

**WELCOME TO URAB MEETING #8!**

*The meeting will begin shortly*



**WELCOME!**

**URBAN RENEWAL ADVISORY BOARD**

**MEETING #8**

**APRIL 14, 2020**

# WELCOME & VIRTUAL MEETING GUIDELINES



- You will be on mute when you first join the meeting
- Staff will present on each section
- Following the presentation of each section, URAB members can use the raise hand function to let staff know if you have a comment or question
- Staff will call on each URAB member with a raised hand and unmute them to hear their comments/questions
- Voting will be conducted using a roll call method

## MEMBERS OF THE PUBLIC



- Members of the public will always be muted during the meeting
  - At this time, the City is only accepting written public comments
- If you are calling in and can't see the screen, there is a copy of the presentation slides available on the URAB webpage

## CONFLICTS OF INTEREST



- Please raise your hand if you need to declare a conflict of interest
- Staff will unmute those URAB members that raise their hands so they can declare

## APPROVAL OF URAB 7 MINUTES



- Any changes?
- Motion & 2nd
- Roll call vote:
  - Dale Van Valkenberg
  - Whitney Swander
  - Robin Vora
  - Bart Bowen
  - Elise Jones
  - Tim Page
  - Dennis Pahlisch
  - Adam Bledsoe
  - Andrea Breault
  - Craig Davis
  - Jim Landin
  - Sonja Porter
  - Steve Porter

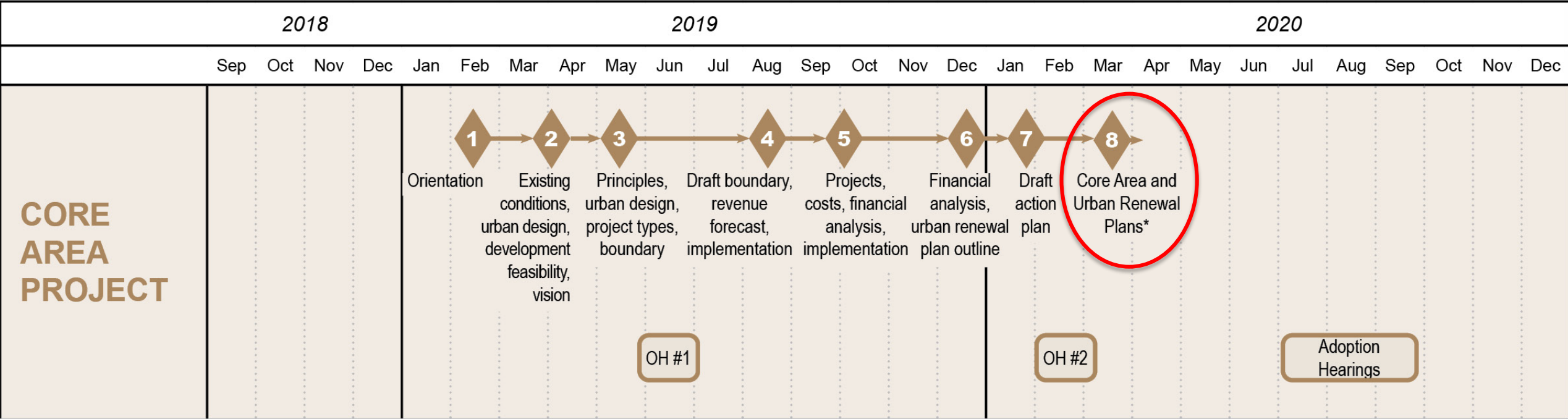


## **PUBLIC COMMENT**

Due to security concerns, we are only accepting written comments for public meetings at this time.

At this time, staff will review the public comments that were received in written format prior to the start of the meeting.

# WHERE WE ARE IN THE PROCESS



\*May require two meetings



# PROPOSED ADOPTION SCHEDULE



	TIF PLAN & REPORT ADOPTION	CORE AREA REPORT ADOPTION
<i>April 14</i>	<i>URAB MEETING</i>	
<i>April 15</i>	<i>City Council Review</i>	
<i>May 6 or 20</i>	<i>BURA Public Hearing - Resolution</i>	<i>City Council Consideration - Resolution</i>
<i>June 8</i>	<i>Planning Commission</i>	
<i>June 17</i>	<i>City Council Work Session</i>	
<i>July 15 or August 5</i>	<i>City Council First Reading - Ordinance</i>	
<i>August 5 or August 19</i>	<i>City Council Second Reading - Ordinance</i>	
<i>September</i>	<i>Ordinance effectuates (30 days) Deliver Ordinance before Oct 1</i>	

# TIF ADOPTION SCHEDULE – CONSIDERATIONS



OCTOBER 1, 2020	DECEMBER 31, 2020	OCTOBER 1, 2021
Assessed Value ("frozen base") = <b>2019/20</b>	Assessed Value ("frozen base") = <b>2020/21</b>	Assessed Value ("frozen base") = <b>2020/21</b>
TIF Revenue Collection Begins = <b>FYE 2022</b>	TIF Revenue Collection Begins = <b>FYE 2022</b>	TIF Revenue Collection Begins = <b>FYE 2023</b>
TIF Revenue Collection Ends = <b>FYE 2051</b>	TIF Revenue Collection Ends = <b>FYE 2051</b>	TIF Revenue Collection Ends = <b>FYE 2052</b>
<i>NOTE: No impact to finance plan as reviewed and included in Report</i>	<i>NOTE: Requires finance plan to be updated. Loss in overall "net increment" and MI generated for projects. Affects early year funding opportunities most</i>	<i>NOTE: Requires finance plan to be updated. Potential increase in overall "net increment" and MI generated for projects. Plan begins collection 1 year later</i>

