



MEETING AGENDA

Southeast Area Plan Advisory Committee Meeting 2

MEETING DATE: January 17, 2019

MEETING TIME: 5:15 – 8:15 PM

LOCATION: Nativity Lutheran Church, 60850 Brosterhouse Road

Objectives

- Discuss and provide input into: Public Involvement Plan; Existing and Planned Conditions Report; and, Market and Land Use Analysis
- Brainstorm vision for the plan

Agenda

1. **Welcome, introductory items** (Damian Syrnyk) – 10 min
 - a. Introductions, agenda overview, approval of minutes from last meeting
2. **Public Comment – 10 min**
3. **Public Involvement Plan** (Kyra Haggart, Angelo Planning Group (APG)) – 15 min
 - a. Brief highlights from the draft plan
 - b. Committee input
4. **Learning from Other Area Plans** (Joe Dills, APG) – 30 min
 - a. Bend examples, examples from other communities
5. **Existing and Planned Conditions** (Ken Pirie, Walker Macy) – 40 min

The team will present highlights from the Existing and Planned Conditions Report (see link in the packet). SEAPAC members are invited to comment and ask questions, and provide local insights, during the presentation.

6. **Market and Land Use Analysis** (Matt Craigie, ECONorthwest) – 45 min
 - a. Presentation
 - b. Discussion and input
7. **Vision brainstorming** (All) – 30 min

This item will be a Committee discussion of ideas for the vision and goals for the project.

8. **Next steps**

Accessible Meeting Information

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats and CD Formats, or any other accommodations are available upon advance request. Please contact Damian Syrnyk meeting at dsyrnyk@bendoregon.gov, 541-312-4919. Providing, at least, 3 days' notice prior to the event will help ensure availability.



Minutes

Southeast Area Plan Advisory Committee Meeting 1

Southeast Area Expansion Plan

December 13, 2018

Nativity Lutheran Church

60850 Brosterhous Road, Bend, Oregon



CITY OF BEND

Committee Members

Ken Atwell, *Member*

Kip Barrett, *Member*

Casey Bergh, *Member (absent)*

Sarah Bodo, *Member*

Butch Hansen, *Member*

William Hubbert, *Member*

Anthony Oddo, *Member*

Jeff Reed, *Member*

Jacob Schumacher, *Member*

Sharon Smith, *Chair (absent)*

Rachel Strickland, *Member*

Dixon Ward, *Member*

Rick Williams, *Member*

Steve Wilson, *Member*

Rachel Zakem, *Member (absent)*

City Staff

Russ Grayson, *Community Development Director*

Ryan Oster, *City Engineer*

Allison Platt, *Senior Planner*

Joshua Romero, *Community Relations Manager*

Damian Syrnyk, *Senior Planner*

Jenny Umbarger, *Office Specialist II*

Mary Winters, *City Attorney*

1. Welcome, introductions

Mr. Syrnyk called the meeting to order at 5:21pm.

Councilors Russell and Livingston spoke about the work the Southeast Area Plan Advisory Committee (SEAPAC) will be doing, and thanked members for their participation in the process.

a. Review meeting packet materials

Mr. Syrnyk introduced himself and Ms. Platt, listed the materials presented in the meeting packet, and provided a high-level summary of the meeting agenda. He noted that Member Smith has been appointed by City Council as Chair of SEAPAC and in her absence, Mike Tiller from Bend-LaPine School District is available for questions.

2. Meeting-specific agenda items

a. Committee introductions and roundtable

Mr. Syrnyk asked committee members to introduce themselves, and share what their idea of this project's success looks like.

Member Bodo, Bend Park and Recreation District - success will include having park and trail needs met;

Member Barrett, Bend Economic Development Advisory Board - success is a good mix of employment and residential land, and an expedient process;

Member Oddo, High Desert Veterinary - success is development as a sustainable neighborhood, and maintenance of quality of life;

Member Williams, ODOT Region 4 - success is a fully-functional area, including services;

Member Hansen, Old Farm Neighborhood Association – success is a neighborhood, including essential services that would mitigate cross-town travel, being mindful of transportation needs on existing facilities;

Member Wilson, landowner / residential developer – success is orderly development, being mindful of costs / economic viability for housing and employment land;

Member Atwell, SE Bend Neighborhood Association – success is softer lines between land uses, and property owners having uses and codes that will allow them to be successful;

Member Reed, NAI Cascade Commercial Real Estate and property owner – success is annexation in an expeditious manner;

Member Schumacher, family member of landowner adjacent to area – success is timely planning;

Member Hubbert, landowner – success is user-friendly / neighborhood-friendly development;

Member Strickland, property owner adjacent to area – success is to maintain aesthetics of SE Bend, and provide access to and from area;

Member Ward, JL Ward Company – success is working together with a unified vision.

b. Project overview

Mr. Syrnyk reviewed the SE Area Plan (SEAP) map and provided background on the plan process as outlined in the presentation, including the intent of beginning with the SEAP per a goal of City Council to implement the 2016 growth plan and prioritize planning infrastructure investments. He

noted the SEAP was prepared by City staff and Angelo Planning Group, and was reviewed by three Urban Growth Boundary (UGB) committees. Ms. Platt noted the next meeting will include information on the UGB process, also found in Chapter 11 of the Comprehensive Plan.

Mr. Syrnyk reviewed intended project outcomes and the list of project reports and documents that will be developed throughout the planning process, as outlined in the presentation. He noted there will be collaboration with the transportation planning team regarding area needs, and all work will be compiled in an implementation report.

Mr. Syrnyk reviewed the project's public involvement, as outlined in the presentation.

Mr. Syrnyk noted it is anticipated by early 2020 the committee's work will be completed, and the adoption process with the Planning Commission and City Council will begin. Ms. Platt noted the Transportation System Plan (TSP) project and SEAP will inform each other and may impact funding, timing, etc.

Member Atwell expressed a need for geotechnical work to mitigate development costs; Mr. Syrnyk confirmed there is a small contingency budget for that type of project work. Member Hubbert inquired how cast in stone the land use designations are; Mr. Syrnyk indicated the Comprehensive Plan map is final, and the committee work and market analysis will inform any changes to designations. An inquiry has been made to the State regarding how changes might be justified; any changes would require a substantial factual basis, i.e. data or circumstantial changes. The goal is to meet housing and employment objectives, necessitating a demonstration to fulfill policies.

