



GROWTH PLAN IMPLEMENTATION AND HOUSING STRATEGIES UPDATE

August 20, 2019

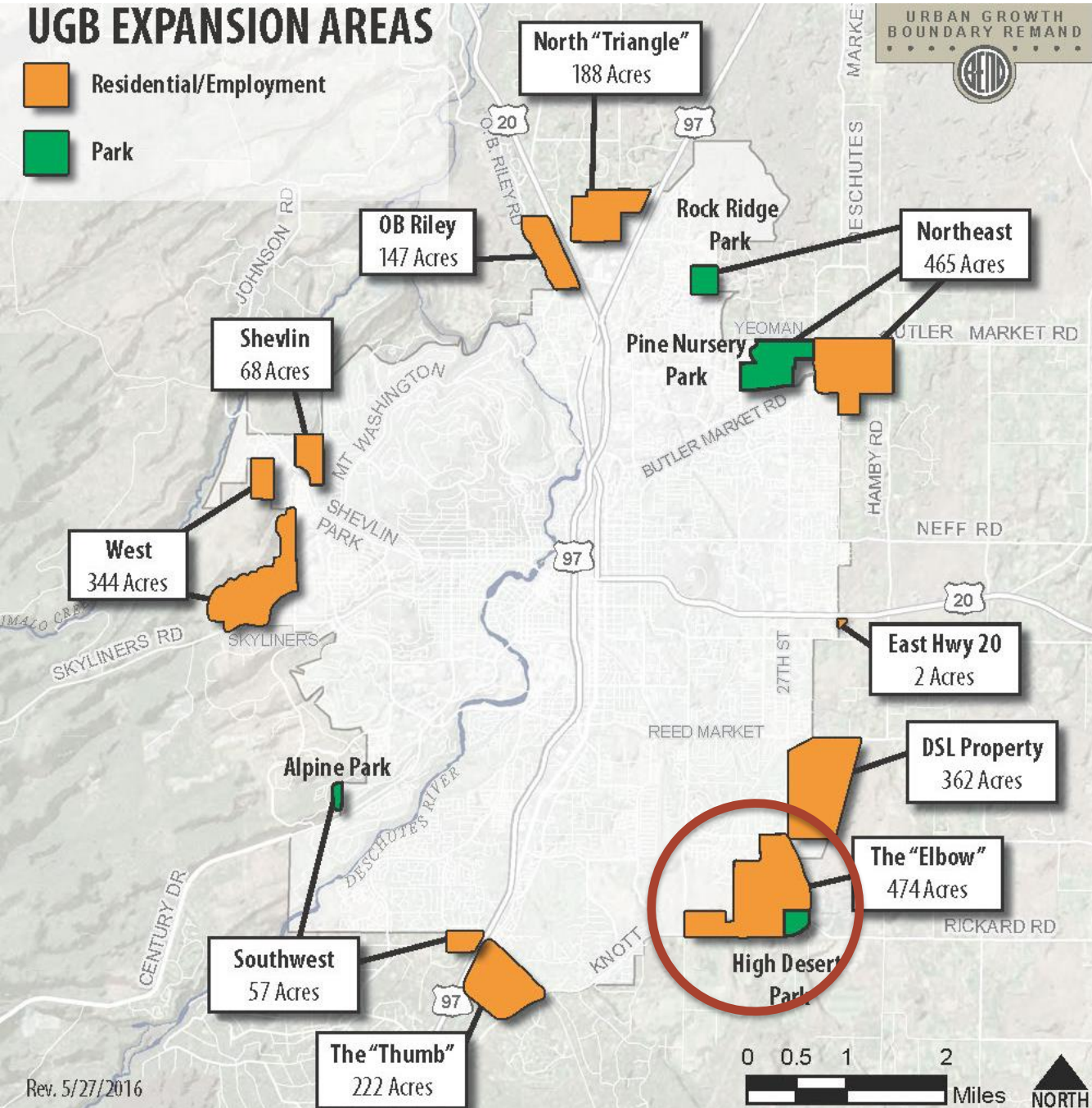
City of Bend staff Brian Rankin, Carolyn Eagan,
Russ Grayson, Jon Skidmore, Lynne McConnell



UGB EXPANSION SUMMARY

2,380 total acres:

