



WELCOME!

SOUTHEAST AREA PLAN ADVISORY COMMITTEE

JUNE 6, 2019





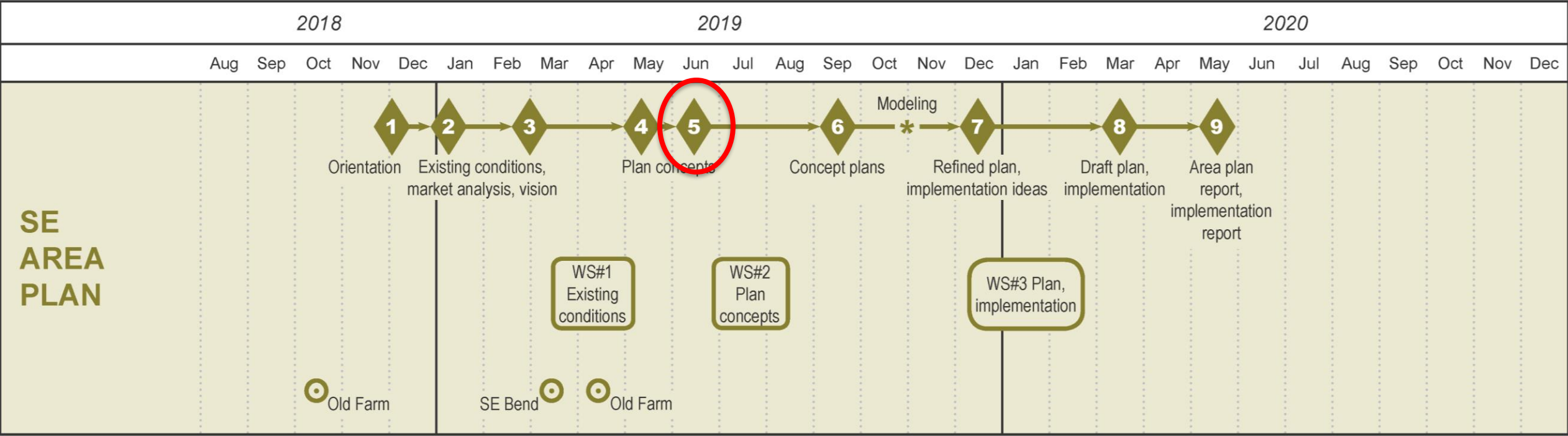
PUBLIC COMMENT

WHERE WE ARE IN THE PROCESS



BEND TRANSPORTATION AND LAND USE PROGRAM

Southeast Area Plan Work Plan and Process





OPEN SPACE CONCEPTS

OPEN SPACE PRECEDENT IMAGES



Landscape Textures



Tree Stands



Basalt Outcrops



Neighborhood Park



Large Individual Trees



Ponderosa Pine