\*FYE: Fiscal Year End



## STAFF UPDATES



- City Council adopted an amended Bend Central District code
  - Feb 19: City Council Public Hearing
  - March 4: City Council 2nd Reading
  - April 3: Code went into effect



- Council Work Session – March 4
  - Directed staff to work with existing Council appointed committees
  - Develop program and project eligibility criteria
  - Bring back recommendations / draft Ordinance for Council consideration
- Committee Work Sessions – June/July 2020\*

*\*subject to change*

- **February 20 Open House**

- 42 participants

- **Online participation**

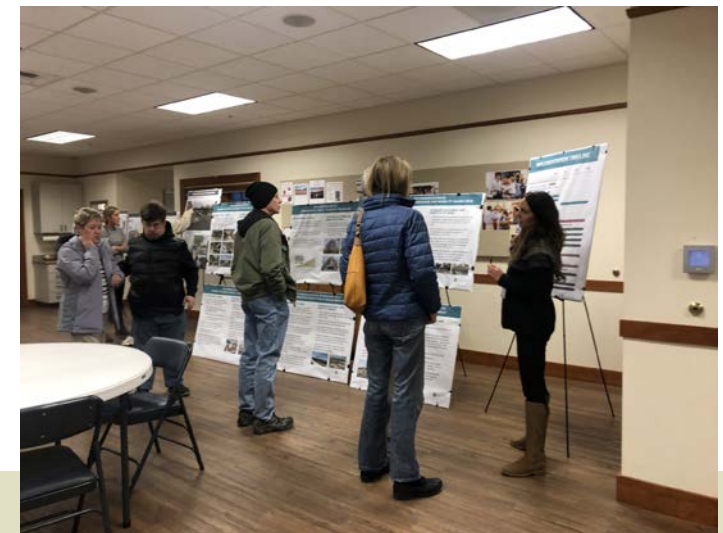
- 57 participants

- 18 comments

- Affordable housing comments and concerns including concerns about allowing vacation rentals in the area
- Desire to include equity in guiding principles and importance of supporting existing residents/businesses
- Questions related to TIF & boundary (ie. does it raise property taxes?)
- Emphasis on importance of connectivity & accessibility
- Importance of infrastructure and financing infrastructure to support private development



## OPEN HOUSE #2



## QUESTIONS OR COMMENTS



- Raise your hand if you have questions or comments!



# CORE AREA TIF PLAN & REPORT (DRAFT)





*The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies, wherein minorities and vulnerable populations were displaced to clear way for redevelopment.*

*\*Recommended by the 2019 OEDA Tax Increment Financing Committee*



*“Vulnerable” means populations including those who are economically disadvantaged, elderly, racial or ethnic minorities, uninsured individuals, survivors of abuse or trafficking or those experiencing substance abuse, other addictions, mental health, and homelessness.*



- Refer to the "*Core Area TIF Plan & Report*" memo in the URAB 8 packet
  - Pages 12-15



- Questions on any of the PLAN sections/components?
  - Raise your hand if you have questions



- Questions on any of the REPORT sections/components?
  - Raise your hand if you have questions/comments



*URAB recommends the draft Core Area TIF Area Plan and Report for consideration by the Bend Urban Renewal Agency (BURA) and future adoption by City Council.*

# TIF PLAN & REPORT RECOMMENDATION



- Any changes?
- Motion & 2nd
- Roll call vote:
  - Dale Van Valkenberg
  - Whitney Swander
  - Robin Vora
  - Bart Bowen
  - Elise Jones
  - Tim Page
  - Dennis Pahlisch
  - Adam Bledsoe
  - Andrea Breault
  - Craig Davis
  - Jim Landin
  - Sonja Porter
  - Steve Porter



# CORE AREA PROJECT REPORT





**Purpose:** Summarize recommendations of Core Area Project & URAB's work over the past year, identifies future Council/BURA actions

## Includes:

- Executive Summary
- Introduction
- Vision & Guiding Principles
- Existing Conditions
- Urban Design Framework
- Development Feasibility
- Implementation Plan
- Action Plan



PROJECT RECOMMENDATIONS AND URBAN RENEWAL/TIF FEASIBILITY



URBAN RENEWAL/TIF PLAN AND REPORT



- Summarizes key content of full Core Area Report
- Can be a standalone document
  - 15-pages
- Discusses Core Area Project accomplishments



- Describes purpose of the project- the "why"
- Contextualizes the area
- Discusses planning process (from study area to recommended UR/TIF Area)
- Highlights community engagement efforts

Figure 3. Core Area Boundary Process



*Initial Study Area*



*Evaluation*



*Recommended Core Area Urban Renewal/TIF Area*

# CORE AREA COMMUNITY ENGAGEMENT



## COMMUNITY ENGAGEMENT BY THE NUMBERS

3,000+ community members engaged, including:

**8** Urban Renewal Advisory Board Meetings

**4** Taxing District Board Meetings

**7** Neighborhood Association Meetings

**4** Community Group Meetings

**6** Pop Up Outreach Events

**2** In-Person & Online Open Houses

**5** Citizen Advisory Committee Meetings

**1** Guest Speaker Event

**1,500** Direct Mailers

## GUIDING PRINCIPLES



Create a place where you can live, work, and play.



This is a walkable area with a balanced transportation system.



This area removes barriers and connects the East and West sides of Bend.



This plan leads to direct outcomes, it is implemented.



Affordability is preserved.



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.

## VISION & GUIDING PRINCIPLES



- Discusses the eight Guiding Principles and their role to guide implementation and decision making for the area.



