

From: Jesse Russell
To: [Urban Renewal Advisory Board](#)
Subject: Early Activation Projects for the BCD
Date: Monday, May 13, 2019 5:45:57 PM

Dear URAB members,

My name is Jesse Russell, I am a member of the BCD Visionary Board and developer of [The Hiatus Cottage Development](#) (Bend's first legal tiny house development).

I believe there is an interim phase (early activation or phase zero - in urban planning terms) that is essential for the ultimate success of the BCD. It will be much easier to get developers to invest millions of dollars in 5 story mixed use buildings, if people are already using this area.

In the early activation phase, the goal is to work with existing land owners and the city to get people using this area and do it in a creative and inexpensive way.

Here are some examples:

- **Visually Connect East and West** - A bridge over the parkway is a long way out, however we can connect east and west through Public Murals/Green Ways. This could tell the story of Bend and its residents, both past and present.
- **Urban Electric Bike Trail** (team with Project Bike) - electric bikes are prohibited on most of our mt. bike trails - it would be cool to have one that went through the BCD.
- **Bend Beer Museum** - A tour and taste - In chronological order - each brewery's story is represented along with a taste of their beer.
- **Beer Garden** - a literal beer garden - pick-nick tables with a public garden surrounding them.
- **Pop up Drive-in Theater**
- **Urban RV Park** - This is similar in zoning to the [Tiny House Hotel](#) in Portland. Using existing utilities, the park could provide affordable housing that is movable. When the time comes for the land to be developed, the houses could move to another site in the BCD or maybe find a permanent spot.
- **We-Work type space with child care**
- **Food Truck/Coffee shop (obviously)**
- **Urban Art Museum Installations**

I've attached some examples.

Looking forward to tomorrows meeting!

 [Early Activation precedents \(1\).pdf](#)

 [Mission Rock .pdf](#)

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Jesse Russell
Owner + Operator

Tongue & Groove Homes

o: 646-436-6196

w: tongueandgroovehomes.com

From: Ann Brayfield
To: [Urban Renewal Advisory Board](#)
Subject: Ranking categories for urban renewal \$\$
Date: Monday, May 13, 2019 8:44:35 PM

30% Transportation (streetscape improvements, bicycle & pedestrian connectivity, roadway capacity & safety, parking, transit, over- & under-crossings, etc.)

30% Affordable Housing (low interest loans for existing housing rehabilitation and partnerships to build new affordable housing)

5% Business and Infill Development/Redevelopment Assistance

5% Parks & Open Space (park improvements, walkways and plazas, pocket parks to support stormwater management, etc.)

5% Public Buildings and Attractors (New Library, New performing and/or visual arts venue, public transportation, community centers, etc.)

5% Signage, Wayfinding, Public Art

20% Utilities & Infrastructure (Sewer, Stormwater, Water, Private utilities)

Thank you for your consideration.

Best,

Ann Brayfield
[Sent from Yahoo Mail for iPhone](#)

From: Donna Burklo
To: [Urban Renewal Advisory Board](#)
Subject: Public Comment - URAB Mtg 5/14/19
Date: Tuesday, May 14, 2019 12:11:40 PM

I am a member of the newly-formed Bend Central District Visionary Board. I have three top hopes for this space as it gets re-zoned, re-imagined, re-designed:

1. Affordable Housing

Specifically a Habitat for Humanity RM build and a Housing First model multi-unit build.

2. Interactive Walk/Ride Green Spaces

See photos from a recent visit to Taft, CA. This 3 mile walkway spanned the whole length of this town, connecting to the town's historical museum on one end, to main areas of downtown from many spots along the way, directly by the bus terminal, and to the welcome sign on the edge of town at the other end. As I walked, students were using it to get to school, workers to work, and there were fun ideas for engaging young and young-at-heart folks along the way.

3. An Arts Center

A welcoming venue for all to enjoy music, performance art, presentations, art installations, etc.

Thank you for your consideration of these as you move forward.

Sincerely,
Donna Burklo

-

Donna Burklo

541.760.5677

www.DonnaBurklo.com | www.FamilyKitchen.org | www.BendLifestylePubs.com

**END
NO
PEDESTRIAN
CROSSING**

**WEST KERN
OIL
MUSEUM**





toss
wiggly



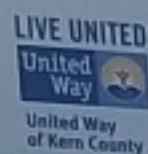
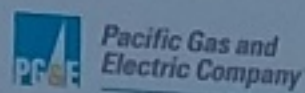
describe
compare
learn

Turn simple ideas into learning games.

Try this:

- * Look at the shapes on the ground. How are they the same? Different?
- * Can you find anything else in the park that is shaped like a circle or a rectangle?
- * Ask your child to stand inside (or outside) the square.

Trail tip: Looking at the world in a new way helps children get ready for reading and math.