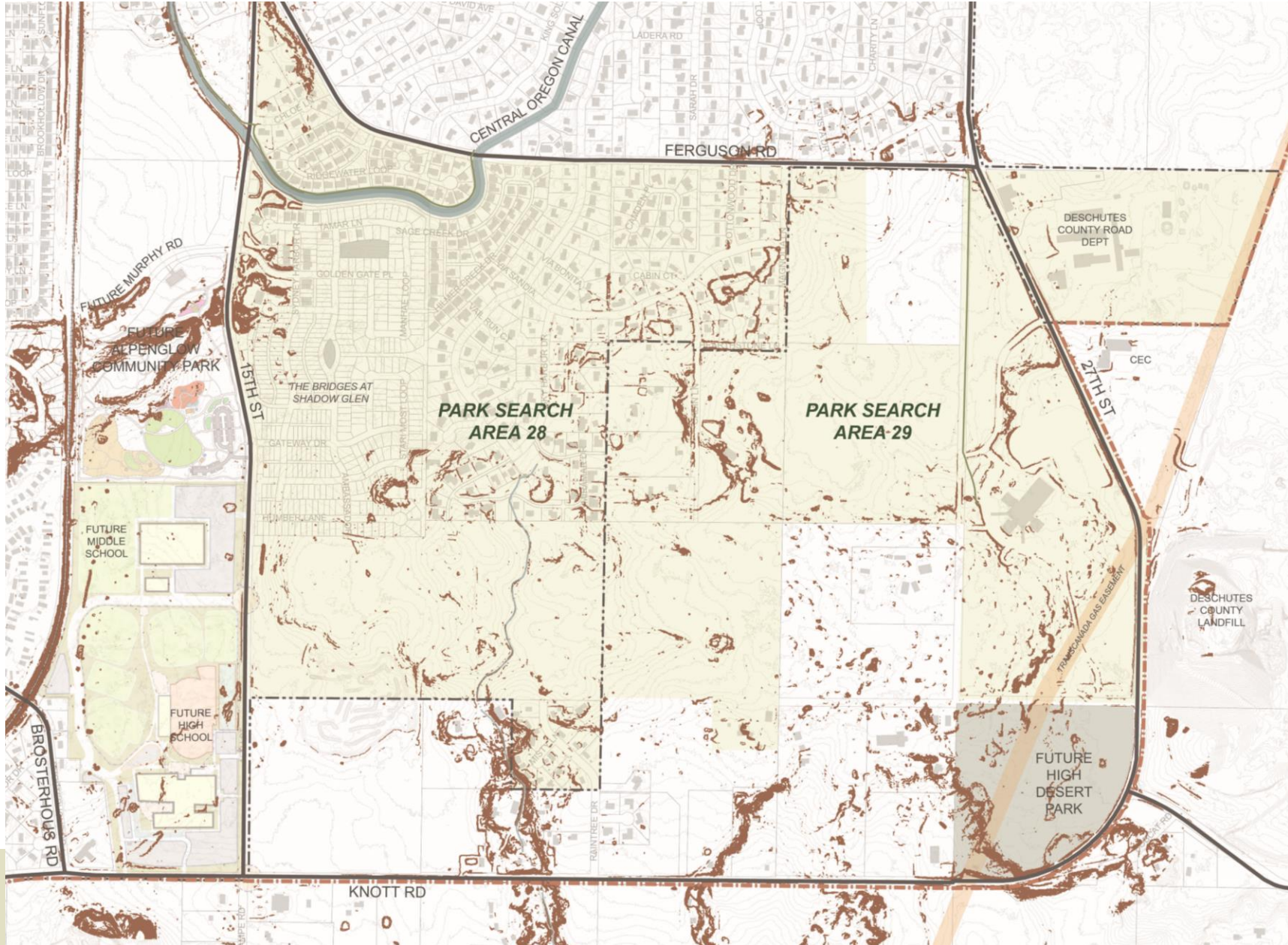
Habitat Corridors



Elementary School



BPRD PARK SEARCH AREAS



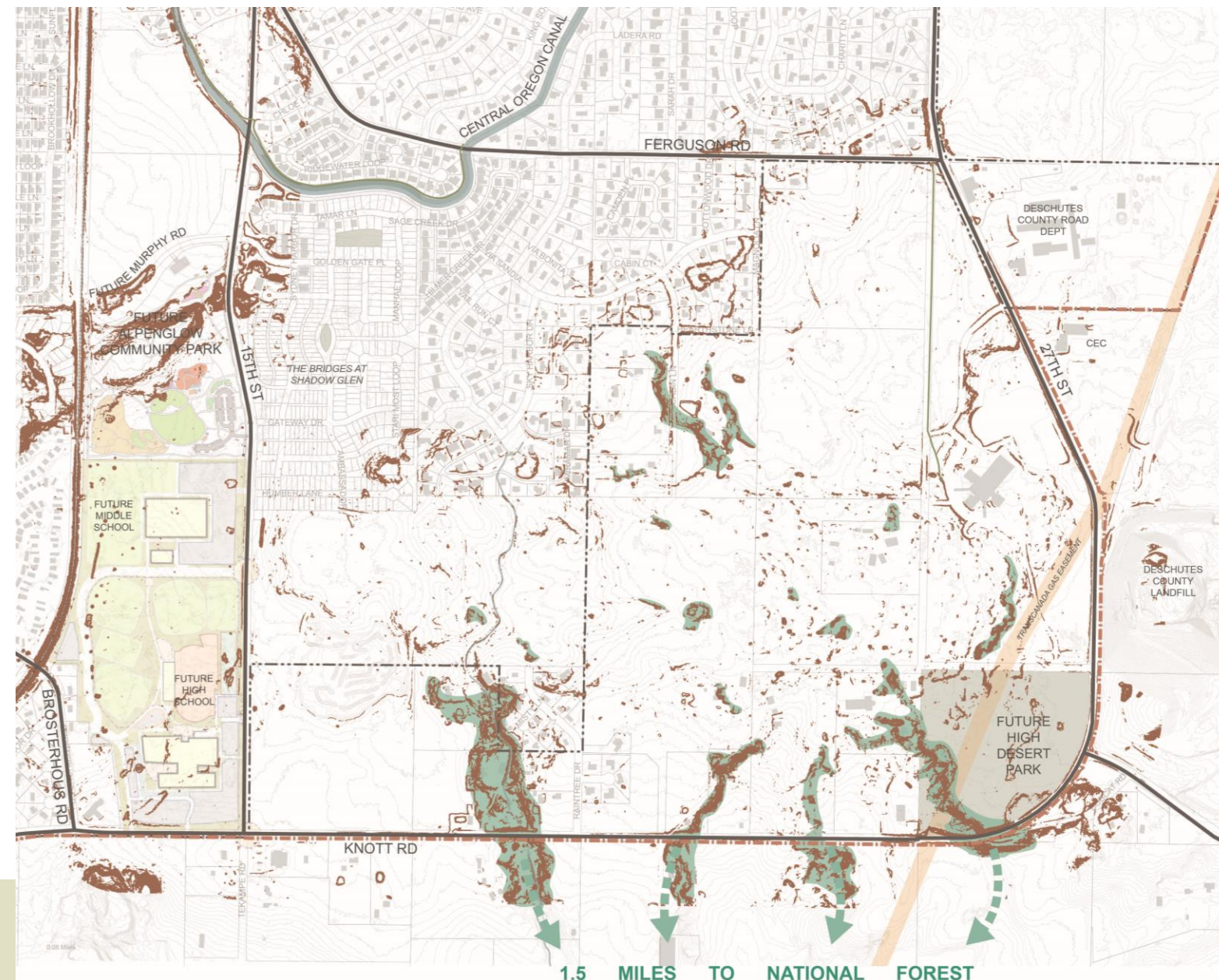
15+ % Slope

BPRD Park Search Areas

RIDGES, OUTCROPS, AND HABITAT CONNECTIONS

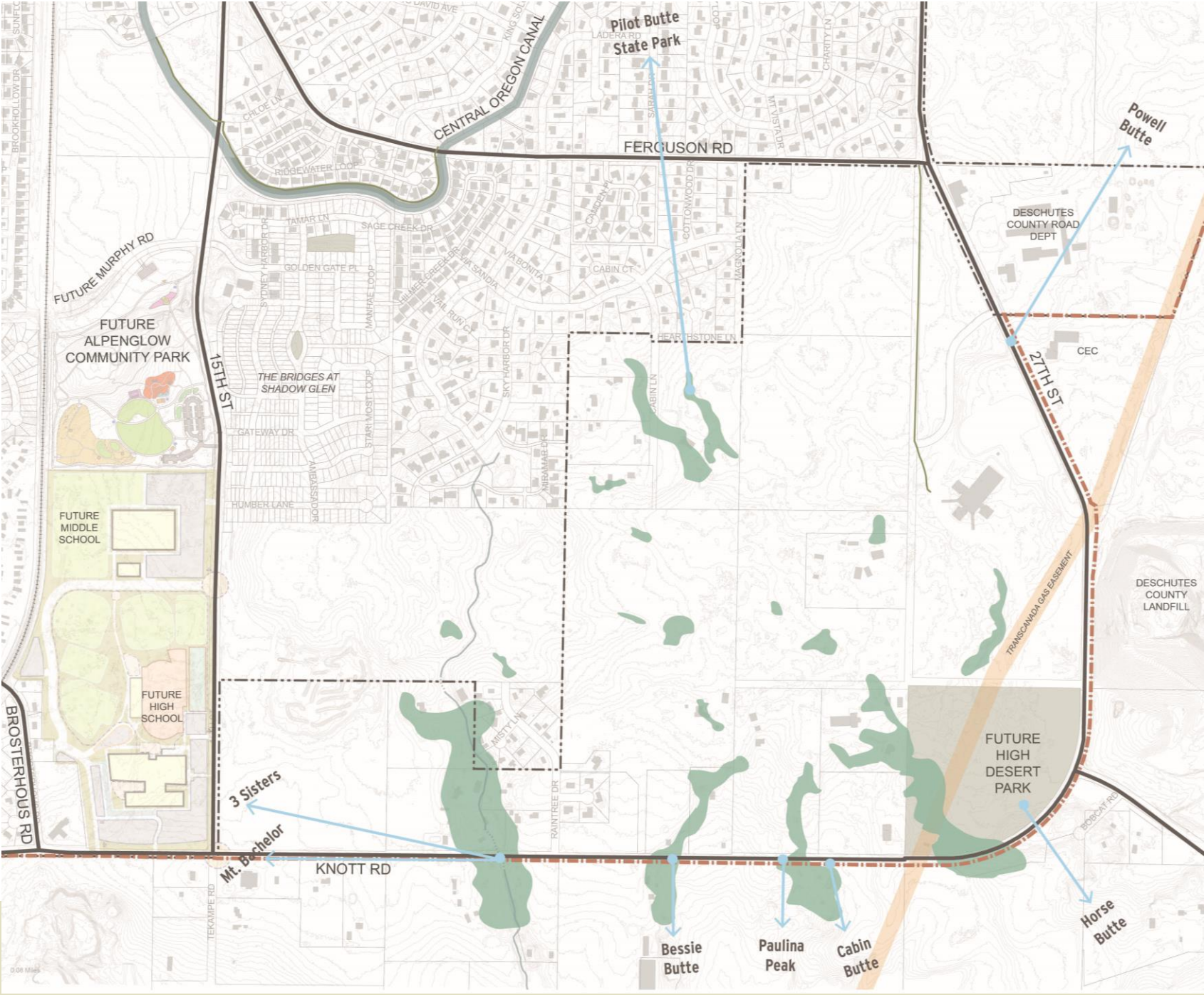


-  15+ % Slope
-  Generalized Open Space
-  Potential Habitat Connection



1.5 MILES TO NATIONAL FOREST

VIEWS



Views



