



WELCOME!

URBAN RENEWAL ADVISORY BOARD

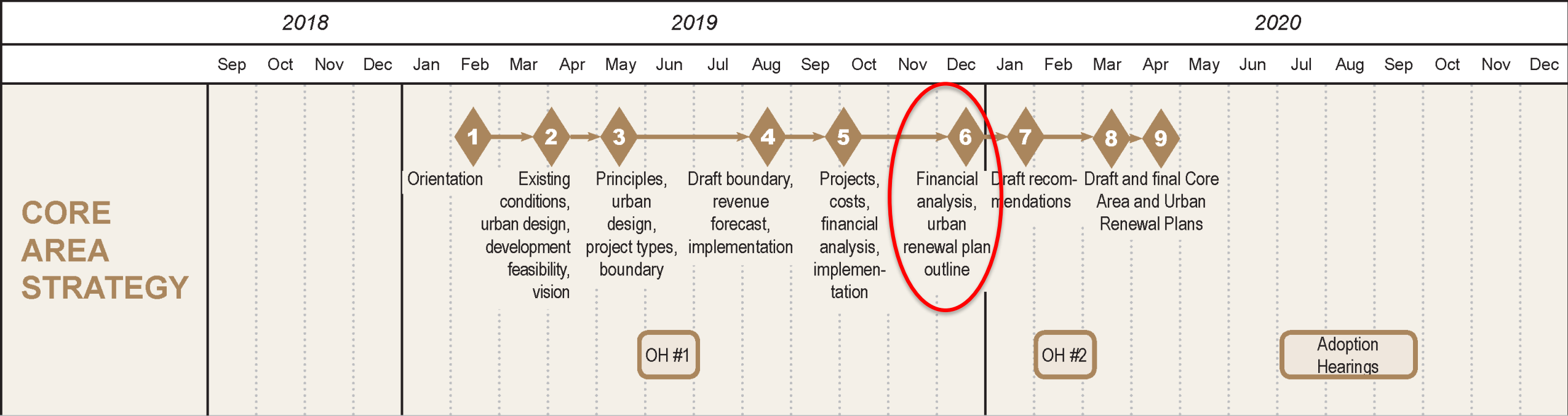
MEETING #6

DECEMBER 11, 2019



PUBLIC COMMENT #1

WHERE WE ARE IN THE PROCESS





STAFF UPDATES



“The formation of an Urban Renewal District in the Core Area would have significant benefit in helping to achieve the vision and goals for the area.”



- Phase I:
 - Finalize Preliminary Finance Plan
 - URAB: December 11, 2019
 - Captures “Feasibility” Assessment for an Urban Renewal District
 - Finalize Core Area Implementation Report
- Phase II:
 - Draft of Urban Renewal Plan & Report
 - URAB: January/February, 2020
 - Taxing District Outreach
 - Begin November, 2019
 - Presentations/consultations with Taxing District Staff & Boards
 - Review potential impacts and collect comments/feedback



- Presented to the following District Boards:
 - Bend Park & Recreation District
 - Central Oregon Community College
 - County Commission
 - Deschutes County
 - Countywide Law Enforcement
 - 911
 - Extension 4H
- Upcoming:
 - Deschutes County Library (January 2020)



- Concerns expressed:
 - Bend Park & Recreation District:
 - Loss of Potential Revenue
 - Ability to provide service for future residents
 - Urban Renewal Agency Representation
 - Overall Plan Management
 - Ensuring projects are completed
 - Length & Termination of Plan
 - Central Oregon Community College:
 - Loss of Potential Revenue
 - Overall Plan Management
 - Maintain Affordability & Connectivity to Main Campus
 - Length & Termination of Plan



- Concerns expressed:
 - County Commission:
 - Loss of Potential Revenue
 - Overall Size of District
 - Urban Renewal Agency Representation
 - Overall Plan Management
 - Length & Termination of Plan



DRAFT URBAN RENEWAL FINANCE PLAN



Summary overview of:

- Revenue projections
- Financial capacity
- Allocation of revenues

Key questions for URAB members:

- Does funding for certain categories of projects need to be accelerated or emphasized more during earlier years?
- If so, what type of projects should be shifted to later years to free up funding?



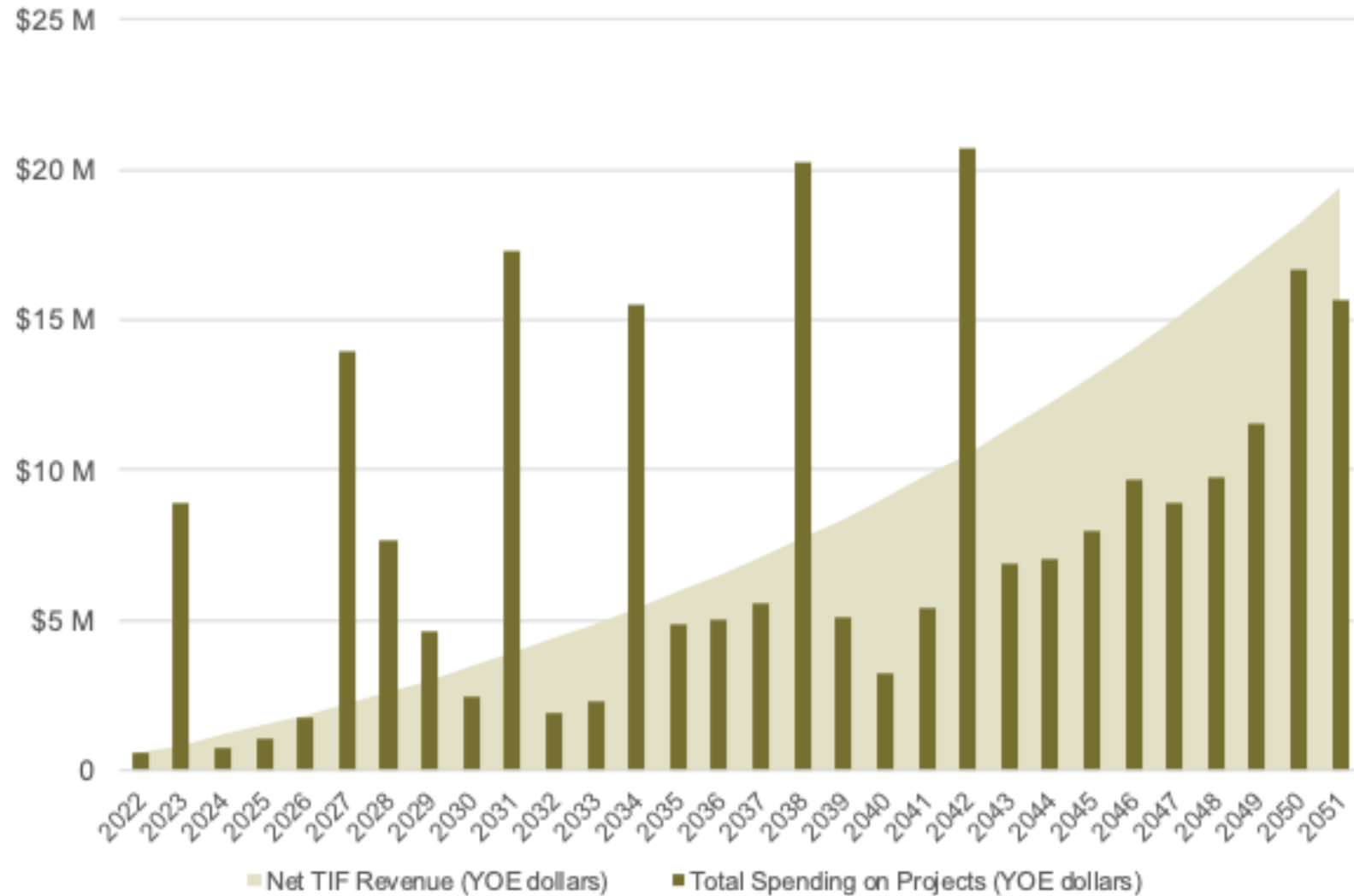
REVENUE PROJECTIONS OVERVIEW

Summary

Net TIF Revenue Increment	\$237 million
Maximum Indebtedness	\$195 million
Funding Capacity	\$112 million

