



WELCOME

THE MEETING WILL BEGIN MOMENTARILY

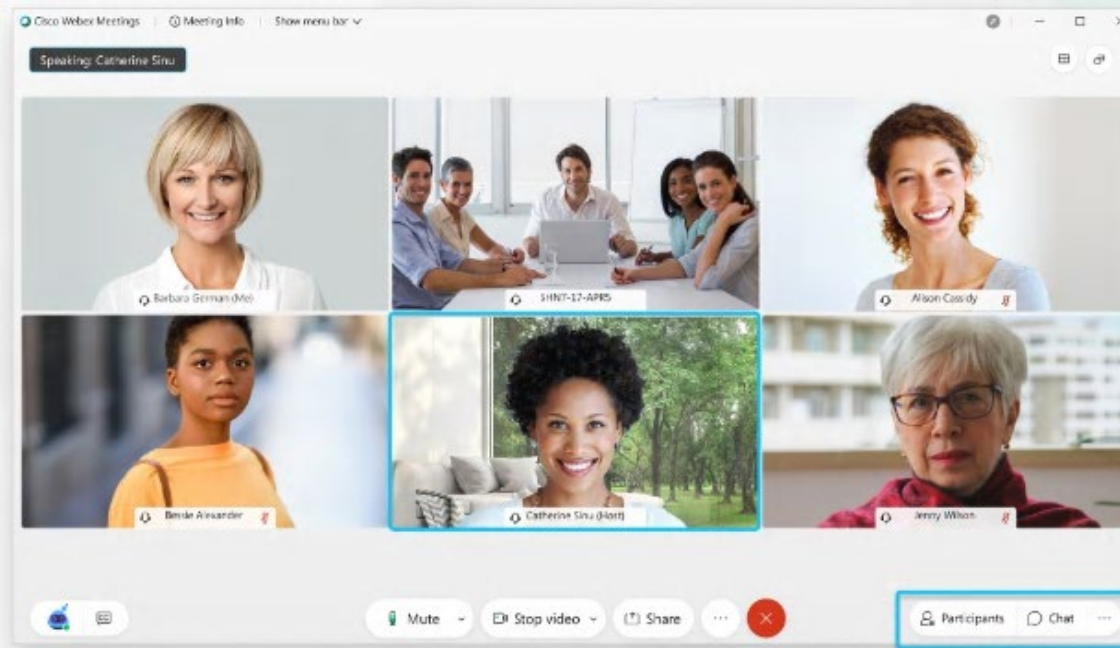
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SOUTHEAST AREA PLAN ADVISORY COMMITTEE

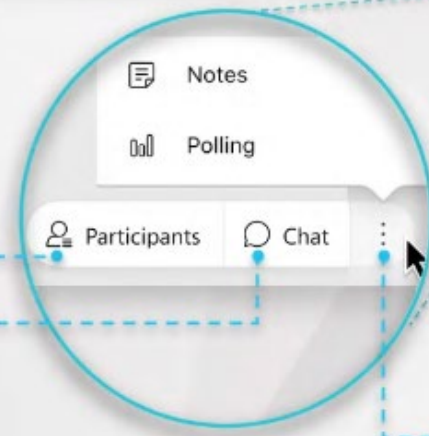
DECEMBER 3, 2020



VIRTUAL MEETING GUIDELINES



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

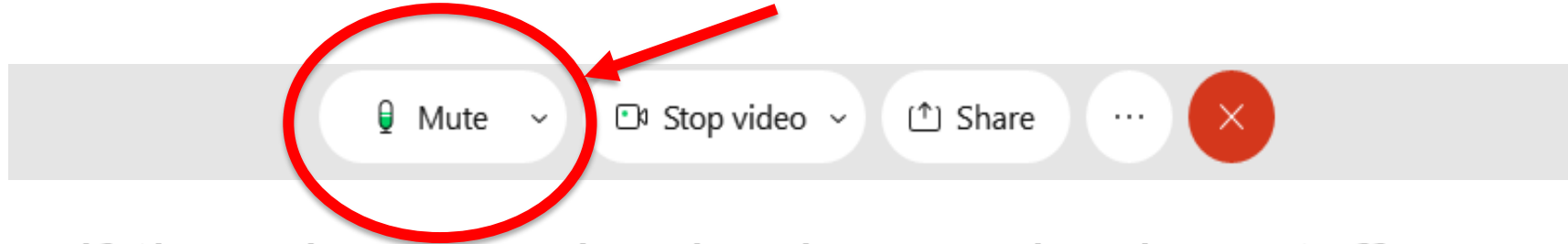


Click **More** to see other available panels.

VIRTUAL MEETING GUIDELINES



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



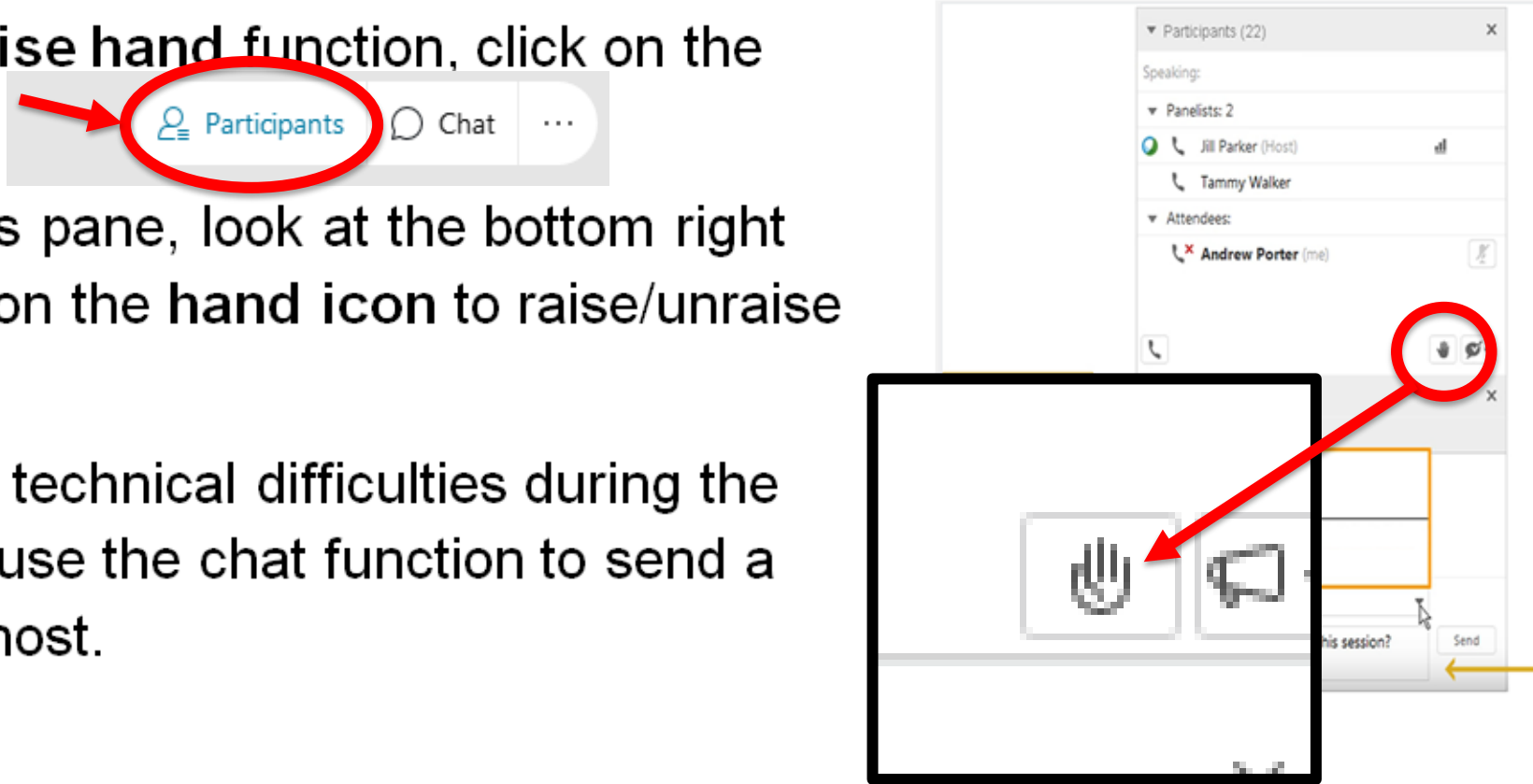
- Note, if there is excessive background noise, staff may mute you.
- State your name before speaking.
- The meeting will be recorded and part of the public record.



