



Bend Metro Park & Recreation District

January 05, 2021

Board of Directors

Agenda and Reports

www.bendparksandrec.org



play for life



Our Vision

To be a leader in building a community connected to nature, active lifestyles and one another.

Our Mission

To strengthen community vitality and foster healthy, enriched lifestyles by providing exceptional park and recreation services.

We Value

Excellence by striving to set the standard for quality programs, parks and services through leadership, vision, innovation and dedication to our work.

Environmental Sustainability by helping to protect, maintain and preserve our natural and developed resources.

Fiscal Accountability by responsibly and efficiently managing the financial health of the District today and for generations to come.

Inclusiveness by reducing physical, social and financial barriers to our programs, facilities and services.

Partnerships by fostering an atmosphere of cooperation, trust and resourcefulness with our patrons, coworkers and other organizations.

Customers by interacting with people in a responsive, considerate and efficient manner.

Safety by promoting a safe and healthy environment for all who work and play in our parks, facilities and programs.

Staff by honoring the diverse contributions of each employee and volunteer, and recognizing them as essential to accomplishing our mission.



District Office | Don Horton, Executive Director

799 SW Columbia St., Bend, Oregon 97702 | www.bendparksandrec.org | (541) 389-7275

BOARD AGENDA COMMUNICATION

AGENDA DATE: January 5, 2021

SUBJECT: Operations Under New COVID-19 Framework

STAFF RESOURCE: Matt Mercer, Recreation Services Director

PREVIOUS BOARD ACTION: None

ACTION PROPOSED: None – for board information

BACKGROUND

Recreation facilities and programs are subject to the new state framework intended to reduce community transmission of COVID-19. The new framework designates Risk Levels for all counties based on data that indicates the current level of community spread. The Risk Levels are:

Minimal Spread	Lower Risk	Green
Moderate Spread	Moderate Risk	Yellow
Substantial Spread	High Risk	Orange
Widespread	Extreme Risk	Red

Risk Levels are determined by the State every two weeks on Tuesdays with the any changes in Risk Level taking effect that Friday. On the alternating Tuesdays, the State publishes “Warning Week” date to help prepare for potential risk level changes the following week. Risk levels are used to determine the level of restrictions we operated under. Indoor and Outdoor Recreation Guidelines have been updated to identify restriction s under each Risk Level.

Staff will share how the district plans to make decisions to reopen and expand services under this framework.

BUDGETARY IMPACT

The budget impacts of past, current and potential future closures and capacity limitations were shared at the previous board work session.

STAFF RECOMMENDATION

None – For board information only

ATTACHMENT

None

December 1, 2020

District Office Building | 799 SW Columbia | Bend, Oregon

View the board meeting via [Bend Park and Recreation Facebook page](#).

Nathan Hovekamp, Chair
Ariel Méndez, Vice Chair
Jason Kropf
Deb Schoen
Ted Schoenborn

Don Horton, Executive Director
Michelle Healy, Deputy Executive Director
Julie Brown, Manager of Communications and Community Relations
Lindsey Lombard, Administrative Services Director
Matt Mercer, Director of Recreation
Sheila Reed, Executive Assistant
Brian Hudspeth, Development Manager

Director Hovekamp moved the visitor section ahead of the SDC presentation.

The board received four letters for public comment, they are attached to the minutes.

1. Trail Maintenance Agreement Overview – *Henry Stroud and Janet Hruby*

Mr. Stroud introduced himself and David Abbas and Janet Hruby. Mr. Abbas thanked Henry and Janet for their work on this agreement. He shared how this agreement will help both agencies and plan for growth. Ms. Hruby thanked the district staff for their participation and mapping for the project.

Mr. Stroud explained some of the reasons for the new agreement. He said existing 2003 IGA broadly defines trail maintenance responsibilities, and is not sufficient now that the trail system has grown. He said numerous trails have been built through private land development with no clear record of who is responsible for maintenance and there is no clear ownership pattern in the system. He said over the years, the district has assumed maintenance of some trails with no underlying rights. The necessity for a clearer agreement is evident and to further the issue, there are upcoming larger

developments and bond projects that are building more trails. Staff is looking to proactively identify and plan maintenance

Mr. Stroud described the project goals as the following:

- Clearly delineate trail maintenance responsibilities
- Formalize BPRD's commitment to maintain certain trails previously dedicated to "the City" or to "the public"
- Establish a process for new trails to be dedicated directly to BPRD
- Ensure coordinated trail planning

Next, Mr. Stroud explained the project timeline:

- Internal coordination
- [Data collection/mapping](#)
- Interagency coordination
- Draft agreement
- Legal review of agreement
- Development code revisions
- Execution of agreement with the district board and city council

Mr. Stroud defined trail maintenance as: "any activity necessary to keep the trail in safe working order and in accordance with applicable design criteria." He added that maintenance is routine and repairs are done as needed.

The agreement:

- Assigns a maintenance category to each trail
- Identifies the responsible party for each category
- For categories where maintenance is shared, details who is responsible for what

Mr. Stroud explained the district and city trails; the district has 73.74 miles of trails that will be maintained by the district and the city has 5.65 miles maintained by the city. There are an additional 9.73 miles of trails routes and maintenance will be split between the city and district.

BPRD maintains:

- Trail wayfinding signage/markings
- Bollards and gates which restrict access to trails
- Benches, dog waste stations, and trash cans installed by BPRD

City maintains:

- Lighting, warning devices
- Vehicular signage and striping, curb ramps & refuge islands
- Sidewalk/road surface

He added that the district may perform supplemental snow removal at the district's discretion. Mr. Stroud said district-maintained trails are city multi-use paths that are beneficial for the district to maintain and 20.84 miles of other types of trails are maintained by private or other government agencies.

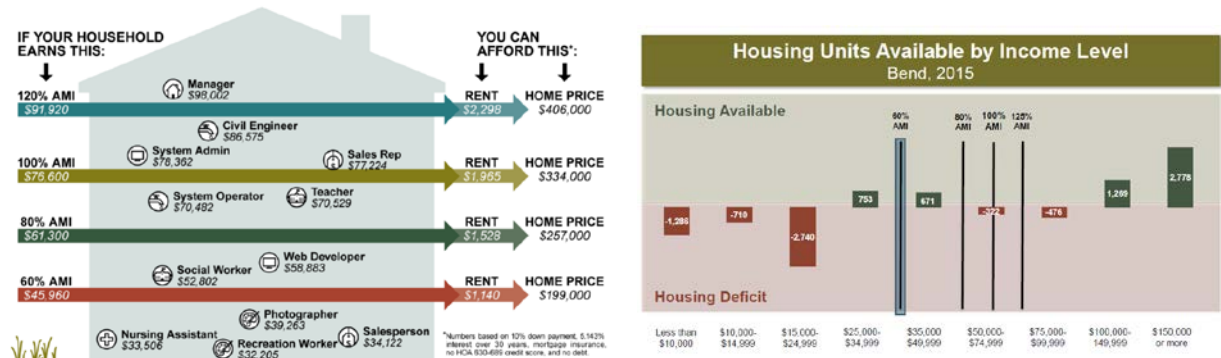
Mr. Stroud said the new agreement will ensure that maintenance for new trails is clearly identified and if a trail is to be maintained by the district, that property or an easement will be granted directly to the district. This will require amendments to Bend's development code. The agreement will be updated annually or as new trails are built, regular meetings will be held to evaluate and coordinate planning efforts and data sharing will expand.

2. System Development Charges (SDC) and Affordability – Lynne McConnell and Russ Grayson, Michelle Healy and Lindsey Lombard

Ms. Russell thanked the park board for their great service to the community. She said one of the challenges of the city council is figuring out how to get affordable housing on the ground and said there has been a crisis with shelters during COVID. She added that the city council is grateful for the 400 waivers the district has already provided, she said she thought it would take four years to use them, but the waivers created a turning point to get housing built and the city council would like to request more.

Ms. McConnell gave the presentation for affordable housing in Bend. She said she would like to first address the why and showed a photo of a Kor Community Land Trust development and shared a story about a family that will be able to purchase one of the homes. She also shared a photo of a family that moved into a Habitat for Humanity home. She defined the affordable housing for the purpose of city policy or code and spoke about the differences between affordable housing and the needed housing definition.

Ms. McConnell showed the following slides that on AMI and housing affordability and housing units available by income level:



Ms. McConnell spoke about the Affordable Housing Advisory Committee (AHAC), she said it is made up of representatives from the following: Central Oregon Builder Association, Bend Chamber of Commerce, a local lending institution, an affordable housing provider, a tenant organization, Central Oregon Realtors Association and three at-large representatives. She said the AHAC does a lot of outreach and brings ideas back to the council. She explained how decisions are made to grant the waivers and then she said they rely on staff to allow these developments to get to the finish line. She next showed a map that shows 2010-2016 housing starts per household formed, and said the state of Oregon underproduced housing by 160,000 homes. Ms. McConnell said Deschutes county was

already low, and then COVID contributed to rising rents in Bend due to people leaving cities and moving here to telecommute.

Ms. McConnell spoke about the adopted policy supporting affordable and needed housing, she added the city is doing everything possible to make it happen.

Bend Development Code Adopted Policy:

- Density Bonus
- System Development Charge Exemptions
- Low income property tax exemption (ORS 307.515)
- Affordable Housing Fund
- ADUs not subject to CUP, reduced SDCs, no parking
- Limitations on low density housing types
- Off street parking reduction for AH
- Plexes in low density zones
- Townhomes in low density zones
- Mixed use housing in all commercial zones
- Cottage housing code
- Surplus land at cost for AH
- SDC financing & deferral
- Expedited review (beyond state requirement)
- Manufactured Home Park Closure Ordinance
- Countless code tweaks for workability

Additional Tools Available

(Some through Master Planning):

- Urban Renewal TIF towards housing
- Comprehensive Plan definitions of AH
- Annexation agreements with dedicated AH
- Area planning for annexation areas
- Aligned Comprehensive plan and zoning map
- Allowing density calculation to use part of ROW
- Increased allowable lot coverage for multi-family
- Residential street standards through master planning:
 - Reduced street width
 - Reduced parking
- UGB prioritization of commitment to AH
- Reduction in mobility standards to incentivize MF

Ms. McConnell shared some of the issues with market rate development and explained capital stack. She spoke about how the waivers can help reduce risk to banks (to loan) and developers to build. She said the SDC waivers so far have helped to build 29 single family homes and 359 multi-family homes. With an additional 389 homes in the pipeline: 25 shelters, 81 homes for sale and 280 rental homes. Ms. McConnell shared the funding that has been approved by the state, external partner approved funding and other contributions to affordable housing in the community.

The board asked when the district's tiered SDC program would be implemented by the city. Mr. Abbas said that the city's SDC methodology was taken out of the budget this year and it will likely go into next the fiscal year budget and be done in 2021-2022. He said this has slowed the process for implementation and he asked the district to remain patient while this is figured out.

The board discussed their thoughts about lowering the level of service especially after parks and trails have been so heavily needed and used in the pandemic. There was some discussion about the difficulty the district has in making up the waived SDC fees, but all agreed that the district is likely to do more. The board asked for further information from district staff in upcoming meetings to make an informed decision.

