WELCOME!

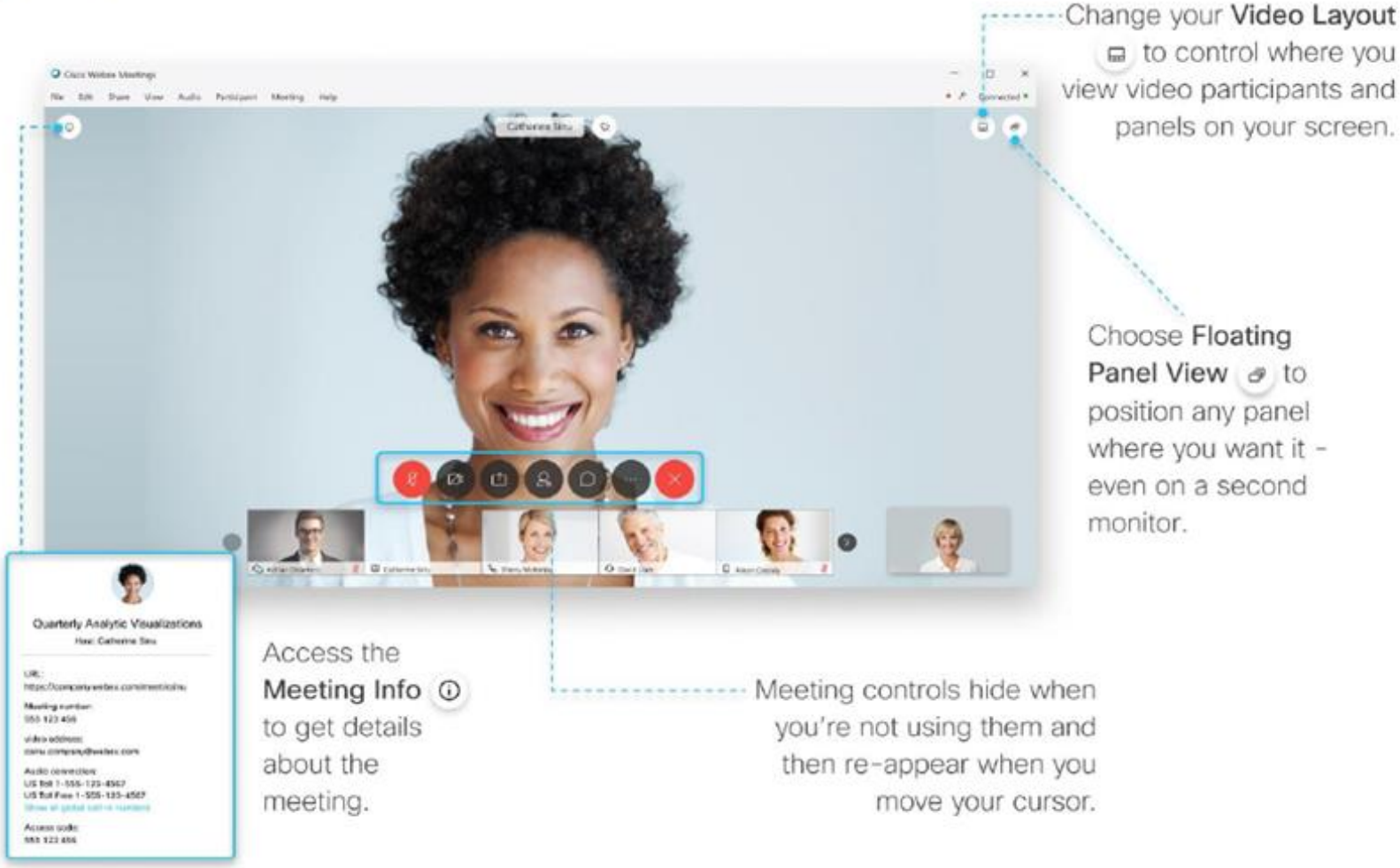
THE MEETING WILL BEGIN MOMENTARILY

. . . . . .

SOUTHEAST AREA PLAN ADVISORY COMMITTEE

JUNE 4, 2020

Meeting space

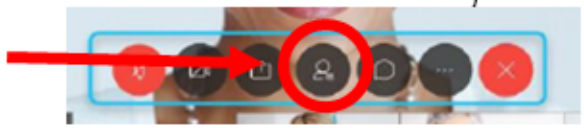


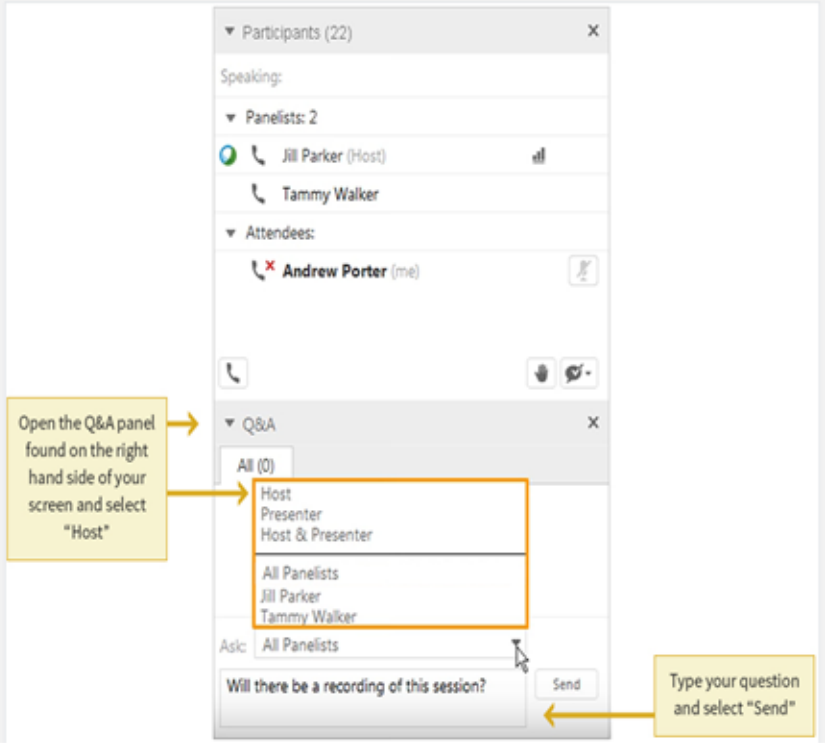
VIRTUAL MEETING GUIDELINES

- You will be on mute when you first join the meeting. Please mute yourself when you are not speaking.

- Note, if there is excessive background noise, staff may mute you.
- State your name before speaking.
- The meeting will be recorded and part of the public record.

VIRTUAL MEETING GUIDELINES

- **Raise hand** function for straw polls.
- To access the **raise hand** function, click on the participants icon; 
- In the participants pane, look at the bottom right corner and click on the **hand icon** to raise/unraise your hand.
- If you are having technical difficulties during the meeting, please use the chat function to send a message to the host.

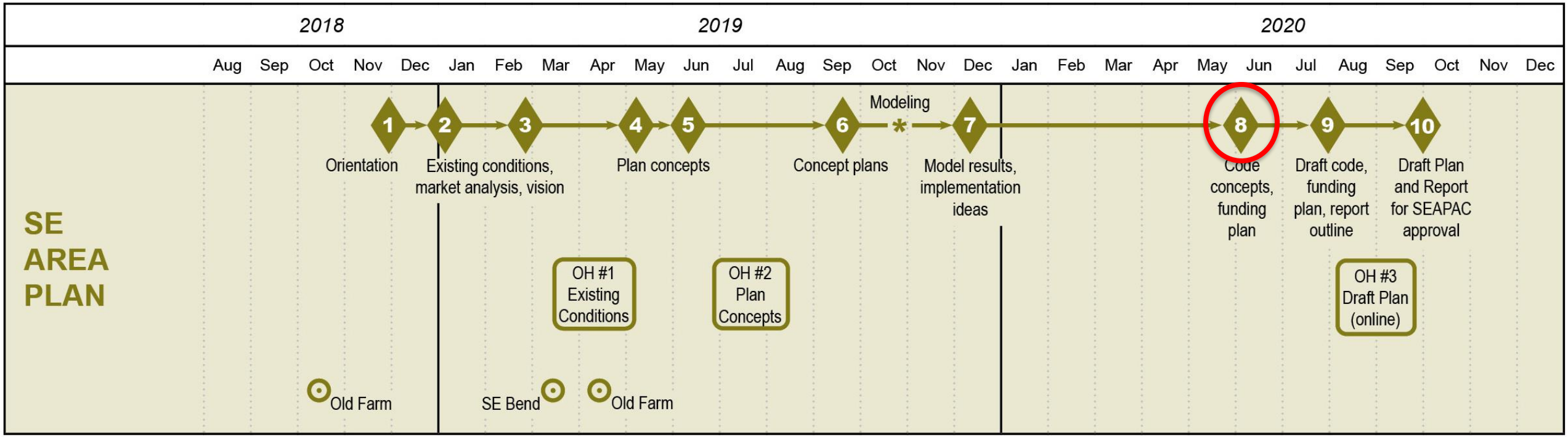


WELCOME

ROLL CALL, CONFLICT DECLARATIONS

PUBLIC COMMENT

WHERE WE ARE IN THE PROCESS



FUNDING PLAN (PART 2)

FRAMING FOR THIS AGENDA ITEM

- Today's goal is informational:
  - Education about costs and tools
  - Initial ideas about options for the SE Area Plan
  - Set the stage for meetings with property owners

- Overarching reality:
  - The City does not have the ability to pay for the sewer and transportation infrastructure needed for development.
  - All solutions to infrastructure challenges will require substantial private investment.

