



WELCOME

THE MEETING WILL BEGIN MOMENTARILY

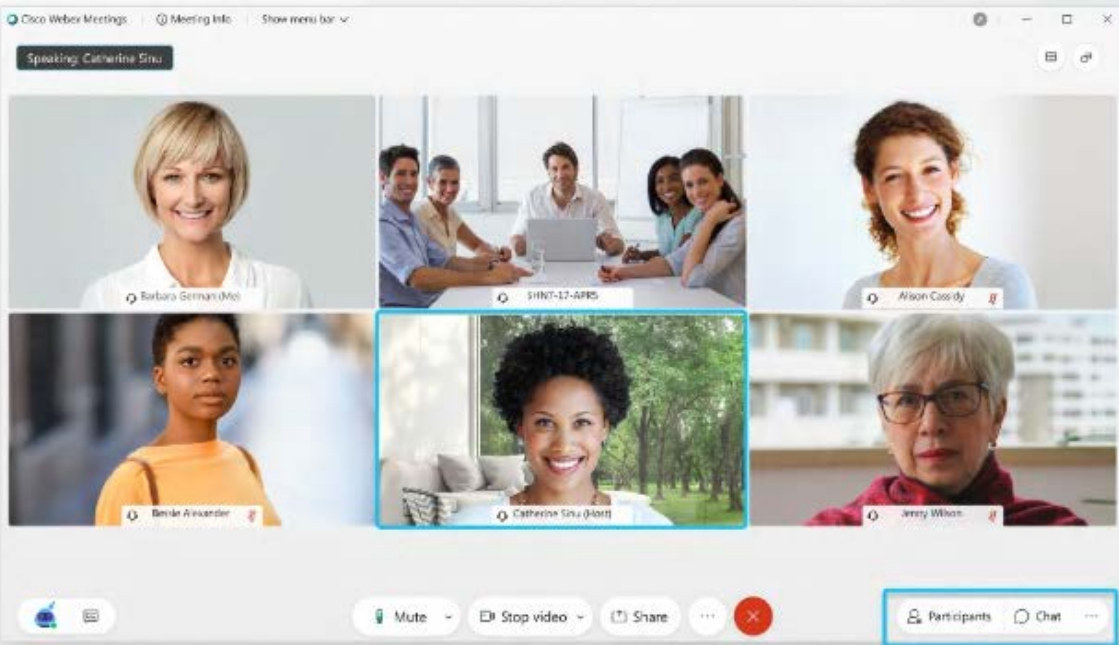
.....

SOUTHEAST AREA PLAN ADVISORY COMMITTEE

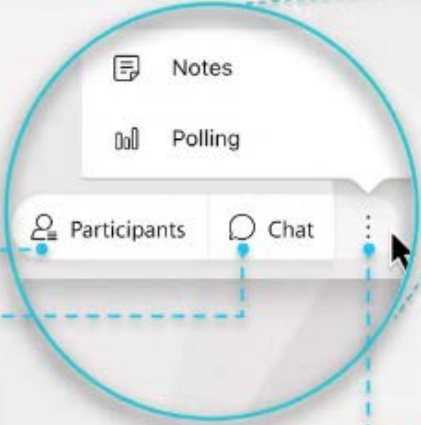
OCTOBER 8, 2020



VIRTUAL MEETING GUIDELINES



Quickly open and close the **Participants** and **Chat** panels directly from the meeting controls.

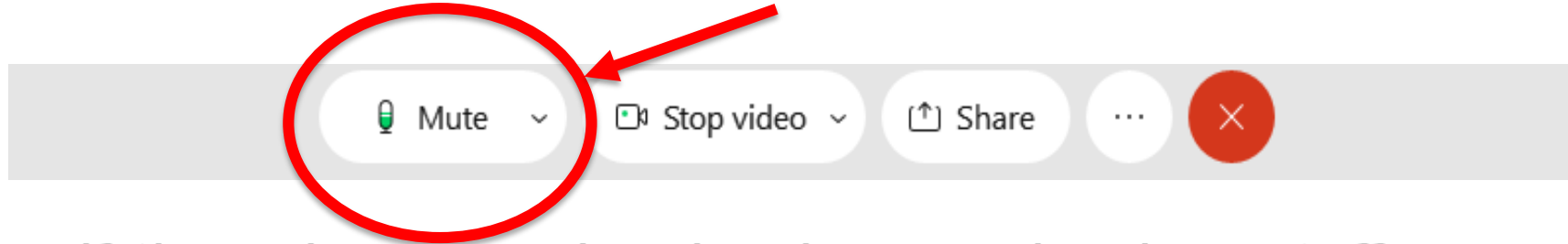


Click **More** to see other available panels.

VIRTUAL MEETING GUIDELINES



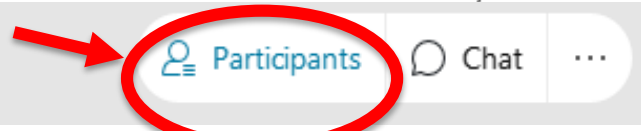
- You will be on mute when you first join the meeting. Please mute yourself when you are not speaking.

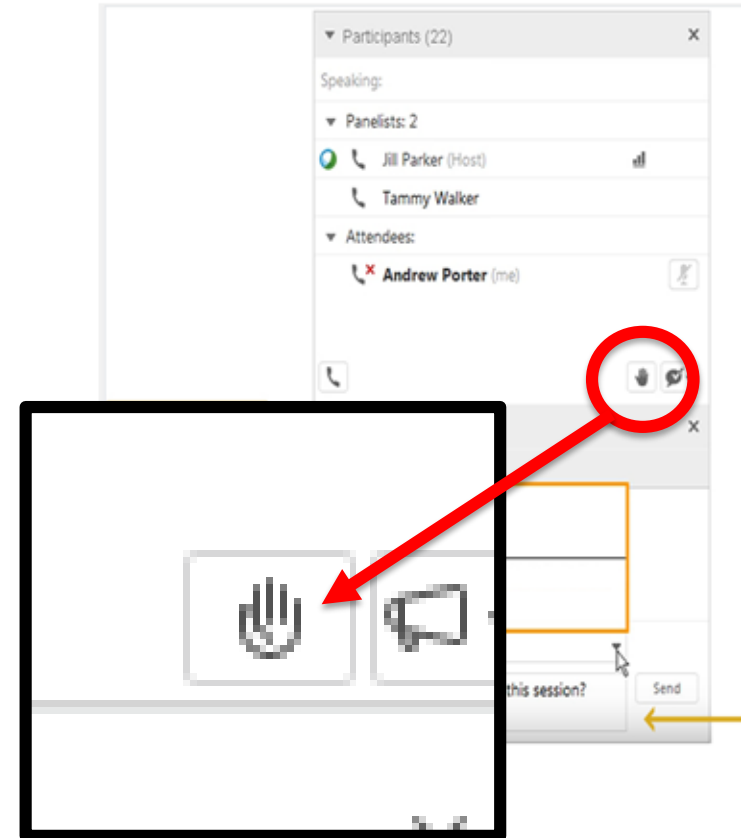


- Note, if there is excessive background noise, staff may mute you.
- State your name before speaking.
- The meeting will be recorded and part of the public record.

VIRTUAL MEETING GUIDELINES



- **Raise hand function for straw polls.**
- To access the **raise hand function**, click on the participants icon; 
- In the participants pane, look at the bottom right corner and click on the **hand icon** to raise/unraise your hand.
- If you are having technical difficulties during the meeting, please use the chat function to send a message to the host.





