WELCOME!

SOUTHEAST AREA PLAN ADVISORY COMMITTEE

JUNE 6, 2019
PUBLIC COMMENT
WHERE WE ARE IN THE PROCESS

BEND TRANSPORTATION AND LAND USE PROGRAM
Southeast Area Plan Work Plan and Process

<table>
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<tr>
<th>2018</th>
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**SE AREA PLAN**

1. Orientation
2. Existing conditions, market analysis, vision
3. Plan concepts
4. Concept plans
5. Modeling
6. Refined plan, implementation ideas
7. Draft plan, implementation
8. Area plan report, implementation report
9. WS#3 Plan, implementation

- Old Farm
- SE Bend
- WS#1 Existing conditions
- WS#2 Plan concepts
OPEN SPACE CONCEPTS
RIDGES, OUTCROPS, AND HABITAT CONNECTIONS

- 15+ % Slope
- Generalized Open Space
- Potential Habitat Connection

1.5 MILES TO NATIONAL FOREST
TREES IN GOOD CONDITION

- Generalized Open Space
- Good Canopy Condition Trees (April 2019 Survey)
AREAS OF INTEREST

- Generalized Open Space
- Good Canopy Condition Trees (April 2019 Survey)
- Notable Natural Feature (April 2019 Survey)
COMPOSITE OPEN SPACE ANALYSIS

- 15+ % Slope
- Good Canopy Condition Trees (April 2019 Survey)
- Notable Natural Feature (April 2019 Survey)
- Views
- Generalized Open Space
- Potential Habitat Connection
DRAFT TRANSPORTATION CONCEPTS
Note: Intersection control at collector-collector and collector-arterial intersections is under planning review. More information about intersection control options will be available after land use and traffic modeling is completed.
LAND USE CONCEPTS
Note: Intersection control at collector-collector and collector-arterial intersections is under planning review. More information about intersection control options will be available after land use and traffic modeling is completed.
CITY COUNCIL GUIDANCE TO SEAPAC

- Bend Comprehensive Plan, Chapter 11, Growth Management
  - Policies 11-75 through 11-84 regarding land uses in the Southeast Expansion Area ("Elbow")

- Resolution No. 3135
  - Resolution through which City formed SEAPAC
  - Section 1: Project Goals provides for some flexibility for: (1) tweaks of land use designations; (2) trades of designations, like for like
• **DLCD concerns:**
  - Loss of light industrial land for Bend’s economic and employment base
  - Changing the designation of land that was recently committed to satisfy a 20-year need for industrial acreage
  - Loss of jobs, entrepreneurial environment, labor force, business; harm to local target industry competitive advantages

• **DLCD strong recommendations:**
  1. Replace industrial designations with industrial designations concurrent with the re-designation of the Southeast Expansion Area.
  2. If (1) is not possible, combine these elements below:
     a. Commit to replacing the loss of light industrial (IL) in the near term (within three to five years).
     b. Refrain from re-designating any more than half of the light industrial acres in the Southeast Expansion Area, at a maximum. To do otherwise would be inconsistent with the 2016 EOA.
     c. Retain the performance of the same number of non-retail jobs as originally envisioned in the Southeast Expansion Area.
     d. Remove residential uses from the Southeast Expansion Area Plan District Mixed Employment (ME) designation in areas where the designations have changed from industrial to ME.
     e. Allow residential uses through subarea-specific master plans where the zoning and development code will enable production of the same number of non-retail employment jobs in the master plan area.
OPTION A: ADOPTED PLAN DESIGNATIONS
OPTION B: LAND USE REFINEMENTS PRESENTED AT SEAPAC #4
TOPOGRAPHY:
0-5% SLOPE

Percentages on the map represent the percent of total acres that have 0-5% slope based on a detailed slope analysis.
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<th>Development Type</th>
<th>Acres of Change</th>
<th>% Change in Acres</th>
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<tr>
<td>Residential (RH, RM, RS, RL)</td>
<td>36</td>
<td>30% increase</td>
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<tr>
<td>Industrial (IG, IL)</td>
<td>-42</td>
<td>55% decrease</td>
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<tr>
<td>Commercial (CG)</td>
<td>-23</td>
<td>35% decrease</td>
</tr>
<tr>
<td>Mixed Employment (ME)</td>
<td>38</td>
<td>37% increase</td>
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LAND USE AND TRANSPORTATION CONCEPT

**Note:** Intersection control at collector-collector and collector-arterial intersections is under planning review. More information about intersection control options will be available after land use and traffic modeling is completed.
Next meeting: Workshop #2