Generalized Open Space

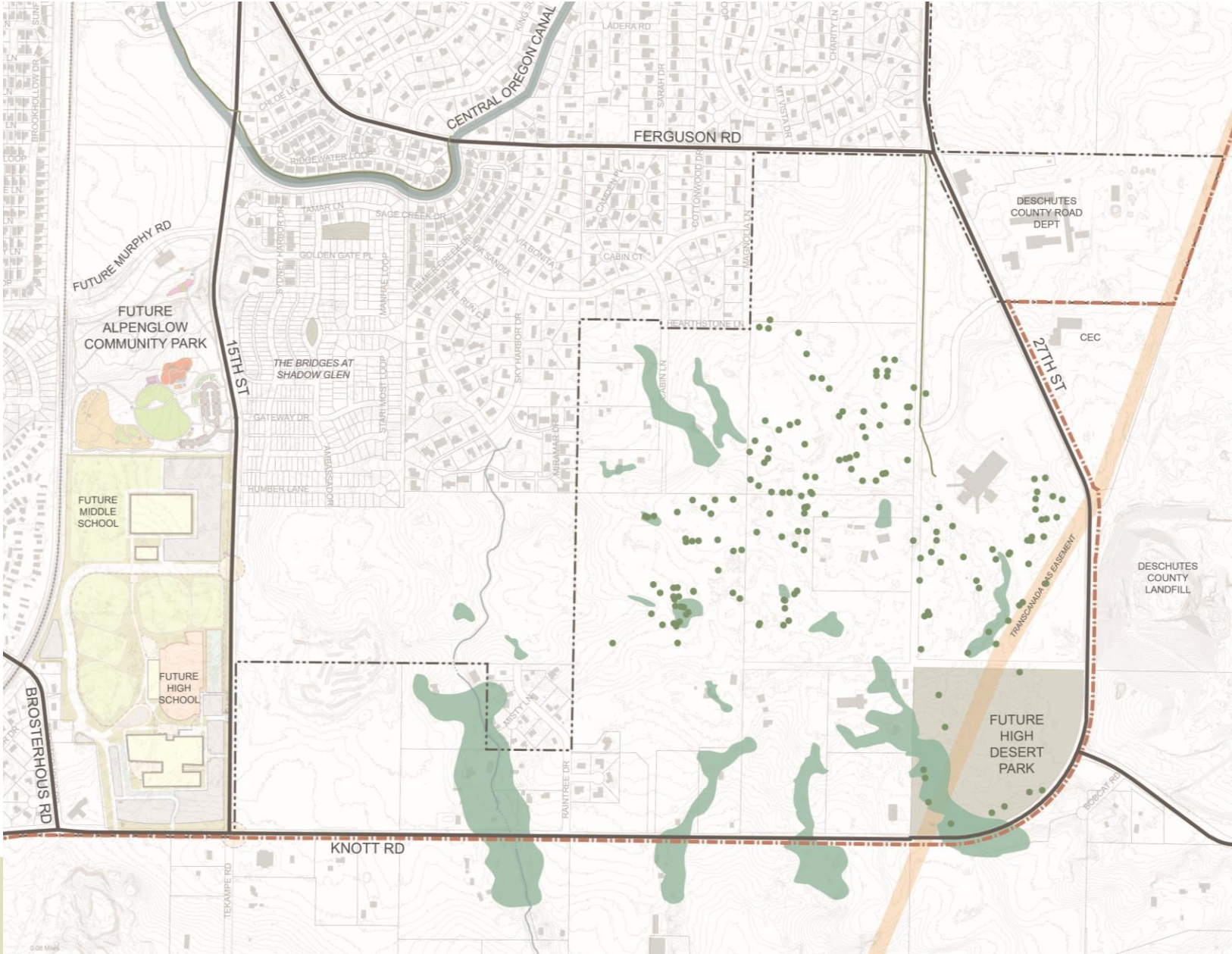
TREE HEALTH ASSESSMENT



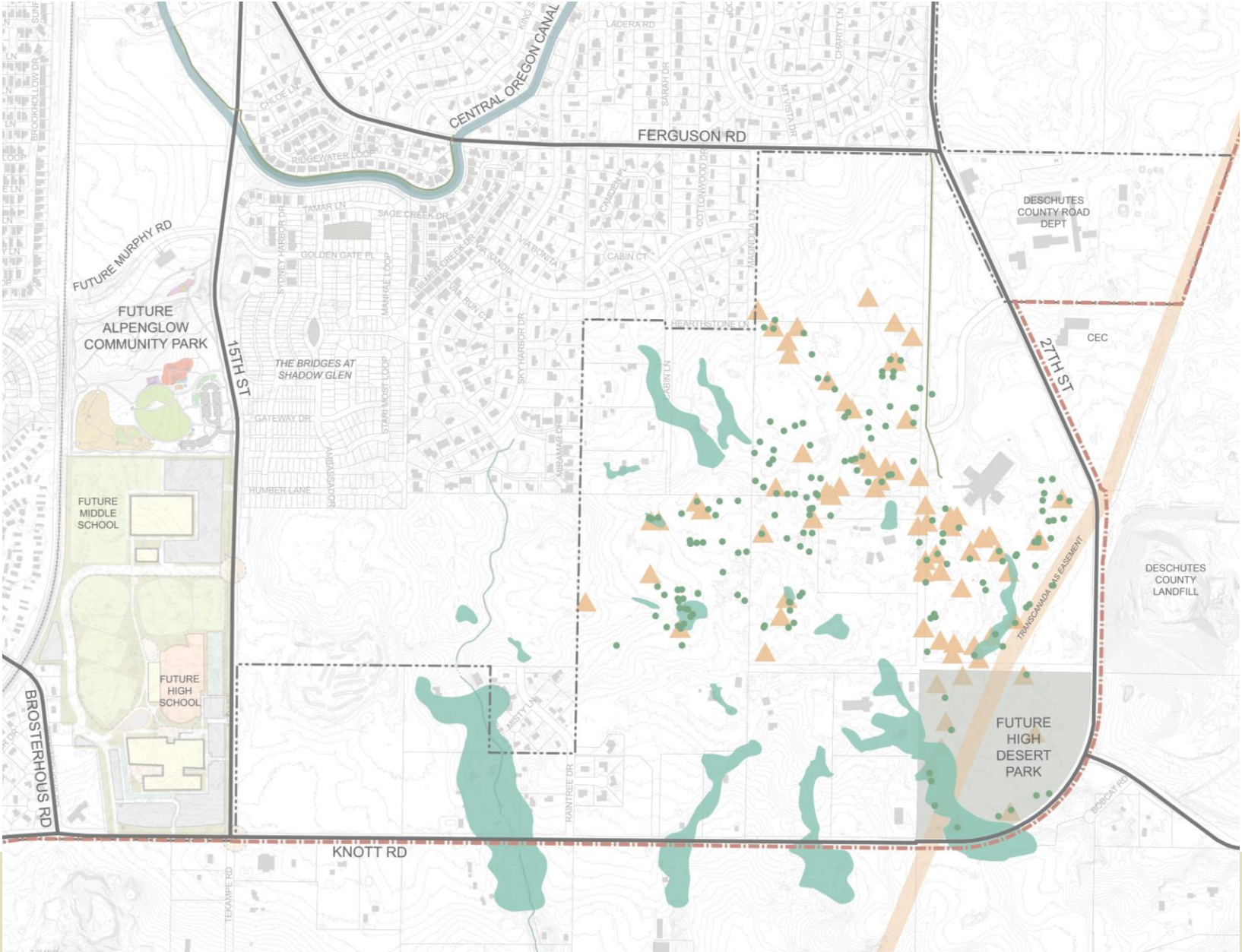
TREES IN GOOD CONDITION



-  Generalized Open Space
-  Good Canopy Condition Trees (April 2019 Survey)



AREAS OF INTEREST



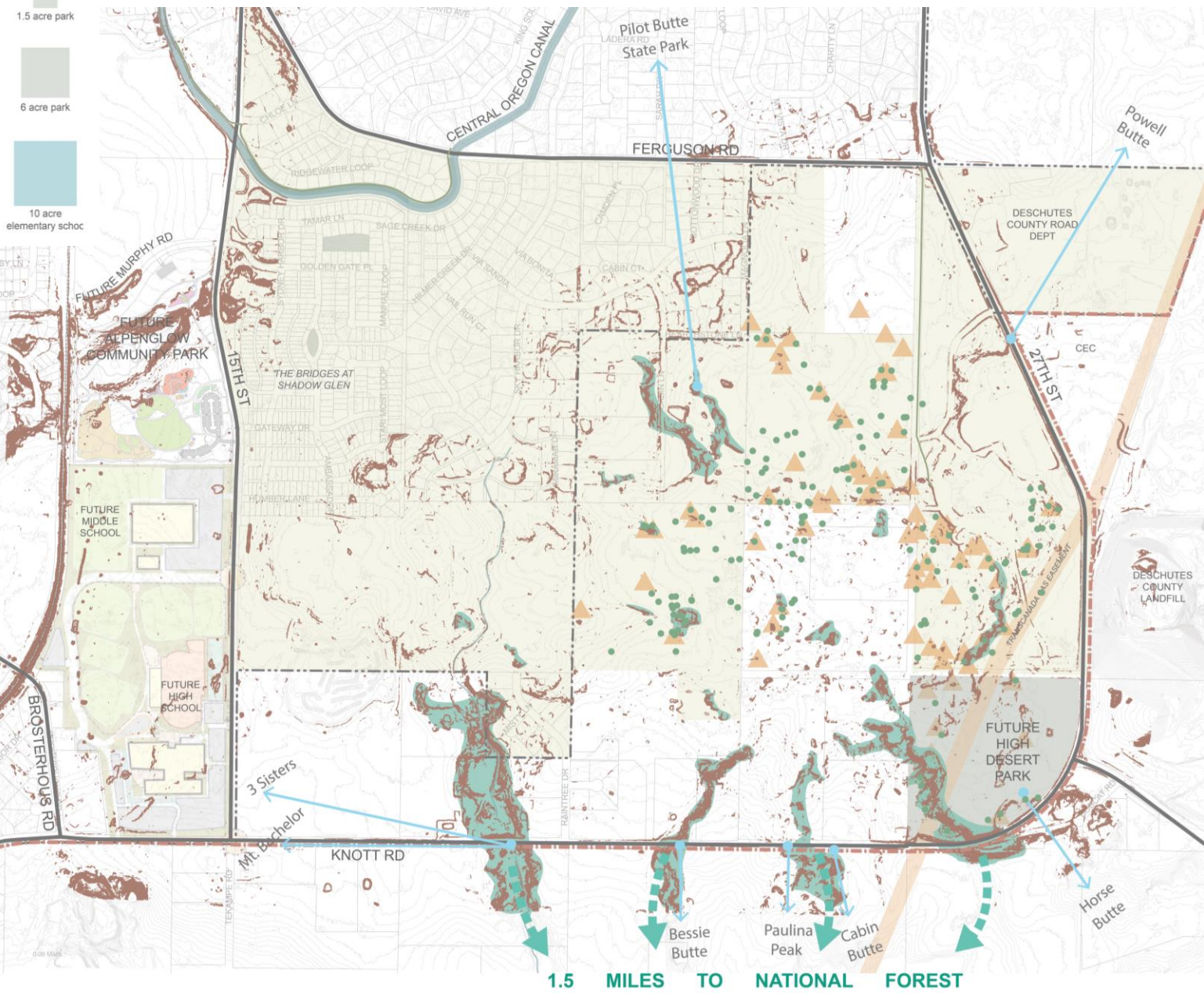
- Generalized Open Space
- Good Canopy Condition Trees (April 2019 Survey)
- ▲ Notable Natural Feature (April 2019 Survey)