WELCOME

ROLL CALL, CONFLICT DECLARATIONS

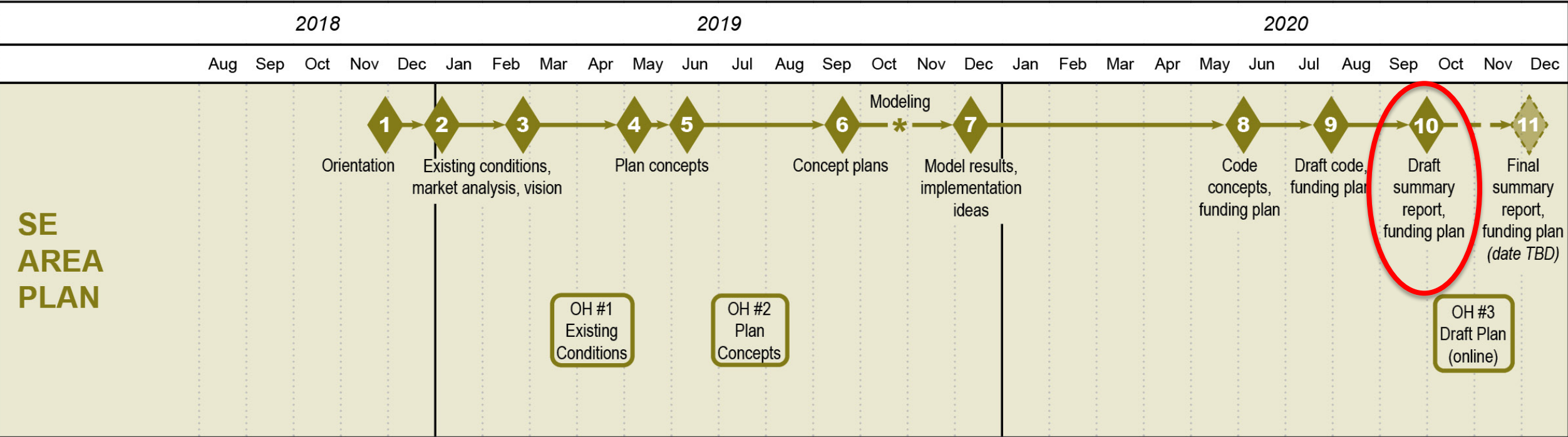




- **Raise your hand to provide public comment on WebEx**
- **To provide public comments by phone, please call 1-855-282-6330**
 - For callers on the phone, please press the *3 buttons to indicate the raise hand function in order to provide public comment.



WHERE WE ARE IN THE PROCESS



SE
AREA
PLAN





SUMMARY REPORT



SOUTHEAST AREA PLAN

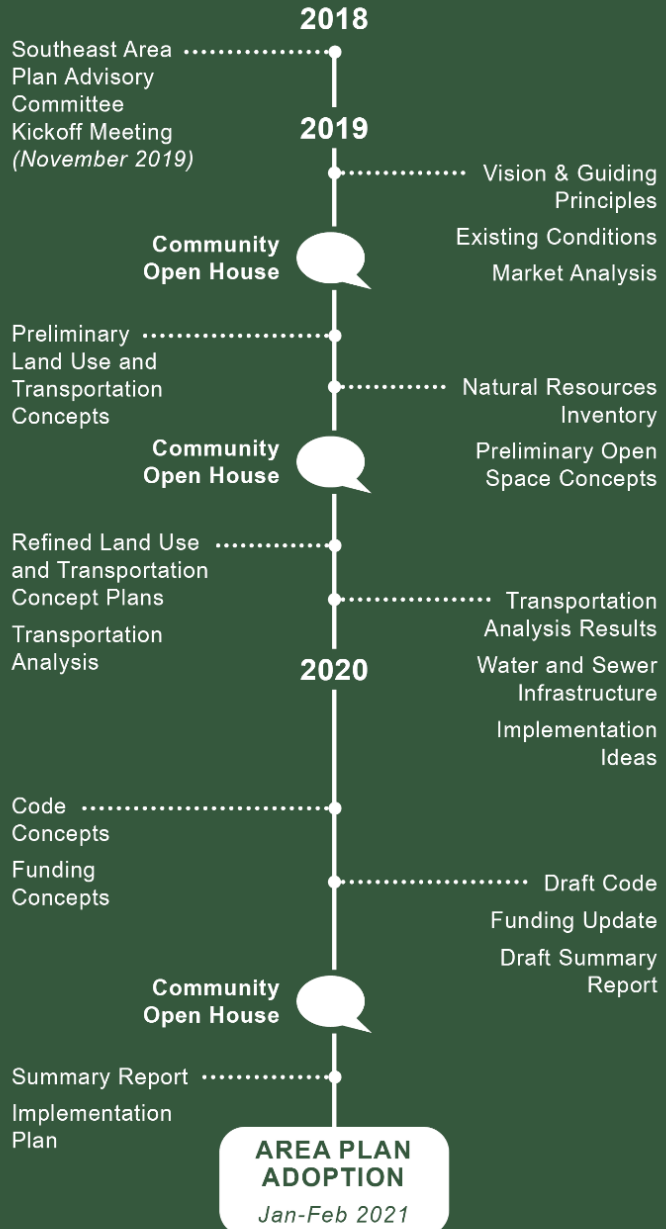
A roadmap for Bend's Southeast Expansion Area

DRAFT Summary Report

Chapters include:

1. Introduction
2. Community Vision
3. Existing and Planned Conditions
4. Market and Land Use Analysis
5. Southeast Area Plan
6. Infrastructure
7. Implementation Plan Summary





The purpose of this Area Plan is to guide and support the annexation and future development of Bend’s Southeast Expansion Area. As envisioned in Bend’s Comprehensive Plan, the Southeast Area Plan (SEAP) provides a broad mix of residential, employment, and civic uses and is intended to develop into a complete community and complementary addition to southeast Bend.



CHAPTER 2: COMMUNITY VISION



- **Create a complete community.**
- **Design and build a walkable and connected transportation network.**
- **Create vibrant public spaces.**
- **Preserve views and the natural landscape.**
- **Create a sense of identity.**
- **Support a thriving employment area.**
- **Deliver needed infrastructure.**
- **Develop an economically viable plan.**

Our vision is that the Southeast Expansion Area becomes a complete and walkable community and a welcome addition to Southeast Bend. Houses, businesses, parks, and schools are compatible neighbors, and have well-planned transitions between them. The mix of uses are highly connected by neighborhood streets, paths, and open spaces. The area has an active and vibrant outdoor life; it is a place where neighbors are out walking, biking, and interacting daily. The Southeast Expansion Area is a unique and successful community in Bend.



CHAPTER 3: EXISTING AND PLANNED CONDITIONS



- Land Use
- Transportation
- Natural Features
- Public Facilities



CHAPTER 4: MARKET AND LAND USE ANALYSIS

Bend is growing and changing



67,000

New residents forecasted to move to Bend between 2020 and 2040¹



58%

Increase in the number of jobs in Bend since 2000²



2,300

New households have formed in Bend since 2010

“Bend is on the map! People want to live in Bend, but it is increasingly becoming less affordable.”
- Project stakeholder



Industrial development such as small warehouses, manufacturing, and ‘flex’ development (a flexible blend of office and industrial uses) is seeing increased demand in Bend, and the Elbow could be an option for accommodating that demand



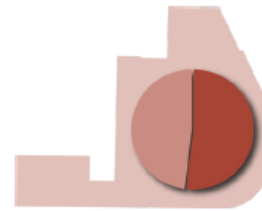
Office uses such as neighborhood services (accountants, dental offices, etc.) will rely upon surrounding residential uses and have limited market potential in the near-term until housing and transportation infrastructure has been built



Retail development is heavily reliant upon future residential development and infrastructure; once housing and transportation infrastructure has been built, there is market potential for neighborhood-scale and destination retail in the mid- to long-term

The Southeast Expansion Area provides opportunities for...

...new businesses



52%

Land designated for commercial, industrial, and mixed employment uses



1-2

The majority of Bend businesses are small businesses, with just 1-2 employees on average

Small businesses present opportunities for economic growth in Bend. Mixed employment zones and commercial and industrial areas will provide opportunities for the flexible space demands of these small, but important, businesses.

