

EVALUATION SUMMARY MATRIX

Factor	North Area ¹⁶	Northeast Edge	The “Elbow”	Core Areas ¹⁷
Size	342 acres	471 gross, 259 acres (excluding parks)	479 acres	901 acres
Potential Housing & Employment Yield: 2028¹⁸	630 housing units 1,825 jobs Housing mix: 50% SFD, 12% SFA, 38% MF	819 housing units 214 jobs Housing mix: 50% SFD, 10% SFA, 40% MF	819 housing units 2,274 jobs Housing mix: 36% SFD, 17% SFA, 47% MF	1,402 housing units 3,365 jobs Housing mix: 0% SFD, 10% SFA, 90% MF
Potential Housing & Employment Yield: 2040¹⁹	685 housing units 1,821 jobs Some deed restricted housing	1,378 housing units 471 jobs	882 housing units 2,277 jobs	3,434 housing units 3,372 jobs
Transportation Infrastructure – Relative Cost and Complexity²⁰	<p>Poor</p> <ul style="list-style-type: none"> • Approximately \$71 million in near-term needs • \$19 million in mid-long term needs • Impacts to US 20 and US 97 – mitigation could be complex and costly, projects not in City CIP • Requires modernization to US 20 • Extensive coordination with ODOT • Most complex transportation issues 	<p>Fair</p> <ul style="list-style-type: none"> • Approximately \$50 million in near-term needs • \$13 million in mid-long term needs • Most costs are for new roads and frontage improvements – typical for new development • Empire Ave. extension key – some in City’s CIP • Limited impacts to US 20 and US 97 • Mostly City improvements - moderate complexity 	<p>Fair</p> <ul style="list-style-type: none"> • Approximately \$70 million in near-term needs • \$23 million in mid-long term needs • Relatively high costs for new roads and frontage improvements • Murphy Road extension key – some in City’s CIP • Limited impacts to US 20 and US 97 • Mostly City improvements - moderate complexity 	<p>Fair to Good</p> <ul style="list-style-type: none"> • Approximately \$27 million in near-term needs • \$52 million in mid-long term needs • Most costs are for connectivity and multi-modal, 3rd Street, Parkway improvements, projects more flexible, scalable • Some potential complexity due to impacts to US 97 • Safety projects in high crash locations – some in CIP • Less complexity

¹⁶ Includes UGB expansion areas: North Triangle, OB Riley.

¹⁷ Includes UGB opportunity areas: Bend Central District, KorPine, East Downtown, Greenwood / Inner Hwy 20, and Central Westside (including OSU).

¹⁸ Based on Bend UGB adoption materials. SFD= Single-family Detached Unit, SFA=Single-family Attached Unit, MF=Multi-Family Unit.

¹⁹ Based on City of Bend Integrated Land Use and Transportation Plan, Envision Tomorrow analysis by Cascadia Partners.

²⁰ Relative ranking is based on ability to develop sooner based on a variety of factors. Source: City of Bend based on DKS and Associates.

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Sewer Infrastructure – Relative Cost and Complexity²¹	Poor <ul style="list-style-type: none"> • Requires North Interceptor Phase 1 (roughly \$20 million budgeted) plus \$29 million for Phase 2, plus \$11 million in additional cost to extend the North Interceptor in Phase 3 • Project time risk for near-term development • Sewer available 3-5 years at the fastest 	Fair <ul style="list-style-type: none"> • Requires North Interceptor Phase 1, extension of East Interceptor Phase 1 (roughly \$14 million) • Less project time risk than North, but dependent on Phase 1 North Interceptor • Sewer available 3-5 years at the fastest 	Good <ul style="list-style-type: none"> • Immediate capacity in Southeast Interceptor, need local connection roughly \$7 million (likely development cost) • 10+ years need Phase 2 of East Interceptor for buildout of this and surrounding area at roughly \$16 million 	Good <ul style="list-style-type: none"> • Immediate capacity in all but KorPine area • Improvements to Drake pump station & force main funded and in CIP at roughly \$2 million • 10+ years need for system-wide improvements serving large areas of central and west Bend roughly \$11 million
Other Public Facilities & Services – Relative Serviceability²²	Fair <ul style="list-style-type: none"> • No major benefits or issues for other public facilities & services • Swalley Irrigation District expects piping of facilities • New elementary school will be available 	Fair <ul style="list-style-type: none"> • No major benefits or issues for other public facilities & services • Would need future schools - site not acquired 	Good <ul style="list-style-type: none"> • Murphy extension will improve emergency response times for police and fire, services for parks and schools • Schools prepared for growth in this area • Parks has CIP investments planned in southeast 	Fair to Good <ul style="list-style-type: none"> • Efficient for new, larger library/community center concept • No major benefits or issues for other public facilities & services • Higher concentrations of taller buildings require fire department investments
Revenue Potential by 2028 build estimates (SDCs and property taxes)²³	Fair <ul style="list-style-type: none"> • \$15 million in transportation SDCs • \$6 million in sewer SDCs • \$1 million city annual tax revenues • Year 2040 – similar financials as 2028 	Poor <ul style="list-style-type: none"> • \$6 million in transportation SDCs • \$5 million in sewer SDCs • \$1 million city annual tax revenues • Year 2040 – similar financials as 2028 	Good <ul style="list-style-type: none"> • \$18 million in transportation SDCs • \$7 million in sewer SDCs • \$2 million city annual tax revenues • Year 2040 – similar financials as 2028 	Fair <ul style="list-style-type: none"> • \$10 million in transportation SDCs • \$10 million in sewer SDCs • \$1 million city annual tax revenues • Year 2040 – higher financials than 2028

²¹ Relative ranking is based on ability to develop sooner for a variety of factors. Source: City of Bend based on Murraysmith March 12, 2018 Draft Technical Memorandum.

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Potential Tax Increment Finance Bonding Capacity (at 2040 assumed development)²⁴	\$26-27 million Evaluated as part of a larger study area including adjacent industrial land along US 20 and US 97 south of Robal Rd	Not evaluated – less suitable for urban renewal	Not evaluated – less suitable for urban renewal	\$84-86 million for Bend Central District, KorPine, East Downtown, and adjacent land to the north and east \$56-57 million for Century Drive area
Other Benefits	Could support development of Juniper Ridge and industrial land supply (2-3,000+ jobs) Could drive improvements to regional transportation system	Could support construction of East Interceptor, which benefits other areas of Bend, Empire extension	Highest concentration of surrounding vacant residential lands for approximately 1-2,000 more homes and jobs (inside city + DSL, Thumb)	Lower energy usage from buildings and transportation due to lower VMT and more efficient multi-family buildings Area in or adjacent to highest concentrations of existing jobs and housing
Potential Implementation and Housing Incentives²⁵	Area Plan SDC Financing Multiple Unit Housing Tax Exemption	Area Plan SDC Financing Multiple Unit Housing Tax Exemption	Area Plan SDC Financing Multiple Unit Housing Tax Exemption	Urban Renewal District in appropriate locations SDC Financing Vertical Housing Development Zones

²² Relative ranking based on relative readiness of other public service providers. City of Bend based on interviews with public facility providers.

²³ Relative ranking based on near term totals. Based on Fregonese Associates Bend UGB Remand Growth Area Revenue Potential presentation.

²⁴ Based on EcoNorthwest Urban Renewal Pre-feasibility Analysis.

²⁵ Based on Development Incentives Report and Sensitivity Testing, Alex Joyce, Fregonese and Associates, 5/17/2017.