Member Oddo inquired how the TSP will affect the SEAP, and expressed concern over East-West connectivity. Mr. Syrnyk indicated proposals developed from the SEAP will inform the TSP. Changes have been made since the UGB project due to the Bend-LaPine School District (BLPSD) purchase of the Ward property, which has changed transportation modeling. Member Atwell expressed a need to bring updates on what the TSP committee is doing. Ms. Platt indicated the Murphy corridor extension is due for completion by Fall of 2021. The Citywide Transportation Advisory Committee (CTAC) is working on East-West transportation issues; city staff can provide updates at subsequent meetings.

c. What is an Area Plan

Mr. Syrnyk reviewed what an area plan is, and its intent and purpose, as outlined in the presentation; the consulting team will provide information on other area plan projects at the next meeting. The UGB process created a framework for how to develop an area plan with larger areas. With regard to housing, Chapter 11 options focused on acres of land and zoning types. Some facility planning work has been done, including connectivity with Murphy Road. SEAP policy requires coordination with districts and utility providers in order to exchange information on system needs. Similar projects from around the state were reviewed, including Canby, Wilsonville and Hillsboro. Looking to the work done on the UGB to guide work on the SEAP, and will draw from experience working on plans in other communities.

Member Reed inquired if experience was gained from working on west side expansion. Mr. Grayson shared there is similarity in identifying impacts, timing and funding of infrastructure projects, though the SEAP includes 27 property owners where the west side included four. The Community Development Department (CDD) will participate in the SEAP process so it can be

prepared for infrastructure improvements, and to help guide property owners as development occurs. Mr. Syrnyk shared the internal City project team includes current planning staff in addition to the Growth Management Department, which focuses on long-range planning.

Member Reed inquired if the “Elbow” will be included in the Comprehensive Plan and if reimbursement districts will be established for future developers. Mr. Syrnyk indicated they will be looked into as the process progresses. Mr. Grayson added there is a variety of funding sources to consider.

Member Atwell requested examples of plans from Northwest Crossing and Central Oregon Community College to get ideas of scope, design for roads, etc., with the intent to expedite this project. Examples will be provided.

Member Oddo suggested an overlay map of roads and properties. An overlay map will be provided at the next meeting. Mr. Grayson indicated Murphy Crossing has challenges coming to market, and this committee may want to consider using those lessons in this project.

Member Reed inquired about a policy that allows master planning of the Ward property. Mr. Syrnyk indicated there is policy in the code that allows master planning and annexation if a property owner owns at least 40 acres that are contiguous with the current city limits. Ms. Platt indicated the those property owners, such as the Wards, would be required to demonstrate their proposal is consistent with a framework-level area plan. Mr. Grayson noted the importance of consensus with regard to infrastructure and facility planning to allow for cohesive area planning when one property presents their master plan.

d. Public meeting guidelines, conflicts of interest

Ms. Winters provided an overview of conflicts of interest for committee members. Citizens that serve on advisory committees are considered public officials, subject to ethics laws. There are two types of conflict of interest: actual and potential. Because the committee is making recommendations, there are potential conflicts of interest for its members, meaning that where any decision is made that provides potential financial benefit to a committee member or an associate of a committee member, a conflict of interest must be declared prior to the decision. Any conflicts belong to committee members, not the government, so the advisory is for members’ protection.

Ms. Winters provided an overview of the Open Meetings and Records law. Because SEAPAC is a governing body, when a quorum gets together it should be in a public setting. Ms. Winters requested that committee members not discuss the business of the committee via email. Discussion of committee business by email can be considered a meeting outside of what the public can see. Members may write to staff, but not each other. Social media is included, as is Reply All. Public record is created by the work of this committee, and City staff will maintain the record. Any information kept on personal computers is subject to submission from a public records request. Anything related to the committee needs to go through City staff. Mr. Syrnyk indicated that any thoughts may be sent to the project managers and they will distribute to committee and posted publicly to avoid public meeting law violation.

e. Public comment

No public comment.

3. Action items, next steps, close

- a. Website review – bendoregon.gov/southeastareaplan

Ms. Platt reviewed the Southeast Area Plan website and its navigation.

Member Reed noted the Department of State Lands (DSL) project is not in the area plan, inquired where it stands, and how the committee may receive updates. Mr. Syrnyk has spoken with John Swanson at DSL and learned the property will be coming up for sale with the intention of finding one buyer for the entire property, with proceeds going to the public school fund. The DSL declined participating in the SEAP project. Mr. Syrnyk will follow up to learn where the DSL is in the process, and will inquire if a DSL email update list is available. Mr. Grayson noted the City Manager's Office sent a letter to the DSL encouraging development of the land and inquiring what the DSL's plans are. Ms. Platt indicated the land is subject to Comprehensive Plan policies in Chapter 11.

Member Atwell expressed concerns about the DSL's property being developed as retail space. Mr. Oddo shared similar concerns, and believes it is important to coordinate with the DSL. Mr. Grayson indicated there are existing land use designations for commercial sites. The level of planning SEAPAC is doing designates a variety of uses and opportunities within each zone. Mr. Syrnyk will reach out for an update and report back to committee.

- b. The next SEAPAC meeting is January 17, 2019, 5:15 pm at Nativity Lutheran Church.

Consensus that the date and time does work.

Mr. Syrnyk noted that at the next meeting, consultants will share existing conditions and a presentation on the market analysis, and the committee will begin work on visioning. Mr. Syrnyk will provide local-area plan samples, provide a TSP update, and a land / transportation overlay map.

Member Wilson noted the map indicating transportation facility locations needs revised. Mr. Syrnyk noted changes will be made throughout the process.

- c. Adjourn

The meeting was adjourned at 6:48pm.

