

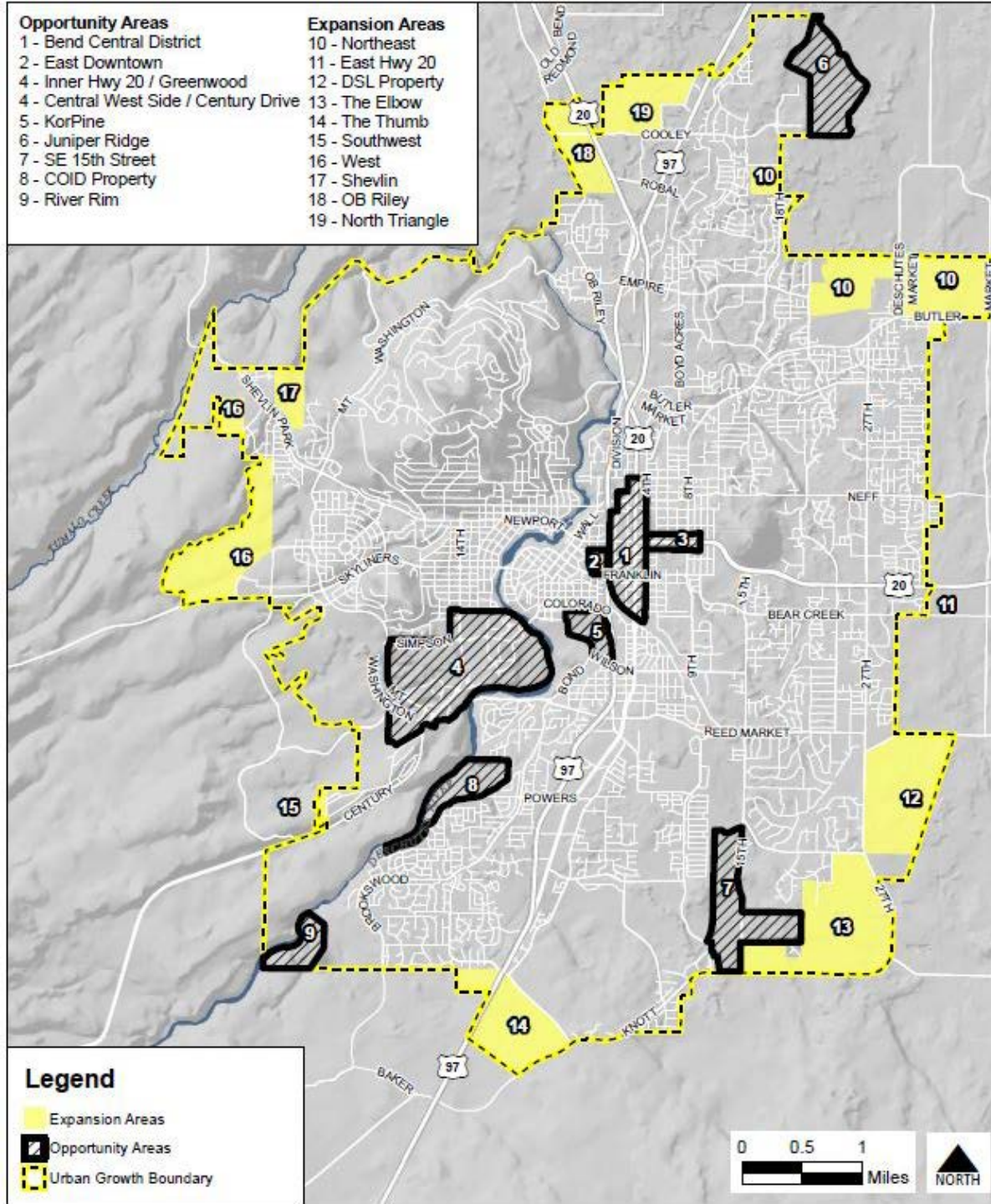


URBAN RENEWAL ADVISORY BOARD

Meeting #1 – February 12, 2019



- Meet and advise the project team during the Core Area Project development of an Urban Renewal feasibility study.
- Make a recommendation to BURA on whether or not to pursue an urban renewal district for the core area of Bend.
- If recommended, advise the project team on the development and creation of an Urban Renewal Plan and Report, and adoption of a new district.
- Make recommendations to Council on any additional work identified in the study such as incentives and programs that will assist with the redevelopment of the future district.



