



WELCOME!

SOUTHEAST AREA PLAN ADVISORY COMMITTEE

DECEMBER 3, 2019

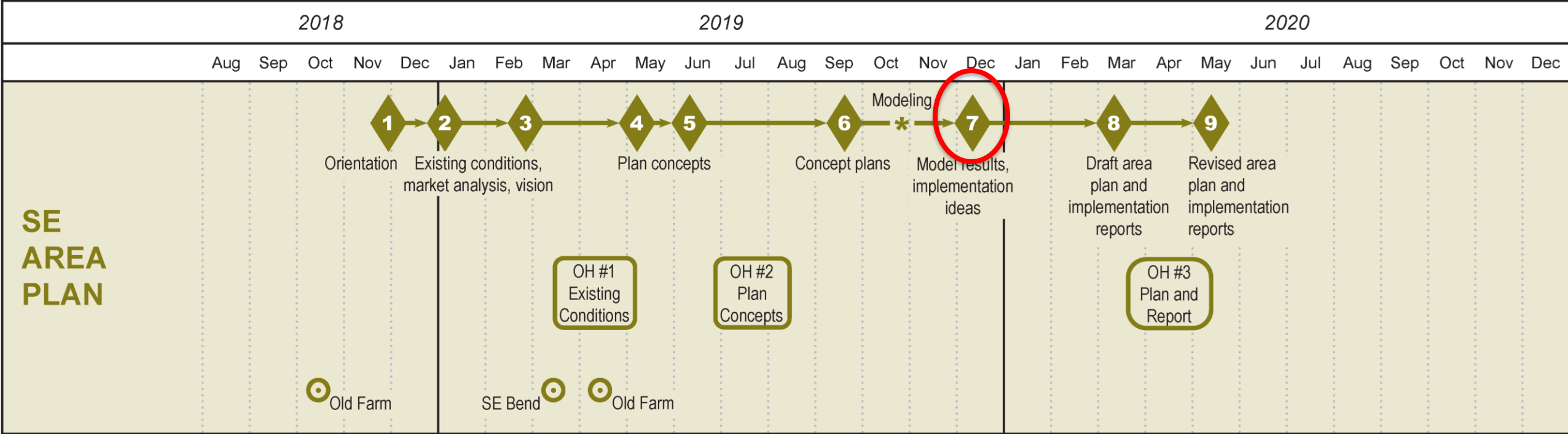


CITY OF BEND
SOUTHEAST AREA PLAN



PUBLIC COMMENT

WHERE WE ARE IN THE PROCESS

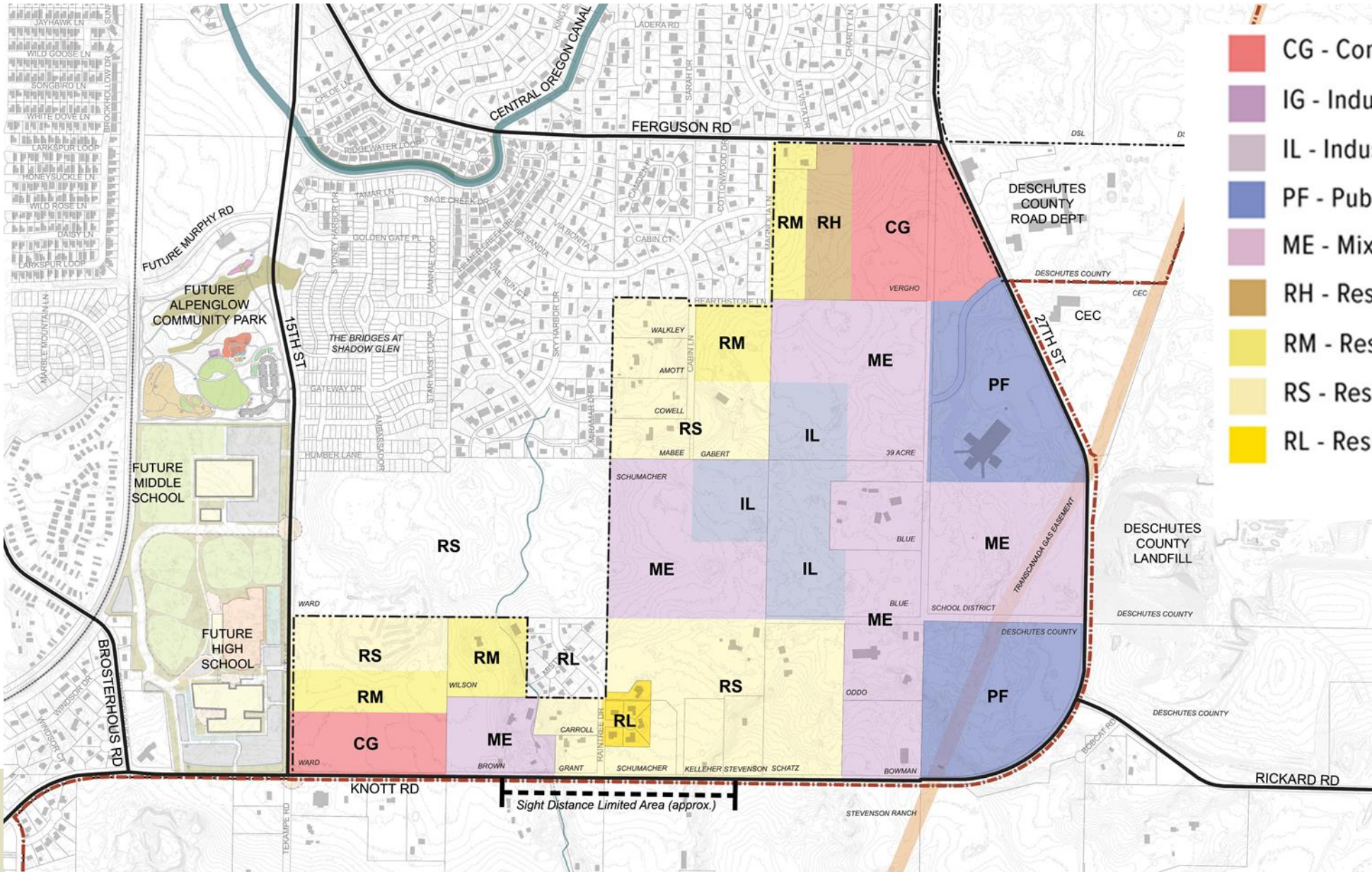


SE
AREA
PLAN



TRANSPORTATION ANALYSIS RESULTS

REFINED LAND USE PLAN APPROVED FOR MODELING

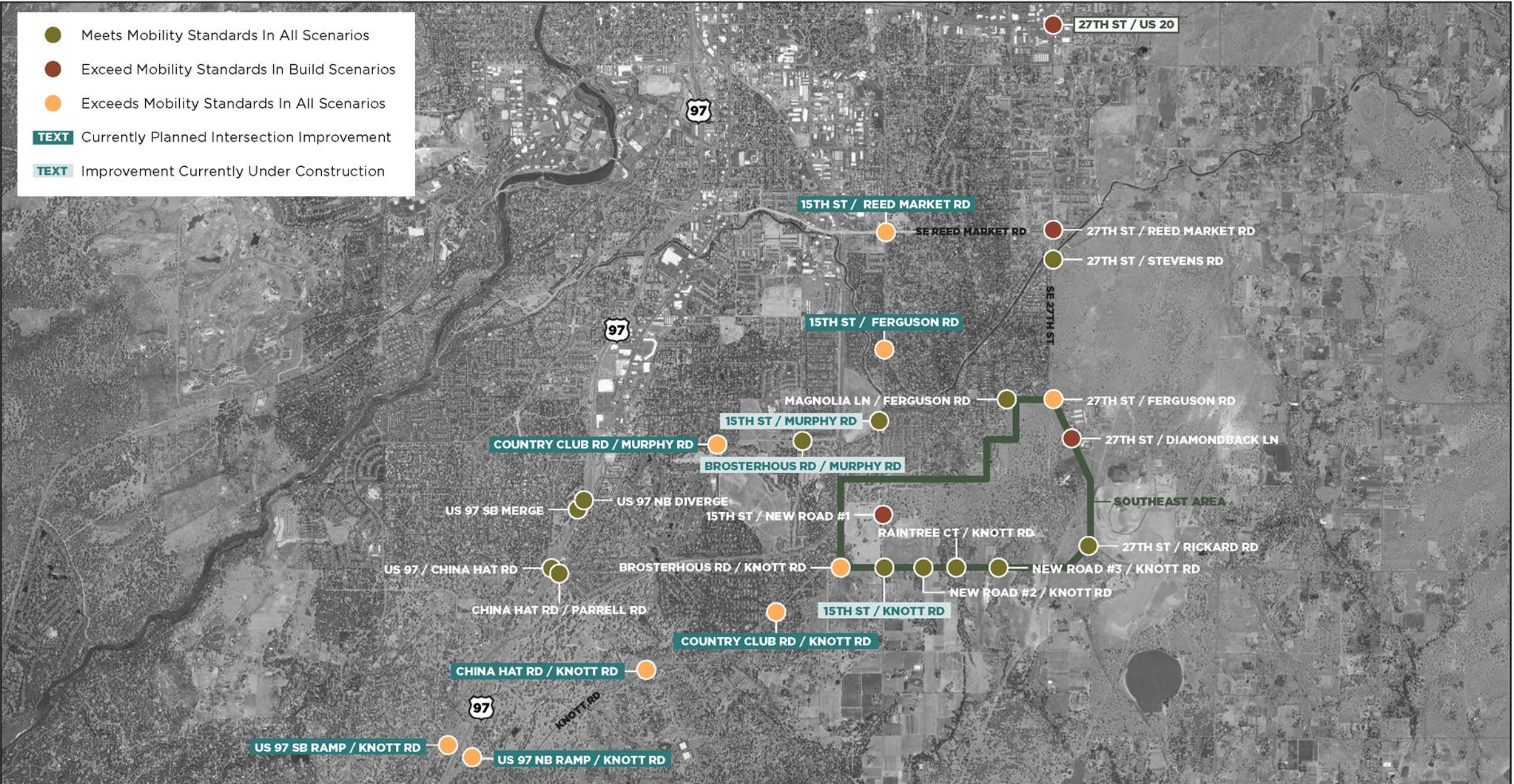


- CG - Commercial General