...new homes



25%

Land designated exclusively for residential uses, with capacity for about **820 housing units***

...housing choices

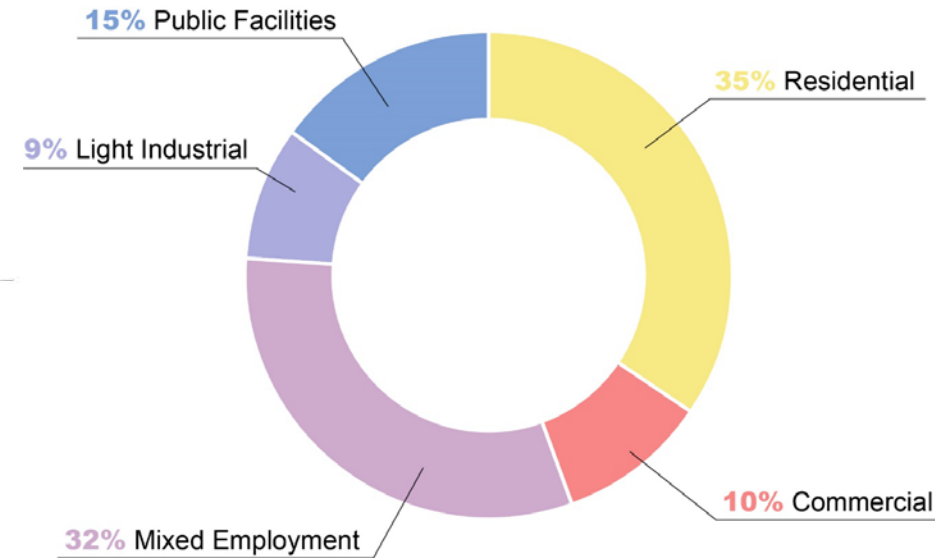
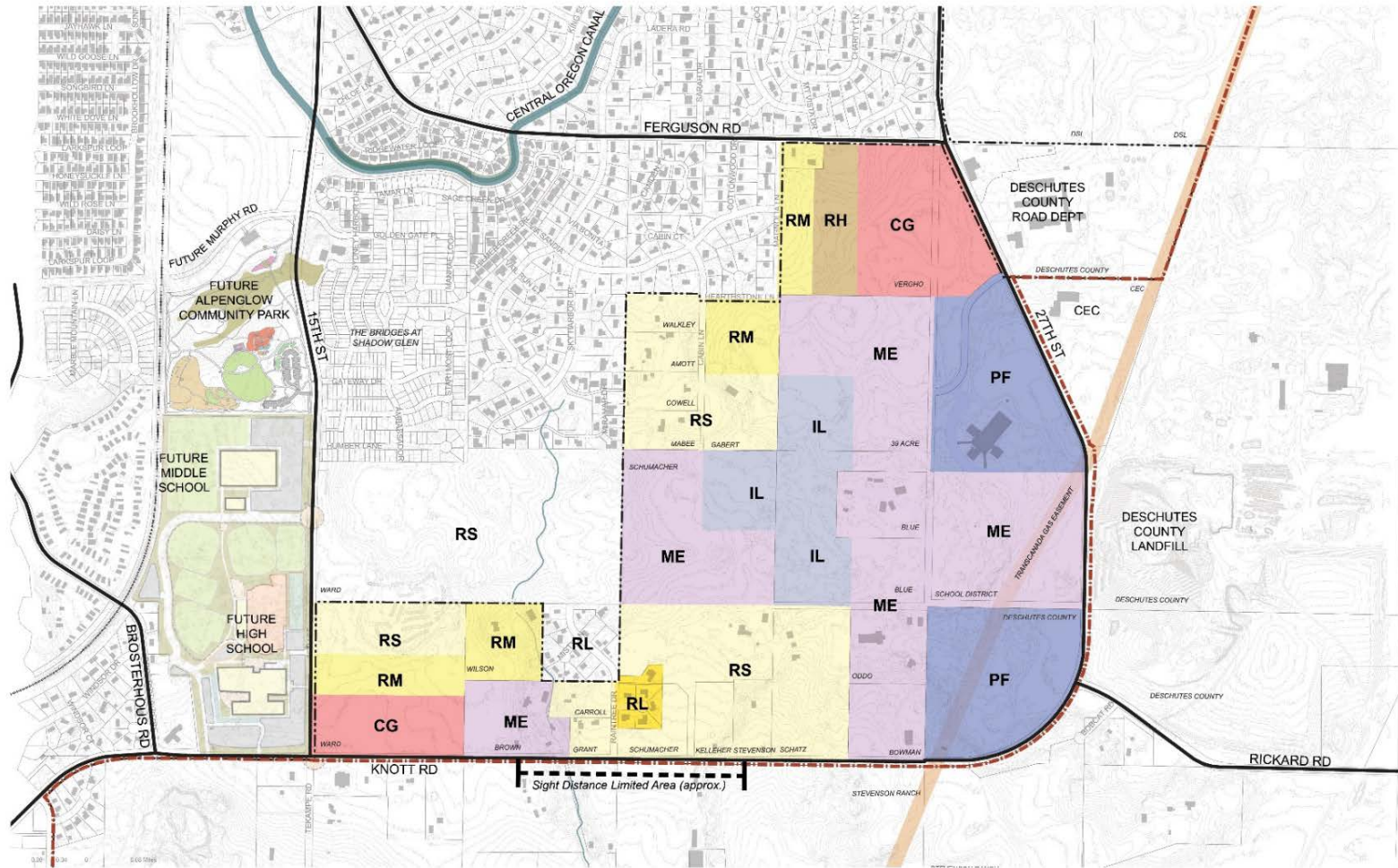


16%

Increase in the median sale price of homes between 2017 and 2019

*Mixed employment designation also allows residential uses

CHAPTER 5: SOUTHEAST AREA PLAN – LAND USE



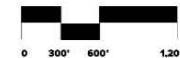
RECOMMENDED LAND USE CONCEPT

- Existing City Boundary
- Railroad
- Urban Growth Boundary
- Piped Canal
- Area of Special Interest
- Canal
- Tax Lots
- Utility Easement