Respectfully submitted,

Jenny Umbarger
Growth Management Department



Accessible Meeting/Alternate Format Notification

This meeting/event location is accessible. Sign and other language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, language translations or any other accommodations are available upon advance request at no cost. Please contact Jenny Umbarger no later than 24 hours in advance of the meeting at jeumbarger@bendoregon.gov, 541-323-8509, or fax 541-385-6676. Providing at least 3 days' notice prior to the event will help ensure availability.

DRAFT



Technical Memorandum #4: Public Involvement Plan

PREPARED FOR: Southeast Area Plan Project Team
PREPARED BY: Joe Dills and Kyra Haggart, Angelo Planning Group
DATE: 12/17/2018

Introduction

This public involvement plan provides a working list of the public involvement activities taking place as part of the Southeast Area Plan. It is intended as a living document and includes notes about specific activities that are in-progress.

Overall Public Involvement Goals

The Southeast Area Plan Update community engagement process will:

- Provide early and ongoing opportunities for stakeholders to participate in the planning process;
- Facilitate equitable and constructive communication between the public and the project team;
- Empower residents and community members to become involved with the project;
- Provide the public with balanced and objective information to help them understand issues, alternatives, opportunities, and solutions;
- Offer reasonable accommodations to encourage participation of all stakeholders regardless of race, ethnicity, age, disability, income, or primary language; and
- Build on existing City communication networks, relationships, and resources.

Key Messages

Key messages summarize the **what**, **where**, **why**, and **how** of the process, and constitute the basic talking points when communicating with the public about the project. The entries below are a first draft for early phases of the process—they will change and expand as the project evolves.

- **What:** The City of Bend is developing an area plan for the Southeast Expansion Area. The goal of this plan is to encourage the development of a complete community (a place where people can live, work, shop and play) in the southeast area of Bend.
- **Where:** The Southeast Expansion Area is located at the southeast edge of Bend and contains approximately 479 acres of land outside of City limits and within the UGB. It is bordered by Knott Road to the south, SE 27th Street to the east, and the current City limits to the north and west.
- **Why:** The Southeast Expansion Area was identified when the City expanded the UGB in 2016 to accommodate projected population growth through the year 2028. The Southeast

Expansion Area is expected to provide capacity for the development of 820 housing units and 2,274 jobs, a key part of the City's land supply to serve forecasted growth.

- **How:** “For information and notifications about the Southeast Area Plan, you can sign up for project emails on the City's [project web page](#). By signing up for project emails you will receive regular updates about the project and be reminded when important events, such as public meetings or open houses, will occur. For assistance or more information, you may contact:
 - Allison Platt, Senior Planner
(541) 322-6394 / aplatt@bendoregon.gov
 - Damian Syrnyk, Senior Planner
(541) 312-4919 / dsyrnyk@bendoregon.gov

Public meetings include meetings of the Southeast Area Plan Advisory Committee (SEAPAC), community workshops, and briefings and hearings with the Bend Planning Commission and City Council.”

Project Web Page and Email Lists

The City's [project web page](#) will play an important role in getting information to the public about this project, and also in receiving feedback from the public.

- The project web page will be the primary location for project information oriented to the public, including project background, objectives, schedule, upcoming meetings, meeting agendas and summaries, and project memoranda and reports.
- The project web page will include a place for people to sign up to receive regular project email updates via an interested parties email list.
- The project web page will allow community members to submit public input about the project. City staff will maintain a log of public input received via the project web page for use in public input summaries, and follow up on inquiries, as needed, in a timely manner.
- All outreach efforts should encourage community members to visit the project web page for more information.

Interested Parties Email List

The interested parties email list is intended for interested groups and individuals to receive ongoing email communications with current project information to keep them engaged and informed.

- The City will establish and maintain an interested parties email list. People on this list will be the recipients of regular project update emails.
- It is a goal to build the interested parties email list to be as robust as possible. All outreach efforts should encourage community members to sign up for the interested parties email list.

Project Updates

- Project updates should go out to the interested parties email list every 1-2 months to keep community members engaged and informed. Updates can and should occur more often when news is available.
- Email notifications may include:
 - Invitations to public events and meetings;
 - Reminders about online public surveys;

- Notices when meeting materials, memoranda, reports, or other deliverables are posted to the project web page

Early Outreach Program

Prior to the December SEAPAC meeting, City staff conducted an early outreach program to develop website materials, meet with project stakeholders, and learn about local concerns that can be addressed in the planning process. Those outreach efforts were very helpful in the preparation of this Public Involvement Plan.

Outreach Activities

The Southeast Area Plan process will be open and provide opportunities to participate for a wide variety of stakeholders and community members external to the City. A preliminary list of stakeholders is attached as Exhibit A. The Southeast Area Plan process will include the following types of outreach activities.

Advisory Committee Meetings

The City has established the Southeast Area Plan Advisory Committee (SEAPAC) to provide a forum for community input on the development of the Southeast Expansion Area Plan, provide feedback to the project team on project progress and the products developed for City Council adoption, and make recommendations to the Planning Commission and City Council. SEAPAC is comprised of 15 members (see Exhibit B).

- SEAPAC will be the central forum for stakeholder involvement and guidance to the project team. Information about the SEAPAC, including membership and meeting dates and materials, will be available on the project web page.
- SEAPAC meetings will be open to the public and include opportunities for public comment on the agenda.
- The consultant will provide sign-in sheets, document participant attendance, and write a summary of SEAPAC meetings, including public comment summaries, for each meeting. These summaries will be made available to the public on the project web page.

The anticipated SEAPAC meetings and their meeting topics are listed below. These are preliminary and subject to change, especially in response to issues and ideas that emerge during the process.

- **SEAPAC #1:** Orientation
- **SEAPAC #2:** Existing Conditions (Part 1: Context, Physical Site, Plan Designations, Parks, Trails, Schools), Market Analysis, Vision
- **SEAPAC #3:** Existing Conditions (Part 2: Transportation, Utilities Infrastructure, Tree Inventory and Health Assessment), Vision and Guiding Principles
- **SEAPAC #4:** Plan Concepts (Part 1)
- **SEAPAC #5:** Plan Concepts (Part 2)
- **SEAPAC #6:** Concept Plans
- **SEAPAC #7:** Refined Plans and Preliminary Implementation Ideas
- **SEAPAC #8:** Draft Plan and Implementation
- **SEAPAC #9:** Area Plan Report, Implementation Report

Community Workshops

Community Workshops are planned for hands-on engagement by community members and stakeholders. For each of the workshops, the consultant will:

- Prepare a meeting plan;
- Lead the preparation of workshop handouts, displays, presentations, and materials for small group exercises; and
- Summarize the input received in a Workshop Summary Report.