CONSENT AGENDA

1. Minutes – 11/17/2020
2. Codify Policies

Director Schoenborn made a motion to approve the consent agenda. Director Schoen seconded. The motion passed unanimously, 5-0.

BUSINESS SESSION

1. MOU on Fish Passage – Don Horton

Executive Director Horton presented the revised memorandum of understanding (MOU). He said the MOU has a paragraph that speaks to negotiating an IGA (intergovernmental agreement) that will have broader discussion for the funding of the entire project as a whole. The MOU calls for a board member to be appointed as the district representative, the city would do the same and a member from the other agencies listed in the MOU. Executive Director Horton added that Director Hovekamp recommended inviting a representative from Warm Springs as well.

The board asked how invested PacifiCorp is in the process. Executive Director Horton responded that they will have a representative on the committee and because the fish passage would be on their property, they will need to approve it. PacifiCorp has expressed some concerns over the ownership and maintenance of the fish passage. The board asked if the district is spending money on a project that PacifiCorp may not be interested in participating in; Executive director Horton replied that there is some risk with any partner. He said that they are open to discussions and the project.

Executive Director Horton explained that the MOU binds the district to a good faith effort to negotiate a mutually agreeable IGA, both agencies will need to approve the IGA and work out their own budgets. He added that Eric King, City manager, has acknowledged that some things may change with the new council, Executive Director Horton said changes to the contribution from the city may kill the (dredge) project, but the funding strategy for the fish passage is separate from this and will likely ask for some state funding. The Oregon Department of Fish and Wildlife has some money to contribute and would support asking the state for additional funding. The fish passage is not linked to the dredge, but the district trail project is linked in order to secure the easements needed to the improvements at Drake Park.

Director Kropf asked district legal counsel, Paul Taylor, if the staff resources and financial situation would not allow for the district to manage and contribute to the dredge if that violates the statement in the MOU that says the district will make a good faith effort. Mr. Taylor, said he did not think that the described circumstance would violate the intent to make a good faith effort agreement. Executive Director Horton said MOUs are not usually legally binding. The city requested language that states that the IGA will include the financial discussion for the whole project.

The board expressed interest in the public process and community comments in the update committee.

Director Schoenborn made a motion to authorize the executive director to execute a memorandum of understanding with the city of Bend to modify the 2015 Mirror Pond Community Vision as defined in the attached MOU and to allow for any minor revisions and editorial corrections made by the district's legal counsel or city attorney. Director Schoen seconded. Motion passed 4-1, with Director Kropf voting against the motion.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Horton commented about the earlier discussion on SDCs. He said the city said that when there is a gap to fill, they remove or postpone a project from the SDC project list. For the city, that means water, sewer and electricity. He said a house will have a road, sewer and water, but may never have a park. He said the level of service for the district is different from the city if there is no

park at all. The second thing he mentioned was a comment made by a councilor that the city and district ought to prioritize and work together to meet the priorities. The district is not a municipality, it is a special district and has limitations on how money can be spent. He added that waiving SDCs may even be questionable, but not likely to be challenged and the district took the risk to help the community. He said the library and school district are also special districts and can only spend money on their own agencies. It is a misconception that park district money can be spent in the same way as the city.

Executive Director Horton said the state has come up with a tiered approach to address COVID closures. Central Oregon is in the red zone now which is the worst, to move levels, the county must be in a new risk level for two weeks. The district will be operating in the freeze for another two weeks and it may remain in the freeze for a couple of months. The district can continue to offer childcare and other restricted programming.

Mr. Mercer shared that the guidance does provide a longer time frame to plan. Currently the district can only operate The Pavilion with 50 people, which is less than the freeze allowed. Half and all-day camps at the Art Station are still allowed if considered childcare programming. He said eventually, when the county moves to orange, indoor facilities can open with 50 people and outdoor moves to 75. Staff may be able to divide a building if staff can truly separate the sides to add more people. The yellow zone, indoor allows 100 capacity indoors and outdoors 150, this is more restrictive than the last 6 months that the district was able to operate in. Mr. Mercer said he would come back to the board on the 15th with financial impacts of the reduced levels. He spoke about the challenges with Team Up, he said schools will not likely open soon and the childcare programs will be needed and the district will need additional funding.

Executive Director Horton added that staff will provide more information and discuss at the next meeting the need for more funding to keep the childcare program operating. The district may need to direct reserve funds to the Team Up program. He said unemployment claims are impacting the district as well stating that the tax rate has changed creating a significant cost to the district.

Mr. Mercer said the district is planning on delaying the opening of Larkspur Center to a month after the zone allows to prepare for staffing and programming.

Director Kropf asked how long it will take to see a decline in property tax collected due to non-payment. Ms. Lombard said the impact is usually within a year if people stop paying their mortgage. She said she does not think this will be a problem this budget cycle, but may see impacts next fiscal year.

PROJECT REPORT

BOARD MEETINGS CALENDAR REVIEW

GOOD OF THE ORDER

- Director Schoen thanked the city staff, district staff, this board, and the previous board for all the work on the SDC methodology. She thanked the community for all the comments that were sent in. She called out the comments Habitat for Humanity and Bethlehem Inn as very moving. She acknowledged the work of the prior board to waive SDCs and said she thought the cap may have been put on the waivers to protect the district from jeopardizing the park system. She asked if there was a way to require developers to require open space. She is interested in creating criteria for the waivers and would like to see the impact to parks and the goals for parks to be within walking distance.
- Director Méndez quoted part of the district mission to provide park and recreation services. He said the district has a role to play in affordable housing, but has its limits. Eliminating all park SDCs will not fix the affordability problem. He said the policy for public comments may be a little unclear and said he wanted the public to know that the board does read the patron

emails and they have been entered into the public record and included in the minutes. He added that there may be an opportunity for a board member to share some parts of them and recognize the comments.

- Director Kropf said he would like to address public comments and let the public know who is commenting. He would like the board to consider land acknowledgements, he has been researching and would like to share with the board.
- Director Schoenborn said waivers will be talked about for a long time. He said this is an issue of messaging, and the district needs to concentrate on what is being done to serve the community not what is legally allowed. The district provides childcare and scholarships, which needs to be taken into consideration with the question of the SDC waivers. He said these are critical ways to understand our role to serve this community. The district could substantially reduce SDCs for the veteran's cabins if the tiered structure was in place instead of needing to waive the fees.
- Director Hovekamp stated that the 400-unit cap that the previous board agreed to was intended to last 4 years and has turned into 2 years. He said that he thinks the board will find a decent balance to strike in the role to play and still be responsible to the role of the district. He said he thinks everyone on the board has good intentions. He commented that there are parties out there that are angling to maximize profits and said Bend and Deschutes County has allowed growth to run amuck and with infrastructure not keeping up.
- Director Kropf said he would be interested to see the impact of the tiered SDCs on affordable housing projects.

ADJOURN 9:36 pm

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

Prepared by,
Sheila Reed
Executive Assistant

Ted Schoenborn, Chair

Nathan Hovekamp, Vice-Chair

Jason Kropf

Ariel Méndez

Deb Schoen

Sheila Reed

From: Laurie Lakin <ljlakin@hotmail.com>
Sent: Monday, November 30, 2020 10:44 PM
To: council@bendoregon.gov; Board BMPRD
Subject: End Cap on Fee Waiver for Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Bend City Council and Bend Parks and Recreation Board,

Bend needs more affordable housing and that won't happen unless System Development Charges (SDCs) are waived for those developments. On top of that, Bend should continue to provide a local park for each new development. Parks are crucial to the mental and physical health of all of Bend's residents.

How could we reach this objective?

Currently SDCs represent an inordinately large percentage of our city's budget. We have many parks with paved paths, groomed lawns, playground equipment and tennis courts which require extensive and costly maintenance. How about creating natural open space parks with pathways instead? That would greatly reduce costs of upkeep.

Could we forgo continual renovation of our parks and earmark that money for new affordable housing parks? Drake Park is an example here. How much of that \$6.6 million is truly necessary?

Could developers of homes valued at a million dollars or more pay higher SDCs? That would help offset the costs for affordable housing and could cover special amenities like tennis courts.

Does another bond measure need to be passed?

Admittedly I lack an understanding of our budget intricacies, so I look to you to consider all possible options so that Bend can secure the affordable housing we need while also assuring that all its residents have access to local parks for health.

Thank you for your contributions to our community,

Laurie Lakin
1016 NW Ogden Ave
Bend, OR 97703

Please enter my comments onto the record as testimony for the 12/1/20 meeting.

Sheila Reed

From: Monte Dammarell <kmriverhaus@gmail.com>
Sent: Tuesday, December 1, 2020 1:06 PM
To: Board BMRD; Sheila Reed
Subject: Should BRPD waive system development charges for affordable housing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Special thanks to BPRD board members for serving your community; we all benefit from your work.

Last year I retired from Deschutes County Health Department, where I worked for 12 plus years as a Public Health Nurse. My team and I provided regular home visiting services to Medicaid funded pregnant women and their families. As you know, this population is high risk due to their financial instability alone, and my clients ALL had multiple other socio-economic risk factors. The overall goal of programs like ours is to reduce the incidence of child abuse by supporting the family.

My husband and I are strong proponents of affordable housing AND strong proponents of our BPRD, as the parks and recreational opportunities provided are critical to us all, and most especially to the families in poverty with whom I am so familiar. Poverty removes so many options from families and is stressful in itself. My clients were so very grateful for the lovely (and free) parks that they could visit with their children, and perhaps even more so for the recreation scholarship program that opened many doors for their children. In this unprecedented and difficult time, recreational opportunities are essential to us all.

Our recommendation is that BPRD not waive system development charges for affordable housing projects, as this would negatively impact the ability of our BPRD to provide parks and trails to those who need them most. With the population influx we are experiencing, we need MORE parks and recreational facilities, not fewer. The City has mechanisms in place to offset revenue losses from waiving system development charges, BPRD does not. We need to evaluate other options to support affordable housing.

Sincerely,
Kathy and Monte Dammarell
PO Box 4838, Bend, 97707

Sheila Reed

From: Oakley Taylor <naturegirl2415@gmail.com>
Sent: Monday, November 30, 2020 9:19 AM
To: Board BMPRD
Subject: Testimony for 12/1/2020 meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

While I am sympathetic to the raising cost of housing Bend, I do think reducing our parks is not the way to create low income housing.

A year ago, the Park District agreed to waive fees on all new low-income housing built in Bend. So far the Park Board has lost 2.2 million dollars. That is enough to create one or more new parks.

This is an unwise policy. Poor people need open space and parks more than anyone,

There must be other ways to lower the cost of housing other than eliminating funding for parks.

You can ask that no further park fees be waived. Or you could suggest that fees on homes of more than a million dollars could pay the difference so the Park Board has the same funding or creation of a special bond to fund low-income housing rather than reducing our open space and parks.

One housing is built without parks, there is no going back. The space is gone. Local parks are good for physical and mental health.

"Telling the truth in times of adversity is truly a revolutionary act."