For more ideas, visit
bornlearning.org

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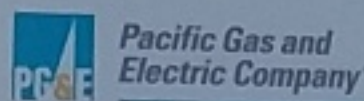
say see
point
read

Start your child on the road to reading.

Try this:

- * Point to the letters painted on the ground. Say the sound each letter makes.
- * Think of words or names that start with A, B or C.
- * Point and say, "I see a tree. What rhymes with tree?" Take turns.

Trail tip: Playing with letters and sounds helps children get ready to read.



For more ideas, visit
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miire
diga
señale
lea

Comience el camino de leer con su niño.

Intente lo siguiente:

- * Señale las letras pintadas en el suelo. Diga el sonido que hace cada letra.
- * Piense en palabras o nombres que comienzan con una A, B o C.
- * Señale y diga, "Veo un perro. ¿Que otras palabras riman con perro?" Tomen turnos.

Jugar con las letras y los sonidos ayudan a preparar a los niños a leer.



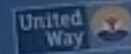
Pacific Gas and Electric Company



LIVE UNITED
United Way
United Way of Kern County

For more ideas, visit
bornlearning.org

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From: Larry Kogovsek
To: [Urban Renewal Advisory Board](#)
Subject: BCD Initiative
Date: Tuesday, May 14, 2019 10:51:36 PM

Thank you for the advisory board meeting at the municipal court building on 5/13. Quite enlightening. My name is Larry Kogovsek, chair of the board of a nonprofit called Sagewood Sanctuary. We provided emergency shelter to homeless people left out of Bethlehem Inn and Shepherds House. We were at Sally Pfeiffer's offices downtown. This was a bit small for the number of people we served. We are currently searching for a permanent year round space that would serve as a drop in center for them enabling us to enroll them in services and housing. We would organize the chaos that exists on the streets currently. It would also allow the open spaces you plan to be family friendly giving the homeless a place to be other than public spaces. The police are challenged in this effort due to legal restrictions and lack of resources. I hope you would consider this as a useful project going forward. Can you suggest how we can move this suggestion along? Thank you, Larry Kogovsek

Sent from my iPhone

From: LeeAnn O'Neill [<mailto:leeanno@bendbikes.org>]
Sent: Tuesday, June 25, 2019 7:27 PM
To: Allison Platt <aplatt@bendoregon.gov>
Subject: Equity Issues - Core Area Wilson-Centennial Triangle

Allison,

Robin reached out to me when I was out of the country regarding some comments I had made in a conversation about Greenways outreach. When the City hosted its pop-up events and I distributed about 100 flyers in my neighborhood (the Wilson-Centennial triangle), I had the opportunity to chat to a few of the residents. While a few of my middle class peers (who own their homes in this neighborhood) were excited about potential developments in the area, the others were pretty skeptical about development in the area.

In particular, two different households (who are renters) who happened to be outside when I was putting flyers in mailboxes strongly expressed their concern that development would drive rental prices up and cause them to be evicted. They felt very strongly that this triangle was the last bastion of low-income housing that was actually accessible to downtown and other services. As one woman said "this has always been the ghetto and we want it to stay that way." I encouraged them to attend the pop-up to express their concerns, but she did not seem confident that their feedback would be taken seriously.

The others I encountered did not seem particularly engaged or likely to provide input to the City.

If you have any further questions, I would be happy to chat!

--

LeeAnn O'Neill
www.bendbikes.org



AIA Bend Section

12 August 2019

Allison Platt, Senior Planner
Urban Renewal Advisory Board
City of Bend, Oregon

Dear Sir / Madame,

In support of our belief that a cross-town Pedestrian and Bike Path be an integral part of the Bend Urban Renewal Plan, the members of American Institute of Architects Oregon, Bend Section are conducting a design charrette. One of the most challenging portions of an East-West path is crossing the Railroad ROW and the Bend Parkway. To date we have divided into two groups of architects, one group focusing on an Overpass solution, one group focusing on an Underpass solution. The attached documents offer you a first look at one “work in process” solution at the Bend Transportation Plan-suggested Hawthorne Ave location.

