



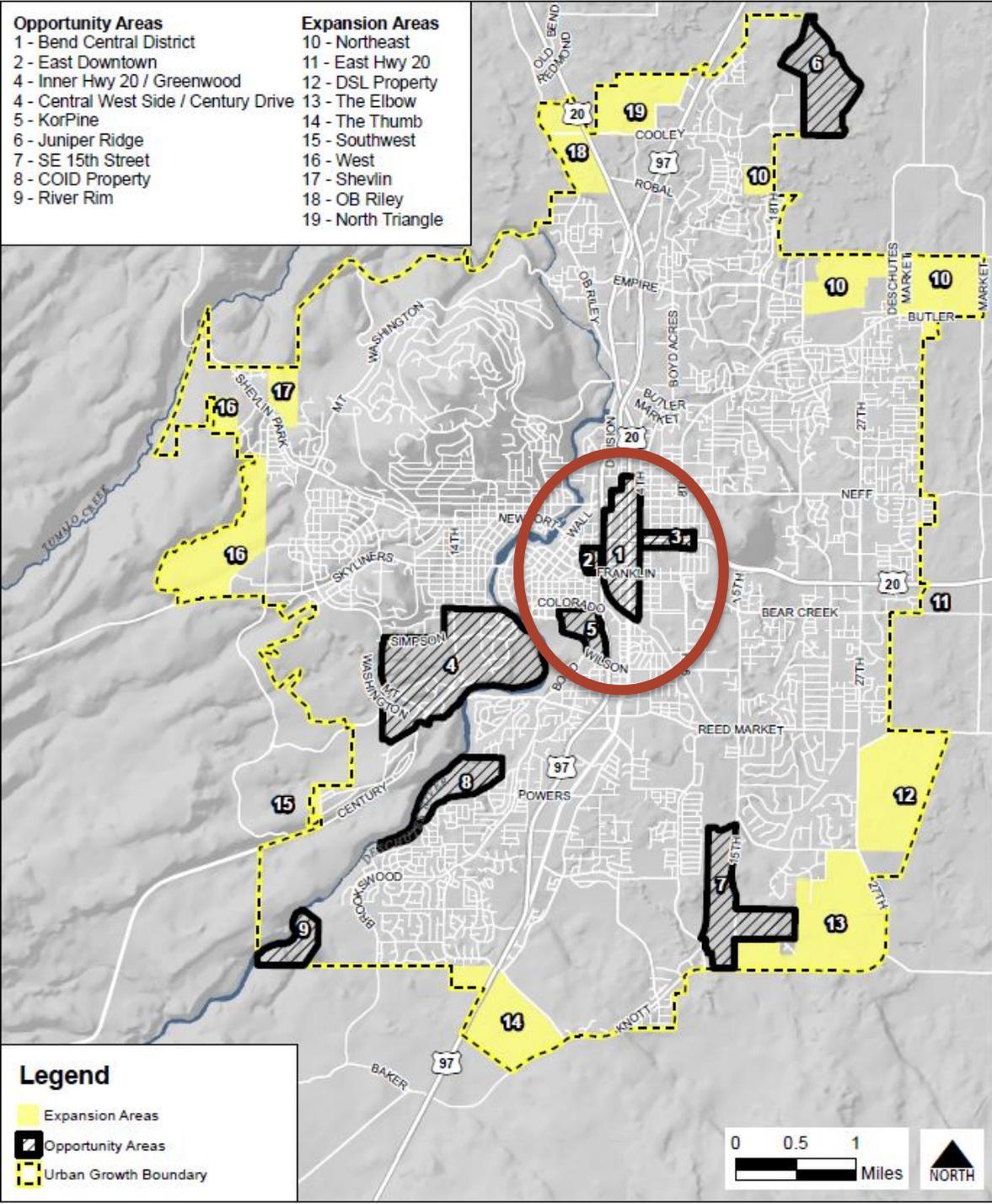
**CORE AREA PROJECT UPDATE**  
COMMUNITY BUILDING SUBCOMMITTEE  
FEBRUARY 26<sup>TH</sup>, 2020