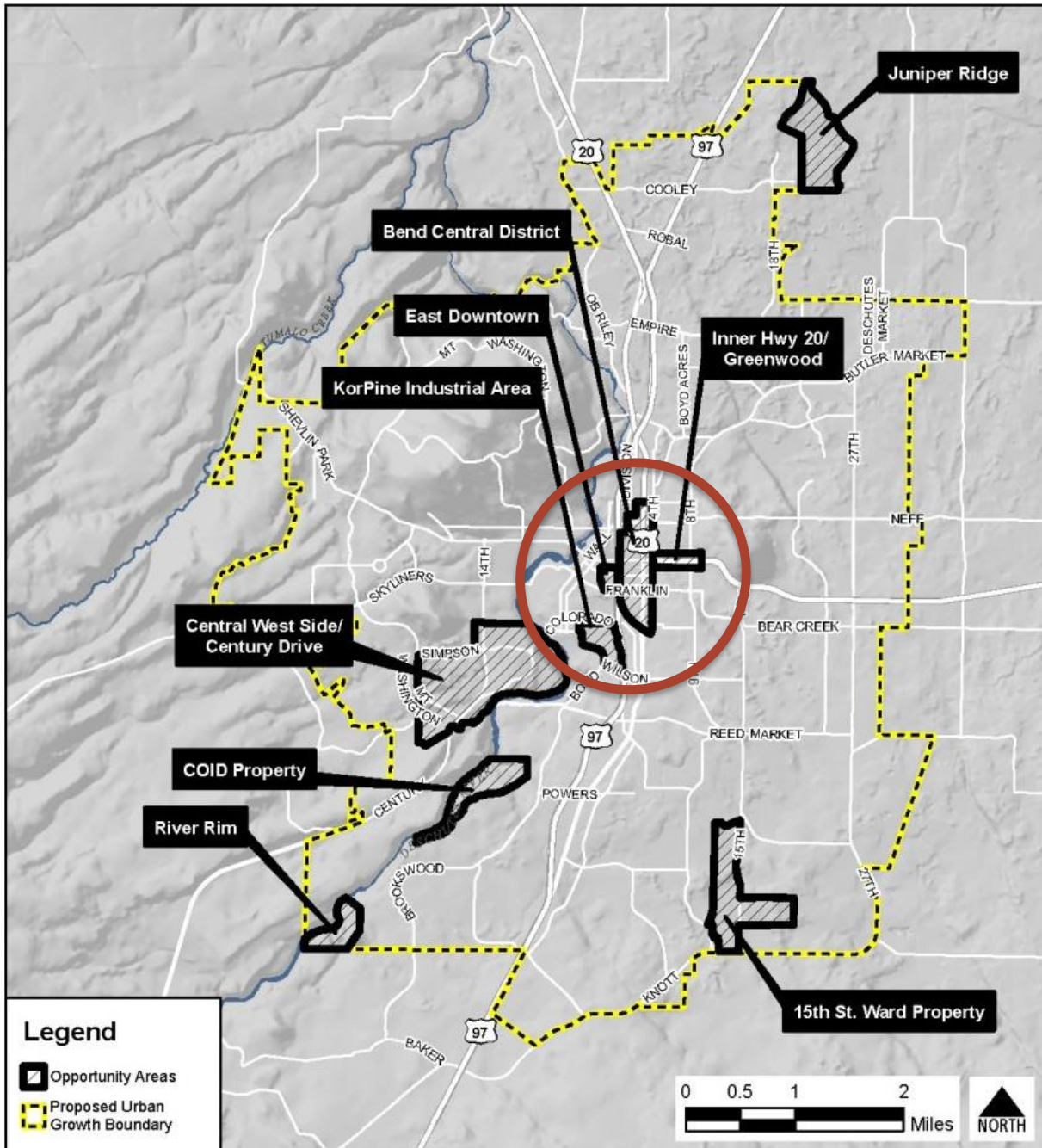
- 1,142 acres residential, schools, parks
- 815 acres employment
- 285 acres public facilities
- 138 acres ROW
- Over 5,000 housing units, 7,000 jobs in 2028





INFILL AND REDEVELOPMENT

- Opportunity Areas
- Key areas of long-term change:
 - 4-7 story mixed use in the core
 - 2028 growth estimates of approximately 3,000 jobs and 2,000 housing units