COMPOSITE OPEN SPACE ANALYSIS



Typical Park & School Sizes (to scale)

- 1.5 acre park
- 6 acre park
- 10 acre elementary school



- 15+ % Slope
- Good Canopy Condition Trees (April 2019 Survey)
- Notable Natural Feature (April 2019 Survey)
- Views
- Generalized Open Space
- Potential Habitat Connection

1.5 MILES TO NATIONAL FOREST

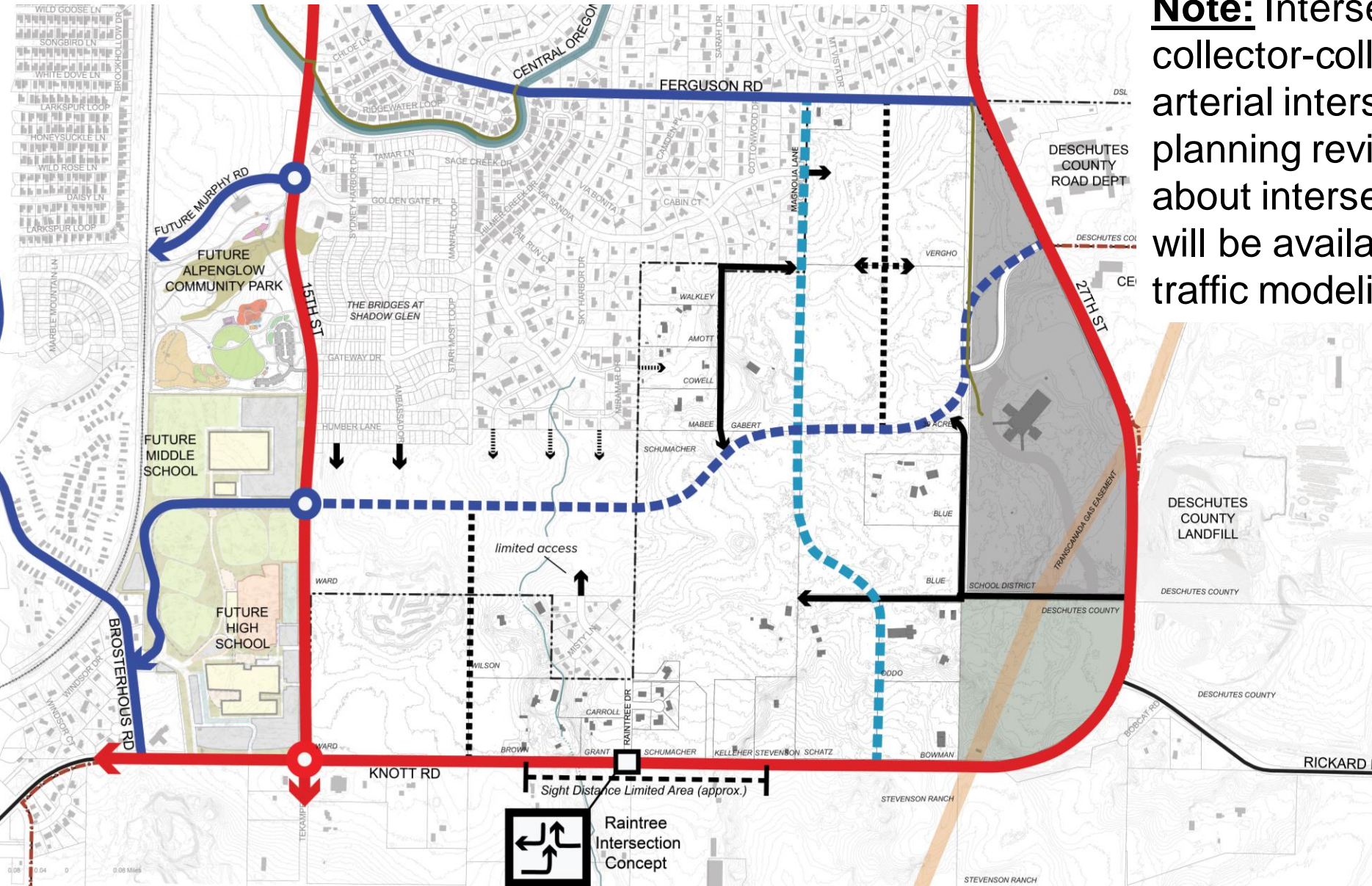


DRAFT TRANSPORTATION CONCEPTS

DRAFT STREET PLAN UPDATE



Note: Intersection control at collector-collector and collector-arterial intersections is under planning review. More information about intersection control options will be available after land use and traffic modeling is completed.

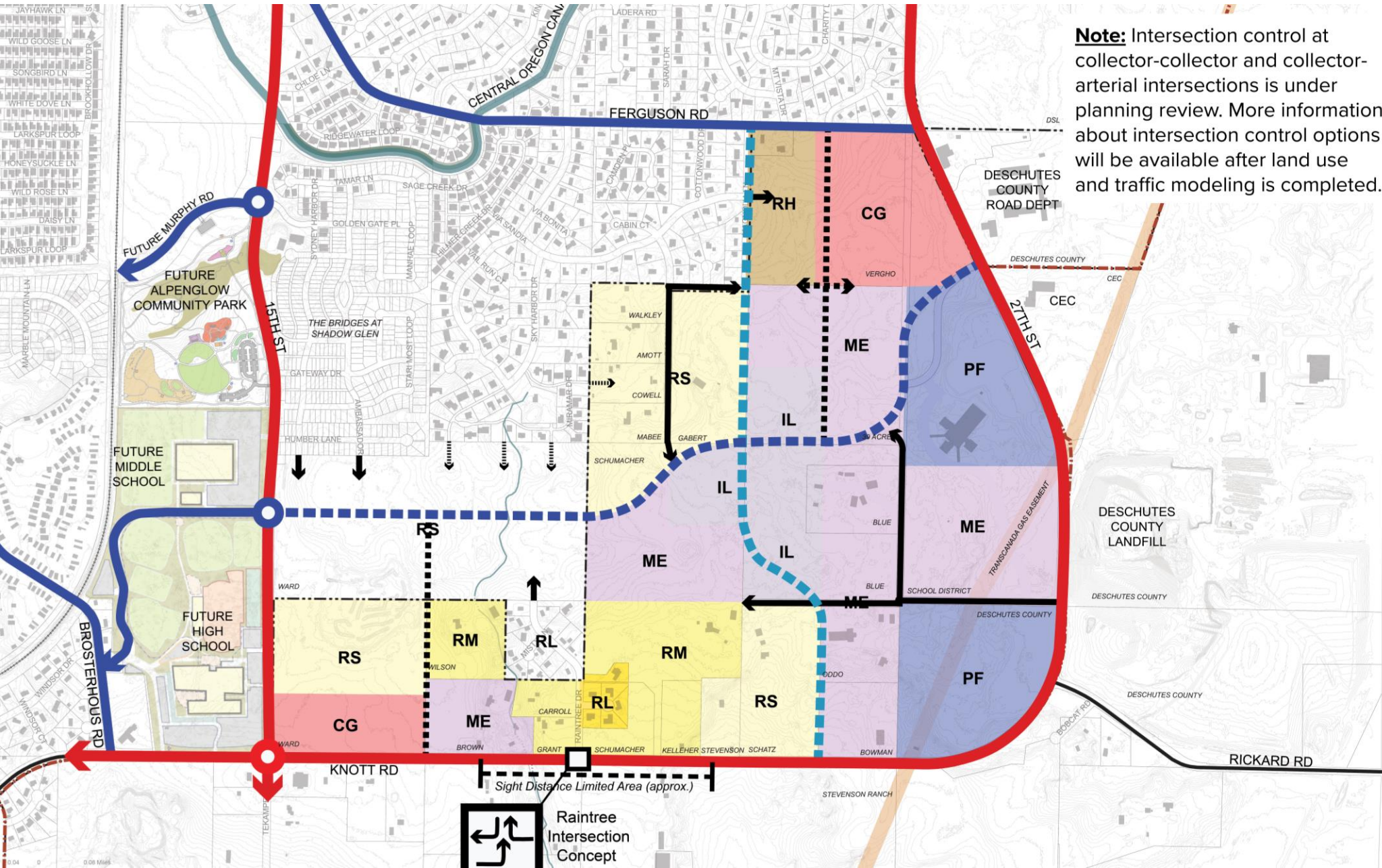


-  Existing Arterial
-  Existing / Planned Collector
-  Proposed Collector
-  Proposed Neighborhood Collector
-  Planned Roundabouts
-  Framework Local (Location TBD)
-  Framework Local (Existing ROW)
-  Street Extension
-  Street or Path Extension (TBD during development review)



LAND USE CONCEPTS

LAND USE AND TRANSPORTATION CONCEPT



Note: Intersection control at collector-collector and collector-arterial intersections is under planning review. More information about intersection control options will be available after land use and traffic modeling is completed.