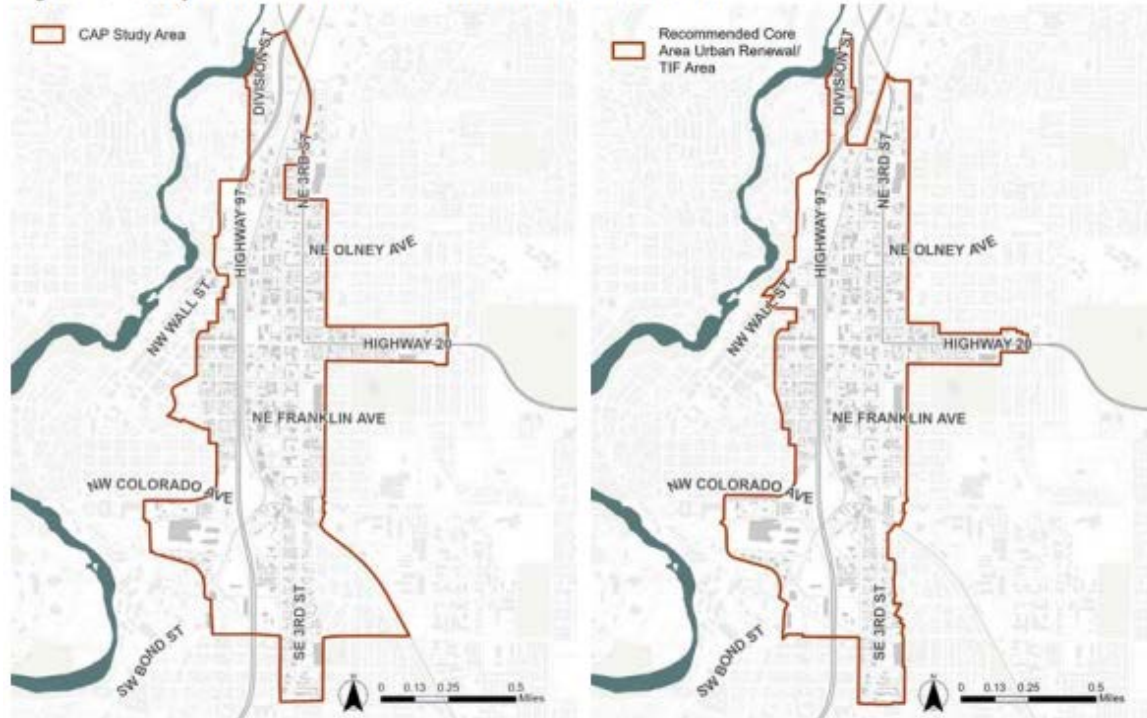
## EXISTING CONDITIONS

Summarizes existing conditions of the recommended Urban Renewal/TIF area, and larger study area including:

- Physical Conditions
- Social Conditions (Demographics, Historic Features)
- Economic Conditions
- Previous Plans
- Urban Design Analysis (Urban Form & Character, Transportation & Built Environment)
- Transportation Facilities & Projects
- Other Infrastructure Facilities & Projects

STUDY AREA	URBAN RENEWAL/ TIF AREA	
Acres	667	637
Properties	1,798	916
People	1,340	550
Housing Units <sup>2</sup>	700	340
Job Sites	720	680
Employees <sup>3</sup>	6,700	6,300

Figure 5. Study Area and Urban Renewal/TIF Area Boundaries



# URBAN DESIGN FRAMEWORK



- Provides a simple and clear vision for public improvements that will help improve the area and complement private development
- Discusses proposed improvements and corridor hierarchy for the area including:
  - Corridor Hierarchy
    - East-West Spines
    - Connected Grid
    - Multi-modal Streets
  - Gateways at under- and over-passes
  - Potential Future Districts (connected to existing districts)