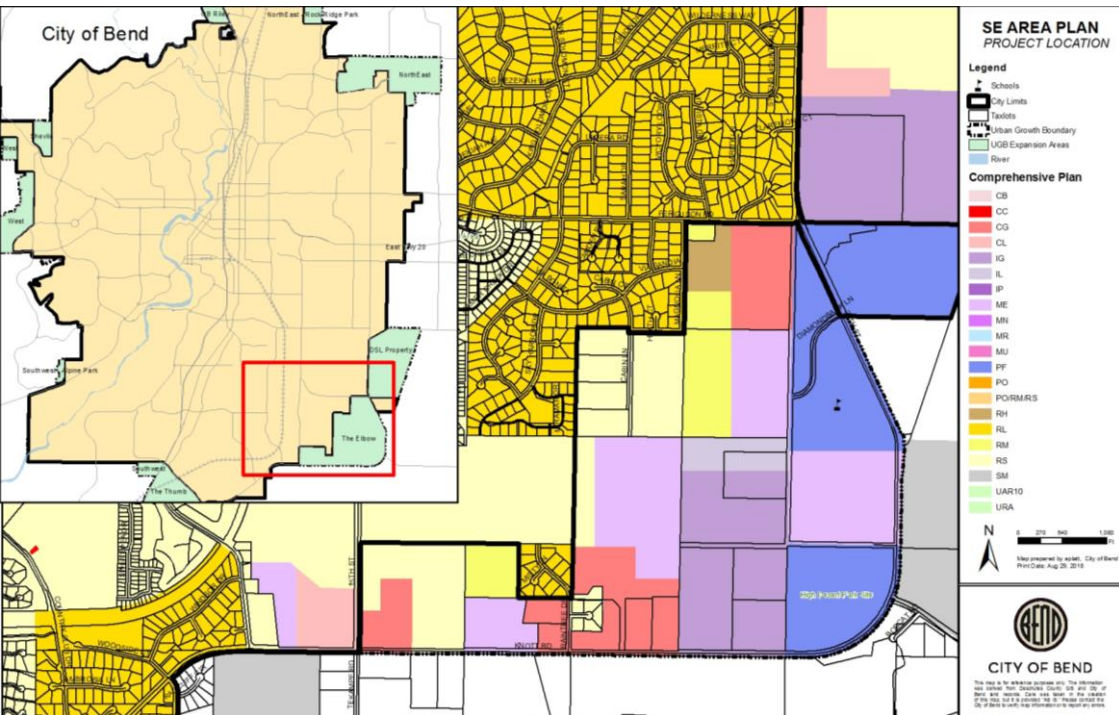
SOUTHEAST EXPANSION AREA PLAN (SEAP)



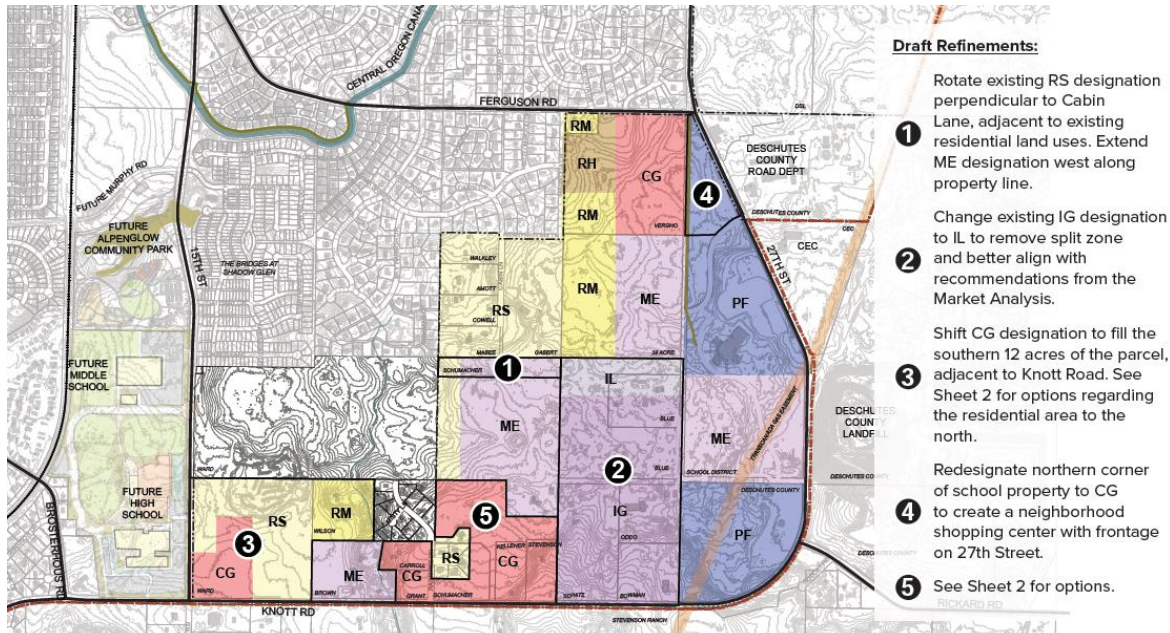
- Damian Syrnyk, Senior Planner
dsyrnyk@bendoregon.gov
- 541-312-4919
- www.bendoregon.gov/southeastareaplan

