



WELCOME!

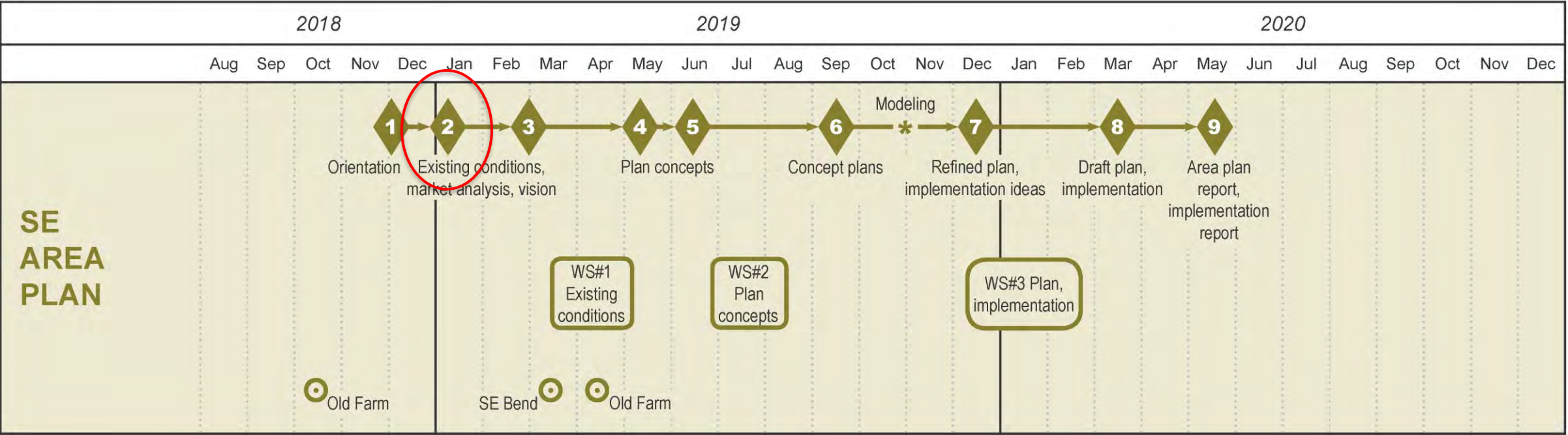
SOUTHEAST AREA PLAN ADVISORY COMMITTEE

JANUARY 17, 2019



BEND TRANSPORTATION AND LAND USE PROGRAM

Southeast Area Plan Work Plan and Process



PUBLIC INVOLVEMENT PLAN





SOUTHEAST AREA PLAN ADVISORY COMMITTEE

JANUARY 17, 2019

BEND AREA PLAN EXAMPLES



- These slides present several examples of special planned districts in Bend
- The districts differ in size, land use planning, road alignment, and building design standards
- They're intended to show how special planned districts have been used to plan for areas with or without a master plan or area plan
- The City has eighteen (18) special planned districts that include master planned communities, smaller planned neighborhoods, schools and colleges, and natural areas.

SPECIAL PLANNED DISTRICTS



- Cover areas of various size in Bend
 - For example: Dean Swift – 29 Acres; NorthWest Crossing – 486 acres
- Some allow land uses different from those allowed in base zones
- Some rely on overlay zones or overlay districts to allow different densities and types of housing
- Several have specific roadway and right of way plans
- Several have their own design and development standards for homes and buildings

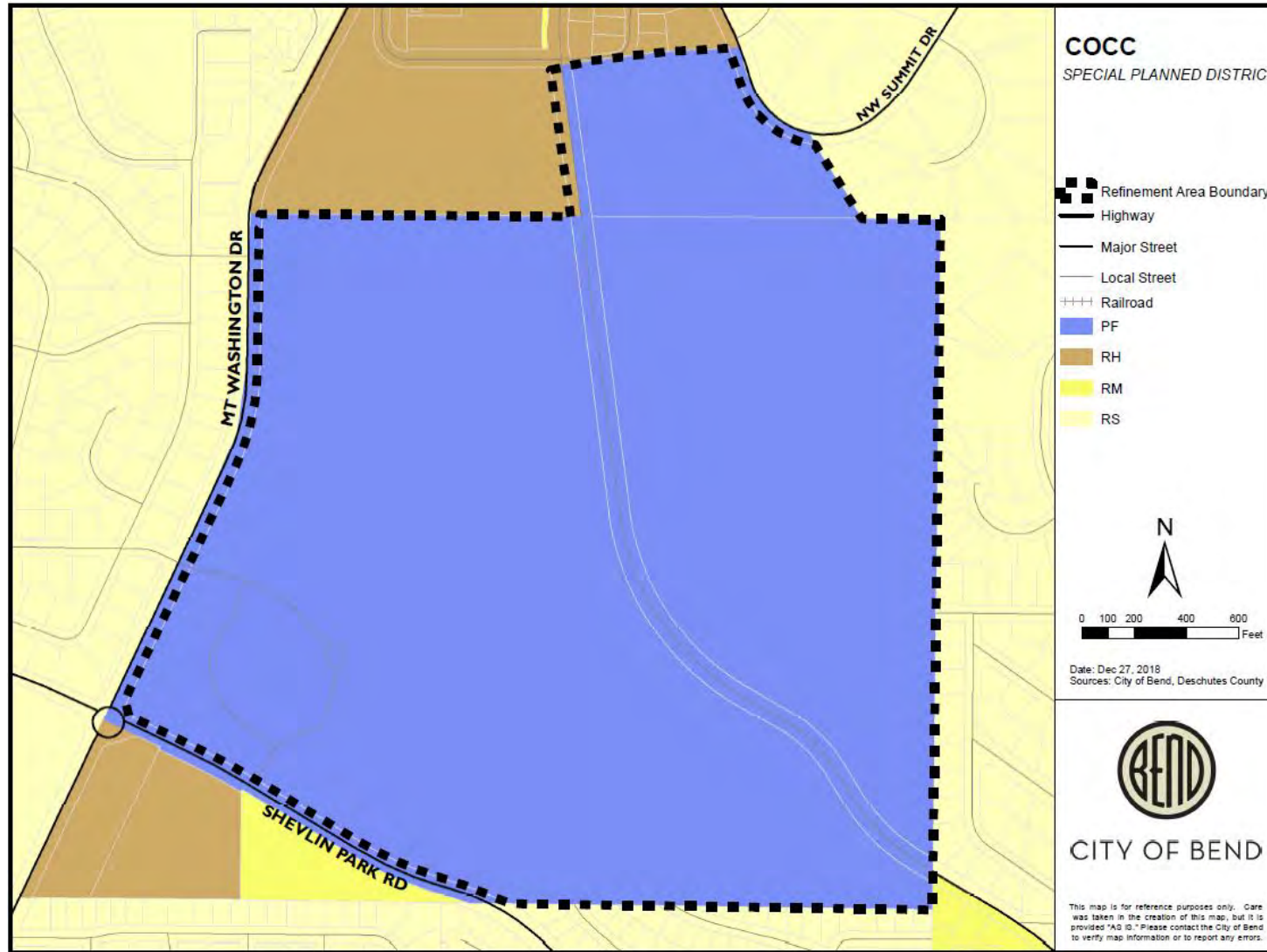


SPECIAL PLANNED DISTRICTS

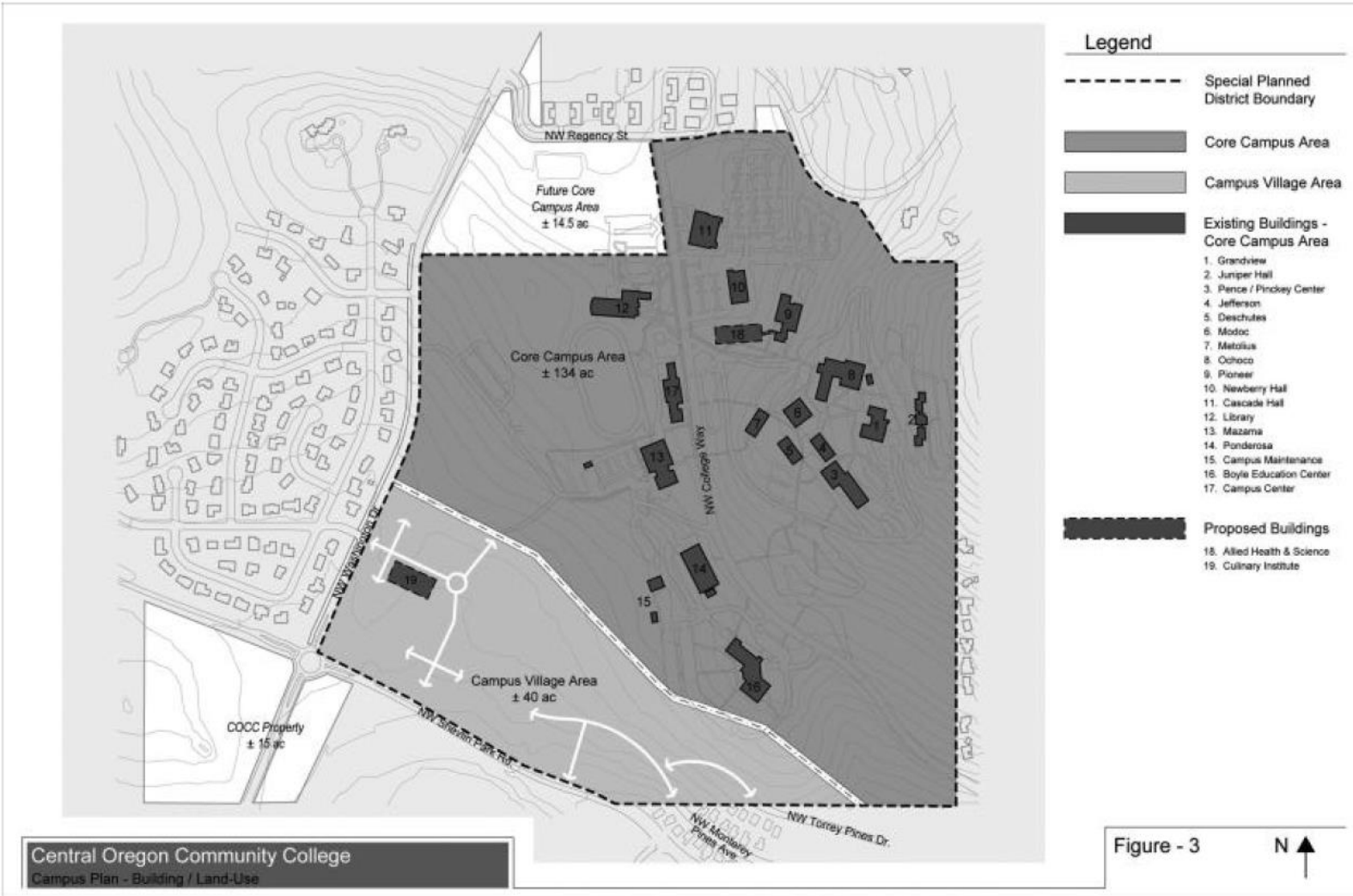


- Bend Development Code, Chapter 2.7: Special Planned Districts:
 - 2.7.300 to 2.7.330 – NorthWest Crossing Overlay Zone
 - 2.7.400 – Dean Swift Refinement Plan Development Standards
 - 2.7.800 to 2.7.930 – Murphy Crossing Refinement Plan
 - 2.7.1000 to 2.7.1010 – Central Oregon Community College (COCC) Special Planned District/Overlay Zone
- See Development Code online - <https://www.codepublishing.com/OR/Bend/>

CENTRAL OREGON COMMUNITY COLLEGE

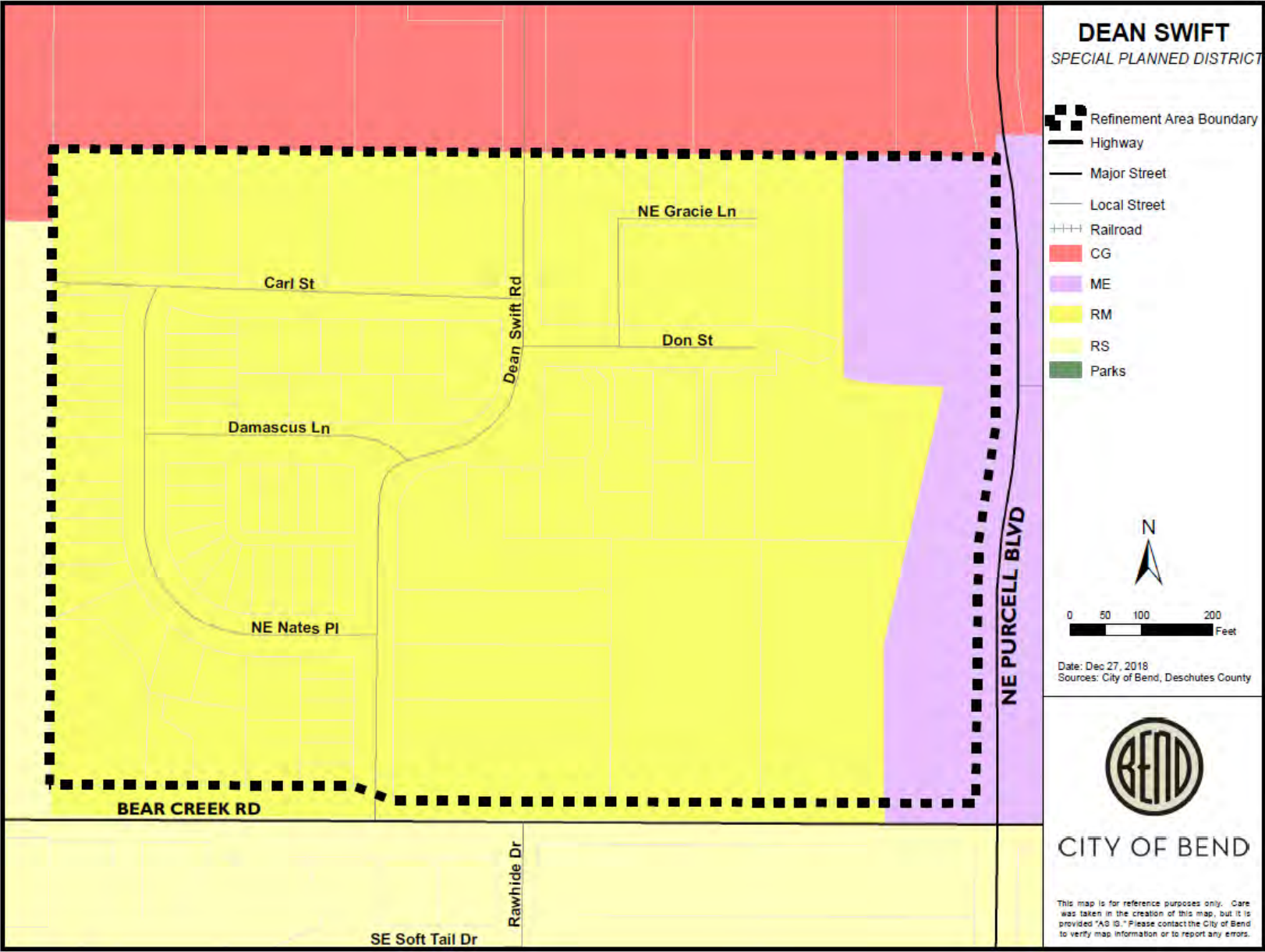


CENTRAL OREGON COMMUNITY COLLEGE

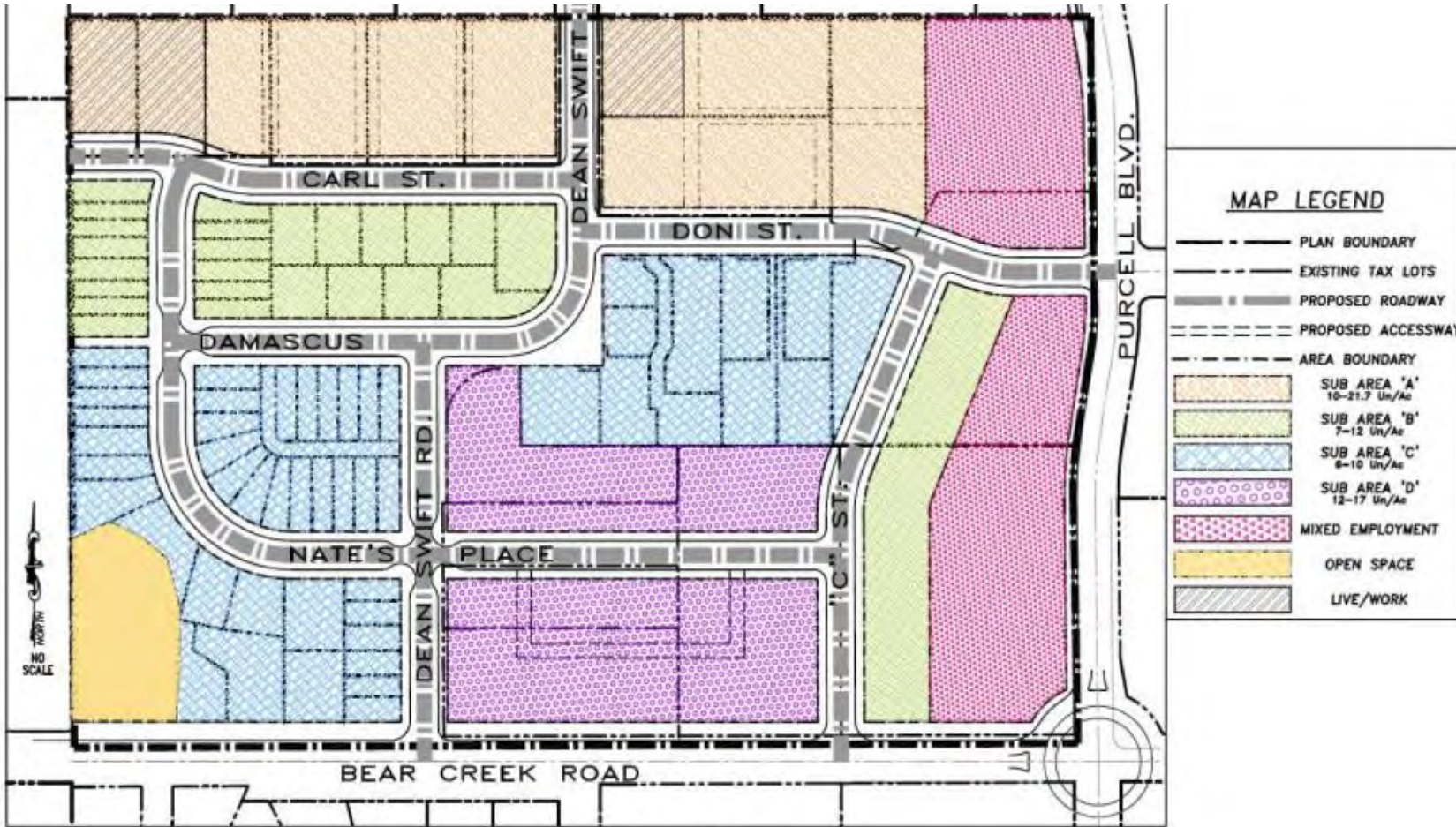


- Special planned district with overlay zone
- Implements Public Facilities Zone (PF) at the Awbrey Butte Campus
- Describes allowed land uses in Core Campus Area and Campus Village Area
- Includes road and circulation plan for campus