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

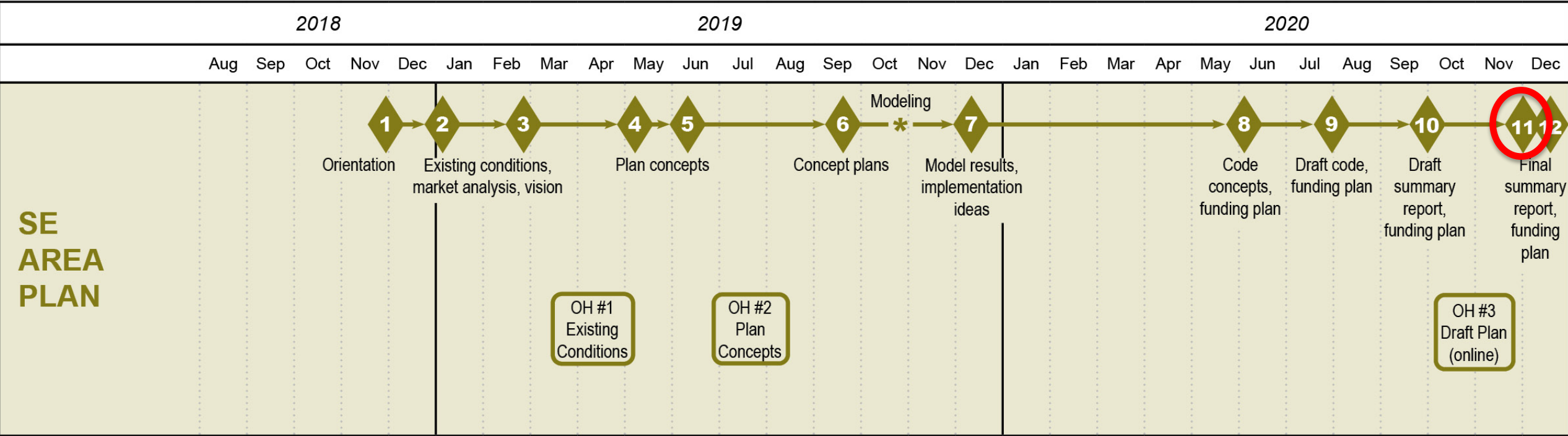
ROLL CALL, CONFLICT DECLARATIONS, APPROVAL OF MINUTES





- **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



SEAPAC 12: December 17, 2020

Planning Commission Work Session: January 11, 2021

Public Hearing: January 25, 2021





- Tonight:
 - Online Open House report – informational item
 - Summary Report – final discussion and action
 - Comprehensive Plan and Code – final discussion and action
 - Funding Plan – discussion
- December 17 (last meeting)
 - Funding Plan – discussion and action



ONLINE OPEN HOUSE SUMMARY

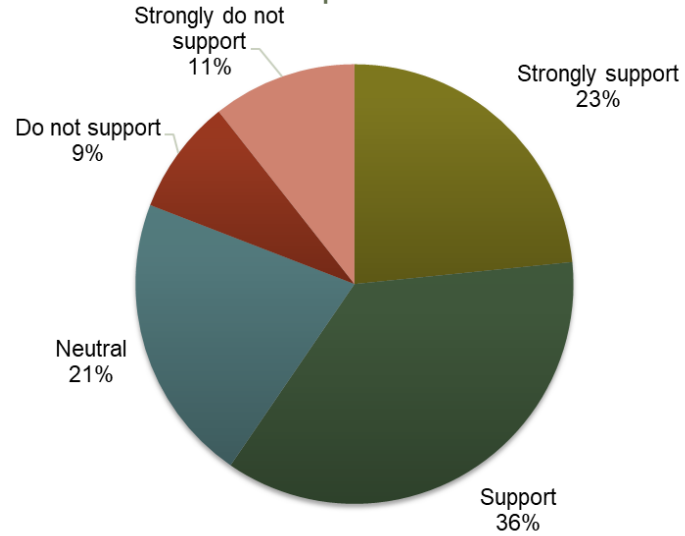


ONLINE OPEN HOUSE FEEDBACK

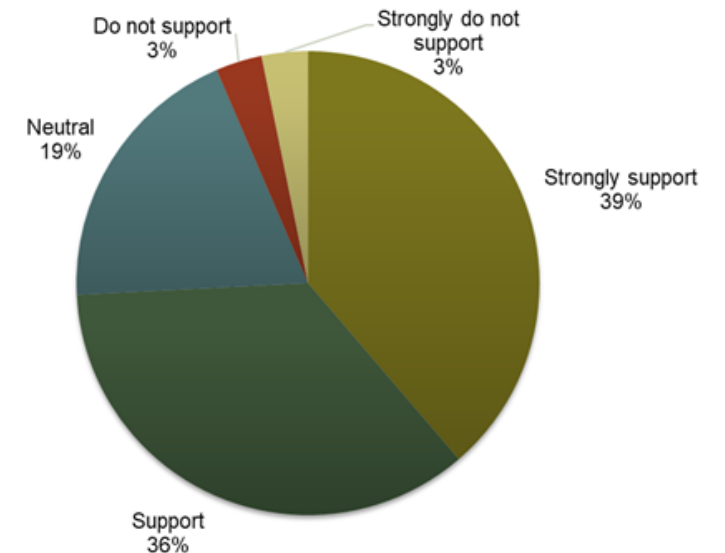


- Available for **21 days**
- Received **161 views** and **47 responses**
- Covered land use, community design, transportation, and code concepts
- Overall, feedback was supportive of the plan and recommendations

What is your overall level of support for the recommended land use plan?



What is your level of support for the recommended street plan?