Project outcomes:

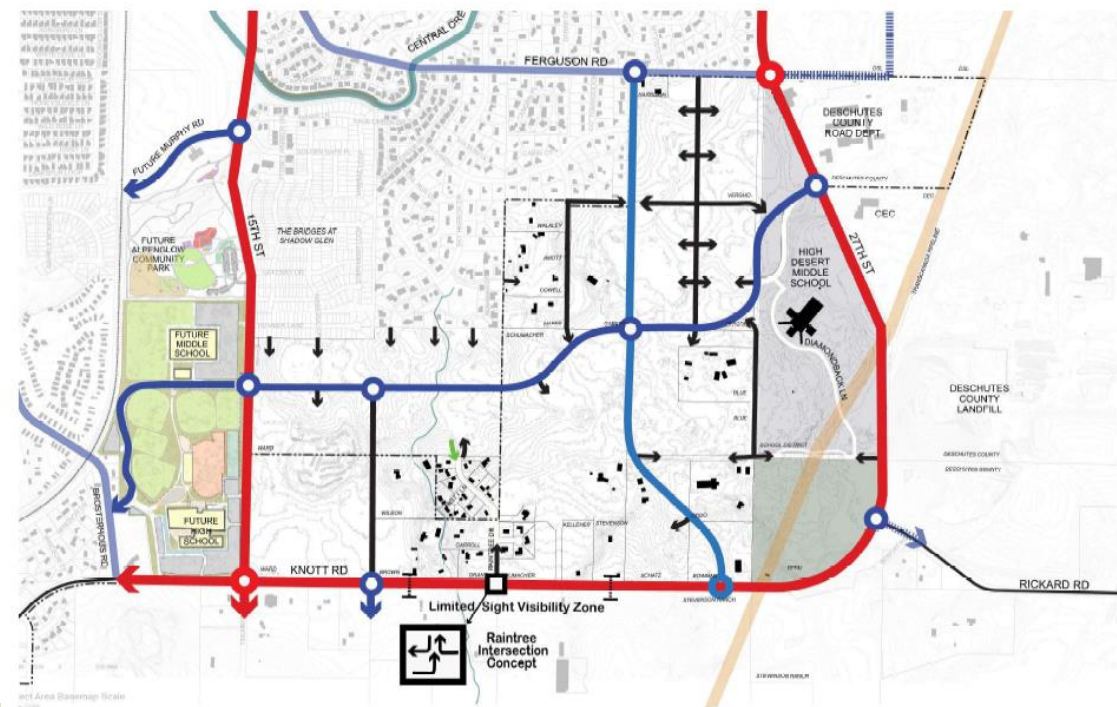
- Implement applicable policies in the Bend Comprehensive Plan
- Work collaboratively with property owners, area residents, neighborhood associations and other stakeholders
- Identify infrastructure financing strategies to improve development readiness
- A framework for a complete, walkable, vibrant, and unique neighborhood over 479 acres (20+ properties) with 800+ housing units and 2,000+ jobs