Preliminarily, the workshop dates and topics will be:

- **Workshop #1:** Existing conditions (early March 2019)
- **Workshop #2:** Plan concepts (late July 2019)
- **Workshop #3:** Draft plan, implementation (mid-January 2020)

Three online open houses will coincide with the Community Workshops. The City will provide notice prior to workshops, and lead the preparation, administering, and reporting from the online survey components of the online open houses. The consultant will provide graphic content, identify questions to be asked, and review materials and results summaries prepared by the City.

Public Event Notices

- Notice prior to public events including SEAPAC meetings and community workshops will be posted on the project web page, generally seven days in advance of the meeting.
- Notice prior to public events will be distributed to the interested parties email list, stakeholders, and interested local groups and organizations.
- Notice may also be posted in the local newspaper; adjacent neighborhood association publications; and at key locations such as on community bulletin boards.
- All notices will include information about, and a link to, the online public event survey for community members who are unable to attend the in-person event.
- Meeting notices must include an offer to make accommodations for people with disabilities with sufficient advance notice, with contact information for such notification.

Planning Commission and City Council Briefings

City staff will schedule regular check-ins with the Planning Commission and City Council (up to four each). The check-ins will be held after key meetings/events and for the purpose of providing updates and checking in on/establishing direction that the process and working products are on the right track. The goal is to use these check-ins to keep each body informed, check in on direction, and provide progress reports leading up to their respective work sessions and hearings.

Bend Advisory Boards Briefings

City staff will provide briefings for Bend Economic Development Advisory Board (BEDAB) as needed.

Coordination with City Departments

City staff will lead the coordination with, and involvement of, City departments. They will use existing communication structures and meetings to coordinate with City departments and stakeholders internal to the City. The "Operations Direct Reports" group is anticipated as being a primary meeting setting for on-going briefings and coordination with other departments. City staff will supplement this with other contact and involvement as needed.

Other Outreach Efforts

In addition to the strategies identified above, the project management team should identify strategies and opportunities for direct outreach to reach community members who may not normally participate in planning projects. Ideas include:

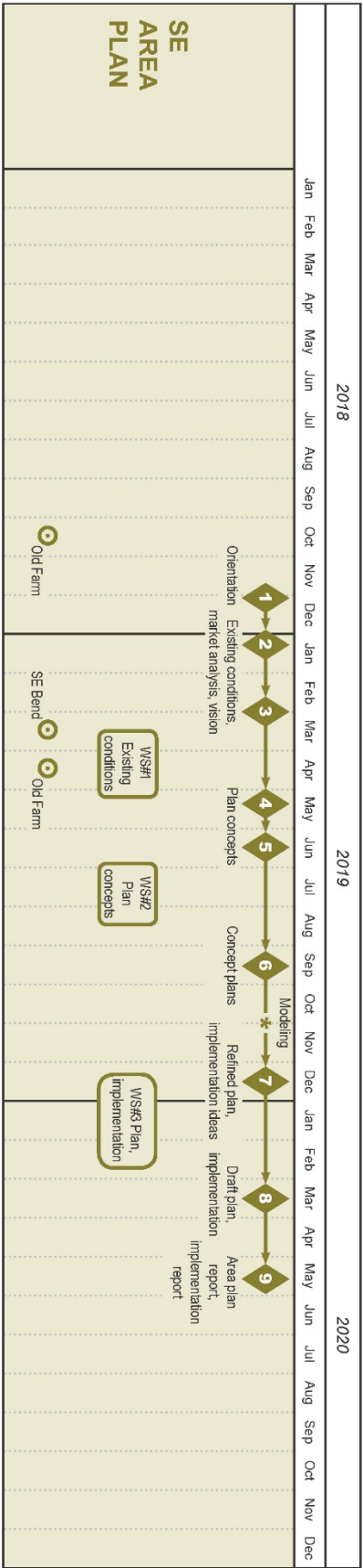
- Tabling/flyers at City and public events
- Social media outreach
- Building on networks with existing community groups, such as:
 - Youth groups and schools
 - Senior centers
 - Rotary Club, City Club, and similar groups
 - Advocacy groups

Project Schedule

The project schedule is attached on the following page.

BEND TRANSPORTATION PLAN

Overall Project Work Plan and Process



Southeast Bend Area Plan

Stakeholders List – May 24, 2018

Prepared by Damian Syrnyk, Growth Management Department

Internal Stakeholders

1. City Manager's office
2. City Attorney's office
3. Community Development Department
4. Communications
5. Engineering and Infrastructure Planning
6. Growth Management
7. Streets
8. Utilities

External Stakeholders

1. Elbow Property Owners
2. Southeast Bend Neighborhood Association
3. Old Farm District Neighborhood Association
4. Bend LaPine School District
5. Bend Parks and Recreation District
6. Avion Water Company
7. Arnold Irrigation District
8. Cascade Natural Gas
9. Pacific Power
10. Natural gas transmission company that manages pipeline that bisects the southeast corner of the Elbow (need to follow up on name)
11. Oregon Department of Transportation
12. Deschutes County Community Development
13. Deschutes County Road Department
14. Property owners to the north and west
15. JL Ward Company (See 15th Street Opportunity Area)
16. Property owners to the south and east, outside of the UGB
17. Department of Land Conservation and Development
18. Department of State Lands
19. Deschutes County Solid Waste Department (Knott Landfill)



Southeast Area Plan Advisory Committee

Roster

Property Owners:

- William Hubbert
- Anthony Oddo
- Jeff Reed
- Jacob Schumacher
- Dixon Ward
- Steve Wilson

Neighborhood Association, District, and Agency Representatives:

- Ken Atwell and Rachel Strickland - Southeast Bend Neighborhood Association
- Kip Barrett - Bend Economic Development Advisory Board
- Casey Bergh - Property owner adjacent to the Southeast Expansion Area
- Sarah Bodo - Bend Park and Recreation District
- Butch Hansen - Old Farm District Neighborhood Association
- Sharon Smith - Bend LaPine School District and Bend UGB TAC
- Rick Williams - Oregon Department of Transportation, Region 4
- Rachel Zakem - Central Oregon Intergovernmental Council, Transit

The full Southeast Area Plan Existing Conditions Report can be accessed using the following link:

<https://www.bendoregon.gov/home/showdocument?id=40149>

SOUTHEAST AREA PLAN MARKET ANALYSIS SNAPSHOT



Bend is growing and changing



67,000
New residents
forecasted to move
to Bend between
2020 and 2040¹



58%
Increase in the
number of jobs
in Bend since
2000²

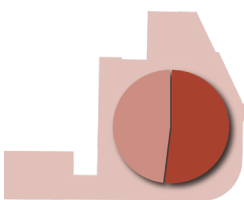
*“Bend is on the map!
People want to live in
Bend, but it is increasingly
becoming less affordable.”
- Project stakeholder*



2,300
New households
have formed in
Bend since
2010³

The Southeast Expansion Area provides opportunities for...

...new businesses



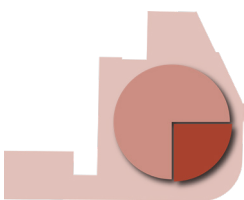
52%
Land designated
for commercial,
industrial, and
mixed employment
uses



1-2
The majority of Bend
businesses are small
businesses, with just
1-2 employees on
average⁴

Small businesses present opportunities for economic growth in Bend. Mixed employment zones and commercial and industrial areas will provide opportunities for the flexible space demands of these small, but important, businesses.

...new homes



25%
Land designated
exclusively for
residential uses, with
capacity for about
820 housing units*

...housing choices

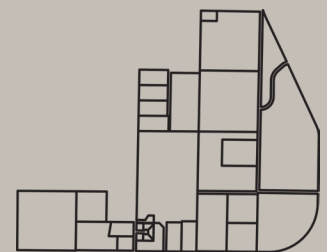


16%
Increase in the
median sale price
of homes since
the beginning of
2017⁵

*Mixed employment designation also allows residential uses

SOUTHEAST EXPANSION AREA

“The Elbow”



- 479 ACRES**
- 31 PARCELS**
- 27 PROPERTY OWNERS**

“The Southeast Expansion Area is not a destination now, but it could one day serve as a community hub.”

...new parks and schools



New schools and parks in and adjacent to the Southeast Expansion Area will create momentum for new development and will serve as community activity centers.

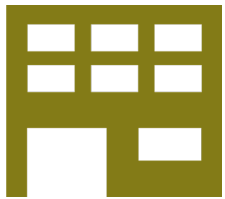


CITY OF BEND SOUTHEAST AREA PLAN

Market Implications for the Area Plan



Industrial development such as small warehouses, manufacturing, and ‘flex’ development (a flexible blend of office and industrial uses) is seeing increased demand in Bend, and the Elbow could be an option for accommodating that demand



Office uses such as neighborhood services (accountants, dental offices, etc.) will rely upon surrounding residential uses and have limited market potential in the near-term until housing and transportation infrastructure has been built



Retail development is heavily reliant upon future residential development and infrastructure; once housing and transportation infrastructure has been built, there is market potential for neighborhood-scale and destination retail in the mid- to long-term

Affordable housing will require targeted implementation strategies and actions. To realize affordable housing development in the Southeast Expansion Area, the City will need to use many of its available tools and incentives.



Single-family housing development is the most likely to be successful due to high demand and relatively low development costs; most new residential construction in Bend remains single-family housing



Multi-family and “missing middle” housing (such as garden-style apartments, townhomes, and duplexes) may be limited in the near-term, but market potential will continue to grow as the Southeast Expansion Area becomes more of a recognizable neighborhood

DRIVERS OF SUCCESS

Realizing the development of any land uses in the Southeast Expansion Area will require substantial infrastructure investment, and decisions regarding where and when that infrastructure investment is made.

¹ Source: Portland State University Population Research Center

² Source: U.S. Census Bureau, 2000 Decennial Census

³ Source: U.S. Census Bureau, 2010 Decennial Census

⁴ Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages Data

⁵ Source: Central Oregon Association of REALTORS, 2017 Report

The full Southeast Area Plan Market and Land Use Analysis can be accessed using the following link:

<https://www.bendoregon.gov/home/showdocument?id=40151>



Urban Growth Boundary Expansion and Remand Background Information

PREPARED FOR: Southeast Area Plan Advisory Committee (SEAPAC)
PREPARED BY: Damian Syrnyk, Senior Planner
Allison Platt, Senior Planner
DATE: January 17, 2019

What is an Urban Growth Boundary?

In 1973 the State of Oregon passed Senate Bill (SB) 100 which created the institutional structure for statewide land use planning. SB100 requires cities and counties to establish and maintain Urban Growth Boundaries (UGB) around cities as well as prepare a comprehensive plan that complies with statewide planning goals such as Citizen Involvement, Recreational Needs, Housing, Transportation and Urbanization. The bill was largely developed to preserve commercial agricultural and forest lands by directing urban development to areas within UGBs. The bill also created the Department of Land Conservation and Development (DLCD) to oversee compliance of local planning with these statewide goals.

The Urbanization Statewide Planning Goal, Goal 14, requires that cities and counties “provide for an orderly and efficient transition from rural to urban land use; to accommodate urban population and urban employment inside urban growth boundaries (UGB), to ensure efficient use of land, and to provide for livable communities.” This means that cities are required to identify the housing, employment, and livability land need based on their 20-year population forecast and ensure that their UGB can accommodate that need. Cities are also required to demonstrate that needs cannot be reasonably met on land inside the current urban growth boundary prior to expanding.

The City’s Process to Amend the Urban Growth Boundary

The City of Bend went through an extensive process to amend the City’s UGB, starting in 2007. However the new UGB was not adopted until 2016. Below is a timeline of the process.