Assumptions

Annual Growth Rate in AV	5%
Duration of URD	30 years

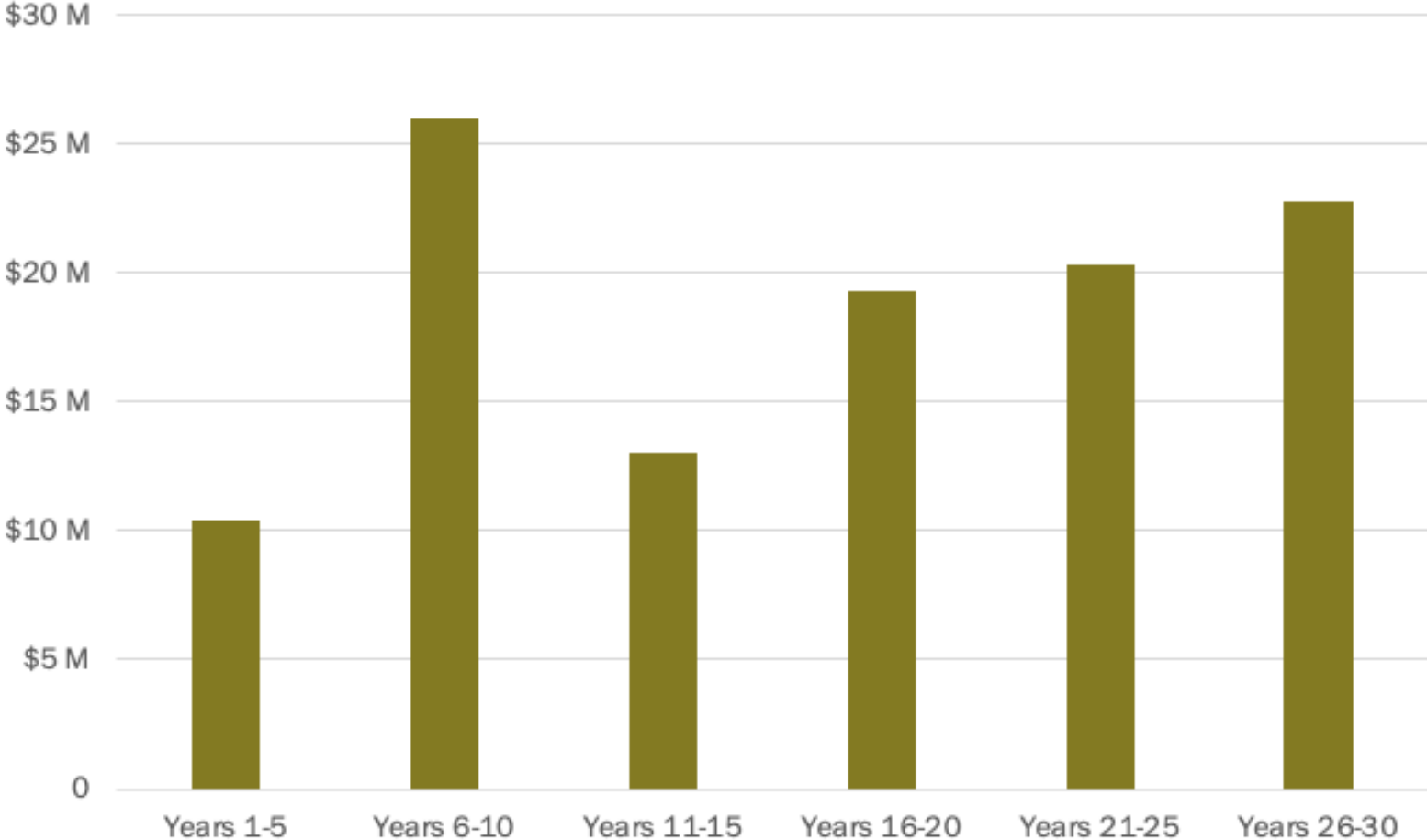


FINANCIAL CAPACITY OVERVIEW



Summary:

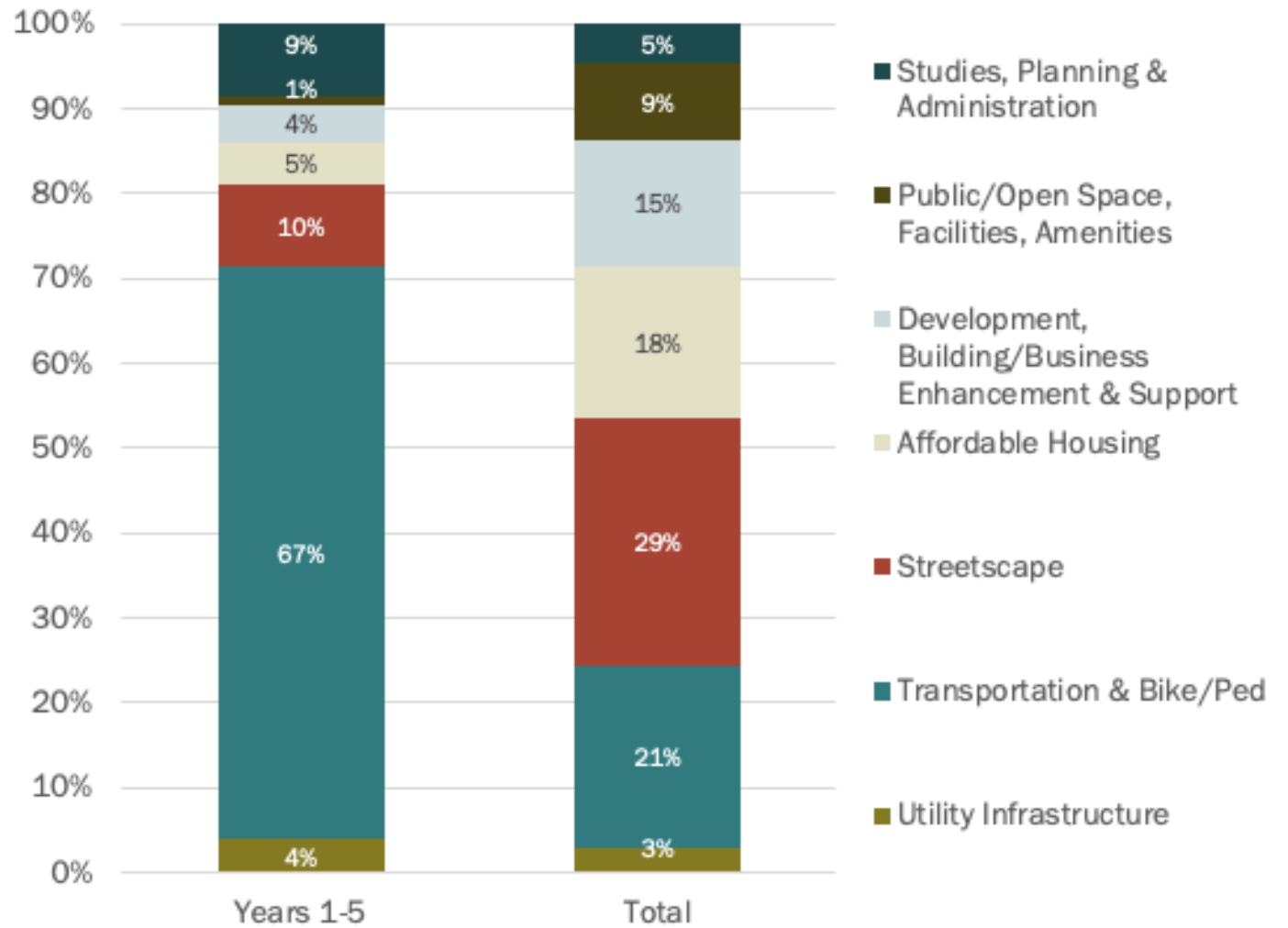
- Funding for projects in the first 5-years is limited.
- Borrowing in these early years to deliver catalytic investments as early as possible means that potential expenditures will decrease in years 11-15 relative to years 6-10.





ALLOCATION OF REVENUES OVERVIEW

Project Category	UR Funding Allocation
Transportation, Streetscape, and Utility Infrastructure	52%
Affordable Housing Re/Development Assistance, Partnership, & Support	18%
Business and Re/Development Assistance, Partnership & Support	15%
Public/Open Space, Facilities, Amenities, & Wayfinding	10%
Plan, Administration, Implementation, Reporting, & Support	5%