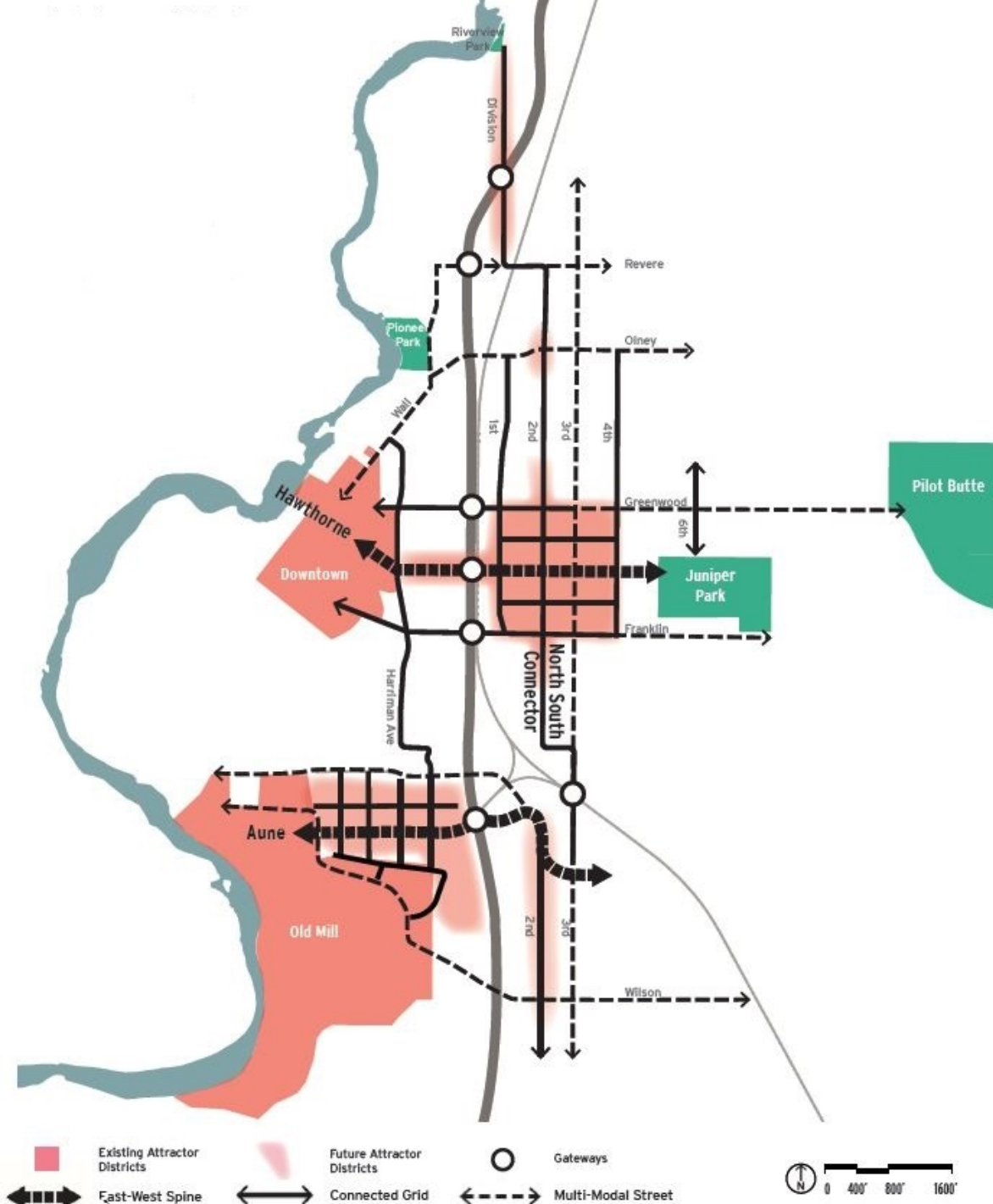
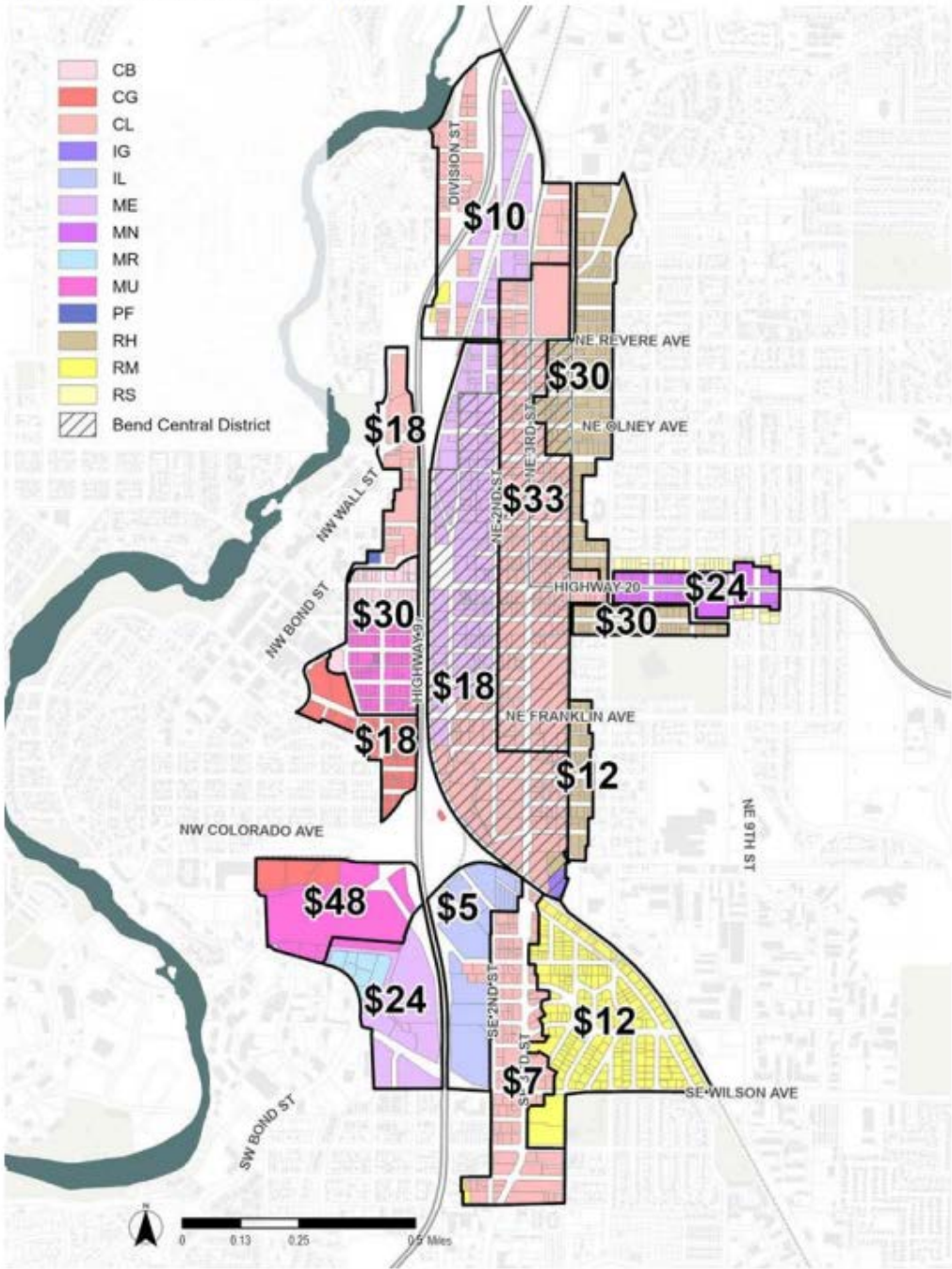


Figure 36. Price Areas with Zoning



# DEVELOPMENT FEASIBILITY



- Summarizes market-based assessment of current development & redevelopment feasibility within the study area that guided decision making during the planning process including:
  - Economic Drivers of development/redevelopment (opportunities and barriers)
  - Recent construction trends
  - Tipping point for feasibility of development/redevelopment including land values
  - Relative market strength for the area (using a pro-forma approach)



