

Special Meeting Dates:

- May 12, 2005
- June 2, 2005

Meeting Location:

Pine Ridge School
19840 Hollygrape St.

Murphy Crossing

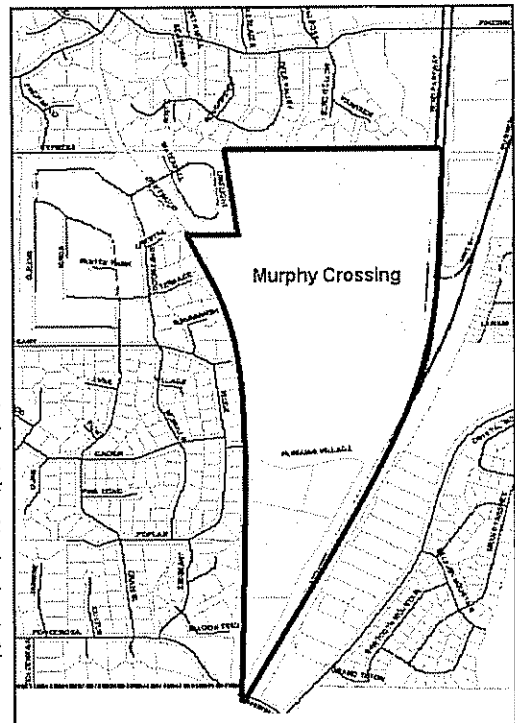
Murphy Crossing

Spring 2005

City Receives a Planning Grant

The City of Bend received a Transportation Growth Management Grant (TGM) from the Oregon Dept. of Land Conservation and Development for the purpose of transportation related land use planning in the South Bend Parkway area. The planning area extends south from the Pinebrook Subdivision to the City limits between the Bend Parkway and the old Brooks-Scanlon logging road alignment. The Bend City Council authorized this project on March 16, 2005.

This new project serves as a follow-up to the Oregon Dept. of Transportation (ODOT) Refinement Plan and seeks to evaluate land use and transportation related planning and design issues associated with the development of vacant parcels, and transition to the existing neighborhoods. As a property owner and area resident, your ideas and concerns are very important. Development of this area with a mix of service commercial, residential and public oriented uses would complete the neighborhood as a sustainable self-sufficient community. Future development in this study area gives it the potential of becoming the "heart of the neighborhood".



Contact Information:

Questions or comments can be directed to Wendy Robinson or David Knitowski with the City of Bend. We will be the city planners that follow the outcome of this project through to adoption.

Wendy Robinson

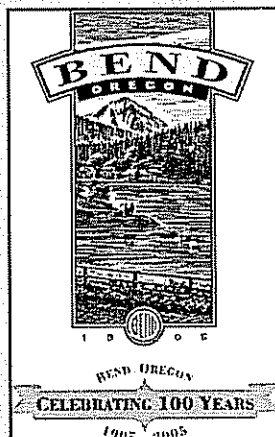
(541) 388-5598

wrobinson@ci.bend.or.us

David Knitowski

(541) 322-4022

dknitowski@ci.bend.or.us





Project Reconnaissance

On April 14th and 15th, 2005 Urbsworks, an urban design and planning firm from Portland and the lead consultant assisting the City staff on this project, came to Bend specifically to meet with the property owners within the project area, meet with representatives of the Southwest Bend Neighborhood Association and visit the project site.

We spent several hours driving through the site and the surrounding area to familiarize ourselves with the street system and possible connections into the area. We were fortunate to meet the Arnold Irrigation Ditch Rider while on site and obtained additional information about the irrigation lateral that runs through the property.

We will be seeking additional input from you and other residents of the area as we move forward on this project.

Comment Summary / Property Owners

“The plan should not cause a loss in economic value of the commercial properties.”

Property owners in the study area were in agreement on many of the issues. There was a mix of long time owners and relatively new property owners. Below is a summary of the comments raised at the property owners meetings.

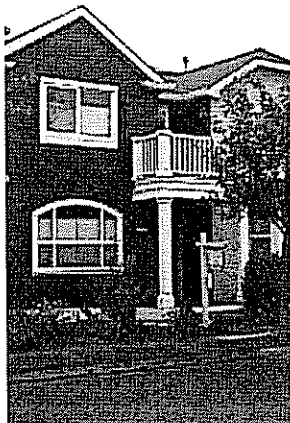
- Understand and accept the eventual closure of Romaine Village Way.
- Access to the area is a complex issue.

- Need and location of a new north/south road through the subject area
- Would like the road to be the dividing line between commercial and residential uses.
- O.K. with some higher density housing and mixed use.
- Vacate a portion of Romaine Village Way in

exchange for right of way dedication elsewhere.