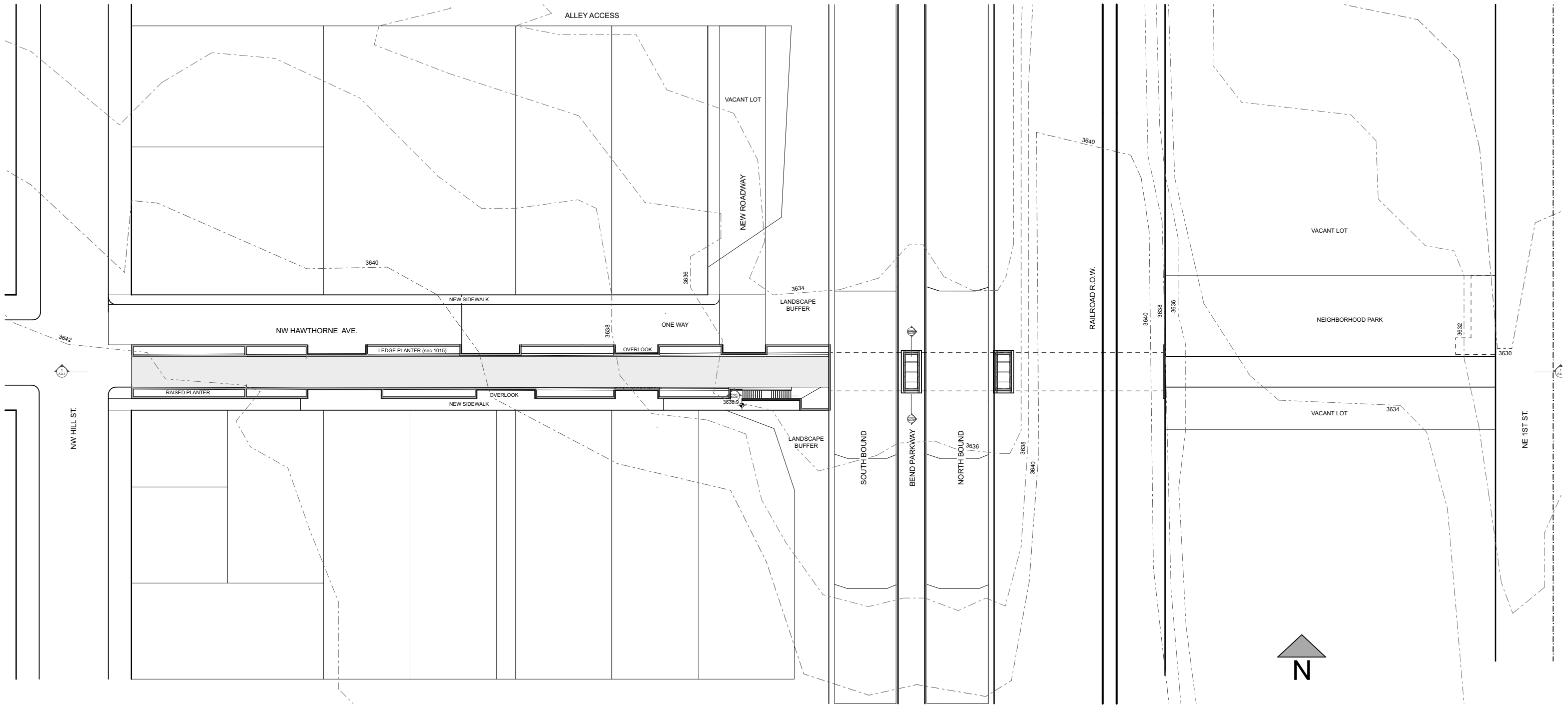
From the Bend Central District, at NE Hawthorne Ave. and NE 1st Street, a currently vacant lot would become the entrance to the underpass and a new Hawthorne Gateway Park. The 16-foot-wide path consists of a 6-foot-wide Accessible Path of Travel and a 10-foot-wide two lane Bike Path. The concrete walls on each side are canted back five degrees to yield a more-open feel. The underpass is 10 feet tall, large enough for Emergency Vehicles and maintenance. The 170 foot length is divided by 2 large Light Wells, one between the North and South lanes of the Parkway, one between the Parkway and the Railroad ROW. The Light Wells are roofed by PV Solar panels that will power additional lighting in the Underpass and lighting and power needs in the public amenities on each end. (For comparison, the Colorado Ave. pedestrian underpass at the Deschutes River is 14 feet wide, 8 feet tall and 60 feet long.)

The West end of the path becomes Hawthorne Gateway Plaza – the Accessible Path of Travel and Bike Path, Landscaped Planters and Overlooks that are part of at-grade sidewalks and a 20-foot-wide one-way NW Hawthorne Ave. The Bend Parkway on and off-ramps are not pedestrian and bike appropriate and are abandoned. The existing vacant lot at the end of NW Hawthorne can be used to continue the frontage road from NW Irving to better access the properties along the North side of NW Hawthorne. The properties along the South side of NW Hawthorne have parking lots in the rear and now front Hawthorne Gateway Plaza.

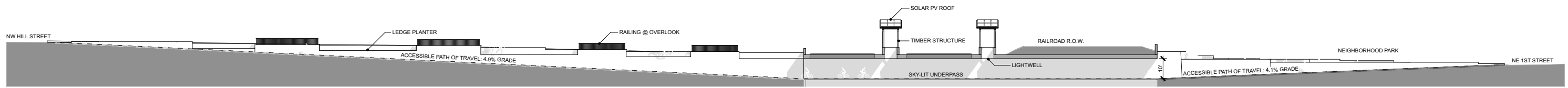
To date, Bend Landscape Architects and Civil and Structural Engineers have had some input on this project and will be included to a greater degree in the near future. We hope you enjoy our presentation and we look forward to your critique and input. This is an expensive endeavor but a commitment of this magnitude by the City of Bend will bring priceless credibility to Urban Renewal efforts and therefore enthusiastic private investment.