DEAN SWIFT



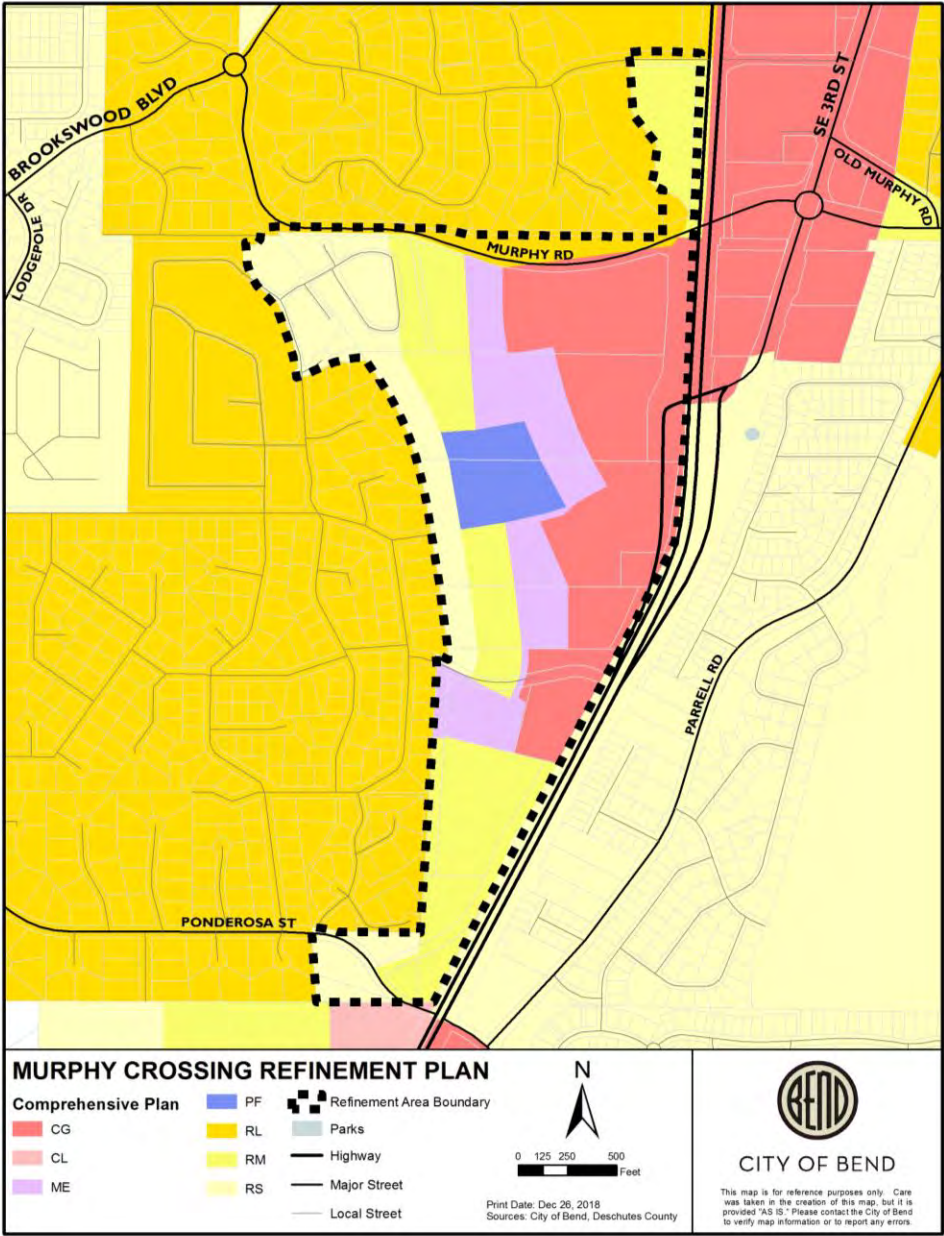
DEAN SWIFT



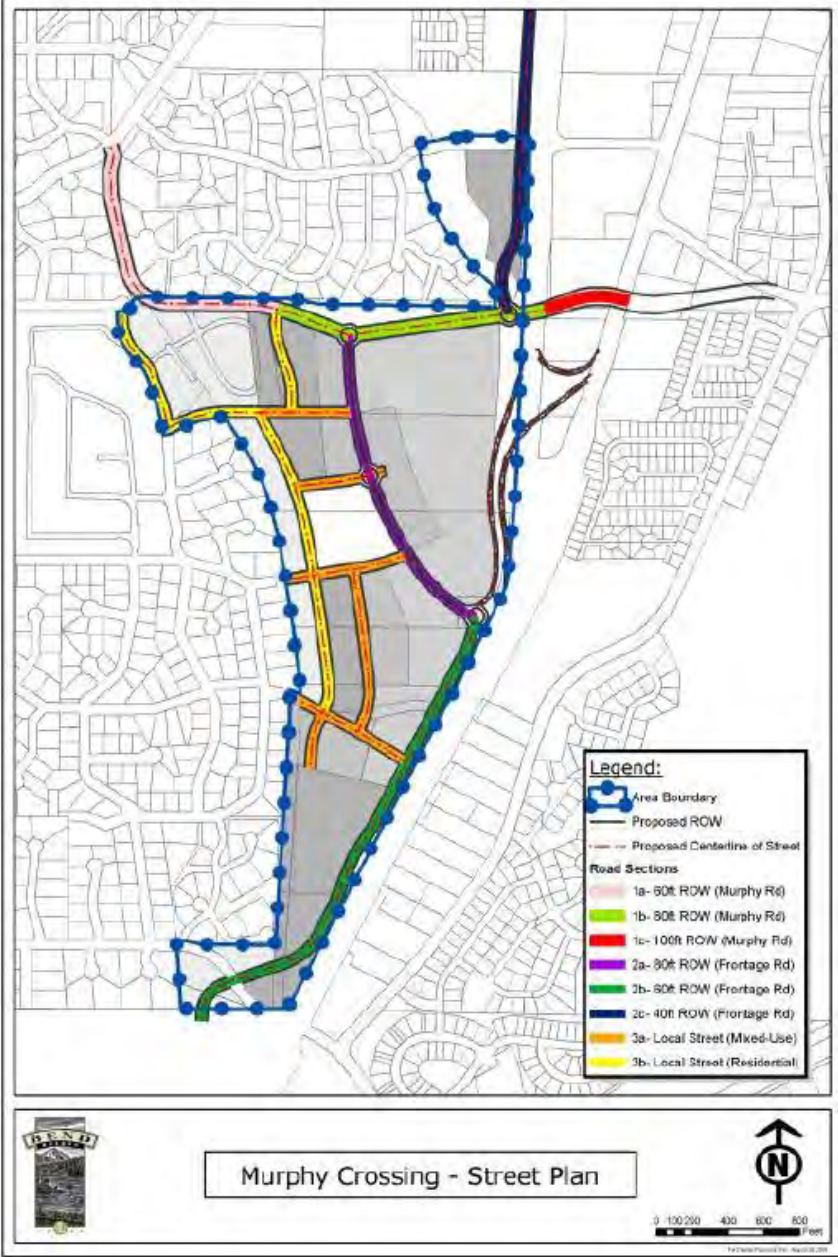
DEAN SWIFT
REFINEMENT PLAN UPDATE
2013

- Implements refinement plan for Dean Swift Area
- Overlay zone includes development standards for four residential subareas
- Mixed employment area
- Design standards
- Road layout plan

MURPHY CROSSING

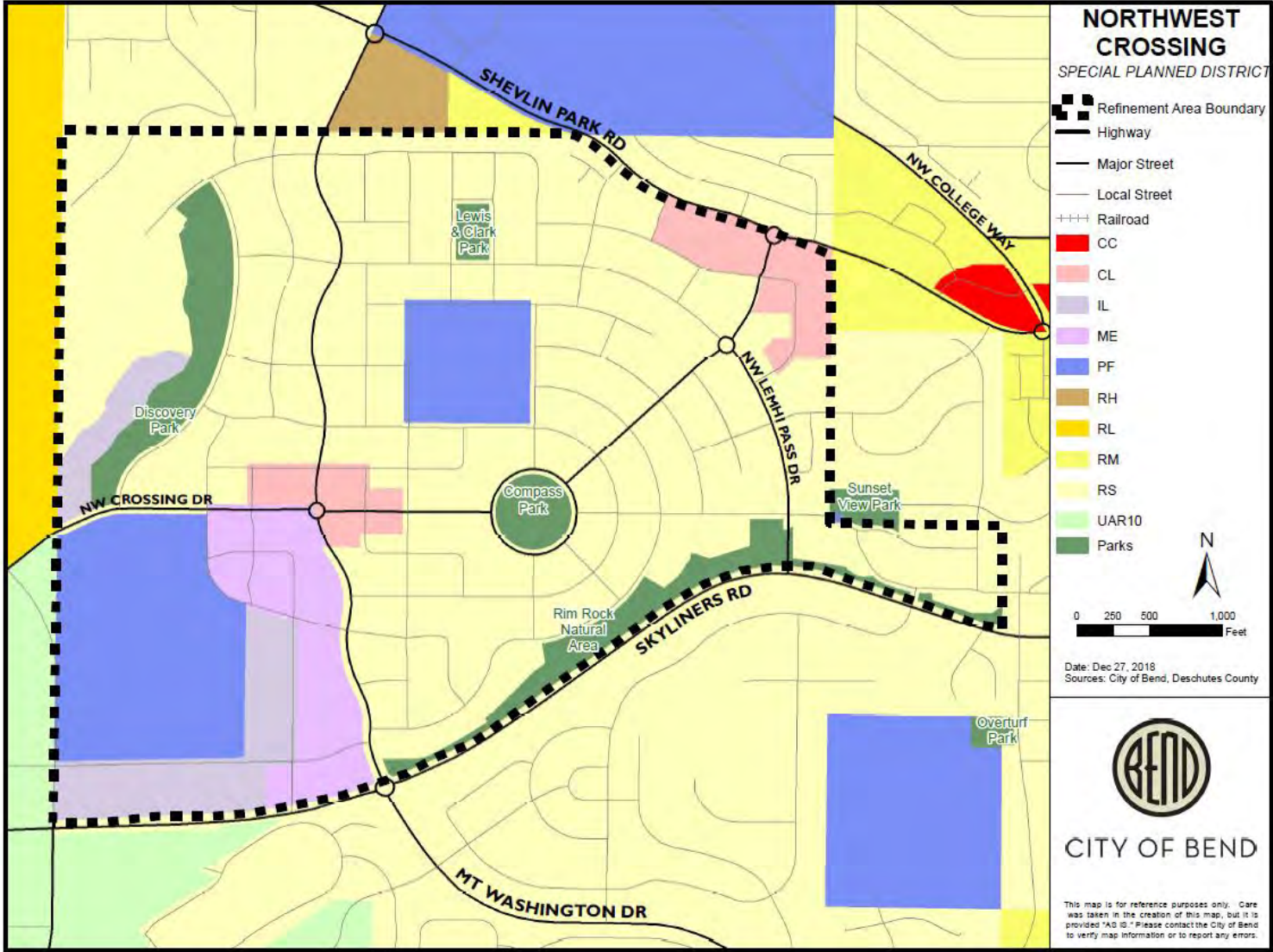


MURPHY CROSSING



- Special planned district implements Murphy Crossing Refinement Plan
- Street plan includes specific ROW specs for internal streets and frontage road
- Plan designations include standard and medium residential, mixed employment, general commercial

NORTHWEST CROSSING



NORTHWEST CROSSING

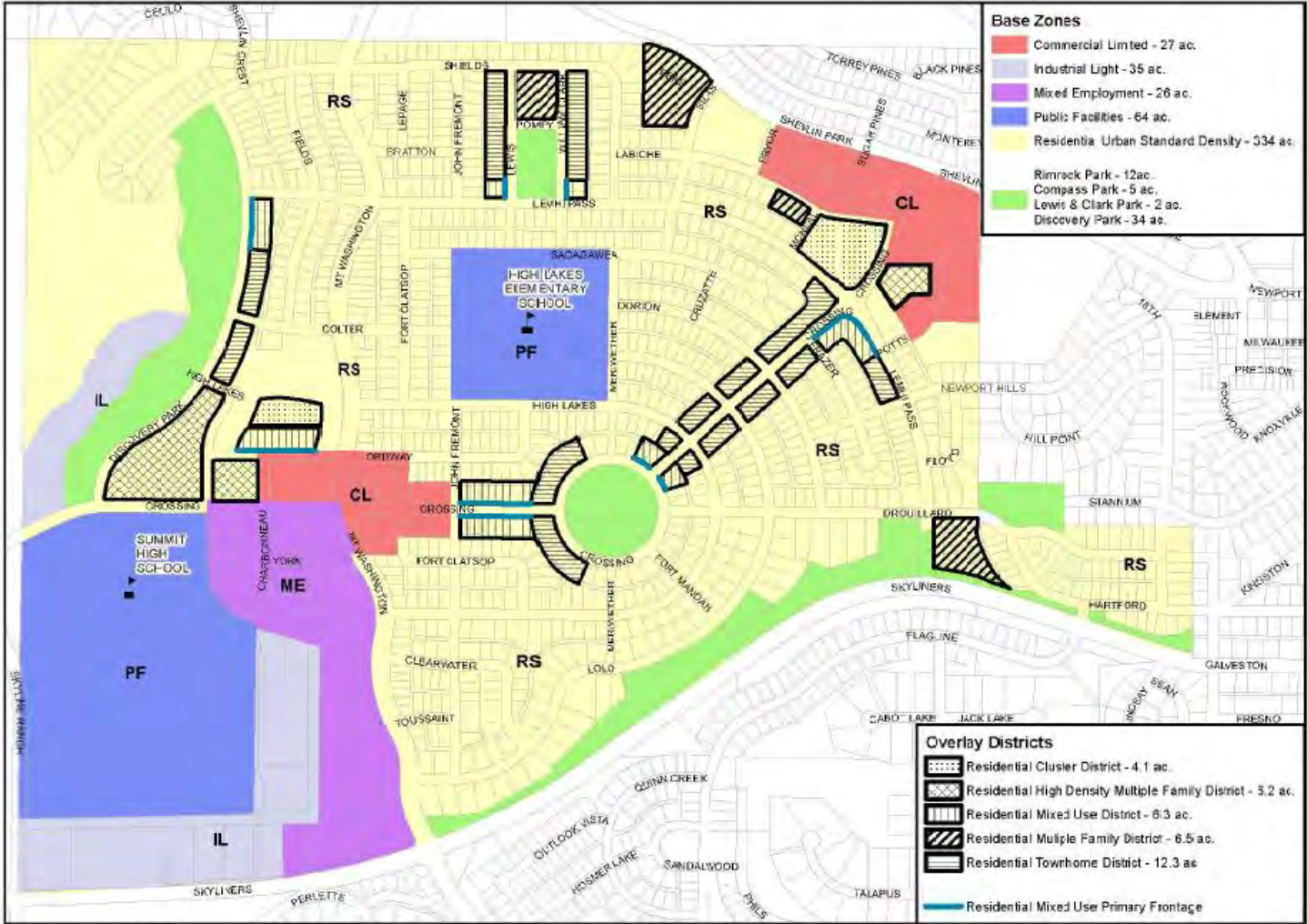


Figure 2.7.330C
Northwest Crossing
Zoning

Map effective July 1, 2016. Prepared by City of Bend
Community Development Dept.
Q:\GIS\NW_Crossing\Map\MAD\Fig2.7.330C.mxd

- Overlay zone implements NorthWest Crossing Master Development Plan and Bend Comp Plan policies
- Five (5) overlay districts for different types of housing
- Two commercial districts
- Two employment areas zoned ME and IL
- Two schools, four public parks





LEARNING FROM OTHER AREA PLANS

FROG POND AREA PLAN

WILSONVILLE, OREGON



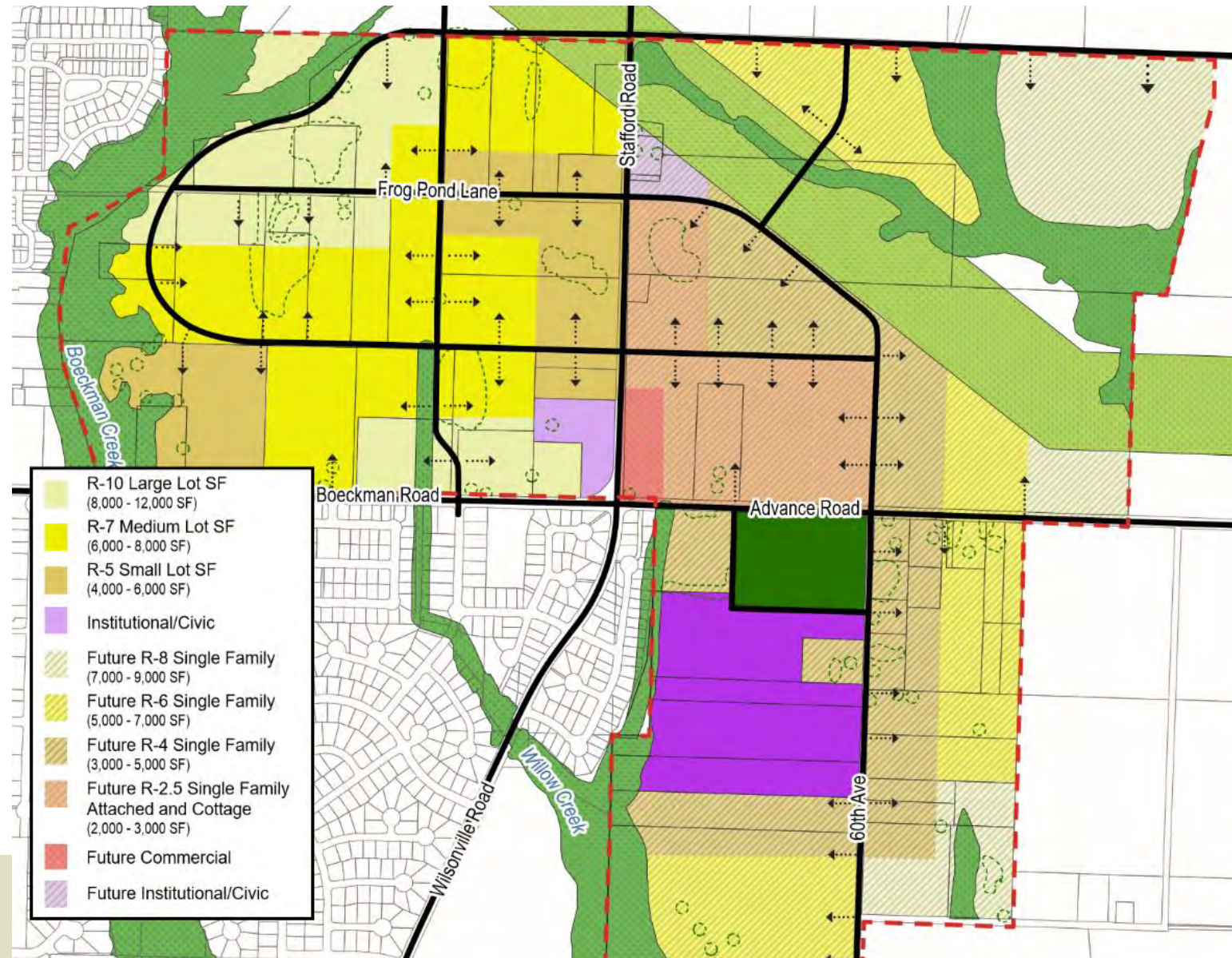
- 500 Acres
 - 220 ac. in UGB
 - 280 ac. in urban reserve
- 52 properties
- Area Planning completed in 2017
- Middle school built
- 35 acres annexed and under construction
- 28 acres submitted/pending for 2019 development
- High pace of activity and sense of momentum