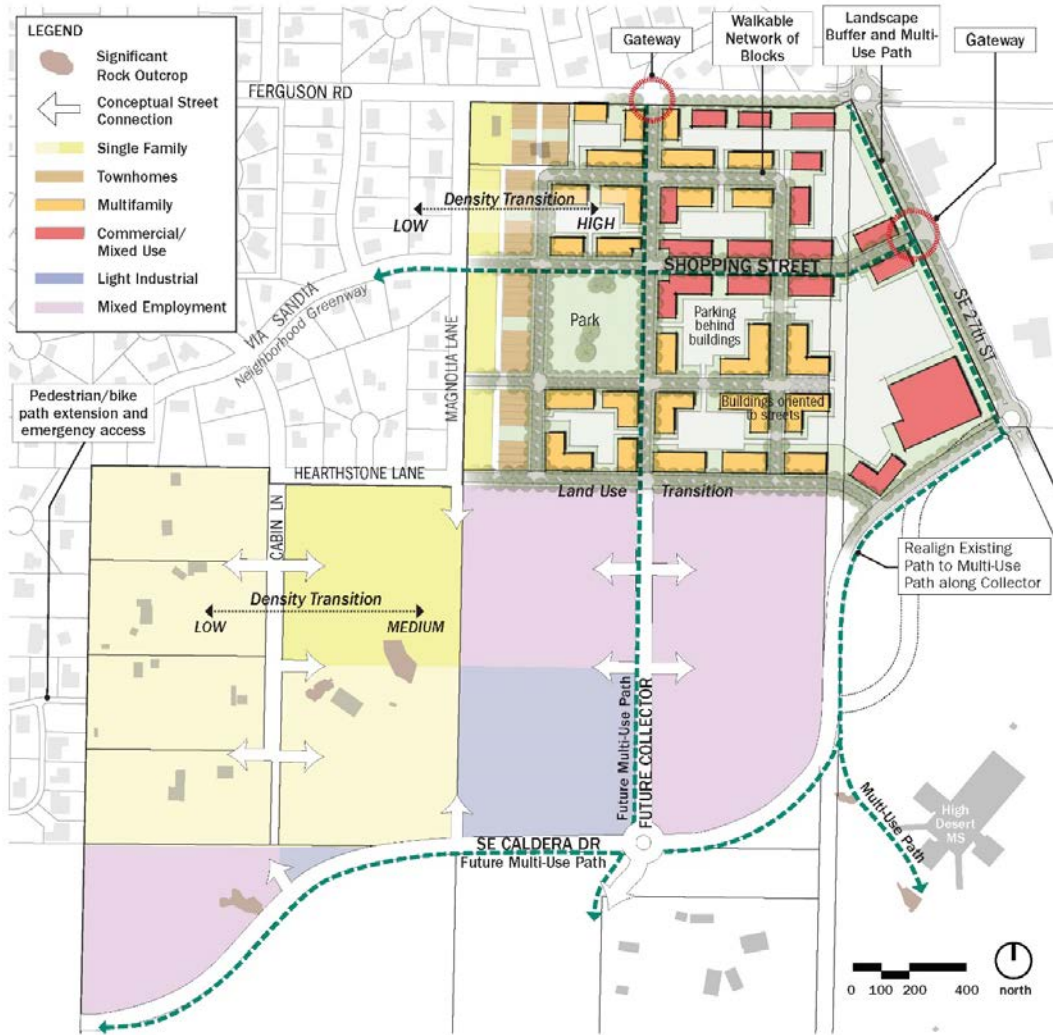
COMPREHENSIVE PLAN DESIGNATIONS

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

SUBJECT TO CHANGE
2/28/2020

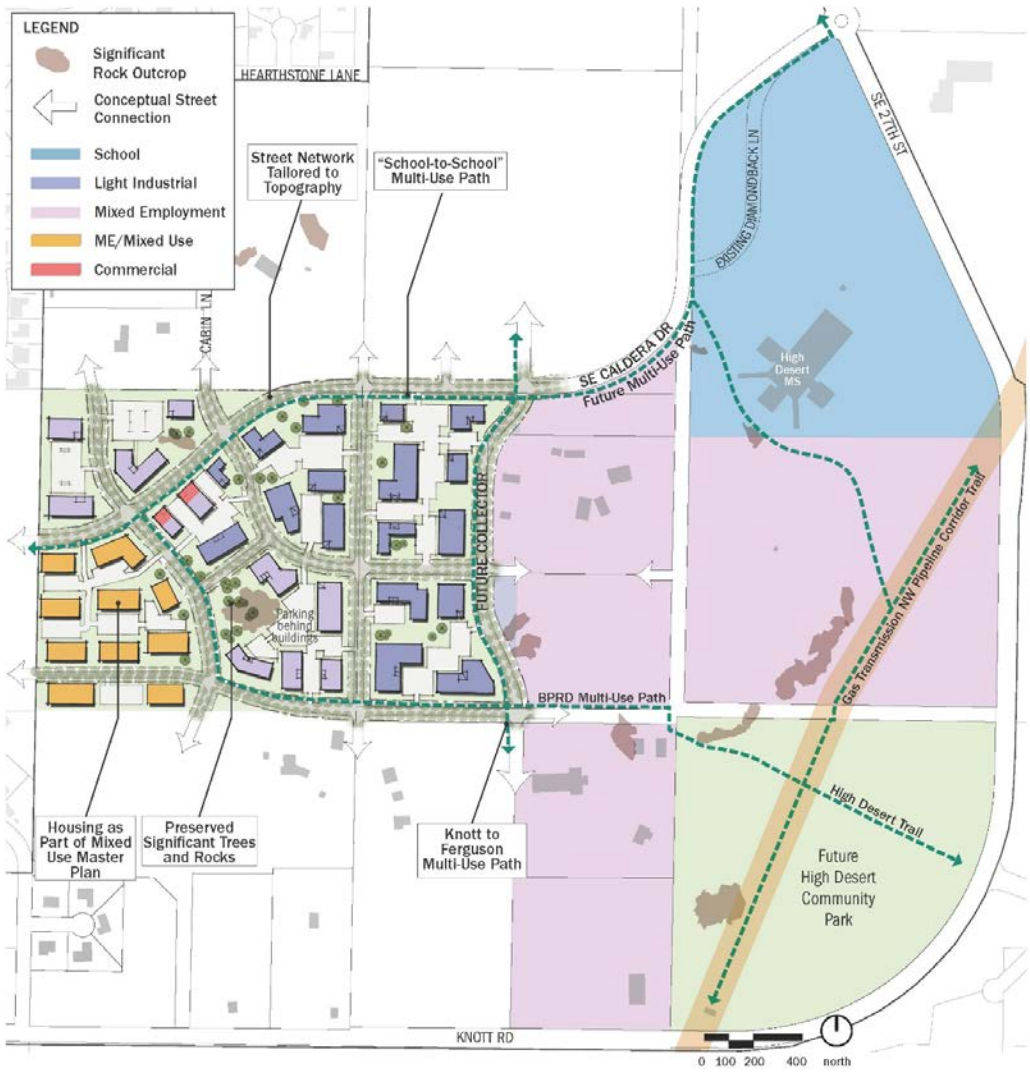


CHAPTER 5: SOUTHEAST AREA PLAN – NORTHEAST SUBAREA

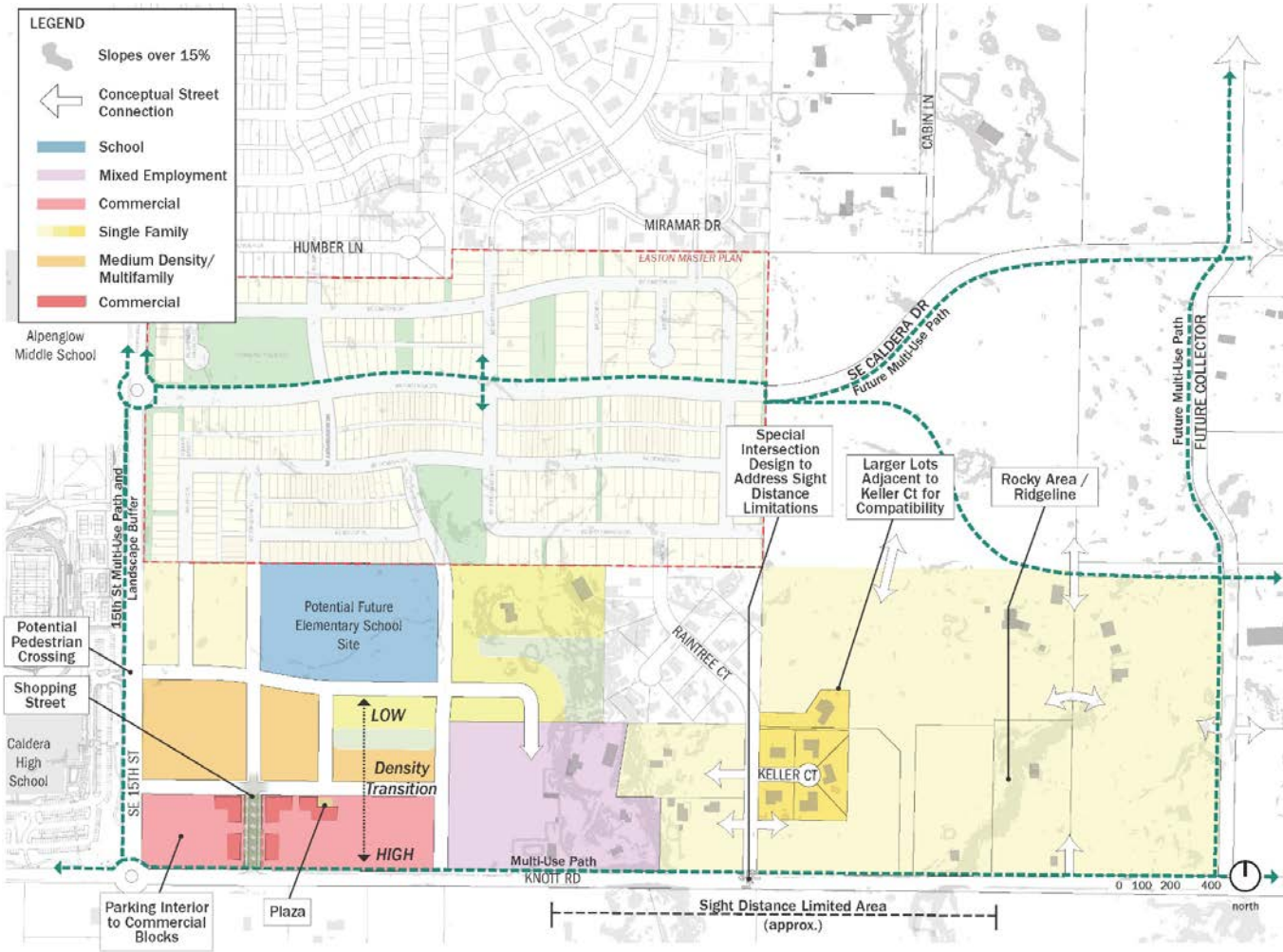


.....LOW Density Transition HIGH

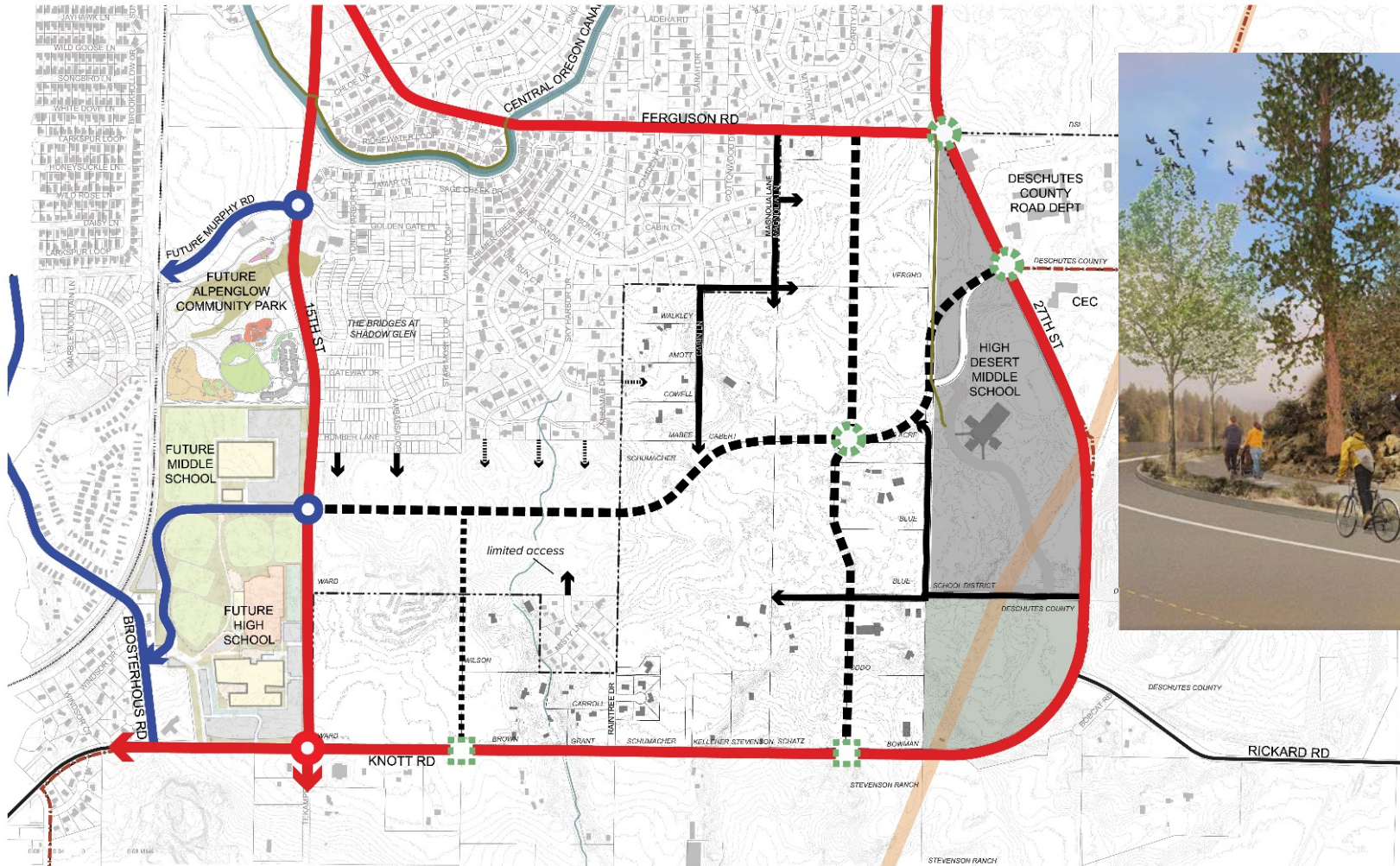
CHAPTER 5: SOUTHEAST AREA PLAN – EAST SUBAREA



CHAPTER 5: SOUTHEAST AREA PLAN – SOUTHWEST SUBAREA



CHAPTER 5: SOUTHEAST AREA PLAN – TRANSPORTATION



STREET FRAMEWORK REFINED STREET PLAN