NEXT UP: APPROVE LAND USE/TRANSPORTATION REFINEMENTS



Example: Transportation Refinements



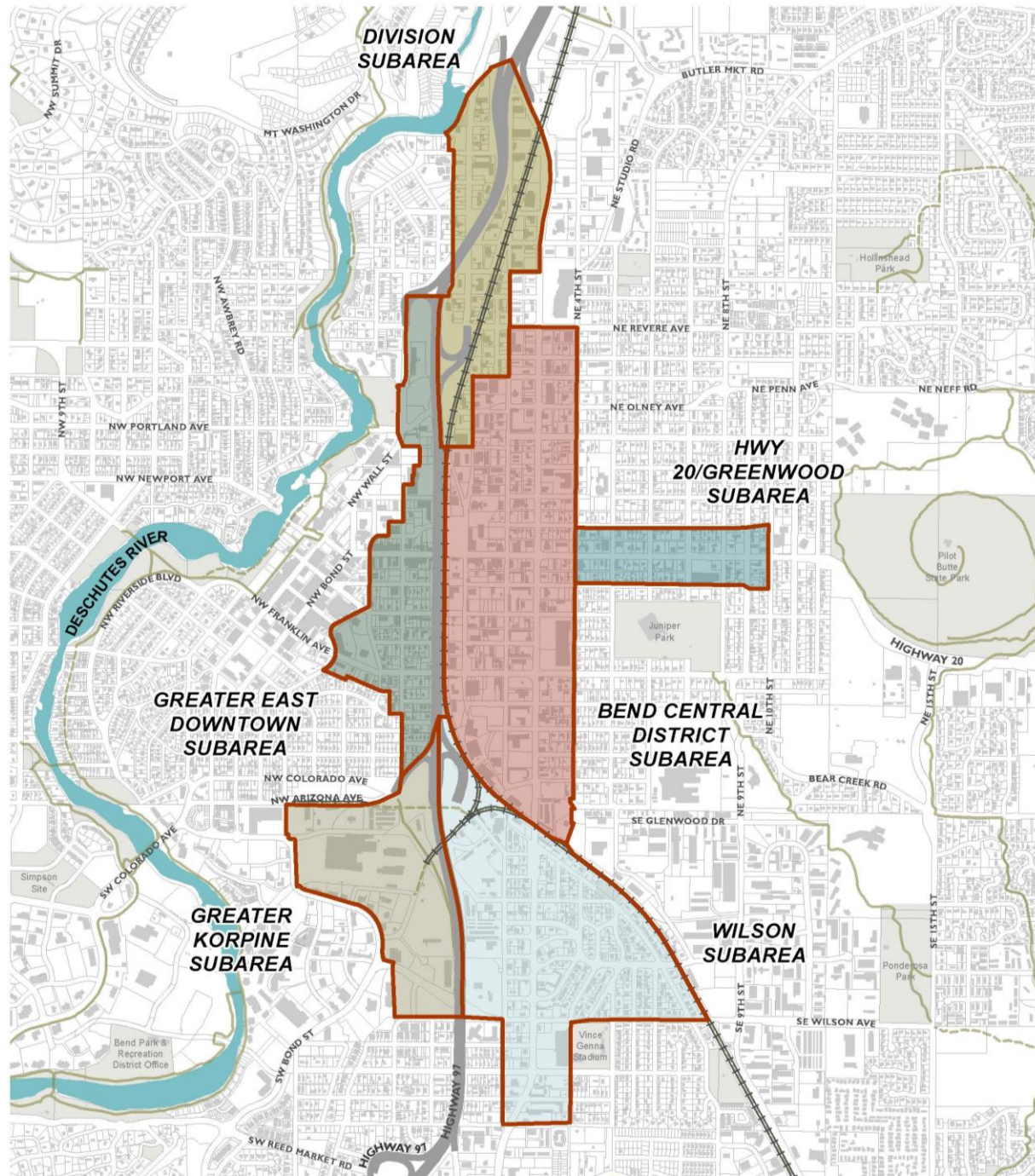
Example: Land Use Refinements

CORE AREA PROJECT (CAP)