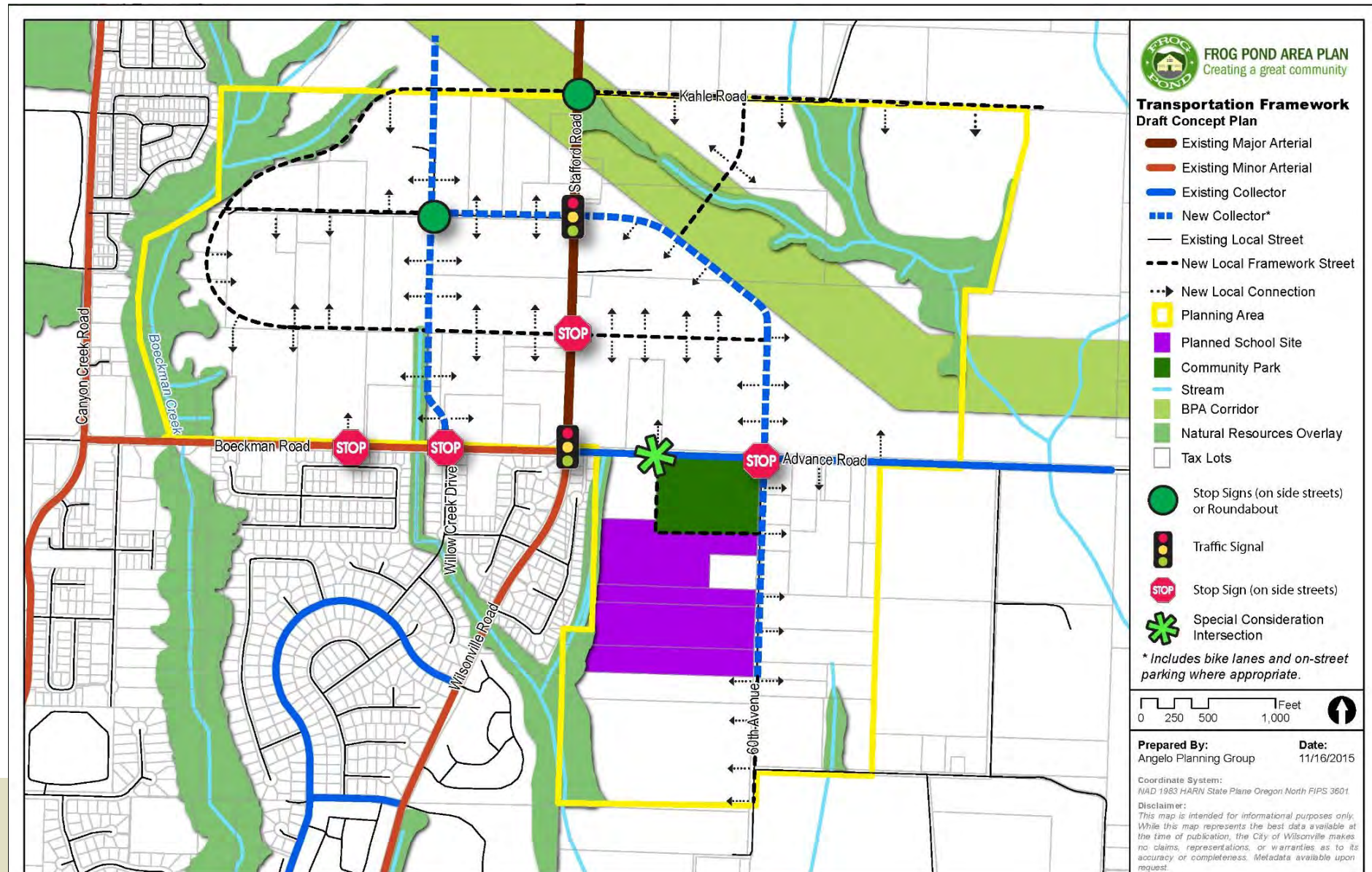
FROG POND AREA PLAN LAND USE AND STREET FRAMEWORK



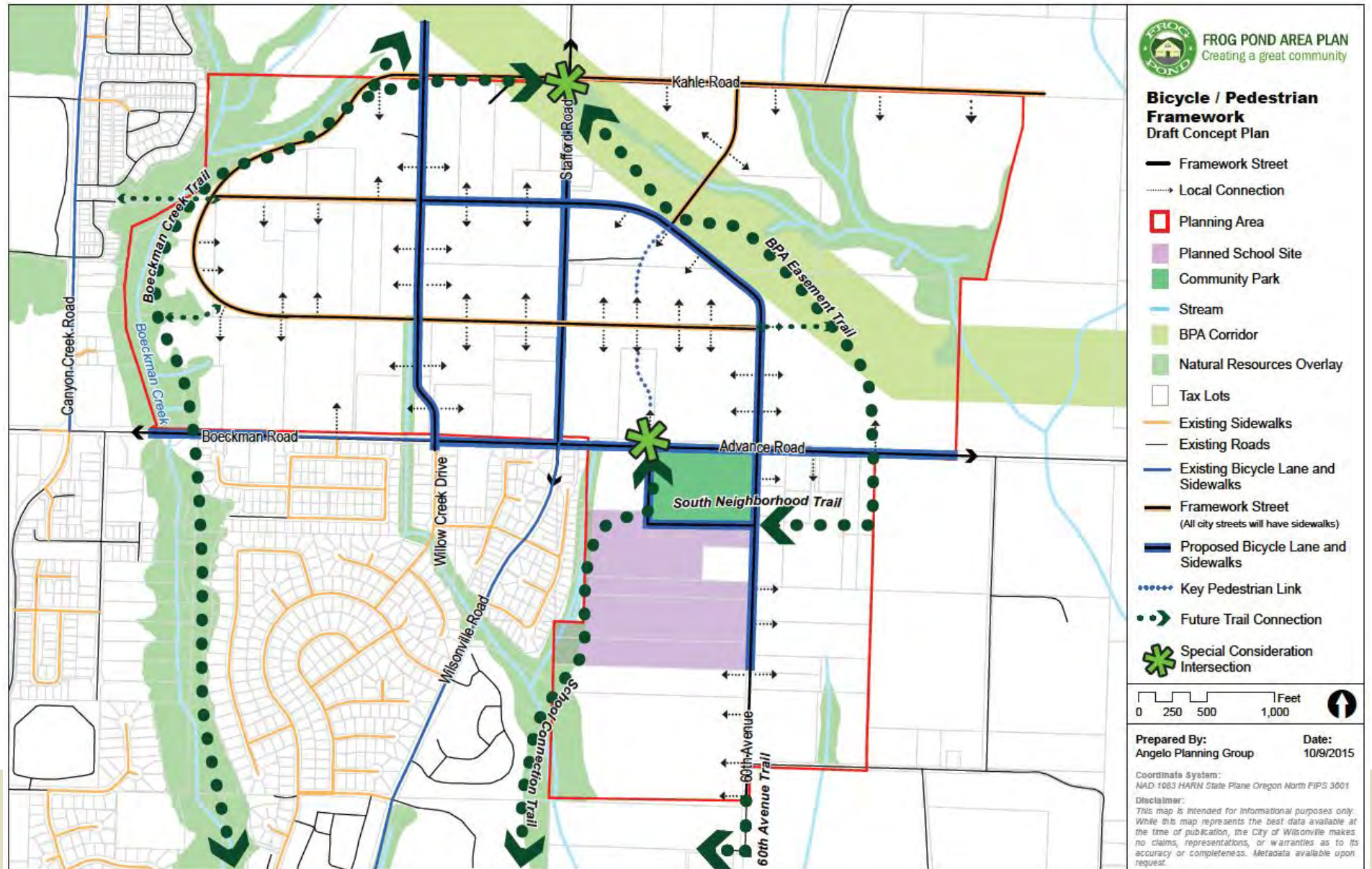
- Variety of residential zones
- Framework Streets (solid black lines)
- Local Street Connections Guidance (dashed lines)



STREET AND INTERSECTION TYPES WITH TRANSPORTATION ANALYSIS



BICYCLE, PEDESTRIAN AND TRAIL FRAMEWORK STRONG CONNECTIONS TO EXISTING CITY

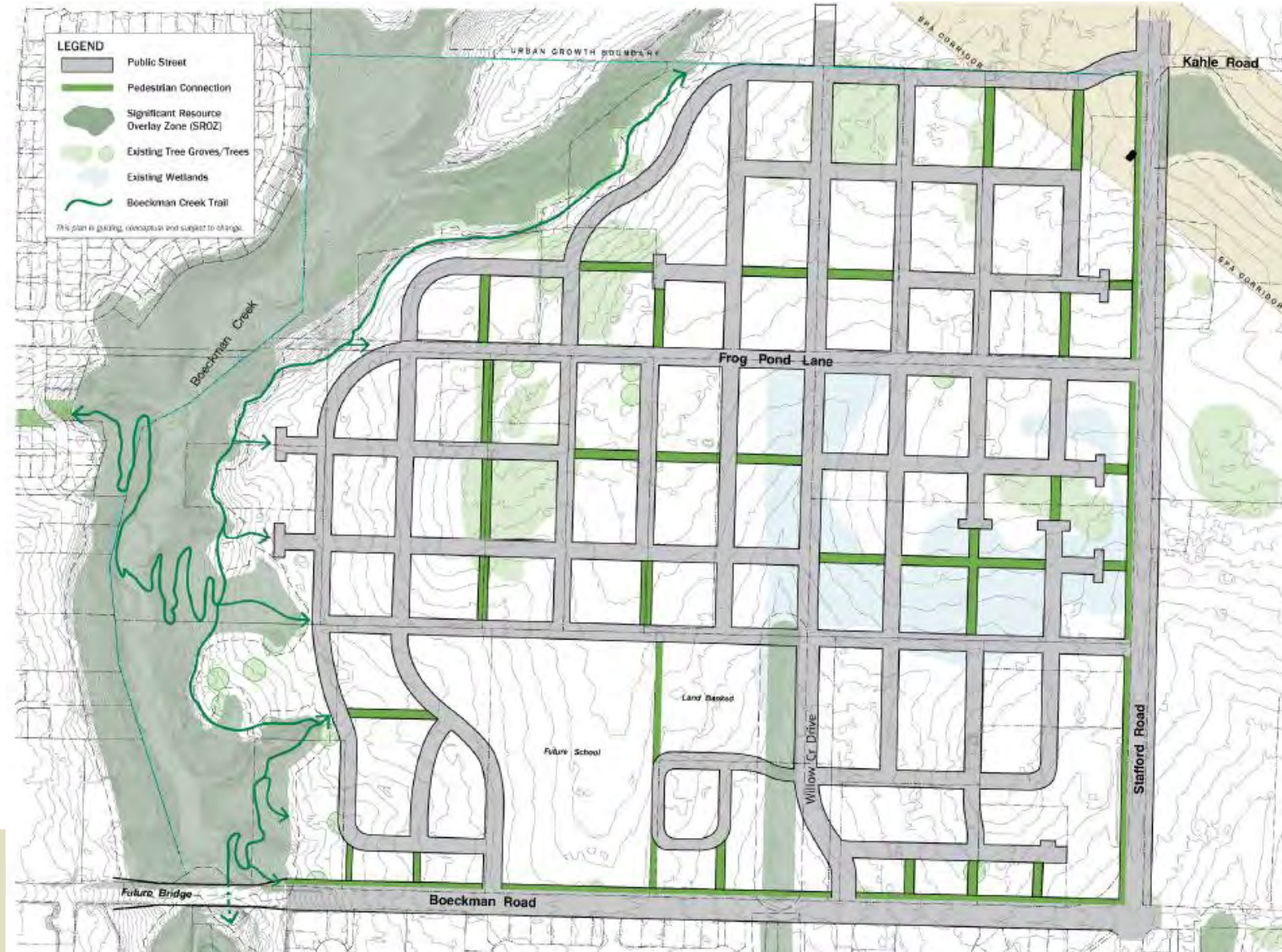


STREET DEMONSTRATION PLAN FOR FROG POND WEST – A KEY TOOL FOR COORDINATING 25 OWNERSHIPS



The area is pre-planned for local streets.

There is flexibility to provide “substantially equivalent connectivity” through development review.





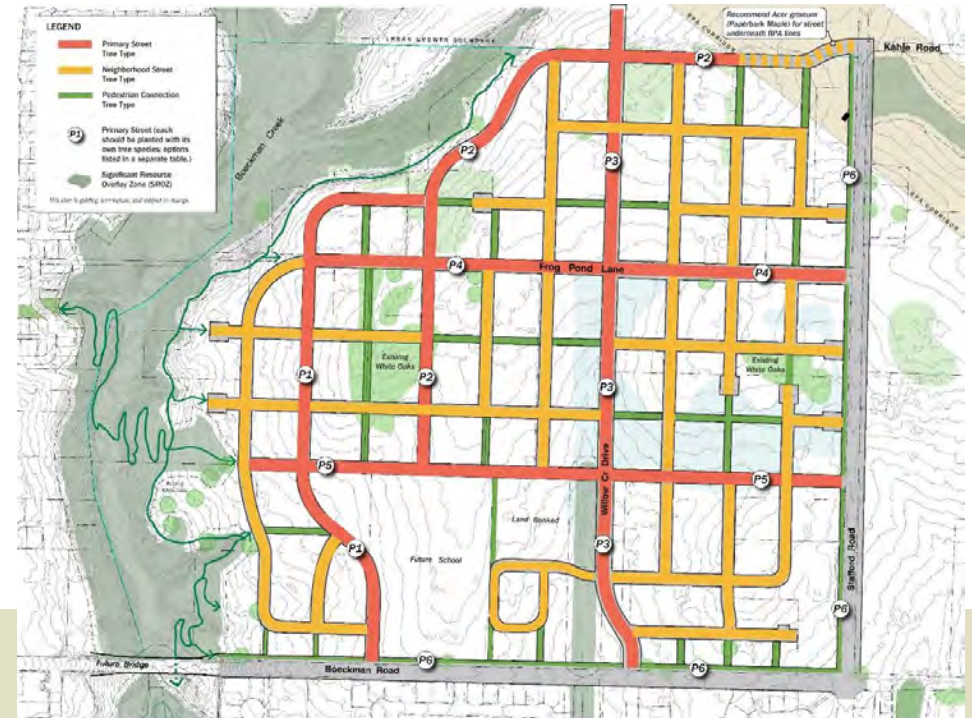
OTHER PLAN ELEMENTS

- Gateways
- Design Standards
- Street Tree Plan
- Boeckman Creek Trail



BOECKMAN TRAIL CROSS-SECTION

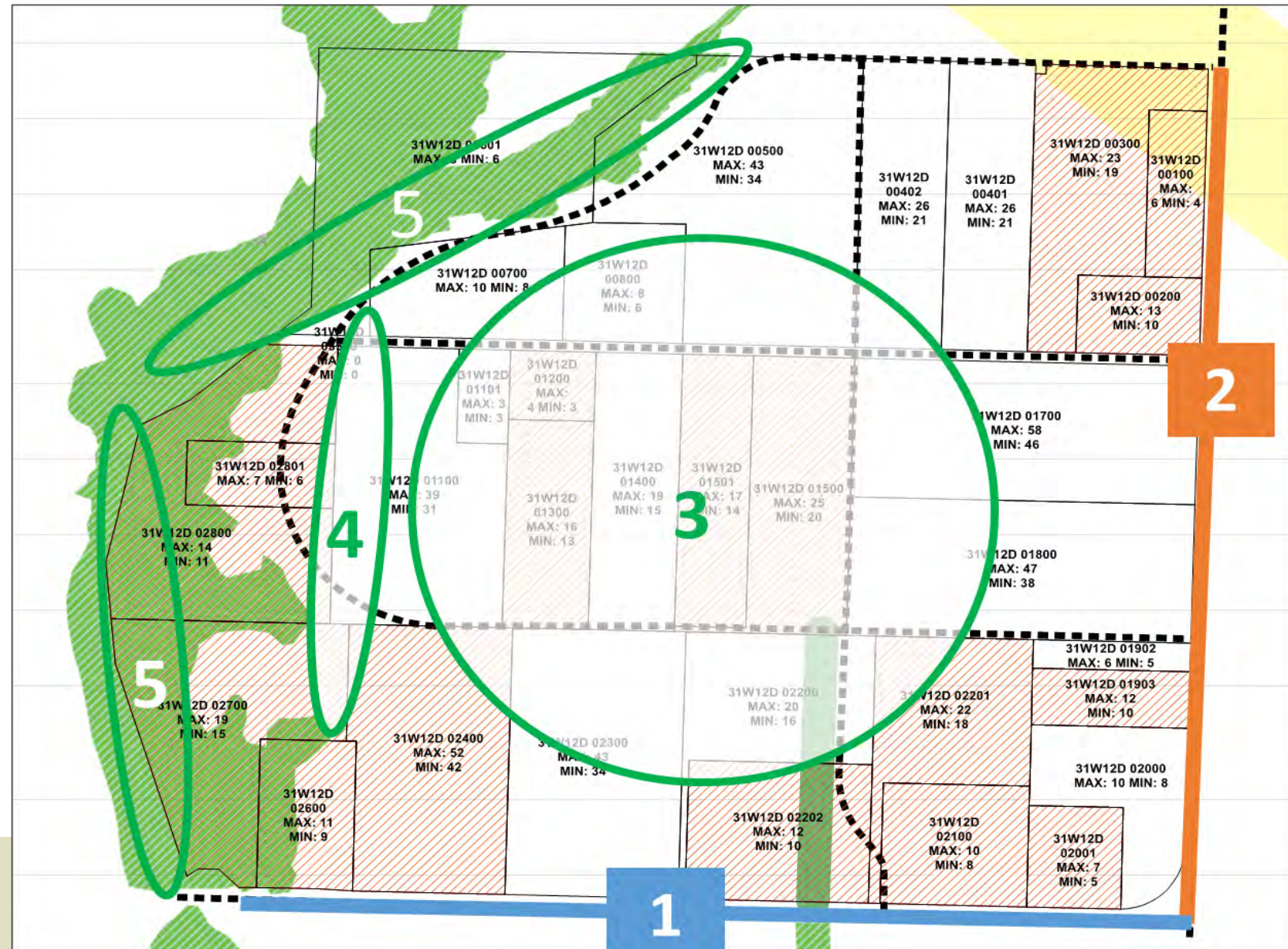
FROG POND MASTER PLAN | June 21 2016



THE FROG POND FUNDING PLAN



- Identifies key Master Plan projects, costs and timing
- Determines who pays for what
- After a review of multiple tools, adopted a new funding tool: the Frog Pond Infrastructure Supplemental Fee:
 - Pays for the portion of Master Plan infrastructure not covered by SDCs or other sources
 - Distributes costs equitably to all development (equivalent dwelling unit basis)
 - Adds \$15,000 (approx.) to each EDU



