

Bend Municipal Airport Urban Renewal Plan



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Urban Renewal Background

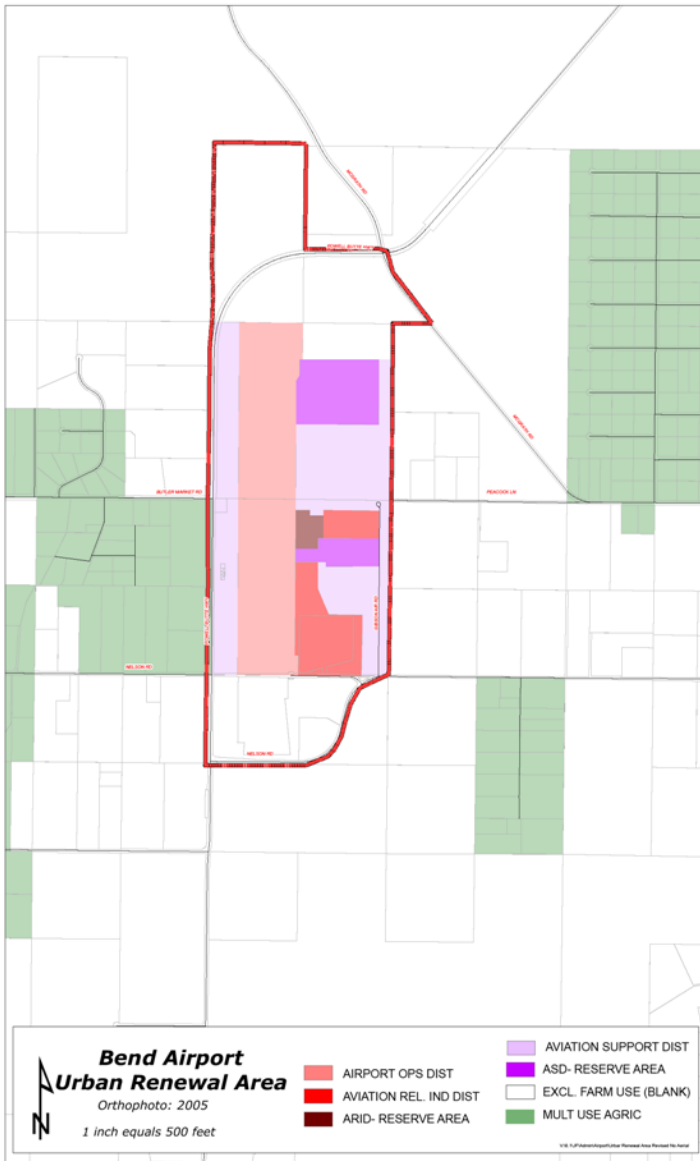
- The purpose of urban renewal is to improve certain areas that are poorly developed or underdeveloped.
- Urban renewal is implemented through an urban renewal agency. County Commission action on April 23, 2008.
- Types of typical urban renewal projects:
 - Construction or improvement or improvement of infrastructure
 - Assistance for rehabilitation or redevelopment of property
 - Acquisition of property
- Urban Renewal with Tax Increment Financing:
 - Frozen base established
 - Growth in assessed value over frozen base allocated to Area
 - Projects financed through taxes from growth in assessed value

Bend Municipal Airport

- Opportunity to further its role as an economic engine for the Bend Area.
- Infrastructure needs at the Airport to allow for expansion of existing businesses and recruiting of new businesses.
- Infrastructure needs to support increased tourism/recreation.

Area

526 acres including 22.63
acres of right of way
415 acres in Airport use
Remainder in Exclusive
Farm Use (EFU)



Goals and Objectives

- **Economy:** Diversify the economic base in the Deschutes County and strengthen the Area's role as a regional economic center.
- **Traffic and Transportation:** Implement transportation improvements that will maintain the ability of the Airport to serve general aviation and aviation-related development in Deschutes County, increase access to the Area and mitigate traffic impacts.
- **Land Use:** Ensure an adequate supply of appropriately zoned land to provide for the development of aviation uses.

Projects

Taxiway and Runway Improvements

1. Construct New Taxiway B
2. Reconstruct Taxiway A
3. Widen Runway
4. Lengthen Runway
5. Pavement Expansion: Westside Expand North Ramp
6. Pavement Expansion: Westside Expand South Ramp
7. Runway Upgrading

Aviation Safety Improvements

1. Air Traffic Control Tower
2. Compass Rose
3. Fencing Improvements: Powell Butte Highway
4. Fencing Improvements: Airport Frontage
5. Fencing Improvements: Install Perimeter Fencing
6. Auto Parking Improvements
7. Demolish Homes Acquired Inside 65 dBA DNL and 70 dBA DNL

Projects

Development

1. Construct Airport Facilities Building: Administration, Maintenance, Meeting/Conference Room and Classroom
2. Construct Hangars for Airport to Own and Lease
3. Expand Heliport/Helipad

Property Acquisition

1. Purchase Property Inside 65 dBA DNL and 70 dBA DNL for Additional Airport Development and for Noise Buffer

Planning

1. Airport Master Plan
2. Administration of Urban Renewal Plan

Projects

Public Safety Improvements.