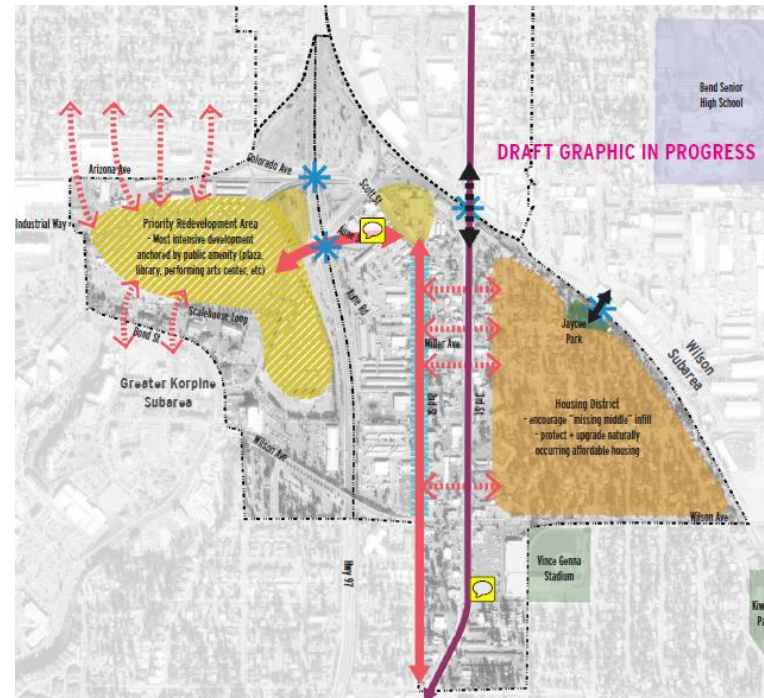
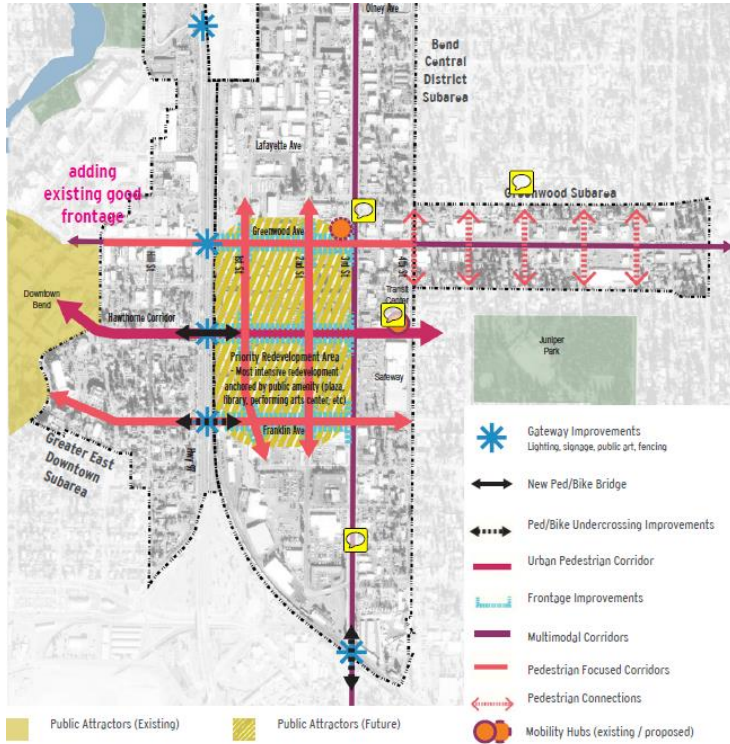


Project outcomes:

- Urban design framework
- Identify programs and projects (streetscape, public spaces, gateways, affordable housing, infrastructure, art/beautification programs)
- Funding strategies, and incentives to achieve policy outcomes
- Determine the feasibility and boundary of a potential urban renewal district and provide recommendation to Bend Urban Renewal Agency (BURA)



NEXT UP: PROJECTS, PROGRAMS, TIF FINANCING



Completed:

- Draft boundary
- Goals/project types for the area
- Urban Design Framework
- Identified code changes

Upcoming:

- Maximum Indebtedness
- Select projects/programs
- Adopt development codes
- BURA will consider an Urban Renewal Plan

- Allison Platt, Senior Planner, aplatt@bendoregon.gov, 541-322-6394
- www.bendoregon.gov/corearea
- www.bendoregon.gov/areacentral

QUESTIONS?