- IG - Industrial General
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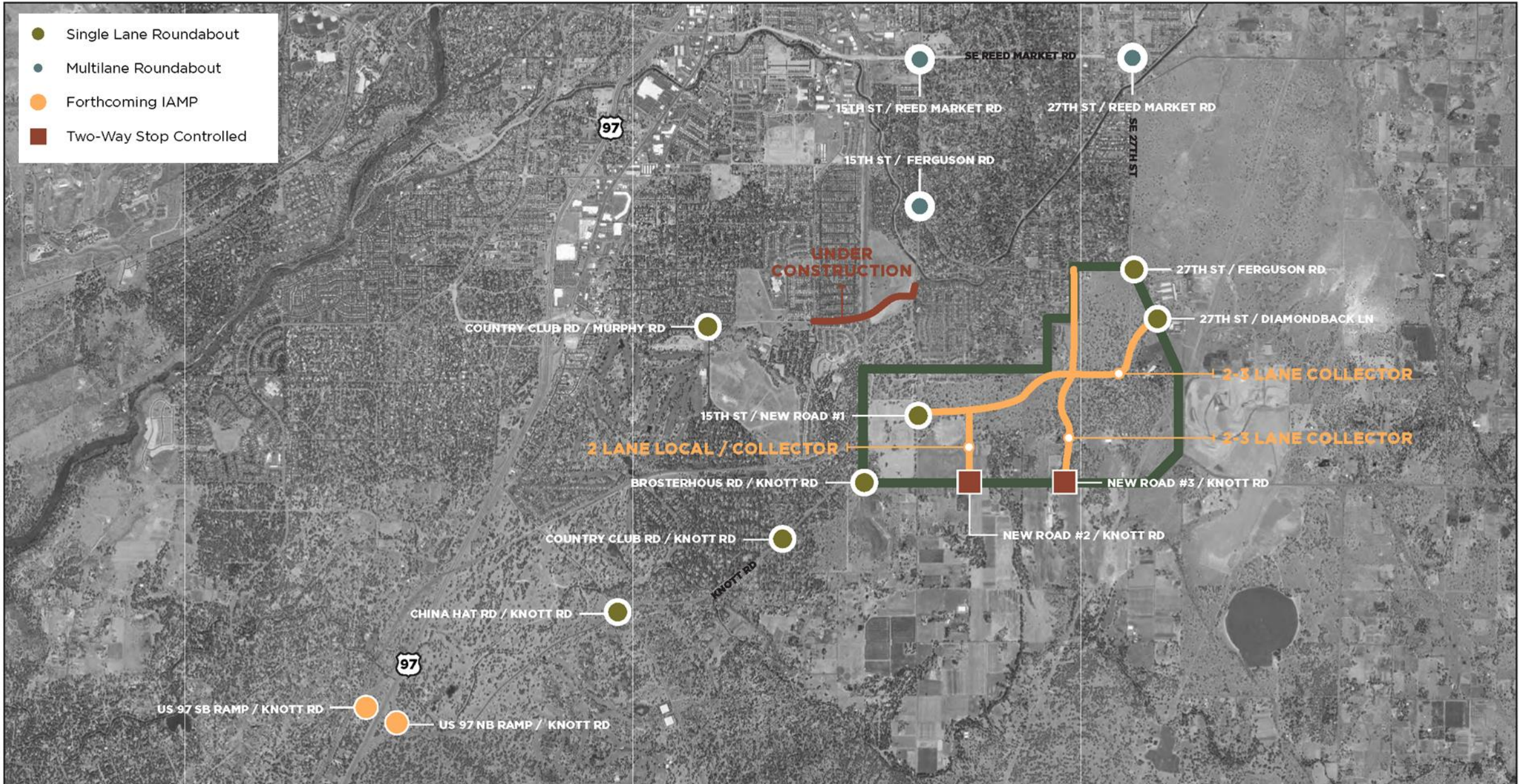
OPERATION RESULTS



- Meets Mobility Standards In All Scenarios
- Exceed Mobility Standards In Build Scenarios
- Exceeds Mobility Standards In All Scenarios
- TEXT Currently Planned Intersection Improvement
- TEXT Improvement Currently Under Construction