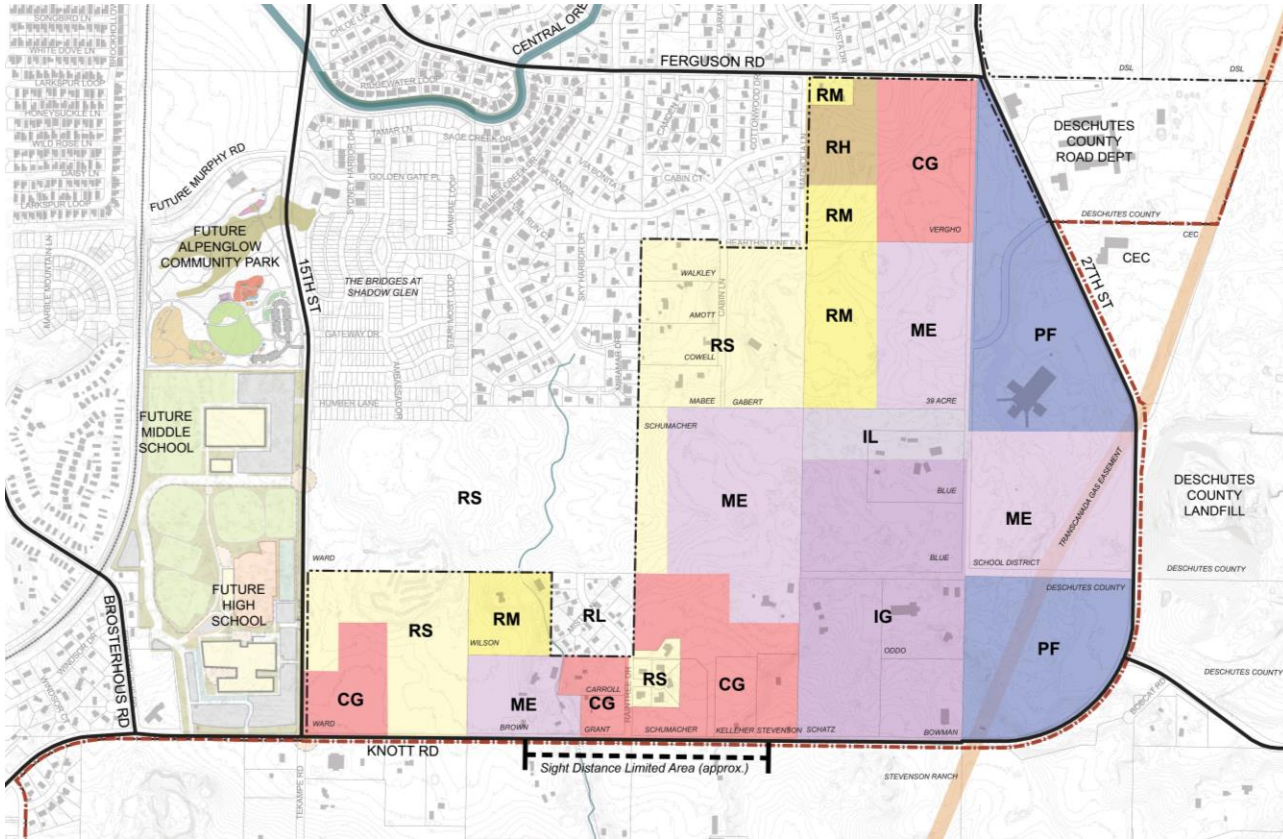
CITY COUNCIL GUIDANCE TO SEAPAC



COMPREHENSIVE PLAN DESIGNATIONS

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

Plan Designations Adopted in 2016 UGB Expansion



- **Bend Comprehensive Plan, Chapter 11, Growth Management**
 - Policies 11-75 through 11-84 regarding land uses in the Southeast Expansion Area (“Elbow”)

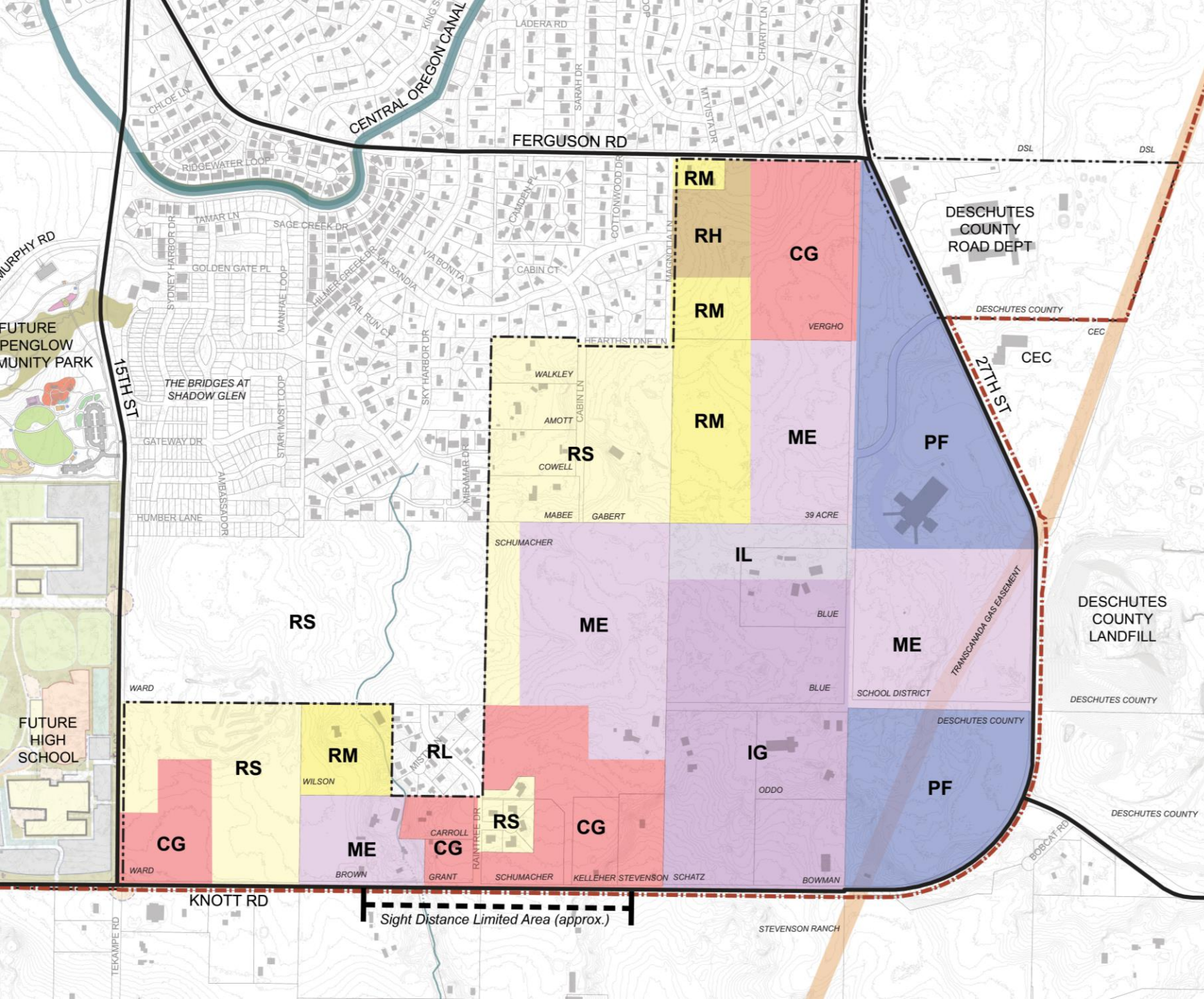
- **Resolution No. 3135**
 - Resolution through which City formed SEAPAC
 - Section 1: Project Goals provides for some flexibility for: (1) tweaks of land use designations; (2) trades of designations, like for like



- **DLCD concerns:**
 - Loss of light industrial land for Bend’s economic and employment base
 - Changing the designation of land that was recently committed to satisfy a 20-year need for industrial acreage
 - Loss of jobs, entrepreneurial environment, labor force, business; harm to local target industry competitive advantages