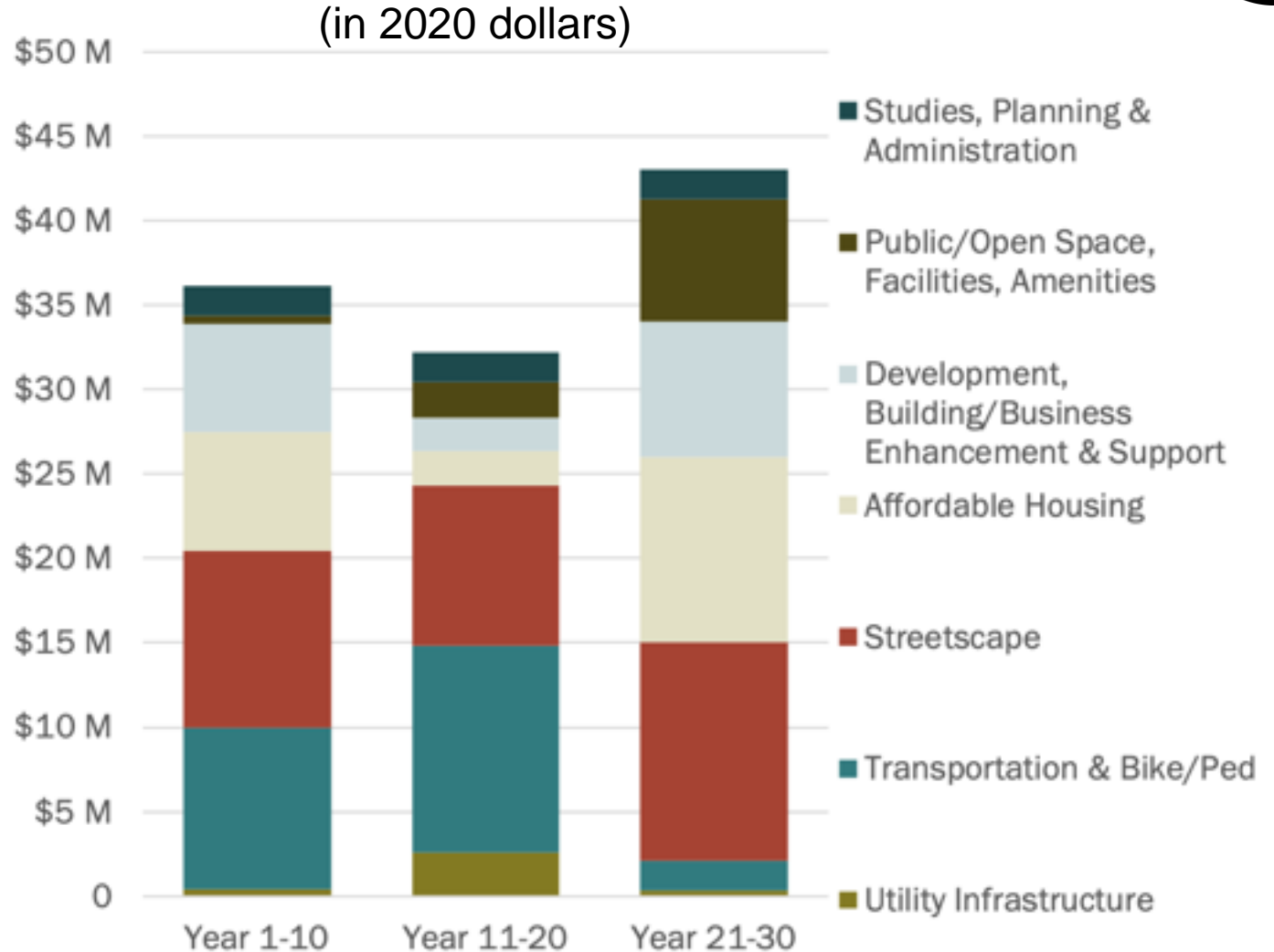


ALLOCATION OF REVENUES OVERVIEW

Staff identified the recommended project timing based on the following considerations.

Transportation, streetscape and utility infrastructure projects:

- Reflective of adopted public facilities and master plans
- Current TSP project lists
- Synergy with other near- and long-term efforts and "low-hanging fruit" projects



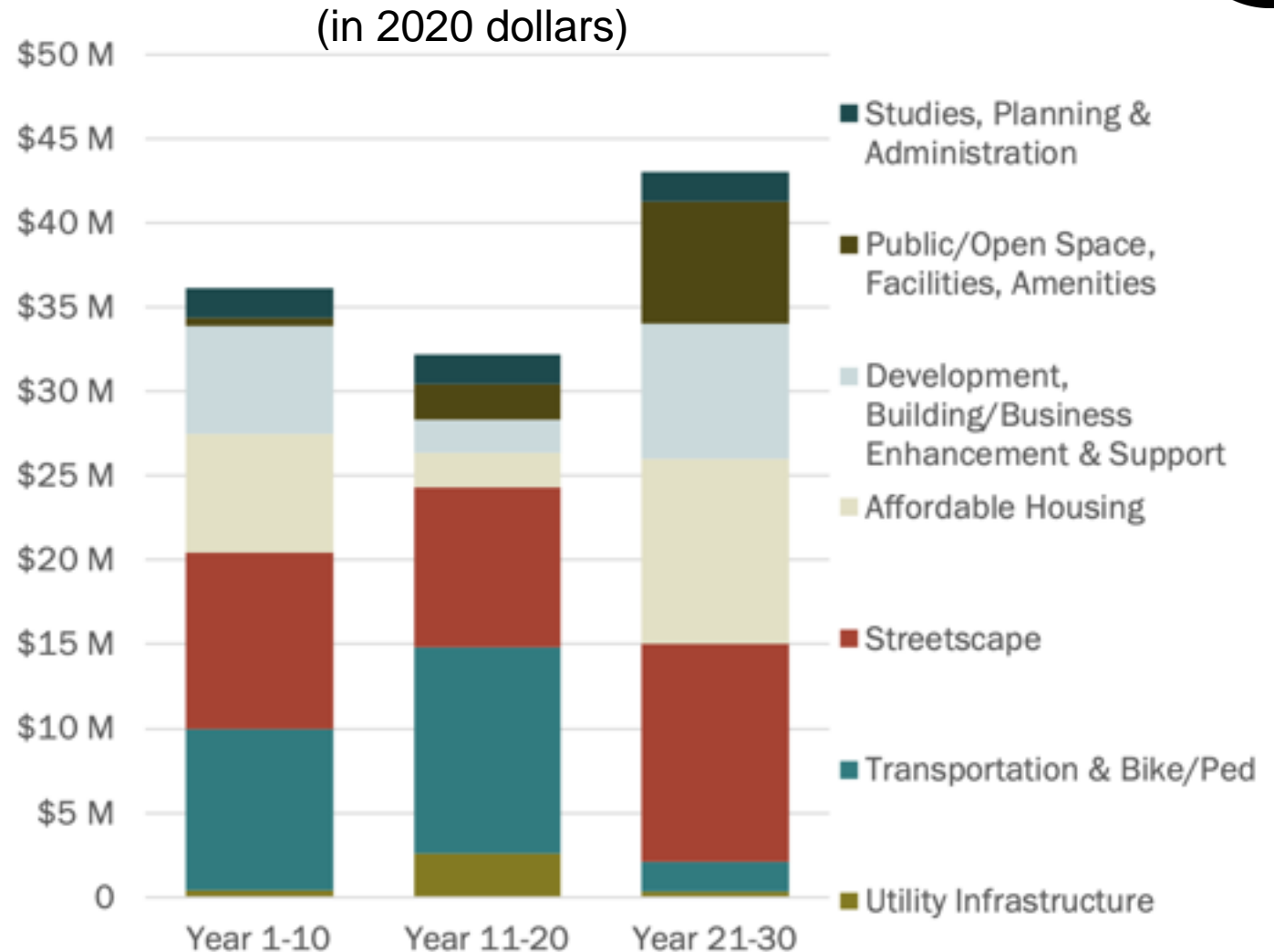


ALLOCATION OF REVENUES OVERVIEW

Staff identified the recommended project timing based on the following considerations.

Affordable housing:

- Early funding prior to potential property value escalation
- And continuing to fund programmatically through the life of the plan as funding allows



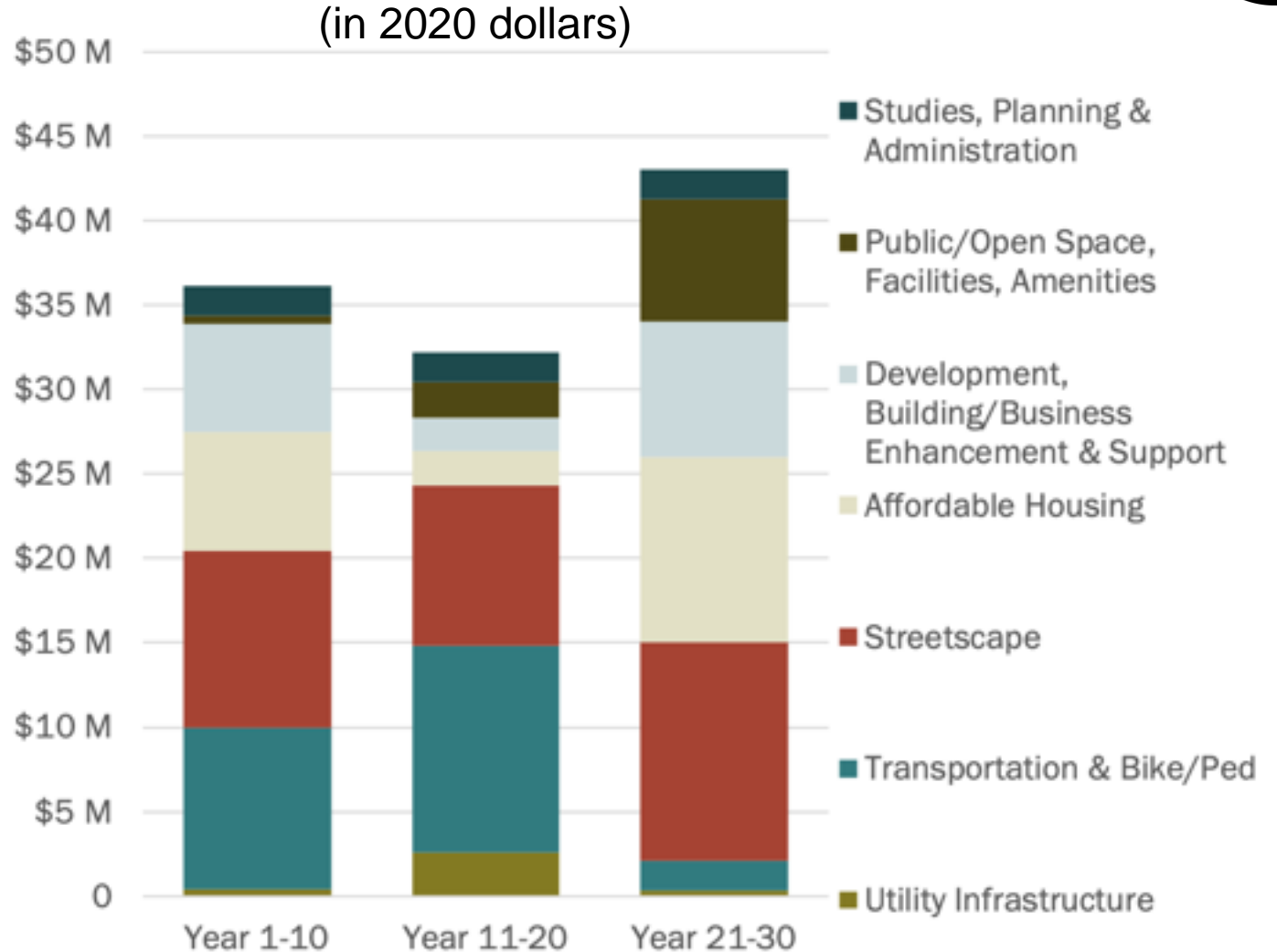


ALLOCATION OF REVENUES OVERVIEW

Staff identified the recommended project timing based on the following considerations.