TOPICS COVERED IN SOUTHEAST AREA PLAN FUNDING MEMO

- Infrastructure Costs in the Southeast Expansion Area
- Issues and Challenges
- Funding Tools: 101
- Infrastructure Funding Options

INFRASTRUCTURE COSTS IN THE SOUTHEAST EXPANSION AREA

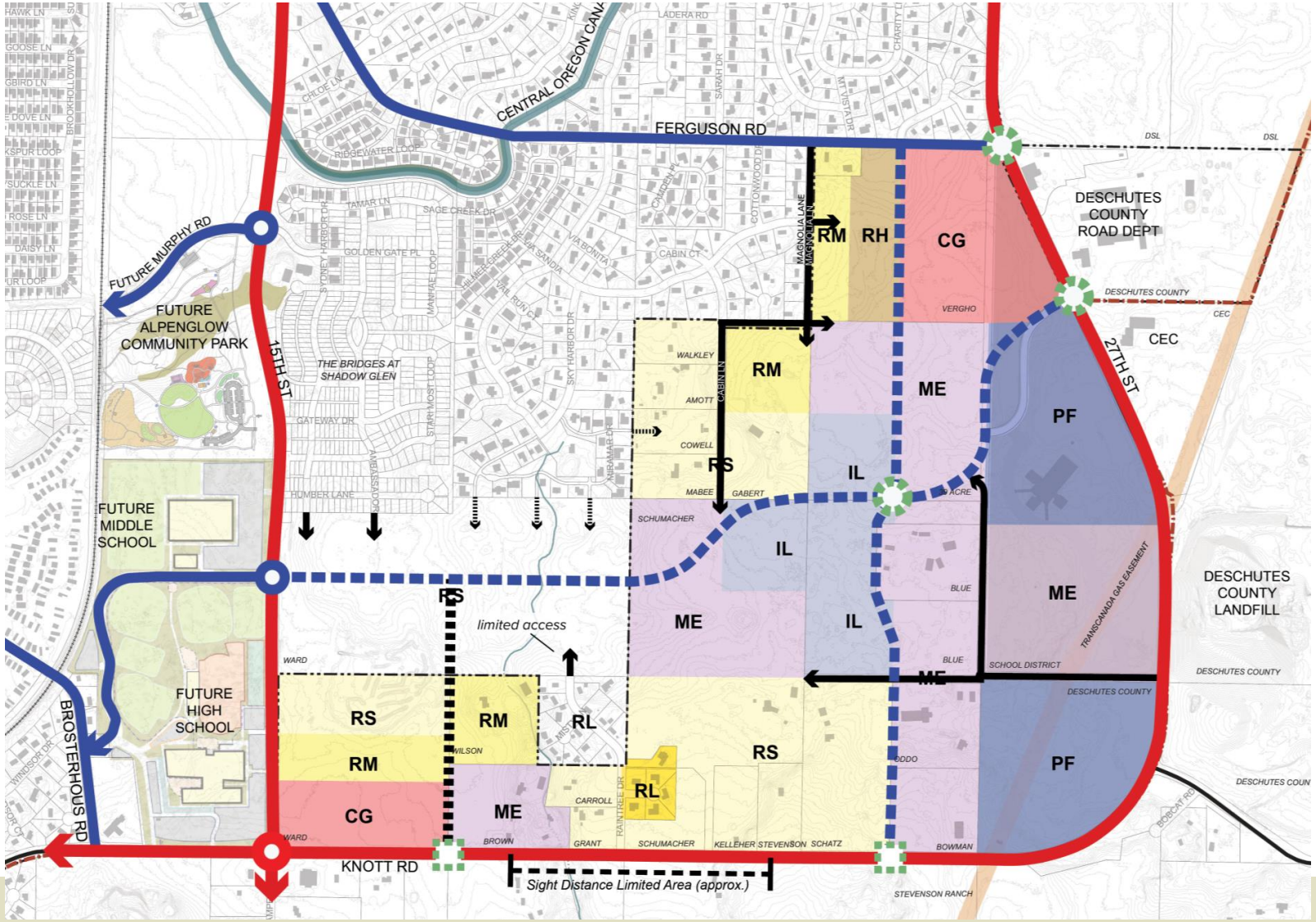
	Estimated Infrastructure Costs	
	Low	High
Sewer	$12,600,000	$18,400,000
Transportation	$49,325,000	$49,325,000
TOTAL Costs	$61,925,000	$67,725,000

Note: Estimated water infrastructure costs are unknown at this time.

ISSUES AND CHALLENGES

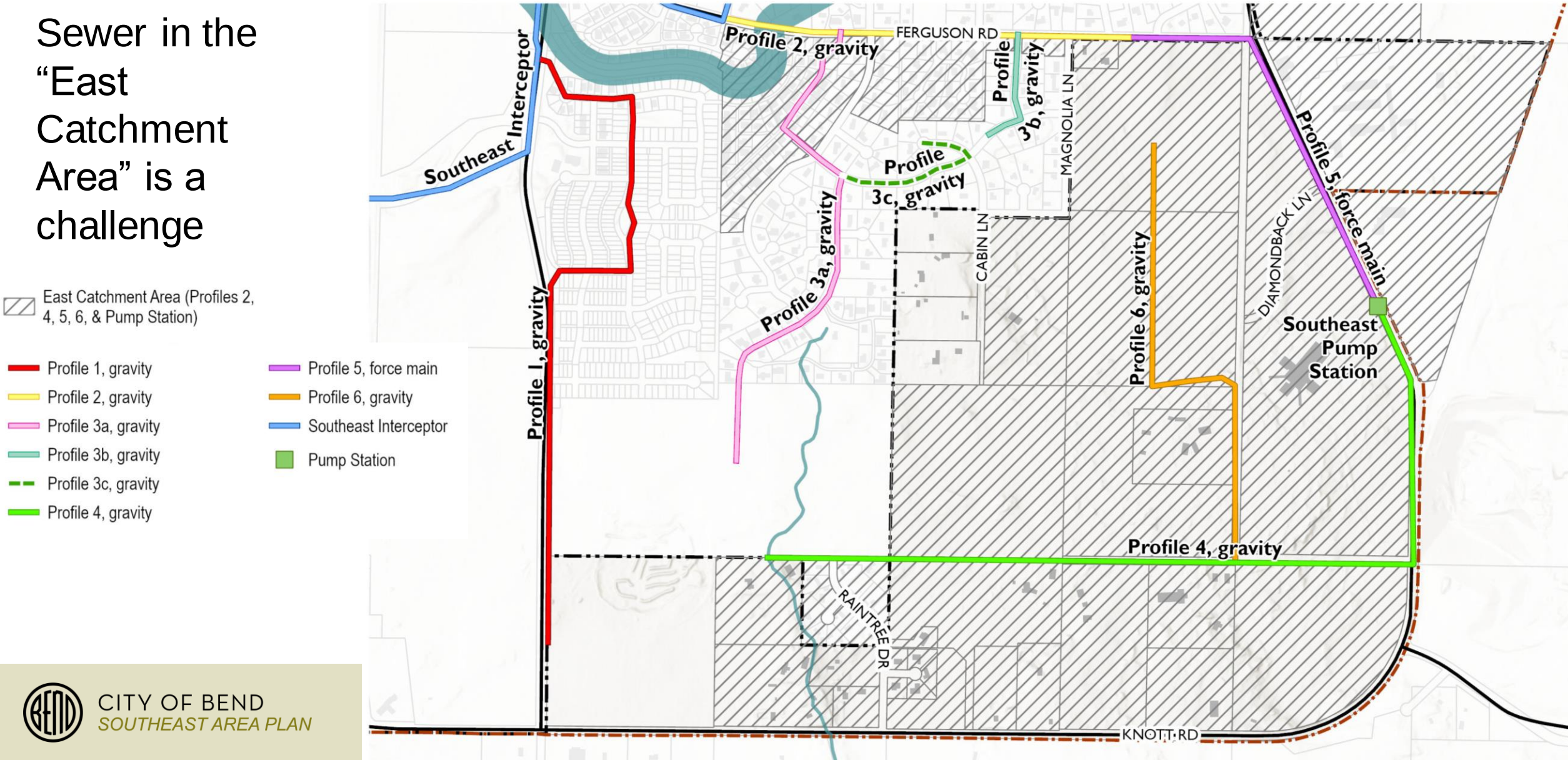
- The SE Expansion Area contains 31 individual properties

- Development is likely to occur incrementally



ISSUES AND CHALLENGES

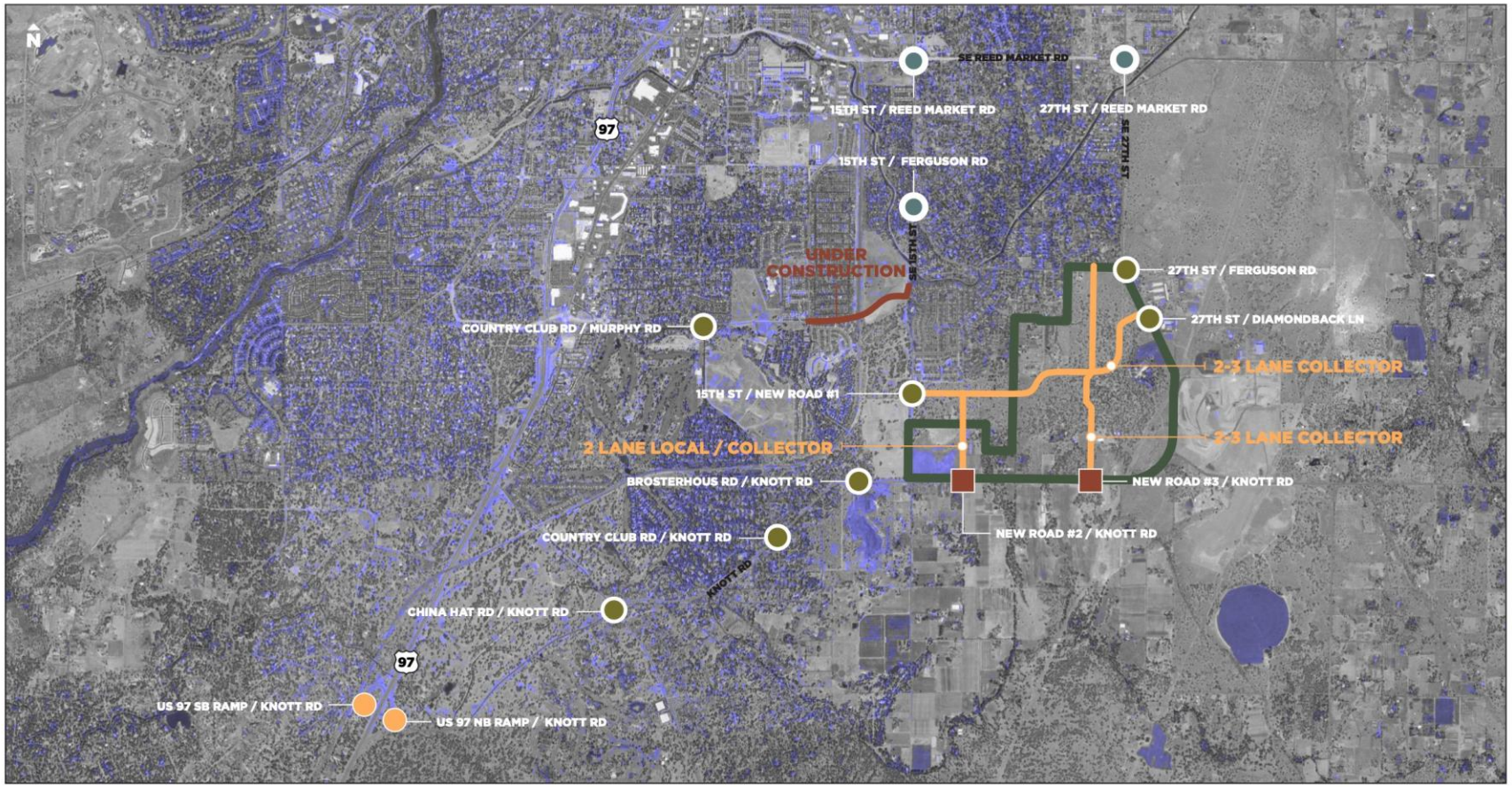
Sewer in the "East Catchment Area" is a challenge