MITIGATION MEASURES

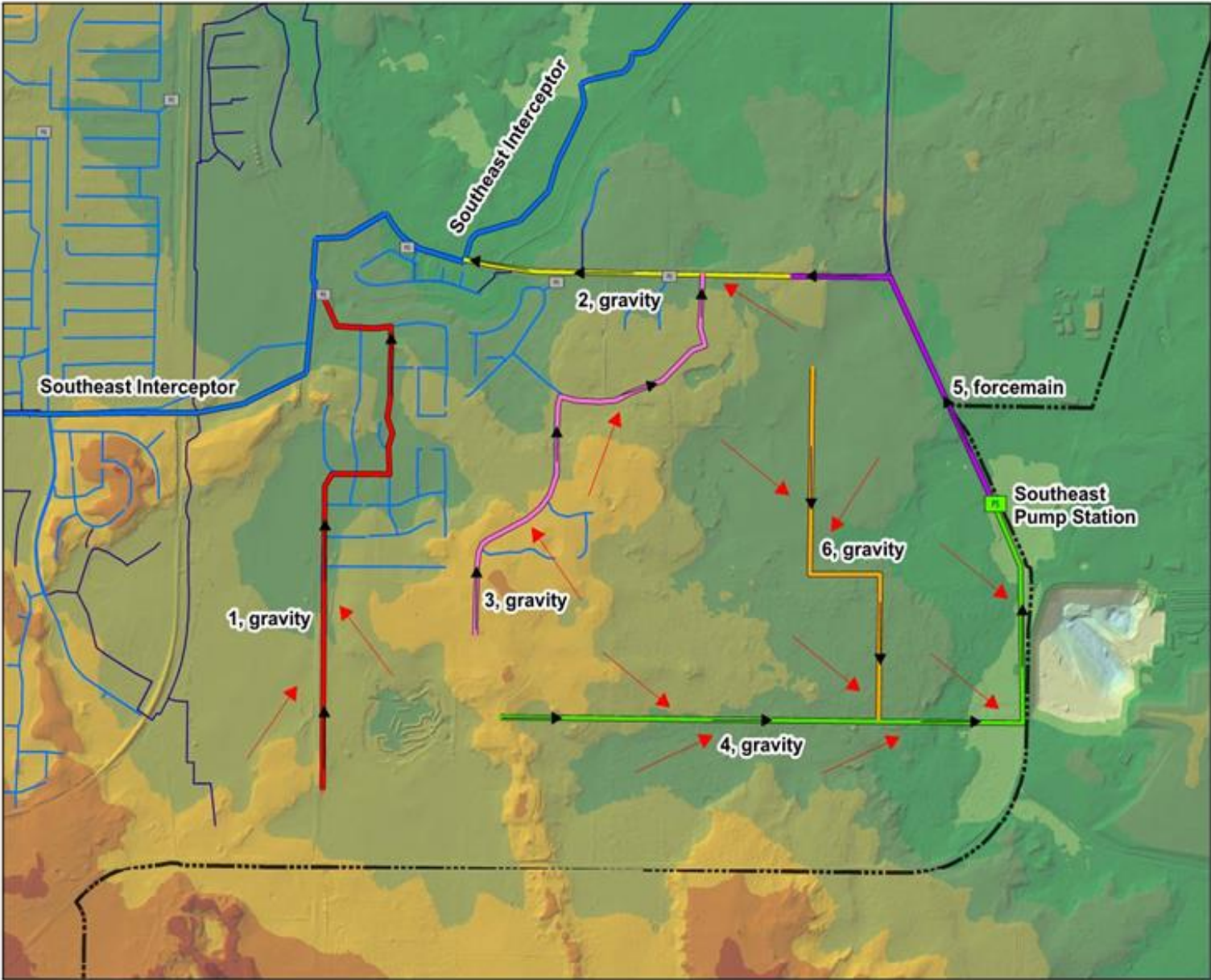




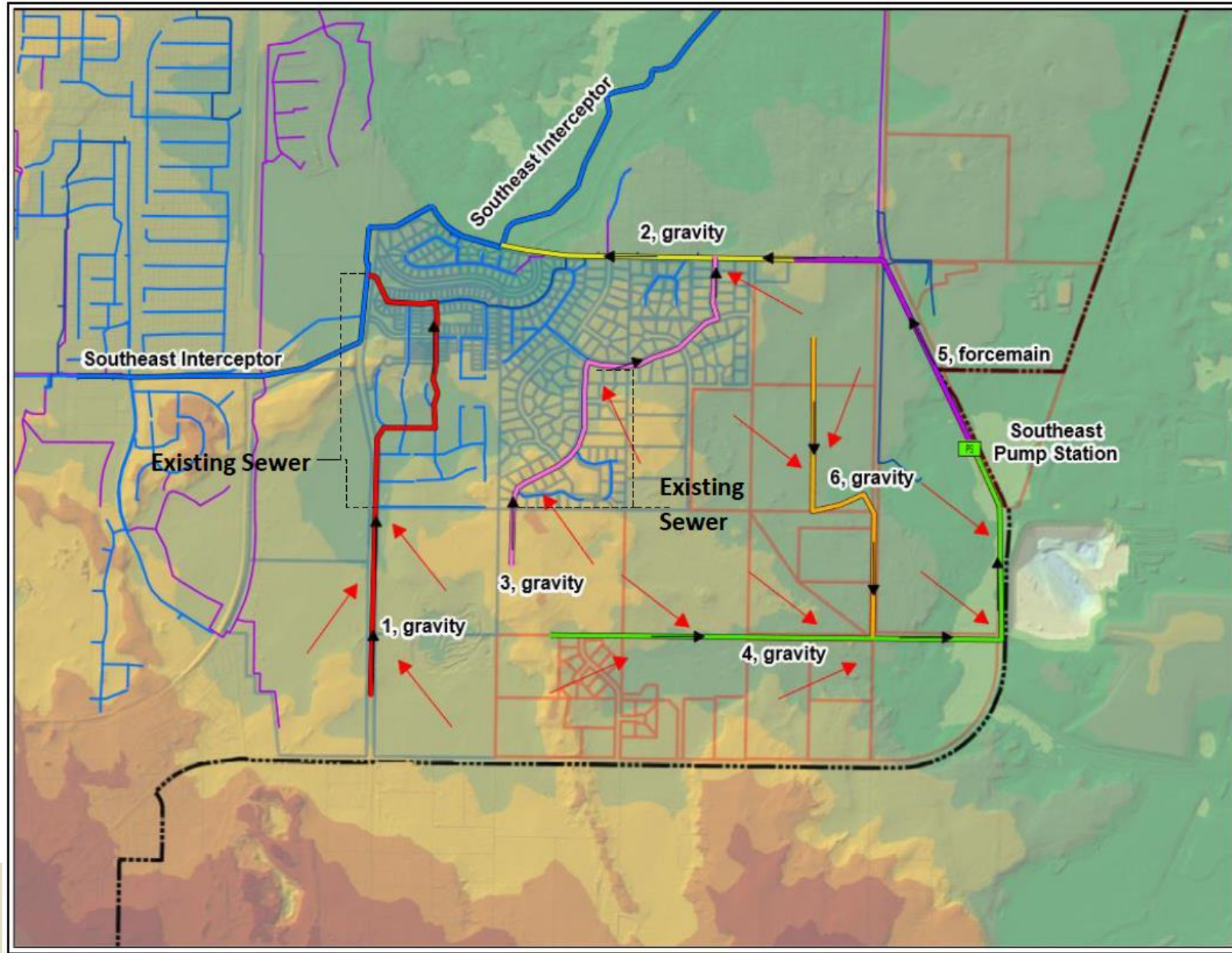
WATER & SEWER INFRASTRUCTURE