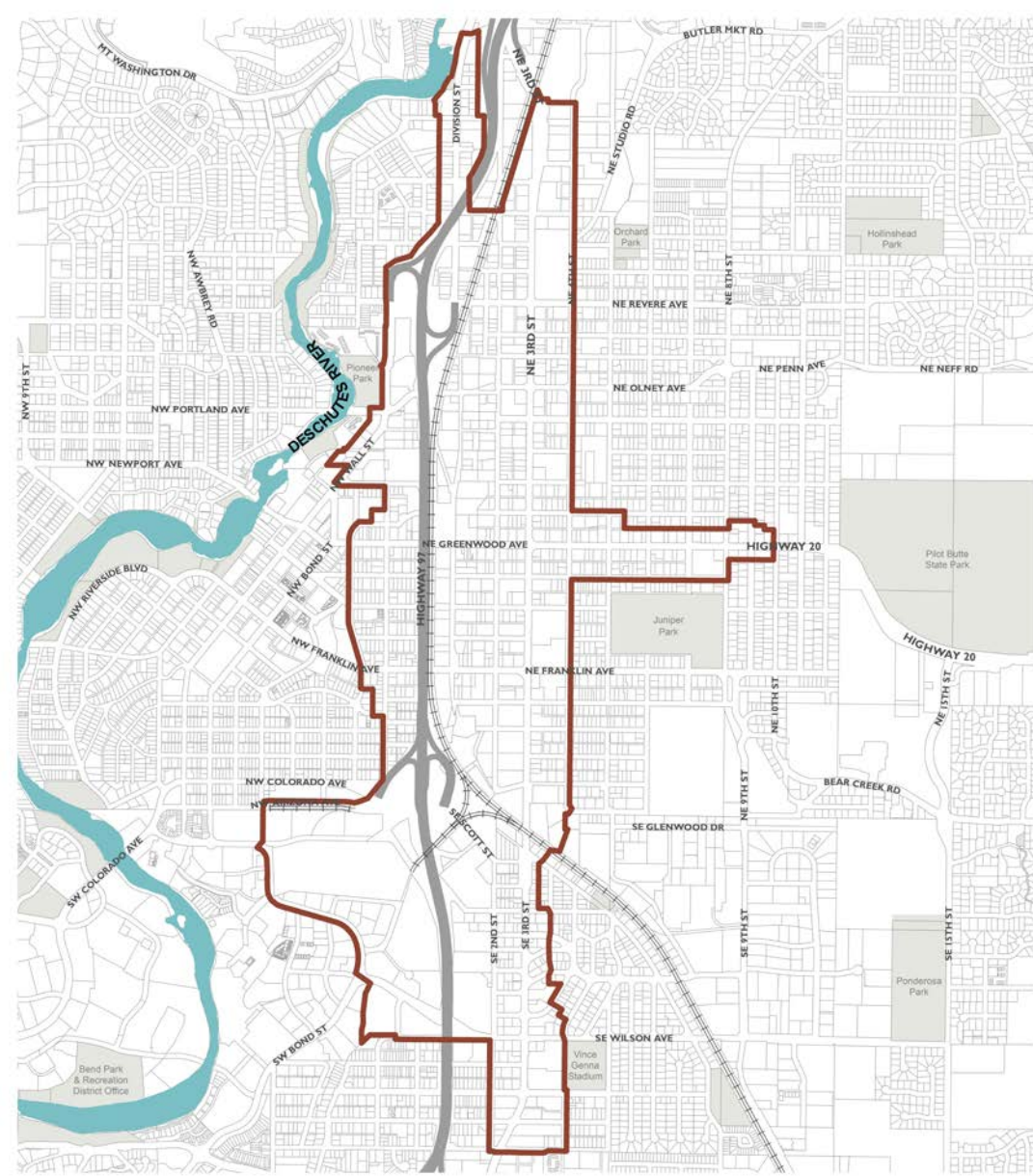


- Describes implementing recommendations and comprehensive approach to integrate multiple city initiatives & programs to achieve the vision for the Core Area including:
  - Establish an UR/TIF Area
  - Update Development Code & Zoning
  - Create Development Incentive Programs
  - Design & Build Key Infrastructure & Public Realm Amenities
  - Update Street Standards & Mobility Guidelines
  - Involve Stakeholders in Future Policy & Program Development