SUMMARY REPORT & TECHNICAL APPENDIX





SUMMARY REPORT

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**

Technical Appendix





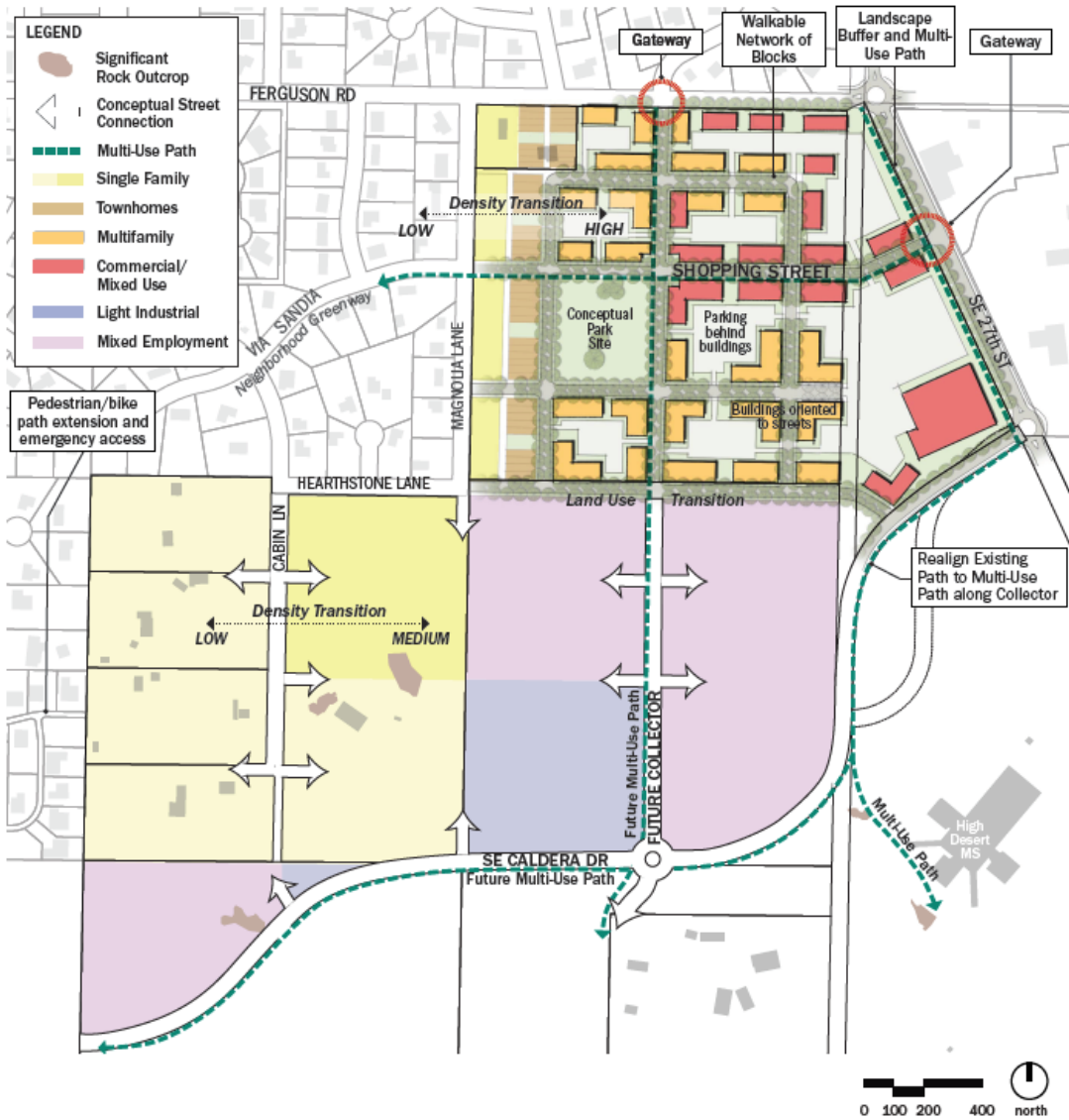
- Changes since October 8 SEAPAC meeting:
 - Chapter 5:
 - Caveats added to subarea graphics and text to clarify that they are conceptual
 - Separated southern area into Southwest and Southeast subareas in response to comment about sewer access
 - Chapter 7: Funding plan
 - Report formatting & clerical edits





NORTHEAST SUBAREA

The Community Design graphics in this chapter are illustrative and conceptual, intended to illustrate the plan's intent. Actual development will be subject to land use review by the City and compliance with the Bend Development Code.



Orenco Station, Hillsboro, OR



Bellingham, WA



additional setbacks



multi-use path



rock outcrops



LOW

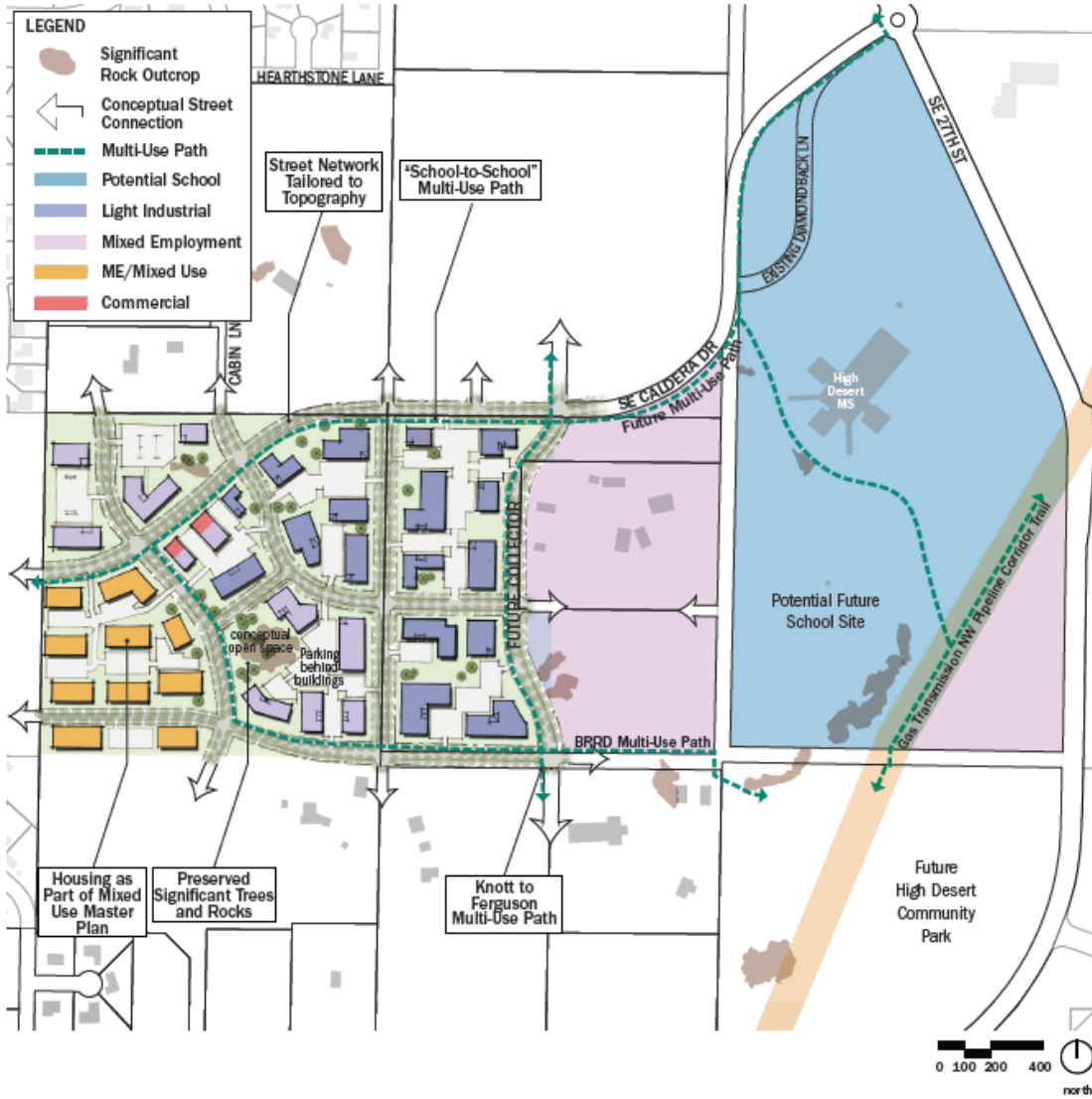
Density Transition

HIGH



EAST SUBAREA

The Community Design graphics in this chapter are illustrative and conceptual, intended to illustrate the plan's intent. Actual development will be subject to land use review by the City and compliance with the Bend Development Code.