SANITARY SEWER CONCEPT LAYOUT - FEBRUARY 2019



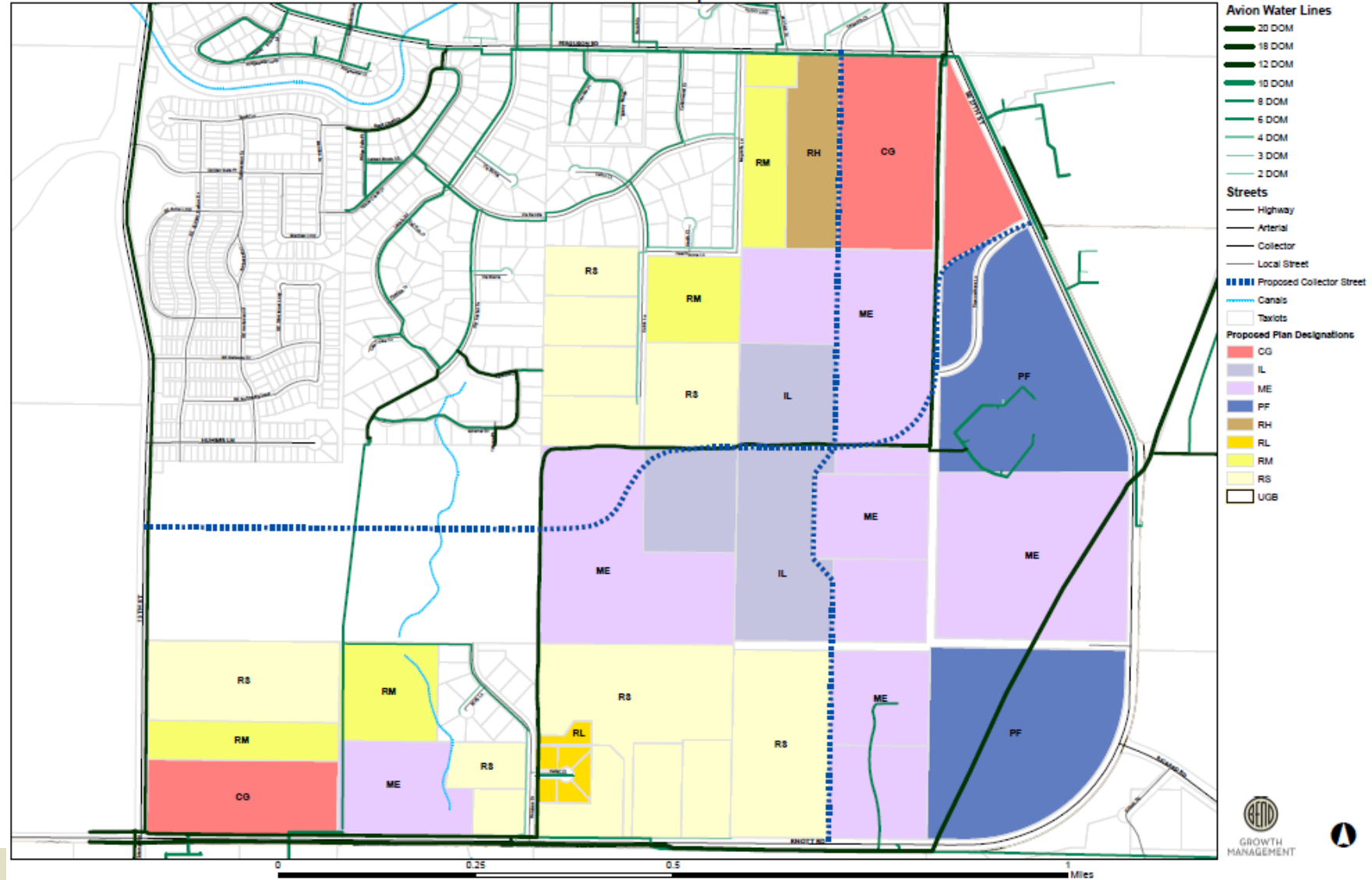
SANITARY SEWER CONCEPT LAYOUT NOVEMBER 2019