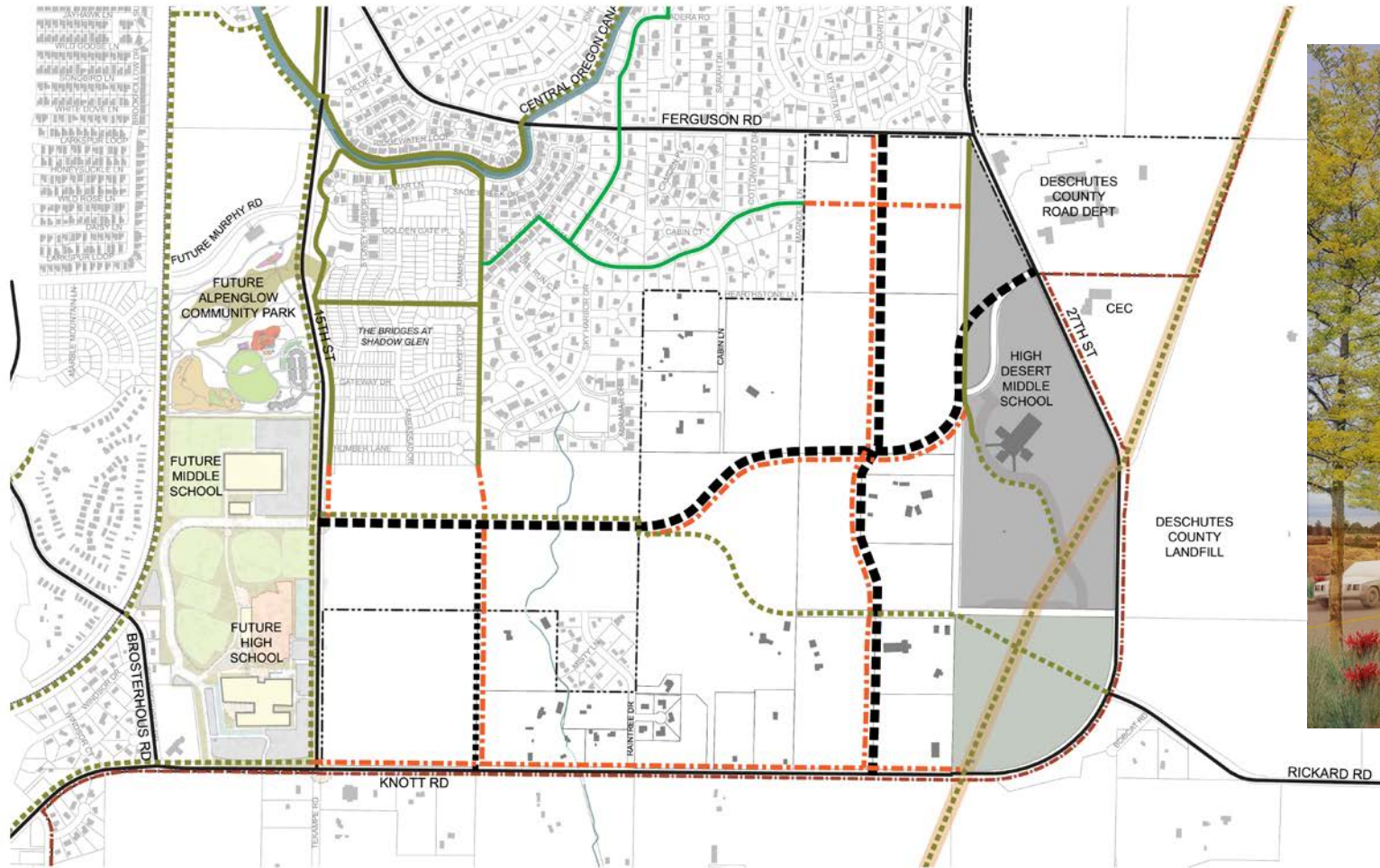
- Existing City Boundary
- Urban Growth Boundary
- Area of Special Interest
- Tax Lots
- Railroad
- Existing Trail
- Piped Canal
- Canal
- Utility Easement
- Existing School
- Future Park
- Existing Arterial
- Existing / Planned Collector
- Existing Framework Local
- Existing/Planned Roundabouts

- Proposed New 2- or 3-Lane Collector
- Proposed New 2-Lane Local
- Proposed 1-Lane Roundabout
- Proposed 2-Way Stop Controlled Intersection
- Local Street Extension
- Local Street or Path Extension (TBD during development review)