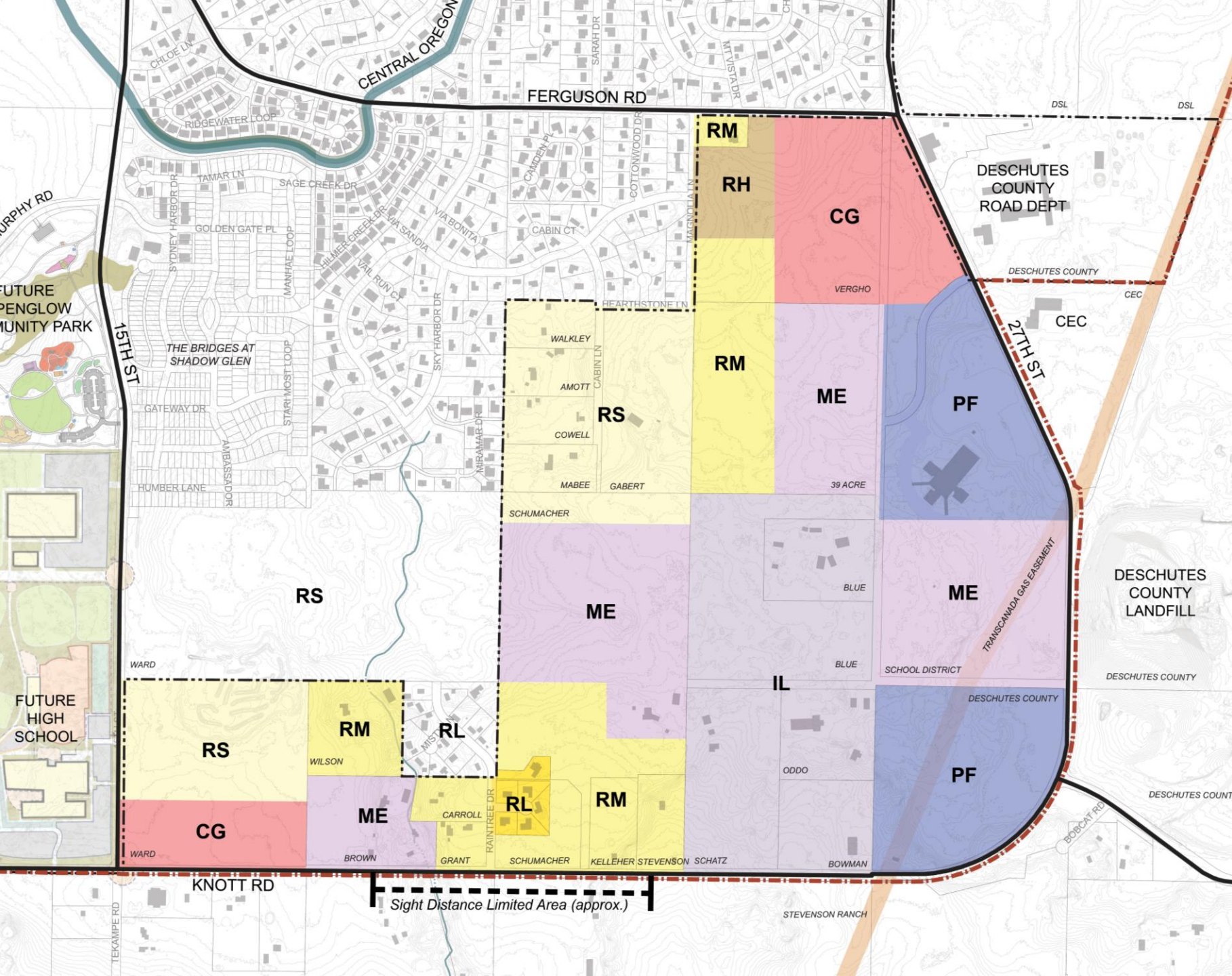
- **DLCD strong recommendations:**
 1. Replace industrial designations with industrial designations concurrent with the re-designation of the Southeast Expansion Area.
 2. If (1) is not possible, combine these elements below:
 - a. Commit to replacing the loss of light industrial (IL) in the near term (within three to five years).
 - b. Refrain from re-designating any more than half of the light industrial acres in the Southeast Expansion Area, at a maximum. To do otherwise would be inconsistent with the 2016 EOA.
 - c. Retain the performance of the same number of non-retail jobs as originally envisioned in the Southeast Expansion Area.
 - d. Remove residential uses from the Southeast Expansion Area Plan District Mixed Employment (ME) designation in areas where the designations have changed from industrial to ME.
 - e. Allow residential uses through subarea-specific master plans where the zoning and development code will enable production of the same number of non-retail employment jobs in the master plan area.