ISSUES AND CHALLENGES

Roundabouts are needed but are costly and will require an area-wide funding tool.

Potential additional fee for ODOT off-site facilities.



Single Lane Roundabout
Multilane Roundabout
Forthcoming IAMP
Two-Way Stop Controlled
Southeast Area Plan Boundary
New Road

Figure 2
DRAFT SEAP 2040 Mitigation Measures
Bend, OR

- Funding tools and their revenue streams need to consider the timing of infrastructure improvements (and vice versa). This can be a “which comes first” situation.

- **Opportunity!**
  - Some funding tools can provide the opportunity to streamline transportation reviews and the allocation of cost responsibilities to proposed development.

Existing, Citywide Funding Tools

- Sewer System Development Charge
- Sewer Utility Fee
- Transportation System Development Charge

*Other area developments may offset SEAP infrastructure costs (DSL property)

Potential New (or Expanded Existing) Funding Tools

- Citywide Sewer / Transportation System Development Charge (rate increase)
- Supplemental Sewer / Transportation System Development Charge
- Local Improvement District
- Reimbursement District
- General Obligation Bond

INFRASTRUCTURE FUNDING OPTIONS

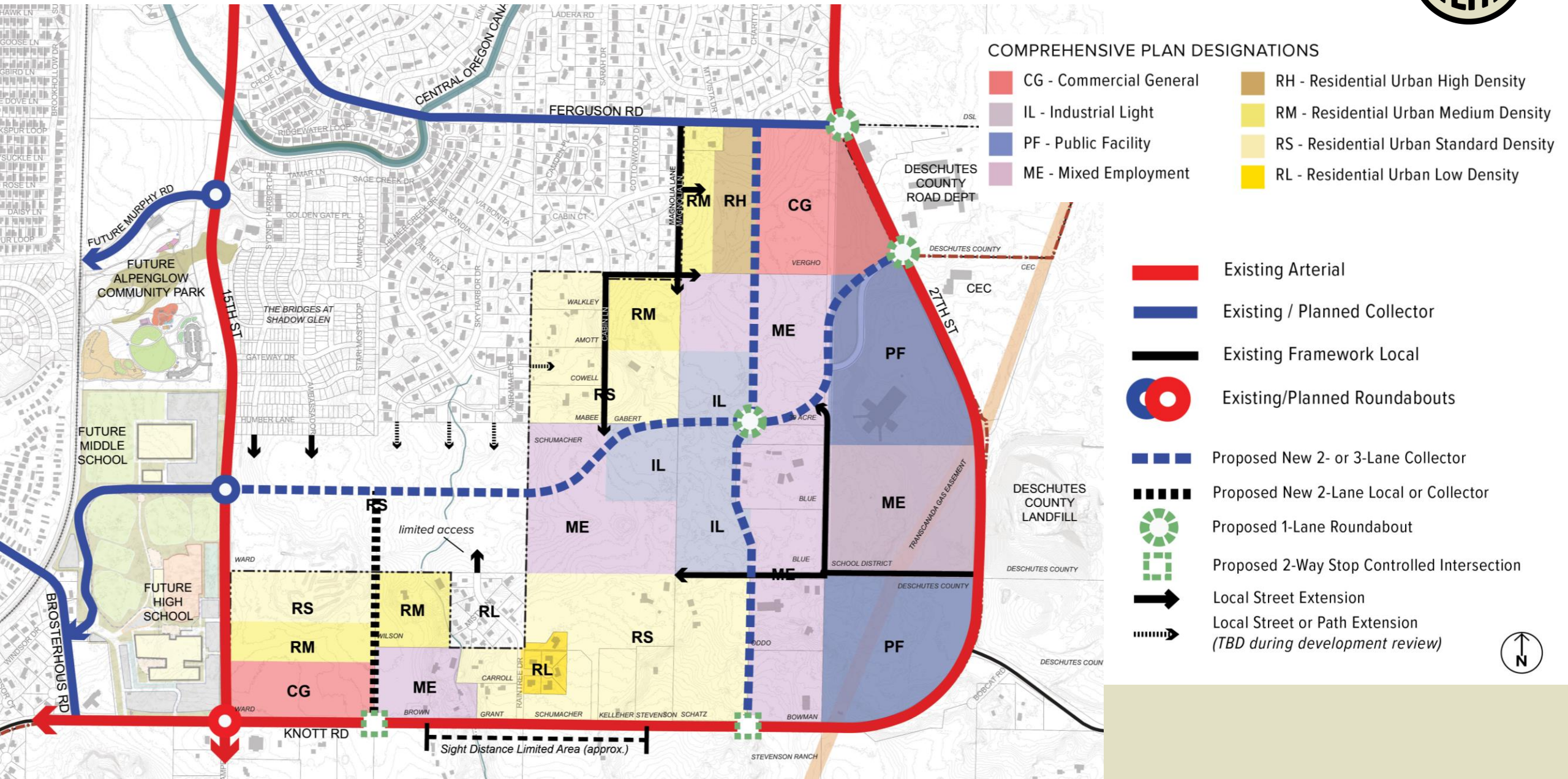
Everyone on their own….

- Development is piecemeal and incremental
- Property owners are disproportionately burdened

…All together, all at once

- Development occurs in one coordinated effort
- Property owners share costs, paying proportionate to their impact in the area

LAND USE AND TRANSPORTATION FRAMEWORK



NEXT FUNDING STEPS AND QUESTIONS FOR SEAPAC

- Next steps by team: Continued analysis, check-in with Council, meetings with property owners, prepare draft Funding Plan

- What questions and comments do you have on the funding information?

- Would property owners like to attend small group discussion to talk infrastructure funding in more detail? Meetings would be held in June and July.

DRAFT CODE AMENDMENTS

CODE CONCEPTS OVERVIEW

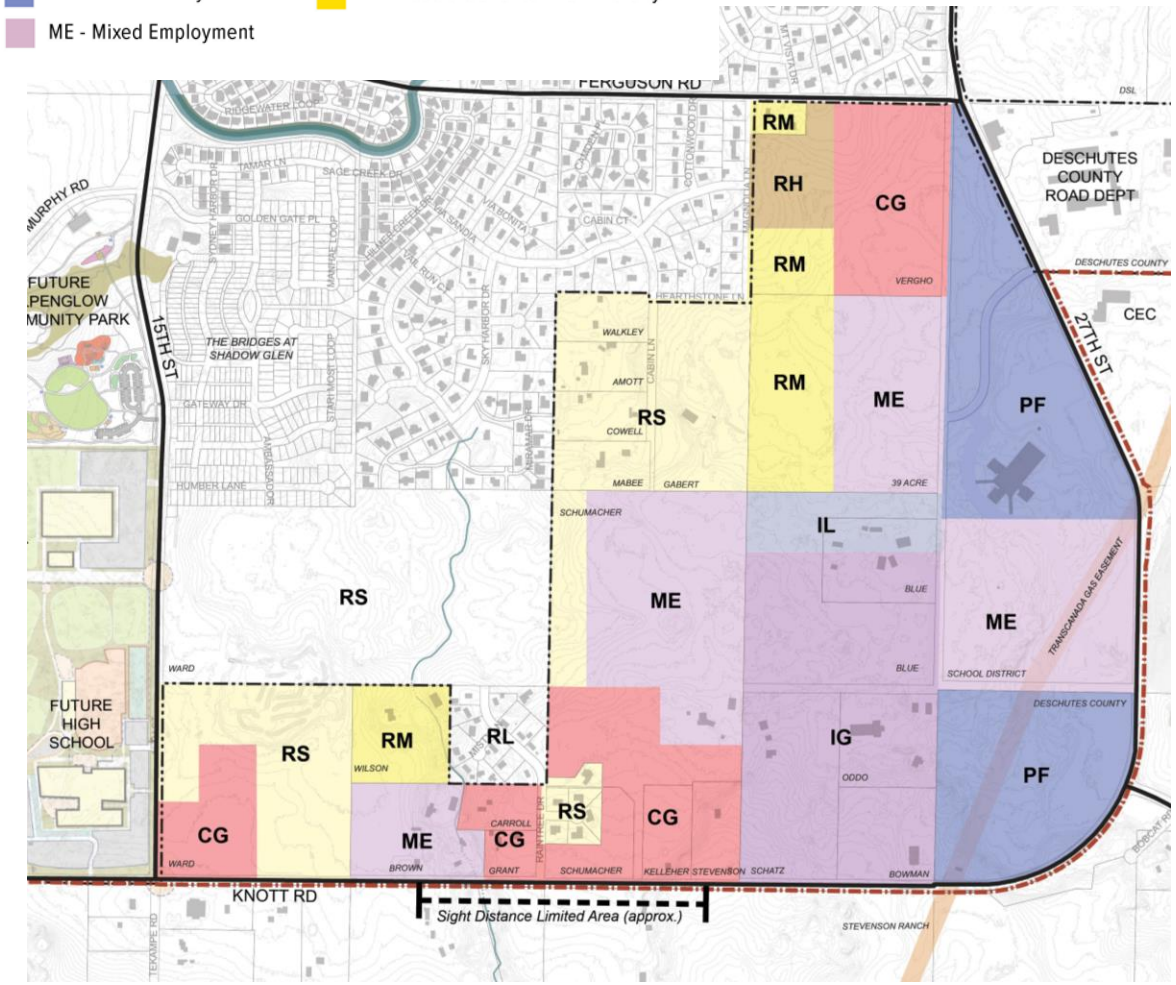
Code concepts reviewed at 12.03.19 SEAPAC Meeting:

- Tailored uses in different zones
- Design standards to ensure compatibility
- Buffers & transition areas between non-residential & residential uses
- Focus on the most significant natural features – notable rock outcrops and largest trees
- Outdoor lighting

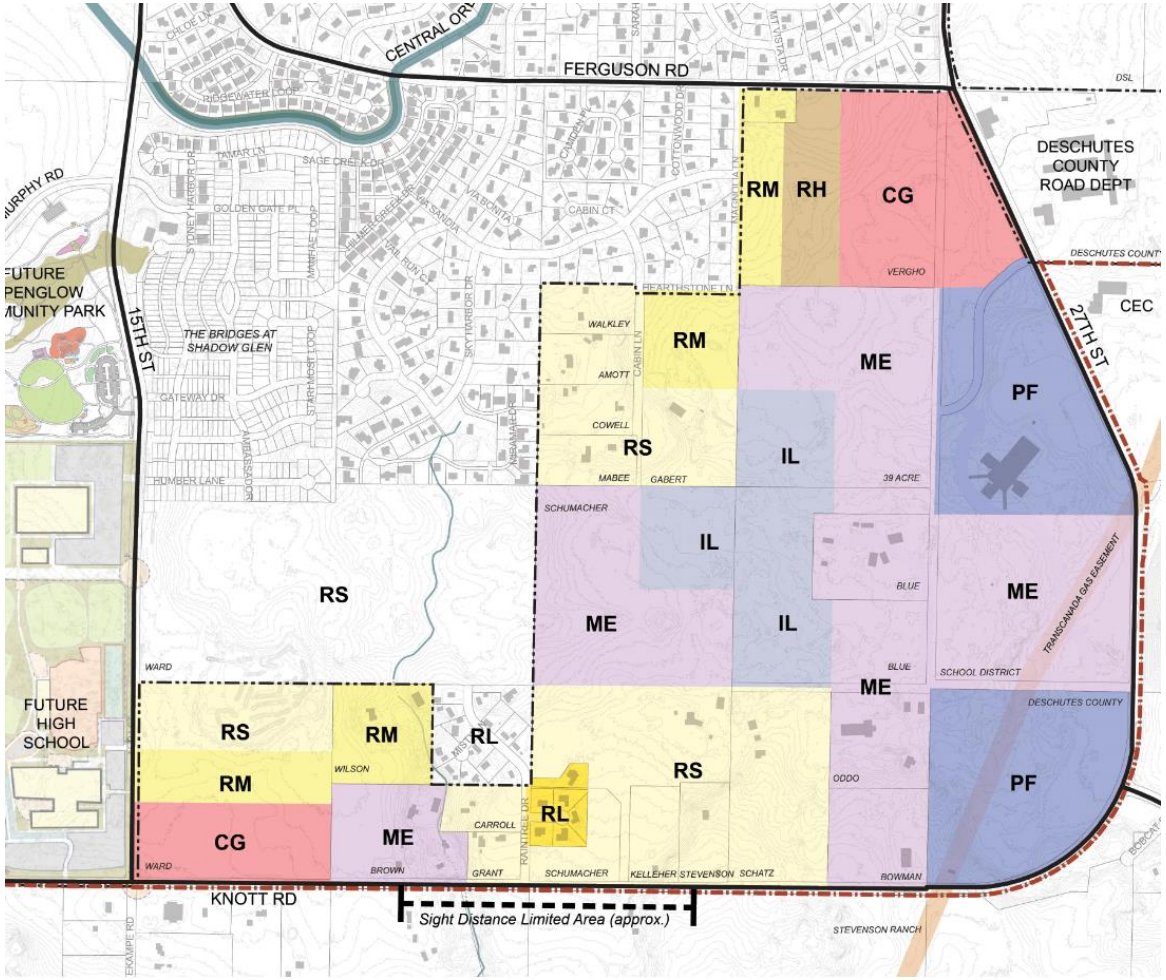
COMPREHENSIVE PLAN AMENDMENTS

COMPREHENSIVE PLAN DESIGNATIONS

- CG - Commercial General
- IG - Industrial General
- IL - Industrial Light
- PF - Public Facility
- ME - Mixed Employment
- RH - Residential Urban High Density
- RM - Residential Urban Medium Density
- RS - Residential Urban Standard Density
- RL - Residential Urban Low Density