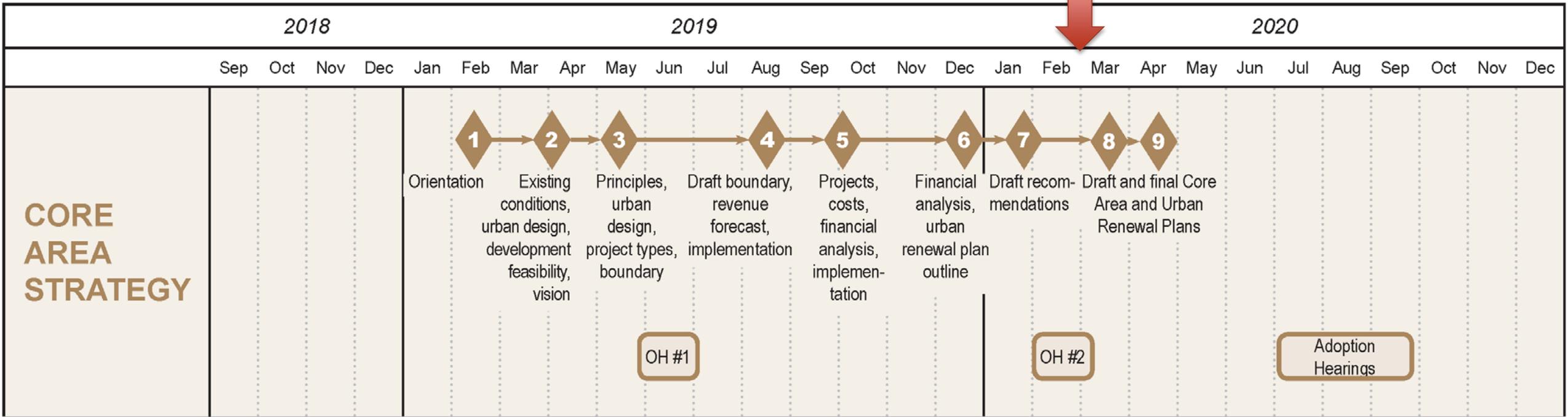
# BACKGROUND: 2016 UGB

- 2016: Identified Expansion & Opportunity Areas to meet state-mandated housing & employment goals
- 2018: Council directed staff to pursue urban renewal feasibility and other implementation incentives for the Core area

**Core Area Overall Housing & Employment Goals**  
 2028: 400 new housing units & 500 new jobs  
 2040: 1,800 new housing units & 1,600 new jobs



# PROJECT SCHEDULE: URAB MEETINGS & OUTREACH



# GUIDING PRINCIPLES + URBAN DESIGN



- Create a place where you can **live, work and play**.
- This area **connects East and West Bend**.
- This is a **walkable area** with a **balanced transportation system**.
- **Affordability is preserved**.
- This plan leads to **direct outcomes**, it is **implemented**.
- Public investments support and **catalyze private development**.
- **Transparent and open** public process that ensures that those affected by the decisions are involved in the process.

# FINAL PRODUCTS



**URBAN RENEWAL  
PLAN & REPORT**



**CORE AREA  
REPORT**

2020

2021

2022

2023

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

**ESTABLISH A TAX INCREMENT FINANCING (TIF) DISTRICT**

Adopt an Urban Renewal Plan &amp; Report

**UPDATE THE DEVELOPMENT CODE & ZONING**

Remove barriers to development in the BCD



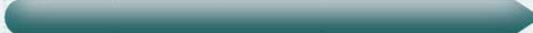
Evaluate code updates to CL and CG zones



Evaluate code updates in other zones



Evaluate land use designations changes

**CREATE DEVELOPMENT INCENTIVE PROGRAMS**

Include the Core Area in a citywide tax exemption program



Modify the SDC Financing Program



Explore land exchange opportunities

**DESIGN & BUILD KEY INFRASTRUCTURE & PUBLIC REALM AMENITIES**

Prioritize projects that achieve Core Area goals



Continue community conversations to locate and invest in public attractions



Collaborate and identify opportunities for synergistic public realm projects



Expand capacity to administer LID and reimbursement districts

**UPDATE STREET STANDARDS & MOBILITY GUIDELINES**

Incorporate Urban Design elements into Street Standards and Specifications and the Development Code