2019 BEND DEVELOPMENT CODE PACKAGES



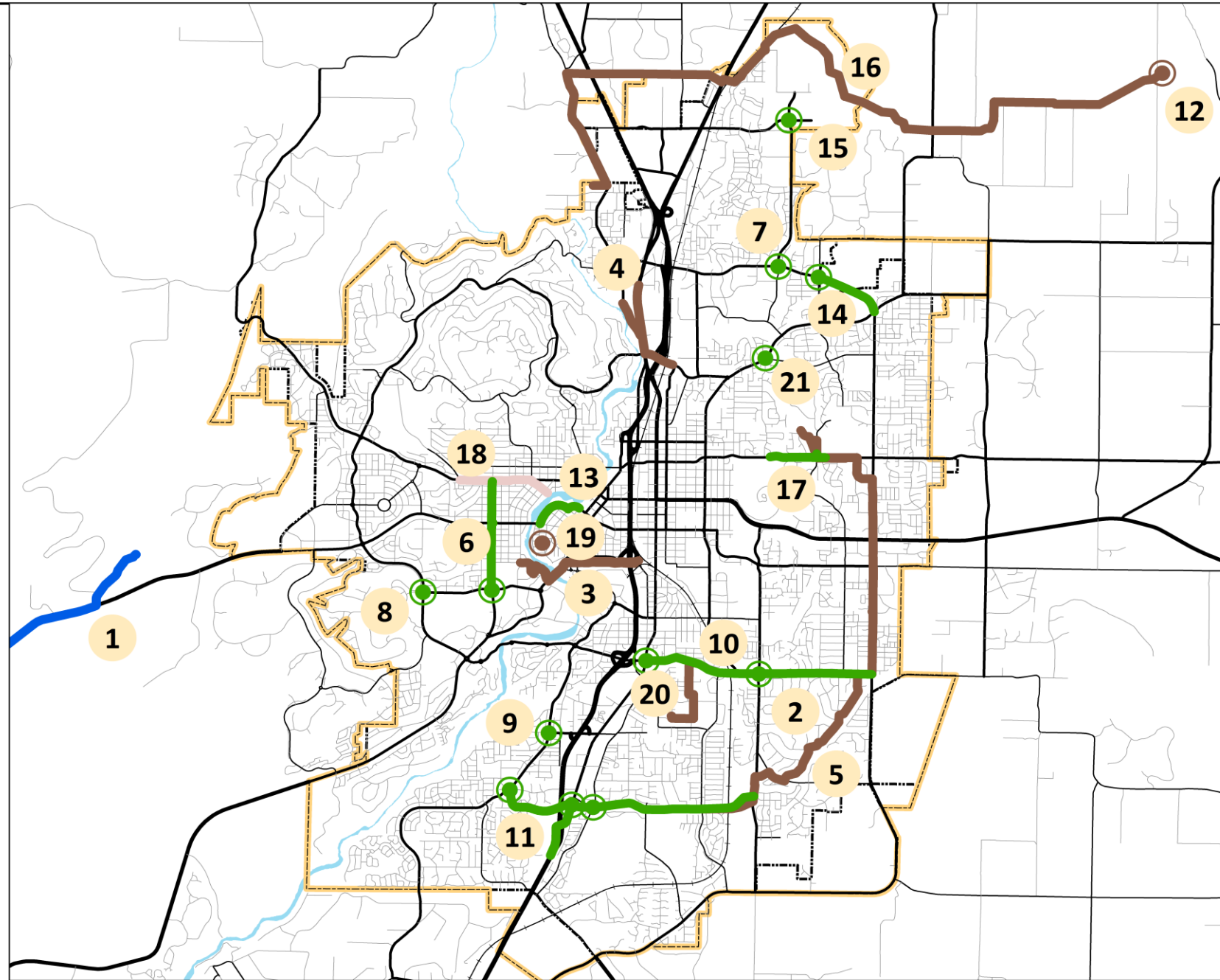
1. Chapter 4.7 – Transportation Analysis - Mobility Standards
2. Housing Package #1
 - Cottage Code, Shared Courts, Neighborhood Commercial Uses, Juniper Ridge permitted uses
3. Housing Package #2
 - HB 2001 – 4-plexes in the residential zones & remove parking requirement for ADU's
 - HB 3450 – 40 acres of MF in commercial
 - HB 2306 - Substantial Completion
 - Tiny Homes & Single Room Occupancy
 - Near Term CORE study proposed revisions
4. 2019 Development Code Updates
 - Procedural Updates
 - Removal of Conditional Uses for all housing types
 - Revised solar standards



Infrastructure Investments

- Stormwater
- Transportation
- Water
- Water Reclamation
- Transportation
- Water Reclamation
- UGB
- Bend City Limit

ID	Project
1	Surface Water Project
2	Septic to Sewer
3	Colorado
4	North Area Sewer
5	SEI
6	14th Street:
7	Empire & 18 RAB
8	Simpson RAB
9	Powers/Brookwood
10	Reed Mkt corridor
11	Murphy
12	WRF
13	Riverside
14	Empire Extension
15	18th and Cooley RAB
16	North Interceptor
17	Neff & Purcell
18	Newport Pipe Replace
19	Drake Lift Station
20	3rd & Reed Market
21	Butler Mkt & Wells Acres