# ESTABLISH A TIF AREA

- Adopt an Urban Renewal/ Tax Increment Financing (TIF) Plan & Report



**BEND CORE AREA**  
 RECOMMENDED BOUNDARY

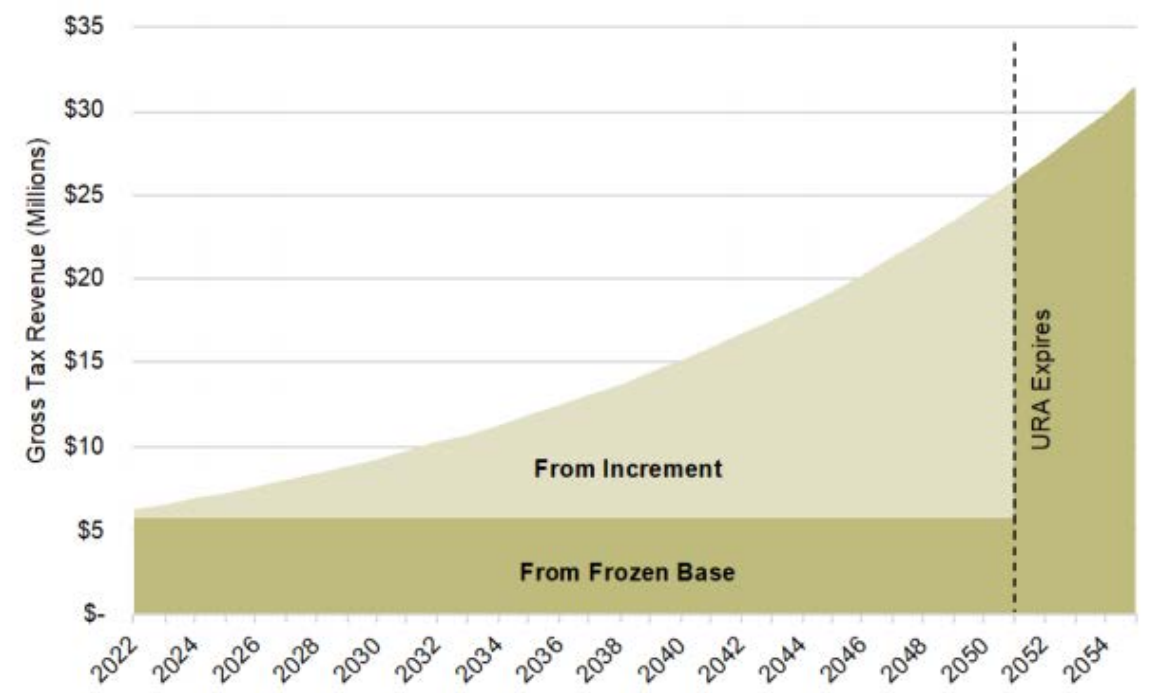
11/15/2019

Recommended Boundary  
 Deschutes River  
 Taxlots  
 Parks

CITY OF BEND  
 CORE AREA PROJECT

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

0 0.075 0.15 0.3 Miles





- Remove barriers to development, particularly for housing
  - Use BCD code amendments as a guide
  - Evaluate updates to CL/CG zones
  - Evaluate code updates in other zones
  - Evaluate land use designation changes

Use three themes to remove barriers to development code:

- Allow for more housing
- Reduce/simplify parking requirements
  - Provide flexibility for development while balancing public needs



# CREATE DEVELOPMENT INCENTIVE PROGRAMS

- Include Core Area in a citywide tax exemption program
- Modify SDC Financing program in Core Area
- Explore land exchange opportunities



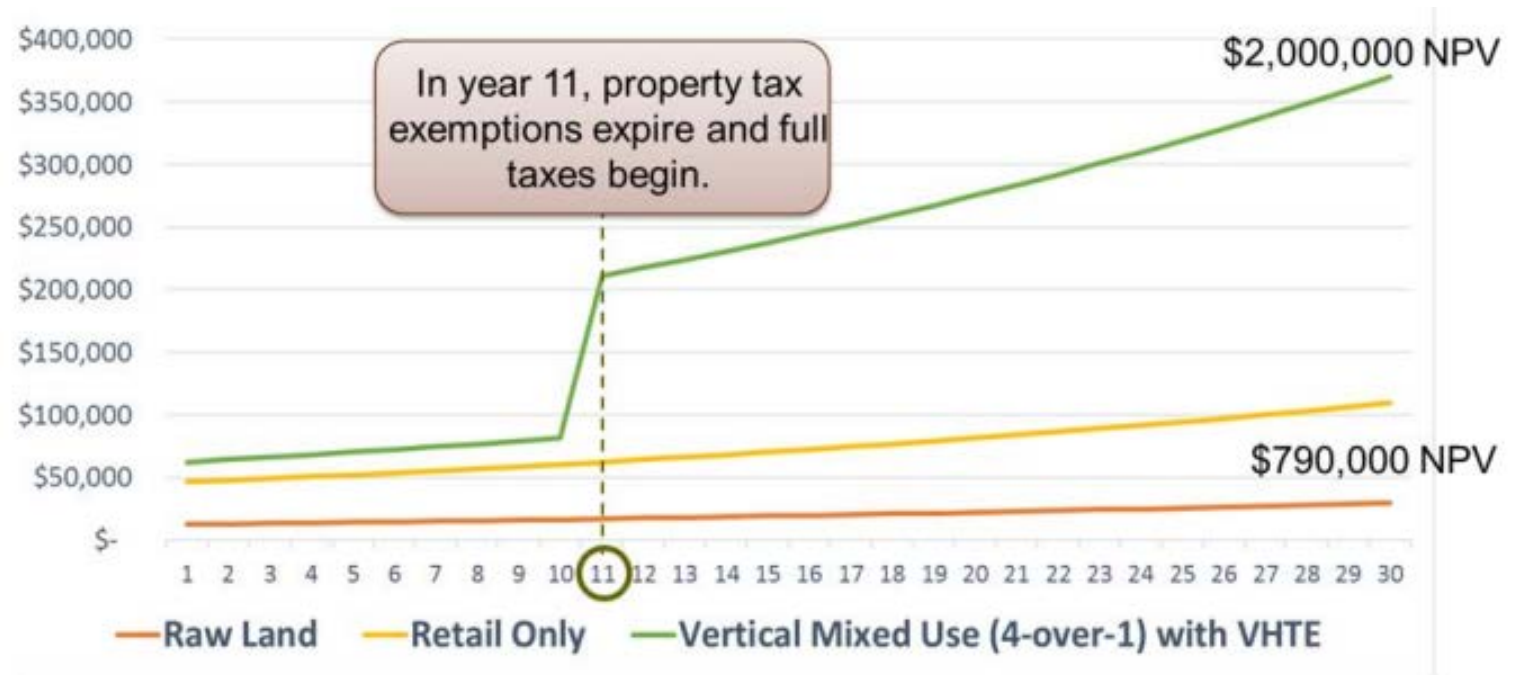
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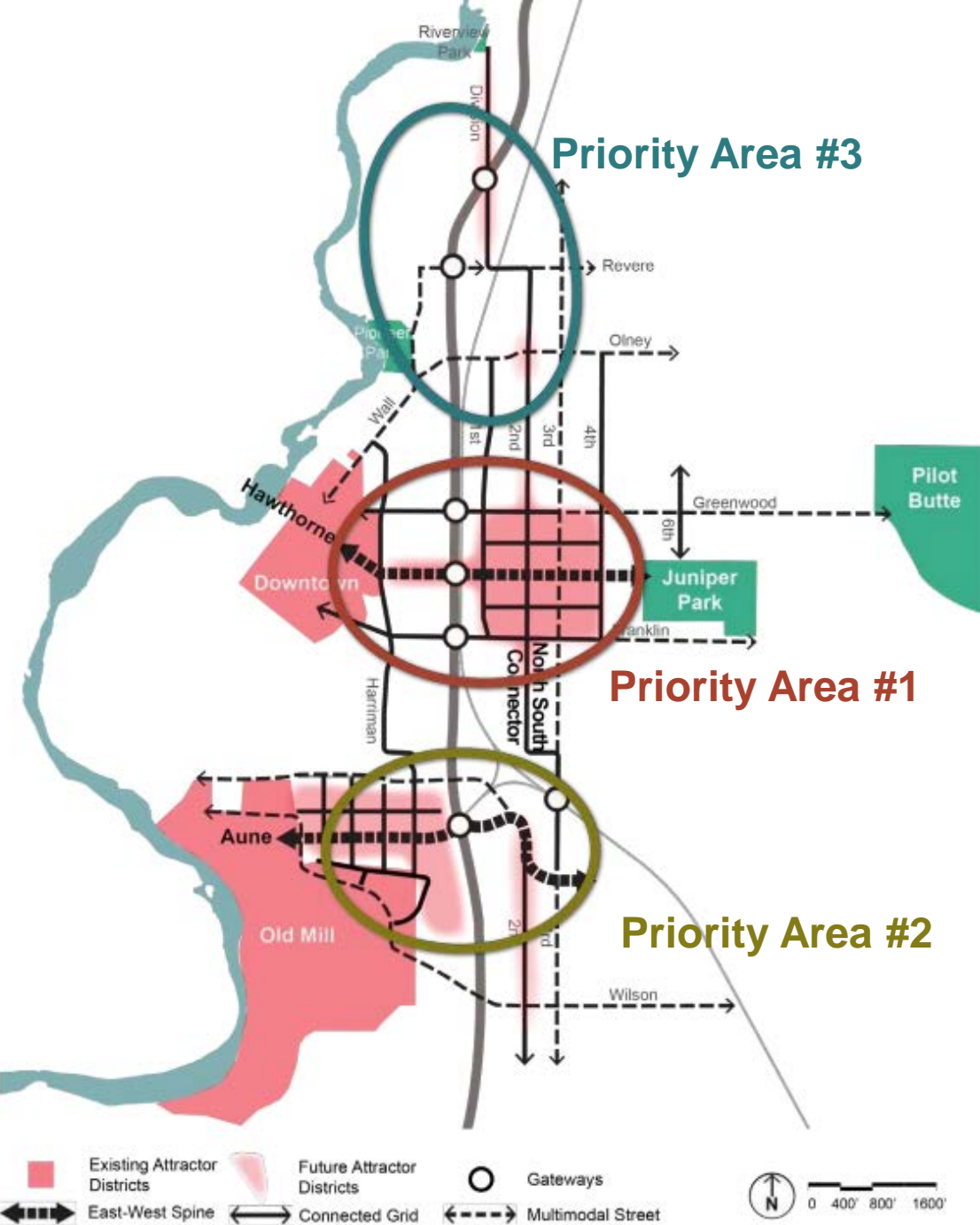
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Future, with tax abatement