NW Charbonneau Street



NW York Drive



NW Lolo Drive



NW York Drive



Carmen Loop



NW Lolo Drive



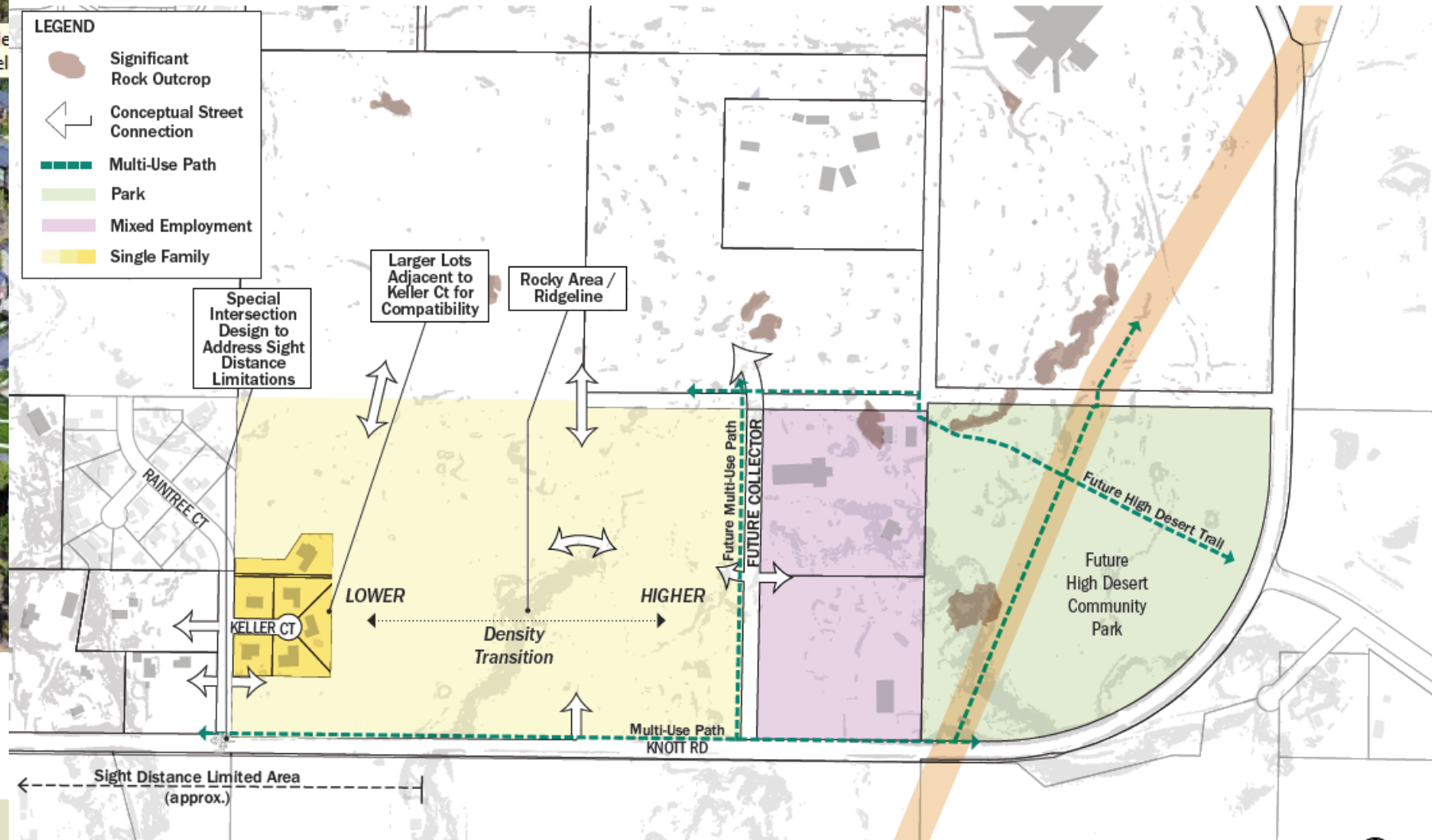
Lava Ridge

Google
a devel

SOUTHEAST SUBAREA

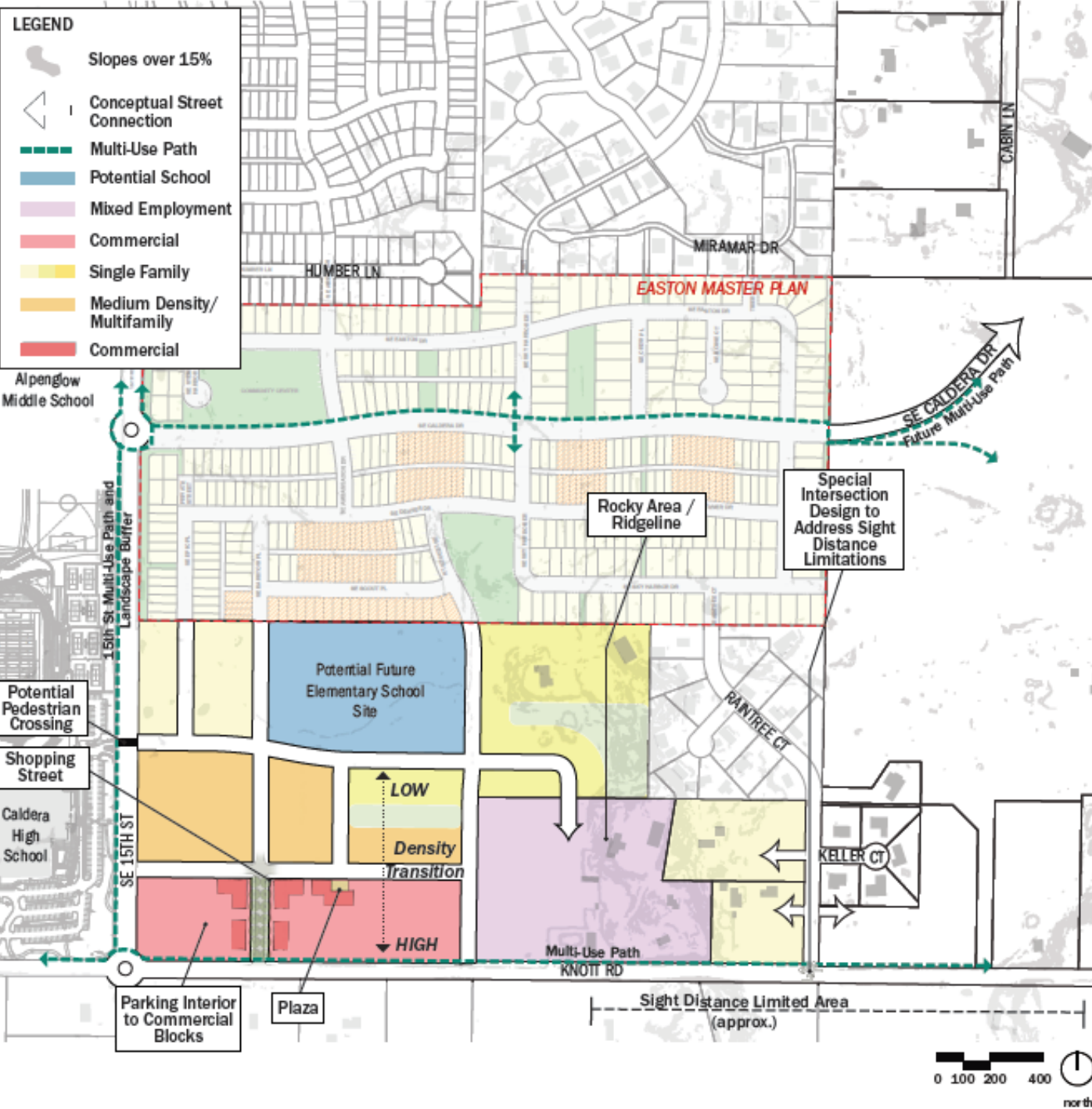


The Community Design graphics in this chapter are illustrative and conceptual, intended to illustrate the plan's intent. Actual development will be subject to land use review by the City and compliance with the Bend Development Code.





SOUTHWEST SUBAREA



Main Street



Alley-Loaded Middle Housing



Elementary School

CHAPTER 7: IMPLEMENTATION PLAN SUMMARY



The following 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.





- Round-robin SEAPAC discussion

- Draft Motion:

“I move that SEAPAC recommend the SEAP Summary Report and Technical Appendix (without the Funding Plan Summary, and with refinements from this meeting) to the Planning Commission for review, refinement, and recommendation to the City Council.

Formatting and clerical refinements to the above may be made by staff.”