1. Construct Fire Substation

Airport Area Infrastructure Improvements

1. Road Improvement: Powell Butte Highway at Butler Market Road
2. Road Improvements: Powell Butte Highway

Relationship to Local Goals and Objectives

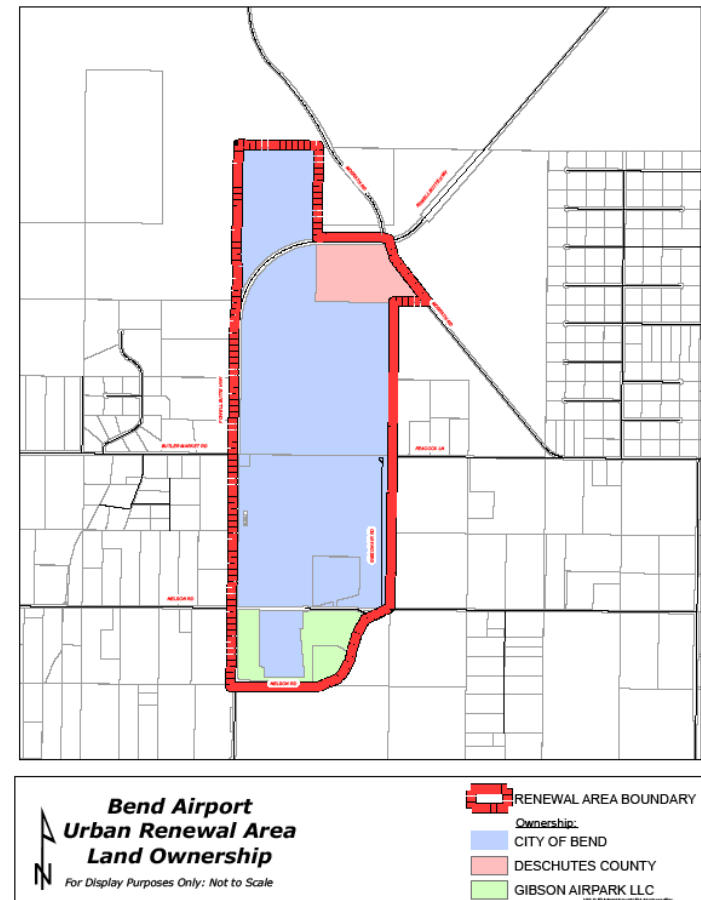
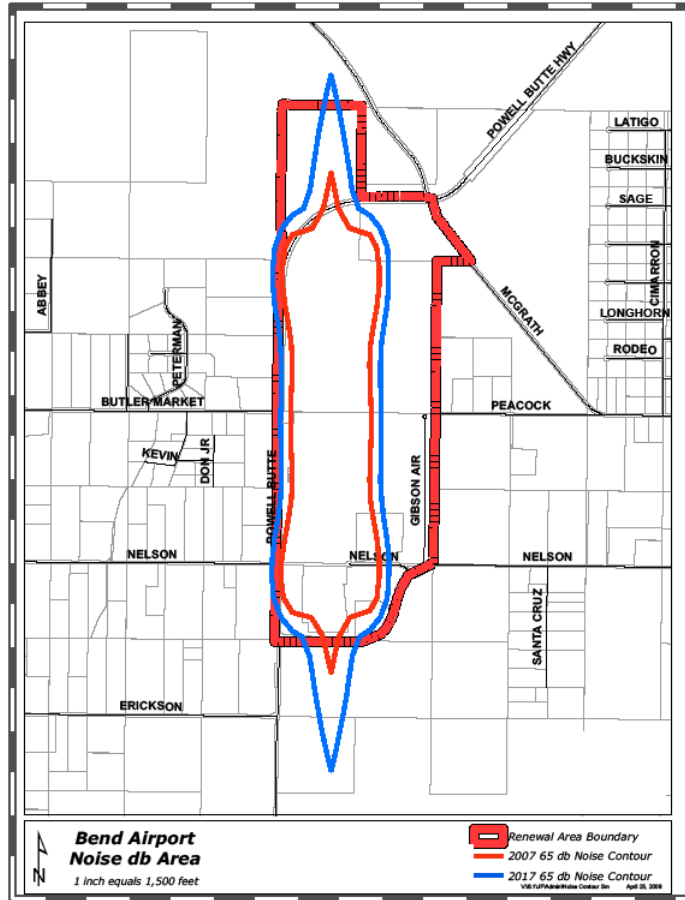
Deschutes County Comprehensive Plan

- Economy
 - Jobs (diversify economy) /Tourism/Land
- Transportation
 - Internal transportation and external road
 - Airport