Ms. Oakley Taylor

Sheila Reed

From: George Wuerthner <gwuerthner@gmail.com>
Sent: Sunday, November 29, 2020 5:49 PM
To: Board BMPRD
Cc: Sheila Reed
Subject: Do not cut funds for parks.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Park Board

Please enter this into the record as testimony on your Dec. 1 meeting.

I am very opposed to waiving park fees. While I am sympathetic to the challenges people face buying a house in Bend, we should find other ways to make housing affordable than making a less attractive place for everyone, but especially those of limit finances.

No group needs open space and parklands more than people who are towards the bottom of the rung economically.

Reducing funding for parks is unwise and poor planning. Bend's population will grow and more pressure will result even on the existing park resources. If anything we need more parks, not less.

To use an old phrase, such a policy is penny wise and pound poor. Once a neighborhood is built up, you can't go back and put in a local park.

It is poor public policy to diminish the Park District's funding. Open space is critical to people's physical health and mental health.

If anything, maybe the Parks dept. should compensate by upping the fees on high-end houses. We should find other ways to reduce the cost of housing other than reducing the park district's funding.

Sincerely:

George Wuerthner
Bend, OR

December 15, 2020

District Office Building | 799 SW Columbia | Bend, Oregon

View the board meeting via [Bend Park and Recreation Facebook page](#).

Nathan Hovekamp, Chair
Ariel Méndez, Vice Chair
Jason Kropf
Deb Schoen
Ted Schoenborn

Don Horton, Executive Director
Michelle Healy, Deputy Executive Director
Julie Brown, Manager of Communications and Community Relations
Lindsey Lombard, Administrative Services Director
Matt Mercer, Director of Recreation
Sheila Reed, Executive Assistant
Brian Hudspeth, Development Manager

VISITORS

14

WORK SESSION

1. Receive Budget Committee Applications and Review Process – *Betsy Tucker*

Ms. Tucker said the district received 6 applications for the two budget committee openings. She said the openings were advertised on Facebook, the Bulletin, district email contacts and board contacts. Ms. Tucker said the board has already received an email with all the applications and explained the scoring system of candidates. She asked the board to email their scores ahead of the next meeting where the board will review the scores and select the new budget committee members.

The board commented about the pool of applicants referring to them all as high caliber.

2. COVID Impacts on Recreation Services Budget – *Matt Mercer*

Mr. Mercer showed a slide to the board that represented impacts to the last fiscal year and the current fiscal year due to the pandemic. He explained the loss of revenue, expense reductions, operating losses, CARES reimbursements and the net loss from additional subsidies. He said the budgets have been impacted by the closures, layoffs with severance, reduced facility operation expenses and materials and CARES reimbursement for childcare.

He next spoke about the costs of Operation Recreation Team Up. He reviewed the costs of the program and spoke about the help that was provided through CARES funding. He projected the costs for January-March of the program and commented that it is unknown if further CARES funding will come through. Without further CARES funding, the district will pay a higher subsidy to the program to keep it going.

Ms. Lombard said she is anticipating a higher subsidy to support recreation services next year to accommodate: a higher demand for needs-based assistance, operation of JSFC and Larkspur Center, to rebuild programs and increases in staffing costs. She said the district's financial situation today is stable, but still at significant risk from future impacts. She said the district has made up \$6.7 million in losses of recreation revenues without using the contingency by reducing expenses. Stating that the contingency would not have covered even half of the losses. She explained that the long-term effects of the pandemic on the economy and revenues are unknown and the district still needs a financial cushion for the future. She added that the risk is much higher in the long term if difficult decisions are not made in the short term.

Ms. Lombard explained the reallocation of property tax resources during the budget planning for last fiscal year and this fiscal year. She said the recreation budget required \$1.1 million in a higher subsidy last fiscal year which meant less resources to allocate to the current fiscal year. Last spring, staff made the decision to budget a normal full year for the following: recreation, opening Larkspur, implementing a full year of pay equity and providing COLA and merit increases for employees. This increased the recreation subsidy by an additional \$1.6 million over what was budgeted last year. Due to the unknowns, another \$1.2 million was reallocated in property taxes to this year's contingency.

Ms. Lombard next explained that many of the budgeted resources were reallocated to Team Up, JSFC and The Pavilion operations with reduced capacity, child centered programming and to support the economically disadvantaged. The resources for these programs came from the revenue saved from the following areas:

- Layoffs, furloughs, hiring freezes, and reassignments.
- Elected to not provide staff with COLA and merit increases this fiscal year
- Closing facilities

She added that the district will not need to make an adjustment to the budget since spending will not exceed the budget, but will have to reallocate resources. The use of the contingency funds will impact how the district will pay for the provision of services in future years. She said she wanted to make sure the board is comfortable with the direction staff is headed with the allocations.

3. System Development Charge and Affordability – *Michelle Healy and Lindsey Lombard*

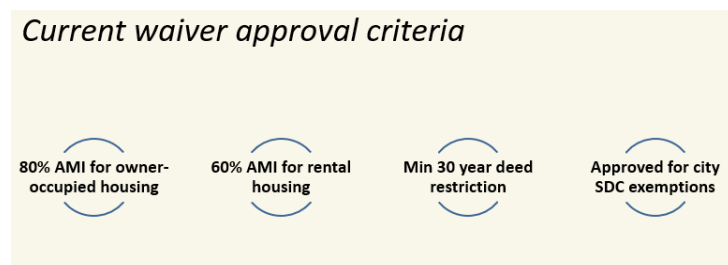
Ms. Healy said that this is the third presentation on SDCs and affordability. She said she will provide the following information to help the board to arrive at a decision on the SDC fee waivers.

- Options
- Waiver approval criteria and other City requests
- Project impacts and selection criteria
- Staff suggestion
- Key decision points
- Board discussion
- Direction and next steps

She presented the options as no change to the 400 waivers that have been granted, lift the cap as is or with additional criteria, or provide some additional waivers as is or with additional criteria.

Ms. Healy explained that the first option would leave 20 waivers remaining for affordable housing, adding that this has so far cost the district \$2.3 million. This option would not add any further impacts to the level of service. Option two with unlimited waivers, would incur unknown costs in addition to the loss of \$2.3M in revenue and reduced level of service is also unknown. Option three would allow for a defined number of waivers that defines the loss in revenue to better plan for the district reduced level of service.

Ms. Healy next spoke about the criteria for waivers showing a slide depicting the current criteria:



She said the board could consider additional waiver approval. Criteria could include the following:

- Development type
- Developer type
- AMI level
- % award based on size of development (scaled)
- Deed restriction
- Equity of park access
- Other

Next Ms. Healy presented some ideas about requests that could be made to the city to support park SDC waivers:

- Waive/credit city SDCs for district projects
- Exempt park district from affordable housing fee
- Update city code to require park dedication and development, prioritize public open space
- No city fees for AH waiver admin, the city collects the fees on the behalf of the district and keeps a percentage as their fee.

She said that the district has paid an affordable housing fee to the city and over time it has added up to an additional \$100,000, she said this fee is likely going up to 1%.

Ms. Healy asked the board to consider other requests to the city:

- Assure park projects are funded in URAs
- Encourage bond or levy for Affordable Housing
- Implement park SDC tiers

The next part of the presentation focused on impacts to the district for waiving SDC fees. She explained that staff used the following criteria to identify projects that would be impacted by the loss of funds.

- Projects are in FY 2021-2025 CIP
- Districtwide significance
- Not a trail or neighborhood park project
- Not a construction project, or with significant expenditures
- Retain projects with alternative funding
- Development over acquisition

Ms. Healy said the following projects have been identified for potential delay or reduction in scope:

- Pine Nursery (\$5,000,000), or
- Discovery Park Phase 2 (\$650,000) and/or
- Big Sky Bike Park (\$3,250,200)

Ms. Healy showed the following slide with the staff suggestion for waivers:

Staff suggestion/example:

- 150 more waivers until sunset on December 31, 2022
-\$876,600 to \$1,289,100 = 150 waivers
-\$3,076,600 to \$3,489,100 = 550 waivers (total)
- Reduce/delay Pine Nursery and delay Discovery Park
- \$3 million between the two projects
- Scale waiver award based on development size:
 - 1-50 units (100%)
 - > 51 units (50%, round up)
- Public access to park amenities in larger developments.

Ms. Healy summarized the key decision points, she asked the board to consider that if they make a change to the waivers that they consider how many more waivers, projects that will be delayed and if additional criteria should be added. She asked the board to keep in mind that the program sunsets in two years and added that this is not likely the last conversation on this topic. She said staff will continue to evaluate in anticipation of the sunset date to learn more about the district impacts.

The board overall agreed that the district has a role in helping with the issue of affordable housing, but also expressed concern for cutting resources that the district uses to help the community. The board would like to see the tiered SDC system in place and acknowledged that the tiers would be helpful for affordable housing units.

The board discussed various aspects of cutting or delaying projects on the CIP. Ms. Healy said some of the costs for Alpenglow Park are coming in a bit lower than expected which helps the CIP budget, but added this type of saving cannot be counted on long-term.

Staff asked the board for direction on the number of waivers and any further plans past the sunset date. Executive Director Horton suggested that there is some urgency for the board to decide on the waivers and suggested that shelters and other living quarters for the homeless could also be made exempt.

The board asked staff to come back at the next board meeting with a draft resolution that can be narrowed in the discussion.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Horton said staff will work with a 320-acre subdivision development project on Steven's Road for trails and a park. He reminded the board of the canned food drive this Saturday to support Neighbor Impact at the Senior Center and Park and Ride parking lot near The Pavilion and shared that he is proud of the staff that raised \$450 to give to a FAN family that lost their home in a fire.

PROJECT REPORT

BOARD MEETINGS CALENDAR REVIEW

GOOD OF THE ORDER

- Director Méndez said he is grateful for everyone's input on the SDCs.

- Director Kropf said he appreciates people’s time and information provided from staff.
- Director Schoenborn thanked the staff for suggestions on the SDC waivers and added he wants to keep it simple for now. Looks forward to the next meeting and keeping the conversation focused on the resolution.
- Director Schoen thanked the community members for submitting letters, she said many were heartfelt. She also expressed appreciation for the urgency expressed by staff tonight in regard to the SDC waivers.
- Director Hovekamp thanked the board for their good minds and hearts, he said he hopes it is becoming clear to the community that the board is not callous to the economic impacts that are happening in the community. He said that he would like the assumption that the district is a flush agency when there have been so many meetings about cuts and layoffs to come to an end.

ADJOURN 9:28 pm

◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆

Prepared by,
Sheila Reed
Executive Assistant

Ted Schoenborn, Chair

Nathan Hovekamp, Vice-Chair

Jason Kropf

Ariel Méndez

Deb Schoen

Sheila Reed

From: Rylie O'Meara <rylie@thrivecentraloregon.org>
Sent: Tuesday, December 8, 2020 12:55 PM
To: Board BMPRD
Subject: Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please enter this comment into the public record.

Please renew the provision of SDC waivers for Affordable Housing. This is one of the few things put in place to help ensure affordable housing is built in Bend. The need for affordable housing is overwhelming in Bend, and this need is only being exacerbated by the COVID-19 pandemic.