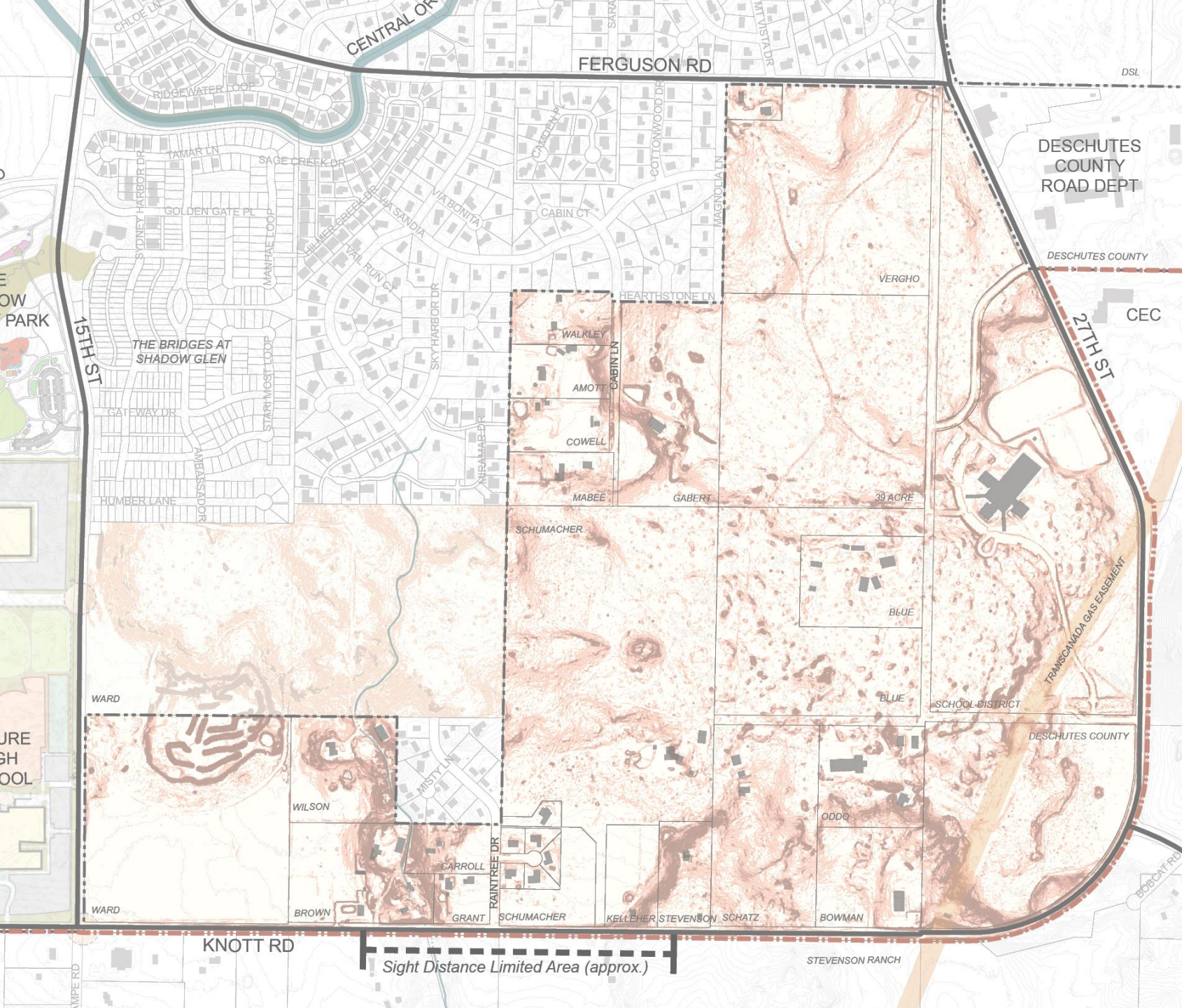
OPTION A: ADOPTED PLAN DESIGNATIONS





OPTION B: LAND USE REFINEMENTS PRESENTED AT SEAPAC #4

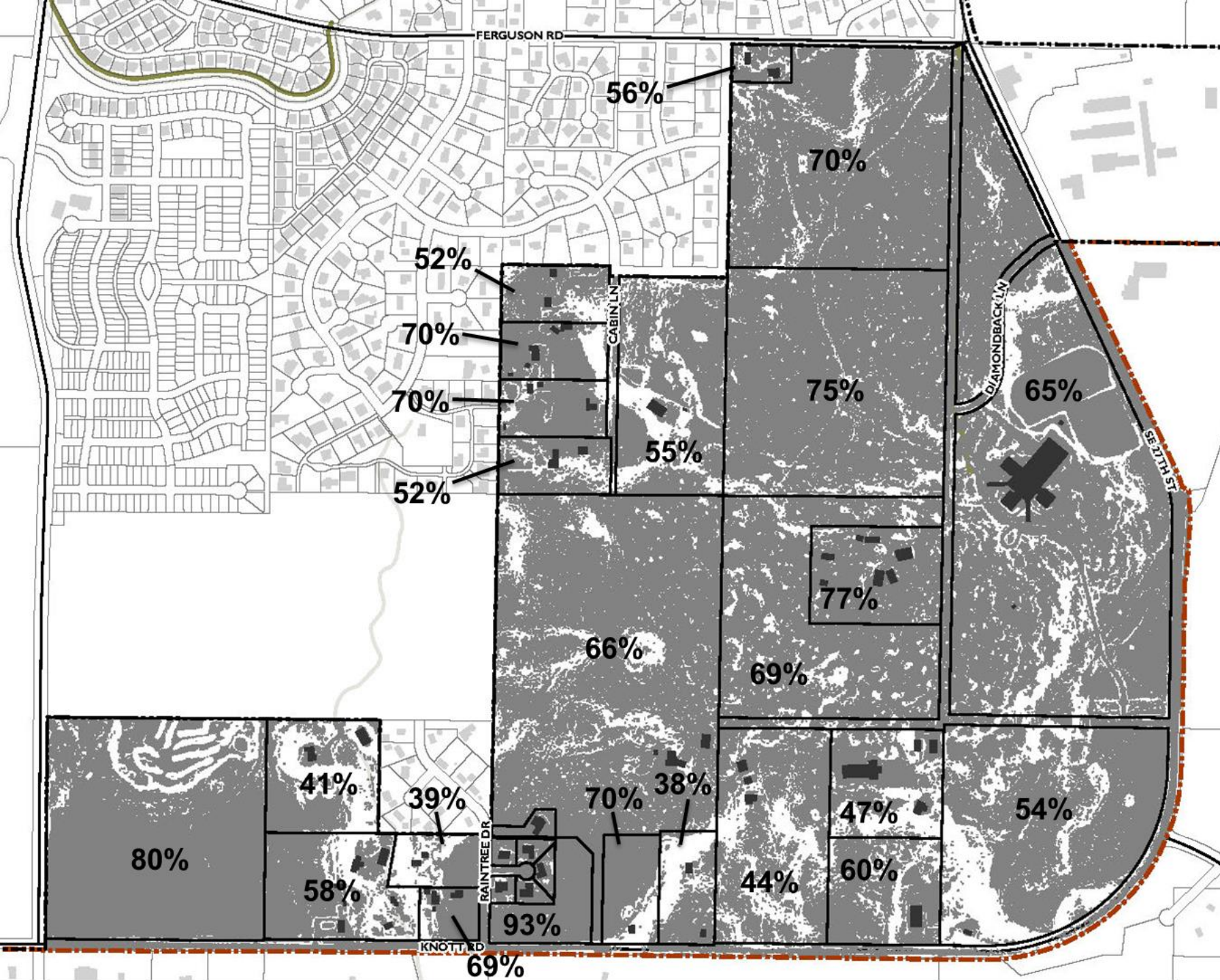




TOPOGRAPHY



- 0 - 5 % Slope
- 5 - 10 % Slope
- 10 - 15 % Slope
- 15+ % Slope



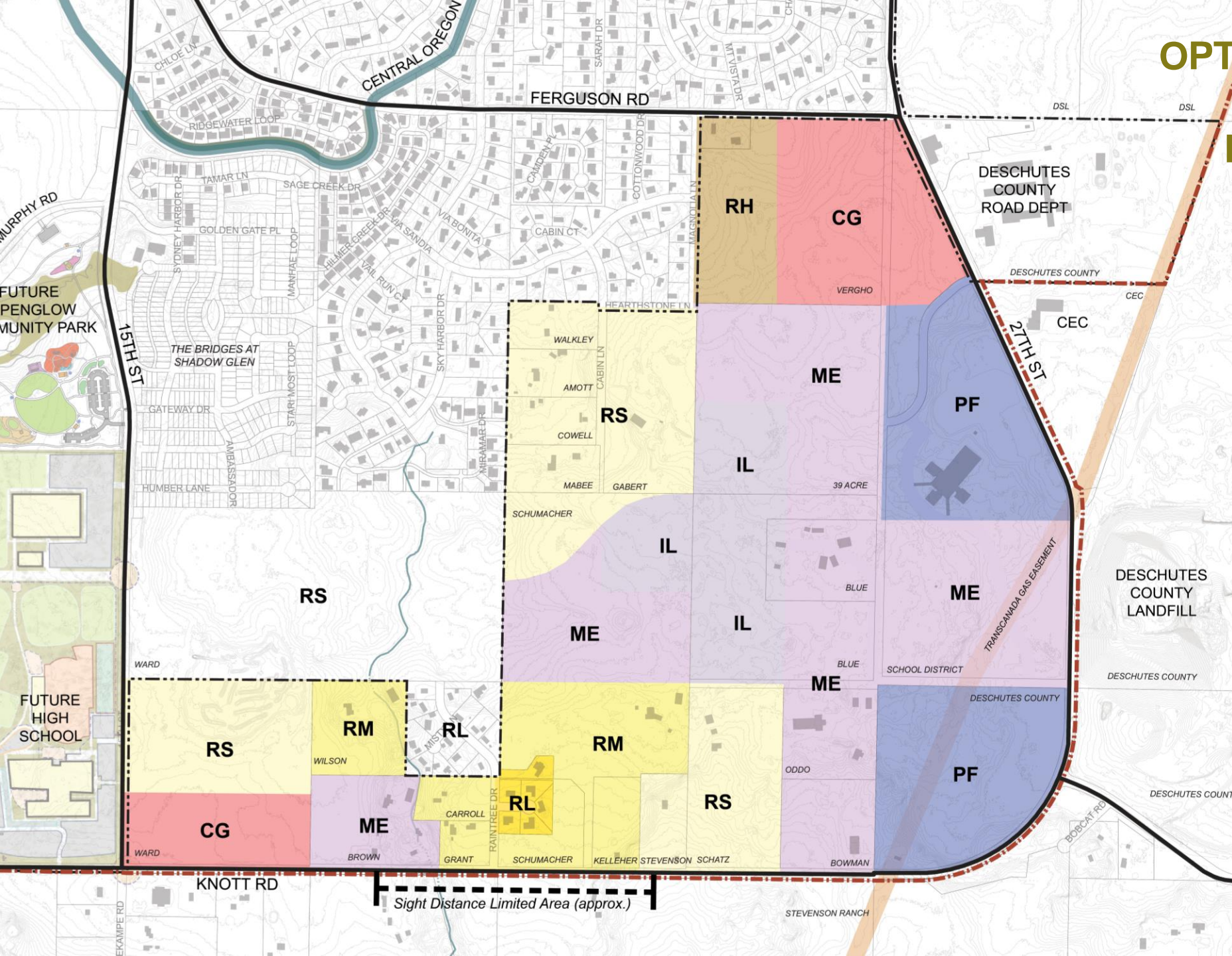
**TOPOGRAPHY:
0-5% SLOPE**



■ 0-5% Slope

Percentages on the map represent the percent of total acres that have 0-5% slope based on a detailed slope analysis