**SUBJECT TO CHANGE
3/11/2020**



CHAPTER 5: SOUTHEAST AREA PLAN – MULTI-USE PATHS

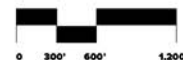


SOUTHEAST AREA PLAN MULTI-USE PATHS

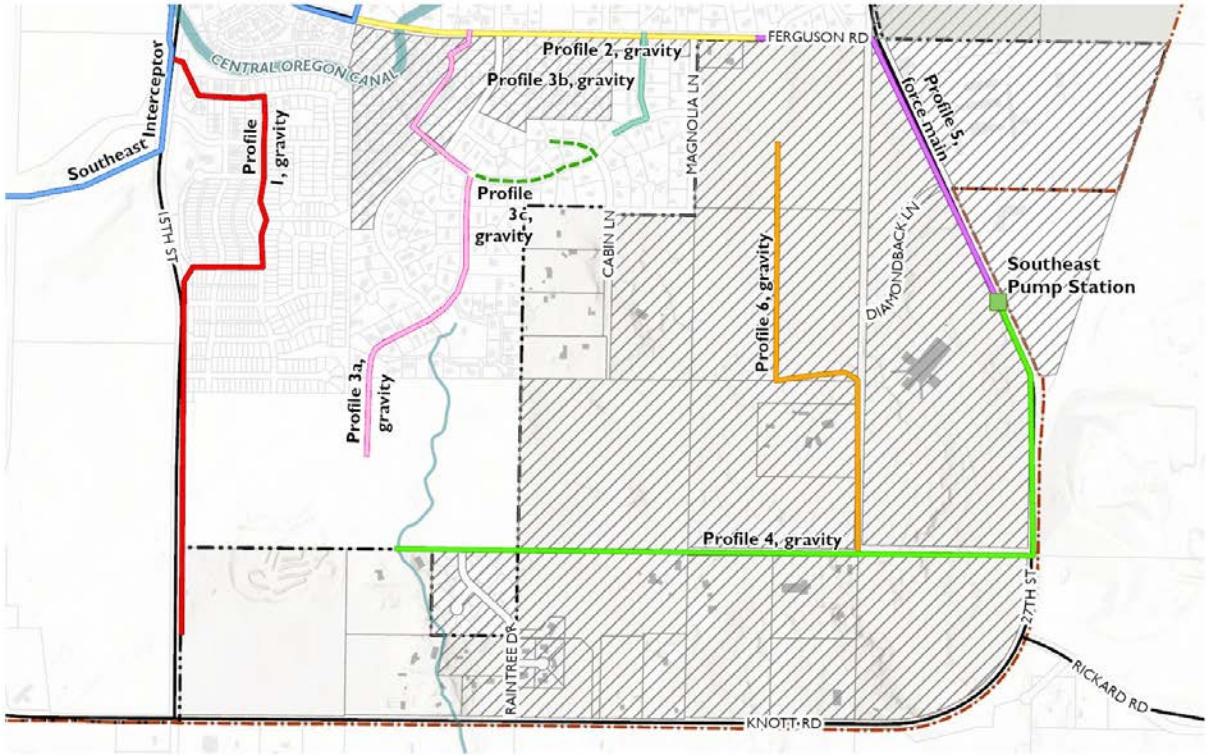
- Existing Facility
 - BPRD Multi-Use Path*
 - Multi-Use Path
 - 2- or 3-Lane Collector
 - 2-Lane Local or Collector
 - Low Stress Network Route
 - Existing City Boundary
 - Urban Growth Boundary
 - Tax Lots
 - Railroad
 - Piped Canal
 - Canal
 - TransCanada Natural Gas Pipeline
- *Trails identified in the BPRD Comprehensive Plan are referred to as multi-use paths in the City's development code

Note: Multi-use paths can be incorporated into roadway design

SUBJECT TO CHANGE
7/10/2020



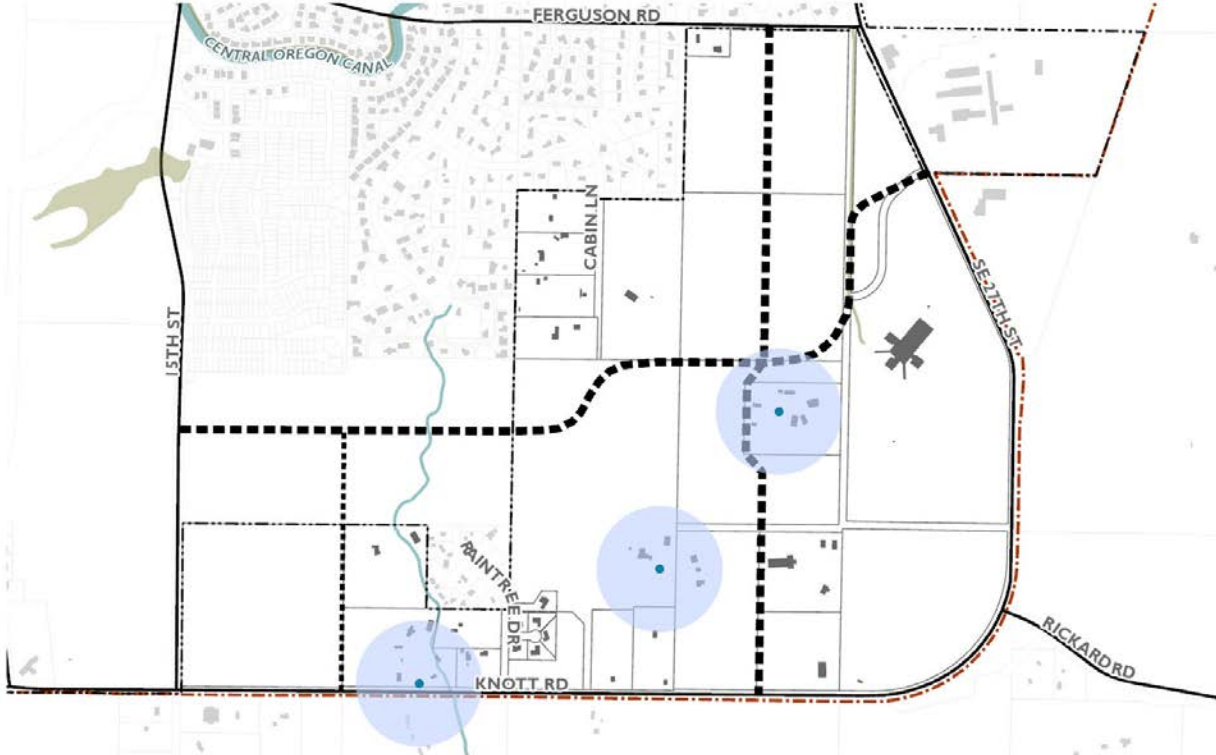
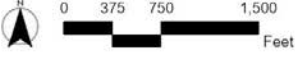
CHAPTER 6: INFRASTRUCTURE



PROPOSED SEWER ALIGNMENT

- Profile 1, gravity
- Profile 2, gravity
- Profile 3a, gravity
- Profile 3b, gravity
- Profile 3c, gravity
- Profile 4, gravity
- Profile 5, force main
- Profile 6, gravity
- Southeast Interceptor
- Southeast Pump Station

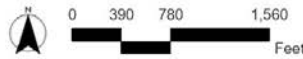
East Catchment Area (Profiles 2, 4, 5, 6, & Pump Station) 10/8/2020



VERIFIED WELL LOCATIONS

- Private Drinking Water Well Locations
- 500' Buffer
- Proposed 2- or 3-Lane Collector
- Proposed 2-Lane Local

9/28/2020



CHAPTER 7: IMPLEMENTATION PLAN SUMMARY



The following amendments will be the primary implementing instruments for the Area Plan:

- **Comprehensive Plan Map.** Changes in the Bend Comprehensive Plan land use map are proposed to reflect changes in land use designations recommended in the SEAP land use concept.
- **Comprehensive Plan Policy Updates.** Updates to policies related to land need and master plan requirements are proposed to provide consistency between those policies and the Area Plan.
- **Development Code.** Amendments to the Bend Development Code are proposed to create a new section in Chapter 2.7 titled the Southeast Area Plan.
- **Funding Plan.** The SEAP Funding Plan is a guiding Action Plan that describes funding needs, a flexible “toolbox” of funding options, and recommendations for follow-up actions by the City.





"I move to forward the draft report for public review."