- Prevent loss in commercial property value.
- Consider all of the property south of the ODOT ownership as one development parcel.
- Limit the restriction of commercial parking

Comment Summary / Neighborhood Association



The surrounding neighborhoods were represented by members of the Southwest Bend Neighborhood Assoc. and members of a refinement plan committee. Below is a summary of comments from the neighborhood representatives:

- Protect existing neighborhood character
- Encourage new development to serve local neighborhood not a

regional draw.

- Provide a transition between existing neighborhoods, residential density and for building heights.
- Minimize the impacts of outdoor lighting
- Encourage Mixed-use with a primary residential component
- Support use of round-

abouts

- Extend frontage road south to Baker Road
- Provide linear park transition between uses/zones
- Provide sound protection for residential uses
- Retain the max. number of existing trees
- Provide water feature for wildlife

Comment Summary / Agencies

This meeting involved City staff, the consultant and other affected agencies. Representatives from ODOT and Bend Metro Park & Recreation Dept. were present. Below are some of the issues and comments raised:

- The frontage road will need to carry moderate volumes of traffic
- Design Murphy traffic to be separate from the frontage volumes
- Murphy will function like a minor arterial—2 lanes through project and 3 lanes east of the Parkway.
- Need neighborhood park in project vicinity
- Retain current balance of commercial to residential.
- Provide multi-modal connections to the existing neighborhood
- Consider providing opportunities for work-force housing
- Preserve existing trees and existing grades to the extent practical

Timeline / Process

Quick Response Grants are just that. The target completion for this project is June 30, 2005. Urbsworks will finalize the design concept following the June 2, 2005 workshop.

The City will then pick up the project and take it through the adoption process. This project will likely require amendments to the City's TSP, General Plan amendments, zoning changes and zoning ordinance text amendments. These actions will involve public hearings before the Bend Planning Commission and the Bend City Council.

About the Consultant

Urbsworks

3845 SW Condor Avenue
Portland, OR

Urbsworks was selected as the consultant for this Quick Response project. Marcy McInnelly founded Urbsworks, Inc in 1995 to bring quality design and creative process management to the science of community building and the art of placemaking.

Notable projects include:

- the City of Palo Alto, California Zoning Ordinance update.
- A six day charrette for the Damascus Area Community. This design workshop developed urbanization plans for 15,000 acres southeast of Portland.
- NorthWest Crossing, Bend. Marcy is the principal author of the form-based code that is being used to implement the NorthWest Crossing masterplan.

The Planning Team for this project includes:

Urbsworks

- Marcy McInnelly
- Joseph Readdy
- David Evans & Assoc.
- David Knowles
- Karen Swirsky
- Mike Bauer
- Crawford, Multari & Clark
- Paul Crawford
- UrbanAdvisors, Ltd.
- Ed Starkey



Project Areas of Emphasis

Street System

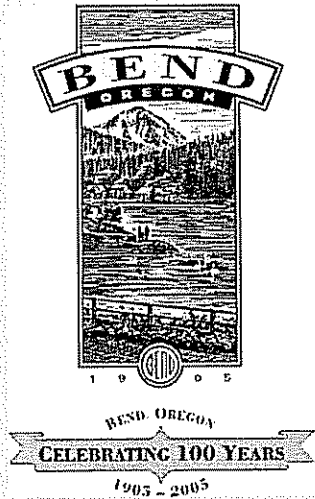
- Evaluate the needed local street alignments identified in the earlier joint ODOT/City project that will provide connectivity to the city street system
- Analyze proposed street system for long-term safety and capacity of the City system as well as the Parkway facility
- Select preferred alternatives
- Prepare preliminary cost estimate for local street connections within the study area

Land Use / Zoning

- Evaluate potential land uses that will be compatible with the existing development pattern in the area and will provide beneficial services and employment opportunities
- Evaluate the spatial organization of land use / zoning to minimize impacts to the adjacent neighborhoods
- Select the appropriate land use designations

Design Overlay

- Provide schematic site layout for Winco Foods including future retail development pads and residential blocks in the vicinity
- Develop design standards and preferred uses that reinforce the identified design concepts and goals
- Adopt implementing ordinances that support the Design Overlay



City of Bend
P.O. Box 431
Bend, Oregon 97708

Workshop Meeting Dates

Workshop #1

Thursday May 12, 2005

Workshop #2

Thursday June 2, 2005

Both Meetings will be held at Pine Ridge School

19840 Hollygrape Street

From 6:30PM — 8:30PM

We're on the web!
www.ci.bend.or.us