Business, building, enhancement & development support:

- Provide early seed money for improvements of existing buildings
- Greater emphasis on supporting new development in later years



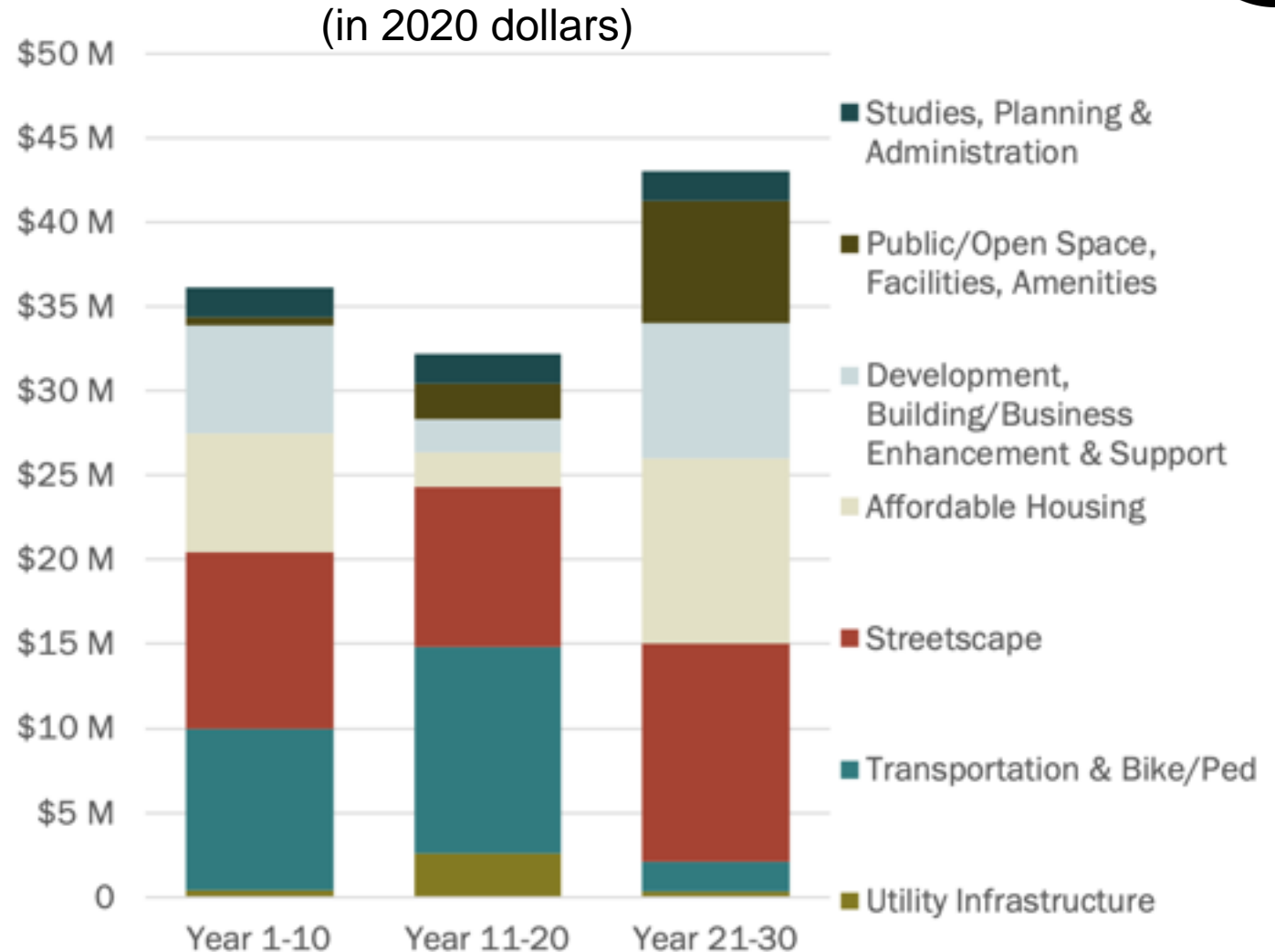


ALLOCATION OF REVENUES OVERVIEW

Staff identified the recommended project timing based on the following considerations.

Public/open space, wayfinding, and amenities:

- Provide early funding for wayfinding, signage, and private installations
- Greater emphasis on larger public parks/plazas and open space capital projects in later years



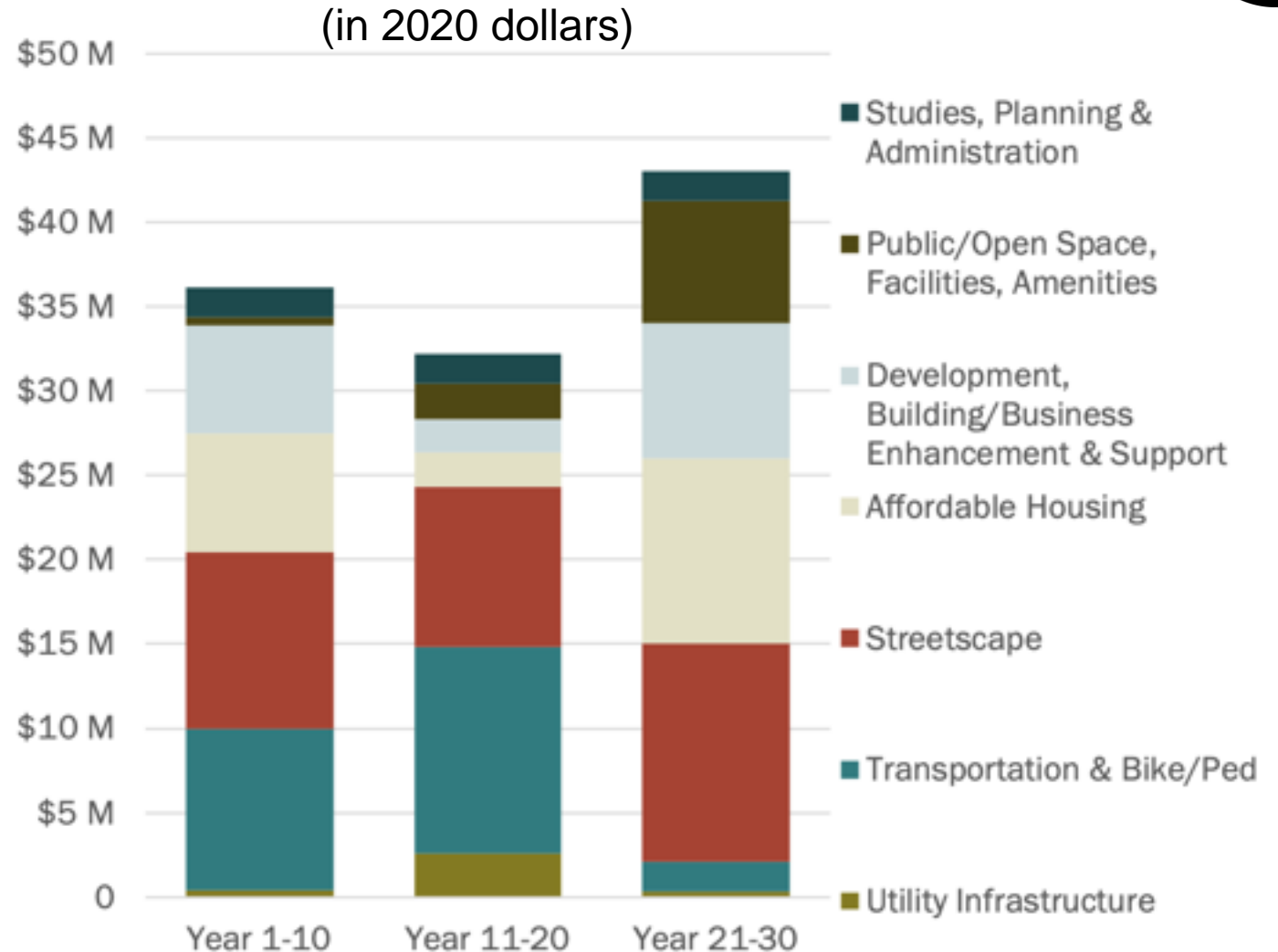


ALLOCATION OF REVENUES OVERVIEW

Staff identified the recommended project timing based on the following considerations.

Studies, planning, and administration:

- Consistent funding throughout the life of the plan to develop and advance other projects as necessary





Key Questions for URAB Members:

- Does funding for certain categories of projects need to be accelerated or emphasized more during earlier years?
- If so, what type of projects should be shifted to later years to free up funding?



URAB finds that Urban Renewal is financially feasible and recommends to move forward with drafting the Urban Renewal Plan & Report.



