

## RESOLUTION NO. 3202

### A RESOLUTION ADOPTING THE 2020 CORE AREA PROJECT REPORT

#### FINDINGS

A. The 2019-21 Council Goals include increasing the supply of shovel ready land available for housing and employment in alignment with the City's Comprehensive Plan. This resolution is a step towards meeting that goal.

B. The Urban Growth Boundary (UGB) expansion process designated "opportunity areas" within the existing City boundary as locations suitable for development and/or redevelopment to help meet some of the City's needs for housing and employment. The vision for each of these opportunity areas are included in Chapter 11 of the Bend Comprehensive Plan.

C. In April 2018, the City Council adopted Resolution No. 3114, which provided community direction to achieve the City's UGB implementation goals. Resolution 3114 directed the Bend Urban Renewal Agency (BURA) to take all actions necessary for development and adoption of an urban renewal/tax increment finance (TIF) plan and area for some or all of the following opportunity areas identified in the Bend Comprehensive Plan: Bend Central District, East Downtown, Inner Highway 20/Greenwood, and KorPine, beginning with a feasibility study assessing all of these areas.

D. In June 2018, BURA adopted Resolution No. 120 establishing the Urban Renewal Advisory Board (URAB) as a temporary advisory committee to provide a recommendation to BURA relating to the potential use of urban renewal/TIF for the central area of Bend to accomplish the goals and policies outlined in the Bend Comprehensive Plan.

E. Pursuant to BURA direction, URAB membership included residents and business owners inside the area, local developers and builders, a multimodal transportation professional, a social service organization representative, a transit representative, a financing professional, a former UGB steering committee member, and ex-officio members of taxing districts, to represent a variety of perspectives on urban renewal/TIF. Members were appointed by BURA.

F. In December 2018, City Council and BURA authorized a contract with Angelo Planning Group to initiate the Core Area Project (the "Project"), a public engagement process to analyze the feasibility of a new Urban Renewal/TIF plan and area, and identify other complementary actions and recommendations such as updates to the Development Code and incentives related to housing/affordable housing.

G. From February 2019 to April 2020, URAB met eight times to develop a set of implementation recommendations related to the Project. This process included

significant community engagement, coordination with affected taxing districts, and extensive technical analysis.

H. Community input into the Project also occurred through a variety of other activities including two in-person and online open houses, six “pop-up” events throughout the Core Area, community and neighborhood association presentations, meetings with City advisory boards such as the Affordable Housing Advisory Committee and the Bend Economic Development Advisory Board, and direct mailers to individuals, households, and businesses in the City. In addition, the process included close coordination with affected taxing districts through participation at URAB meetings and through on-going outreach.

I. In October 2019, the Project team presented an update to BURA and City Council regarding preliminary recommendations from URAB related to the Core Area.

J. The *Core Area Project Report* (the “Report”) is the result of this URAB planning process and includes chapters describing the guiding principles, existing conditions, development feasibility analysis, urban design framework, implementation strategies, and action plan for the Core Area. The Report reflects the extensive work, input, and process guided by the URAB and community to implement the vision and guiding principles for the Core Area.

K. The Report contains a comprehensive set of recommendations including the formation by BURA of a new urban renewal/TIF plan and area, City development code and zoning changes, development incentive tools, updating street standards and design guidelines, managing parking, investing in key infrastructure and public realm improvements, and continuing to involve stakeholders in future program and policy implementation.

L. On April 14, 2020, URAB reviewed the Draft *Core Area Project Report*, and recommended that BURA and City Council approve and adopt the report.

M. On April 15, 2020, City Council received a presentation on the Report and the community was able to provide public comments to City Council regarding the Project and Report.

O. This resolution is not a land use decision, nor does it obviate or replace any processes required by state law, City code, or any other authority governing any of its subjects. Future actions on the subjects of this resolution will follow all required processes.

Based on these findings, the City Council of the City of Bend resolves as follows:


1. The City Council supports and adopts the 2020 *Core Area Project Report* and its guiding principles, recommendations, and actions.

2. City Council directs staff to take appropriate action to implement and advance the guiding principles, actions, and recommendations reflected in the Report, subject to future Council direction, guidance, and action for adoption where necessary.

Adopted by the Bend City Council on May 20, 2020.

YES: Sally Russell, Mayor  
Bruce Abernethy  
Barb Campbell  
Bill Moseley  
Justin Livingston  
Gena Goodman-Campbell  
Chris Piper

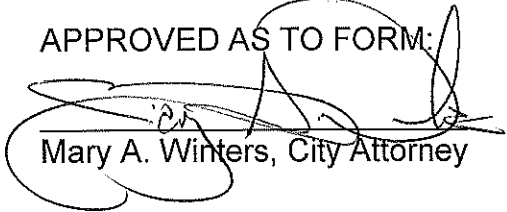
NO: none

  
Sally Russell, Mayor

ATTEST:

  
Robyn Christie, City Recorder

APPROVED AS TO FORM:

  
Mary A. Winters, City Attorney