- Staff will include the report's content in the upcoming online Open House.
- Updated report will be brought back for SEAPAC approval at the Committee's final meeting in December.



DRAFT CODE UPDATES

CODE DEVELOPMENT PROCESS



Dec. 3, 2019
SEAPAC #7

Preliminary Code
Concepts

June 4, 2020
SEAPAC #8

Draft Code
Amendments

July 30, 2020
SEAPAC #9

Draft Code
Amendments

October 8, 2020 (today)
SEAPAC #10

Code
Changes Summary

Draft Code
Language

Planning
Commission
Hearing

Council
Hearing



Focus for today's meeting are on standards updates since July meeting based on SEAPAC feedback:

- Electric Vehicle Charging Stations
- Public Facilities
- Marijuana Uses
- Pedestrian access and crossing for drive-throughs
- Natural Features
 - Updates to rock and tree preservation code concept to exempt larger footprint uses

CODE AMENDMENTS – PUBLIC FACILITIES (PF) ZONE



- All permitted and conditional uses allowed in the PF District allowed in SEAP area.
- Certain uses, such as ball fields, outdoor performance areas with amplified sounds, are permitted outright instead of conditionally
 - Siting standards must be met
- The option for a conditional use permit is still available if standards can't be met.





Automobile-Oriented and Automobile-Dependent Uses – Drive-Throughs

- *Team Recommendation:*
 - Prohibit drive-through lanes between buildings and street.
 - Require drive-through facilities to be oriented away from the street.
 - Prohibit standalone parking (to achieve recommendations above),



Drive-through
lane and
window
Interior to site



Marijuana Businesses in the CG Zone

- Team Recommendation:
 - No additional regulations for dispensaries and retailers (already regulated under BDC 3.6.300(P)(4)(d), including spacing from schools).
 - Prohibit marijuana wholesale, consistent with proposal for IL and ME zones.
 - Allow testing, research, and development facilities, consistent with other similar uses in the SEAP.



Example of marijuana testing and research facility.



SIGNIFICANT TREES & ROCK OUTCROPS



- SEAPAC informed changes to draft code:
 - Tree preservation exemption for larger footprint uses (>40,000 sq ft) and accessory uses (e.g. parking, ball fields)
 - No changes to rock outcrop code





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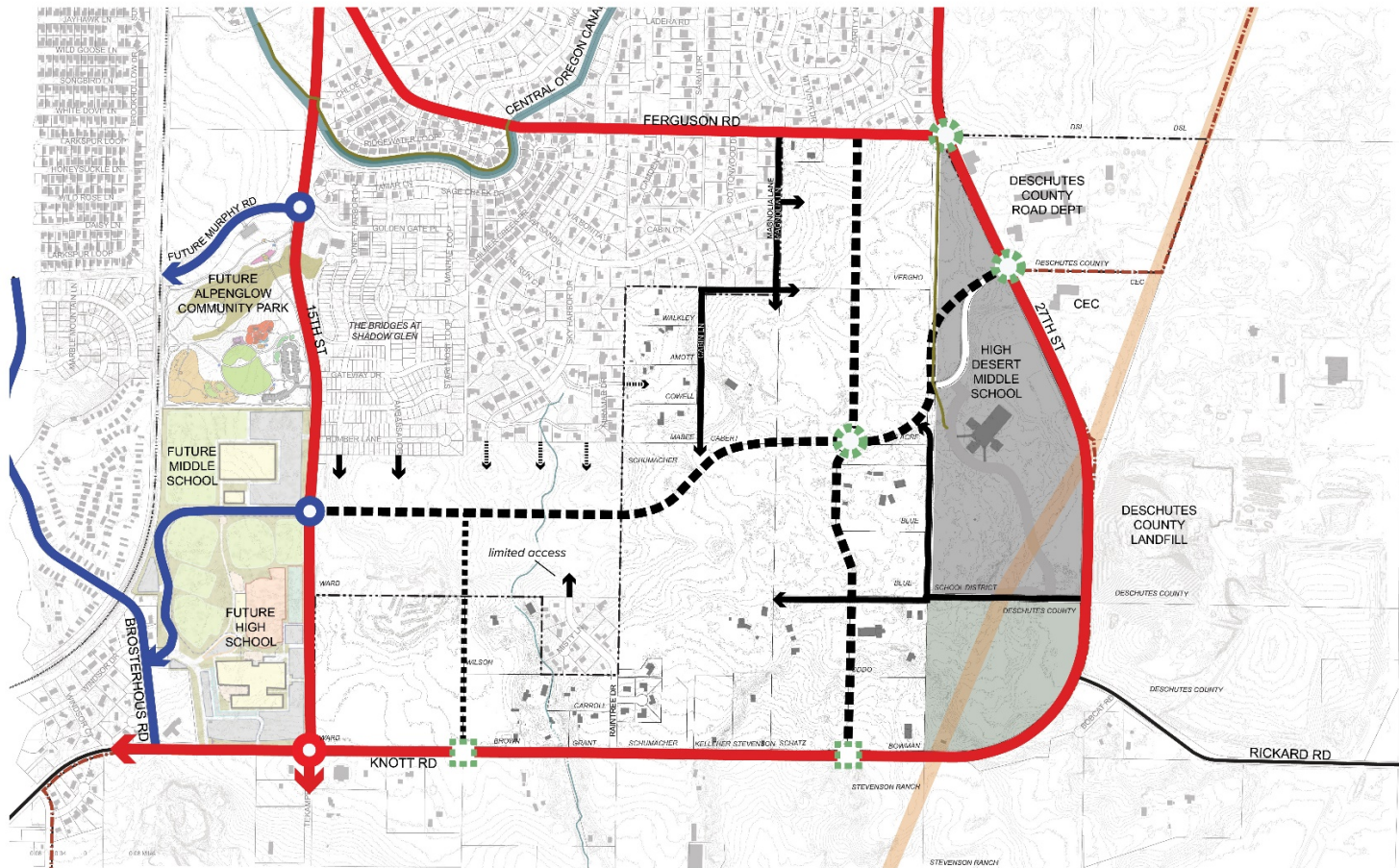


INFRASTRUCTURE UPDATES



TRANSPORTATION

- Revised project costs and cost sharing
- City evaluating projects that could be appropriate for SDC list
- Evaluating projects for supplemental TSDC scenarios



STREET FRAMEWORK REFINED STREET PLAN

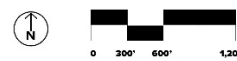
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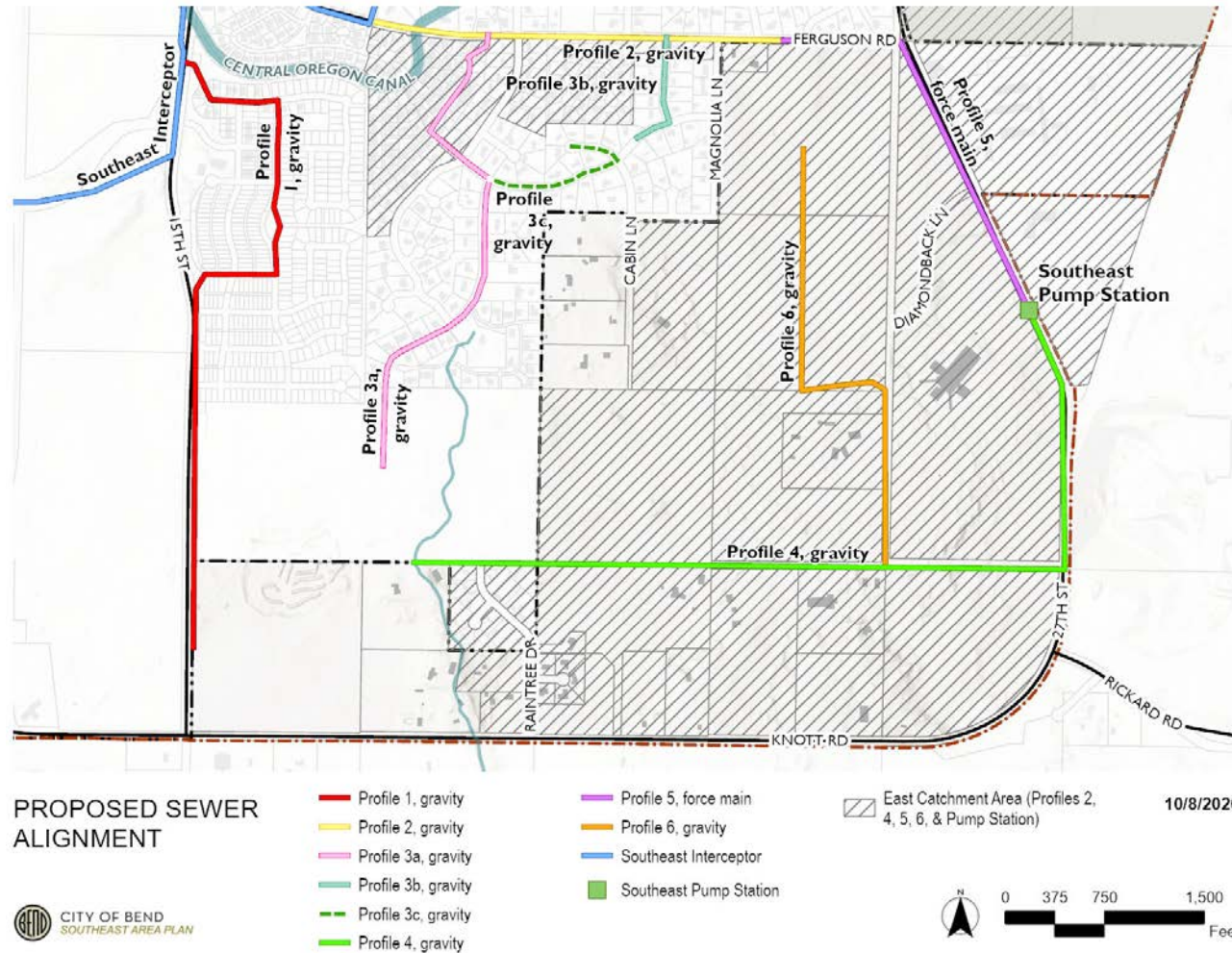
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3/11/2020