CORE AREA REPORT

CHAPTER 6: IMPLEMENTATION PLAN



Final Report will include:

- Introduction
- Vision/Guiding Principles
- Existing Conditions
- Urban Design Framework
- Development Feasibility
- **Implementation Plan (Chapter 6)**
- Action Plan: will be presented at URAB #7

Previous work
reviewed by URAB

Today's focus

Next Steps: URAB approves report in March, 2020 and recommends key actions for Council consideration in Spring of 2020

IMPLEMENTATION PLAN RECOMMENDATIONS



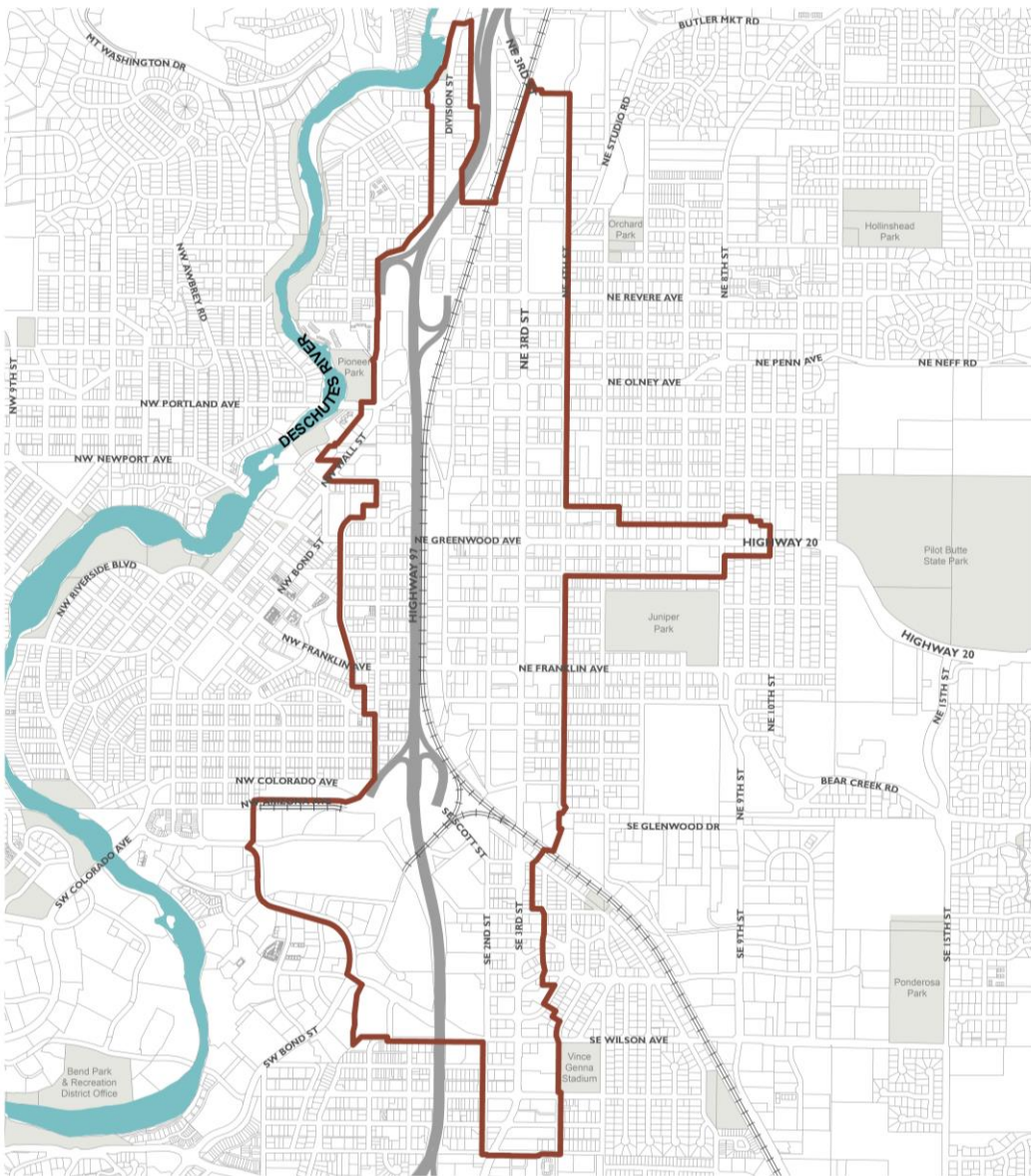
- Form an UR Plan
- Update Development Code & Zoning
- Create Development Incentive Programs
- Design and Build Key Infrastructure & Public Realm amenities
- Update Street Standards & Mobility Guidelines
- Involve Stakeholders in Future Policy & Program Development

CROSSWALK: RECOMMENDATIONS AND GUIDING PRINCIPLES



ACTIONS	Create a place where you can live, work and play	This plan leads to direct outcomes; it is implemented	This area removes barriers and connects the east and west sides of Bend	Affordability is preserved	This is a walkable area with a balanced transportation system	Public investments incentivize and catalyze private development	The planning process is transparent and open to ensure that those affected by the decisions are involved in the process	This area incorporates sustainable and low impact development principles and practices
Adopt an Urban Renewal Plan	✓	✓	✓	✓	✓	✓	✓	✓
Update the Development Code and Zoning	✓	✓				✓		
Create Development Incentive Programs				✓		✓		✓
Design and Build Key Infrastructure and Public Realm Amenities	✓		✓			✓		✓
Update Street Standards and Mobility Guidelines	✓				✓			
Involve Stakeholders in Future Policy and Program Development	✓			✓			✓	✓

FORM AN UR PLAN



- Adopt an Urban Renewal Plan to establish **tax increment financing** as a funding mechanism for strategic public investments that stimulate private re/development in the Core Area.

BEND CORE AREA

RECOMMENDED BOUNDARY

- Recommended Boundary
- Deschutes River
- Taxlots
- Parks

11/15/2019



CITY OF BEND
CORE AREA PROJECT

* This data has not been verified by the City of Bend



UPDATE DEVELOPMENT CODE & ZONING



- Implements Urban Design Framework & addresses Development Feasibility Analysis
- Remove barriers to re/development, particularly housing & mixed-use using the following themes for all zones:
 - Allow for more housing; focus non-residential requirements to designated Main Streets
 - Simplify and reduce parking requirements
 - Provide flexibility for private development in balance with public needs
- In addition to BCD code (in progress), evaluate code updates in CL/CG and other Core Area zones (MU, MN, etc)
 - Parking
 - Allow for more housing
 - Density limits
 - Consideration of early activation uses
- Evaluate future updates to land use designations in two areas
 - Inner Greenwood block
 - SE 2nd Industrial area

UPDATE CODE & ZONING: DESIGNATE MAIN STREETS

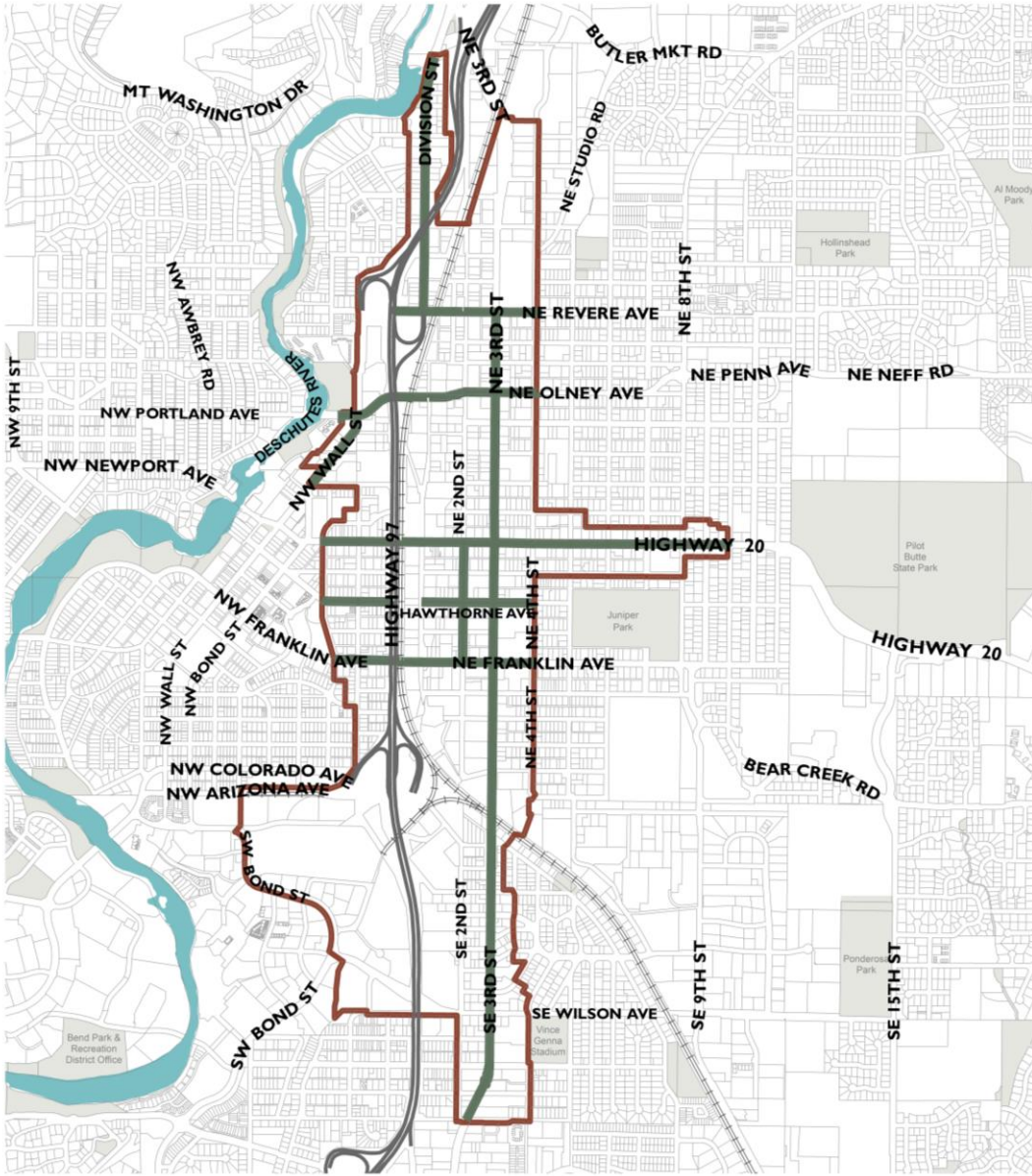


East-West

- Revere Avenue
- Olney Avenue
- Greenwood Avenue
- Hawthorne Avenue
- Franklin Avenue