Adopt mobility guidelines



Proactively monitor and manage parking

**INVOLVE STAKEHOLDERS IN FUTURE POLICY & PROGRAM DEVELOPMENT**

Form advisory committee(s) for implementation of the Urban Renewal Plan



Develop a business improvement program



Support housing that is affordable



Incorporate Community Climate Action Plan strategies

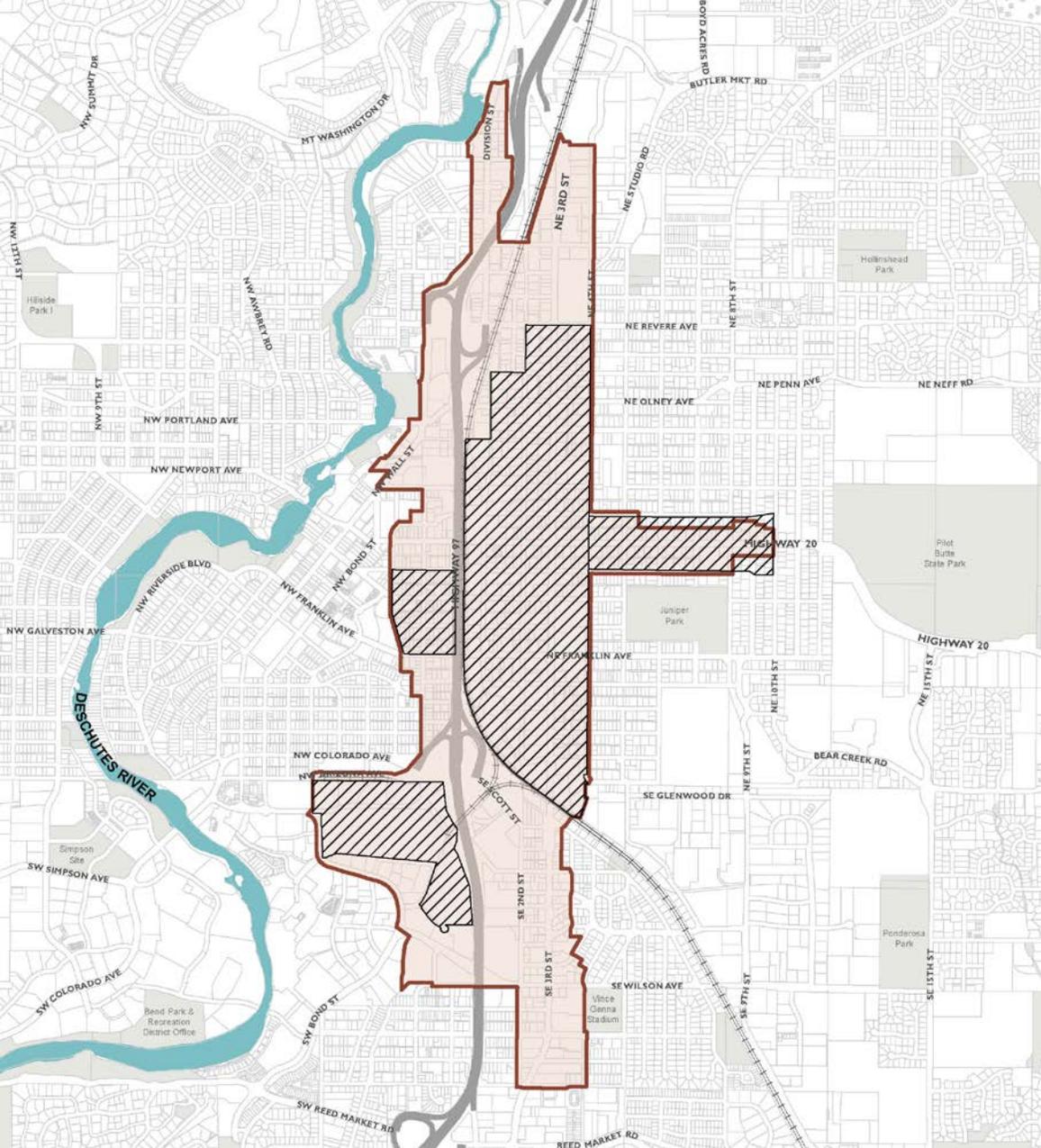
**CORE AREA REPORT****Core Area Report will include:**

- Introduction
- Vision/Guiding Principles
- Existing Conditions
- Urban Design Framework
- Development Feasibility
- **Implementation Plan**
- **Action Plan**

## IMPLEMENTATION PLAN RECOMMENDATIONS



- Form a new Urban Renewal District
- Update Development Code & Zoning
- Create Development Incentive Programs
- Design and Build Key Infrastructure & Public Realm amenities
- Update Street Standards, Mobility Guidelines, and Manage parking
- Involve Stakeholders in Future Policy & Program Development



## RECOMMENDED BOUNDARY



- 637.15 Acres
- Opportunity Areas
  - East Downtown
  - KorPine
  - Inner Highway 20/Greenwood
  - Bend Central District