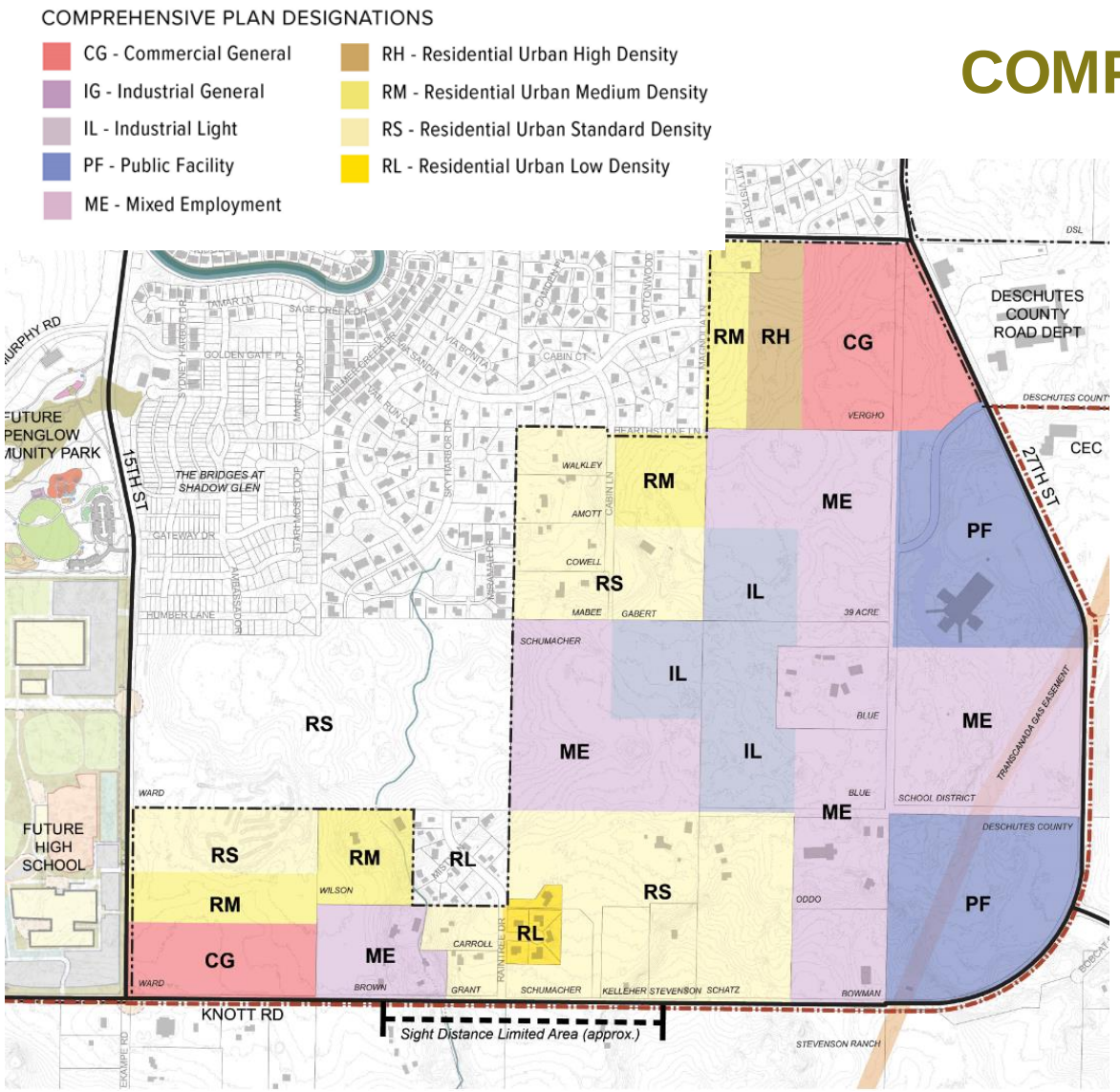


Adopted in 2016 UGB expansion



Refined Plan approved by SEAPAC for modeling on 9/26/19

COMPREHENSIVE PLAN AMENDMENTS



Refined Plan approved by SEAPAC for modeling on 9/26/19

Proposed changes to Chapter 11, Growth Management, of Bend Comprehensive Plan

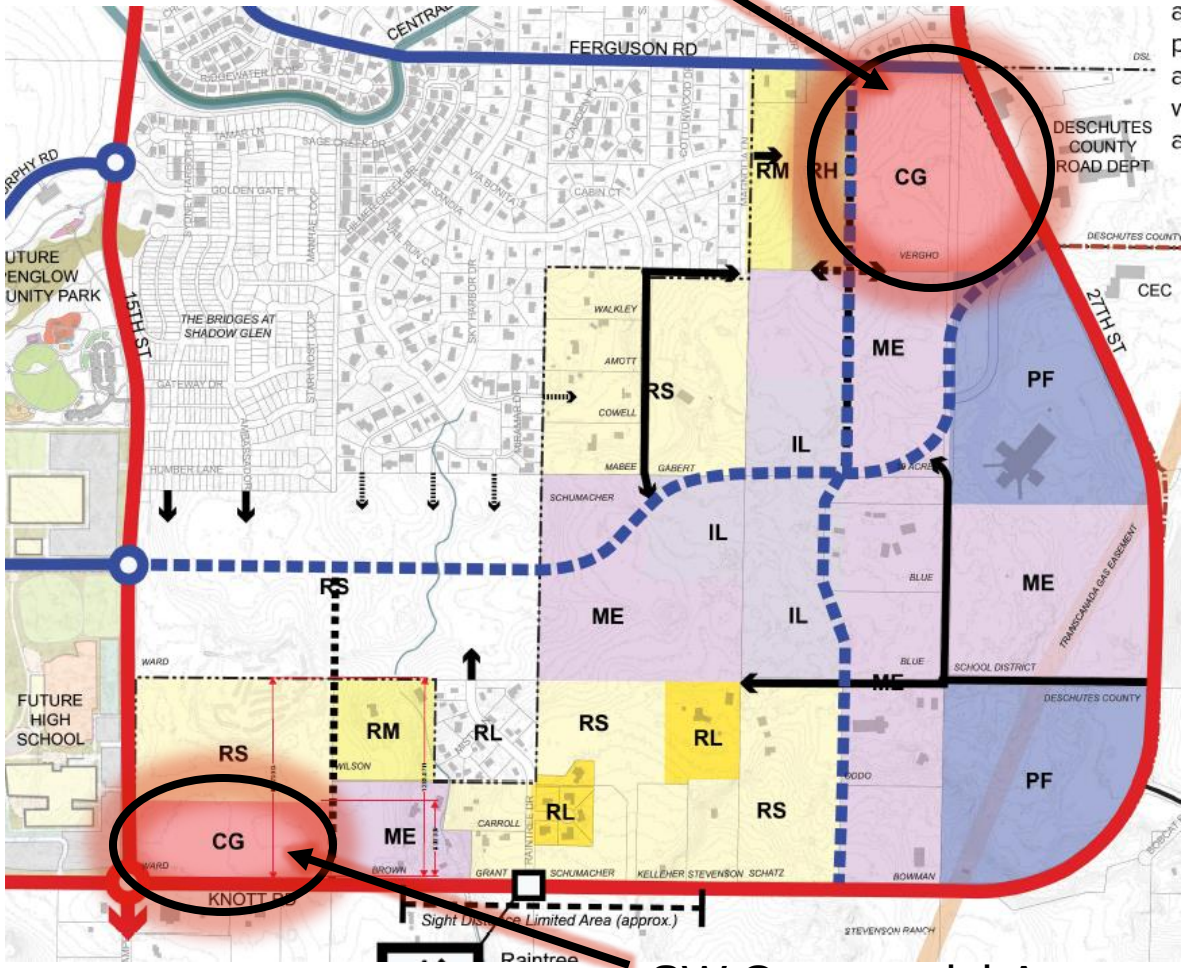
- Add new policy to ensure industrial lands are replaced within three to five years
- Update Elbow/Southeast Area policies to reflect changes in acres designated for certain uses
- Change policy so that a master plan would not be required for annexations in the Southeast Expansion Area.

Residential Districts (RS, RM, and RH)

- Prohibit repair services (vehicle repair, small engine repair) as a neighborhood commercial use
- Street orientation

CODE AMENDMENTS

NE Commercial Area
approx. 30 gross acres



SW Commercial Area
Approx. 13 gross acres

General Commercial Districts (CG)

- 10’ front setback; parking location
- Stand alone residential in certain CG locations
- Limit large-scale, non-commercial users, such as public/institutional uses, to preserve land for employment/neighborhood commercial uses
- Centrally focused shopping/main street in the two commercial districts

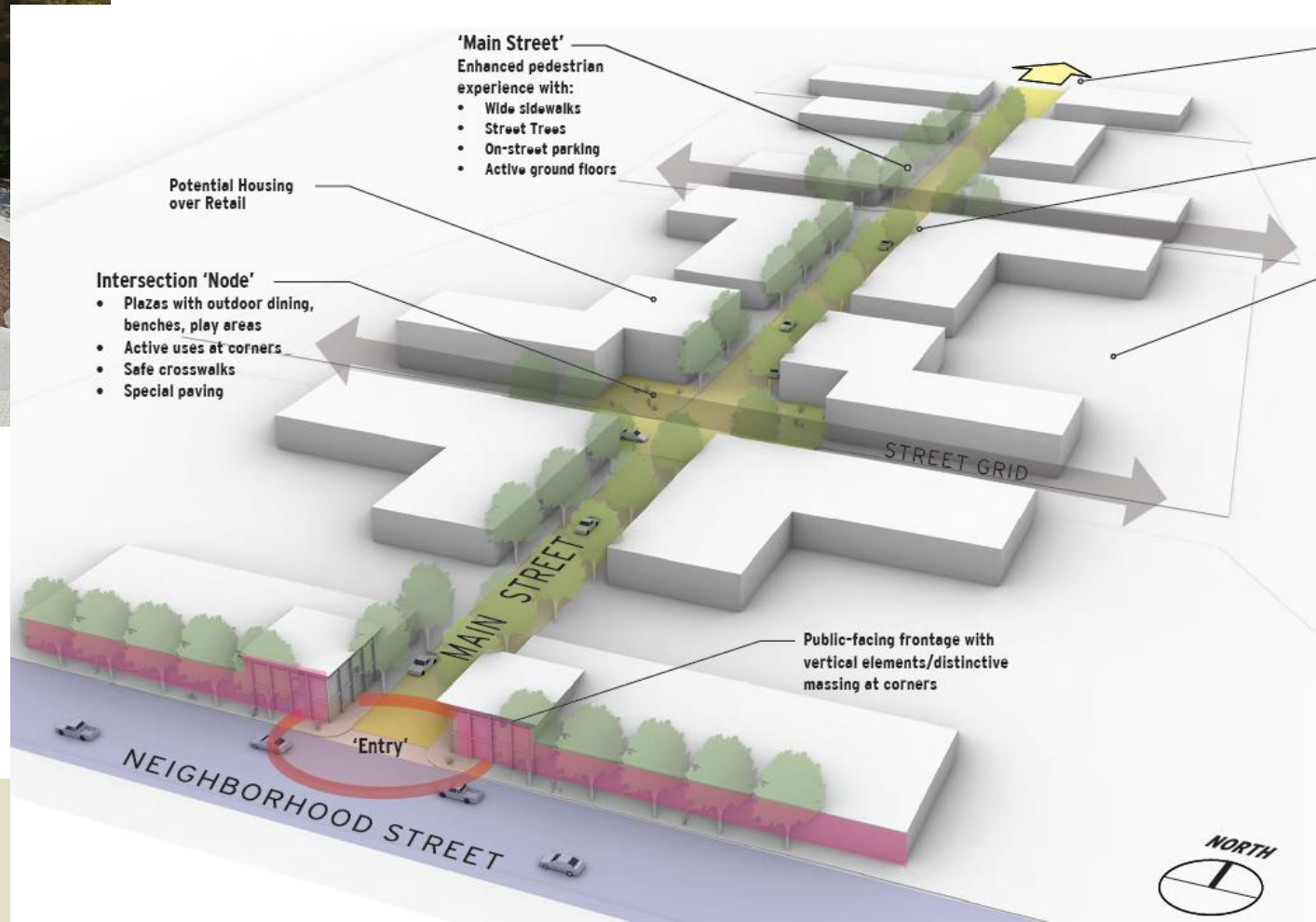
CODE AMENDMENTS: TOWN CENTERS

Southwest Town Center/ Ward Opportunity Site

Northeast Town Center

The site studies presented here are illustrative only. They do not require development to satisfy a certain design. They are intended to provide an example of potential development with the proposed plan designations.