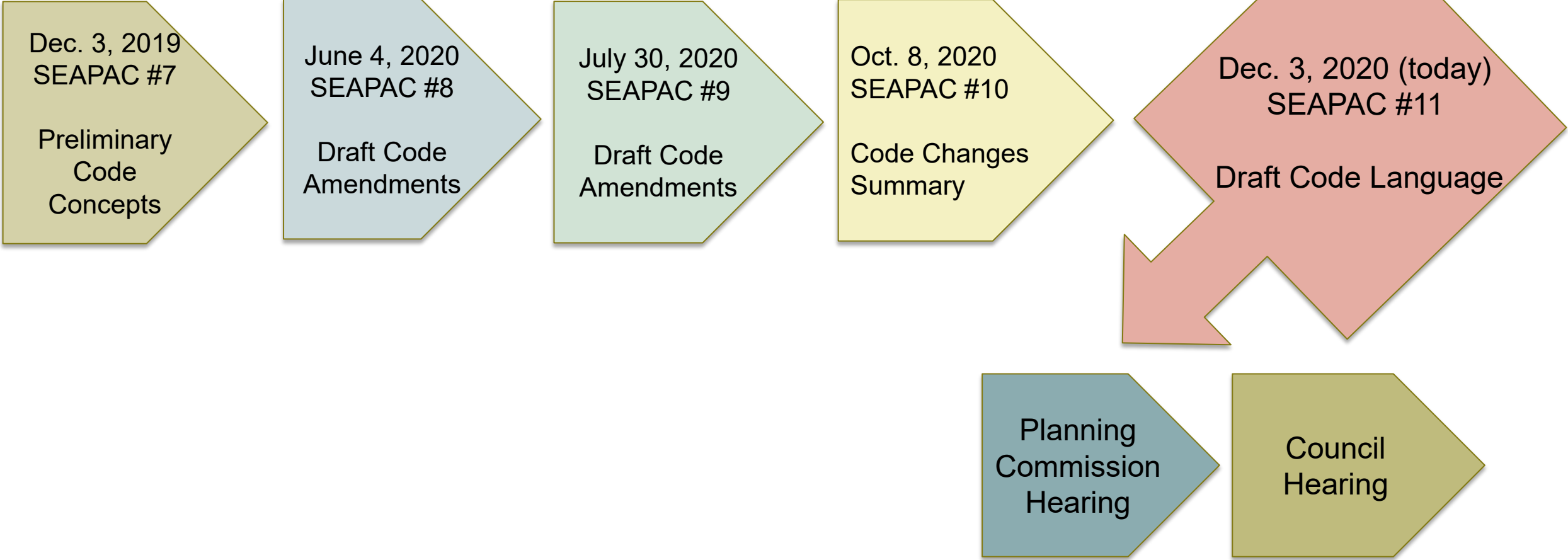




COMPREHENSIVE PLAN AND DEVELOPMENT CODE AMENDMENTS



CODE DEVELOPMENT PROCESS





For ME District in SEAP:

- Add New use as (A)(4) "Government facilities where the public is generally not received (e.g....school district bus facilities...) on property owned by school district"

Proposed cross section standard for Knott/27th abutting SEAP

- Based on coordination with DSL project team for 27th abutting DSL property
- Narrow travel lanes – 11 feet
- Maintains current ROW width -100 feet
- Pavement width – 52 feet
- Sidewalk with shared use path and bike lanes





- Round-robin SEAPAC discussion

- Draft Motion:

“I move that SEAPAC recommend the SEAP Implementation Plan, comprised of the draft Comprehensive Plan amendments and draft Development Code amendments (with refinements from this meeting) to the Planning Commission for review, refinement, and recommendation to the City Council.

Formatting and clerical refinements to the above may be made by staff.”





BREAK

THE MEETING WILL RESUME SHORTLY





INFRASTRUCTURE FUNDING PLAN



FRAMING – WHAT THE FUNDING PLAN DOES



- High level, the Funding Plan:
 - Identifies the infrastructure to fund, funding tools, and recommended next steps for implementation
 - Balances two realities:
 - The City's resources are limited and have lots of existing demand/commitments
 - Property owner/developer resources are limited as well
 - Is responsive to SEAPAC's objective and guiding principle to:
 - "Develop an Economically Viable Plan"



OUR KEY CHALLENGES AND OPPORTUNITIES



Challenges

- 27 ownerships
- Development timing & interest is variable
- East sewer system
- 3 roundabouts
- Timing of funds relative to timing of development

Opportunities

- Cost sharing with DSL and Easton
- Phasing and interim solutions
- Streamlining of future transportation reviews
- Potential for new area-wide funding tools (e.g. Supplemental SDCs)
- Agreement with ODOT – trip fee and Transportation Planning Rule compliance





- The Funding Plan is a ***flexible Action Plan***
 - Advisory recommendation to City Council
 - Provides recommendations for funding needs, tools, and strategies
 - Acknowledges flexibility is needed for final funding decisions by the Council
 - Near term
 - flexibility so some development can move forward
 - obtain approval of recommendations to City Council
 - Long term – plan/fund/construct needed transportation and sewer infrastructure projects





Strategies

- Use a **variety of funding tools** (e.g. LID, Supplemental SDC, Reimbursement Districts)
- Proactively **coordinate cost sharing** between SEAP and other developments (e.g. DSL and Easton)
- Evaluate and implement **areawide funding tools** (example: Supplemental SDCs) for catalyst infrastructure.

Benefits

- More tools = more solutions. Different tools are needed for transportation vs sewer.
- Flexible tools to account for future Council development decisions.
- Cost sharing already underway. Will need time and Council input to finalize.
- Areawide tools spread costs over a larger area. Helps solve the challenge that no one development can fund catalyst infrastructure.
- Flexibility for timing, property owner readiness.



RECOMMENDATIONS TO CITY COUNCIL



Recommendation

- **Adopt SEAP Funding Plan** as part of the SE Area Plan: provides direction but also flexibility for future Council decisions.

Implementation

- The adopted SEAP Funding Plan is the starting point for subsequent decisions by the City.

RECOMMENDATIONS TO CITY COUNCIL



Recommendation

- Post adoption: evaluate a package of transportation improvements that would be funded by a **new Supplemental Transportation SDC**.

Implementation

- The new Supplemental TSDC would be brought for Council discussion – timing tbd, but expectation is within 12 months of SEAP adoption.
 - In the interim, identify bond-funded projects and potential projects to move to the citywide SDC – these could influence what SEAP projects are funded by the new tool.
- The Funding Plan proposes \$12.7 million in projects that would be funded by the new Supplemental TSDC:
 - 27th & Diamondback RAB
 - Internal RAB
 - 27th/Knott urban upgrade (50%)



RECOMMENDATIONS TO CITY COUNCIL



Recommendation

- **Determine east sewer solutions** as part of Sewer Master Plan Update:
 - Evaluate east sewer as City-led project
 - Evaluate inclusion in City's CIP
 - Identify how the City can be reimbursed for up-front investments
 - Review interim sewer solutions case-by-case

Implementation

- When: Sewer Master Plan update starts after July 2021 and runs for two years
 - In the interim, preliminary design can occur and be funded by the City
- “City-led project” means the City would lead the design and construction (some parts may be privately built)