FROG POND FUNDING PLAN SUMMARY MASTER PLAN PROJECTS



Project	Estimated Total Cost*	Who Builds	Proposed Funding Sources	Notes / Amounts	
Boeckman Road with sanitary sewer	\$ 4,438,000	City	Supplemental fees SDCs	South side North side	\$ 2.02 million \$ 2.42 million
Stafford Road with water and sanitary sewer	3,164,000	City	Supplemental fees SDCs	West side only, east side pending UGB expansion	
Neighborhood Park	2,407,000	City	Supplemental fees	Land Improvements	\$ 980,000 \$1,427,000
Trailhead Park	1,143,000	City/Developers	SDCs	Land Improvements	\$ 588,000 \$ 555,000
Boeckman Trail	850,000	City/Developers	SDCs		
	\$ 12,002,000				

** All costs are planning level estimates and assume public sector construction*

FROG POND WEST - VISION

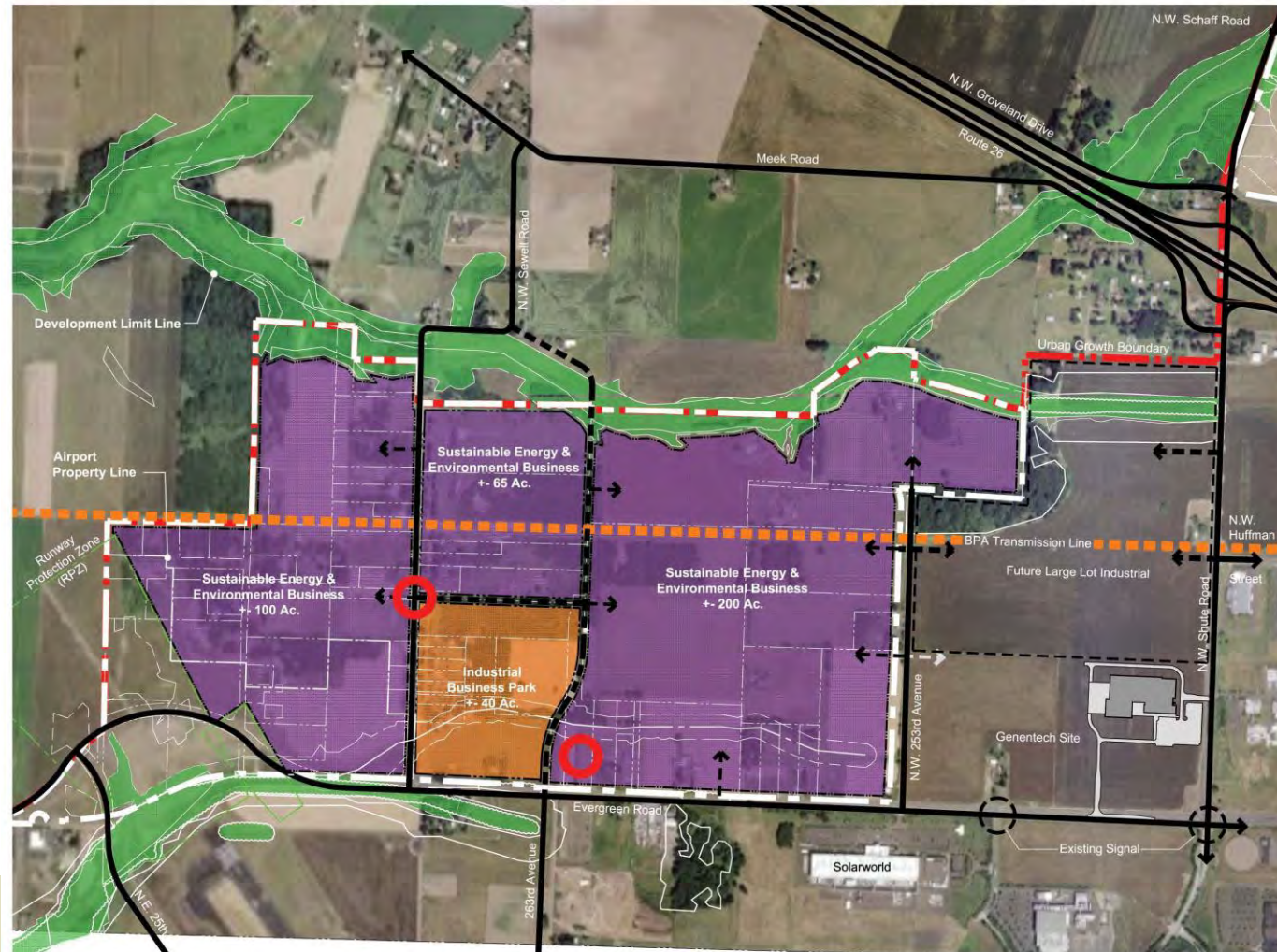


EVERGREEN CONCEPT PLAN – AN EMPLOYMENT AREA PLAN



HILLSBORO, OR

- Added to UGB in 2004 for large lot industrial uses
- Concept Plan (2007) - identified land uses, streets, needed infrastructure, zoning, funding tools (not a plan)
- Overall, slow to annex and develop due to:
 - Recession
 - Big infrastructure needs
- City formed an urban renewal district, and built some key infrastructure
- Area is now experiencing high level of development interest and activity



Evergreen
concept plan

Figure IV.1
Conceptual
Illustration A
October 2007

Legend

- Sustainable Energy & Environmental Business
- Industrial Business Park
- Commercial Node
location not specific - see ESID

0 800 1,600
Feet

Angelo
planning group

CH2MHILL
IDC

LCG

DKS Associates
TRANSPORTATION SOLUTIONS

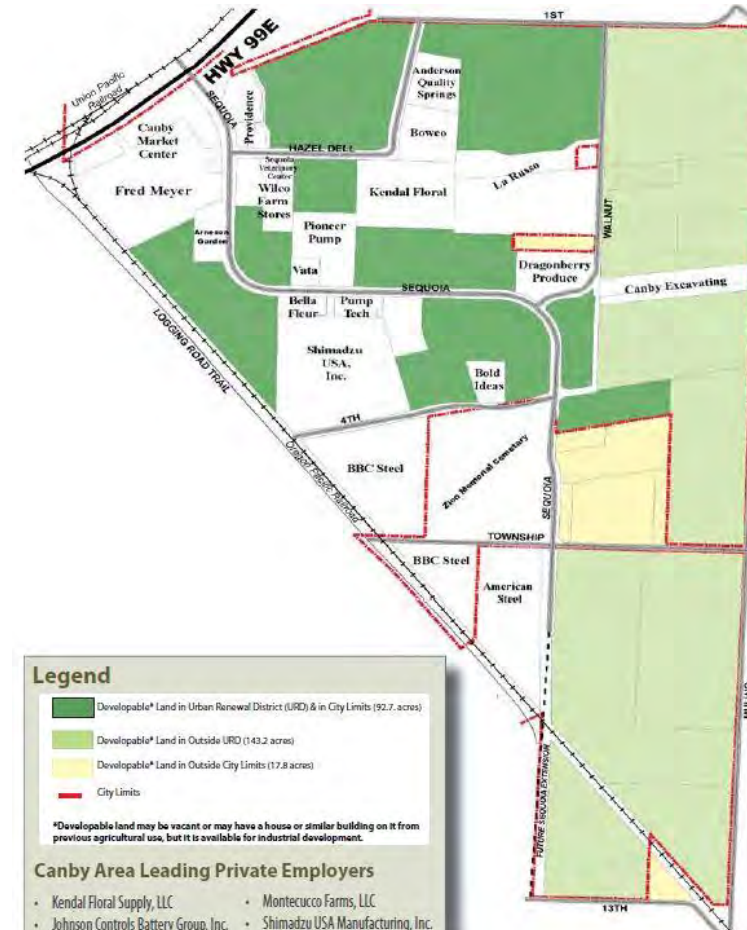
CITY OF HILLSBORO

PIONEER INDUSTRIAL PARK MASTER PLAN

CANBY, OREGON



- 300+ acres zoned, served and available industrial sites
- Established in 1999, following completion of master plan and city investment in trunk infrastructure
- About 1/3 developed, with 14 industrial companies, totaling about 1000 jobs
- Multiple industrial prospects looking at sites in 2018
- Viewed as local success story
- *Source: 2018 Canby State of the City address to Canby Area Chamber of Commerce*



Legend

- Dark Green: Developable* Land in Urban Renewal District (URD) & in City Limits (92.7 acres)
- Light Green: Developable* Land in Outside URD (143.2 acres)
- Yellow: Developable* Land in Outside City Limits (17.8 acres)
- Red dashed line: City Limits

*Developable land may be vacant or may have a house or similar building on it from previous agricultural use, but it is available for industrial development.

Canby Area Leading Private Employers

• Kendal Floral Supply, LLC	• Montecucco Farms, LLC
• Johnson Controls Battery Group, Inc.	• Shimadzu USA Manufacturing, Inc.
• Canby Fred Meyer	• American Steel
• Willamette Egg Farms, LLC	• Pioneer Pump, Inc.
• Wilson Construction Company	• SR Smith, LLC
• Cutsforth Thriftway	• First Student Management LLC
• Marquis Companies, Inc.	• G F Management Company
• JV Northwest, Inc.	• Terra Nova Nurseries, Inc.
• MEC Northwest	• Ruan Transport Corporation
• J. Frank Schmidt & Son Company	• Canby Telcom
• Canby Denny's, Inc.	• Roth Heating and Cooling



Canby's Pioneer Industrial Park



Hawsoft, Inc.



Anderson Quality Spring



JV Northwest



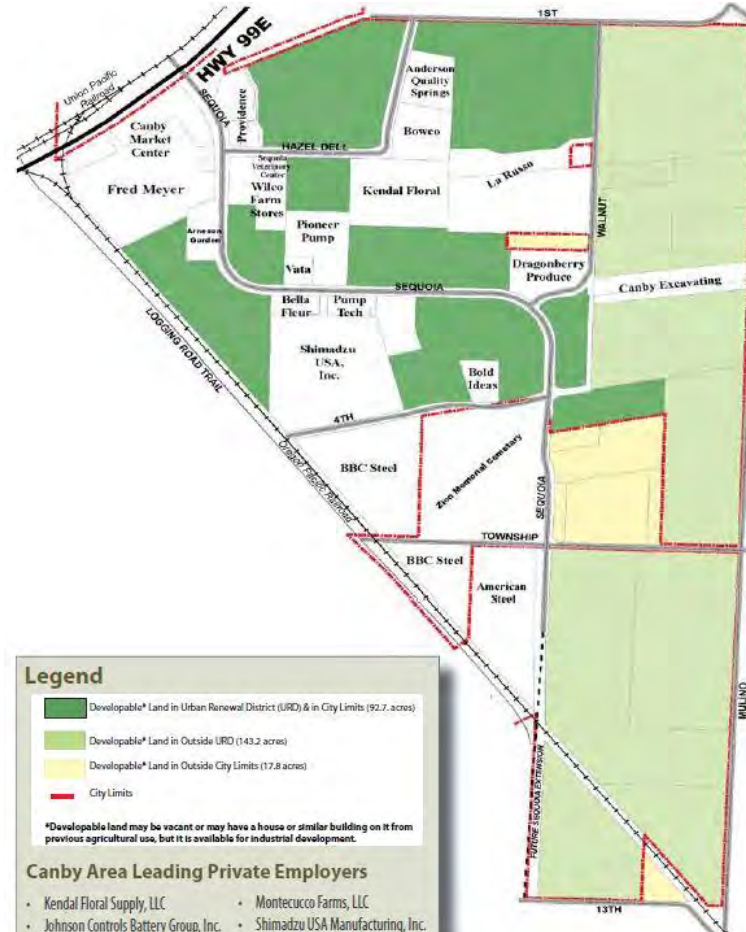
Shimadzu USA



AREA PLAN EXAMPLES



Pioneer Industrial Park, Canby



Canby's Pioneer Industrial Park



Hawsoft, Inc.



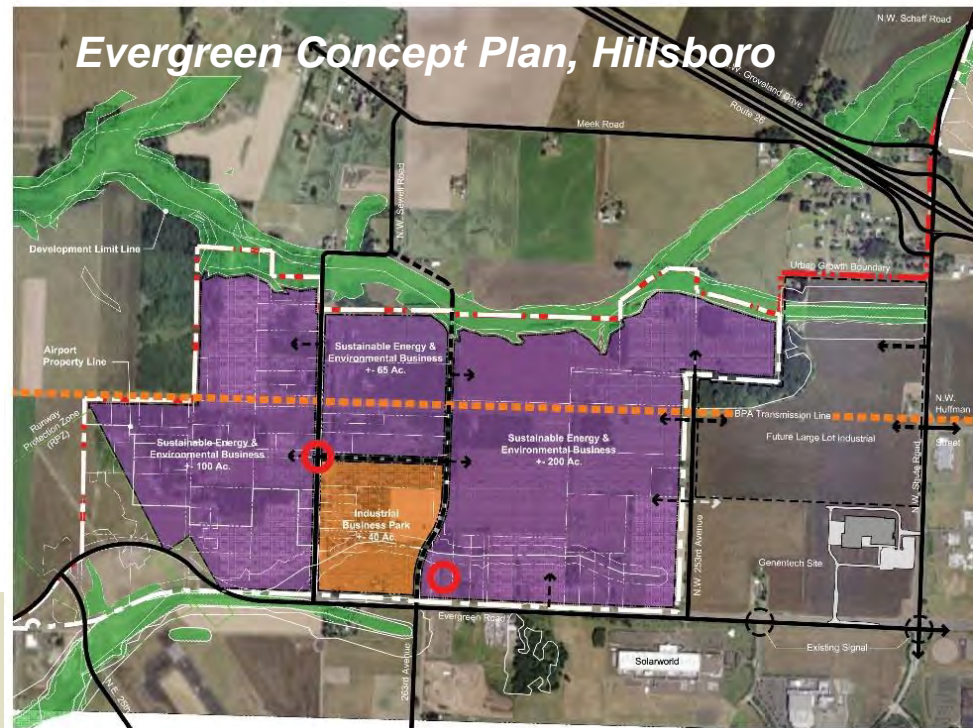
Anderson Quality Spring



JV Northwest



Shimadzu USA



Evergreen
concept plan

Figure IV.1
Conceptual Illustration A
October 2007

Legend

- Sustainable Energy & Environmental Business
- Industrial Business Park
- Commercial Node location not specific - see ESD

0 800 1,600 Feet

Angelo planning group

CH2MHILL IBC

LCG

DKS Associates

CITY OF HILLSBORO

Legend

- Developable* Land in Urban Renewal District (URD) & in City Limits (92.7 acres)
- Developable* Land in Outside URD (143.2 acres)
- Developable* Land in Outside City Limits (17.8 acres)
- City Limits