CODE AMENDMENTS: TOWN CENTERS



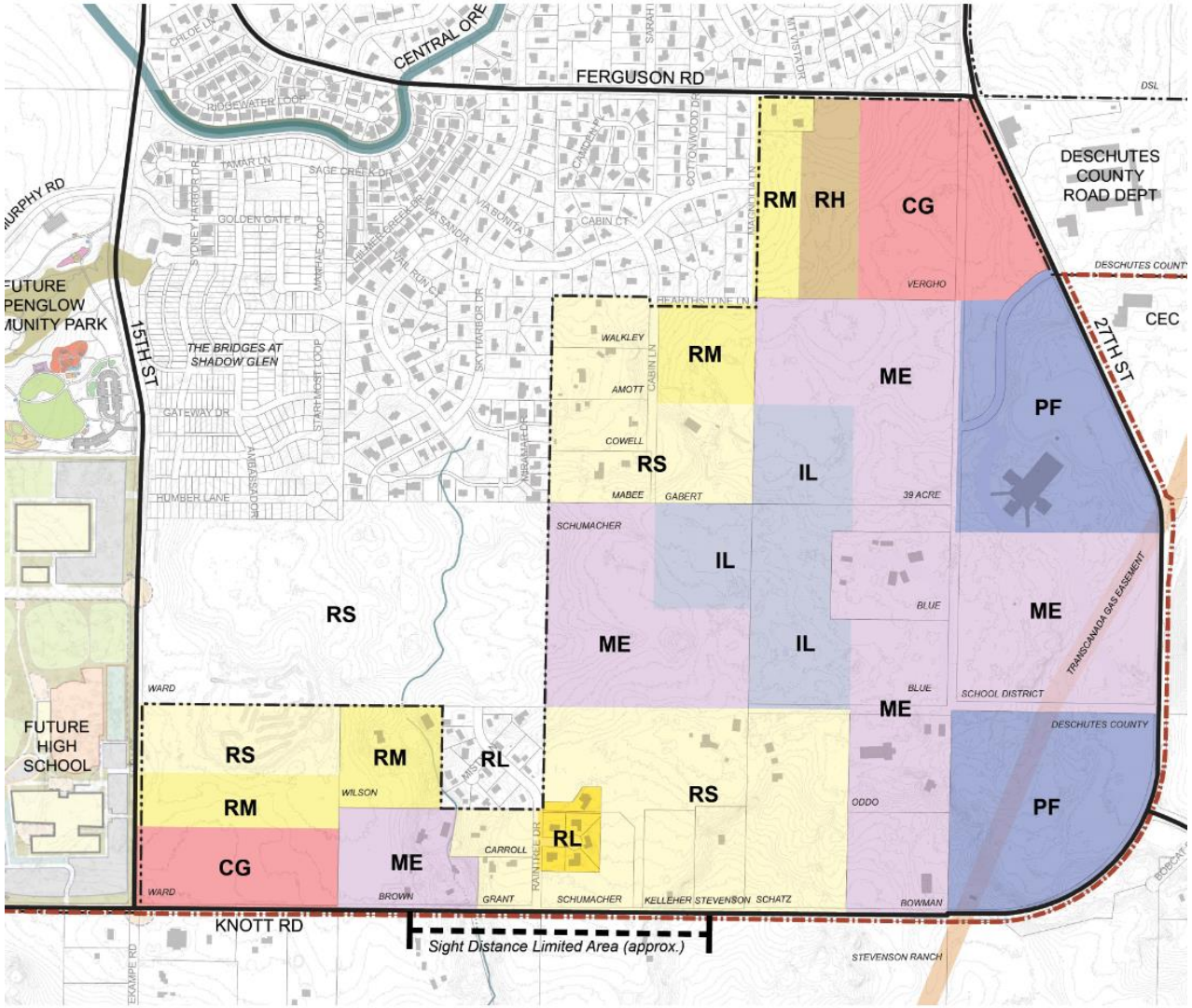
Mixed Employment Districts (ME)

- Live-work as a permitted use
- Limited ground floor residential uses
- Existing non-permitted uses (such as veterinary clinics and kennels) treated as permitted uses

Light Industrial Districts (IL)

- Prohibit:
  - Heavy Manufacturing
  - Junk yards, automobile wrecking yards, similar uses
  - Marijuana grow sites/producing/wholesale/processing
- 20’ min. landscaped setback
- Design Standards:
  - Emphasize building entries
  - Encourage use of durable, quality materials & detailing
  - Parking behind/on side of buildings

CODE AMENDMENTS



Public Facility Districts (PF)

Allow community & regional parks with the following as permitted uses:

- Ball fields, sport complexes, and similar outdoor recreational areas that have night lighting or amplified sound systems; and
- Park sites with outdoor amphitheater or facilities for community events such as music or theater performances and similar events.

Street Standards

- Alternative Collector Standard for Collector Streets
- Flexible elements

Min. Right of way	Min. travel lane width	Planter strips	Min. Turn Lane/Median Island Width (2)	Max. Grade	Direct Site Access (3)	Sidewalks Both Sides (4)	Curbs
80’	11’	4’ to 6’	11’/16’	6%	Yes	6’ to 12’	Yes

Pedestrian, Bicycle, and Trail Connectivity

- Low stress bicycle facilities and multi-use path locations including BPRD trail alignments- provide connections to schools, parks, and other destinations.
- BPRD Coordination
- Flexibility for final alignments
- Min. 10' wide, accessible paths; allowed as part of roadway design (instead of sidewalk on one side)
- Easements can be used to meet open space requirements

SOUTHEAST AREA PLAN
MULTI-USE PATHS & BPRD TRAILS

Existing Facility
BPRD Multi-Use Path
Multi-Use Path
2- or 3-Lane Collector
2-Lane Local or Collector
Low Stress Network Route
Existing City Boundary
Urban Growth Boundary
Tax Lots
Railroad
Piped Canal
Canal
TransCanada Natural Gas Pipeline

SUBJECT TO CHANGE
5/21/2020

CITY OF BEND
SOUTHEAST AREA PLAN

Note: Trails identified in the BPRD Comprehensive Plan are referred to as multi-use paths in the City's development code

QUESTIONS FOR SEAPAC

- Are there any questions on the code amendments covered so far?

- Is this the right general direction for staff to proceed with for drafting the code?

- **SEAP Guiding Principle:** Preserve views and the natural landscape. Integrate views, trees, and rock outcrops into new development and public spaces.

- **SEAP Direction (December):**
  - Some members had concerns about rock and tree preservation limiting development, especially through designation of Areas of Special Interest (ASIs)

- To balance preservation and development to meet SEAP Guiding Principle, the team:
  - Analyzed existing codes, regulations, and incentives for preservation
  - Gathered an inventory of larger trees and rock outcrops

EXISTING CODE REGULATIONS

- Staff analyzed existing preservation requirements on development including:
  - Landscape Conservation (BDC 3.2.200): Requires tree protection plans & inventory for significant vegetation, trees ≥ 6-10" DBH
  - Open space requirements (10% for properties ≥ 20 acres)
  - Landscaping requirements (15% of lot area)
  - Areas of Special Interest (BDC 2.7.700)
- No current rock outcrop protections unless area is designated as an Area of Special Interest (ASI)
- Existing codes do not always preserve trees
  - "Preservation shall be considered impracticable when it would prevent development of public streets, public utilities, needed housing or land uses permitted by the applicable land use district."

TREE & ROCK INVENTORY

- Mapped larger rock outcrops from slope data and aerial photos (field checks are needed)

- Mapped trees 24" diameter at breast height (DBH) and larger from the arborist survey, supplemented with aerial photo review