2007-2009: First UGB proposal initiated, adopted, and submitted to DLCD. The first proposal called for an 8,943 acre expansion of the UGB.

2010: Director’s Report & Land Conservation and Development Commission (LCDC) Remand. The remand required the City to better show how future housing units and jobs could be accommodated in the UGB, and through efficiency measures. The remand also directed the City to better evaluate potential areas for expansion, and focus on those areas that were not designated resource lands (e.g. agricultural land).

2011-2013: Remand Task Force was formed and composed of three Bend Planning Commissioners and two City Councilors. They reviewed staff work on remand products to ensure the products satisfied the requirements outlined in the Remand.

2014-2016: Extensive public process to re-evaluate land needs, expansion areas, UGB, and implementation.

2014-2016 Urban Growth Boundary Remand Process

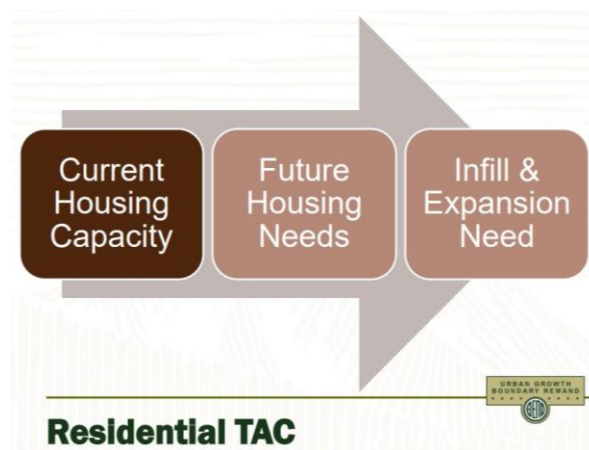
The City invested in an extensive public process using outreach through established groups in order to successfully amend the City's Urban Growth Boundary. This process relied on input from three technical advisory committees (TAC) to provide recommendations to a UGB Steering Committee comprised of the entire Bend City Council, a County Commissioner, and two members of the Bend Planning Commission.

- Three (3) Technical Advisory Committees (41 meetings)
 - Residential TAC
 - Employment TAC
 - Boundary TAC
- UGB Steering Committee (9 meetings)
- Three (3) community meetings
- Additional outreach through established groups and presentations

At the time, the City relied on the 2028 coordinated population forecast that showed the City of Bend would have just over 115,000 residents by the year 2028. This was the population number that was used to identify residential and employment needs for the City.

Residential TAC

This TAC had one of the hardest and most controversial issues to determine: the future of Bend's housing mix.



Through a housing needs analysis the committee determined that the City needed an additional 13,770 housing units by the year 2028. The Housing Needs Analysis (HNA) found that the previous UGB could accommodate the majority of households, however the UGB needed to be expanded in order to accommodate 4,985 housing units. However the bigger issue was to identify what type of housing units these would be. Through research, the City found that Bend's housing market primarily consists of single-family detached housing which resulted in a housing concern commonly referred to as "the missing middle", meaning a

lack of affordable middle income housing options such as duplexes, triplexes, courtyards, townhomes and live/work spaces.

Therefore, the Residential TAC also identified a mix of housing that included 55% of new units to be zoned single-family detached (SFD), 10% single-family attached (SFA), and 35% multi-family (MF). This meant that by 2028 Bend's housing would still be predominantly (66%) single-family detached. However, through the UGB work, the City planned and zoned more land so it was available for development of duplexes, triplexes, and multifamily attached housing.



Employment TAC

The guiding document for this group was the 2016 Economic Opportunities Analysis (EOA), which identified the factors influencing future economic growth in Bend in order to determine the amount of land needed to accommodate Bend's 2028 employment forecast. The analysis looked at Bend's buildable land inventory and land capacity to determine the existing capacity of employment land in Bend.

The EOA forecasted 21,943 new employees in Bend between 2013 and 2028. The analysis identified that approximately 62% of the City's employment need would be met within the City's previous UGB and that there was a deficit of land for 7,080 employees that was met through the 2016 UGB Expansion.

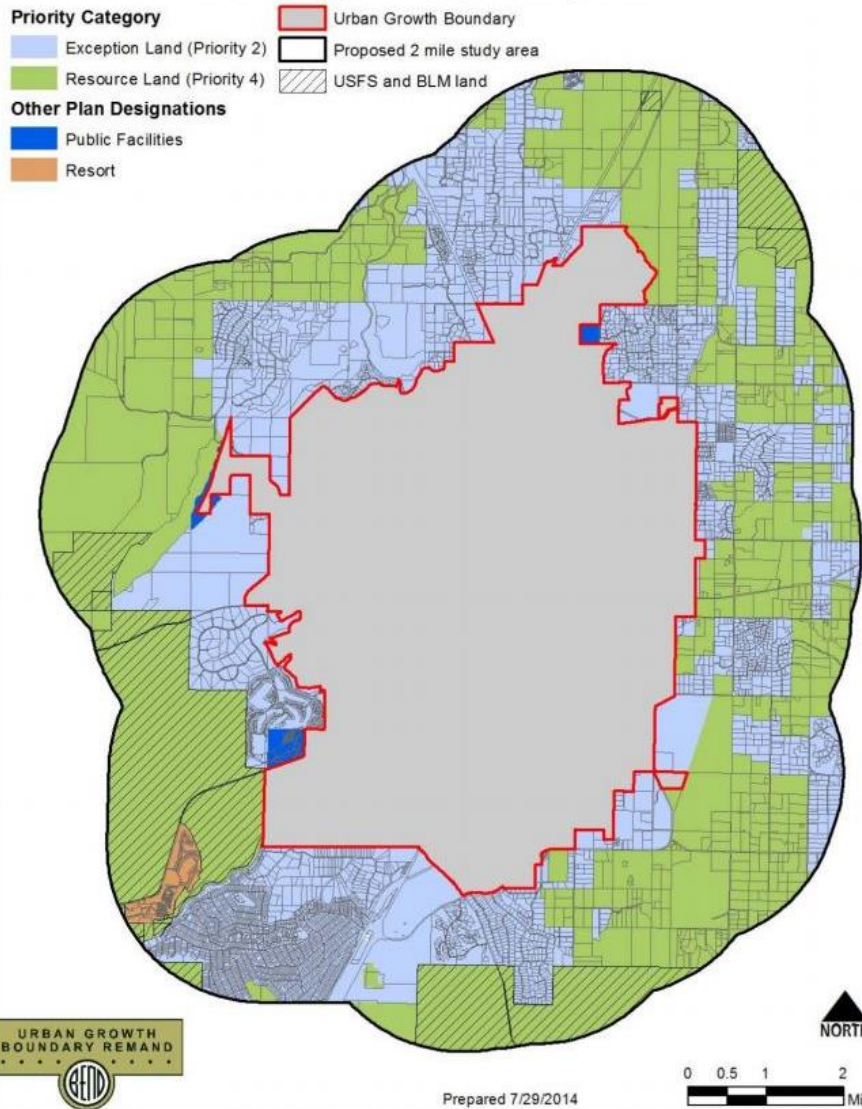
The Employment TAC was able to identify "opportunity areas" within the city where zoning could be changed to allow 4-7 story mixed use development to accommodate future employment and economic growth.

