



WELCOME

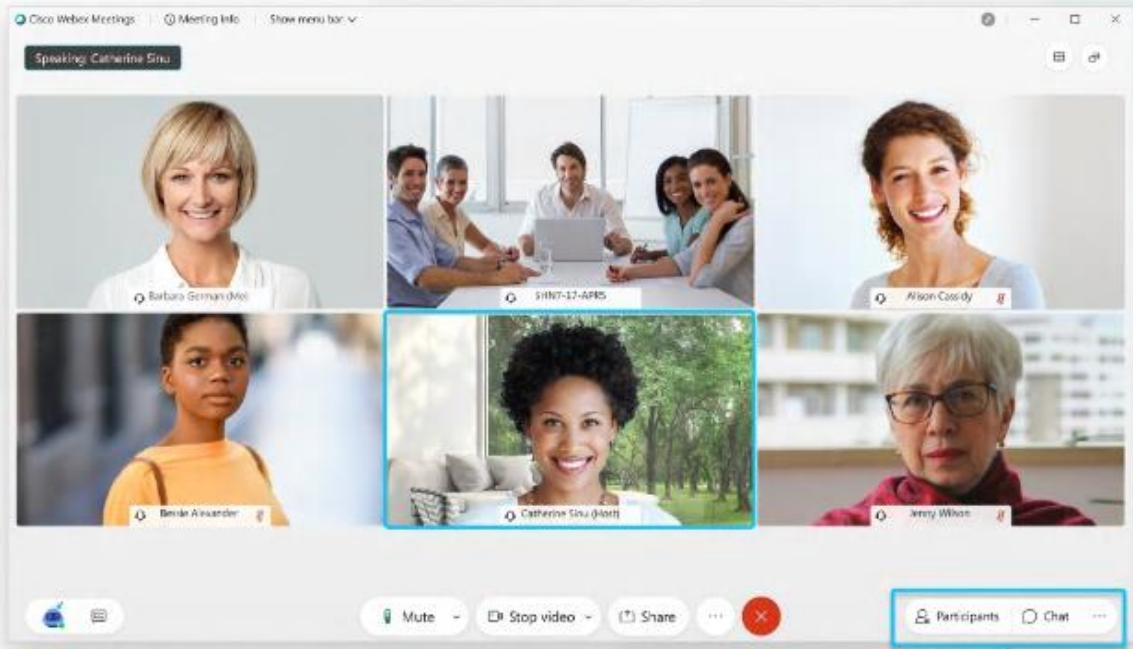
THE MEETING WILL BEGIN MOMENTARILY

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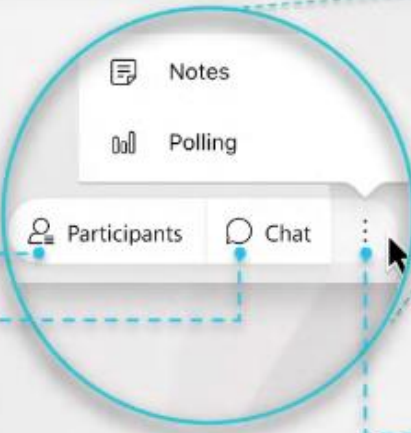
SOUTHEAST AREA PLAN ADVISORY COMMITTEE

DECEMBER 17, 2020

VIRTUAL MEETING GUIDELINES



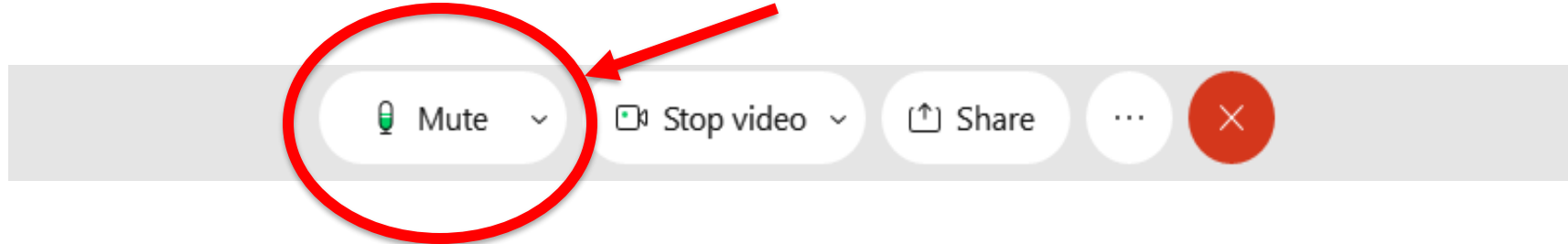
Quickly open and close the **Participants** and **Chat** panels directly from the meeting controls.



