



Meeting Summary

Meeting:	Hwy 99/Bear Creek Greenway Visioning Project – CAC Meeting #2
Project No.:	18940.G
Meeting Date:	9/28/2023
Attendees:	Laura Buhl, David Sacamano, Anais Mathez, Johnathon Brecheisen, Ben Brecheisen, Hillary Rufi, Paul Kay, Michael Biggs, Will Volpert

The purpose of CAC Meeting #2 was to review project updates, recap the Placemaking Workshop, and discuss the Placemaking Recommendations Report.

Project Overview/Refresher

Laura provided an overview of the TGM program, which works as a program between ODOT and DLCD. This program focuses on smart growth principles, including balanced transportation choices, economic growth, and environmental stewardship.

The project is nearing the end of phase 1, the visioning phase. This phase worked to create a cohesive vision, enhance opportunities for multimodal transportation, promote mixed use development and economic viability, increase housing options, and explore placemaking strategies. Phase 2 provide comprehensive plan and development code recommendations.

Project Updates

The draft Placemaking Recommendations Report will be finalized based on CAC discussion after this meeting. The Comprehensive Plan and Development Code Evaluation memo is currently under internal review and will be shared with the CAC and PAC in Phase 2.

Recap of Placemaking Workshop

Anais discussed key themes from the placemaking workshops in May. Placemaking ideas and themes included street trees, gateway features, green infrastructure, mixed-use buildings, pedestrian crossings, expanding lodging and food options, increasing public plazas and green spaces, and expanding affordable housing. There was also a conversation around the potential of the Talent irrigation district property as a civic space. Improving connections between neighborhoods and open spaces was also discussed.

Review and Discussion of Draft *Placemaking Recommendations Report*

Participants spoke about the relocation of the mobile home park that serves as the main entry to Talent. Additionally, Ben suggested the south end of Talent could provide better access to the bike path and help connect those neighborhoods. Participants urged for the relocation of the Talent Irrigation District (TID).

Paul suggested the use of action verbs at the beginning of the report's key recommendations and offered several edits for geographic accuracy. The impact of annexations on transportation going in and out of Phoenix was also discussed. Participants talked about the importance of defining the downtown areas as well as potential gateways,



especially as the city expands and businesses develop. Will pointed out areas in Phoenix that could serve as gateways.

Transportation opportunities were presented and discussed by Anais, Paul, Ben, David, and Laura. Ben mentioned the importance of building materials that are aesthetically pleasing as well as design guidelines. It was cautioned that a balance must be struck between requiring visually appealing buildings and making sure that materials are affordable enough to encourage development. Laura also mentioned the possibility of controlling certain land uses, like storage units, that might have a negative impact on the area.

The team discussed the importance of incentives for motivating investment in quality projects. Much of the team endorsed the use of incentives in code amendments, with participants noting that incentives could be in use with voluntary measures, and that education and information about incentive programs is lacking. The group expressed interest in exploring both programmatic and regulatory incentives for Phase 2.

The team discussed the second phase of a project related to land use planning and development codes. Anais highlighted that the project would involve evaluating and potentially amending various code sections, including setbacks, vision clearances, building heights, and open space requirements. Laura added that different standards could apply along the corridor and that recommendations for speed limits are beyond the scope of this project since HWY 99 is an ODOT facility.

Ben expressed his interest in learning about resources for preliminary discussions with builders and the possibility of grants for public projects. Anais suggested that the Energy Trust is a reputable organization that provides such resources. Hillary mentioned that the City of La Pine has dedicated staff to assist with business development. Laura highlighted the burden on small towns to provide business resources due to their limited staffing. Kristen also expressed the challenge small cities face in securing funding for staffing and projects.

Next Steps

Laura outlined the process for moving into the second phase of the project, which would begin next year. Final comments from the group included:

- Consider the need for gateway elements as the city expands.
- Consider exploring incentives for improving building design and materials.
- Consider incorporating architectural standards into mini-storage development.
- Explore ways to promote education and information about existing incentives.
- Consider reaching out to the Energy Trust for guidance on grants.
- Explore the possibility of a community resource database to help move the project forward.
- Consider reaching out to the City of La Pine for insights on establishing a business liaison position.

Laura will send out the Development Feasibility Memo and the Code Evaluation document for review and Anais will send out final checks to CAC members for their time and attendance. The meeting adjourned at 7pm.