# PRELIMINARY URAB RECOMMENDATIONS

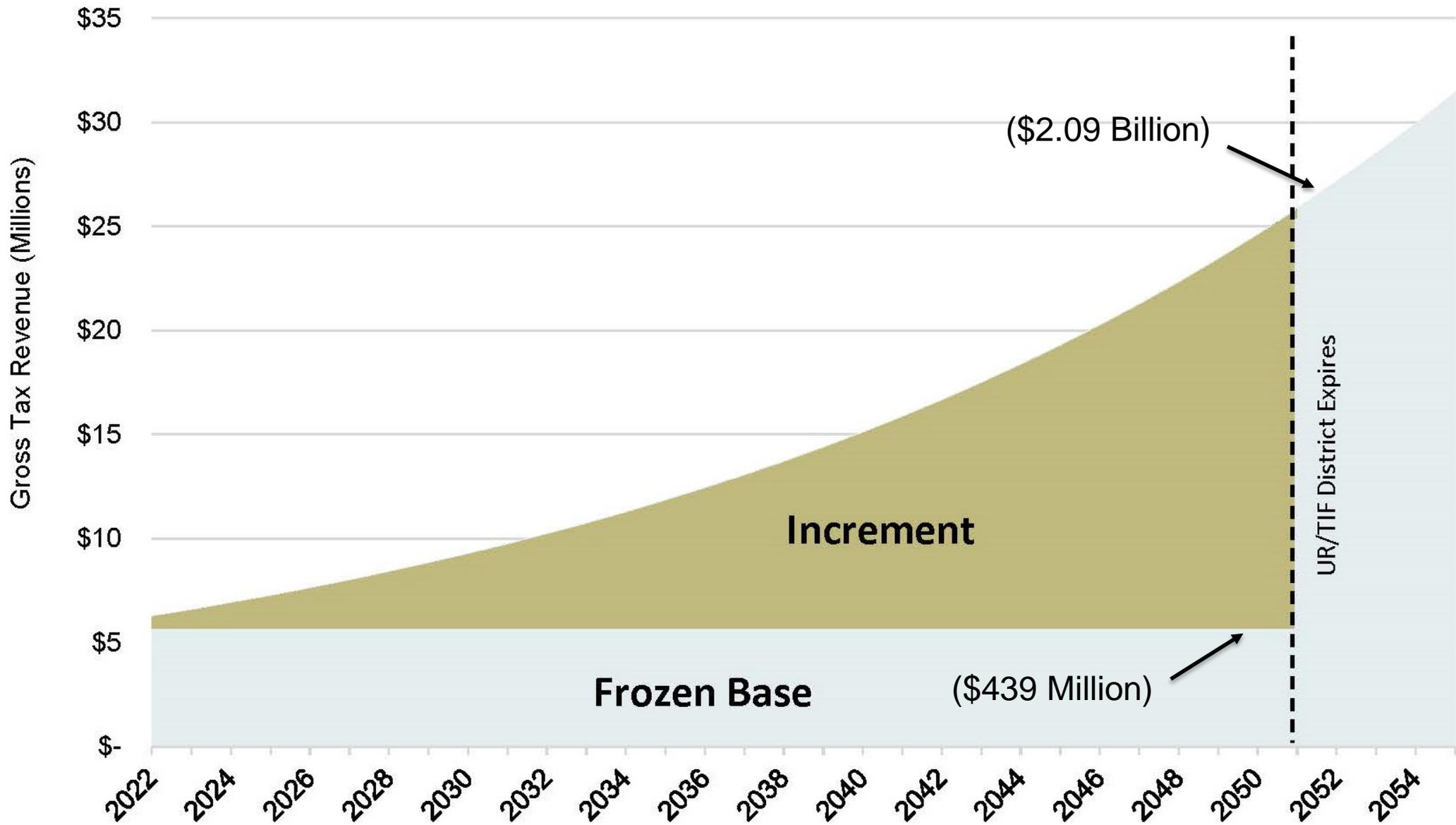


Project Category	UR Funding Allocation
Transportation, Streetscape, & Utility Infrastructure	52%
Affordable Housing Re/Development Assistance, Partnership, & Support	18%
Business & Re/Development Assistance, Partnership, & Support	15%
Open Space, Facilities, Amenities, & Wayfinding	10%
Plan Administration, Implementation, Reporting, & Support	5%
	<b>100%</b>