WATER INFRASTRUCTURE



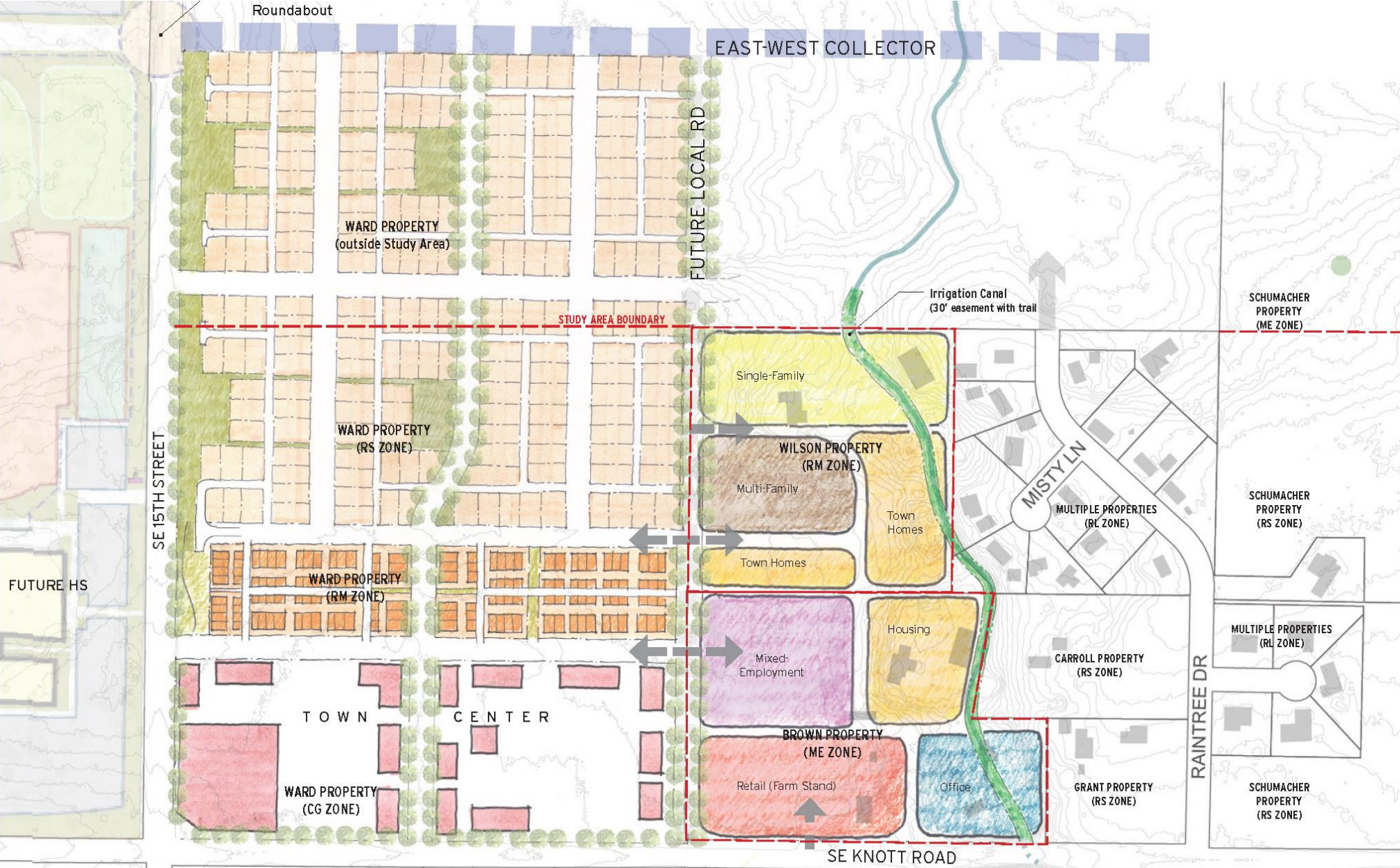
Southeast Expansion Area



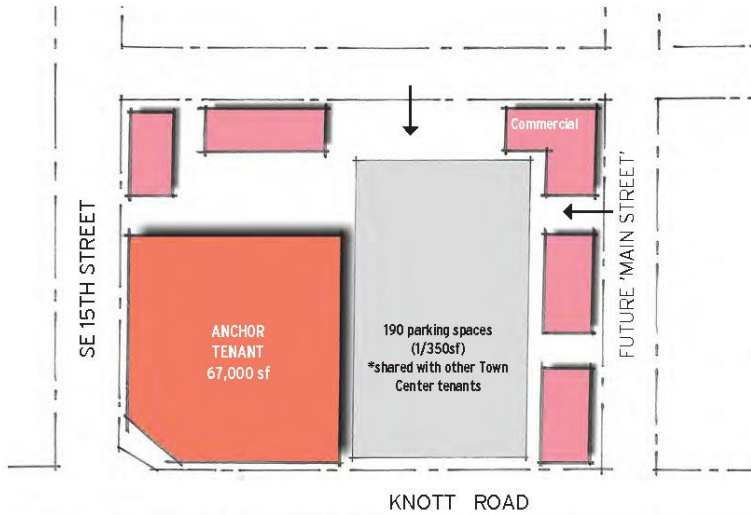


PRELIMINARY CODE CONCEPTS

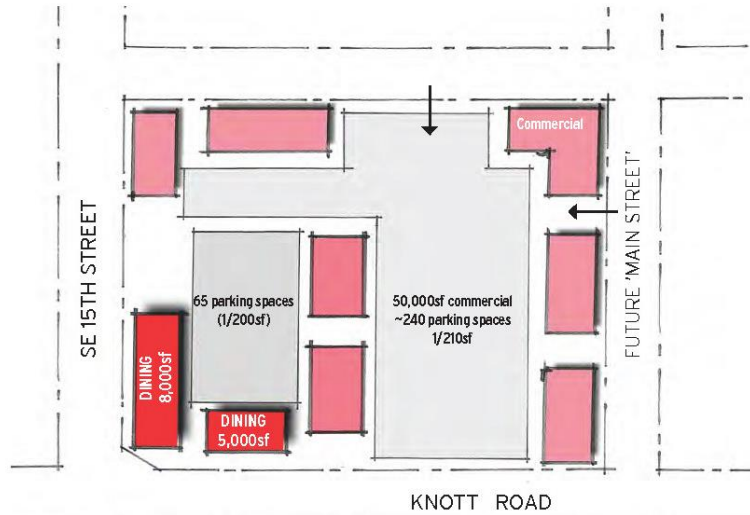
SW CORNER DEMONSTRATION PLAN



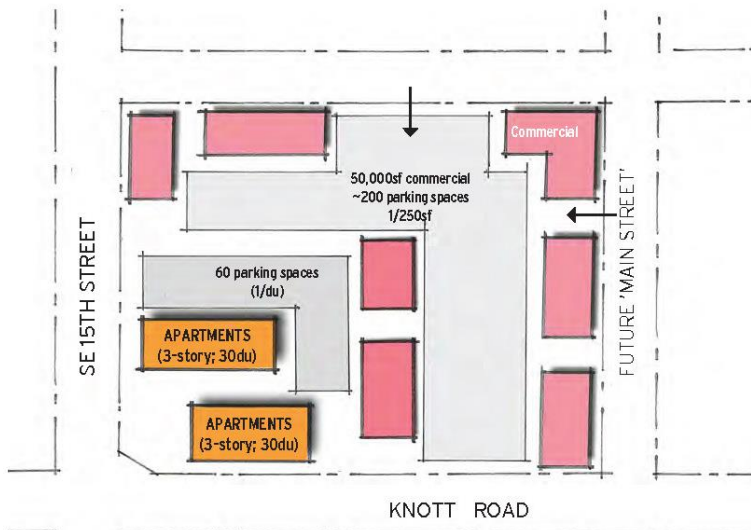
SW CORNER DEMONSTRATION PLAN: COMMERCIAL OPTIONS



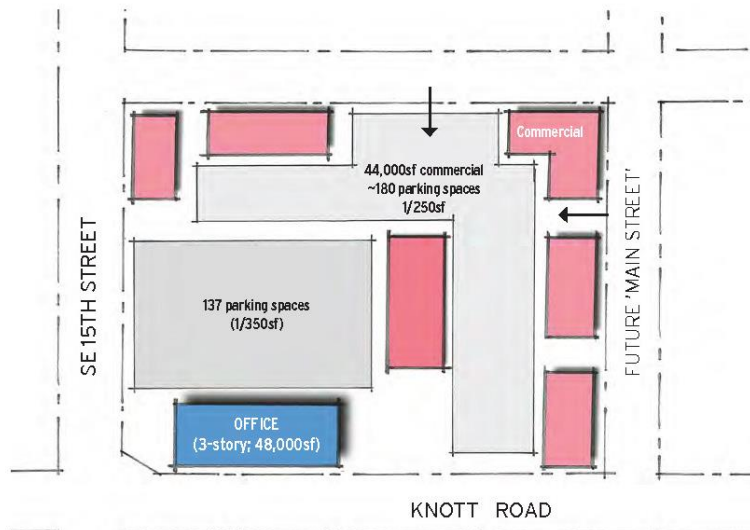
ANCHOR TENANT



DINING



APARTMENTS



OFFICE



LIGHT INDUSTRIAL/MIXED EMPLOYMENT AREA DEMONSTRATION



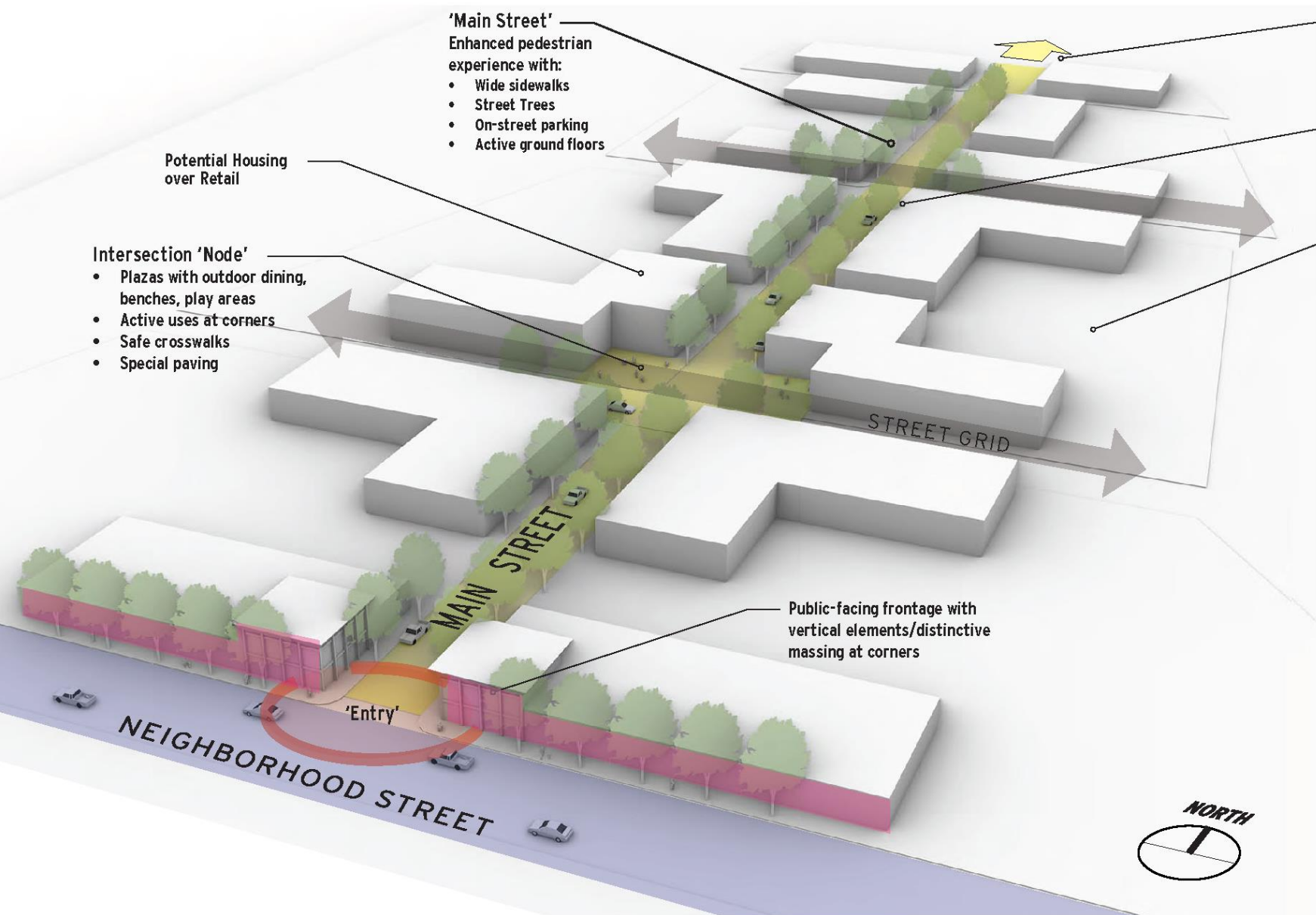
LIGHT INDUSTRIAL/MIXED EMPLOYMENT AREA VISUALIZATION



EAST-WEST MULTI-USE PATH VISUALIZATION



NE CORNER PERSPECTIVE DIAGRAM



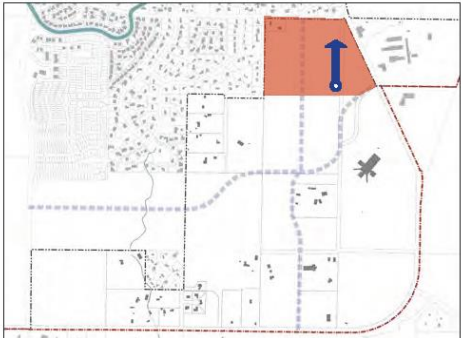
Pedestrian/bicycle connection to Ferguson Road

Buildings create active street frontage along Main Street

Parking behind buildings with pedestrian circulation through parking lots & generous landscape

* Most buildings a mix of retail, office and/or dining uses in 1-2 story buildings, with surface parking behind.

Context Map



SPECIAL PLANNED DISTRICTS



- **Special Planned Districts** create special standards for the development of land within the plan boundaries that may supersede those of the underlying zone.
- Tools include:
 - Overlay land use districts
 - Permitted land uses
 - Design standards
 - Landscape standards
 - Development standards
 - Special street standards
 - Access and circulation standards
 - Parking requirements
 - Transportation mitigation plan



MODIFICATIONS TO USES

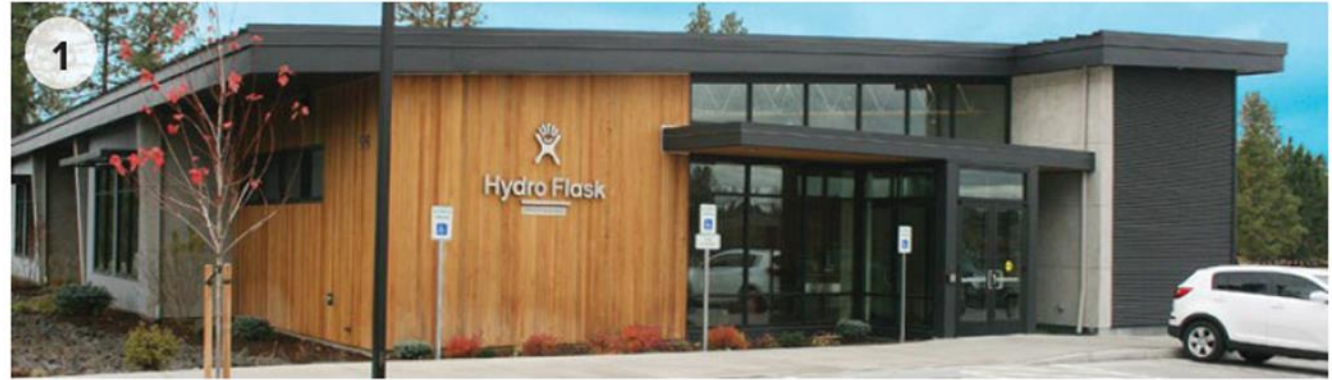