POTENTIAL ROCK OUCROPPINGS

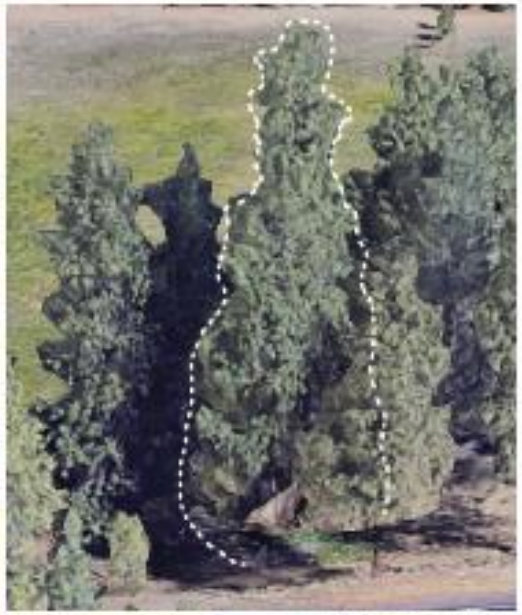
15%+ slope areas from GIS

Google Earth aerial

preliminary rock outcropping identified

POTENTIAL LARGE TREES

prominent shadows and canopies in Google Earth and 2019 aerial photo

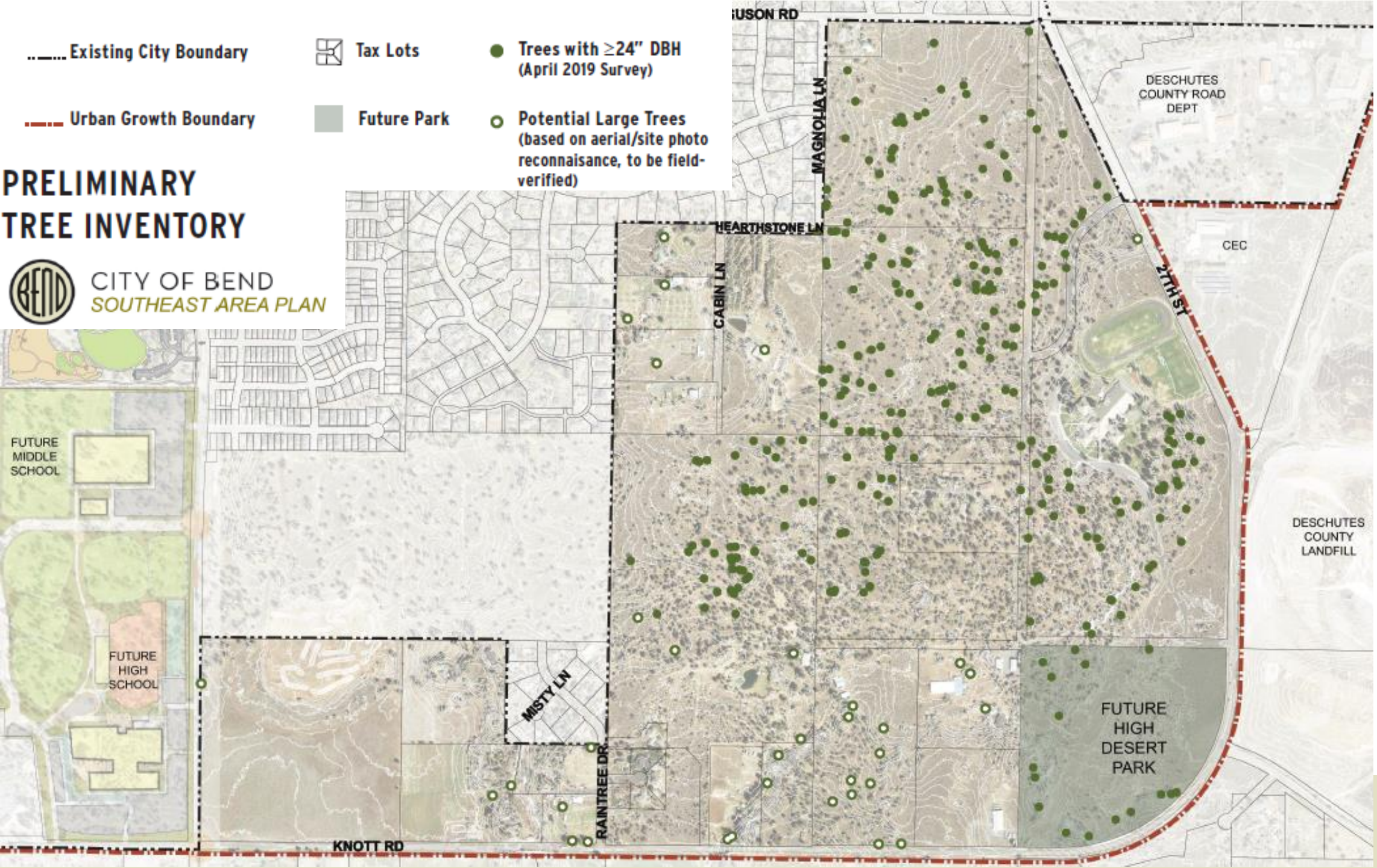


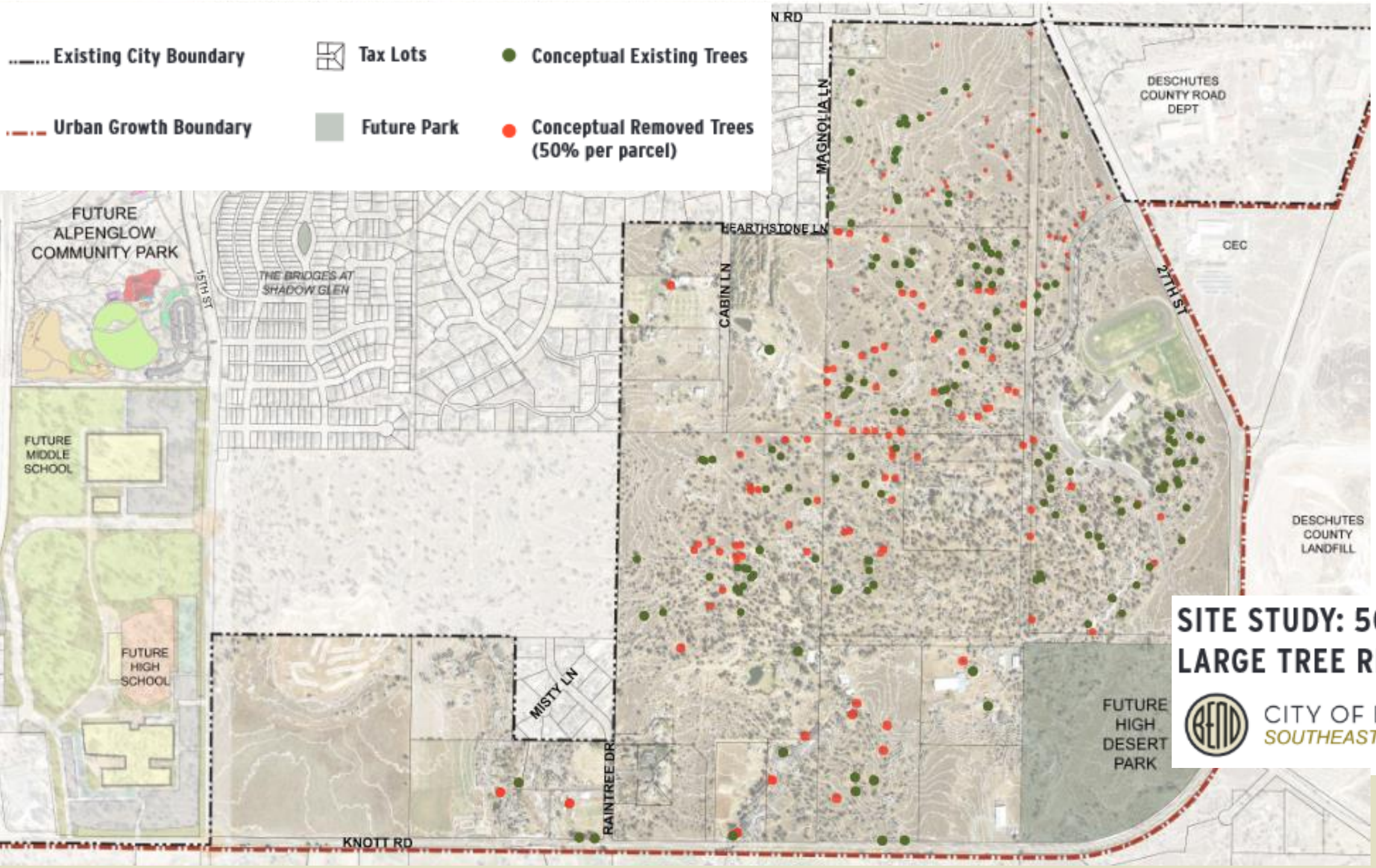
3D Google Earth+site photo checking

*NOTE: all preliminary tree and rock outcropping identification were carried out with remote tools such as site photos, Google Earth, and available GIS data. The resulting inventories may vary in accuracy and need to be field-verified and modified through a detailed survey of trees and rock outcroppings in the study area.

PRELIMINARY TREE INVENTORY

CITY OF BEND
SOUTHEAST AREA PLAN





SITE STUDY: 50% LARGE TREE RETENTION

CITY OF BEND
SOUTHEAST AREA PLAN

Existing City Boundary

Urban Growth Boundary

Tax Lots

Future Park

Conceptual Existing Trees

Conceptual Removed Trees (50% per parcel)

COMPREHENSIVE PLAN DESIGNATIONS

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- IG - Industrial General
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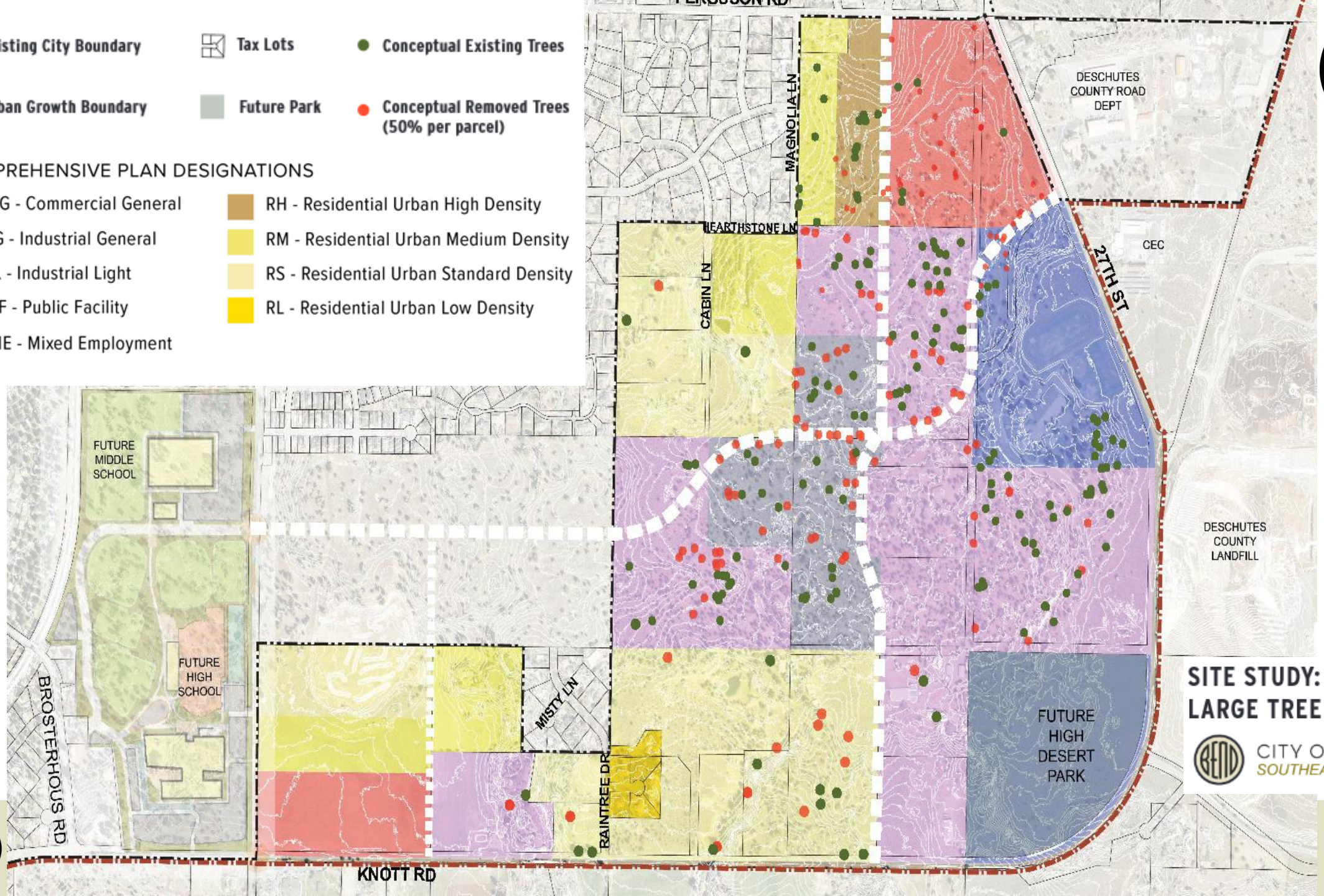


SITE STUDY: 50% LARGE TREE RETENTION

CITY OF BEND
SOUTHEAST AREA PLAN

PRELIMINARY ROCK OUTCROPPING INVENTORY

CITY OF BEND
SOUTHEAST AREA PLAN

Existing City Boundary
Urban Growth Boundary
Tax Lots
Future Park
Potential Rock Outcrops
(based on aerial/site photo reconnaisance, to be field-verified)
Conceptual Ridge Areas