There are simply not enough affordable housing units in Bend right now. For every 100 families with low income levels, there are 15 affordable housing units. This discrepancy is seen every day through my work at Thrive Central Oregon. At least 3,430 units need to be built to meet the current need, and without SDC waivers the construction of affordable housing complexes becomes nearly impossible.

Please help those most often overlooked in the Bend community and renew the provision of SDC waivers.

--

Rylie O'Meara

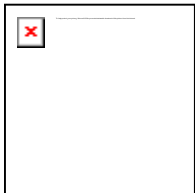
she/her/hers ([why is this important?](#))

Community Outreach Specialist

rylie@thrivecentraloregon.org

www.thrivecentraloregon.org

541-527-9871



Sheila Reed

From: Lee J <mail2lajohnson@gmail.com>
Sent: Tuesday, December 15, 2020 6:07 AM
To: Sheila Reed
Subject: Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I strongly urge BPRD to continue SDC waivers for affordable housing. This is a critical tool to address our community's homelessness challenge. Now is not the time to stop offering these waivers—the cost of living and having a roof over one's head in our city is only increasing. When there is so much money to be made building new homes, developers will not focus on affordable housing without this waiver!

Please enter my comment into the public record.

Thank you,
Lee Johnson
1142 NW 18th St, Bend, OR
Mail2lajohnson@gmail.com

--

Lee Ann

Sheila Reed

From: Jim & Tam Weaver <newjimtam@gmail.com>
Sent: Tuesday, December 15, 2020 6:52 AM
To: Board BMPRD
Cc: Sheila Reed
Subject: Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please continue to support affordable housing through a waiver of your fees to developers who truly meet the criteria. We live near Century Drive and Simpson area and are astonished at the high end rentals that are being developed that few can afford in Bend. In our neighborhood someone bought a modest home and began to rent it short-term at an above market rate, while working to build two more high end, expensive units on the property. They will not be affordable and this CA Developer has pushed beyond City code. Since he can't meet even the new codes - he appears to be hoping to get more code changes to insert more high end units and irrevocably change our neighborhoods, packing them with cars parked on the streets. We modest neighborhoods are being damaged and we need more affordable housing for our citizens who provide us with services we need at low wages. Hopefully that would reduce what is happening to our neighborhoods.

Please enter this comment into public record

Sheila Reed

From: Sackett <1dreamdown@gmail.com>
Sent: Tuesday, December 15, 2020 10:10 AM
To: board@parksandrec.org; Sheila Reed
Subject: Affordable Housing

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please enter this comment in the public record:

Please renew the provision of the SDC waivers for affordable housing in Bend.

I am, along with so many neighbors, businesses and organizations in our community, increasingly concerned about the lack of affordable housing here.

Without these waivers, it is increasingly difficult for affordable housing to be built here. It's increasingly difficult for a diverse population to live here.

Our essential workers need housing. We have very few - if any - viable housing solutions for any of our low income residents. Please be a part of the solution to change this.

I moved here due to Bend's natural beauty and recreational opportunities. I hope to remain here due to Bend leaderships' accountability and responsiveness to this acute housing crisis.

Please renew the SDC waivers. Thank you for your service to our community.

Sincerely
V. Sackett, LCSW

Sheila Reed

From: lfosterk@gmail.com
Sent: Tuesday, December 15, 2020 10:15 AM
To: Sheila Reed; Board BMPRD
Subject: Affordable housing

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Bend Parks and Recreation Board,

Please enter this comment into the public record.

I am deeply concerned about community members who are facing homelessness and wish to shine a light on this crisis. With that in mind, I'd like to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments.

We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down many houses across our state. At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices are far more than can be paid by the people we've dubbed "essential workers" in this pandemic. We are DESPERATE for more available low and very low income rentals in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers. Thank you for your consideration.

Best,
Lisa Foster

Sheila Reed

From: Mark Patt <markpatt48@gmail.com>
Sent: Tuesday, December 15, 2020 9:27 AM
To: Sheila Reed; Board BMPRD
Subject: Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Board members,

We are writing to you to urge you to continue the Systems Development Charge (SDC) waivers for affordable housing here in Bend. Bend is a wonderful and giving community. It is so heartwarming to see how many of our community are so generous in giving to a variety of worthy causes.

One of the very important causes which we need to address is affordable housing and homelessness. Bend needs to be a community in which people of all backgrounds and economic means can live and comfortably survive. Having affordable housing, which is aided by the existence of SDC waivers, in Bend is a must, and we must allow the development of such housing to be more easily achieved. Let's make Bend a positive example to other communities of what can be done to provide affordable housing for those who need it.

Please enter these comments into the public records.

Thank you.

Michele Nichols and Mark Patt

Sheila Reed

From: Jen Worth <jen.worth.lmt@gmail.com>
Sent: Tuesday, December 15, 2020 12:01 PM
To: Sheila Reed; Board BMPRD
Subject: Affordable Housing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I am concerned about affordable housing in Bend and would like to urge you to continue SDC waivers for affordable housing. Without these waivers, it's difficult for affordable housing to be built and we need to ensure that there is affordable housing for all folks in Bend. Please enter this comment into the public record.

With Gratitude,

Jen

~~~~~

Jen Worth SEP, LMT, TCTSY-F

\*she/her/hers\*

Somatic Roots, LLC

<https://jenworth.com/> 541.480.4298

~~~~~

Sheila Reed

From: Kristin Campbell <kjoycampbell78@gmail.com>
Sent: Monday, December 14, 2020 9:49 PM
To: Sheila Reed; Board BMPRD
Subject: Affordable Housing Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Bend Parks and Recreation board,

Please enter this comment into public record.

Hi, my name is Kristin Campbell. I've lived in Bend for 15 years, and for the last 8 have worked at a local non-profit serving children and families - many of whom have experienced abuse or trauma. I have a deep love of people, and my heart gets especially giddy when I get to see some of the bright-eyed and hopeful kids come through our doors each day. Unfortunately, the trauma the kids and their families face is often only one of the stressors on each of their minds, as we begin talking.

I don't have an exact number for you, but I can tell you that in many more cases than what might really hit home, the burden and worry upon caregivers with regard to housing, is significant and numerous. As if grappling with how to help their child heal isn't a big enough load to carry....many have a nagging stress, wondering if they will have enough money for rent each month. Still, other caregivers don't feel they can leave their living situation - however unsafe - because there isn't anywhere else they can go with their children, which they can afford on their own. It's certainly not a choice we would want anyone to have to make.

Families and individuals, of all types and situations, need a place to live. And children....just as much as they need and deserve parks and free space to run and play and imagine, also first need the security of a home. No one should have to worry about whether this is something they get to have, or not.

The SDC waivers have been so important in reducing barriers to building affordable housing, and we need more of this. Please extend the waivers so we can all count on having living spaces that meet our needs and that we can afford. In doing so, you are not only ensuring we can appreciate being outside and taking a deep breath, but you will have shown that as a community, we are truly here for each other.

Thank you,

Kristin Campbell
Family Advocate, KIDS Center
Bend resident
541.292.6006

Sheila Reed

From: donna@familykitchen.org
Sent: Friday, December 4, 2020 10:34 AM
To: Board BMPRD; Sheila Reed
Subject: Affordable Housing is Critical for Bend's Future

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Members of the Bend Park and Recreation District Board,

Please enter this letter into the public record.

I am the Program Director for Bend's Family Kitchen, the community free meal program downtown. Daily, I see the faces of those who will only thrive when we can offer Permanent Supportive Housing, those who are accessing services for the first time because raised rents forced them to choose between food and rent, those who are working full time in the service industry yet can only afford to live out of their car, and those who live on fixed incomes and need free meals in order to make it all work financially.

I'm writing to encourage the BPRD Board to extend the SDC exemption for affordable housing developments. These waivers are critical for the nonprofits and developers trying to address homelessness and our affordable housing crisis.

Developers who are cognizant of the critical nature of our housing crisis and who have a heart for helping have been crying out about this for a long time.

The trickle down of housing [and medical] costs is that the nonprofit sector is forced to come up with services to keep people alive. Follow the path of low income and disproportionate expenses and debt and you'll fast be mired in the hopelessness so many low/no income neighbors are feeling.

I am proud of our parks and our recreation programs and of the work you've accomplished. Now it is time to widen your view and do what you can to bolster the health and well-being of our most vulnerable residents. Our housing shortage is an emergency that requires collaboration and shared priorities. Thank you for your work on this community issue.

Sincerely,
 Donna Burklo
 Bend resident
 1565 NW Wall Street #315, 97703

Donna Burklo, Program Director
 541-760-5677 | donna@familykitchen.org



serving nutritious meals to anyone in need in our safe and caring environment since 1986

Sheila Reed

From: breanne barrett <breannebarrett22@gmail.com>
Sent: Monday, December 14, 2020 8:46 PM
To: Sheila Reed; Board BMPRD
Subject: Affordable Housing SDC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Bend Parks and Recreation,

Please enter this statement into public record:

As a member of this community, a housing advocate, and advocate for human trafficking survivors, I urge you to vote to continue waiving SDC's for affordable housing. As someone who works with trafficking victims and survivors, we know that traffickers prey on the vulnerabilities of those experiencing homelessness. One of the biggest challenges to helping survivors in our community, is accessing affordable housing due to the shortage our city faces. By waiving SDC's for affordable housing you can incentivize the type of housing our community desperately needs.

Thank you,

Breanne Barrett

Sheila Reed

From: Robin Vora <robinvora1@gmail.com>
Sent: Monday, December 14, 2020 7:24 AM
To: Board BMPRD; council@bendoregon.gov
Cc: Allison Platt; Lynne McConnell; Brian Rankin; Sarah Bodo
Subject: Compromise suggestion for waiver of SDCs for Affordable Housing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please acknowledge receipt and accept this as public testimony. Please read it out loud at the next Bend Parks and Recreation Board meeting. Thank you.
City Council and Staff: please also see the P.S. at the end.

After listening to the last Bend Parks and Recreation Board meeting I can understand the arguments on both sides of the city's request to waive System Development Charges (SDC) fees for affordable housing. Bend has a great need for affordable housing and for facilities to serve vulnerable populations, such as homeless. Subsidies for housing will need to include families living on minimum wage. The people who will live in that affordable housing will have a great need for a neighborhood park, and especially if the housing is multi-family. Bend Parks and Recreation will need SDC funds to purchase land for a park and develop the site.

I suggest a compromise. Bend Parks and Recreation waive SDCs for projects that provide affordable housing only within the newly created Core Area Urban Renewal District. The city needs a higher percentage of affordable housing within walking or biking distance of employment, and with ready access to public transit. This may be better accomplished in the core area than around the outskirts of Bend. SDCs should be waived on all facilities that provide significant services to vulnerable populations anywhere in the city.

The Core Area will need funds, perhaps from tax increments, to acquire land and develop an urban plaza or parklet within the core area under the Bend Parks and Recreation Comprehensive Plan. In addition, I would like to see Bend Parks and Recreation have readily available the financial resources to purchase Troy Field should the Bend/La Pine School District decide again to sell it. (I hope they don't; they should keep it as a play field for future schools they may need in Bend's central area). I understand the neighborhood adjacent to Troy Field does not have a park. Besides providing such a park and needed green open space downtown, and its historical significance, Bend Parks and Recreation (or the school district) could get income from leasing it for use during Bend's many festivals if the sale of alcohol would be permitted (e.g., Munch and Music).

