

Assure Quality Development.

#1
- Remove "quality"
Quality = Dev. cost which creates quality.

Achievable
Architectural
Guidelines;
review and
edit guidelines

1. Focus on 10,000' view
2. Market pays what market pays - Master Dev.
3. First phase on small piece - build momentum for larger sites
4. Reduce restrictions - paid.

Review and refine
CC&R's
Review and define
Design Guidelines
Review and Resign
Zoning

#1.
*Quality buildings
*Adequate supply
of land for
industrial/commercial
& mixed use

①
- Establish a
framework plan
that meets the
community needs
and Comp plan.
- Maintain design
guidelines for
attractive development.

#1
- Quality Development
is tax base, long term

#1a
Consolidate ~~deg~~
design guidelines + reduce
restrictions for
development
#1b broaden the
limitations of permitted use
Q: is the ancillary use section
broad enough?

① Quality Develop
- Comply w/ Comp plan
- Comply w/ IL
Zone

Land Revenue (from) and Sales:

②
- City Investment to Support market land sales.

Package and price land sales to encourage competitive proposals

2.
Following best practices selling plots :
generating revenue to put back into the development of JR infrastructure/EE

Recommend land sale strategy that reflects needs, development costs

#2
Good Business practices -
NOT clear -
- Market conditions makes more sense.
Sales Revenue for continued development - is this happening?

② Generate revenue
- Get built buildings on the tax roll
~~roll~~ roll

Enhance Sustainable Building Development:

③

Examine and promote a master plan that will guide future sustainable development

3. Promote using environmentally friendly materials

Develop site appropriate sustainable standards

Phase development Plan

#3

~~Reduce CCR burden~~

- Reduce CCR burden but not gut it.
- Resource efficient = Ready to build

③ Enhance sustainable building
- allow developer to address market demand

Develop Marketing Strategies for Disposition:

④

- Look at how to provide land that marketable for job growth
- Preserve land for target industries

Attract businesses appropriate to Bond lifestyles

#4

- List of Interested Employers Ready to Invest.

4. Identify businesses that are looking to buy land w/in
- Higher ED CO
 - Health care
 - PC Equip
 - Specialized Manufacturing

Framework plan and target markets

#4

development goals should be neither too constrained, nor too flexible for quality RFP response

④ Mkt Strategies for existing bond employers

- Require developer to offer discounts to existing biz's

Assure Quality Development

#1
- Quality Development is for long term

#1
- Remove "quality"
Quality = Dev. cost which creates quality.

Achievable Architectural Guidelines, review and edit guidelines

*Quality buildings
*Adequate supply of land for industrial/commercial & mixed use

Review and refine CC&R's
Review and define Design Guidelines
Review and Resign Zoning

① Quality Development
- Comply w/ Comp Plan
- Comply w/ IL Zone

#1a
consolidate design guidelines + reduce restrictions for development
#1b broaden the limitations of permitted use
Q: is the ancillary use section broad enough?

①
- Establish a framework plan that meets the community needs and Comp plan.
- Maintain design guidelines for attractive development.

- CC&R's / Design (establishing) Revising

- Comp Plan (# of jobs) Goals ←
- Zoning/Permitted Uses (Targeted)

- Stay "up" at (Comp Plan / IL Zone) level

Overall

Generate Revenue from Land Sales:

#2
Good Business practices -
NOT clear -
- Market conditions makes
more sense.
Sales Revenue for continued
Development - is this happening?

City Investment
to Support market
land sales.

Package and
price land
sales to
encourage
competitive
proposals

2.
Following best practices
selling plots -
generating revenue
to put back into
the development of
JR infrastructure

Generate revenue
- Get built
buildings on
the tax
roll

Recommend land sale
strategy that
reflects needs,
development costs

- Tax Roll / Taxes

- Market Conditions / Analysis

Phased Economic Sustainability

Enhance Sustainable Building Development:

③
Examine and Promote a master plan that will guide future Sustainable development

③
Promote using environmentally friendly materials

Develop site appropriate sustainable standards

Phase development Plan

#3
Reduce CCR burden but not get it.
Resource efficient = ready to build

#3 which business types are currently supporting the desired # of employees/acre - does the zoning code support them?

#3 are there other uses we could fold into this zone where other districts can be alleviated? (ie) - community service + support developments

③ Enhance sustainable building - allow developer to address market demand ✓

* Economic Sustainability

- Phased Economic Sustainability (adaptive) (align w' Infrastructure)
- Update / Revise Use Table (Permitted) (community needs)

Develop Marketing Strategies for Disposition:

- Attract businesses appropriate to Bend lifestyles
- ④ - Look at how to provide land that marketable for job growth
- Preserve land for target industries
- #4 - List of interested employees ready to invest.
- 4. Identify businesses that are looking to buy land w/in
 - Higher ED CO
 - Health care
 - Rec Equip
 - Special Equip Manufacturing
- Framework plan and target markets
- ④ Mkt Strat for existing employees
 - Require dev to offer d to existing
- #4 development goals should be neither too constrained, nor too flexible for quality RFP response
- 1. Focus on 10,000' view
- 2. Market pays what market pays - Master Dev.
- 3. First phase on small side - build momentum for larger sites
- 4. Reduce restrictions - pay.

- Existing Bend Businesses for Growth
- Targeted Industries (Comp Plan)
- Short vs Long term Strategy (mid)
- Infrastructure Understanding.