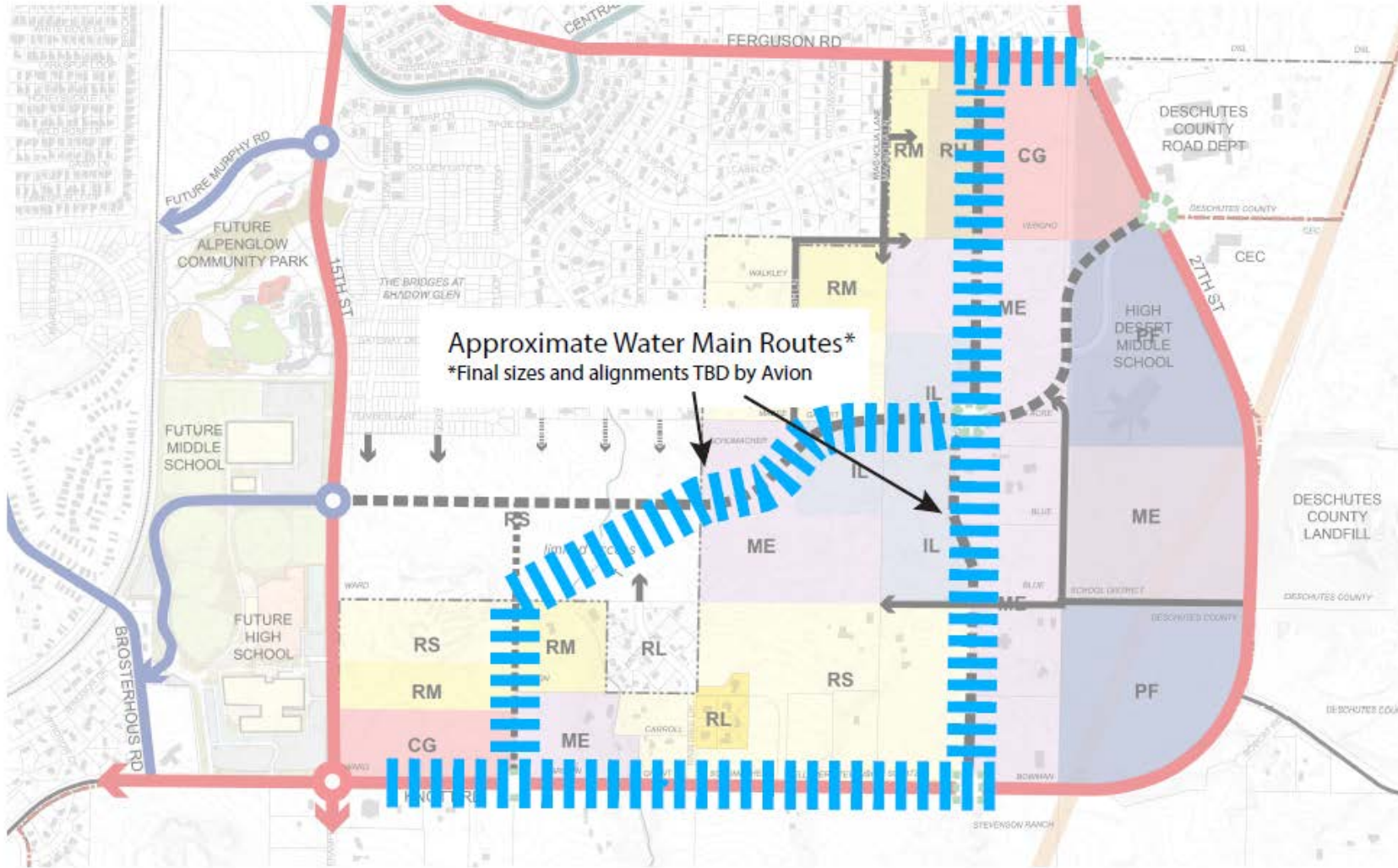
SEWER



- Focus on East Catchment area
- Evaluating additional options for sewer projects serving both SEAP and DSL
- Potential cost sharing with DSL site and Ferguson “Triangle” through Capital Improvement Program (CIP)

SE Area Water Infrastructure

WATER



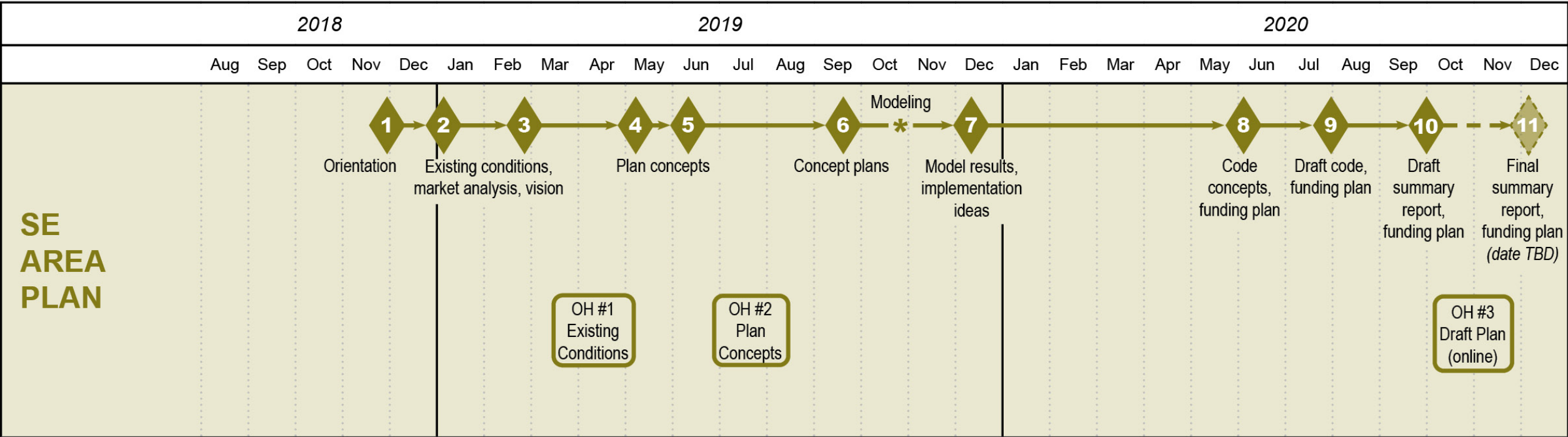
- Network of multiple mains (vs. singular main trunk line)
- Centralized alignments to serve largest number of properties
- Preferred alignments within existing and future rights-of-way





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NEXT STEPS



Next meeting: December