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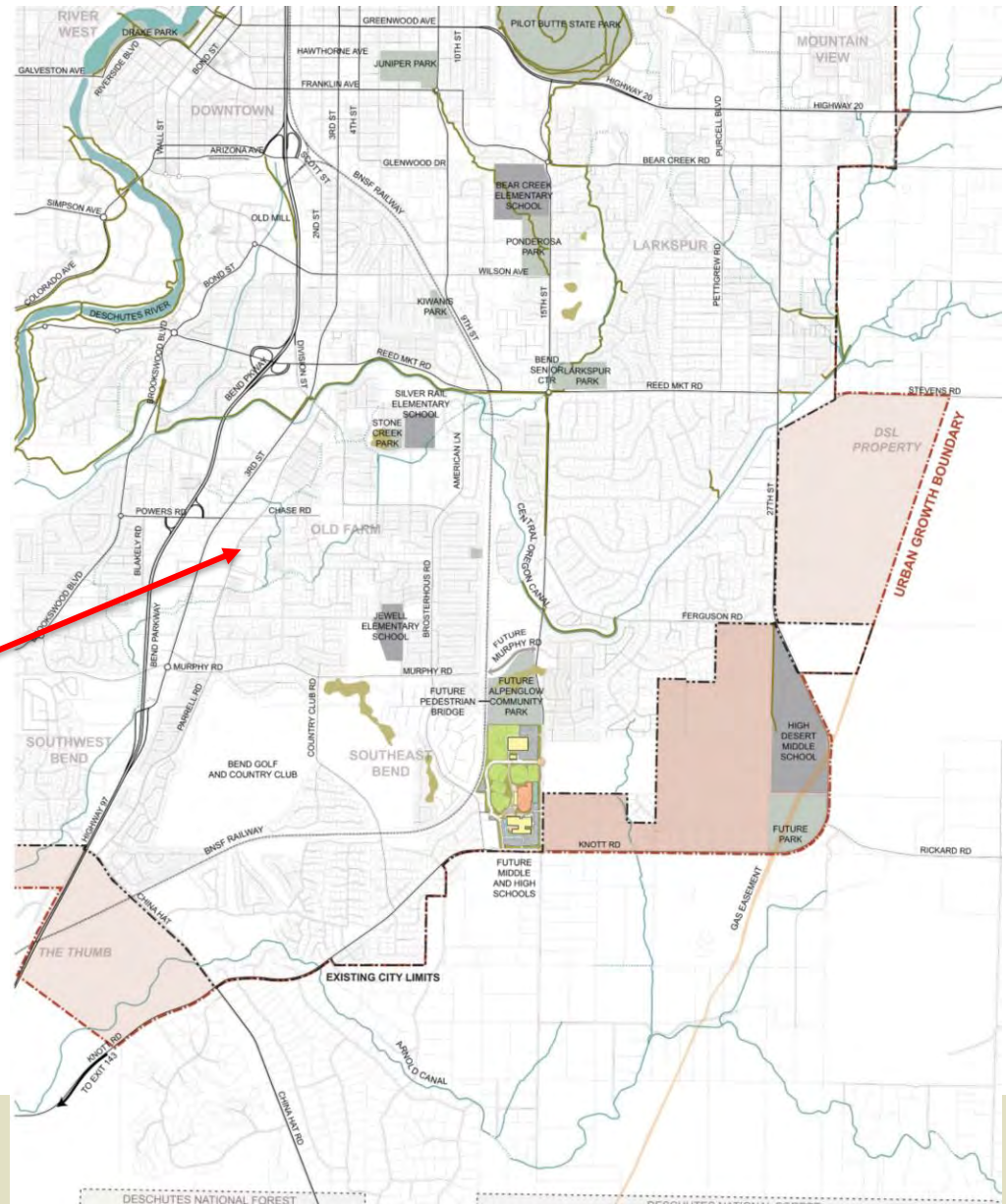
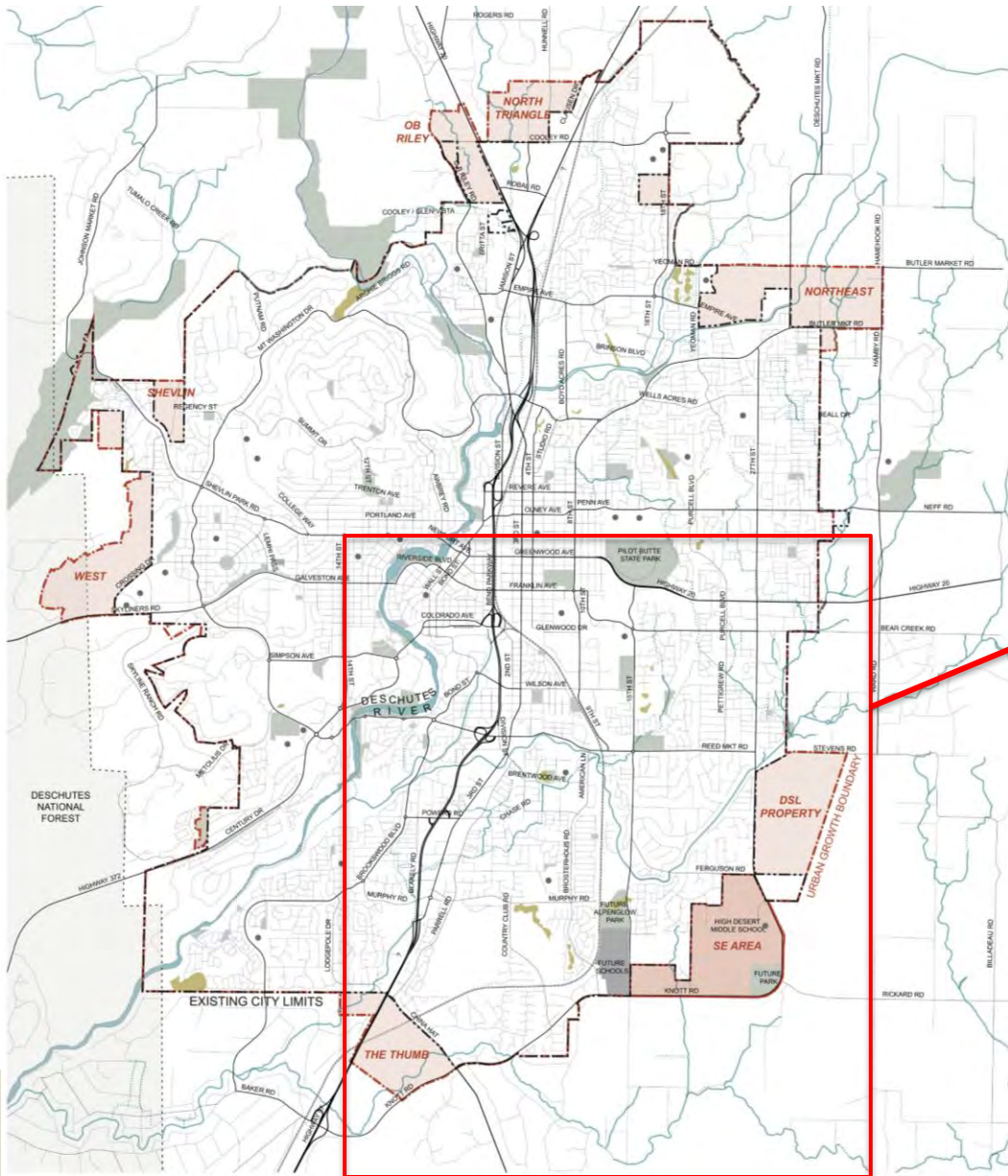