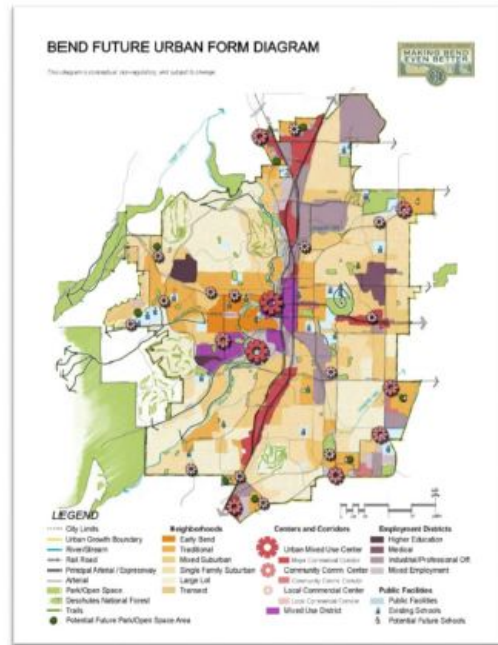
- 2004 Central Area Plan
- 2014 Bend Central District Multimodal Mixed-Use Area (MMA) Plan
- 2016 Urban Growth Boundary (UGB) Process
 - The City amended Comprehensive Plan and identified areas to:
 1. Grow up (9 opportunity areas)
 2. Grow out (10 expansion areas)

HISTORY: RETURN ON INVESTMENT ANALYSIS



BEND URBAN GROWTH BOUNDARY IMPLEMENTATION

RETURN ON INVESTMENT ANALYSIS & NEXT STEPS



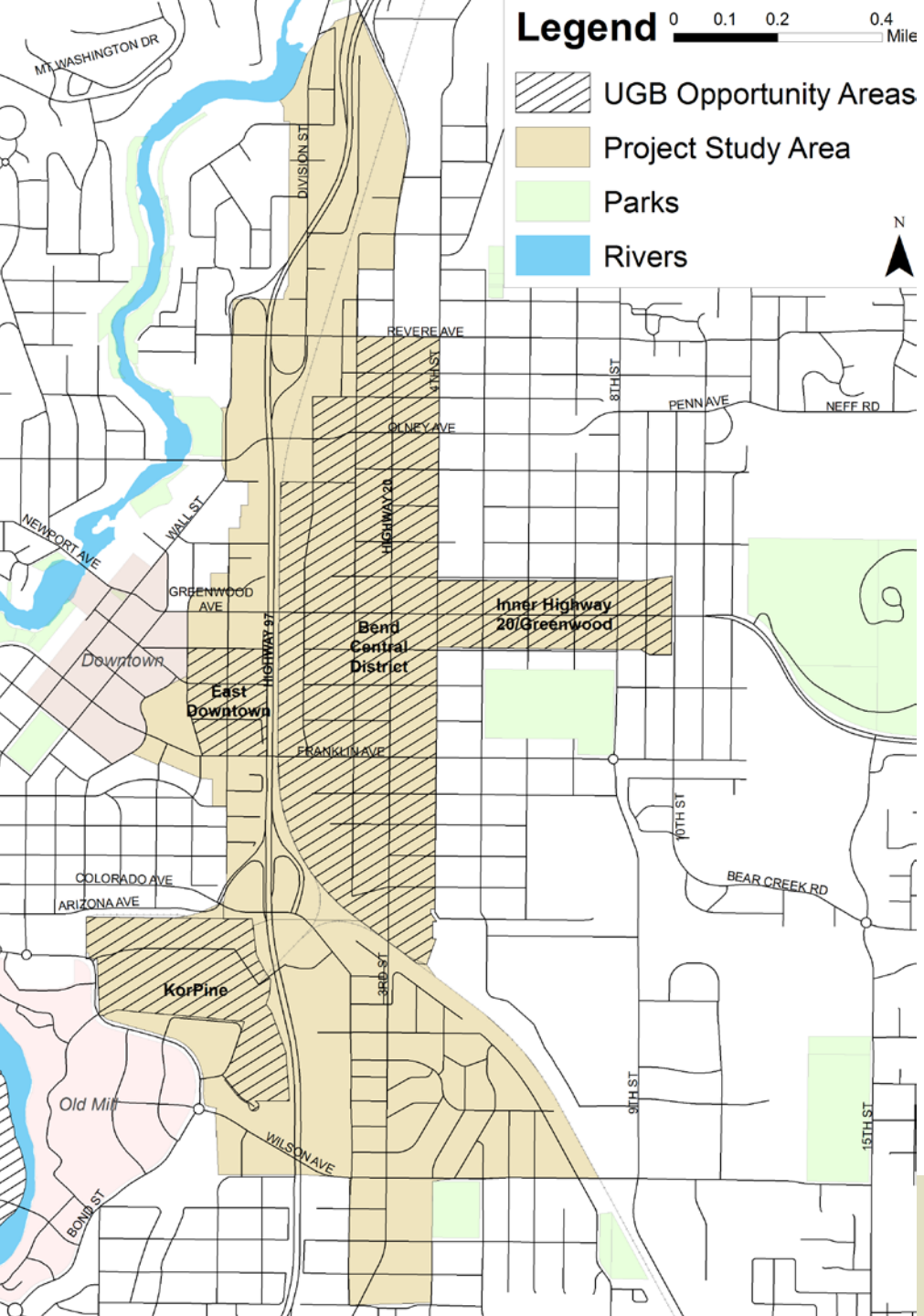
BEND GROWTH MANAGEMENT DEPARTMENT IN COLLABORATION WITH ANGELO PLANNING GROUP, ECONORTHWEST, CASCADIA PARTNERS, DKS ASSOCIATES, AND MURRAYSMITH