North-South

- Division Street
- 3rd Street
- 2nd Street (between Greenwood & Franklin)
- NW Wall Street



CORE AREA
RECOMMENDED
MAIN STREETS

Recommended Core Area URD 11/26/2019

Main Streets

Taxlots

Parks

N

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CITY OF BEND

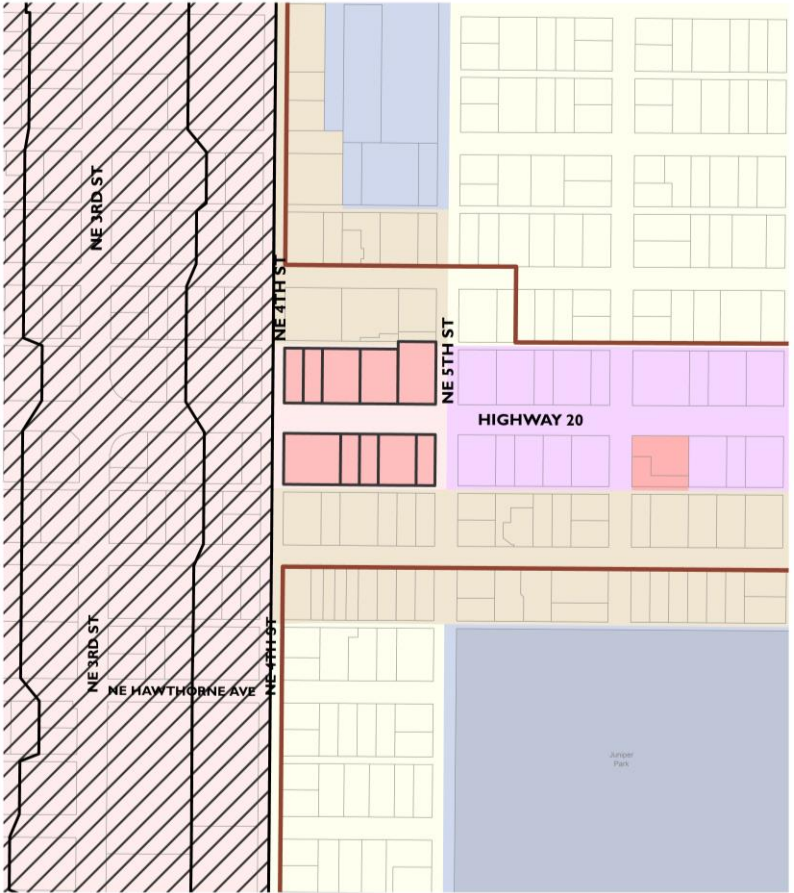
EARLY ACTIVATION USES



- Temporary and semi-permanent uses, special events
 - Pop-up movie theatre, tiny home hotel, food pods, parklets, paint the pavement, pop-up retail
- Could benefit from evaluation of:
 - Permitting, on & off-site phasing or deferral of improvements, expanding temporary and semi-permanent uses, time allowances for "temporary uses"
 - Expanding allowances of temporary buildings on vacant lots



UPDATE CODE & ZONING: LAND USE DESIGNATIONS



CORE AREA
INNER GREENWOOD
MAP ERROR

Impacted Properties
 Bend Central District
 Core Area
 Taxlots

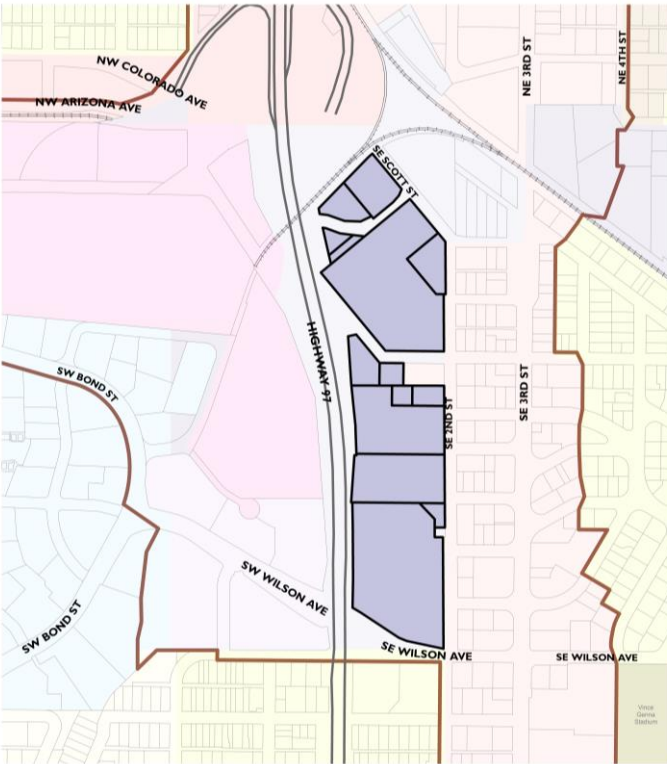
Zoning
 PF
 CC
 CL
 MN
 RH
 RS

11/26/2019

CITY OF BEND

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Inner Greenwood Map Error



CORE AREA
SE 2ND STREET
INDUSTRIAL AREA

SE 2nd Industrial Area
 Core Area
 Taxlots
 Parks

Zoning
 IL
 CG
 CL
 IG
 ME
 MR
 MU
 RH
 RM
 RS

11/26/2019

CITY OF BEND

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SE 2nd Industrial Area

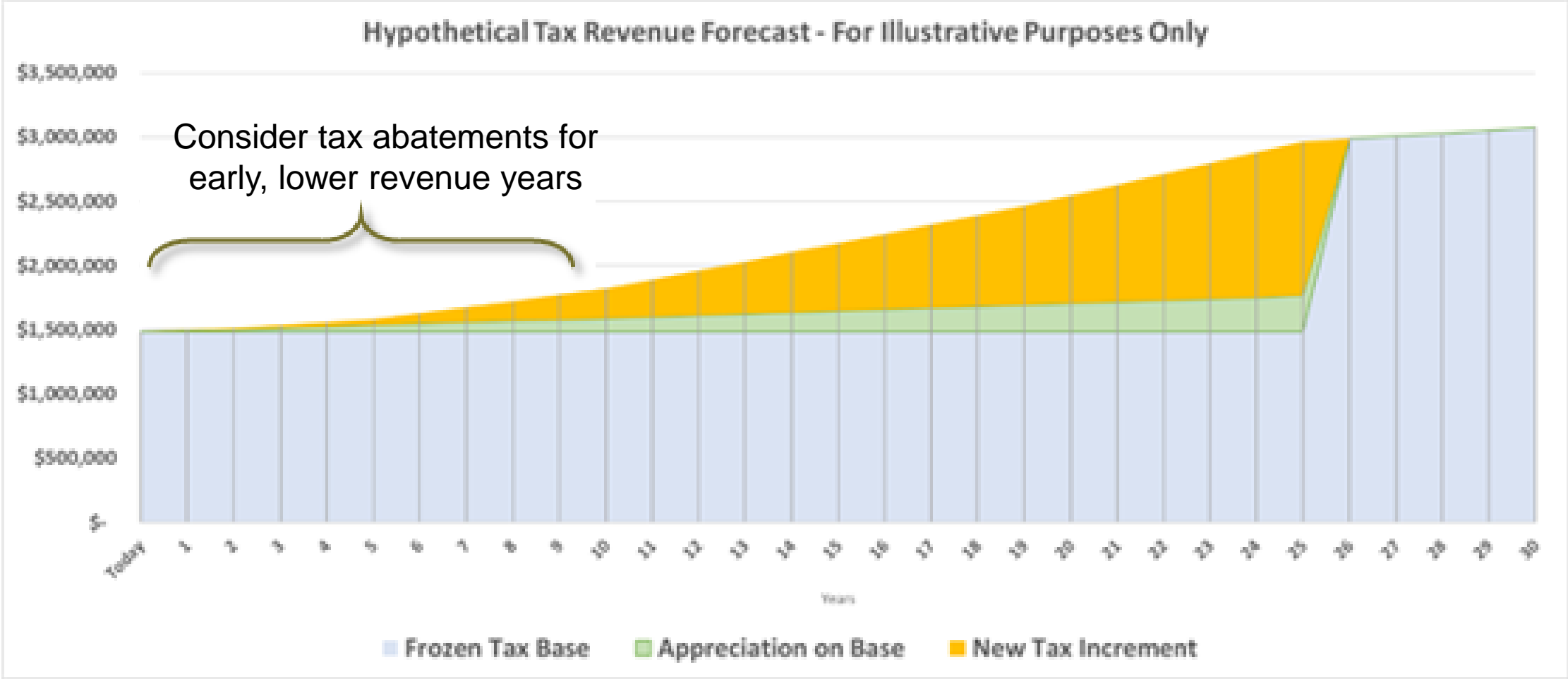
- Future land use designation change considerations
- Would require separate process with significant public outreach with affected property owners

