

Southern Crossing NA

Thursday, May 4, 2017

5:30 pm – 8 pm

Speed signs

Nick Arnis – Growth Management Director

Joshua Romero - Communications Department

talk about SCNA topics - Transportation and Land Use Planning, UGB,

2009 - City went to state and was rejected and sent back to the city to re-do, with new study with land use laws

?Was Nick Arnis on the City Planning when the 2009 plan was submitted?

Technical Advisory Committees - Technical, Housing

Environment, Transportation, Active Downtown & Neighborhoods

New UGB - Residential and Employment & Park

Some areas near downtown were changed in zoning and allowed to grow up to six stories

~38,500 new residents

New UGB can accommodate 10,000 housing units

Housing Needs analysis required by the state, income and housing prices have not kept in line with each other

Housing projections: 55% Single-family detached, single-family attached = 10% and multi-family =35% = 100%

Missing Middle Housing - is the city looking at improving the current infrastructure to accommodate this infill? Sidewalk only required within 600 feet of Reed Market Rd and not inside Wood River Village

Employment TAC - Where will they work and what types of jobs will they hold?

Redevelopment in Key Areas - SCNA not in green area

Question on comprehensive plan - Reed Market and Powers is zones RM but is now RS. Why was that

Nick - The parkway cut through after zoning was established. Zoning was not readjusted after parkway was laid and zoning has changed. ODOT would be a good place to ask where the original comprehensive plan came from.

Boundary TAC -

Questions - School District is putting a bond measure on the ballot but the city needs to build the sewer and infrastructure to pay for those amenities?

Builders - impact fees - goes to water, parks, transportation, into city-wide projects and systems

Question - Transportation in bike lanes, some good, some not, mountain view, near Safeway.. how are you going to encourage users ride their bikes more? Pedestrian-activated warning lights will be installed in 3rd street, bike priority plan, Bike Greenway/Blvd=east/west on 6th street.

End @ 6:18PM

Break

6:20PM

Erin Foote Morgan

Bend 2030

2005 - 1 in 7 residents involved in creating 2030 and adopted by the city council members were invited through neighborhood associations, Bend Chamber, etc.

Bend Collaborative Housing Workgroup, Move Bend and Civic Equity Project

Opportunity Areas - Crux and University

Innovation District - Bend Tech Center

Middle Market = Family of 4 making \$40,000-80,000/year

Safety for fire exits and sidewalk, city refuses, developers are expected to put in sidewalk, big access issue,

City told developer to put in apartments instead of individual family homes, new development is planned to be 3 stories high behind Tall Tree Ct, an already established community, Reed Lane is extremely skinny and people walking with cars is impossible

Characteristics - walkable, lower perceived density,

Parking - Less parking makes units less cheaper and more variety when designing livable space, reducing parking requirements has been thrown on the table

We need the amenities to be built when we build to code, new areas include amenities, why hasn't comprehensive plan been re-evaluated? Nick Arnis has agreed to meet with the NA to discuss looking at the comprehensive map again.

Density bonus - includes affordable housing, so can add more units,

Solutions being considered - minimum lot area (50% can be covered by units), lot coverage, reducing parking requirements, density bonus along transit corridors, lower or defer SOC's to spur desired housing

Question - Growth does not pay for itself. Why don't we just say, "We are full". Nick replies that it is against the law

Discussion - New development will be on sewer but Duncan residents are still on septic

Habitat for Humanity - City of Bend tries to donate surplus land

Bend 2030 Kick-Off meeting on Monday night, work over the next two years, teach how to engage in transportation and housing issues

Valerie - We want to sit down with Barb Campbell and what issues do you want to discuss? Traffic issues, bike lanes, McClellan & Hillbrook