Boundary TAC

The Boundary TAC's task was to determine where the UGB would be expanded to using the information and recommendations provided by the Residential and Employment TACs. They did this by first identifying evaluation criteria, based on state law and the 2010 remand order. Then, they analyzed various boundary and growth scenarios. The preliminary study area included approximately 18,000 acres of exception land; that is, land that is not recognized as being suitable for farm or forest use or land that has been physically developed or irrevocably committed. From this 18,000 acres or so, the committee began to weigh and balance various suitability factors identified in Statewide Planning Goal 14, Urbanization, which included:

- Efficient land use
- Orderly Public Facilities
- Environmental, Social, Economic and Energy Consequences
- Compatibility with Farm and Forest Land

UGB Study Area by Priority Class



This analysis also took into consideration other factors such as impacts to Vehicle Miles Travelled (VMT)/ Capita and Wildfire Risk. Ultimately the committee looked at three different expansion alternatives with various expansion areas that focused on different needs such as residential areas with significant or locally-serving employment and employment areas. This led to the final hybrid UGB proposal that included 2,380 total acres of expansion that had no expansion on resource land or development near natural resources.

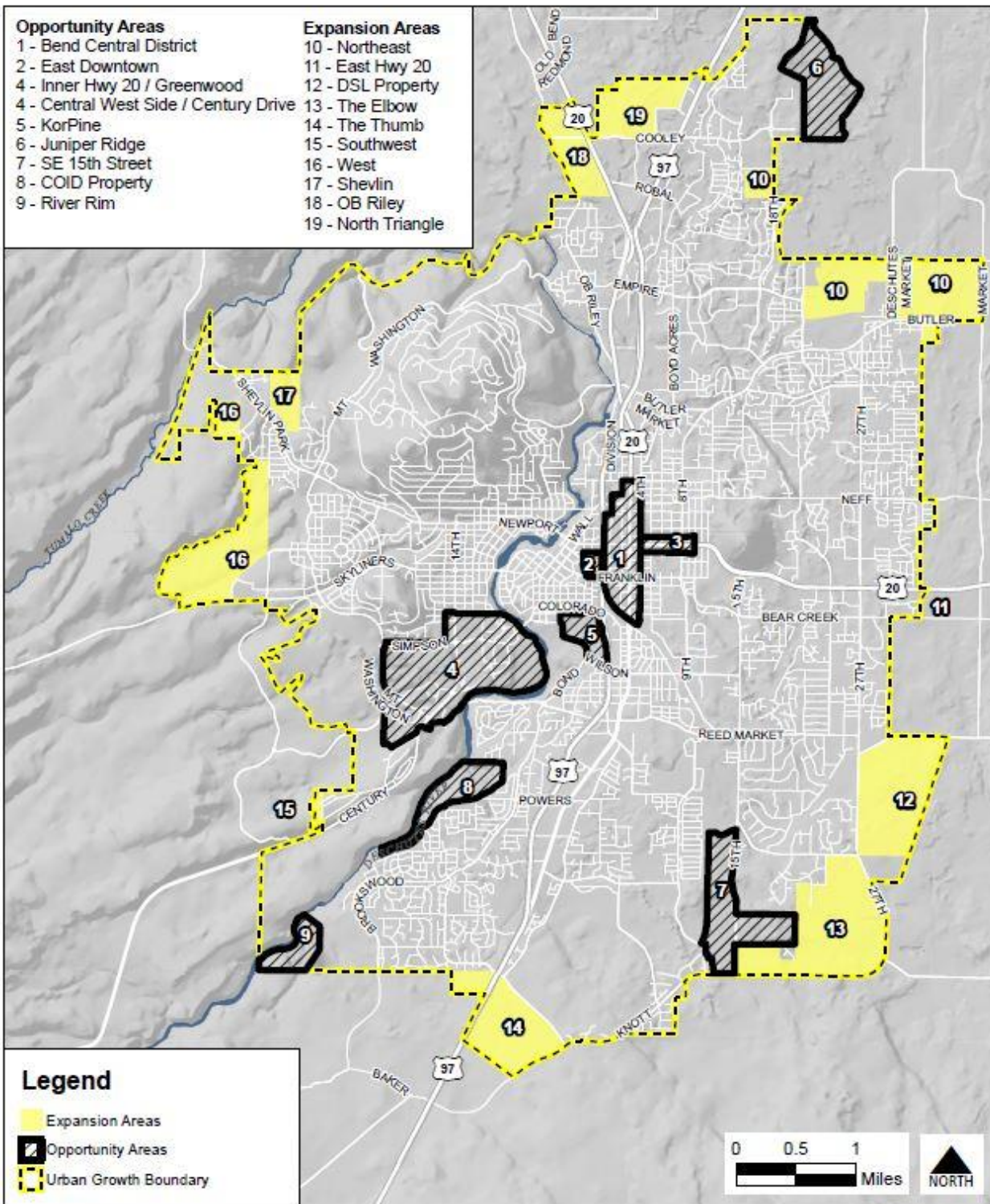
The UGB Proposal

The UGB Proposal included various adoption components including an updated Comprehensive Plan and Map, including a new Growth Management Chapter (Chapter 11) of the plan. In addition

updates were made to the Transportation Chapter of the Comprehensive plan to include new policies that were consistent with the City’s Integrated Land Use and Transportation Plan (ILUTP) and Development Code changes such as the creation of two new mixed use zones and increased maximum and minimum densities in the Residential Standard (RS) zoning. The proposal incorporated various land use ‘efficiency measures’ in order to encourage greater diversity and density of housing and mixed use development. This focused redevelopment and major changes to “Opportunity Areas” in order to limit changes in existing neighborhoods.