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



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

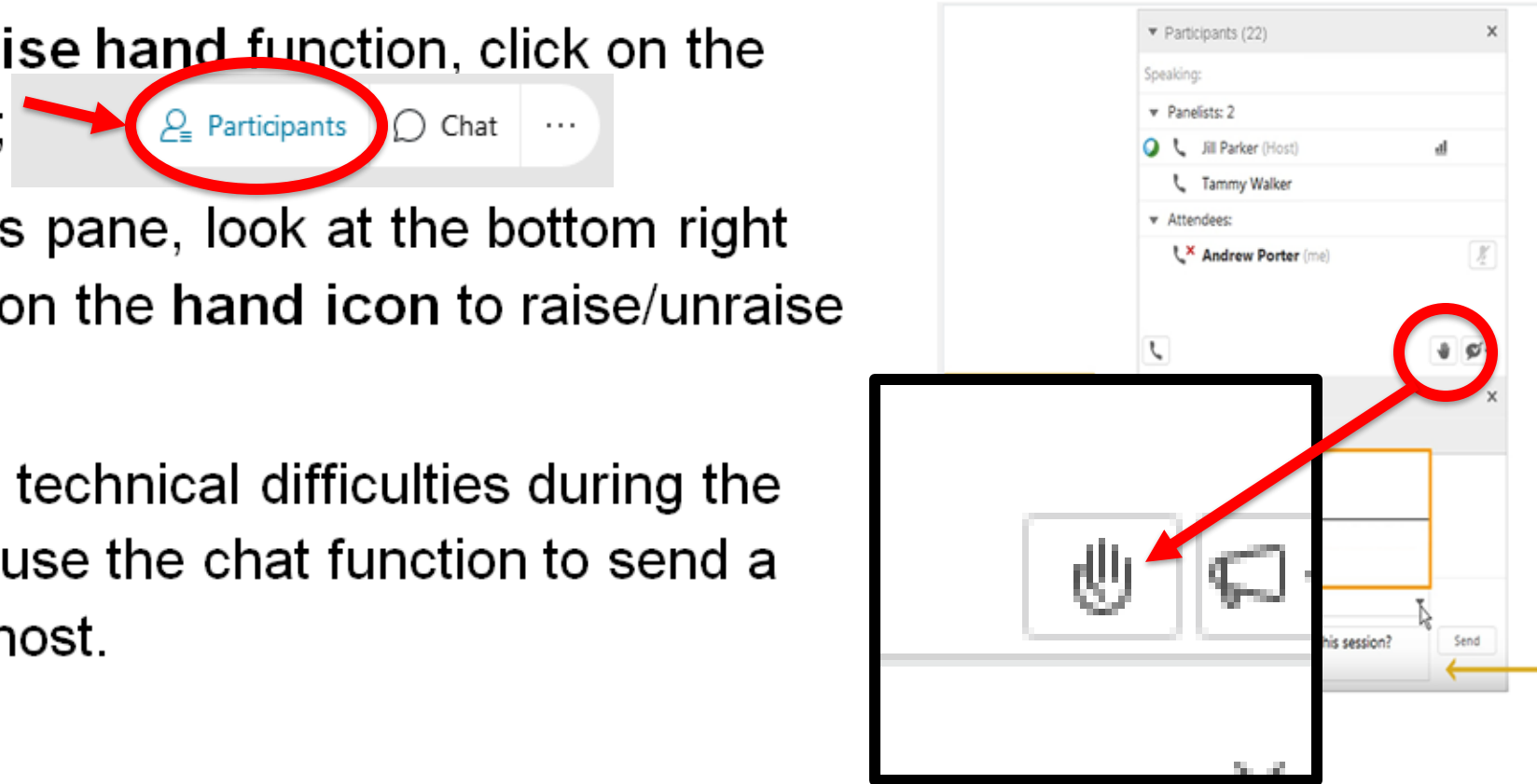


- Note, if there is excessive background noise, staff may mute you.
- State your name before speaking.
- The meeting will be recorded and part of the public record.

