

City of Bend Utilities Public Advisory Group



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Location: **Alpenglow Park** (Demonstration Garden)
61049 Southeast 15th Street, Bend, Oregon

Date: Wednesday, June 7, 2023

Time: 11am-12:30pm (followed by optional lunch)

Tour Summary

Purpose: See and discuss local landscape design and development approaches in practice.

1. Welcome and Introductions

- a. UPAG members and guests met up at Alpenglow Park to start the tour.

2. Residential Development Tour

- a. The walking tour included two residential developments with different design approaches to landscape areas in the right-of-way and to regional stormwater facilities.
- b. Tour attendees were given a simple worksheet with four guiding questions and space to jot down notes from the discussion.
 - i. What aspects of the development's design promote ease of water management and maintenance for long-term water use efficiency? Which do not?
 - ii. Which aspects would you encourage the City of Bend to adopt into a standard for development to meet the demand reduction goals of the Water Management and Conservation Plan?
 - iii. What designs see today could offer the best balance between stormwater management, implementation feasibility, and long-term maintenance?
 - iv. Identify design aspects not seen on the tour that you believe would add to efficiency of water use and stormwater management.

3. Demonstration Garden Tour

- a. The walking tour also included the demonstration garden at Alpenglow Park, which features different landscape approaches, including native plantings and fire resilience.

4. Optional Lunch

- a. The tour concluded with an option to continue the conversation over lunch.

Attendee Notes

Compiled notes from tour attendees are included below.



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Attendee 1

- *How do developers, owners, neighbors feel and appeal for the look, invasives/weeds*
- *Is the design good for property value?*
- *Education can be key to appreciating the value: reduced lifecycle costs.*
- *Short-term developer perspective vs. long-term property owner.*
- *Need rates that encourage long-term performance, efficiency, benefit.*
- *Fire/water/invasive tradeoffs.*

Attendee 2

1st stop at Gateway Dr

- *Challenging weed control w/ xeriscape.*
- *Pulling labor required.*
- *Looks generally good.*

2nd stop at Lincoln

- *Too much turf*
- *Multiple controllers seems to much to maintain in long-term*

Attendee 3

- *Start with developers where you can have the biggest impact. Especially those where one developer is doing the entire subdivision. Give them the requirements of what you would like to see implemented, whether it is eliminating turf in front yards and the ROW, dedicated landscape meters, etc.*
- *I don't know how much of this is in the city's control, but I was very intrigued by the idea of HOAs or the developer maintaining control of the ROW and front yard maintenance. When it is centralized there is a better chance for consistency. I think a lot of these requirements could be overwhelming for individual homeowners, in which case they are less likely to comply.*
- *In new/larger developments at least, maybe there could be some type of program that is designed to automatically enroll you in maintenance. For example, the default is that you pay a monthly fee for maintenance, either by the HOA or turned over to the city. If you want to maintain your own landscape you have to choose to opt out and if you do you sign some sort of agreement that holds you to responsibility for keeping your property in line with code requirements. There would need to be regular monitoring and enforcement to make this effective and the fee would need to be low enough where folks would rather pay it for the convenience vs saying they will take it on themselves to avoid the fee.*
- *I appreciate the city's desire to educate, but would suggest being stricter on enforcement and fines. Unfortunately, a lot of times behavior won't change if there aren't consequences.*
- *I don't know exactly how this would work, but I wonder if you could have a program similar to firewise where they work with neighborhoods to reduce water consumption. The program could*



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coordinate with HOA or neighborhood leads to implement. Could provide education and coaching. Maybe some type of incentive program for compliance.

- *Prohibit turf in ROW and front yards.*
- *Could you subsidize fees for meter connections if the cost is one of the barriers to putting in a dedicated landscape meter?*
- *I realize a lot of my suggestions require significant staff time which may be a challenge to implementation but it seems like you need that kind of approach to make substantive changes. Hopefully an investment in a more robust program could lead to more long term savings.*
- *I personally prefer the aesthetic of the smaller stormwater retention facilities vs “stormwater jail”.*

Attendee 4

- *General:*
 - *Very different aesthetics on site one versus site two. Education required to shift perceptions about what a lovely and functional landscape plan is.*
 - *Need weather event to best understand/see how facilities function (or not).*
 - *Bend is going to need to embrace more regional facilities as density increases.*
- *Site 1:*
 - *Possible runoff/sediment issues with design. More ‘natural’ central Oregon feel/look that’s good on a number of fronts. Some invasive issues in drainage/swales. Maintenance need seems lower. HOA agreement clarity essential, and a mortality replacement policy as part of maintenance. Private road/HOA in lead and on hook instead of City is okay so long as there is some oversight and enforcement by City.*
- *Site 2:*
 - *Not as ‘place-based’ or lovely. Generic anywhere USA. More water, maybe less maintenance. Gated regional stormwater facility not a great aesthetic. If no turf in ROW, a City policy since 2021, needs enforcement. Good to shift to something more akin to Site 1. But with some adjustment to account for more runoff sediment from Site 1.*

Attendee 5

- *Could see clear evidence of trees being underwatered*
- *Templates for designs could be helpful for overall health and mature size*
- *Would be good to identify more capture of runoff to be used in landscape irrigation*
- *The grade level ROW were interesting – seems they could be a bit more refined design for this work*
- *The landscapes at the first site were overgrown*
- *Some plants not thriving*
- *Where did the 20 percent turf number come from in the landscape design options?*

Attendee 6

- *It is hard to know how well and if any of these stormwater facilities we looked at actually function, would love to actually see these during a stormwater event to investigate how*



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successful they really are. I only question this as I see that the reality is during construction, drainage pipes often either get connected not according to the plan or sometimes not at all.

- *The first site we visited appears to have a functional design but we can't assume what is actually underground in the hell strips. There could be a french drain underneath the drain rock or it could be just 6-12" of drain rock on top of native soil/bedrock. I do appreciate that there isn't any turf grass in those areas at least.*
- *The stormwater detention area we walked to next was very interesting in the way that there were no signs that there had been any stormwater movement this spring season when many of us chatted that there should be some mark or bathtub ring that shows where the water has been. Super sad to see a dead tree towards the bottom of the area and see aspens planted up towards the top where they had to be irrigated. There was a design opportunity there with planting the right plant in the right place where you shouldn't need to irrigate a swale so much to support the landscaping.*
- *And the stormwater detention area we traveled to was definitely an eye-catcher. It almost seems like the design of the turfed hell strips makes the caged rock pit stand out even more. It almost felt like there was one more phase of development needed for the project and that would be to bring in a layer of native plant material to biologically enhance the space to provide for birds, pollinators, and insects for the neighborhood.*

Tour Photos

A selection of photos from the walking tour are included below.





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Accessible Meeting Information

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, or any other accommodations are available upon advance request. Please contact Lori Faha at lfaha@bendoregon.gov or (541) 317-3025; Relay Users Dial 7-1-1. Providing, at least, 3 days' notice prior to the event will help ensure availability.