RECOMMENDATIONS TO CITY COUNCIL



Recommendation

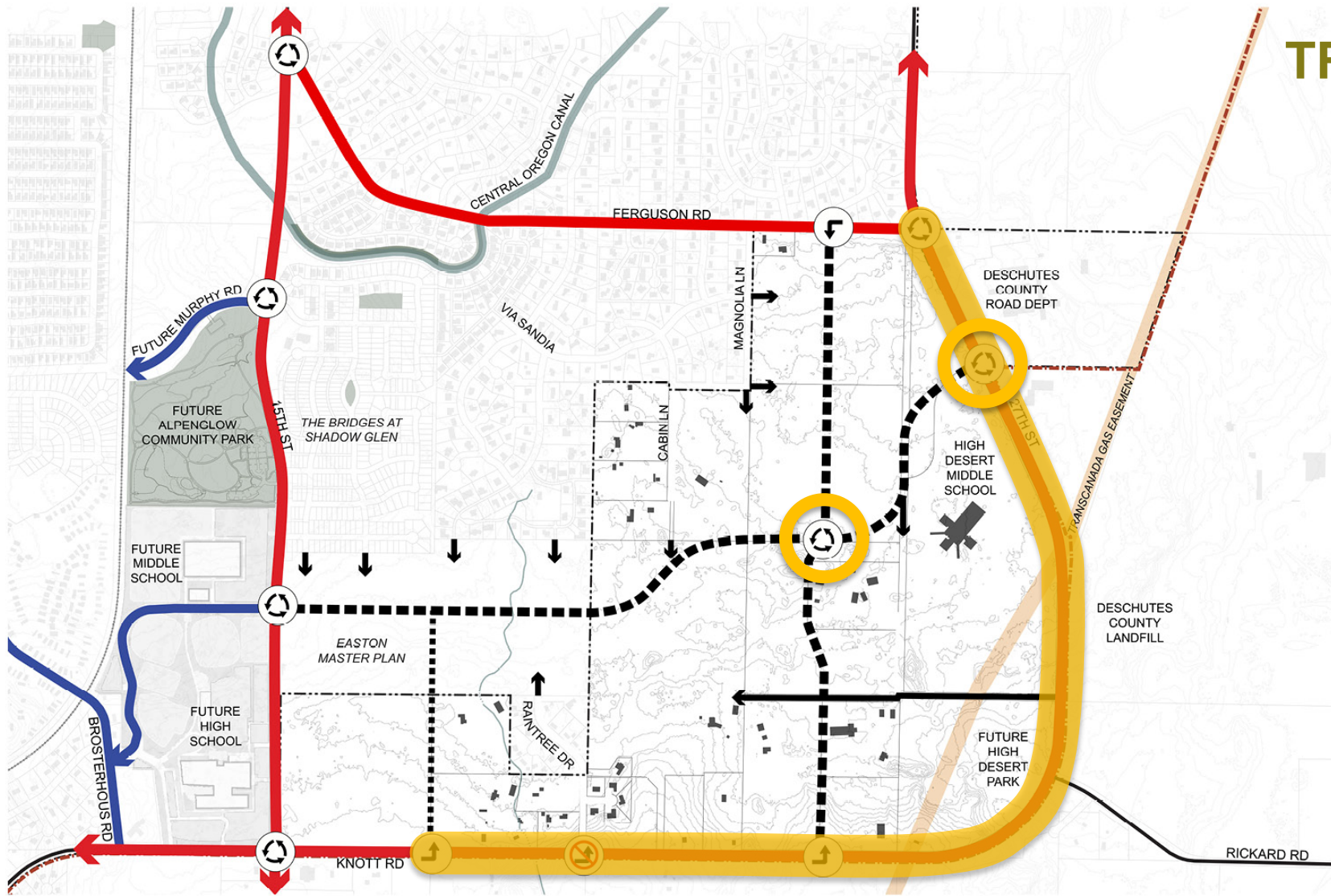
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 - Evaluate east sewer as City-led project
 - Evaluate inclusion in City's CIP
 - Identify how the City can be reimbursed for up-front investments
 - Review interim sewer solutions case-by-case

Implementation

- “Evaluate inclusion in the City’s CIP” means evaluate the portion that would be paid for by rates. That is unknown now and requires a larger policy discussion and analysis and Council input.
- Reimbursement for City investment is assumed in the Funding Plan
- “Interim sewer solutions” may include a deep gravity line or interim pump station serving part of the NE subarea of SEAP



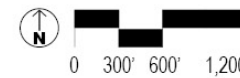
TRANSPORTATION



RECOMMENDED STREET FRAMEWORK



- City Limits
- Urban Growth Boundary
- Existing Arterial Street
- Existing Collector Street
- Proposed Collector Street
- Proposed Local Street
- Local Street Extension
- Roundabout
- Left Turn Lane
- No Left Turn Movements

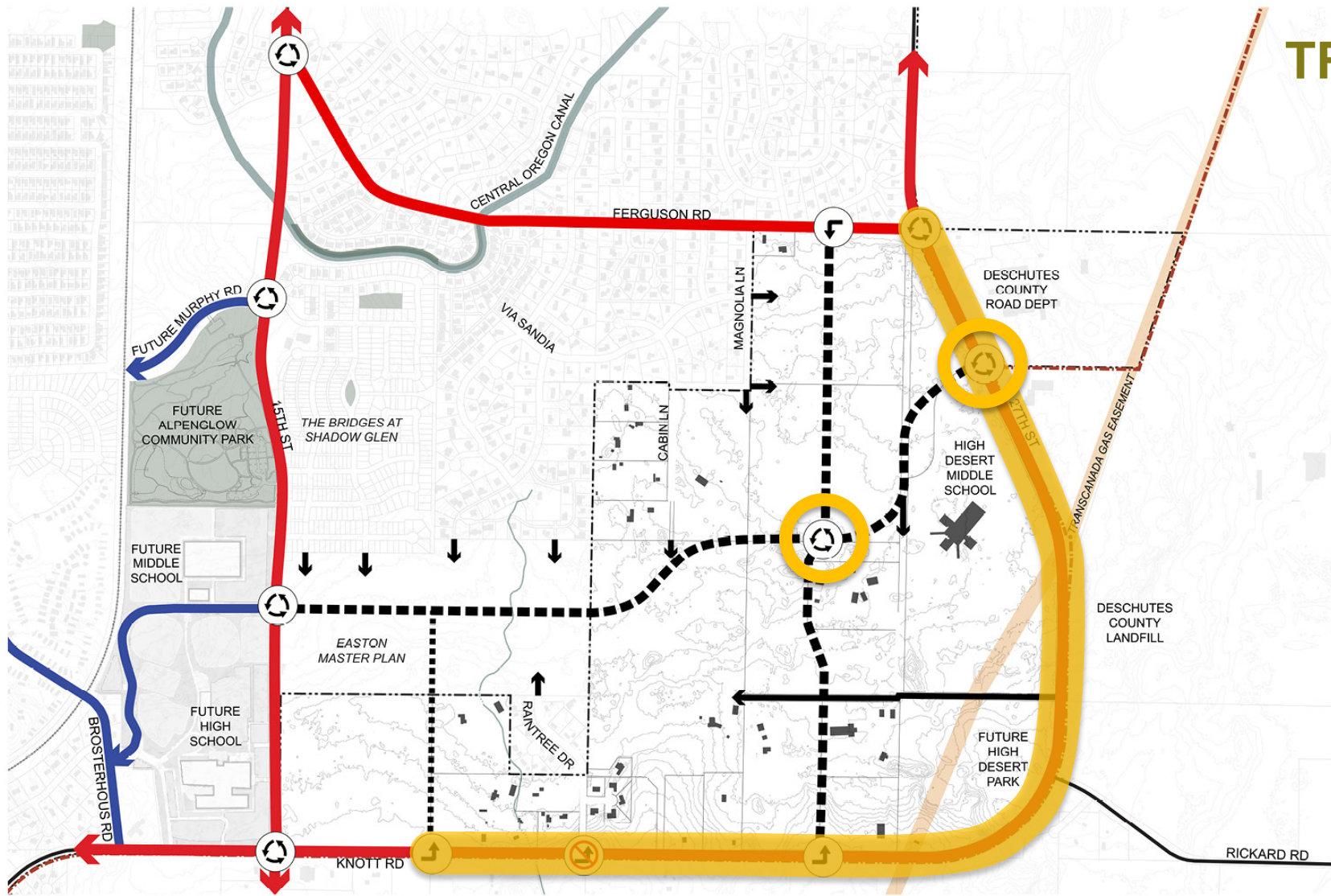


November 2020

- Potential Supp. TSDC projects:
 - 27th & Diamondback RAB - \$3.8M
 - Internal RAB - \$3.8M
 - 27th/Knott urban upgrade (50%) - \$5.1 M
 - Total = \$12.7M