EXISTING CONDITIONS

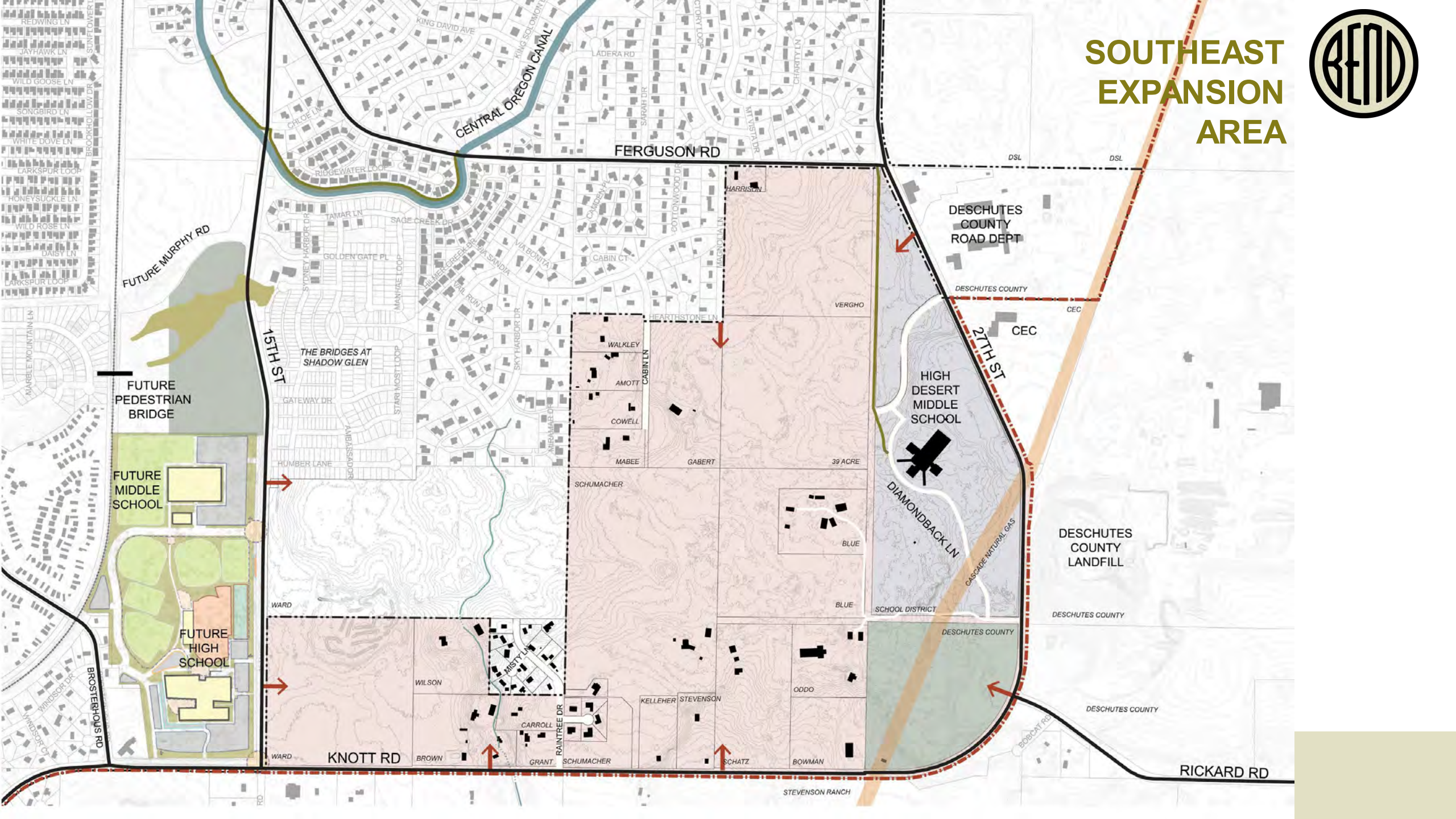
REGIONAL CONTEXT



CITYWIDE CONTEXT

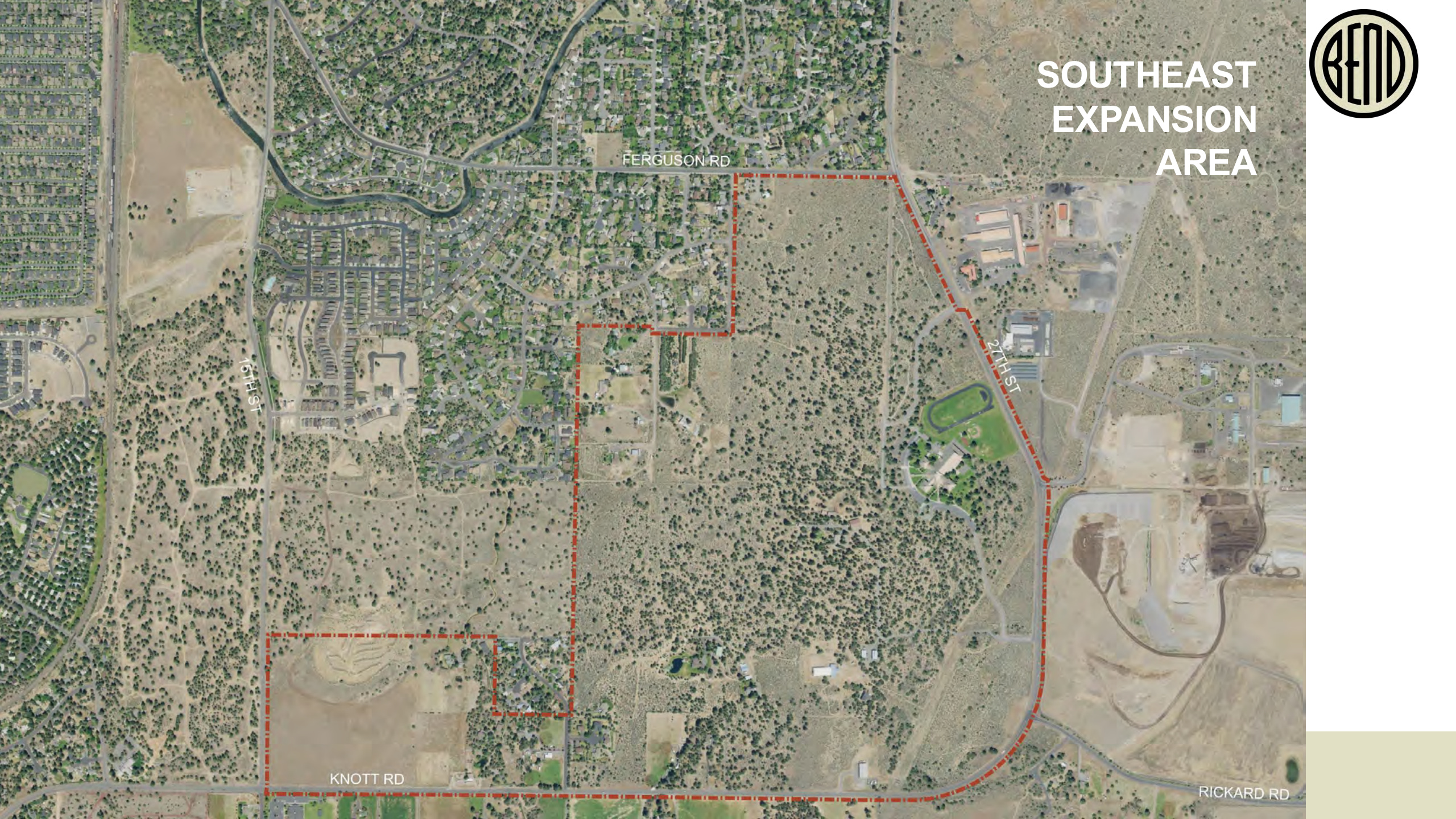


SOUTHEAST EXPANSION AREA





SOUTHEAST EXPANSION AREA



FERGUSON RD

15TH ST

27TH ST

KNOTT RD

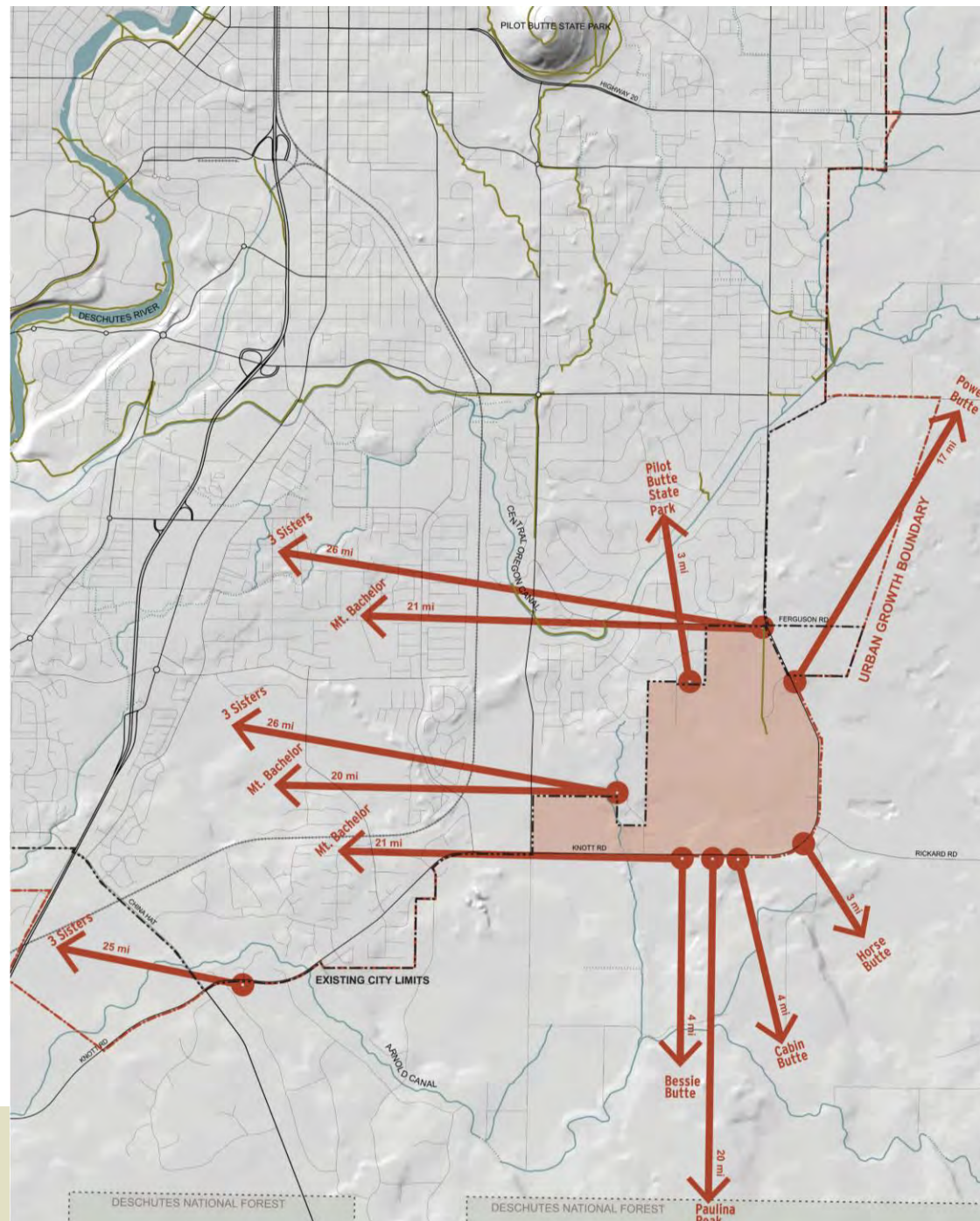
RICKARD RD



VIEWS



VIEWS



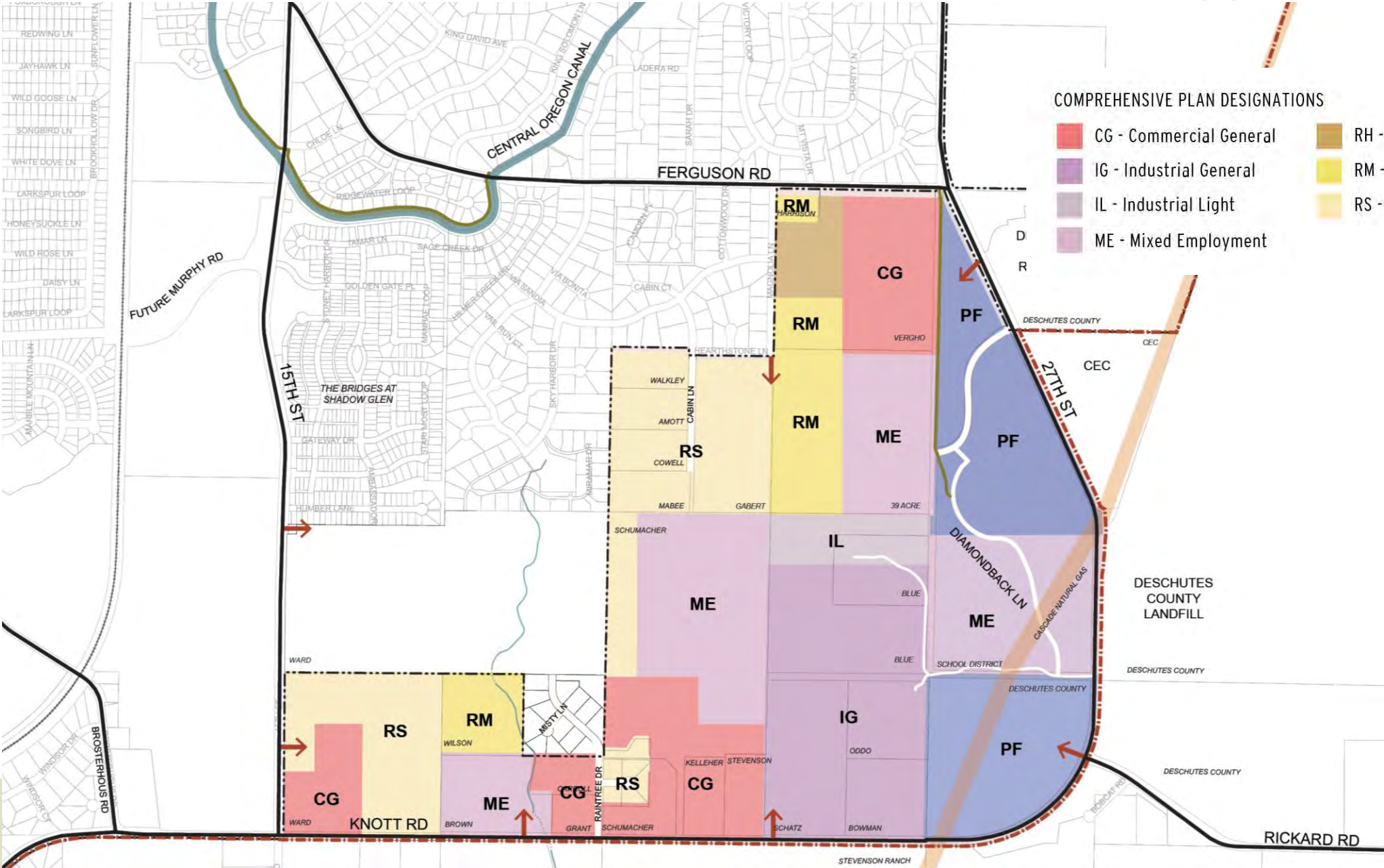
TREES



AREAS OF SPECIAL INTEREST



LAND USE PATTERNS



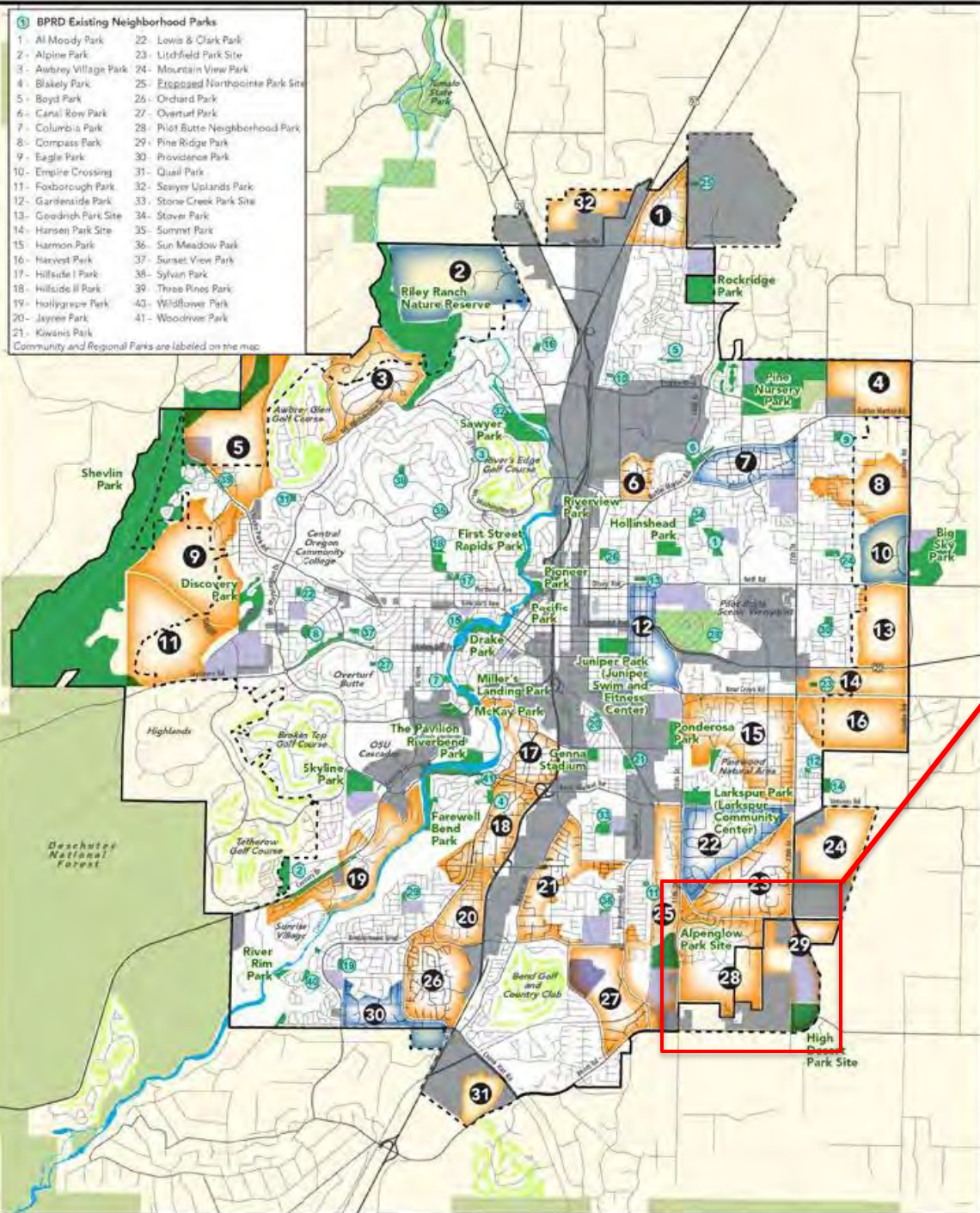
COMPREHENSIVE PLAN DESIGNATIONS

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



PARKS AND OPEN SPACES

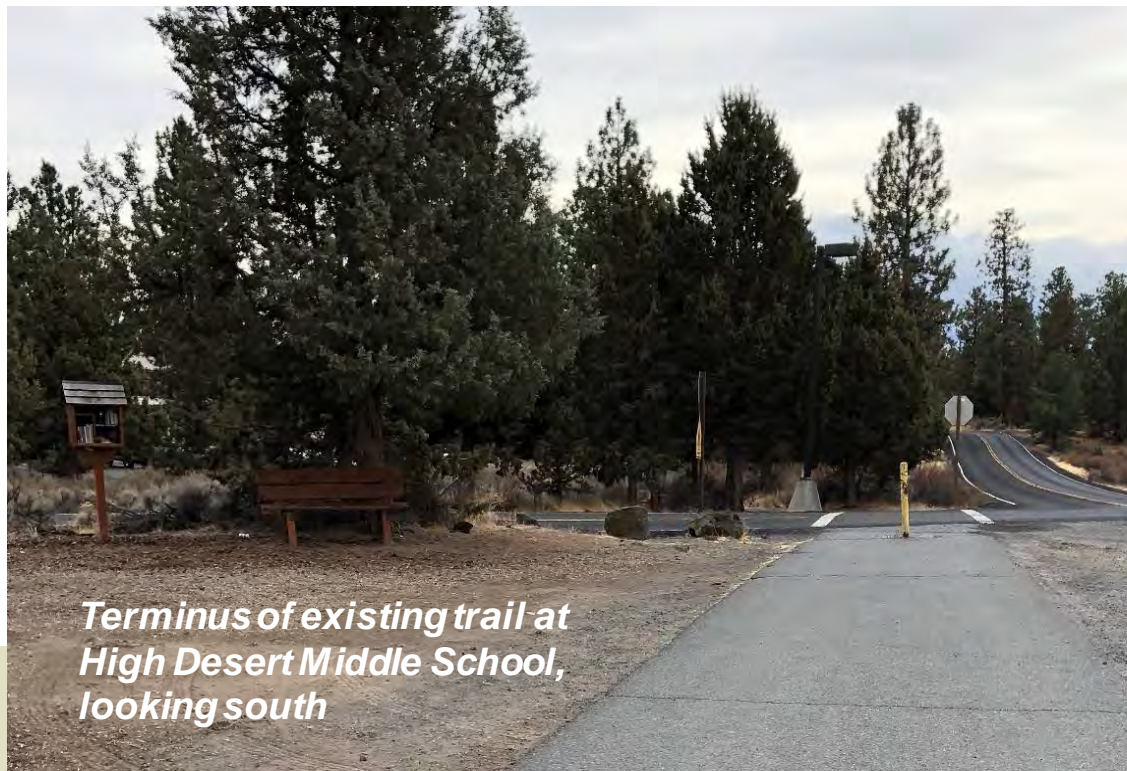
- 32 BPRD Existing Neighborhood Parks**
1. Al Moody Park
 2. Alpine Park
 3. Aubrey Village Park
 4. Blakely Park
 5. Boyd Park
 6. Canal Row Park
 7. Columbia Park
 8. Compass Park
 9. Eagle Park
 10. Empire Crossing
 11. Foxborough Park
 12. Garthside Park
 13. Goodrich Park Site
 14. Hansen Park Site
 15. Harmon Park
 16. Harvest Park
 17. Hillside I Park
 18. Hillside II Park
 19. Hollygreen Park
 20. Jaycee Park
 21. Kiwanis Park
 22. Lewis & Clark Park
 23. Litchfield Park Site
 24. Mountain View Park
 25. Escopod Northpointe Park Site
 26. Orchard Park
 27. Overturf Park
 28. Pilot Butte Neighborhood Park
 29. Pine Ridge Park
 30. Providence Park
 31. Quail Park
 32. Sawyer Uplands Park
 33. Stone Creek Park Site
 34. Stover Park
 35. Summit Park
 36. Sun Meadow Park
 37. Sunset View Park
 38. Sylvan Park
 39. Three Pines Park
 40. Wildflower Park
 41. Woodriver Park
- Community and Regional Parks are labeled on the map.



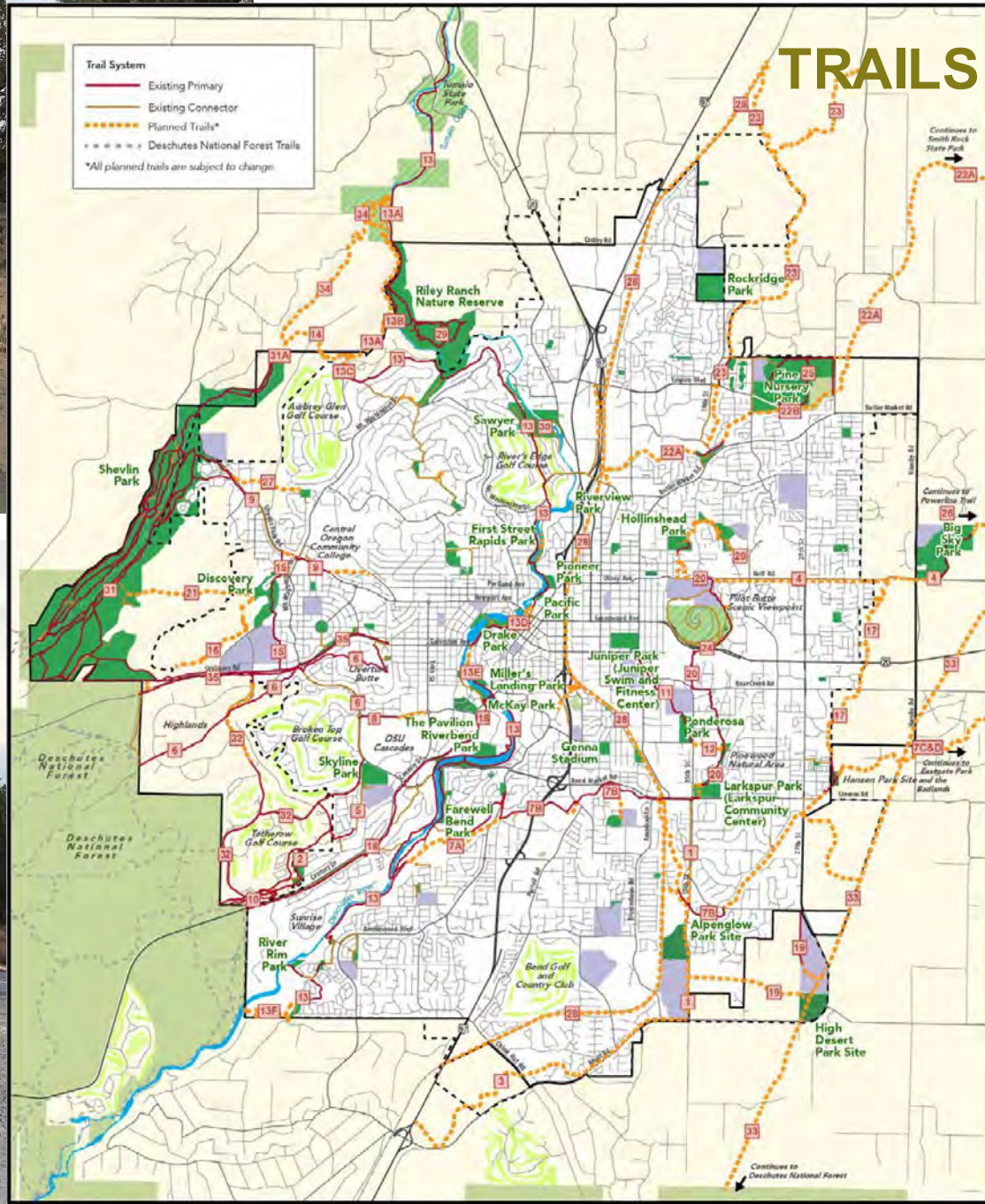
Park Search Area #	Page #	Area 10	101	Area 22	105
Area 1	93	Area 11	99	Area 23	104
Area 2	105	Area 12	102	Area 24	102
Area 3	89	Area 13	103	Area 25	87
Area 4	102	Area 14	93	Area 26	103
Area 5	102	Area 15	104	Area 27	99
Area 6	98	Area 16	103	Area 28	99
Area 7	97	Area 17	98	Area 29	98
Area 8	102	Area 18	99	Area 30	101
Area 9	104	Area 19	103	Area 31	104
		Area 20	98	Area 32	104
		Area 21	103		



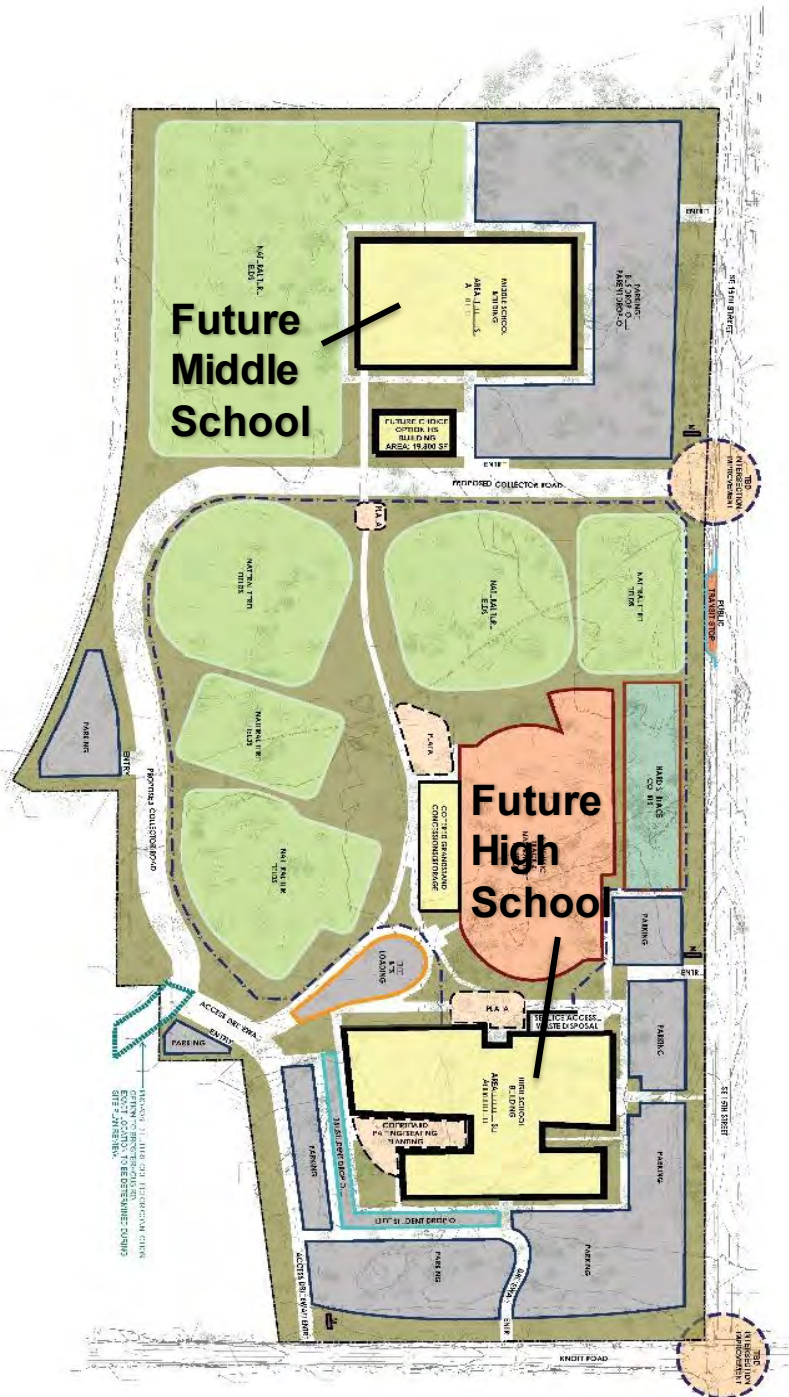
Existing trail looking north



Terminus of existing trail at High Desert Middle School, looking south

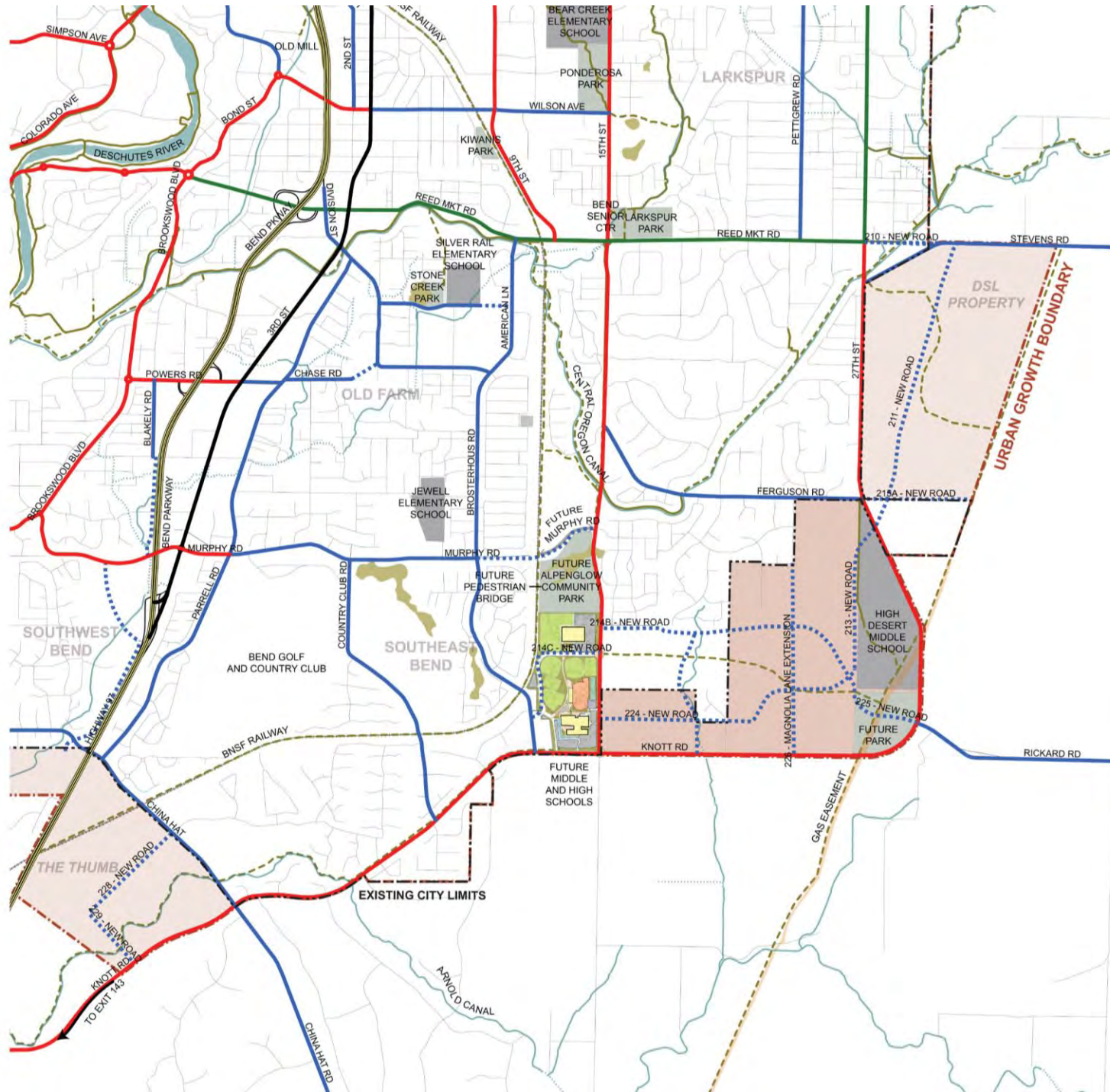


SCHOOLS





TRANSPORTATION CONNECTIONS



- Expressway
- Principal Arterial
- Major Arterial
- Minor Arterial
- Major Collector
- Proposed Major Collector

ACTIVE TRANSPORTATION



Knott Road



27th Street



UTILITIES





SE EXPANSION AREA MARKET AND LAND USE ANALYSIS



WHY A MARKET ANALYSIS?