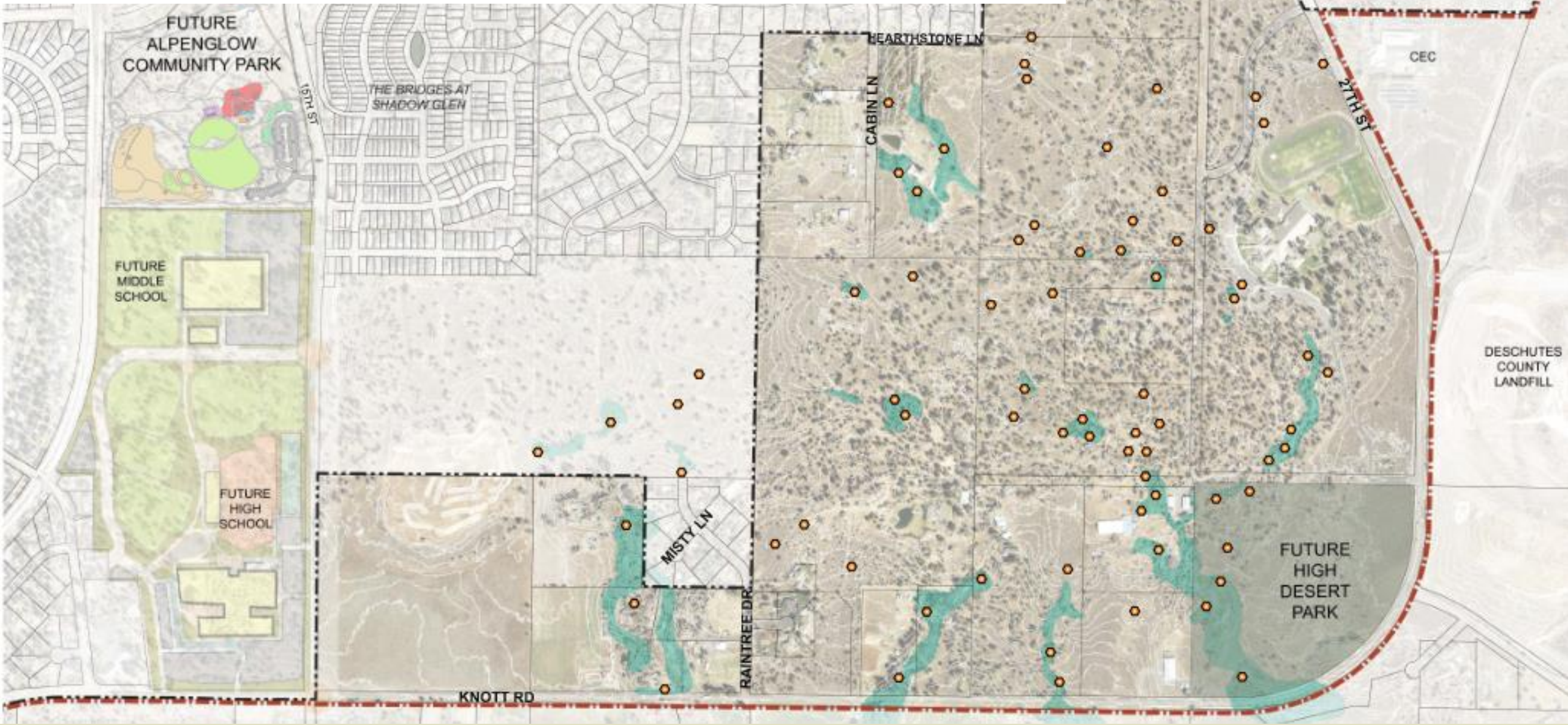
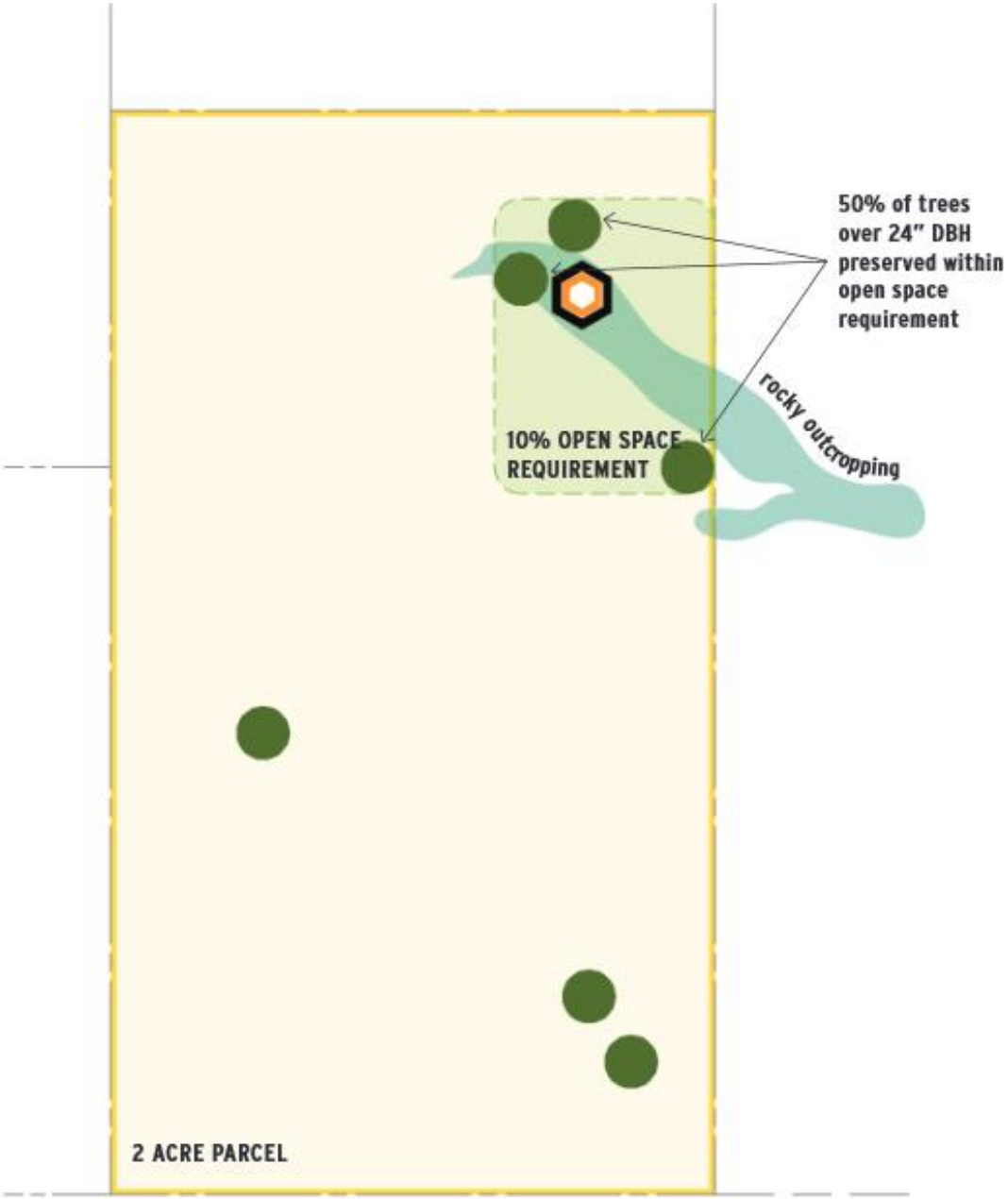


ILLUSTRATION: PROTECTING TREES IN REQUIRED OPEN SPACE OR DEVELOPMENT



rocky outcropping and trees preserved within residential lot

large trees preserved within parking lot

Tree Preservation and Rock Outcropping Standard Concepts

- Evaluate options for how to define and integrate significant vegetation in SEAP with a goal to retain 50% of all trees ≥ 24” DBH
- Evaluate options to preserve and integrate significant rock outcropping and ridge areas
  - More work needed to define and/or identify features to protect
- Additional incentives for preservation
  - Reduced setbacks, lot coverage, and parking standards
  - Flexible lot standards (lot area, width, depth)
  - Density credits
- Preservation could be used to meet landscaping and open space requirements

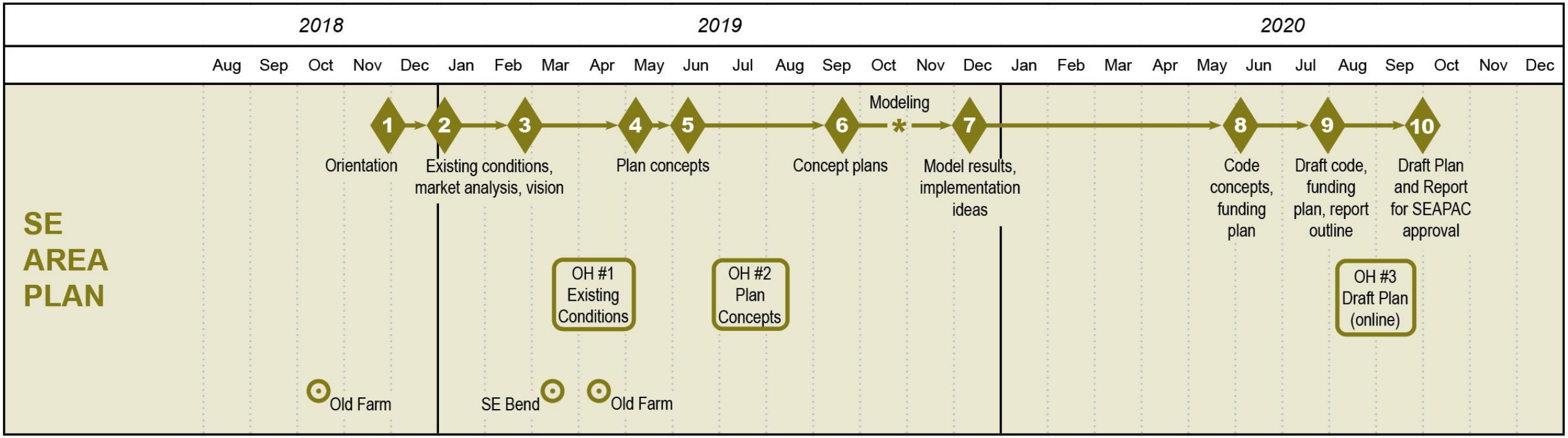
QUESTIONS

- Do you agree that it is a reasonable approach to require retention of 50% the largest trees (24" dbh and larger)?

- As a next step, do you agree we should conduct field work to inventory the rock outcrops - toward the goal of determining which ones (or what size) should be preserved by the code?

- Does SEAPAC want to use a smaller group to work with staff on natural feature code development?

NEXT STEPS



Next meeting: July 30