- Potential Supp. TSDC evaluated in Funding Plan would raise \$12.7M

TRANSPORTATION



RECOMMENDED STREET FRAMEWORK



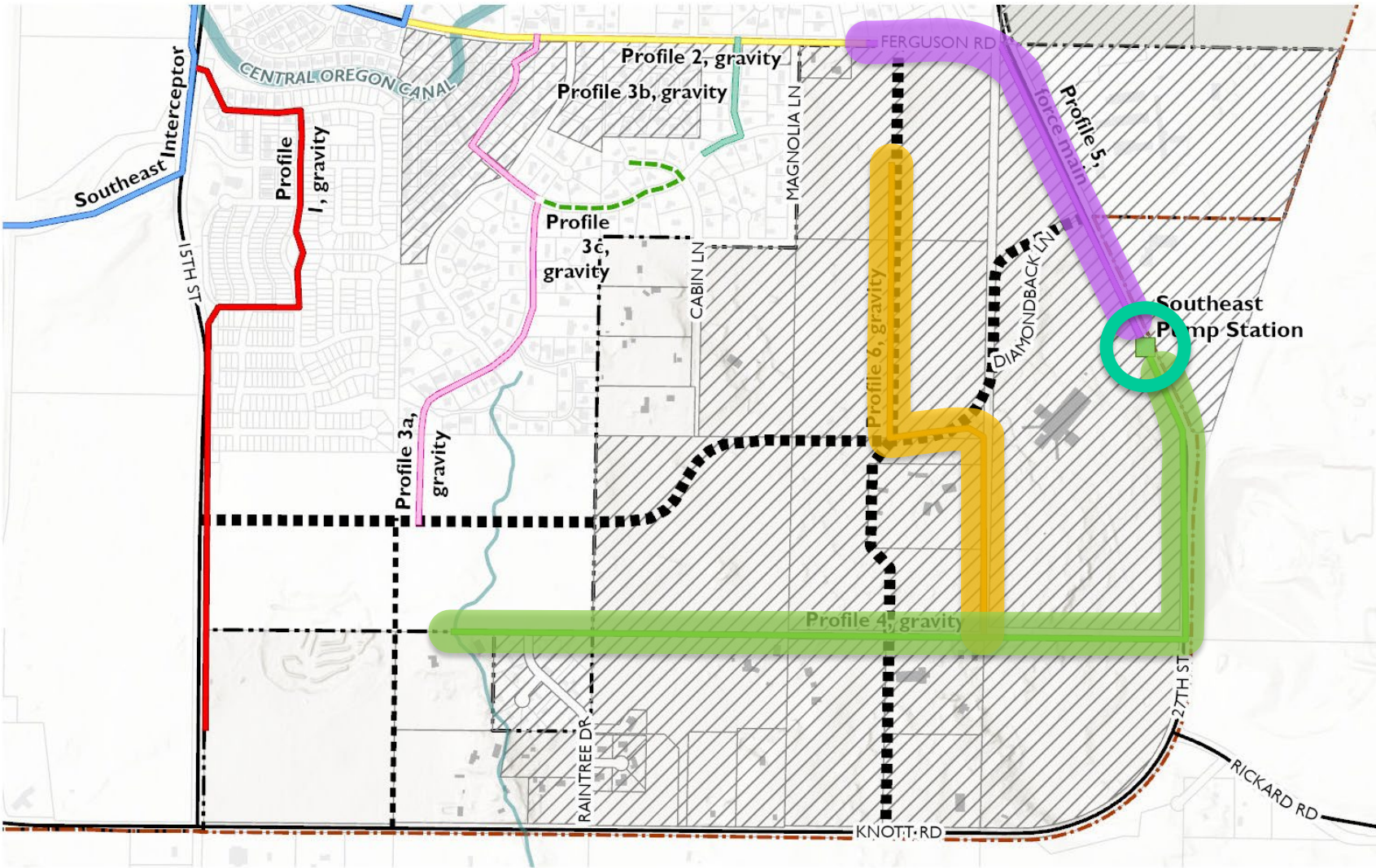
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- Proposed Collector Street
- Proposed Local Street
- Local Street Extension
- ⊙ Roundabout
- ↵ Left Turn Lane
- ⊘ No Left Turn Movements



November 2020

- Why these projects for Supplemental TSDC?
 - **RABs:** serve the entire area; higher cost than most projects can fund; can be phased
 - **27th/Knott urban upgrade (50%):**
 - Helps development get partial SDC credits for the urban upgrade
 - Consistent with policy approach for other expansion areas

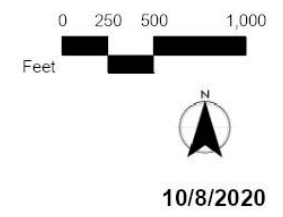
SEWER



PROPOSED SEWER ALIGNMENT



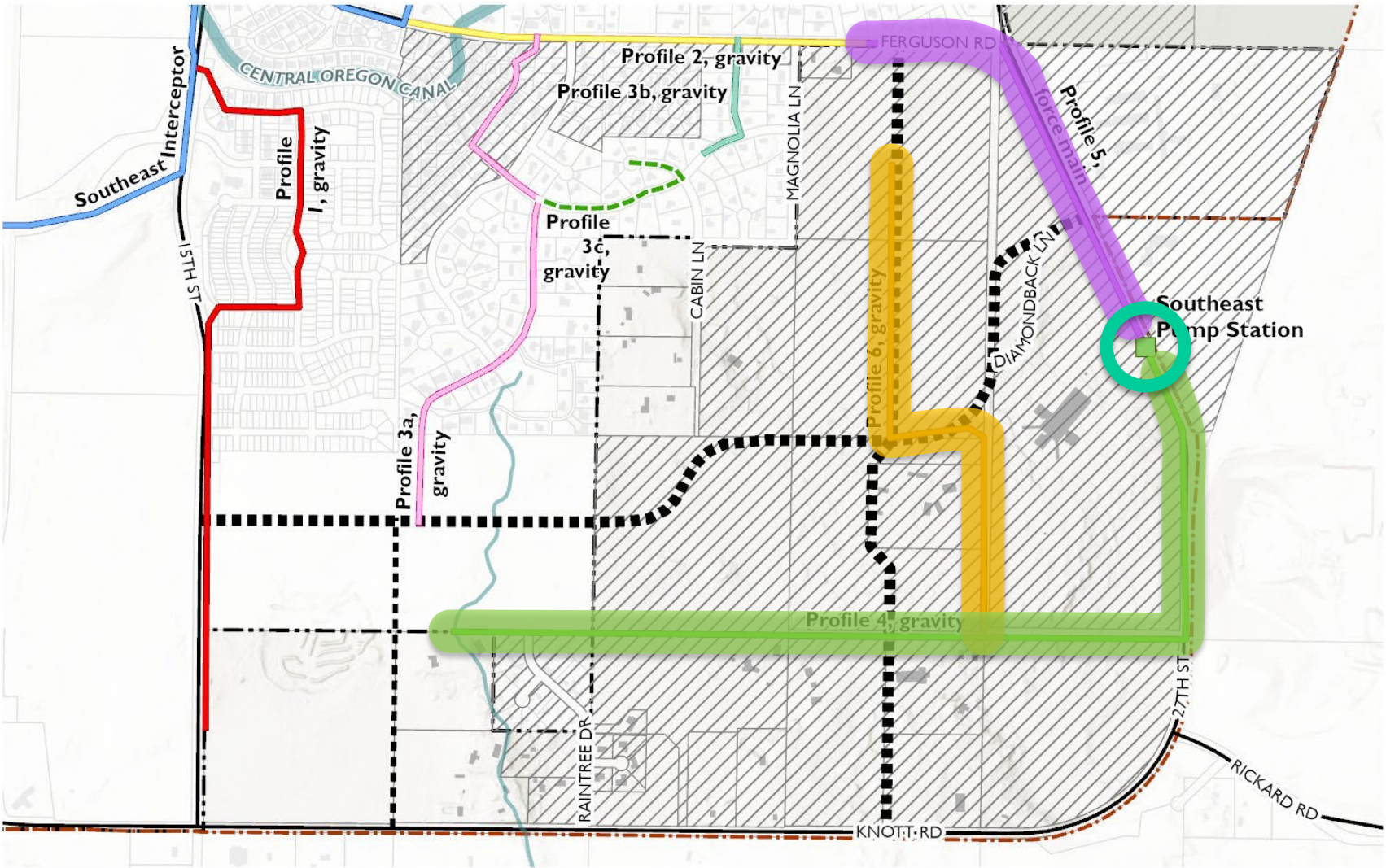
- Profile 1, gravity
- Profile 2, gravity
- Profile 3a, gravity
- Profile 3b, gravity
- - - Profile 3c, gravity
- Profile 4, gravity
- Profile 5, force main
- Profile 6, gravity
- Southeast Interceptor
- Southeast Pump Station
- Proposed New 2-3 Lane Collector Street
- Proposed New 2-Lane Local Street
- East Catchment Area (Profiles 2, 4, 5, 6, & Pump Station)