- A Market Analysis synthesizes data analytics and qualitative information to show current and projected future market trends.
- A Market Analysis helps to illustrate what is possible
- A Market Analysis is not a crystal ball.
 - Market cycles happen, real estate trends change.



NEW DEVELOPMENT – DEMAND DRIVERS



WHAT DRIVES NEW DEVELOPMENT?



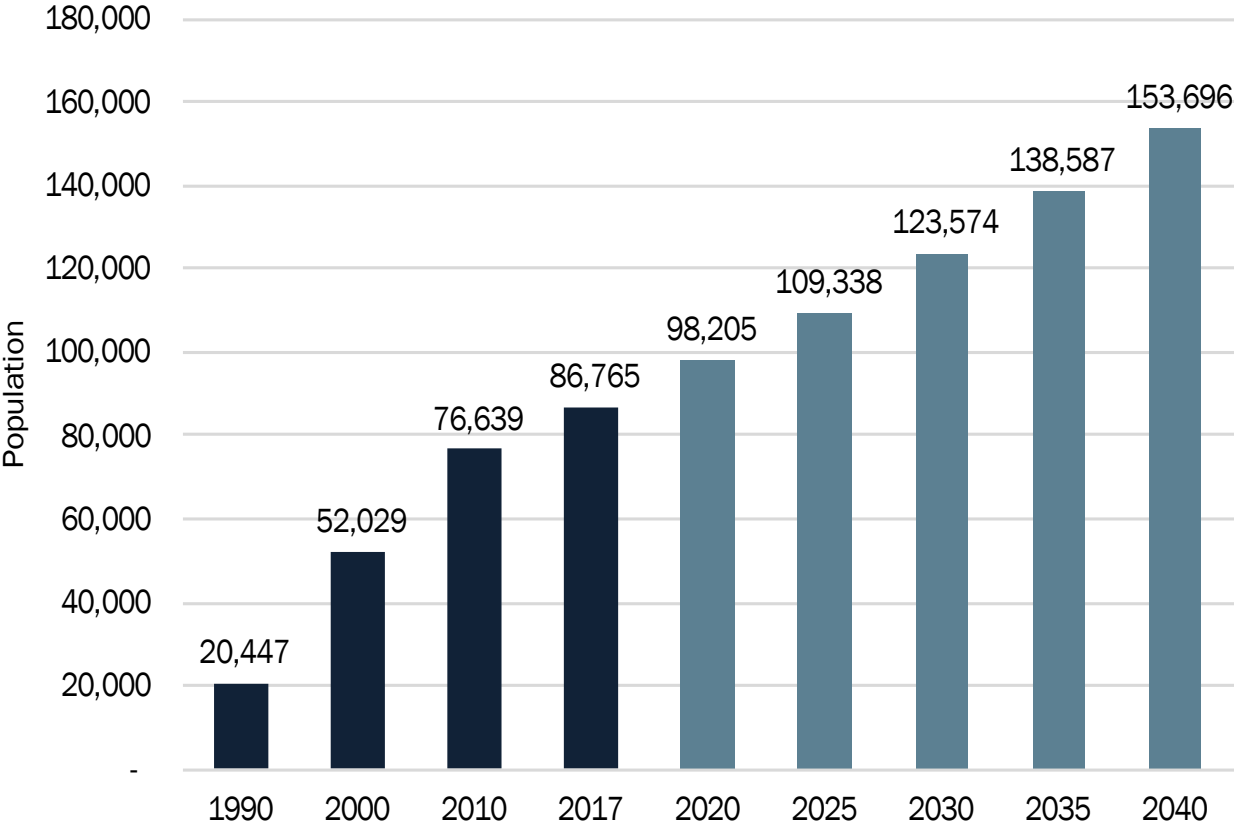
- Development Drivers
 - Demographic Trends
 - Economic Growth



DEMOGRAPHICS TRENDS



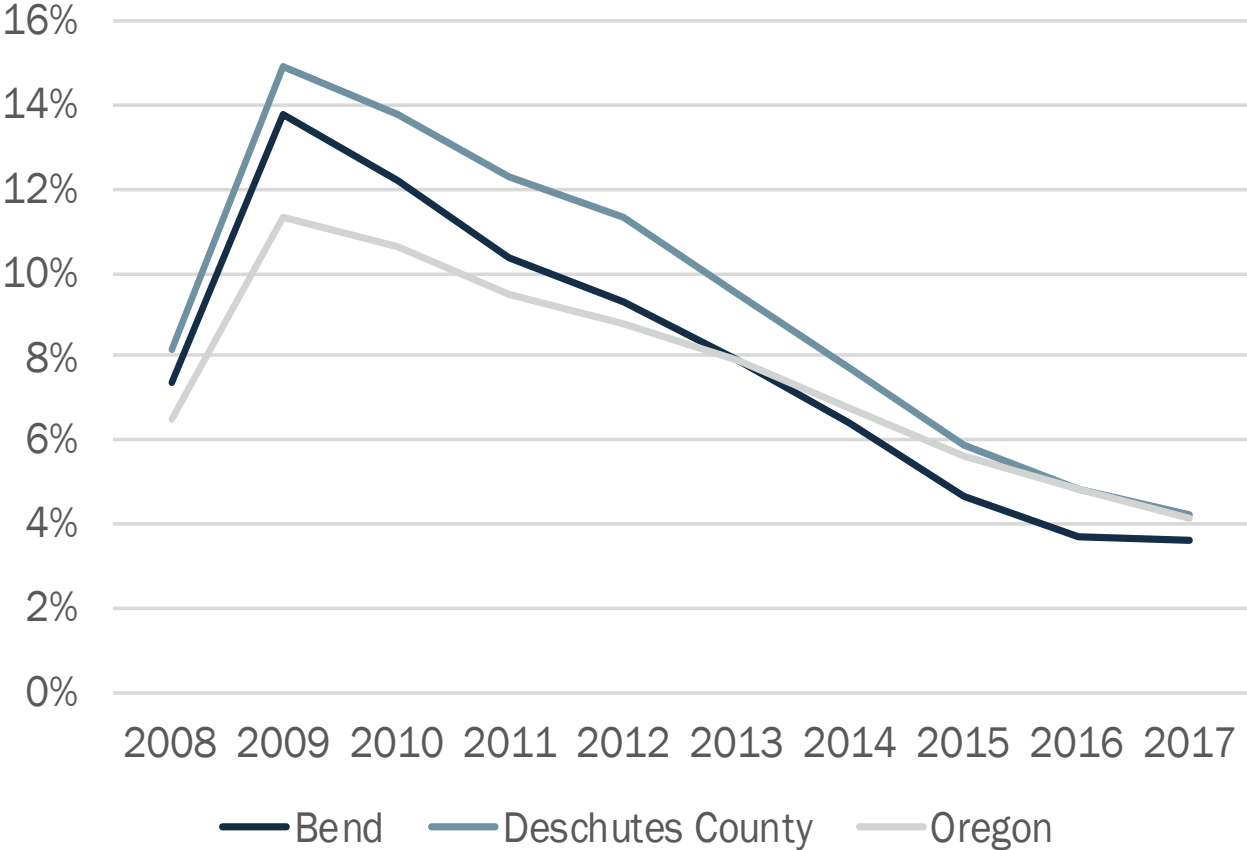
Bend population growth, 1990-2040



Data source: US Census Bureau, Population Research Center and PSU



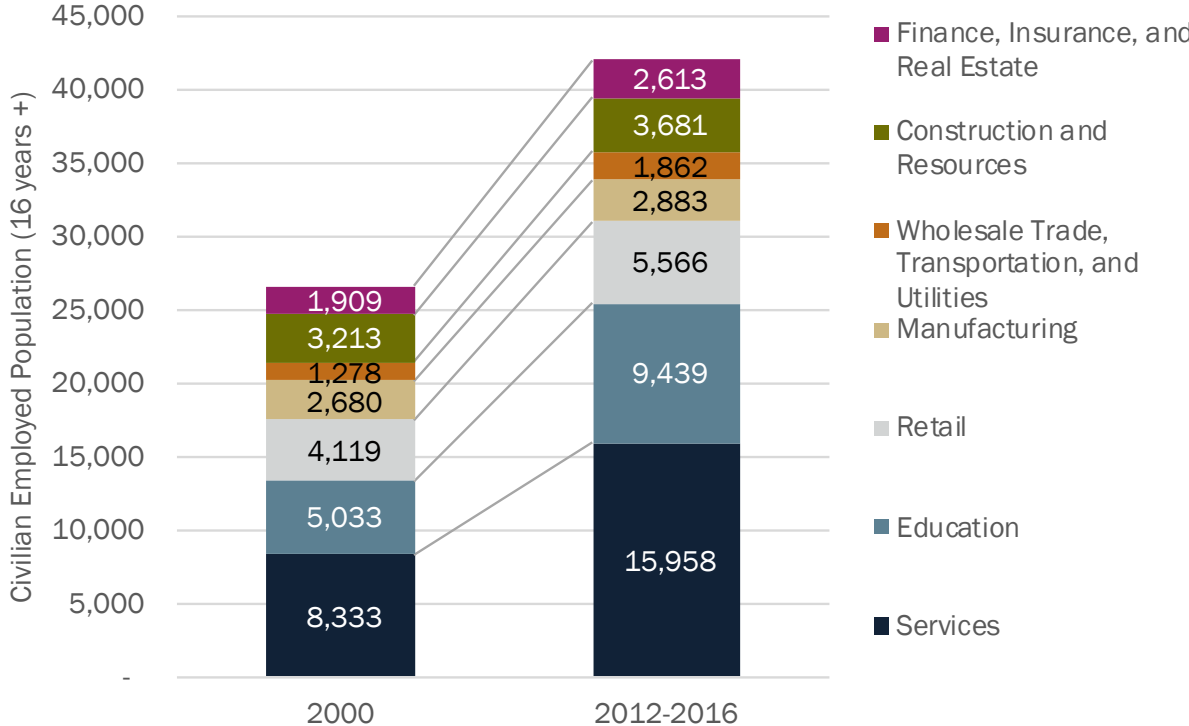
Unemployment Rate, 2008-2017



Data source: US Census Bureau, Population Research Center and PSU



Industry by occupation for the civilian employed population 16 years and over, Bend, 2000 to 2012-2016



Data source: US Census Bureau, Population Research Center and PSU



- Bend's population is growing
- The economy is expanding
- SE Expansion Area was identified to absorb new homes and businesses

Data source: US Census Bureau, Population Research Center and PSU

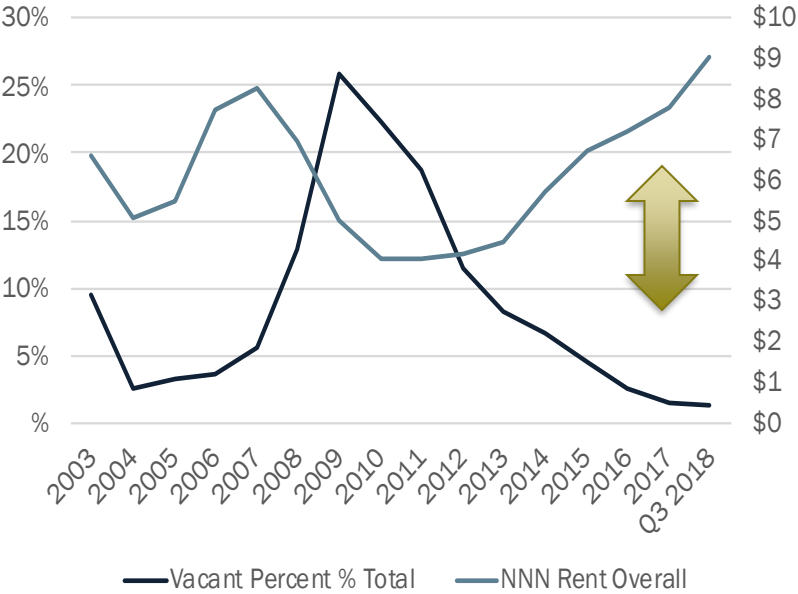


COMMERCIAL REAL ESTATE TRENDS

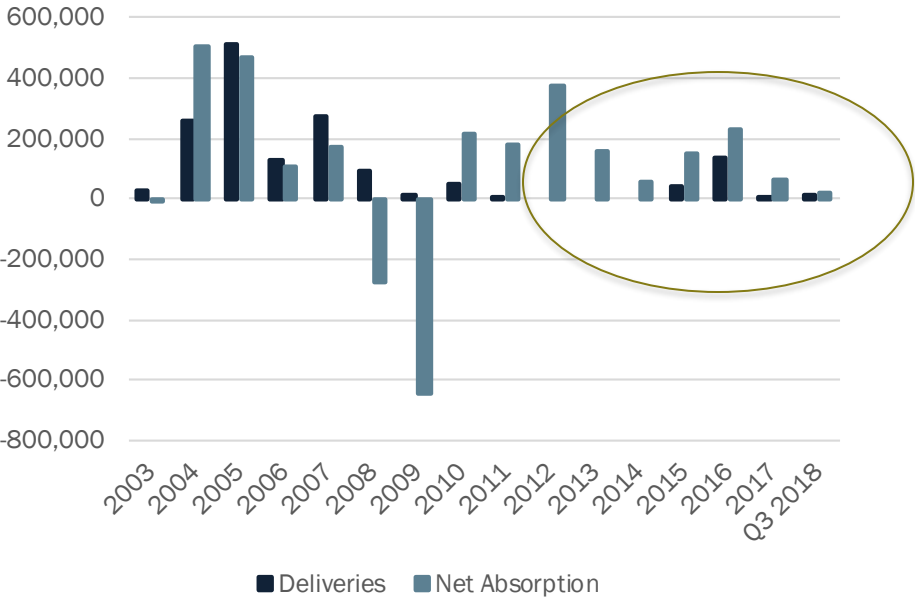


Industrial Real Estate Market

Industrial Rent per Square Foot and Vacancy Rate, Bend, 2003-2018



Industrial Deliveries and Absorption (square feet), Bend, 2003-2018



RECENT INDUSTRIAL DEVELOPMENT



Building Type: Warehouse
Year Built: 2016
Tenant: Brewery (Warehousing)
Size: 38,000 SF



Building Type: Flex
Year Built: 2016
Tenant: Data Center
Size: 13,500 SF

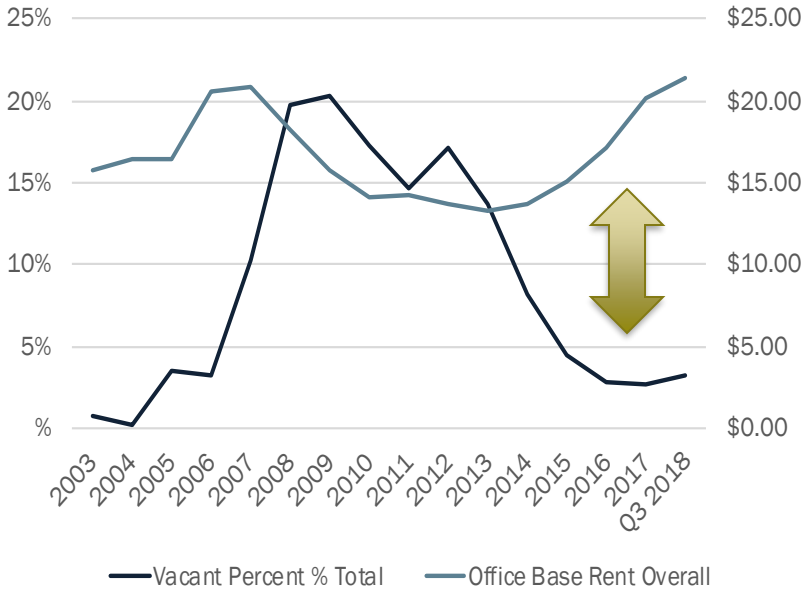


Building Type: Warehouse
Year Built: 2016
Tenant: Multi-tenant
Size: 8,400 SF

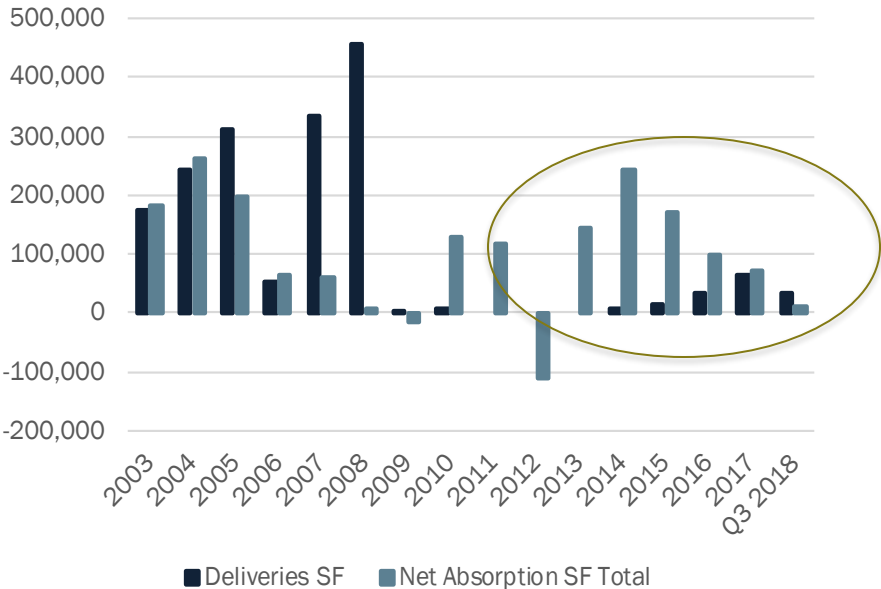


Office Real Estate Market

Office Rent per Square Foot and Vacancy Rate, Bend, 2003-2018



Office Deliveries and Absorption (square feet), Bend, 2003-2018



RECENT OFFICE DEVELOPMENT



Building Type: Office
Year Built: 2017
Tenant: Multi-tenant
Size: 50,000 SF



Building Type: Office
Year Built: 2014
Tenant: Multi-tenant
Size: 6,400 SF

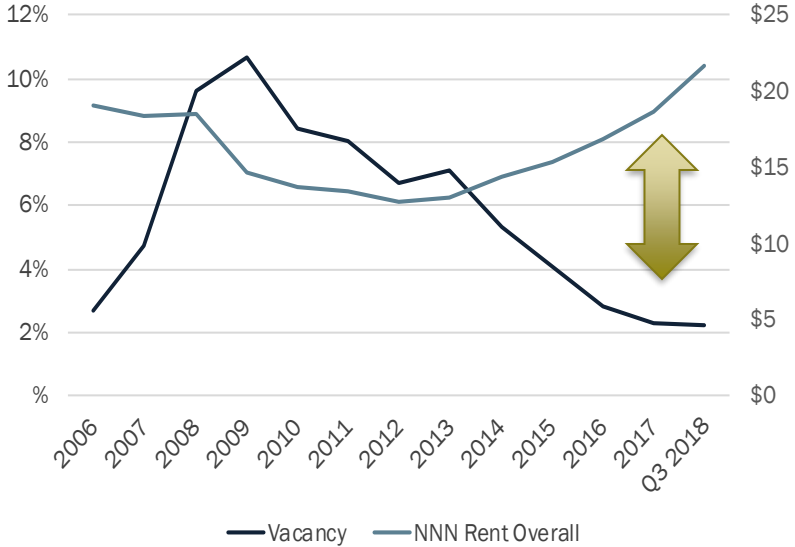


Building Type: Neighborhood Office
Year Built: 2016
Tenant: Medical Office
Size: 5,100 SF