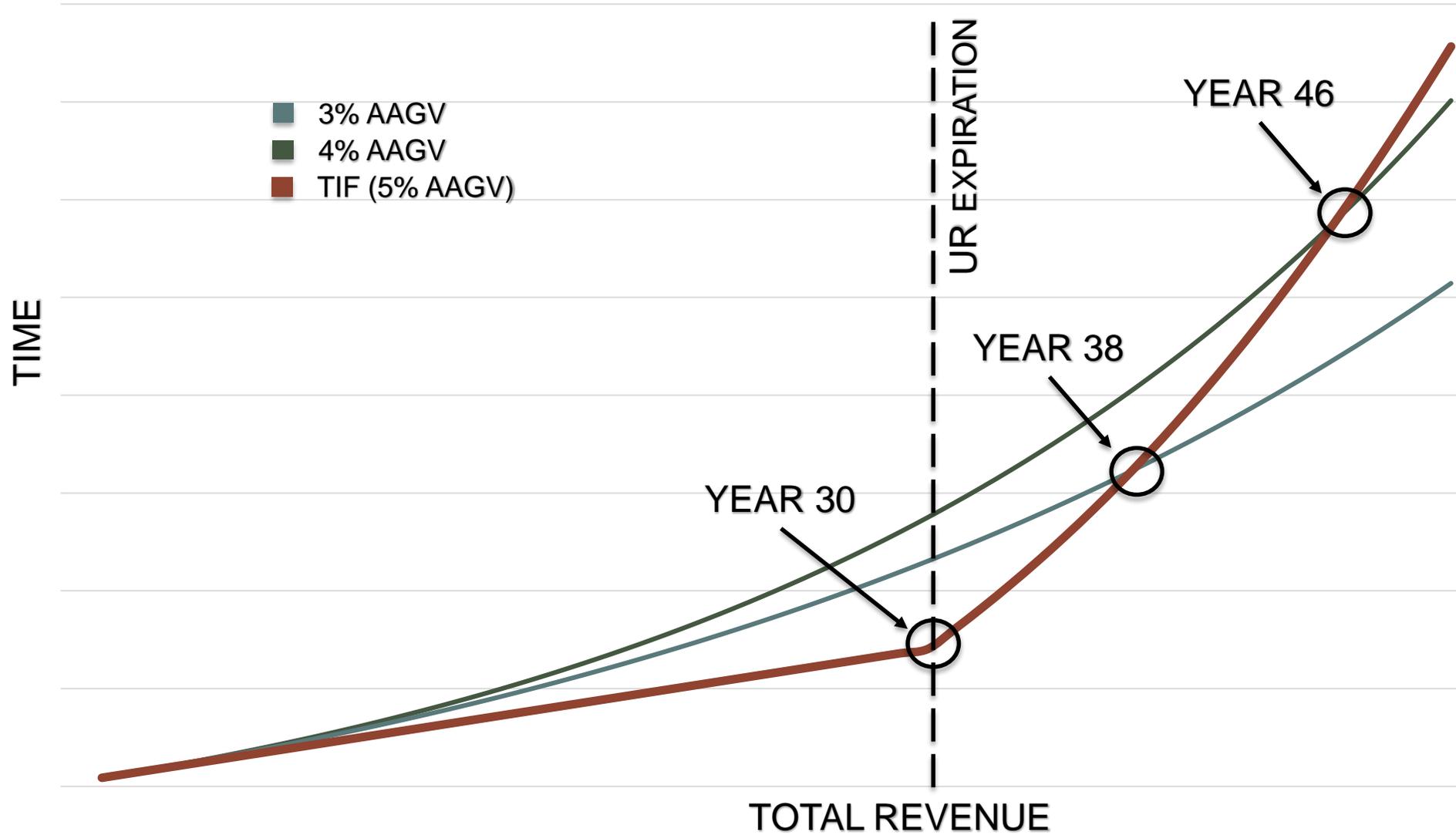
# TAX INCREMENT FUND PROJECTIONS



- Assessed Value (AV) = **~\$439.05 Million**
  - “Frozen Base”
- Net Tax Increment = **~\$237.33 Million**
  - 5% AAGV
  - 30 Years
- Maximum Indebtedness = **~\$195.00 Million**
  - (Adjusted per ORS 457)
- Funding Capacity (2020 \$'s) = **~\$112 Million**



# TAX REVENUE IMPACT – TOTAL REVENUE





- Loss of potential revenue
  - Ability to provide adequate levels of service
- Plan management
- Length and termination of Plan
- Size of TIF District
- Representation on BURA

# ADOPTION SCHEDULE



TIF REPORT ADOPTION		CORE AREA REPORT ADOPTION
<i>March 17</i>		<i>URAB Meeting</i>
<i>March</i>	Planning Commission Work Session	
<i>April</i>	BURA Work Session	Council Work Session
<i>May</i>	BURA Public Hearing	Core Area Report consideration by City Council
<i>June</i>	City Council Work Session	
<i>July</i>	City Council Public Hearing	
<i>August</i>	City Council 2nd Reading	
<i>October</i>	Urban Renewal (TIF) Plan in place	



[bendoregon.gov/corearea](http://bendoregon.gov/corearea)

- Online Open House available
- Next URAB meeting
  - March 17
  - Noon- 3 p.m.
  - Bend Municipal Court