CREATE DEVELOPMENT INCENTIVE PROGRAMS

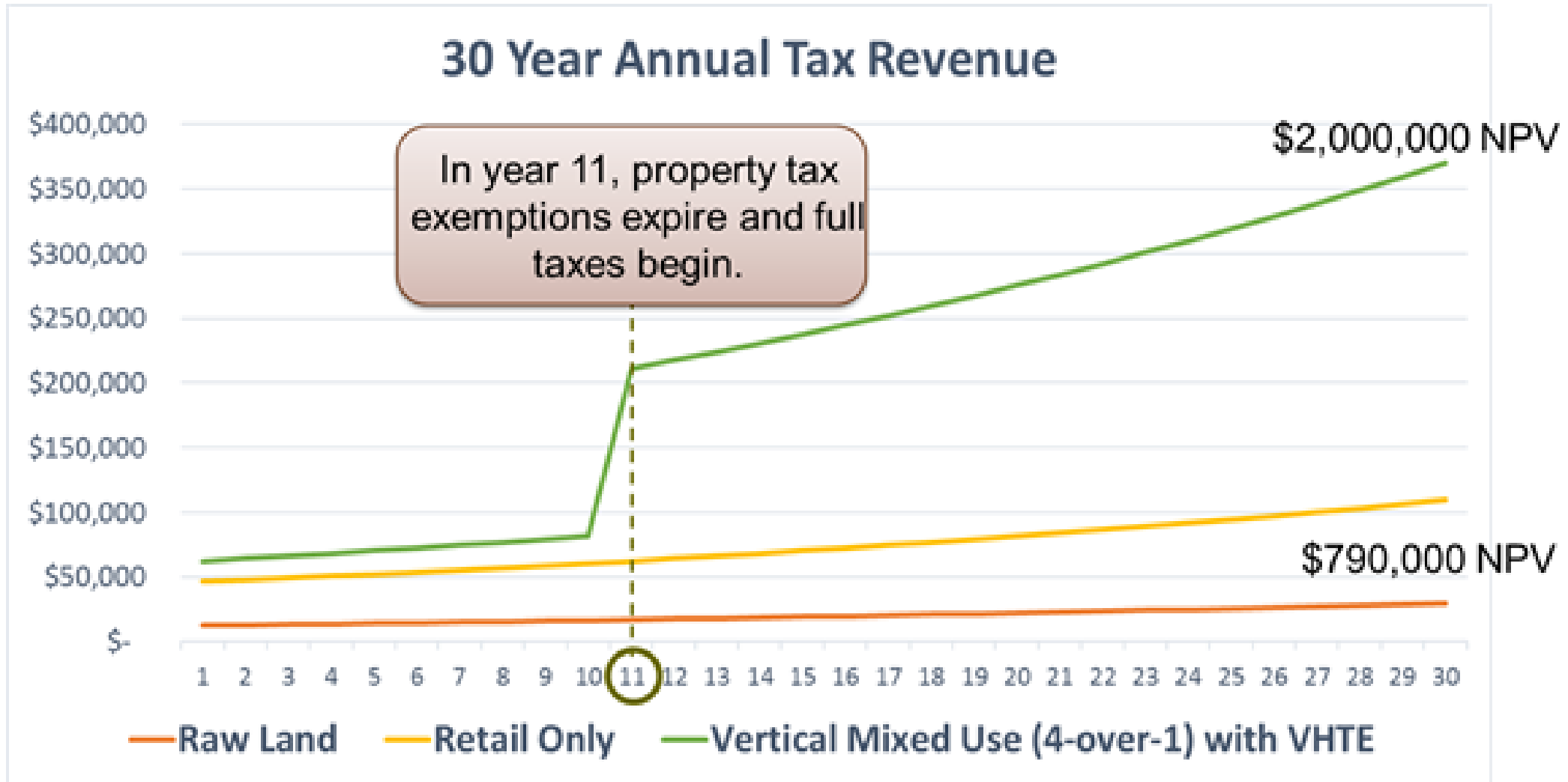


- Tax exemption programs
 - Multiple Unit Property Tax Exemptions (MUPTE)
 - Vertical Housing Development Zones (VHDZ)
- SDC Financing modifications
 - SDC Deferral program
- Land exchange opportunities

DEVELOPMENT INCENTIVES: TAX ABATEMENT PROGRAMS



DEVELOPMENT INCENTIVES: TAX ABATEMENTS



DEVELOPMENT INCENTIVES: SDC DEFERRAL PROGRAM



- Current SDC Deferral Program
 - Allows developer to defer payments of SDCs to certificate of occupancy
 - Rarely utilized
 - Only available to multifamily projects
 - Requires SDC rates at time of occupancy vs. application
- Recommendations to modify program
 - Expand to mixed use and multifamily projects or other projects that meet desired and defined benefit
 - Allow SDC rates at time of application (vs. occupancy)

DEVELOPMENT INCENTIVES: LAND EXCHANGE



- Leverage city-owned land in Juniper Ridge



INFRASTRUCTURE & PUBLIC REALM



- Invest in key infrastructure and public realm amenities
- Engage in community conversations to locate and invest in public attractions within the Core Area
- Incorporate policies & prioritize projects that achieve Core Area goals when updating future infrastructure plans.
 - Prioritize infrastructure projects within the Core Area.
 - Identify stormwater solutions that reduce barriers to private development within the Core Area while protecting water quality.
- Develop capacity for infrastructure financing tools
 - Local Improvement Districts (LIDs) and reimbursement districts.
 - Consider hiring a **Citywide LID Coordinator** in the next fiscal biennium (FY 21-23) to support administration of LID projects in the Core Area and citywide.
- Invest in **synergy projects** that provide stormwater, sewer, water, transportation, and public realm benefits

EXAMPLE SYNERGY PROJECT



- Urban parks can meet both a stormwater and public realm need

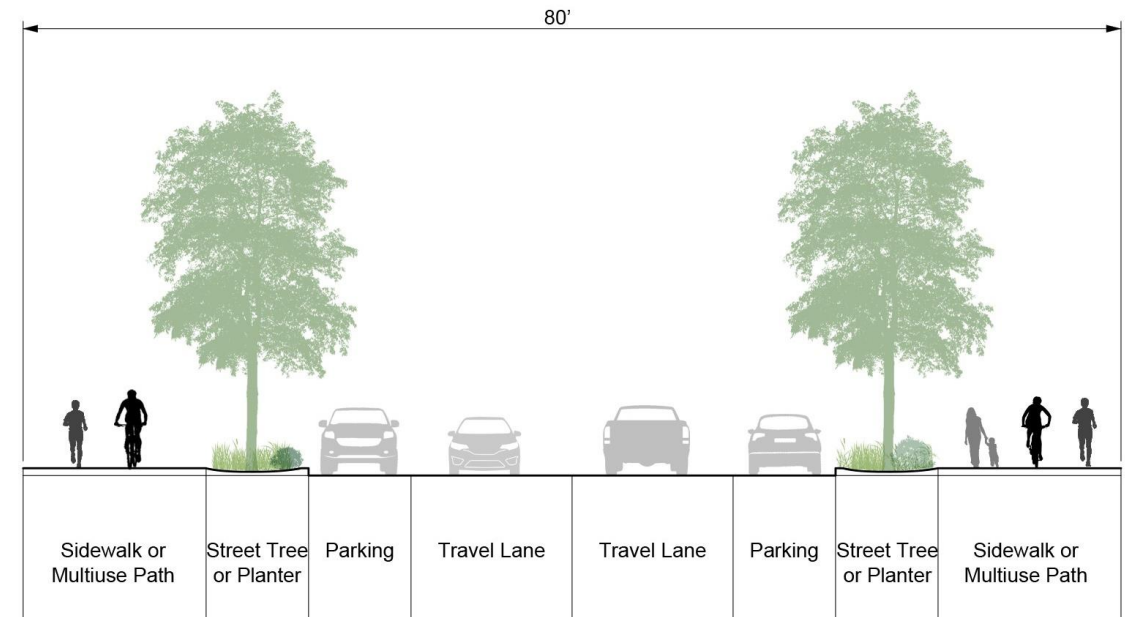


Tanner Springs Park; Portland, OR

UPDATE STREET STANDARDS & MOBILITY GUIDELINES



- Update Street Standards and Specifications for streets within the Core Area
 - Implements Urban Design Framework
 - Existing standards lack urban design elements
 - Reports includes Draft Vision & Cross-section concepts for key East-West and North-South streets in the Core
 - Can be used as a starting point in future process