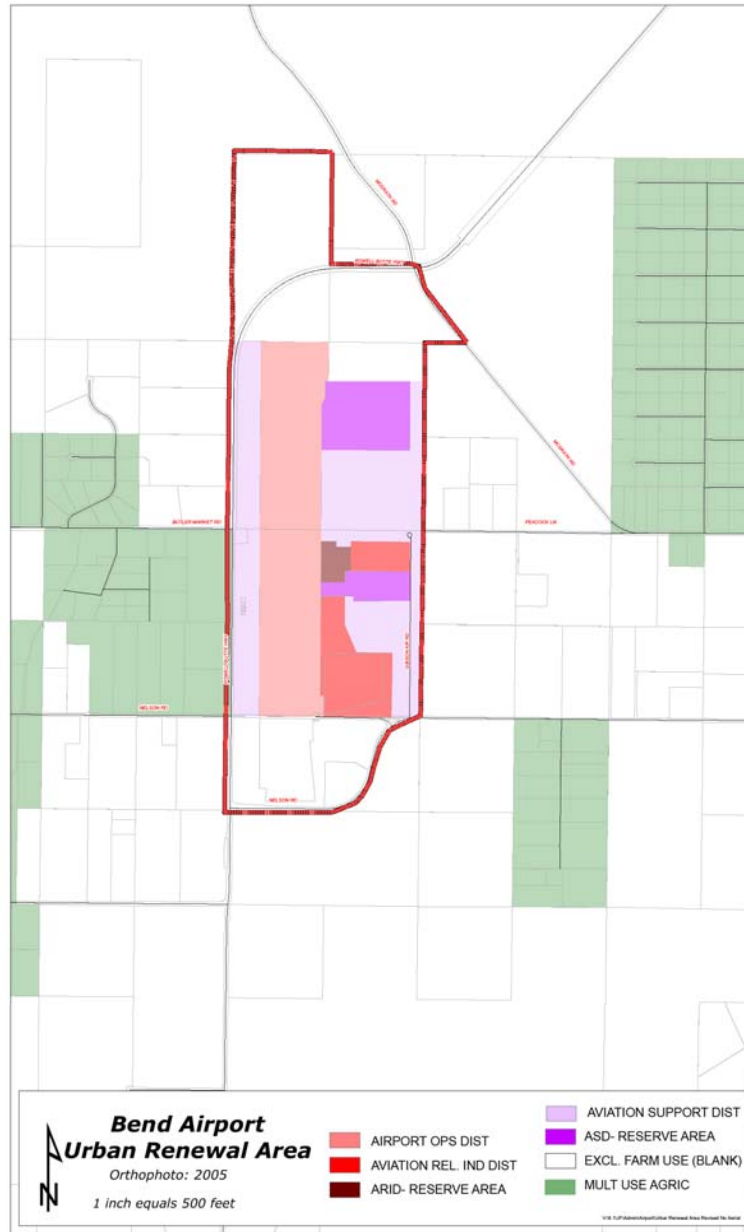
Protect the function and economic viability of the existing public-use airports, while ensuring public safety and compatibility between the airport uses and surrounding land uses for public use airports and for private airports with three or more based aircraft.

- Public Facilities and Services
- Recreation
- Agricultural Lands
- Citizen Involvement

Noise Contours and Ownership



Area Zoning



Maximum Indebtedness

- The maximum indebtedness for the Plan is Nine Million Seven Hundred Thousand Dollars (\$9,700,000).
- A significant number of projects are funded with only 5% TI financing, the remainder coming from FAA financing.
- Plan expected to last approximately 25 years.

Impacts on Other Taxing Districts

Present Value Revenues Foregone, FY 09/10 - FY 35/36	Total	Average Annual	FY 07/08 Permanent Rate Levy	Avg. Revs. Foregone as % of FY 07/08 Levy
Deschutes Co	753,061	28,964	19,913,846	0.1%
County Library	324,011	12,462	8,568,110	0.1%
County Law Enforcement	559,656	21,525	14,799,463	0.1%
Rural Law Enforcement	824,756	31,721	7,209,301	0.4%
County Extension	13,196	508	348,956	0.1%
911	95,318	3,666	2,520,582	0.1%
Rural Fire Dist 2	846,318	32,551	2,544,286	1.3%
SD 1	2,806,586	107,946	52,240,483	0.2%
ESD	56,790	2,184	1,501,756	0.1%
COCC	365,485	14,057	9,664,828	0.1%

Districts made whole from revenues foregone FY 2043/2044

Present Value Gained, FY 35/36 - FY 43/44	Revenues
Deschutes Co	\$805,813
County Library	\$346,708
County Law Enforcement	\$598,860
Rural Law Enforcement	\$882,530
County Extension	\$14,120
911	\$101,995
Rural Fire Dist 2	\$905,602
SD 1	\$3,003,188
ESD	\$60,769
COCC	\$391,087