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

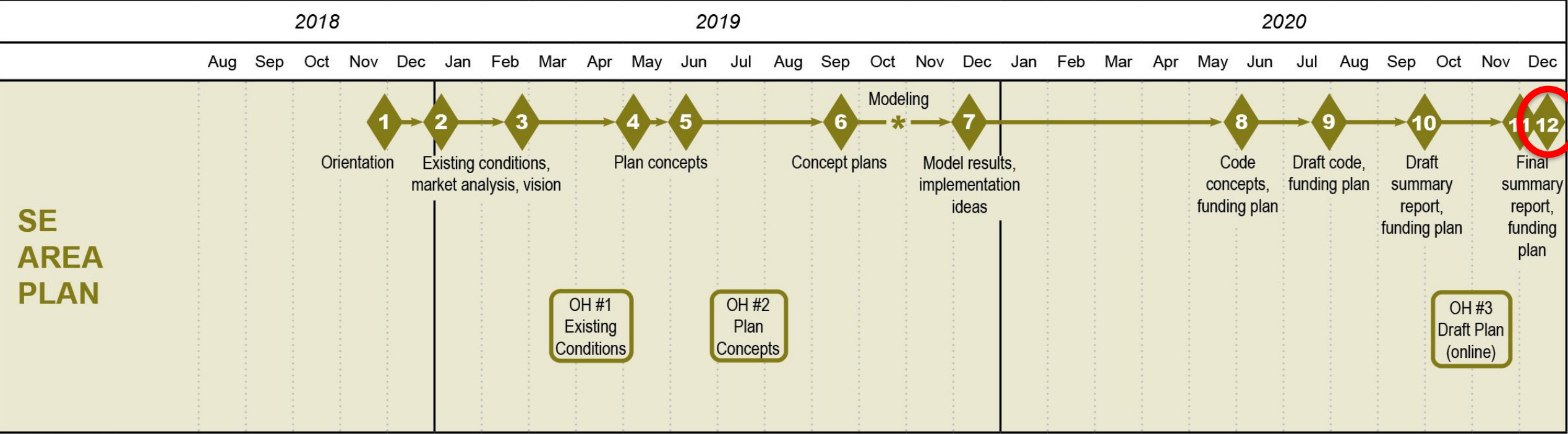
ROLL CALL, CONFLICT DECLARATIONS, APPROVAL OF MINUTES





- **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



Planning Commission Work Session: January 11, 2021
 Public Hearing: January 25, 2021



SEAP FUNDING PLAN



- 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

and

- Direct staff to refine, as needed, the Funding Plan Summary in the SEAP Summary Report to reflect the above



- Plan outlines key transportation and sewer infrastructure needed for Southeast Area Plan
- Includes SDC and utility rate revenue projections
- Includes recommendations to City Council on specific actions regarding transportation and sewer funding
- No one gets an infrastructure bill immediately after City Council adoption
 - Development of property will include payment of current and any supplemental SDCs
 - No assessments are paid unless either a local improvement district or a reimbursement district are formed after public outreach, notice, and a public hearing.