0 0.5 1 2 Miles



HB 4079 LOCATION





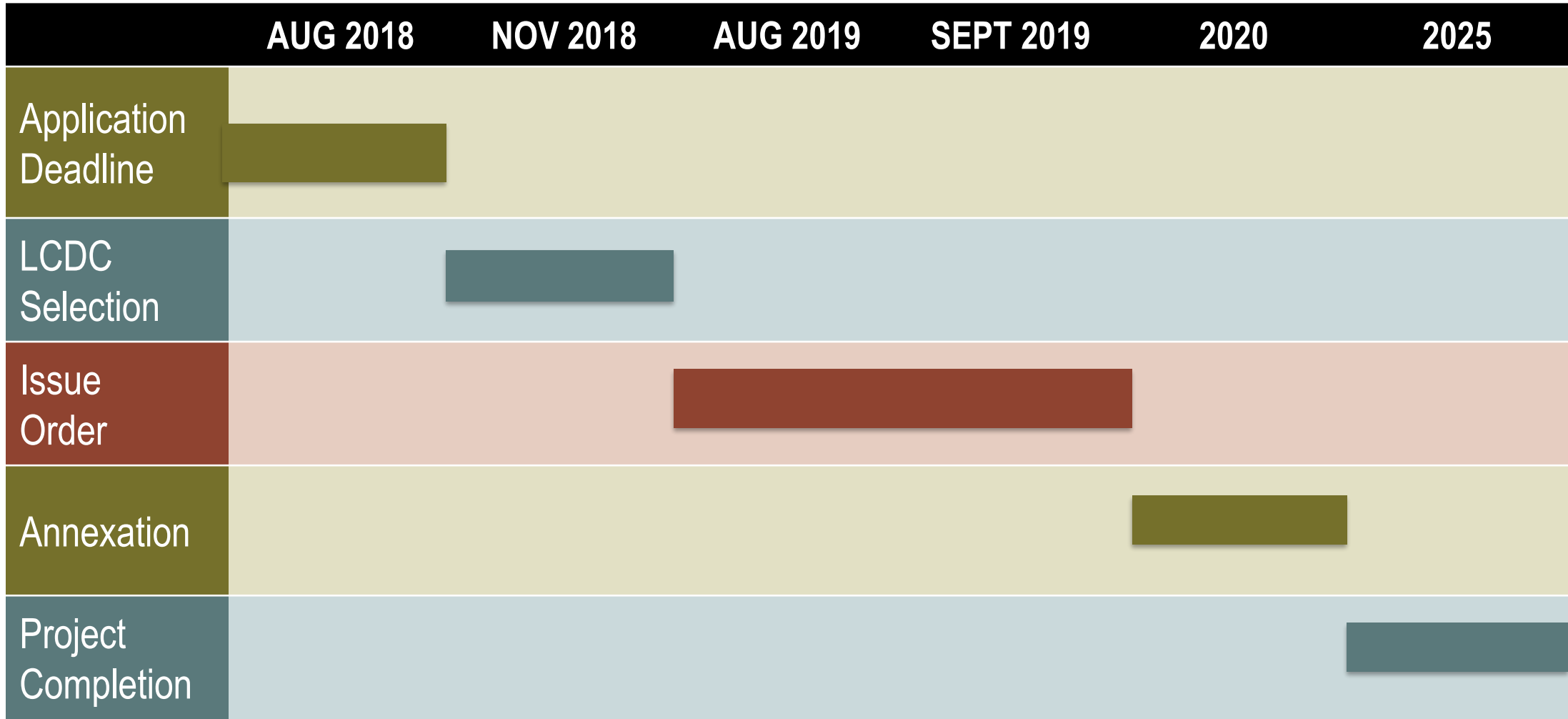
Private Sector Partners:

- Porter and Kelly Burns Landholding (property owners)
- Pac West Builders (developer)
- Central Oregon Regional Housing Authority dba Housing Works (Affordable developer)
- Epic Property Management
- Greg Blackmore Planning
- Bill Hopp Legal

Public Sector Support:

- City of Bend
- Deschutes County
- Central Oregon Intergovernmental Council
- Cascades East Transit
- Bend Park and Recreation District
- Central Oregon Irrigation District
- EDCO
- Bend Chamber of Commerce
- Bend La Pine Schools
- OSU Cascades

HB 4079 TIMELINE



QUESTIONS?



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