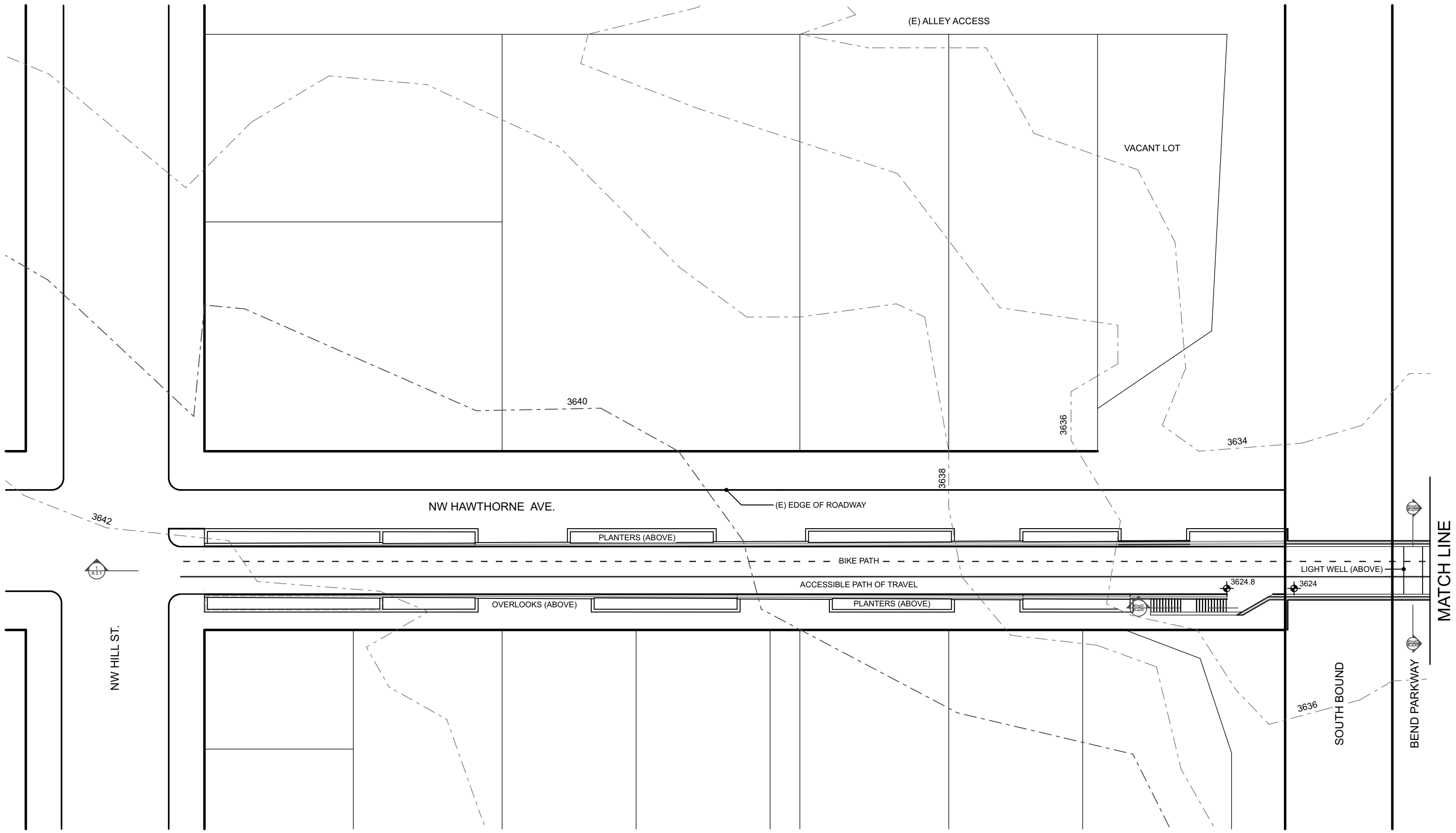
Sincerely,

James A Satzinger AIA, Architect
Director, AIA Oregon, Bend Section



Site Plan Plaza Elevation
 SC: 1" = 50' - 0"





Hawthorne Gateway Bend, Oregon

BASE MAP BY: JAMES A SATZINGER AIA ARCHITECT



Site Plan Detail Underpass Elev.

SC: 1" = 30' - 0"
8 AUGUST 2019

A 1.2