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



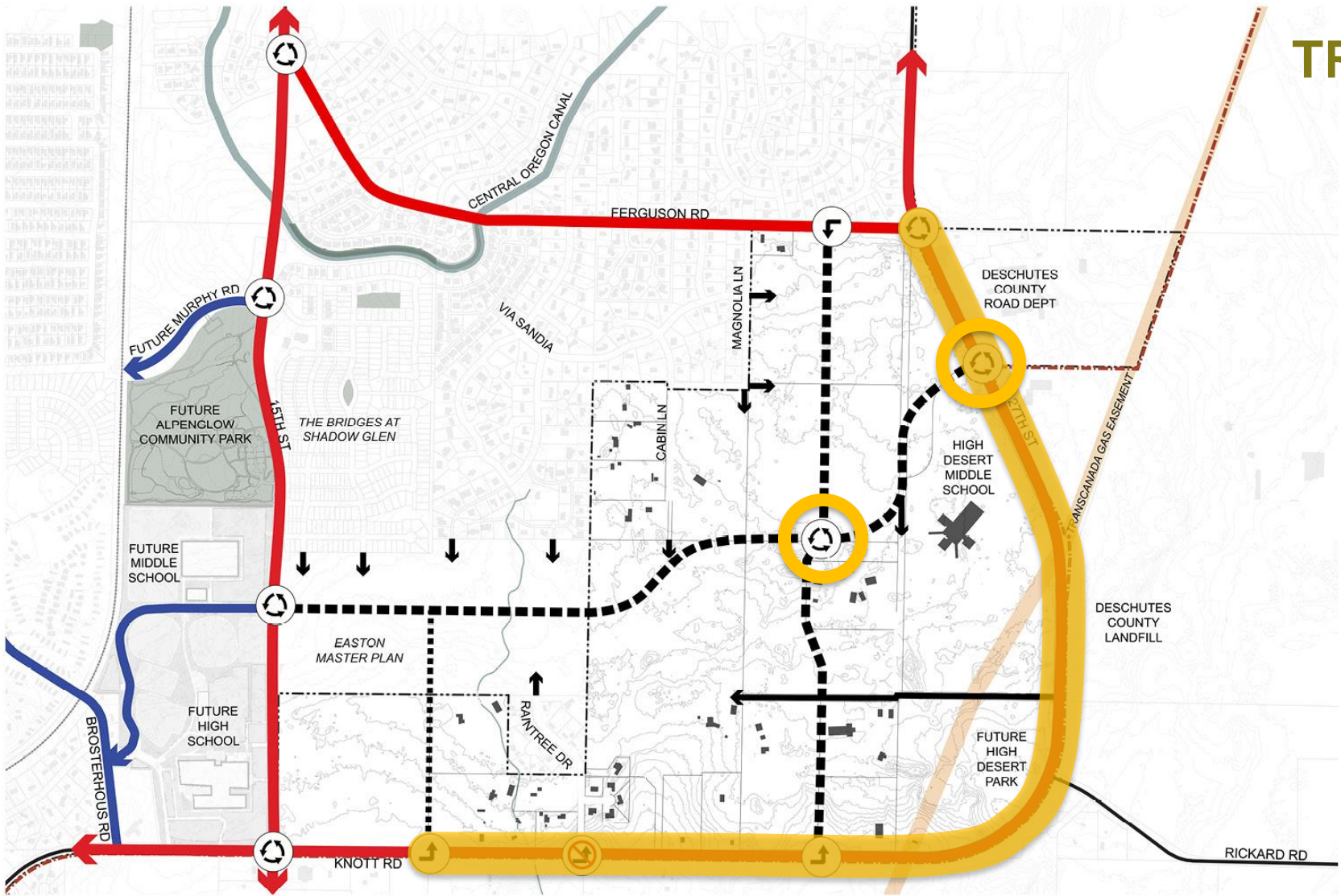
Recommendation

- **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

- “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

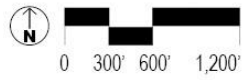
TRANSPORTATION



RECOMMENDED STREET FRAMEWORK



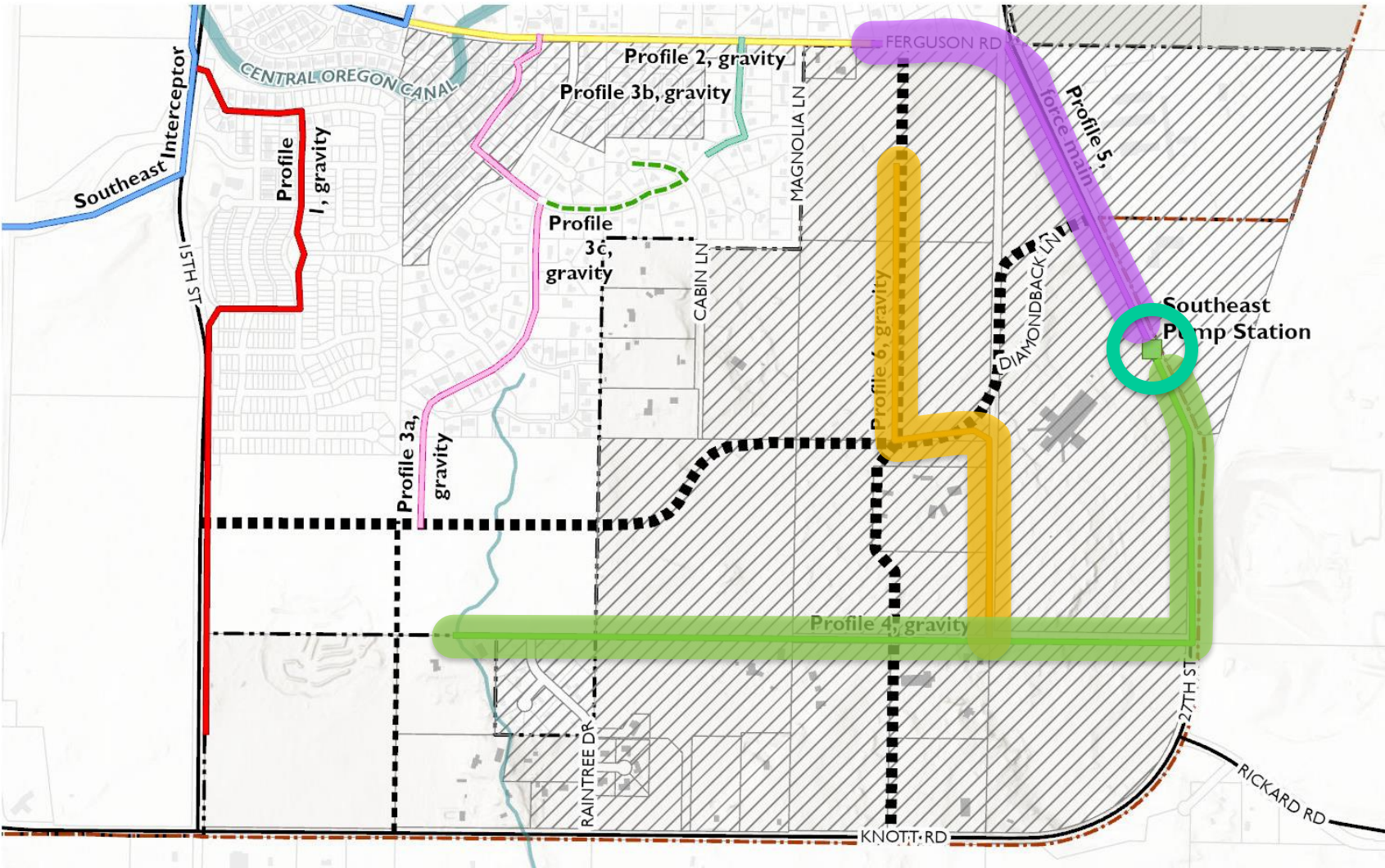
- City Limits
- - - Urban Growth Boundary
- Existing Arterial Street
- Existing Collector Street
- Proposed Collector Street
- Proposed Local Street
- Local Street Extension
- Roundabout
- Left Turn Lane
- No Left Turn Movements



- 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

SEWER

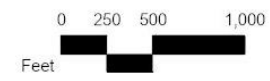


- Focus is on East Catchment Area (hatched area)
- Funding Plan assumes Line 2, \$1.9M, is added to CIP (serves SEAP and larger area)
- SEAP needs to fund:
 - **Line 6 gravity** - \$ 2.7M
 - **Line 4 gravity** - \$ 4.1M
 - **Pump station** - \$ 5.1M
 - **Line 5 force main** - \$1.8M
 - Total = \$ 13.7M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

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

PROCESS FROM HERE



- Bend Planning Commission
 - Work session January 11, 2021
 - Public Hearing January 25, 2021
- City Council
 - Public Hearing and 1st reading -mid February or early March 2021
 - 2nd reading and adoption – early to mid-March 2021
- Southeast Area Plan changes become effective 30 days after adoption

Future opportunities to participate

- With Sharon Smith representing SEAPAC before Planning Commission and City Council
- Future work on Supplemental Transportation SDC
- Development of New Sewer Master Plan-work on the East Catchment area



- Round-robin SEAPAC discussion
- Potential SEAPAC comments, based on SEAPAC #11 discussion:
 - City contribution to East catchment sewer
 - Strong recommendation to add 27th and Knott urban upgrade to City SDC list
 - City should make SEAP implementation a goal priority and implement as soon as possible
 - City should review within 3 years and revisit implementation steps if they have not occurred and development is not moving forward
- Draft Motion:

“I move that SEAPAC recommend the SEAP Funding Plan and Funding Plan Summary (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.”





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NEXT STEPS



- Planning Commission work session: January 11, 2021
- Public Hearing: January 25, 2021





THANK YOU SEAPAC!