Thank you for your time and consideration. I hope you will consider my suggestion as a potential compromise moving forward on this issue.

Sincerely,
 Robin Vora
 1679 NE Daphne Ct.
 Bend, OR 97701

P.S. For the Bend City Council and Staff:

If it is not happening already, the city should promote mixed-income projects rather than an entire structure be just lower-income housing (as in the 1960s projects). That way, apartments or condos paying full rent help subsidize the

affordable housing portion, and the city has less socio-economic separation. This is the route my birth city of Mumbai, India is taking. Admittedly, more buildings would be needed to provide the same amount of affordable housing. SDC waivers, in this case, would be based on the proportion of affordable housing.

Sheila Reed

From: Tarin Denney <tarin.denney@gmail.com>
Sent: Tuesday, December 15, 2020 3:14 PM
To: Sheila Reed; Board BMPRD
Subject: Extend SDC Fee Waivers for Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please enter this comment into the public record.

Dear Bend Parks and Recreation District Board,

I am writing to you because it is imperative for the health and safety of our community that you vote to continue providing SDC waivers for affordable housing development.

I'd like to present a scenario to you.

Imagine you are a single mother, trying to secure stable housing for yourself and your elementary-age son. You escaped an unhealthy relationship last year, and you've reclaimed a better life experience for you and your son. You work full time, striving to provide a great growing up experience for your small family in the town you have called home for twenty years. You're a local -- you went to Bend High and regular customers at a local restaurant know and love you. You're a key part of the community there.

In the middle of a global pandemic, you lose your housing. The landlord increased the rent slightly while your hours at the restaurant were cut because of COVID.

Because of Bend's severe lack of affordable housing, it's almost impossible for you to find a new spot to live quickly. On top of the everyday stress of your life, now you have an incredible housing burden to navigate. You're able to crash on a friend's couch for a limited time as you try to navigate this impossible housing market. This deeply affects your son's ability to learn and feel stable enough to participate in distance learning. You are now homeless, and despair begins to creep in as you work hard to keep making ends meet and to secure a new housing situation for you and your son. Despite your best efforts, he falls further and further behind in school.

BPRD Board, I could recite statistics to you about our severe lack of affordable housing, and the way that affects the vulnerable members of our community. You've already been presented with this information, though. What I want to show you is the human cost of not extending SDC waivers. While it may seem like a weedsy policy decision you're making, always remember: policy shapes people's lives.

In this case, your decision to extend SDC waivers impacts BPRD's budget slightly. But it also will mean the difference between members of our community having housing or not. It may mean a difference of life and death for some. In our cold winters, housing becomes about survival.

I hope you will listen to the community and extend SDC waivers so we can protect our most vulnerable community members.

I'm urging you to show up for community care. To demonstrate empathy and humanity in policymaking.

Your decision will have life or death consequences for some -- please understand this.

Sincerely,

Tarin Denney

--

Tarin S. Denney

(he/him/his)

National Hometown Fellow, Lead for America

Sheila Reed

From: Oscar Sorlie <sorlieol@bendcable.com>
Sent: Tuesday, December 15, 2020 8:36 AM
To: Board BMPRD; sheiler@bendparkrec.org
Subject: Homeless location and shelter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I appreciate your efforts to address the serious issues regarding homeless needs of our community.

I have volunteered at homeless shelters over the years and as recently as this winter.

I support the location of Juniper Ridge provided it is properly managed, organized, maintained and policed. It would be a location where service providers could center their services in one geographic area and provide their services without having to move from place to place.

Health and mental health service providers could also center their focus and the clients would have one area to get services or information about services.

I realize there is much opposition coming from the surrounding area based on the premise "NOT IN MY BACKYARD". I am sensitive to those concerns but the city must assure these people that supervision and police and mental health services will be a part of the solution.

Thanks for your time.

Oscar Sorlie

Sheila Reed

From: Morgan Greenwood <mgreenwood@coic.org>
Sent: Tuesday, December 15, 2020 12:08 PM
To: Sheila Reed
Cc: Board BMPRD
Subject: Housing For All letter of support
Attachments: H4A LoS for BPRD SDC waiver.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Sheila,

Please find attached a letter of support from Housing For All in regards to this evening's System Development Charges and Affordability agenda item. Please enter this letter into the record, and as time allows, please read this letter aloud.

Thank you sincerely,

Morgan Greenwood
Community & Economic Development Planner
Central Oregon Intergovernmental Council
541.729.5597

Sheila Reed

From: dickinson.randy <dickinson.randy@gmail.com>
Sent: Thursday, December 10, 2020 8:36 AM
To: Board BMPRD
Subject: Parks and trails, future livability in Bend.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear district staff and Board of Director members, Bend Park and Recreation District:

Please include my comments in the public record.

I moved here in 2017 buying a little house in the Larkspur Neighborhood near Brosterhaus and Murphy road. The one thing that impressed me the most was the prospect of good livability and the trail and park system in Bend proper. I enjoy Bend almost everyday on my Trike with my pup, Coal.

Yes, we should definitely take care of the homeless and have affordable housing. But if there needs to be a subsidy from the city of Bend, do not take it from the very thing that keeps Bend from becoming another Urban Sprawl City, The Parks and Trails.

Parks and trails are even more important to those living in apartments and smaller housing.

Thank you.

Randy Dickinson
20663 Wild Rose Ln.
Bend, OR 97702
(971)-284-3157
dickinson.randy@gmail.com

Sent from my iPad

Sheila Reed

From: Russ Hatch <russ.d.hatch@gmail.com>
Sent: Monday, December 14, 2020 10:26 PM
To: Sheila Reed; Board BMPRD
Subject: Please Prioritize Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Bend Parks and Recreation District Board,

Please enter this comment into public record.

My name is Russell Hatch, I am a Bend resident and outdoor enthusiast. I appreciate not only Bend's incredible natural setting, but our beautiful parks and public urban spaces as well. While I recognize the importance of funding parks, I also believe that affordable housing needs to be our community's highest priority. I'm writing to urge the Board to prioritize affordable housing by extending the SDC waiver exemption to support Bend families. The cost of living in Bend is expensive and even prohibitively so for too many of our neighbors. Extending the SDC waiver exemption will help make it possible for families to afford to live and thrive in our community. When it comes to affordable housing, we need to use every mechanism to reduce costs and make Bend a place where all residents can thrive.

Respectfully,

Russell Hatch

Sheila Reed

From: Russ Hatch <russ.d.hatch@gmail.com>
Sent: Monday, December 14, 2020 10:26 PM
To: Sheila Reed; Board BMPRD
Subject: Please Prioritize Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Bend Parks and Recreation District Board,

Please enter this comment into public record.

My name is Russell Hatch, I am a Bend resident and outdoor enthusiast. I appreciate not only Bend's incredible natural setting, but our beautiful parks and public urban spaces as well. While I recognize the importance of funding parks, I also believe that affordable housing needs to be our community's highest priority. I'm writing to urge the Board to prioritize affordable housing by extending the SDC waiver exemption to support Bend families. The cost of living in Bend is expensive and even prohibitively so for too many of our neighbors. Extending the SDC waiver exemption will help make it possible for families to afford to live and thrive in our community. When it comes to affordable housing, we need to use every mechanism to reduce costs and make Bend a place where all residents can thrive.

Respectfully,

Russell Hatch

Sheila Reed

From: Rima Wilson <rimawilson@pacificcrestgroup.org>
Sent: Tuesday, December 15, 2020 8:21 AM
To: Board BMPRD
Subject: PUBLIC COMMENT - 12-15-20 Board Meeting
Attachments: BMPRD Public Comment.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please accept the attached as a PUBLIC COMMENT to be entered into the public record and preferably read aloud at the 12-15-20 Board Meeting.

Thank you!

Rima Wilson, MA, HCCP
Funding Director
Pacific Crest Affordable Housing
5 NW Minnesota Avenue, Suite 210
Bend, OR 97703
541-390-4037

Sheila Reed

From: Cassi MacQueen <Cassi.M@saving-grace.org>
Sent: Tuesday, December 15, 2020 11:15 AM
To: Sheila Reed; Board BMPRD
Subject: To Chair Hovekamp and Members of the Bend Park and Recreation District Board

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Chair Hovekamp and Members of the Bend Park and Recreation District Board,

[Please enter this letter into the public record.]

Saving Grace provides supportive services to survivors of sexual assault and intimate partner violence. Our housing program assists survivors in accessing and maintaining a safe and affordable home that is free from violence. When a survivor is able to move into a deed-restricted affordable housing unit, it is truly life changing for the survivor and her children.

Unfortunately, housing needs are much greater than the current supply of affordable housing. When survivors are unable to access housing, they often must choose between returning to an abusive household, or becoming homeless. To prevent increased homelessness, and to ensure that our community members have access to safe and stable homes, increased development of affordable housing is needed.

SDC waivers are one of the very few tools available to incentivize the type of housing that our community urgently needs. Thus far, the SDC exemption program by Bend Park and Recreation District and the City of Bend has been incredibly beneficial to our clients and to the broader community. We are grateful for this collaboration. We request that the BPRD board vote to continue this program, and remove the unit cap on SDC exemptions for deed-restricted affordable housing.

We also would like to highlight the sentiment expressed in the Bend City Council's letter, "The need for stable, safe, and affordable housing is immense, and we need to carefully evaluate every mechanism we have to promote this housing. Now is the time to go 'all in' on supporting basic needs—food, housing, and health."

Respectfully,

Cassi MacQueen

Cassi MacQueen
 Executive Director at **Saving Grace**

A: 1004 NW Milwaukee Ave, Suite 100, Bend, OR
P: (541) 382-9227 • **W:** saving-grace.org

December 2, 2020

Dear Chair Schoenborn, and Members of the Bend Parks and Recreation Board:

As the Director of Homeowner Services for Bend-Redmond Habitat for Humanity, I am writing to express my support for the Bend City Council's request to remove the unit cap on SDC exemptions for deed-restricted affordable housing through the end of your resolution timeframe (December 31, 2022).

I believe that every family in Bend deserves a safe, stable place to call home. At Bend-Redmond Habitat for Humanity, our mission is to bring people together to build homes, communities and hope. Research supports a stronger economy, children's success in school, and thriving, diverse neighborhoods with safe, decent, and affordable housing. As highlighted by the City Council's letter, *"The need for stable, safe, and affordable housing is immense, and we need to carefully evaluate every mechanism we have to promote this housing. Now is the time to go 'all in' on supporting basic needs—food, housing, and health."*

SDC waivers for affordable housing, like those offered by the City of Bend and the BPRD exemption program, are crucial to the builders and developers of affordable housing. Without the Parks SDC exemption, our organization would lose an average of \$13,000 per home. See the example below (*Parks SDC's included in example)

	Expense	Revenue
FUNDRAISING		\$100,000
CDBG		\$25,000
AHF		\$0
ETO		\$5,000
LIFT		\$0
MORTGAGE		\$165,000
LAND	\$100,000	
*FEES/PERMIT	\$28,000	
CONSTRUCTION	\$160,000	
PROGRAM COST	\$20,000	
DEFICIT		(\$13,000)

Multiply that \$13,000 deficit times 11 homes annually, and we are at a loss of \$183,000. Keep in mind, this example also includes fundraising efforts of \$100,000 on each home as well. We need your support to make this pencil. Without it, we will lose the ability to house some of our nurses, policeman, teachers, and core workforce professionals. While we want to enjoy our parks and open spaces, we want Bend to remain a vibrant, healthy community where we all can raise our families and have a place to call home.