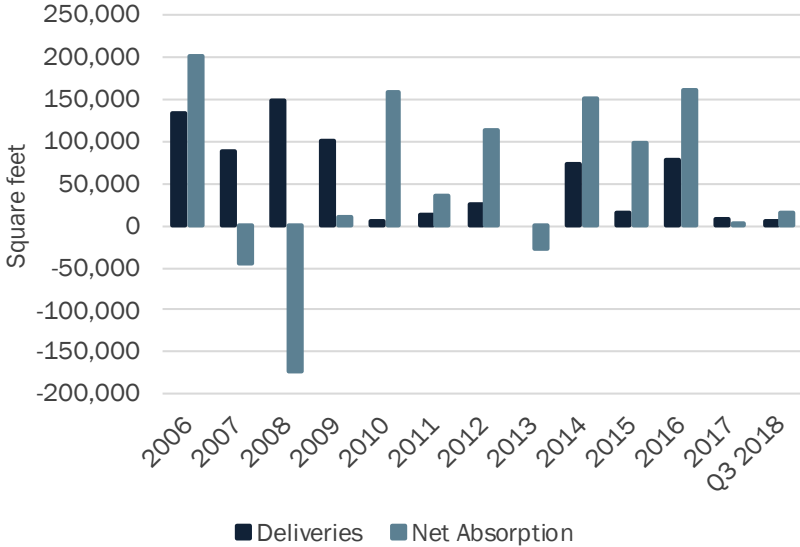


Retail Real Estate Market

Retail Rent per Square Foot and Vacancy Rate, Bend, 2006-2018



Retail Deliveries and Absorption (square feet), Bend, 2003-2018



RECENT RETAIL DEVELOPMENT



Building Type: Retail and Office
Year Built: 2017
Tenant: Multi-tenant
Size: 3,500 SF



Building Type: Retail
Year Built: 2018
Tenant: Multi-tenant
Size: 4,400 SF



Building Type: Retail
Year Built: 2018
Tenant: Multi-tenant
Size: 4,800 SF

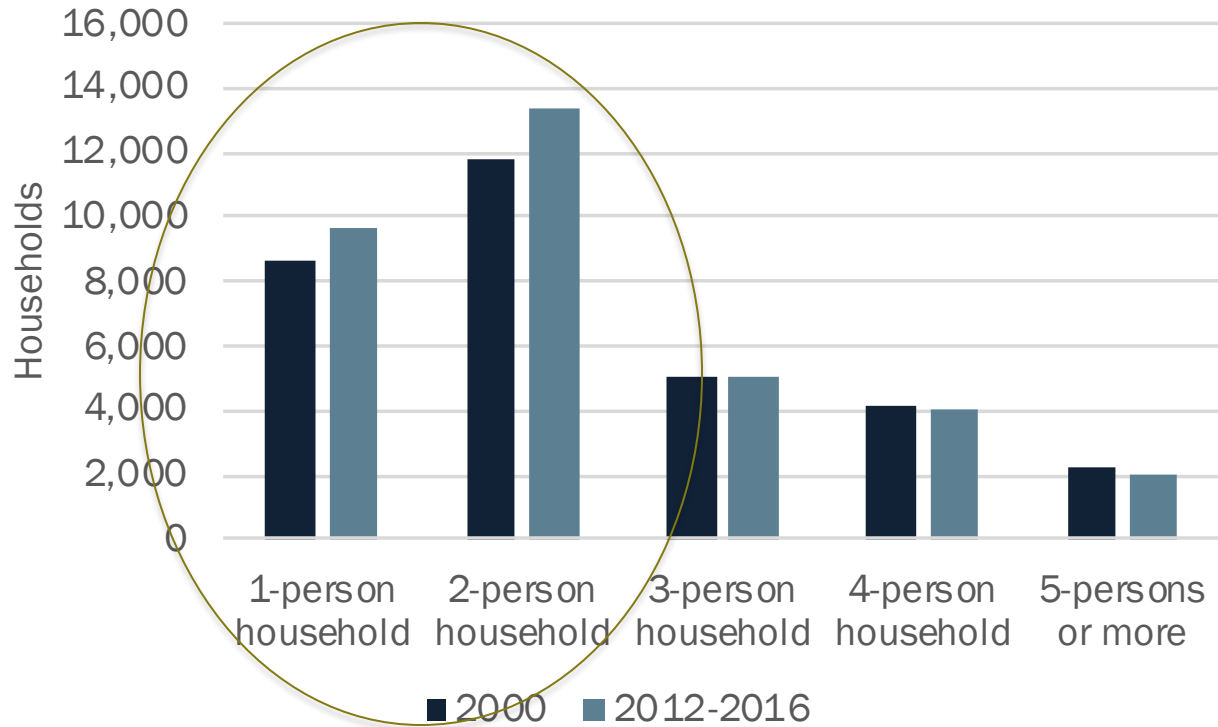


RESIDENTIAL REAL ESTATE TRENDS

HOUSING DRIVERS - DEMOGRAPHIC TRENDS



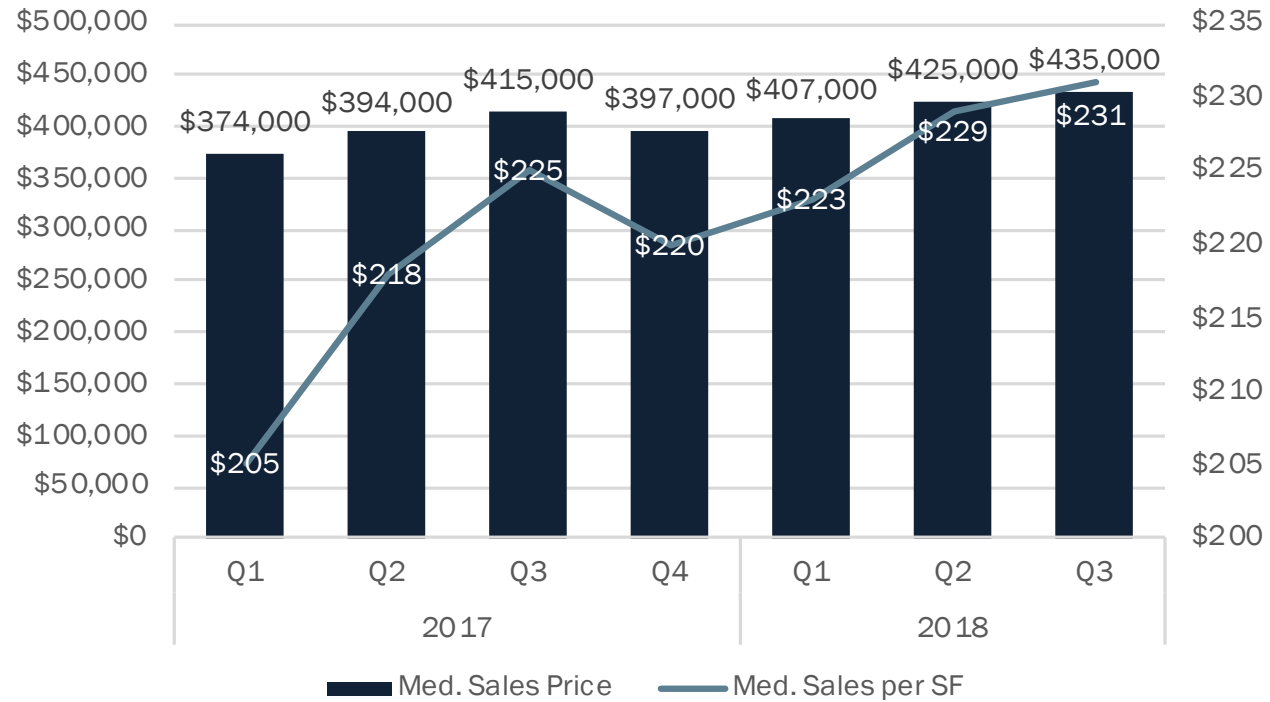
Household Size, Bend, 2000, 2012-16



RESIDENTIAL – SINGLE FAMILY MARKET



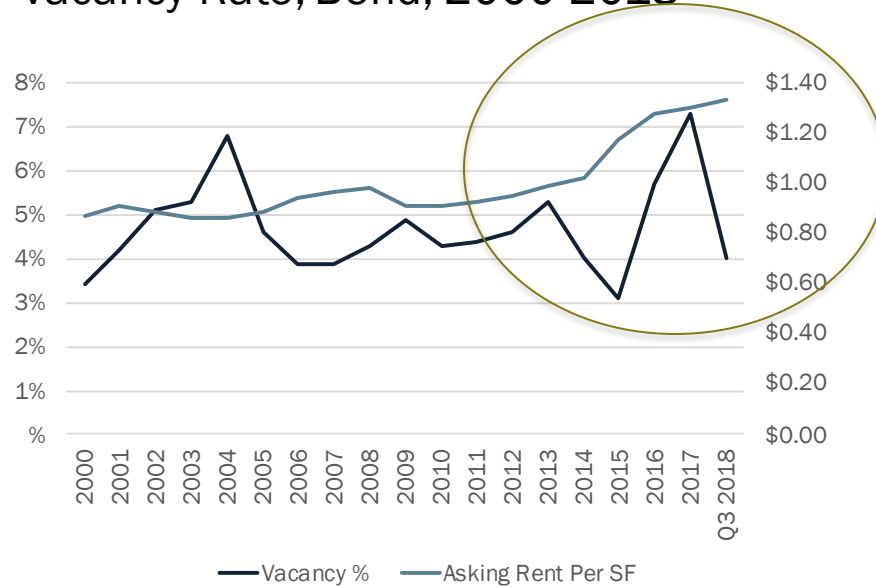
Median Sales Price and Median Sales per SF, Bend, 2017 and 2018



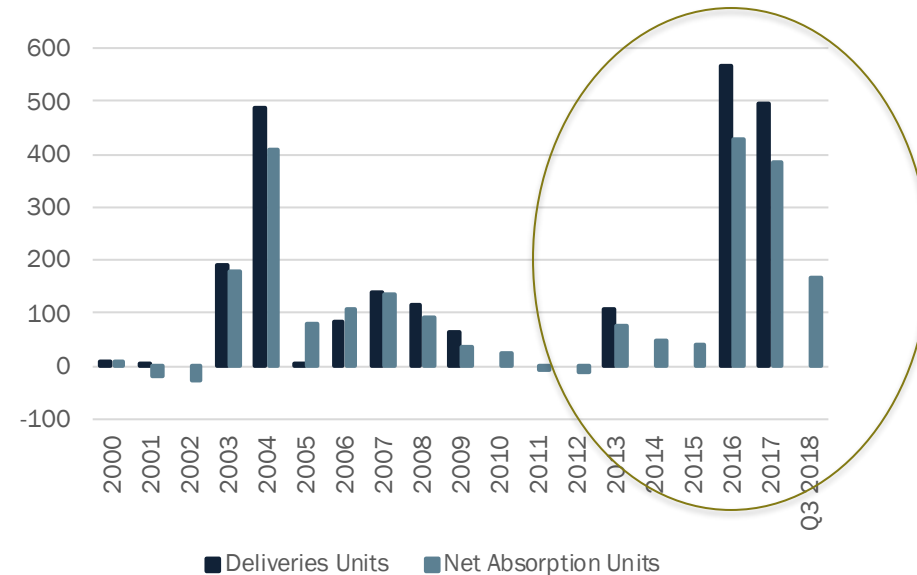
RESIDENTIAL – MULTIFAMILY MARKET



Multifamily Rent per Square Foot and Vacancy Rate, Bend, 2000-2018



Multifamily Deliveries and Absorption (square feet), Bend, 2000-2018



RECENT MULTIFAMILY DEVELOPMENT



Building Type: Market Rate Rental
Year Built: 2017
Units: 132



Building Type: Market Rate Rental
Year Built: 2017
Units: 228



Building Type: Affordable Housing
Year Built: Under Construction
Units: 50





**WHAT DOES THIS ALL MEAN FOR THE
SE EXPANSIONS AREA?**



RESIDENTIAL DEVELOPMENT – RESEARCH IMPLICATIONS



- Strong demand for new housing units of all types
- Demographic trends point to demand for smaller housing units



COMMERCIAL DEVELOPMENT – RESEARCH IMPLICATIONS



- Demand for industrial/flex uses will push incremental development
- The market potential of neighborhood office uses will increase over time
- Neighborhood retail will rely heavily upon future residential uses





ACHIEVING COMMUNITY ASPIRATIONS

IMPLICATIONS FOR IMPLEMENTATION



- Housing development will lead
- Achieving diverse housing types will require intentional action
- Bend has a strong and urgent need for more affordable housing
- Small businesses present opportunities for economic growth
- Proactive infrastructure funding and phasing is crucial

QUESTIONS AND CONCERNS – GRAB-BAG



- Compatibility and adjacencies
- Retail viability

COMPATIBLE ADJACENCIES



NW Lolo Drive (Facing South)



NW Lolo Drive (Facing North)

COMPATIBLE ADJACENCIES



Industrial Area

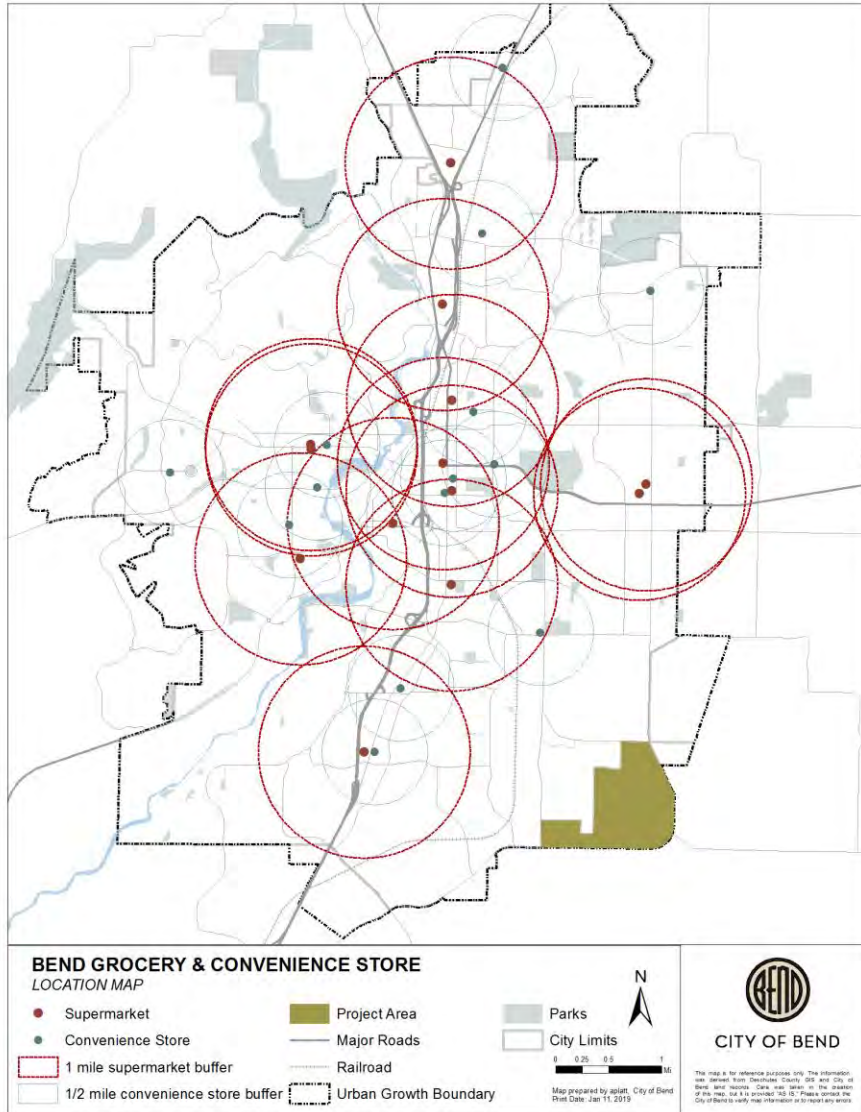


Awesome public park



Hood River Waterfront

RETAIL VIABILITY



Retail Types	Population Factors	Locational Factors
Mid-Small Grocery Store (10,000 to 40,000 sq. ft.)	6,000 to 8,000 people per store	Clustered near other retail uses; High Visibility and Access
Supermarket (50,000 to 100,000 sq. ft.)	10,000 people within 8 to 10-minute drive	Formulated for suburban shopping centers
Coffee Shop	15,000 to 20,000 people per store	Convenient access for pedestrians and drivers
Movie Theater	8,000 to 9,000 people per screen	Located at least 4 to 5 miles from another theater (film zone)



QUESTIONS AND DISCUSSION

VISION BRAINSTORMING



Imagine you had to leave SE Bend to go live on a South Sea Island. You return in 20 years, and the SE Area Plan, has been successfully implemented. You really like what you see. What do you see?

NEXT STEPS

BEND TRANSPORTATION AND LAND USE PROGRAM

Southeast Area Plan Work Plan and Process