OPTION C: DRAFT LAND USE REFINEMENTS

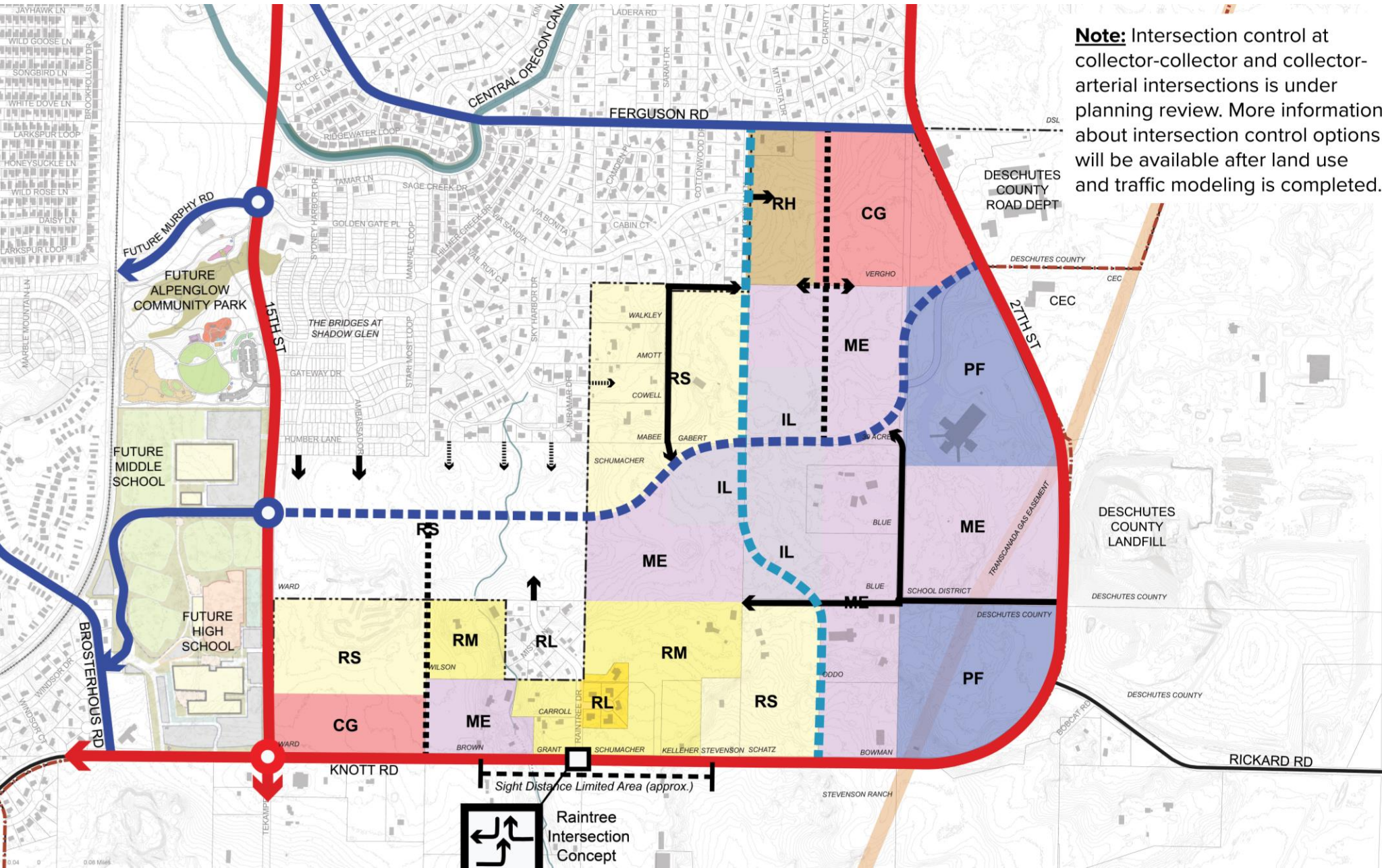


CHANGES IN LAND USE DESIGNATION ACRES



Development Type	Acres of Change	% Change in Acres
Residential (RH, RM, RS, RL)	36	30% increase
Industrial (IG, IL)	-42	55% decrease
Commercial (CG)	-23	35% decrease
Mixed Employment (ME)	38	37% increase

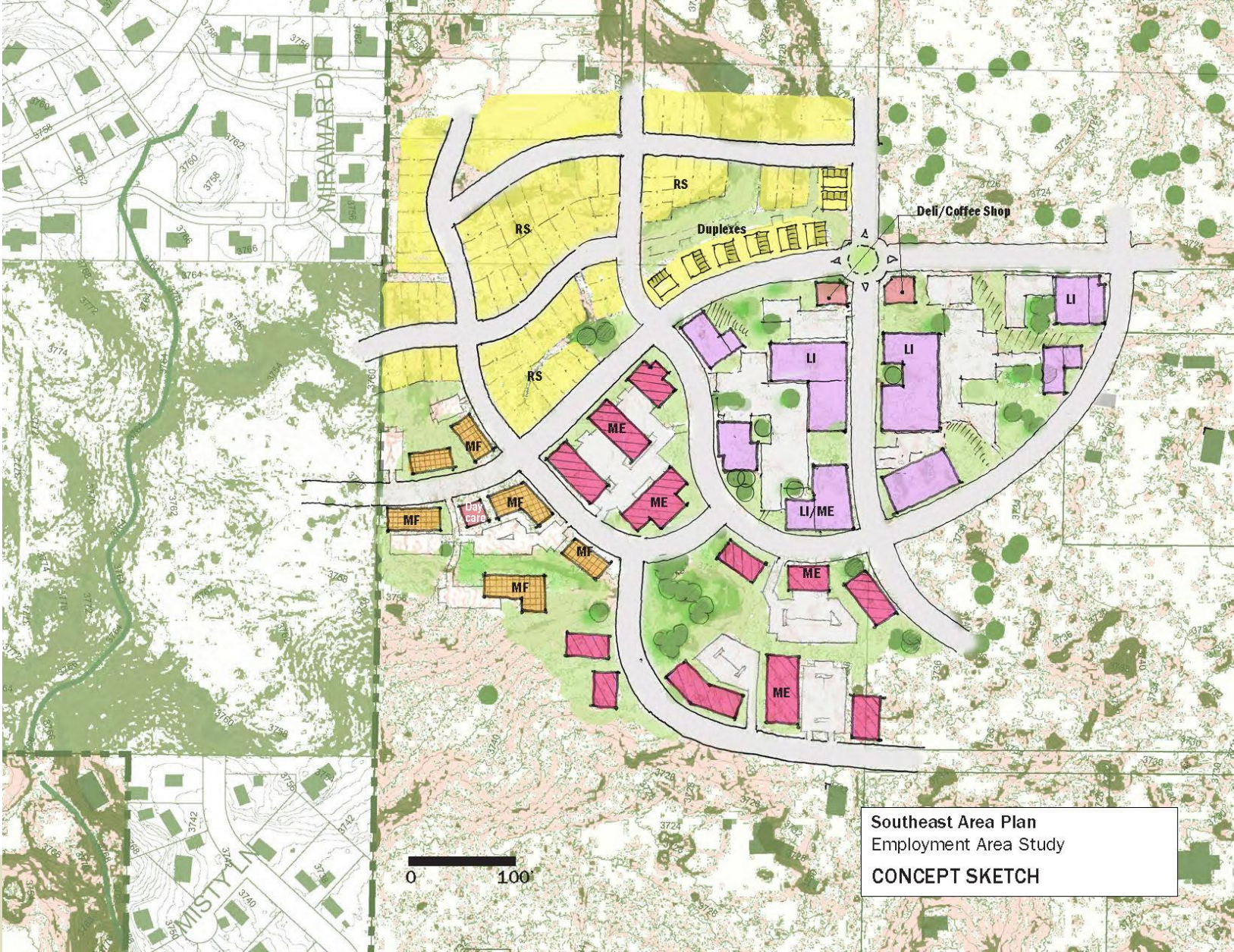
LAND USE AND TRANSPORTATION CONCEPT



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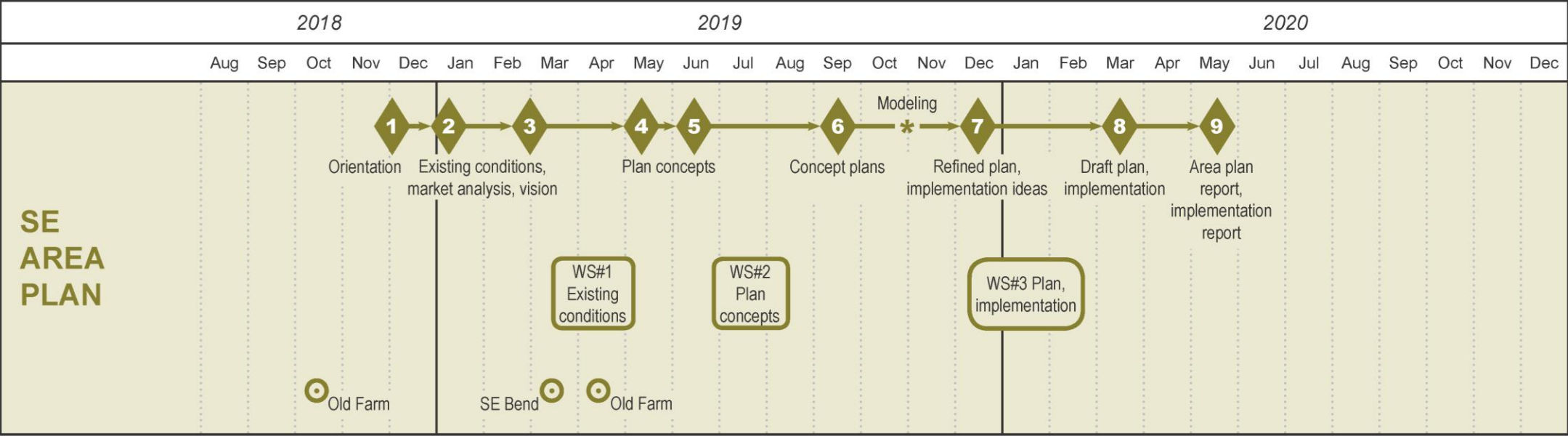
EMPLOYMENT AREA STUDY





BEND TRANSPORTATION AND LAND USE PROGRAM

Southeast Area Plan Work Plan and Process



Next meeting: Workshop #2