LAND USE DISTRICT	USE MODIFICATIONS
Residential (RS, RM, RH)	<p>All uses allowed under Table 2.1.200, except the following:</p> <ol style="list-style-type: none"> 1. Repair services conducted entirely within a building; including vehicle repair, small engine repair, and similar uses.
General Commercial (CG)	<p>All uses allowed under Table 2.2.300, including the following additions:</p> <ol style="list-style-type: none"> 1. Multifamily housing constructed with commercial development.
Mixed Employment (ME)	<p>All uses allowed under Table 2.3.200, including the following additions:</p> <ol style="list-style-type: none"> 1. Residential uses included with new mixed-use development. 2. Residential uses included with new development proposed through a masterplan proposed under BDC Chapter 4.5, Master Planning and Development Alternatives. Housing allowed under BDC Table 2.3.200 must satisfy BDC 4.5.200(E)(3). 3. Veterinary Clinics, for both small and large animals.
Light Industrial (IL)	<p>All uses allowed under Table 2.4.300, except the following:</p> <ol style="list-style-type: none"> 1. Heavy Manufacturing, assembly, and processing of raw materials and recycling 2. Junk yards, automobile wrecking yards, and similar uses 3. Marijuana related uses 4. Marijuana grow sites and marijuana producing 5. Marijuana wholesale 6. Marijuana processing of cannabinoid concentrates and cannabinoid products 7. Processing of cannabinoid extracts <p>And adding a new use:</p> <ol style="list-style-type: none"> 1. Flex Space