Respectfully,



DeeDee Johnson
Director of Homeowner Services

BOARD AGENDA COMMUNICATION

AGENDA DATE: January 5, 2021

SUBJECT: Budget committee member appointment

STAFF RESOURCE: Betsy Tucker, Finance Manager

PREVIOUS BOARD ACTION: Received budget committee applications at the December 15, 2020 meeting

ACTION PROPOSED: Appoint two members to the district's budget committee

BACKGROUND

**** Please bring with you the candidate applications handed out at the December 15 board meeting in case you need to reference them. ****

There are currently two vacant seats on the district's budget committee. These vacant seats will serve a term of three fiscal year budget processes, beginning with the 2021-22 fiscal year budget process. Tom Fisher and Joanne Matthews completed their term at the end of the budget process for fiscal year 2020-21.

At the December 15 board meeting, the board received applications from six candidates, and agreed to observe the following process: each board member will individually read, review and rate the candidates on their own time, and the ratings will be provided to staff by January 4 so that staff can summarize the data. Staff will provide to the board, at the meeting, the names of the candidates who received the highest combined ratings. The board will consider these candidates for appointment. The board may also select the appointees by a different method if they wish.

BUDGETARY IMPACT

The 2021-22 fiscal year's proposed budget is scheduled to be presented to the board and budget committee on May 17.

STAFF RECOMMENDATION

Staff recommends the board appoint two budget committee members to fill the vacant positions.

MOTION

I make a motion to appoint _____ and _____ to serve on the Bend Park and Recreation District's budget committee for a term of three fiscal year budget processes each, beginning with the 2021-22 fiscal year budget process.

ATTACHMENT

None

BOARD AGENDA COMMUNICATION

AGENDA DATE:	January 5, 2021
SUBJECT:	Approve Resolution No. 2021-01 related to System Development Charges (SDC) and Affordable Housing Waivers
STAFF RESOURCE:	Michelle Healy, Deputy Executive Director Lindsey Lombard, Administrative Services Director
PREVIOUS BOARD ACTION:	June 4, 2019 - Adopted Ordinance 12: System Development Charges, and accompanying Resolutions No. 421, 422, 423, 424, and 425
ACTION PROPOSED:	Adopt Resolution 2021-01
STRATEGIC PLAN:	
Pillar:	Operations and Management Practices
Outcome:	A balance between caring for existing infrastructure and new development
Strategy:	Ensure the district is maintaining its adopted level of service targets

BACKGROUND

On June 4, 2019 the board approved resolution No. 423 that provided park SDC waivers for up to 400 units of deed restricted affordable housing. The SDC waiver program was created as a three-and-a-half-year pilot program that sunsets on December 31, 2022. The board placed a cap on the number of units in order to balance the benefit of providing an incentive to build affordable housing with the goal of maintaining the comprehensive plan designated level of service. The cap was also a tool the board established to manage the fiscal responsibility of the district.

Over the past two months, staff brought information regarding the district's park system development charge (SDC) program and the affordable housing waiver program to the board for discussion. The board discussed this topic on November 17, December 1 and December 15. These discussions were prompted by a request by the city of Bend earlier this fall that the district lift the 400-unit cap on the district's SDC waiver program.

The board asked staff to bring a draft resolution for consideration to the January 5, 2021 board meeting that would provide some additional waivers in response to the city's request. The proposed resolution No. 2021-01 (attached) would provide 75 additional waivers per calendar year, over the next two years for a total of 150 additional waivers. This caps the number of SDC waivers at a total not to exceed 550 waivers through the sunset date of December 31, 2022. With a total expected revenue reduction of between \$3-3.5 million for the program.

Furthermore, the resolution requires that approval of these additional waivers would have the condition that deed restricted Affordable Housing projects with 50 or less units shall receive an SDC waiver for 100% of the units requested within a single development phase. Affordable housing

projects with 51 or greater units, would receive an SDC waiver for 50% of the total units requested (rounded up to next full unit) in a single development phase. No one project phase shall receive more than 75 waivers total in a single development phase.

In anticipation that the City plans to extend the waiver program beyond December 31, 2022, the resolution also requests the city establish a work group, in advance of the sunset date, to discuss and consider additional options for the program, which would include incentives to support Affordable Housing development while reducing the need to waive SDCs.

The reduction in SDC revenue over the next two years for the additional 150 waivers is estimated be between \$875K and \$1.2M, depending upon the type of development. This revenue reduction will be addressed during the preparation of the next five-year capital improvement plan, likely through adjustments to the timing and/or scope of planned community park projects.

BUDGETARY IMPACT

SDCs are the main source of funding for the development of parks, trails and recreation facilities to serve growth. They support the district's goals of maintaining the same level of service as population increases and to assure the benefit of having parks that past generations have enjoyed. The SDC methodology establishes the SDC fees, which influence future revenues for SDC eligible projects in the district's adopted Capital Improvement Plan. The total revenue reduction for the SDC waiver program for affordable housing, including the additional waivers proposed in Resolution No. 2021 – 01, is estimated to be between \$3 million and \$3.5 million, depending upon the type of development.

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2021 – 01.

MOTION

I move to approve Resolution No. 2021 - 01, adopting additional SDC waivers for Affordable Housing.

ATTACHMENTS

Attachment A – Resolution No. 2021 - 01, adopting additional SDC waivers for Affordable Housing

BMPRD RESOLUTION NO. 2021-01

A RESOLUTION OF THE BEND PARK AND RECREATION DISTRICT BOARD OF DIRECTORS ADOPTING ADDITIONAL SDC WAIVERS FOR AFFORDABLE HOUSING

WHEREAS, the high demand and limited supply for housing in Bend has led to an increase in the cost of housing for both owner-occupied and rental units, and most new housing being developed is affordable only for those with above-median income; and

WHEREAS, the cost to develop housing includes not only the cost of land and construction, but also the cost of associated permits and fees, including System Development Charges (“SDCs”); and

WHEREAS, BMPRD Ordinance No. 12, and the associated Methodology Report: Parks System Development Charges, includes provisions allowing the Board to designate by resolution the types of residential development for which a waiver from SDCs may be applied; and

WHEREAS, on November 1, 2017, the City of Bend adopted City Ordinance No. NS-2298, an exemption from transportation, water, and sewer SDCs for qualified affordable housing projects; and

WHEREAS, on June 4, 2019, the District approved Resolution No. 423 adopting SDC waivers for up to 400 units of deed-restricted Affordable Housing, available through December 31, 2022; and

WHEREAS, as of December 2020, the District had approved 380 of the 400 available Affordable Housing SDC waivers, and desires to approve additional waivers for use through the original sunset date in Resolution No. 423, December 31, 2022.

NOW, THEREFORE, the Board of Directors hereby resolves as follows:

1. Parks SDCs shall be waived for Deed Restricted Affordable Housing projects which are approved for exemption from City transportation, water, and sewer SDCs by the City of Bend Affordable Housing Advisory Committee, and that meet or exceed the 30-year deed restriction requirement.
2. The additional Affordable Housing waivers authorized by this Resolution shall not exceed 150 units, of which no more than 75 units shall be approved in any calendar year. The additional Affordable Housing waivers authorized by this Resolution will automatically sunset and cease to be available after December 31, 2022.
3. Deed-Restricted Affordable Housing projects with 50 or fewer units may receive SDC waivers for up to 100% of the units within a single development phase. Deed-Restricted Affordable Housing projects with 51 or greater units, may receive SDC waivers for up to 50% of the total units (rounded up to next full unit) in a single development phase. No project shall receive more than 75 total waivers (in any one development phase).
4. If the City of Bend requests that the District provide additional park SDC waivers for Affordable Housing beyond December 31, 2022, a work group of City and District representatives should be established, in advance of the sunset date, to discuss and consider extension of the program, including strategies to support Affordable Housing development that reduces the impact on District SDC revenues.
5. Capitalized terms used, but not defined, in this Resolution shall have the meanings given such terms in Ordinance No. 12.
6. Miscellaneous. All pronouns contained in this Resolution, and any variations thereof, will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the context

may require. The singular includes the plural and the plural includes the singular. The word “or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. The provisions of this Resolution are severable. If any section, subsection, sentence, clause, or portion of this Resolution is for any reason held invalid, unenforceable, or unconstitutional, such invalid, unenforceable, or unconstitutional section, subsection, sentence, clause, or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, or constitutionality of the remaining portion of this Resolution. This Resolution may be corrected by resolution of the board to cure editorial or clerical errors.

ADOPTED by the Board of Directors of the District on this 5th day of January, 2021.

Nathan Hovekamp, Board Chair

Attest:

Don P. Horton, Executive Director

BOARD AGENDA COMMUNICATION

AGENDA DATE:	January 5, 2021
SUBJECT:	Approve Acceptance of Dedicated Property from Rio Lobo Investments LLC
STAFF RESOURCE:	Henry Stroud, Planner Michelle Healy, Deputy Executive Director
PREVIOUS BOARD ACTION:	None
ACTION PROPOSED:	Authorize Executive Director to Execute Statutory Bargain and Sale Deed
STRATEGIC PLAN:	
Pillar:	Operations & Management Practices
Outcome:	A balance between caring for existing infrastructure and new development
Strategy:	Ensure the district is maintaining its adopted level of service targets

BACKGROUND

In April 2019, 700 acres of property on Bend's westside was rezoned to allow for residential development in what is now known as the "Westside Transect Zone." The transect zone is intended to provide for a transition area between urban development within the City of Bend and natural lands including Shevlin Park, Tumalo Creek and the Deschutes National Forest.

Rio Lobo Investments LLC (Rio Lobo) is developing a 307-acre residential subdivision known as "Westgate." Prior to the development of Westgate, Rio Lobo entered into a binding agreement with Land Watch that limited the number of homes that could be built to 100, required the implementation of a wildfire and forest health management plan, and required the establishment of no build zones to protect wildlife habitat. This agreement also gave Rio Lobo Investments the right to transfer 8.2 acres of open space to a third party. BPRD has negotiated with Rio Lobo to transfer the property to BPRD at no cost.

Per the terms of Rio Lobo's agreement with Land Watch, development on the 8.2-acre parcel is limited to trails and it must be maintained as open space in accordance with wildfire and forest management plan negotiated between Rio Lobo and Land Watch. The property is located immediately adjacent to a planned neighborhood park and provide additional space for passive recreation. Additionally, it will facilitate completion of the Manzanita Trail, a planned BPRD trail that will link several residential developments in West Bend to Shevlin Park. In 2020, BPRD acquired several trail easements adjacent to the property and have begun construction of the Manzanita Trail in this area.