# DESIGN/BUILD KEY INFRASTRUCTURE & PUBLIC REALM AMENITIES

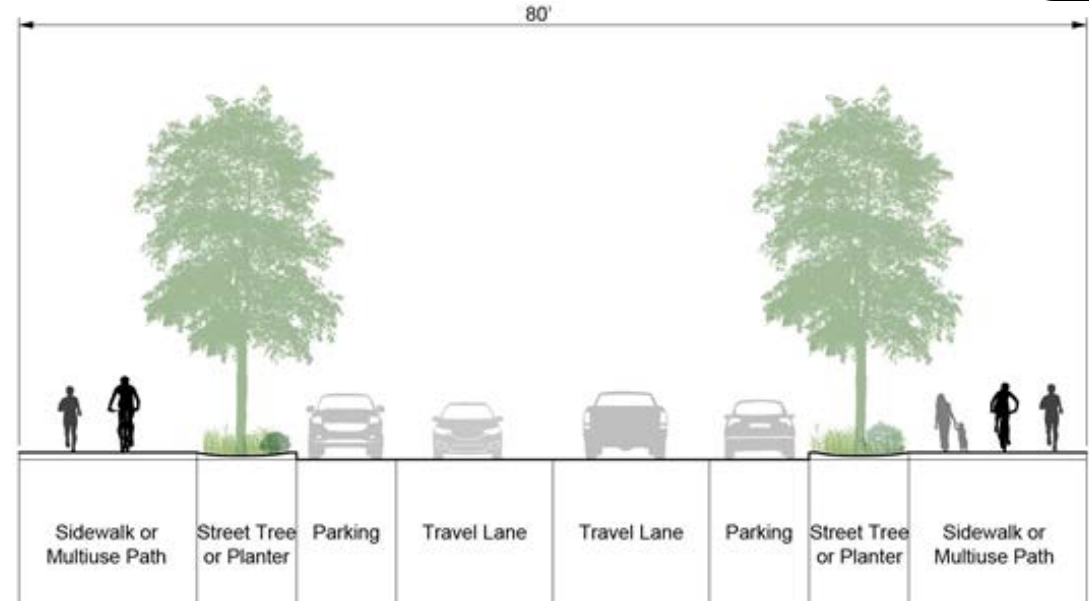


- Prioritize projects that achieve Core Area goals (to maximize return on investment)
- Continue community conversations to locate and invest in public attractions
- Collaborate and identify opportunities for synergistic public realm projects
- Expand capacity to administer LID and reimbursement districts