10/8/2020

- Focus is on East Catchment Area (hatched area)
- Funding Plan assumes Line 2, \$1.9M, is added to CIP (serves SEAP and larger area)
- SEAP needs to fund:
 - Line 6 gravity - \$ 2.7M
 - Line 4 gravity - \$ 4.1M
 - Pump station - \$ 5.1M
 - Line 5 force main - \$1.8M
 - Total = \$ 13.7M
- City is evaluating additional options for sewer projects serving both SEAP and DSL – outcome of this work won't be known for several months

SEWER TEST OPTIONS

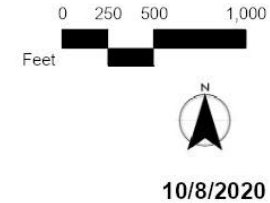


PROPOSED SEWER ALIGNMENT



- Profile 1, gravity
- Profile 2, gravity
- Profile 3a, gravity
- Profile 3b, gravity
- Profile 3c, gravity
- Profile 4, gravity
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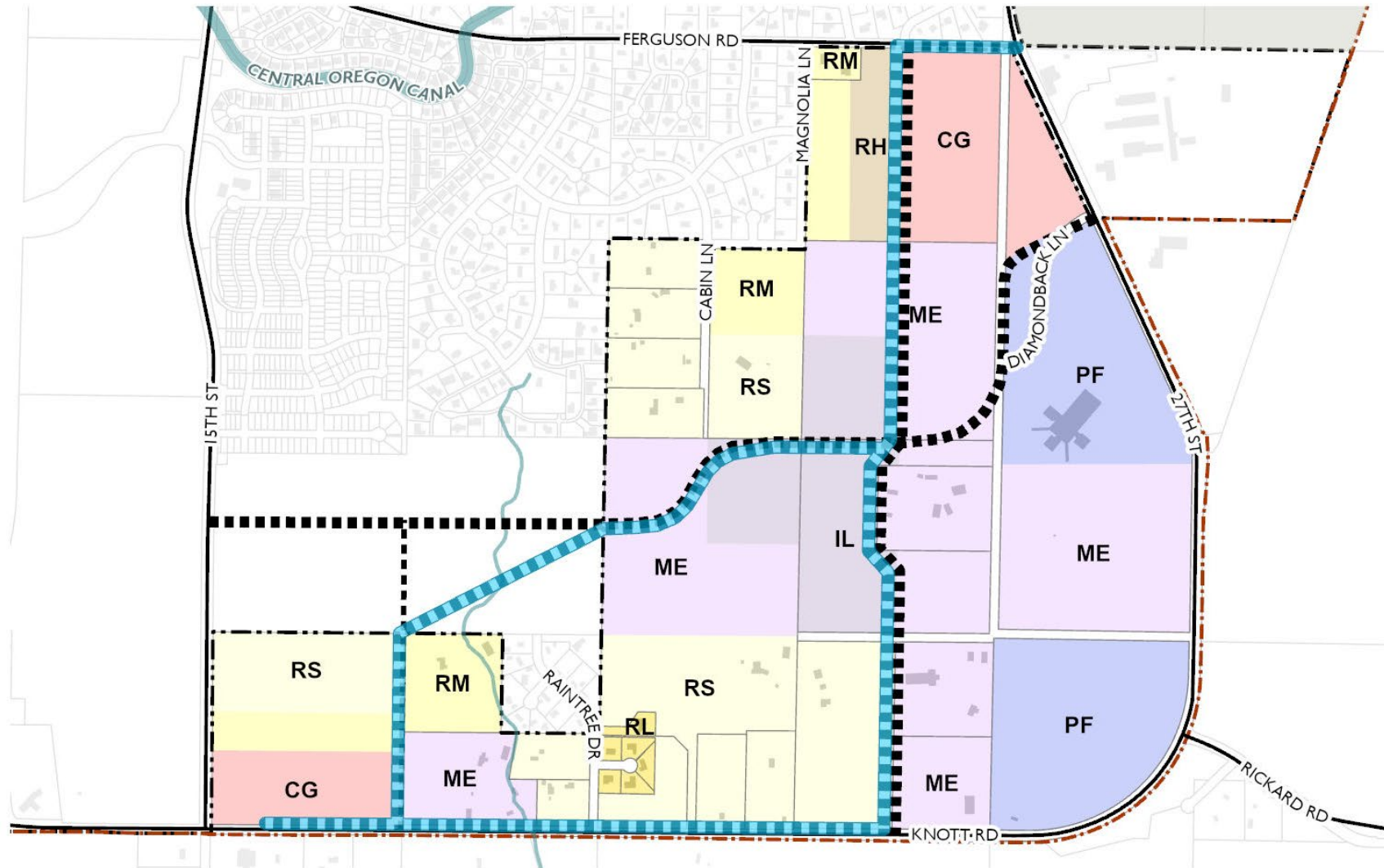
10/8/2020

- **Option A1** – Fund \$13.7M, 50% LID, 50% City
- **Option A2** – Fund \$13.7M, 25% LID, 75% City
- **Option B** – City funds/builds Line 5 force main and pump station (\$6.9M), Lines 6 and 4 gravity lines funded by development (\$6.8M)



WATER

- Water infrastructure alignments will be determined by Avion
- 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



WATER INFRASTRUCTURE

Approximate Water Main Routes*	CG - Commercial General	RM - Residential Urban Medium Density	0 250 500 1,000 Feet
Proposed New 2-3 Lane Collector Street	IL - Industrial Light	RS - Residential Urban Standard Density	
Proposed New 2-Lane Local Street	ME - Mixed Employment	RL - Residential Urban Low Density	 11/12/2020
	PF - Public Facilities	RH - Residential Urban High Density	

REQUEST TO SEAPAC AT DECEMBER 17 MEETING



- Approve the Funding Plan as a recommendation to the Planning Commission and City Council, specifically:
 - The funding strategies
 - The recommendations to City Council
 - Any revisions to the assumptions or other content within the Plan





PUBLIC COMMENT





- **Raise your hand to provide public comment on WebEx**
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 - For callers on the phone, please press the ***3** buttons to indicate the raise hand function in order to provide public comment.

NEXT STEPS



- SEAPAC Meeting #12: December 17, 2020
- Planning Commission work session: January 11, 2021
- Public Hearing: January 25, 2021



THANK YOU!