BUDGETARY IMPACT

There are no direct budget impacts to acquire this property, other than some minor costs related to due diligence including legal review, environmental inspection, and title insurance. However, ongoing costs for managing the property as a natural space area and maintaining approximately ½ mile of natural surface trail are expected.

STAFF RECOMMENDATION

Staff recommends authorizing the executive director to execute the statutory bargain and sale deed with Rio Lobo Investments LLC.

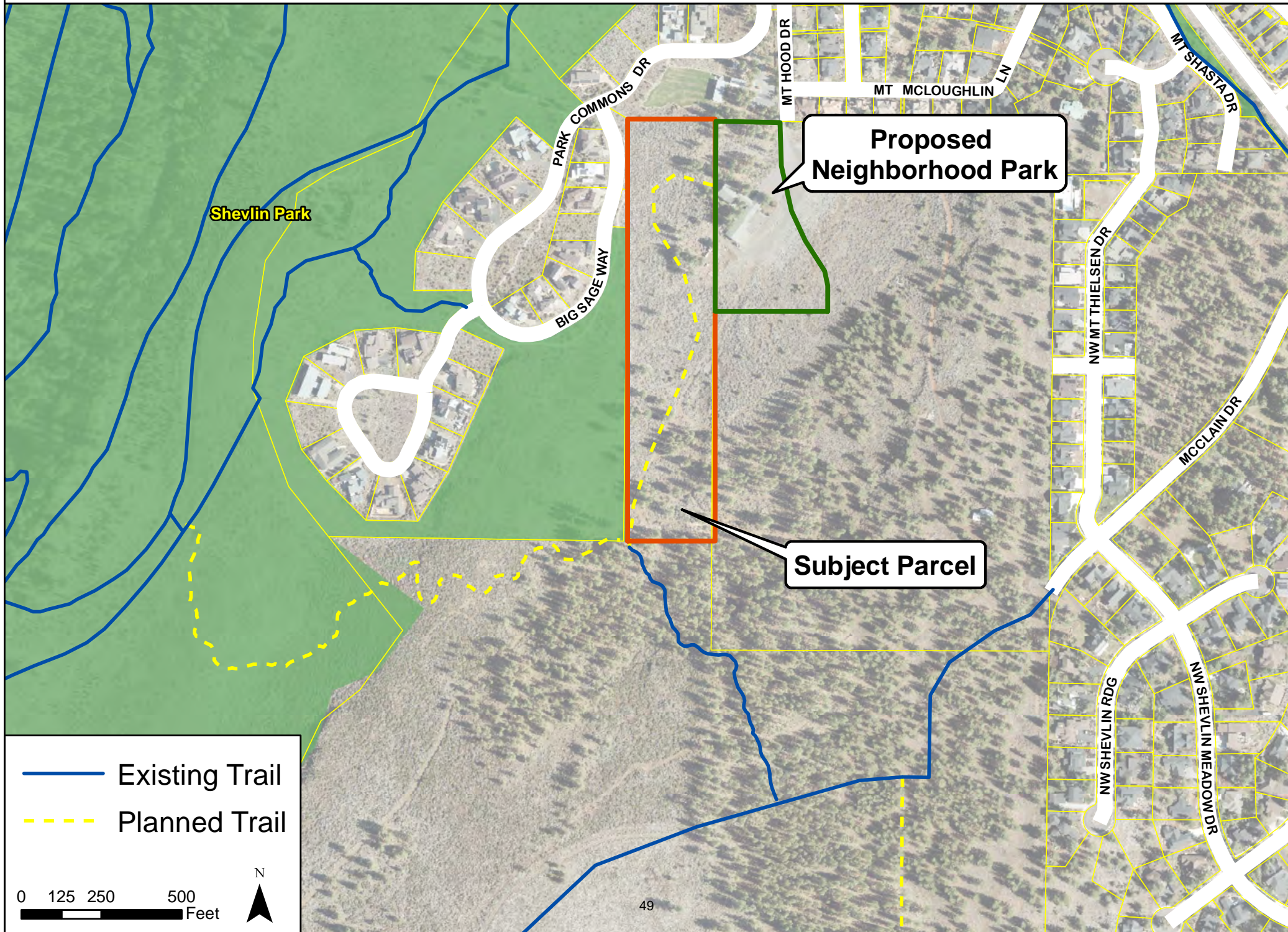
MOTION

I move to authorize the executive director to execute the statutory bargain and sale deed with Rio Lobo Investments LLC for the acquisition of 8.2 +/- acres of property at no cost.

ATTACHMENT

Attachment A - Subject Property

Westgate - Proposed Open Space Acquisition



BOARD AGENDA COMMUNICATION

AGENDA DATE:	January 5, 2021
SUBJECT:	Construction Contract Award for Alpenglow Community Park
STAFF RESOURCE:	Jason Powell, Construction Manager Brian Hudspeth, Development Manager
PREVIOUS BOARD ACTION:	July 15, 2014, Approved Land Acquisition; June 6, 2017, Approved Park Name; October 3, 2017, Approved Professional Services Contract; March 6, 2018, Adopted Master Plan; July 17, 2018, Approved Amendment to Professional Services Contract; July 16, 2019, Approve Amendment to Professional Services Contract for Alpenglow Park; September 2, 2019, Approve Utility Construction Agreement; August 18, 2020 Approve 15 th Street Trail Bridge Construction Contract
ACTION PROPOSED:	Award Construction Contract
STRATEGIC PLAN:	
Pillar:	Operations & Management Practices
Outcome:	A balance between caring for existing infrastructure and new development
Strategy:	Ensure the district is maintaining its adopted level of service targets

BACKGROUND

The 37-acre Alpenglow Community Park property is characterized by semi-arid high desert vegetation with mature stands of Ponderosa Pine, mature Junipers, a basalt ridge designated as an area of special interest by the City of Bend, and views to the west of the Cascade Mountain Range. Alpenglow Park will serve the community's recreation, social, and cultural needs and activities. By doing so, it will provide opportunities for a wide array of recreation activities ranging from active to passive recreation through a multitude of programming elements and amenities.

The district began public outreach for Alpenglow Community Park in January 2017, and approved a master plan in March of 2018. Design and permitting activities have been underway since that time. Elements of the park include an off-leash area, outdoor event space, open lawn area, shade structure, restrooms, splashpad, play area, demonstration garden, climbing/bouldering area, paths, trails and natural space.

On October 15, 2020, the district advertised the Alpenglow Community Park construction project as a lump sum bid. A mandatory pre-bid meeting was held for all prospective bidders on October

29, 2020. Bids were opened and read on November 19, 2020. The base bid includes construction of Alpenglow Community Park. The alternate includes construction of a parking area at the north end of the park, with access from Murphy.

The following seven bids were received:

K&E Excavating, Inc.:	Base Bid: \$7,115,400 Alternate: \$245,000
Griffin Construction LLC:	Base Bid: \$5,423,000 Alternate: \$191,000
JAL Construction, Inc.:	Base Bid: \$7,792,500 Alternate: \$231,000
Kirby Nagelhout Construction Company:	Base Bid: \$6,432,580 Alternate: \$213,500
Knife River Corporation - Northwest:	Base Bid: \$6,762,791 Alternate: \$134,900
2KG Contractors, Inc.:	Base Bid: \$7,043,600 Alternate: \$206,000
Pence Construction, LLC:	Base Bid: \$7,495,000 Alternate: \$250,000

The lowest bid was Griffin Construction LLC in the amount of \$5,423,000. The engineer's estimate for construction was \$7,157,759.

BUDGETARY IMPACT

The district's 2021-25 Capital Improvement Plan (CIP) includes \$11,395,800 in park system development charges to develop Alpenglow Park. To date the district has spent \$2,026,889.44 on utility construction, design and permitting, as well as approved \$384,942 for the construction of the 15th Street Trail Bridge.

Accepting the low bid of \$5,423,000, as well as the alternate for \$191,000, plus a 15% contingency of \$842,100, brings the total funding allocated for the construction of Alpenglow Community Park to \$6,456,100. This leaves a remaining funding allocation of \$2,527,868.56 to cover any additional design and permit costs, inspections and testing, and miscellaneous district expenditures.

STAFF RECOMMENDATION

Staff recommends that the board award a construction contract to the low bidder, Griffin Construction LLC, for a total contract amount of \$5,614,000. Staff further recommends the board approve a 15% contingency of \$842,100, for a total construction budget not to exceed \$6,456,100.

MOTION

I move to authorize the executive director to award a construction contract to Griffin Construction LLC, for construction of Alpenglow Community Park for a total bid amount of \$5,614,000, and to approve an additional 15% construction contingency of \$842,100, for a total construction budget not to exceed \$6,456,100.

ATTACHMENT

None



PLANNING & DEVELOPMENT PROJECT UPDATES January 2021

COMMUNITY AND REGIONAL PARK PROJECTS



Drake Park DRT & Bank Improvement Project: Staff is still working with the last 3 landowners (PP&L, Deschutes Opportunity Development LLC, and Mirror Pond Solutions) to obtain the required right of way easements needed to construct the trail. The USACE is still processing the joint permit and is awaiting a signature from Mirror Pond Solutions as an adjacent property owner to the project. The Land and Water Conservation grant the district received from State Parks last spring still must go before the National Parks Service for approval. This is not expected to happen until this coming spring followed by a Notice to Proceed sometime this coming summer. This will allow staff to start work within the area of the grant, which is anything within the Drake Park property. BPRD could start work outside of that area sooner when easements and permits are complete.



Alpenglow Community Park: The construction contract will be going to the board for approval in January, with ground breaking expected to begin later this winter with project completion in spring 2022. The installation of the COID bridge is underway, with the bridge placement scheduled to happen in the new year. Staff will continue to coordinate with adjacent property owners and neighbors during construction, keeping them updated on the progress of the park.



Larkspur Community Center (Bend Senior Center): Punch list items are still being completed and there are a few “long lead time” items that are on order for the project. It is expected that the punch list will be fully completed and the notice of final completion will be ready by the end of January. The Recreation department now has full control of the facility.



JSFC Pool Tank Renovation: The GMP contract amendment has been executed. Construction is starting early January 2021 and expected to be complete June 2021.



Big Sky Park Expansion: The project is currently on hold due to the effects of COVID-19. The district will reassess when to put the project back out to bid during the upcoming CIP process.

NEIGHBORHOOD PARK PROJECTS



Goodrich Pasture Park: Goodrich Pasture Park is under construction. Work is nearly complete, with sign-off on the street work expected soon, the playground is in and landscape nearly complete. Site furnishings and signs are being installed. Final acceptance of the landscape and turf is expected in spring of 20201 with the park opening at that time.



Northpointe Park: Construction documents are in progress and 90% CDs are being reviewed this month. The project was submitted for land use review in December with the project expected to go out to bid spring 2021.



Shevlin West Park Land: Construction of the Shevlin West subdivision is underway. The developer of the subdivision is required to dedicate 3.5 acres of park land for a neighborhood park. The developer is constructing the required roads and sidewalks adjacent to the park. The district's legal counsel prepared a purchase and sale agreement (PSA) that includes reimbursement to the developer for the road and sidewalk costs. The agreement is currently being reviewed by the developer. Staff anticipates the PSA will be presented to the board this winter for final approval. This new park land will fill the neighborhood park need in park search area #9, identified in BPRD's 2018 Comprehensive Plan.