MARCH 16, 2018

- Intended to inform City Council on actions and next steps to support Urban Growth Boundary (UGB) Implementation.
- Informed Council on where to focus staff time, planning energy, and infrastructure investments to achieve the greatest return on investment (ROI).
- Led to Council recommendation (Resolution #3114) to:
 - Conduct a feasibility study and pursue a new urban renewal district for the core opportunity areas.
 - Develop an area plan for the Southeast Expansion Area (“The Elbow”)



- Council Resolution #3114 (April 18, 2018)
 - Directed BURA to take all actions necessary for development and adoption of an urban renewal plan and district for some or all of the following opportunity areas: Bend Central District, East Downtown, Inner Highway 20/Greenwood, and KorPine, beginning with a feasibility study.
- BURA Resolution #120 (May 16, 2018)
 - Directed staff to initiate urban renewal feasibility study.
 - Directed staff to bring forward a resolution creating an advisory committee to make recommendations to BURA on feasibility study and subsequent urban renewal plan and district.
- BURA Resolution #123 (June 20, 2018)
 - Resolution establishing the BURA Advisory Board to provide recommendations on urban renewal for the central areas of Bend.
- BURA Advisory Committee Appointments (December 5, 2018)



PROJECT AREA



Includes four (4) UGB identified opportunity areas:

1. KorPine
2. East Downtown
3. Bend Central District
4. East Highway 20/Greenwood

Plus new “sub-areas”:

1. “Division”
2. “Wilson”



- Create a common vision and implementation plan for Bend's core areas by evaluating economic development tools, incentives, and programs such as Urban Renewal.
- Build on 2016 UGB and Comprehensive Plan adoption.
- It will explore opportunities to incentivize and encourage development within the four core opportunity areas and new sub-areas.
- Identify needed infrastructure and how and when to fund these improvements.



Phase I

- Community Engagement
- Development Potential Analysis
- Existing Conditions
- Urban Design Framework
- Vision, Projects, Programs
- Urban Renewal Boundary Analysis
- Implementation Framework
- Urban Renewal Feasibility Study
- Urban Renewal Recommendation to BURA



Core Area Implementation Strategy Report



Phase II

- Urban Renewal Plan & Report
 - Pursuant to ORS 457
- Hearings and Adoption
 - Forms new UR District