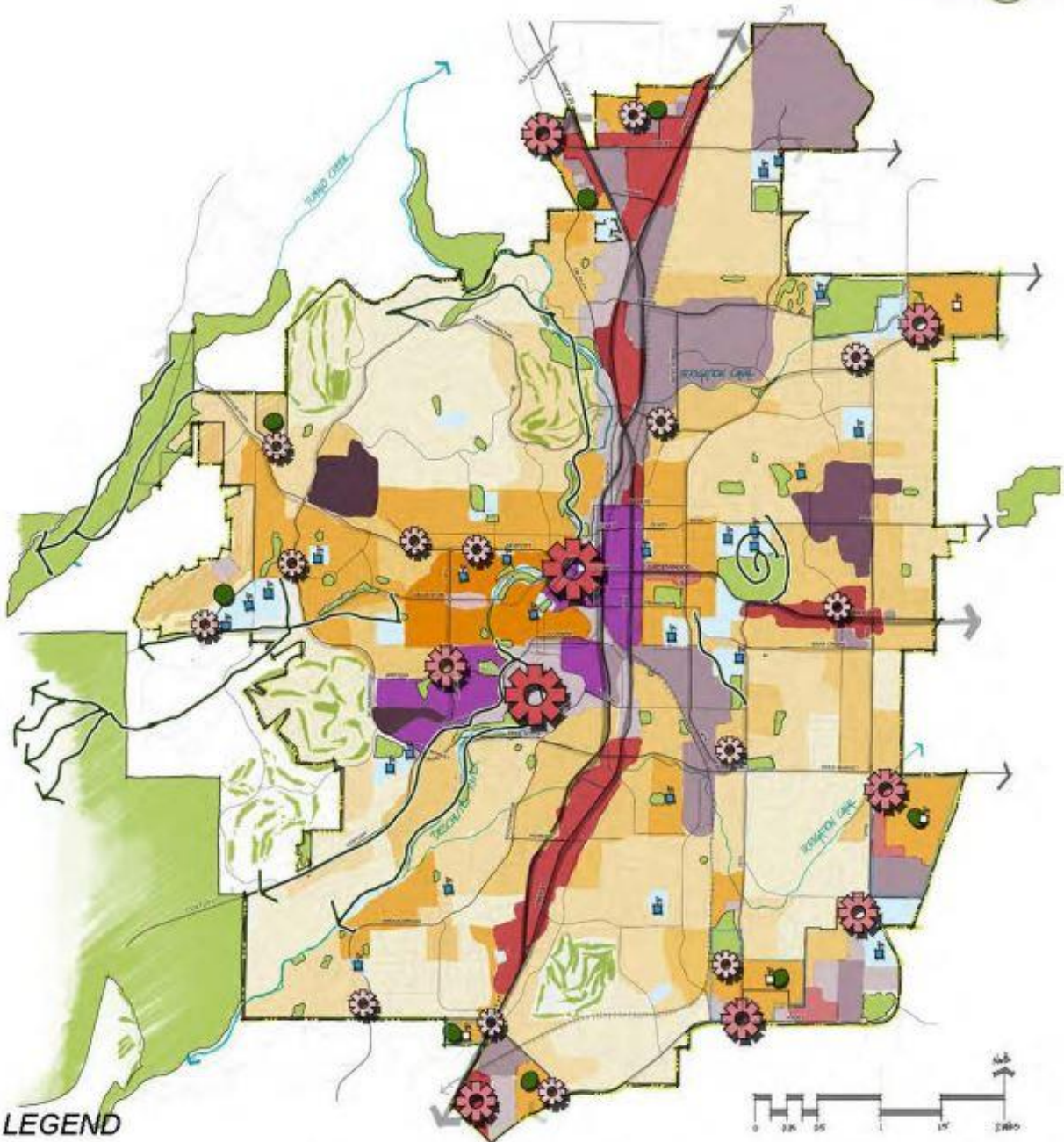
The idea throughout the UGB process was to create complete communities through urban form. At the end of the UGB proposal, 66% of housing would be within ½ mile of existing or future schools; 99% of housing within ½ mile of an existing or future park; and 86% of housing within ½ mile of existing or future commercial uses.

Bend UGB 2016



BEND FUTURE URBAN FORM DIAGRAM

This diagram is conceptual, non-regulatory, and subject to change.



LEGEND

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> --- City Limits — Urban Growth Boundary — River/Stream — Rail Road — Principal Arterial / Expressway — Arterial — Park/Open Space — Deschutes National Forest — Trails ● Potential Future Park/Open Space Area | <p>Neighborhoods</p> <ul style="list-style-type: none"> ■ Early Bend ■ Traditional ■ Mixed Suburban ■ Single Family Suburban ■ Large Lot ■ Transect | <p>Centers and Corridors</p> <ul style="list-style-type: none"> ⚙ Urban Mixed Use Center ⚙ Major Commercial Corridor ⚙ Community Comm. Center ⚙ Community Comm. Corridor ⚙ Local Commercial Center ⚙ Local Commercial Corridor ⚙ Mixed Use District | <p>Employment Districts</p> <ul style="list-style-type: none"> ■ Higher Education ■ Medical ■ Industrial/Professional Off. ■ Mixed Employment <p>Public Facilities</p> <ul style="list-style-type: none"> ■ Public Facilities ■ Existing Schools ■ Potential Future Schools |
|---|--|---|--|