Hollygrape Park ADA Improvements: Projects documents are completed for this project. A start date for bidding and construction will be discussed as the district works through the budget for the new fiscal year.

RIVER PROJECTS



Riverbend South Access and Restoration Project: UDWC applied to OWEB for the final piece of funding for the project. Nine projects were submitted to OWEB in this cycle and five, including this one (ranked 5th of those five), were recommended for funding. Feedback from the OWEB review committee was that it was a very strong application with no concerns or major questions. The reason it was rated as the fifth for funding is that, compared to the other submitted projects, it had the least amount of ecological uplift. With this decision, the only way it will be funded is if the amount of money that our region is given, based on revenues from lottery dollars, will be enough after the four projects ahead of this one are funded. OWEB should be finding out in the new year what those total revenues will look like, giving the district a better idea of available funding. UDWC and staff are still planning to begin applying for permits this spring/summer.



Deschutes River Access and Habitat Restoration Plan: After extensive feedback from the focus group and staff, the project team has developed a draft project list to facilitate achieving the plan's objectives. The list includes a total of 34 projects that are ranked in priority groupings. On January 19, staff will review the draft project list with the board in advance of public outreach commencing in February.

TRAIL PROJECTS



Central Oregon Historic Canal Trail Road Crossing Safety Improvements: BPRD has completed design work for safety upgrades to four road crossings on the Central Oregon Historic Canal Trail; Blakely Road, Brosterhous Road, Ferguson Avenue and 27th Street. Staff is now working to acquire an easement near Brosterhous Road and the necessary permits to complete the work. The district intends to install the upgrades at the Blakely Road and Brosterhous Road crossings in the next fiscal year, with upgrades to the remaining crossings coming online in subsequent years as additional sections of the trail are improved near those locations. BPRD was recently awarded a grant of \$64,218 from the Deschutes County MPO to fund construction of the Blakely, Brosterhous and Ferguson crossings.



Canal Row Park Trail Connection: BPRD is working on a new 520-foot trail project that will fill a gap between an existing multi-use trail adjacent to Butler Market Road and Canal Row Park. The trail will greatly enhance connectivity from the surrounding neighborhoods by creating a trail through a heavily trafficked section of Butler Market that currently has no sidewalks. Working with a consultant, BPRD recently completed survey of the property and will begin design work this Winter. Construction of the trail is anticipated mid-2021.



Haul Road Trail: The majority of the easements for this project (permanent and temporary) have been obtained. Staff is working on wrapping up the remaining easements needed for the project. The project was submitted for right of way permit review in December. Construction is anticipated to begin summer 2021.



Discovery West Trails: Brooks Resources recently submitted the final plat plan for phase 1 of the Discovery West residential subdivision. This triggered a requirement to provide BPRD with a temporary trail easement connecting the existing trails within Discovery Park to the Tree Farm neighborhood trails, which connect to Shevlin Park. The temporary trail will run along an existing gravel road that is well suited to trail use. The temporary trail easement has been completed and BPRD will begin installing signage in preparation for opening the trail this winter. As additional phases of Discovery West are platted, the temporary trail will be relocated and converted to a permanent asphalt trail that will run through land being granted to BPRD.



Southeast Area Plan Trail Development Code: BPRD staff have been coordinating with the city on code development related to trails for the Southeast Area Plan. The south east area is located between 15th Street and 27th Street south of Ferguson Road. The development code will require the development of an extensive system of multi-use trails which includes the High Desert Trail, a BPRD trail that will connect Alpenglow Park to High Desert Park, and will clearly stipulate that BPRD is granted easements for the sections of trail the district intends to operate. This new code can be used as a model for future area plans and to modify existing city code related to trail development which is being reviewed as part of the new trail maintenance agreement.



Trail Maintenance Intergovernmental Agreement: BPRD staff has been working with the City of Bend to draft a new agreement that will clarify trail maintenance responsibilities and improve coordination with city on trail construction that occurs through private land development. BPRD continues to update the trail map database which has been shared with the city and contains improved information regarding trail alignments, underlying easements/ownership, and current maintenance responsibilities. A draft of the agreement is complete and has been reviewed by the city's legal department. It is now being reviewed by BPRD's legal team for final revisions. Additionally, BPRD staff is working with City staff on a set of revisions to the Bend Development Code to support the agreement. We anticipate that Bend's City Council will approve the recommended code changes and the agreement in early 2021.

OTHER PROJECTS AND FUTURE DEVELOPMENT



Murphy Road Development: BPRD and JL Ward Co. are coordinating on provision of a district park and natural area in this development in southeast Bend. The 102-acre development extends both north and south of Murphy Road and east of Country Club Drive. The proposal includes a 2.5-acre neighborhood park adjacent to an 11-acre natural area with almost a mile of natural surface trail. The development is zoned standard density residential and is expected to include 399 single-family homes and 49 townhomes.



Easton Master Plan Development: BPRD and Pahlisch Homes are coordinating on provision of a park and trails in southeast Bend. The district's comprehensive plan calls for a park (search area #28) and a portion of the future High Desert Trail in this area. The Easton development is east of 15th Street and the future Caldera High School. The property is 75 acres and zoned standard density residential. The development will include approximately 428 single family homes and 127 townhomes, a 2.75-acre park, a recreation center and additional trails within the development.



City of Bend Transportation System Plan Update (TSP):

The City of Bend officially adopted the new Transportation System Plan on September 2nd, 2020. The updated plan will guide transportation development and spending in Bend over the next 20 years.

During the plan making process, BPRD staff attended meetings of the Citizen Transportation Advisory Committee, the Planning Commission, and the City Council. Staff also worked closely with the city's project management team and provided data regarding the locations of existing and planned trails, gave input on the proposed network of low stress bicycle routes to promote connectivity to BPRD's trail system, and reviewed the plan's proposed policies and actions to ensure consistency with BPRD's comprehensive plan and promote enhanced bicycle and pedestrian mobility.

This November, a \$190M general obligation bond to fund transportation projects was approved by voters. The bond includes:

- \$19.8M for bicycle and pedestrian improvements on 12 key routes throughout the city, many of which will provide enhanced access to parks and trails.
- \$12M for bicycle and pedestrian improvements to 3 east-west corridors that cross US97. One of these corridors runs from Juniper Park to downtown Bend via Hawthorne Avenue.
- \$3.5M for multi-modal improvements on Portland Ave between Pioneer Park and College Way.



Petrosa Master Plan Development: BPRD and Pahlisch Homes are coordinating on a park and trails in the UGB northeast edge expansion area. The master plan includes a 5-acre neighborhood park, and a section of the NUID Canal Trail, which will both be managed by the district and called for in the district's

master plan (park search area #4). Other trails and open spaces will be managed by an HOA. Staff are currently negotiating a development agreement, to be considered by the board at a future board meeting. Petrosa encompasses 177 acres, and will include 120 townhomes, 442 apartments and 532 single-family detached units.

Petrosa Master Plan in Bend's Development Code:

<https://www.codepublishing.com/OR/Bend/#!/BendDC02/BendDC0207U.html#XXI>

Developer's website: <https://petrosabend.com/>



SDC Waivers for Affordable Housing: Park SDC waivers for 380 units have been approved through coordination with the City of Bend's Affordable Housing Committee. This leaves 20 waivers available through the end of 2022. In addition, staff and legal counsel have completed the necessary deed restriction documents for four of the developments, totaling 312 units.



Diversity, Equity and Inclusion (DEI) Initiative: Talitha Consults of Tukwila, Washington was awarded a contract to lead the DEI Initiative. The project will begin in January and will include an organization assessment and action plan.

Board Calendar 2021

**This working calendar of goals/projects is intended as a guide for the board and subject to change.*

January 19

Work Session

- ◆ River Habitat Restoration and Access Plan Update – *Sarah Bodo and Rachel Colton (60 min)*

Business Session

- ◆ Accept 2019-2020 CAFR – *Betsy Tucker and Brenda Bartlett (15min)*
- ◆ Petrosa Agreement Approval (Park Search Area) – *Sarah Bodo (30 min)*
- ◆ Shevlin West Agreement Approval (Park Search area) – *Michelle Healy (15 min)*

February 2 – Board Workshop

No regular meeting

February 16

Work Session

- ◆ Larkspur CMGC post construction report – *Brian Hudspeth (15 min)*
- ◆ LOS Walkshed analysis update – *Sarah Bodo and Henry Stroud (20 min)*

Business Session

- ◆ Approve Petrosa Neighborhood Park Master Plan – *Ian Isaacson (10 minutes)*

March 2

Work Session

Recreation Report

Business Session

March 16

Work Session

- ◆ River Habitat Restoration and Access Plan Update – *Sarah Bodo and Rachel Colton (30 min)*

Park Services Report

Business Session

April 6

Work Session

Recreation Report

Business Session

April 20

Work Session

Park Services Report

Business Session

May 4

Work Session

Recreation Report

Business Session

BUDGET MEETINGS May 17 and 19

May 18

Work Session

Park Services Report

Business Session

June 1

Work Session

Recreation Report

Business Session

- ◆ Adopt Resolution No. XXX – Adopting a Revised Fee Schedule for System Development Charges, effective July 1, 2021 – *Lindsey Lombard*
- ◆ Hold Public Hearing and Adopt Resolution No. XXX – Adopting the Budget and Making Appropriations for Fiscal Year 2021-22, and Adopt Resolution No. XXX - Imposing and Categorizing Taxes for Fiscal Year 2020-21 – *Lindsey Lombard*
- ◆ Adopt CIP – *Michelle Healy*

IGA with the City for Planning – *Michelle Healy and Don Horton (45 min)*

Recreation Programming Plan – *Matt Mercer and Michael Egging*

Transportation Discussion with CTAC– *Eric King and Susanna Julber (45 min)*

IGA with the City for Mirror Pond Silt Removal – *Don Horton (30 min)*

Annexation – Smallwood Property – *Sarah Bodo (10 min)*

Refund Policy – *Matt Mercer*

Award construction contract for Big Sky Park – *Brian Hudspeth (15 min)*

Recreation Report: Next Steps Program – *Monica McClain-Smith and Carolyn Creedican (15 min)*

Park Services Hard Surface Program – *Jason M and Alan Adams (15 min)*

Centennial Celebrations – *Julie Brown (20 min)*

Agreement for Riverbend South project with UDWC – *Ian Isaacson (20 min)*

Park Services Report: Fleet and Equipment Program – *Roy Radcliff (15 min)*

Park Services Report: Prescribed Fire – *Jeff Amaral (30 min)*

Park Services Report: Hardsurface Program – *Alan Adams and Jason Monaghan (15 min)*

Approve Credit Card Processor Contract – *Justin/Jut/Betsy*

Update on Bi-lingual Communications – *Julie Brown and Kathya Avila Choquez (20 min)*

SDC's and Affordable Housing

Contract Award for Hollygrape ADA – *Jason Powell (10 minutes)*