LIGHT INDUSTRIAL CONCEPTS



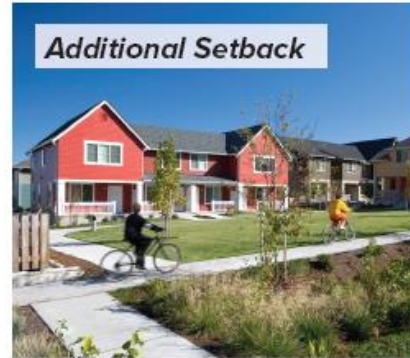
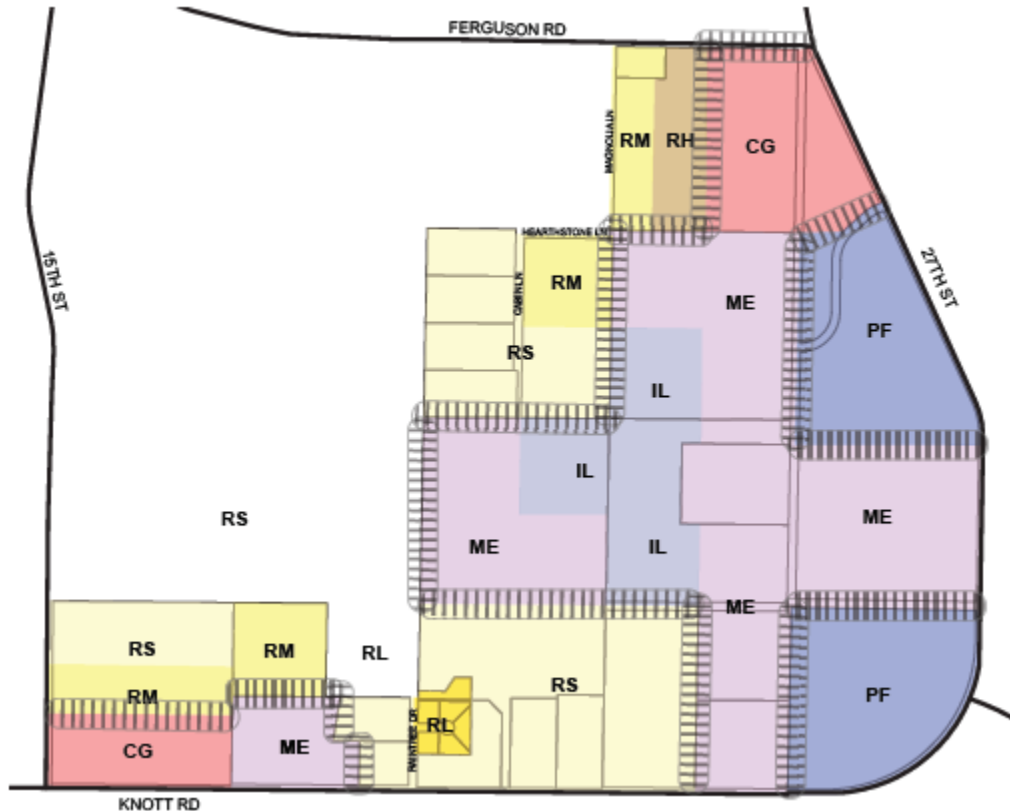
- **Prohibited Uses.** Prohibit heavy manufacturing, junk yards, and marijuana-related uses.
- **New Uses.** Add Flex Space as a new permitted use. Flex Space accommodates a range of office, warehouse, or commercial uses such as research and development, medical, industrial, and quasi-retail.
- **New Design Standards.**
 - Require a 20-foot-wide landscape buffer along all sidewalks and trails (photos 3, 5, and 6).
 - Locate most parking behind buildings to improve the aesthetics and pedestrian friendliness of the streetscape (photos 1 and 4).
 - Include a list of preferred facade treatments, such as stone, brick, or wood (photos 1 and 2).





BUFFERS & TRANSITION AREAS

Include a “toolbox” of preferred treatments, such as those shown in the photos below. One or more of these treatments would be required to buffer the transition between different land uses. Streets, such as Magnolia Lane, Hearthstone Lane, and the two new proposed collector roads, can also be used to provide separation between adjacent land uses.



OUTDOOR LIGHTING



Existing standards require that all outdoor lighting fixtures are either be full cut-off fixtures or have a shielding method that directs light downward. Outdoor lights are not permitted to shine directly or cast a glare onto adjacent properties.

- Existing City standards regarding outdoor lighting provide a strong foundation for preventing unnecessary light pollution. Additional standards for the Southeast Area Plan, if any, will be determined through discussions with SEAPAC.

Examples of full cut-off lighting



INTEGRATING NATURAL FEATURES IN DEVELOPMENT

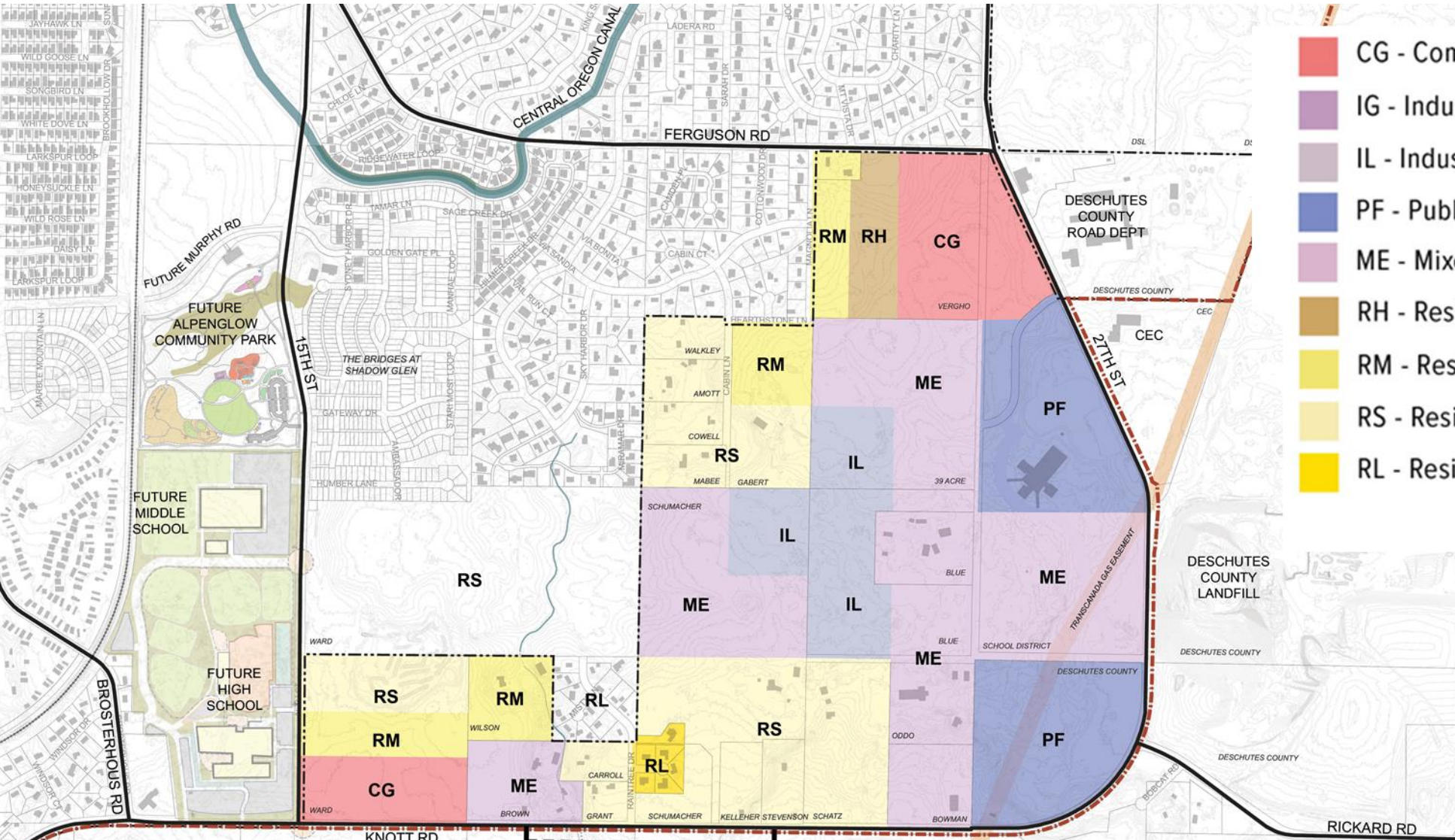


Significant natural features can include:

- The Southeast Area Plan process could develop a modified landscape conservation standard requiring all new development to map significant natural features and preserve a certain percentage of the total significant area in the final development plan.
- Property owners are **allowed**, but **not required**, to apply to designate portions of their property containing significant natural features as ASIs.



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FUNDING PLAN (PART 1)



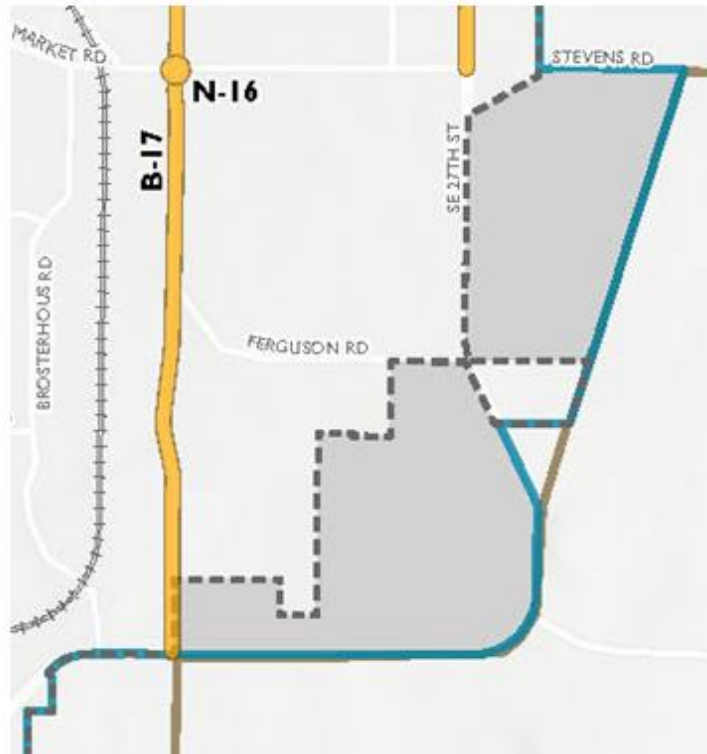
SE AREA TRANSPORTATION PLAN PROJECTS



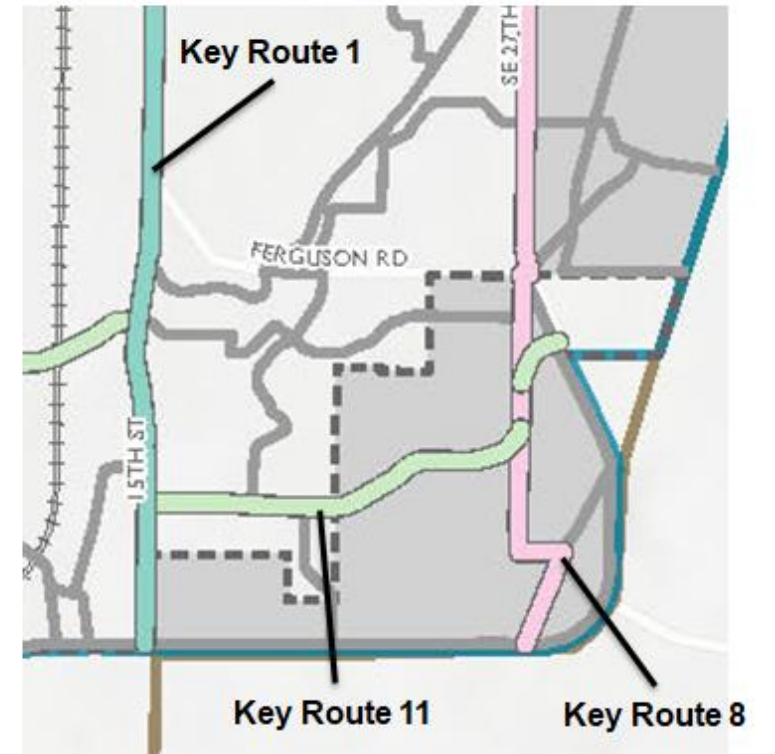
Expansion Area Driven Projects



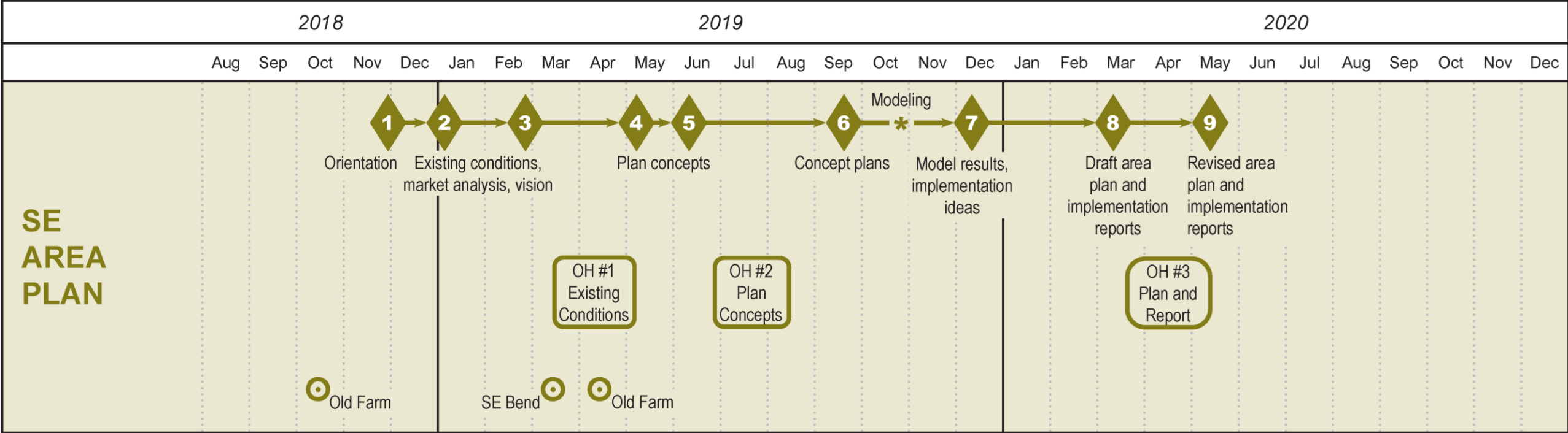
Mid-Term Priorities



Key Walking and Biking Routes



NEXT STEPS



Next meeting: March, date TBD