- Adopt mobility guidelines that include urban design, pedestrian, bikeway, transit, curb management and other mobility design elements for the Core Area
 - Mobility/movement of people and goods is changing



UPDATE STREET STANDARDS

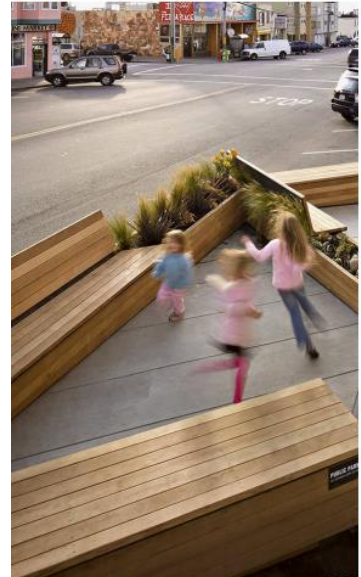
- Currently only streets subject to special street standards include 2nd, 4th, and local streets in BCD.
 - Do not apply to Main Streets such as Greenwood, 3rd, Hawthorne, etc
 - Current street standards lack critical Urban Design elements (wider sidewalks, street trees, pedestrian scale lighting)
- Updating standards is a robust process, and recommendation identified in Draft BTP
- Would require separate process with significant public outreach



Curb extensions, pedestrian-scale lighting, on-street parking



Safe bike travel (sharrow)



Opportunities for temporary uses



Opportunities for special street conversions



Mid-block crossing, curb extensions, stormwater treatment

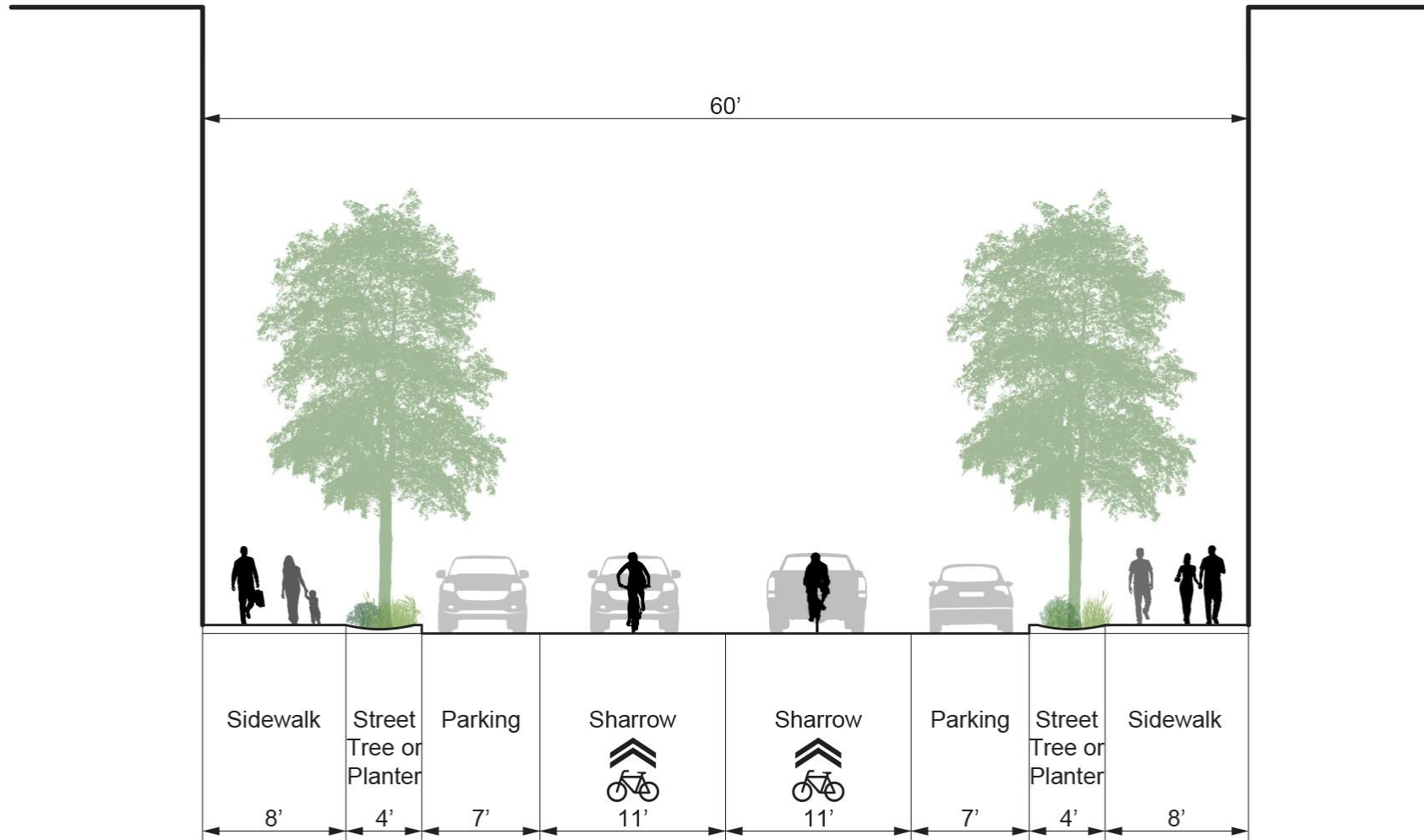


Special paving, wayfinding



Evening activity

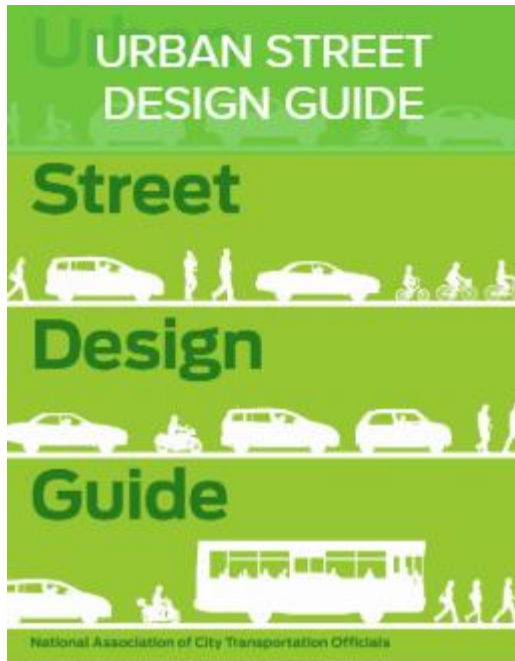
EXAMPLE LOCAL STREET STANDARDS



MOBILITY DESIGN GUIDELINES



- Best practice to combine bikeway, transit, pedestrian, curb management, and other design guidelines into one document (instead of 5)
- Mobility/movement of people and goods is evolving
- Recommended robust (citywide) process & project



INVOLVE STAKEHOLDERS IN FUTURE POLICY/PROGRAM DEVELOPMENT



- Form **advisory committee(s)** for project and/or program review, development, and implementation throughout the life of the Core Area Urban Renewal District.
- Develop a **business development and improvement program** to serve Core Area businesses and building owners.
- Support **housing affordability** in the Core Area, utilizing the existing expertise and structure of the City's Affordable Housing Program and the Affordable Housing Advisory Committee.
- Incorporate **sustainability** strategies identified in the Community Climate Action Plan into Core Area implementation and program development

URAB DISCUSSION/ACTION & NEXT STEPS



- Are there any refinements to the summary of recommendations?
- Does URAB approve of the summary of recommendations included in the Draft Implementation Plan?

URAB members can provide comments on the full Implementation Plan by sending comments to aplatt@bendoregon.gov by January 6, 2020

CROSSWALK: RECOMMENDATIONS AND GUIDING PRINCIPLES



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Update the Development Code and Zoning	✓	✓				✓		
Create Development Incentive Programs				✓		✓		✓
Design and Build Key Infrastructure and Public Realm Amenities	✓		✓			✓		✓
Update Street Standards and Mobility Guidelines	✓				✓			
Involve Stakeholders in Future Policy and Program Development	✓			✓			✓	✓



COMPONENTS OF AN URBAN RENEWAL PLAN & REPORT



- Plans & Reports must contain specific information
 - Required by ORS 457.85
- Plans & Reports are adopted by City Council
- Report is required to accompany a Plan
 - Demonstrates financial feasibility
- Report is only required to be updated when a “Substantial Amendment” is completed



- Plan Goals
 - “Guiding Principles”
- Project Categories
 - Broad “spending buckets”
- Eligible Projects
 - Full list of projects within each category
 - Narrative descriptions
- Amendments
 - Minor, Council Approved, Substantial



- Plan Duration/Termination
 - Financial Status Review – 10-15 years after adoption
 - Projects completed; collection continue to pay off debt
 - No new projects to be undertaken; collection continues to pay off debt
 - No new debt; collections continue to pay off debt
 - No new projects & debt will be retired; collection will cease
- Relationship to Local Objectives
 - Conform to Comprehensive Plan
 - Planning Commission makes finding



- Project Costs
 - Estimated total cost
 - Potential funding sources (other than tax increment)
- Financial Analysis
 - Table w/projected tax increment revenue collection
- Anticipated Debt Retirement
 - Table w/projected debt service allocation
- Impact to Taxing Districts
 - Analysis of projected fiscal impacts



PUBLIC COMMENT #2

SCHEDULE