# UPDATE STREET STANDARDS & MOBILITY GUIDELINES



- Incorporate urban design elements into street standards and codes
- Adopt mobility design guidelines
- Proactively monitor and manage parking in the area

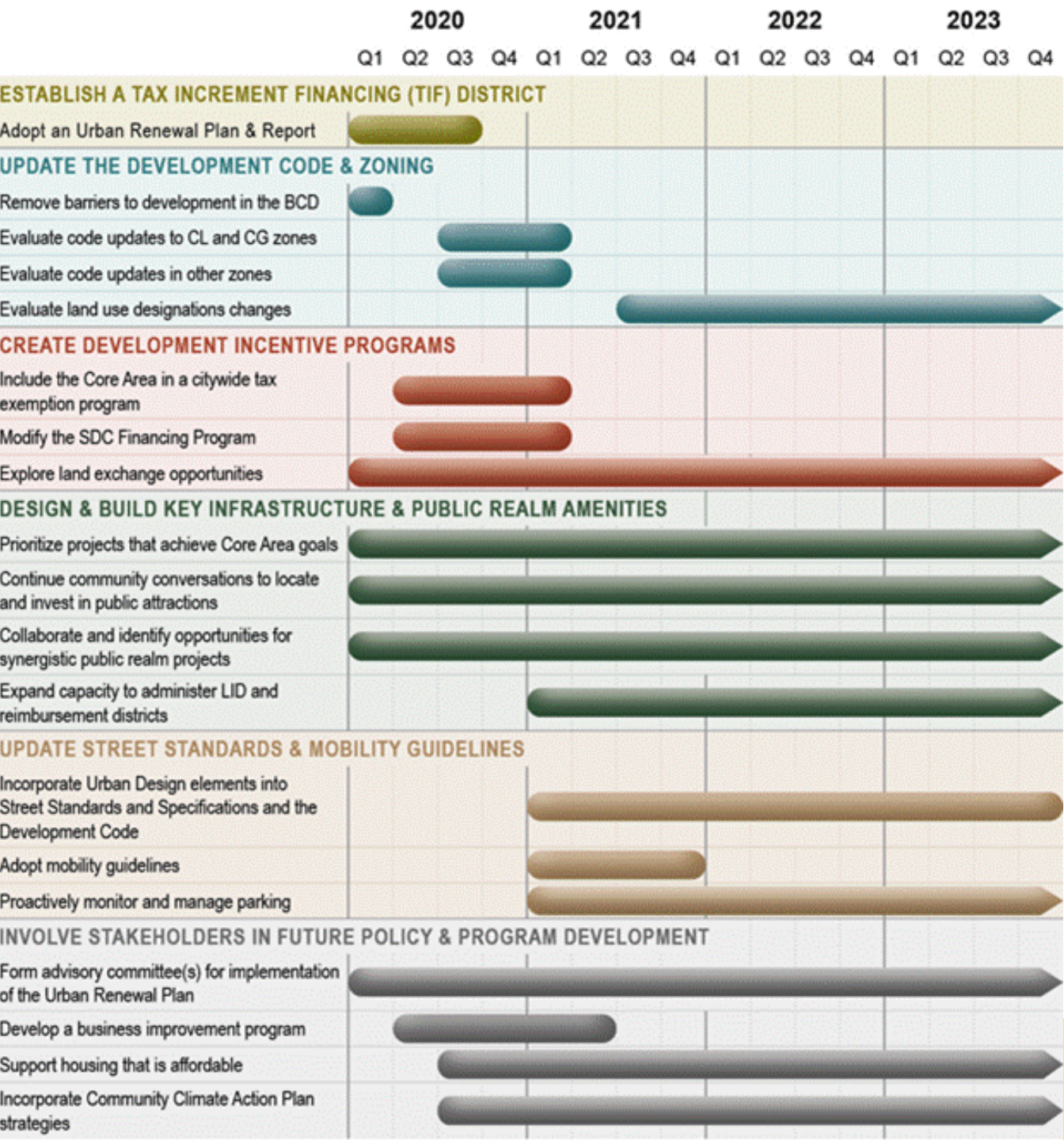


# INVOLVE STAKEHOLDERS IN FUTURE POLICY & PROGRAM DEVELOPMENT



- Form advisory committee(s) during Urban Renewal/TIF implementation & program development
- Develop business improvement program(s)
- Support housing that is affordable
- Incorporate Community Climate Action Plan (CCAP) strategies





# ACTION PLAN



- Outlines the "what, when, who and how much" for each Implementation recommendation
  - Rationale/Objectives
  - Relevant Council Goals
  - Timing
    - Focus on current and next City Council budget cycles (FY 19-23)
  - Lead responsibility
  - Estimated Cost
  - Scope of Work



## CORE AREA IMPLEMENTATION



- Future implementation is subject to future Council/BURA direction based on community priorities and current economic conditions.



- Does URAB have comments, questions, or edits to new content in the Report (Executive Summary, Introduction, Existing Conditions)?
  - Raise your hand here if you have comments or questions
- Does URAB want to re-open previously approved chapters of the report?
  - See Potential Modifications to Final Reports Memo
  - Raise your hand here if you have comments or questions



*URAB recommends the draft Core Area Project Report for consideration by the Bend Urban Renewal Agency (BURA) and future adoption by City Council.*

# APPROVAL OF CORE AREA REPORT



- Any changes?
- Motion & 2nd
- Roll call vote:
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**THANK YOU URAB!!!**