POTENTIAL OUTCOMES OF PROJECT



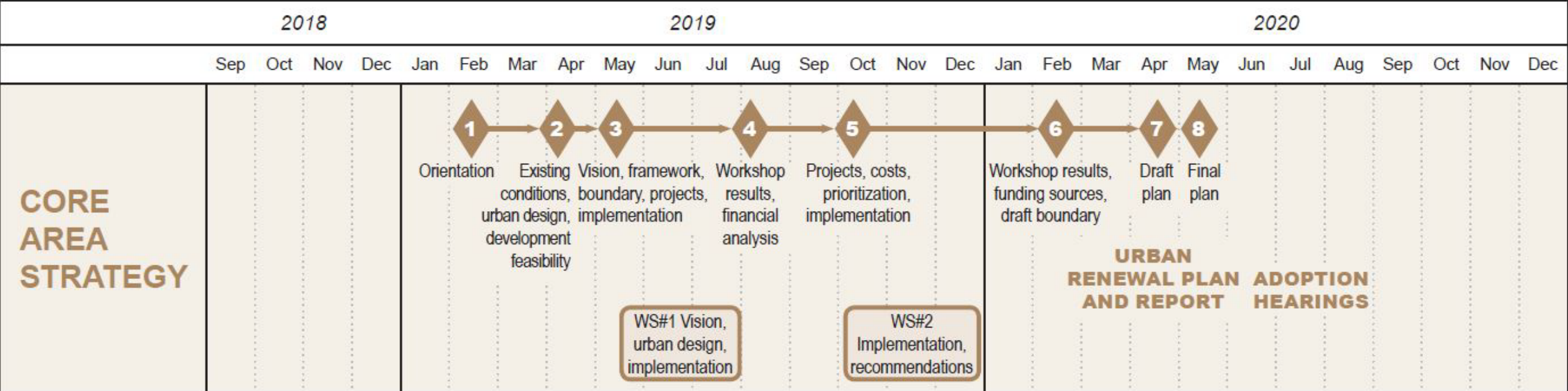
- New Urban Renewal District
- Recommendations for:
 - New programs
 - Tools that offer incentives for development
 - Recommended projects and priorities for the Capital Improvement Program (CIP)
 - Changes to Street Standards & Specs
 - Development code changes
 - Ex: Parking, lot coverage, stormwater, mobility variances

POTENTIAL PROGRAMS & TOOLS



- Urban Renewal District
- Multiple Unit Property Tax Exemption (MUPTE)
- Vertical Housing Development Zone (VHDZ)
- Local Improvement District (LID)
- Development Agreement
- Reimbursement District
- SDC Program
- Enterprise/Opportunity Zone Incentives
- Business or Economic Improvement District (EID)
- Affordable Housing Tax Exemption (AHTE)
- Façade improvement program
- Art/Beautification program
- Parking District or Parking Management Program
- Transportation Demand Management (TDM) or Agency (TMA) program
- Land swap incentives or (Tenant) Relocation Program

PRELIMINARY SCHEDULE



*Preliminary schedule, subject to change

STAFF & CONSULTANT ROLES



CITY STAFF

- Allison Platt, Phase I
 - Manages consultant team
 - Community Engagement
 - Existing Conditions
 - Vision, projects, programs
- Matt Stuart, Phase II
 - Development potential
 - Urban Renewal feasibility and plan/report
 - Incentives, tools

CONSULTANT TEAM

- Angelo Planning Group, Lead
- Walker Macy, Urban Design
- Cascadia Partners, Redevelopment Feasibility
- ECONorthwest, Financial Analysis
- Elaine Howard, Financial Analysis/Urban Renewal
- Kittleson & Associates (KAI), Transportation
- Stacy Stemach, Architecture/Local Design

CHAIR & VICE CHAIR NOMINATION/ELECTION



- The Board shall elect a Chair & Vice Chair to lead the Board
- The Chair and Vice Chair shall be responsible for:
 - Meeting with City staff between meetings to help develop agendas, meeting formats, and supporting staff in public outreach.
 - During meetings, Chair and Vice Chair will be responsible for identifying/implementing strategies for moving group discussions forward.
 - Chair and Vice Chair will be responsible for presenting URAB's advisory recommendations.
 - Chair and Vice Chair may be responsible for commenting on or reviewing documents.



- Next meeting: Tuesday April 2nd, 2019
 - Time/Location: TBD
- Project website: www.bendoregon.gov/corearea
- Public Comment for Public Record
 - Email urab@bendoregon.gov