



CITY OF BEND

Agenda

Core Area Advisory Board

Thursday October 20, 2022

Council Chambers, 710 NW Wall Street Bend, OR

3-5pm PST

This meeting will be held in person for board members and Zoom for members of the via public.

To Join via Computer:

You may call into the meeting

- United States Toll Free: 1-888-788-0099
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3:00 p.m. Core Area Advisory Board Meeting

Roll Call

- Kurt Alexander, Chair, in attendance
- Corie Harlan, Vice-chair, in attendance
- Alyssa Heim, not in attendance
- Dale Van Valkenburg, in attendance
- John Fischer, in attendance
- Jeff Baker, not in attendance
- Katherine Austin, in attendance
- Kina Condit-Chadwick, in attendance
- Elisa Cheng, in attendance
- Katy Brooks, Bend Chamber of Commerce, in attendance
- Sharon Smith, Bend LaPine School District, in attendance
- Sara Anselment, Bend Park, sitting in for Rachel Colton
- Nick Lelack, Deschutes County, not in attendance
- Lynne Mildenstein, Deschutes Library District, in attendance
- Rachel Zakem, Central Oregon Intergovernmental Council, in attendance
- TBD- Central Oregon Community College

Councilor Barb Campbell, not in attendance

1. Approve Minutes (5 minutes) – Chair Kurt Alexander

Kathy Austin made motion to approve the September 15, 2022, minutes, Dale VanValkenburg seconded. Unanimously approved.

2. Public Comment (15 minutes) – Chair Kurt Alexander

No public comments.

3. Performance Metrics Update (5 minutes) – Allison Platt

- Staff recommend remove the walk score.com metric based on CAAB feedback, not recommending removal of any other metrics.
- CAAB comment to look at other way to evaluate walkability of the area.
- Looking at identifying improvements to the open space metrics to measure level of service goals for Bend Park and Recreation district with a goal of having a park within a half mile of every Core Area resident by the end of the district lifetime (2051).
- Looking to incorporate some of Bend Park and Recreation district performance metrics into our park performance.
- Working on establishing performance targets for all those metrics.

Midtown Crossings Update & Core Area Funding Priorities (90 minutes) – Allison Platt & Councilor Barb Campbell

Midtown Crossings Update

- Council directed staff to do a near-term pilot on Greenwood Avenue.
- Complete Franklin Corridor improvements and prioritize elements of Franklin Concept 1 crossing improvements.
- Reserve remaining funds for Hawthorne Overcrossing.
- Pursue additional funding sources for Hawthorne
 - Federal grant funding-ODOT, NEPA
 - Come back to Council in February 2023 with federal grant update.

Cost allocation for all three projects was presented.

Conceptual renderings of Hawthorne Overcrossing Direct approach, Greenwood Avenue, Lower/Widen walks (C2), Franklin East Side widening (C1) presented.

Delivery timeline for projects is still being developed/evaluated, staff will bring an update to next meeting.

Allison requested, from the committee high level direction about specific project priorities

so that these can be plugged into the finance model to ensure they meet all the city's financial requirements. Staff showed CAAB's initial prioritization of projects to help identify priorities for the remaining \$4.5 million estimated to be available in the next 5 years, apart from contributions to Midtown Crossings.

Declaration of conflict of interests:

- **Sharon Smith**-Ex Officio member of Core Area Advisory Board, (CAAB), employed by Bend LaPine Schools. No potential conflicts of interest.
- **Kathy Austin**-Architect has no projects in this area now nor in the future. Member of Core Area Advisory Board (CAAB) and Affordable Housing Advisory Committee (AHAC). No potential conflicts of interest.
- **Kurt Alexander**-Chair of Core Area Advisory Board (CAAB). Declared conflicts of interest, owns 821 NE Second Street, 205 NE Hawthorne Avenue, 934 NE First Street and another property on Emerson Avenue, which is not part of this discussion.
- **Elisa Cheng**-Member of Core Area Advisory Board (CAAB). No potential conflicts of interest.
- **Kina Condit-Chadwick**- Member of Core Area Advisory Board (CAAB). No potential conflicts of interest.
- **Dale VanValkenburg**-Member of Core Area Advisory Board (CAAB). Employer is Brooks Resources who owns property at 181 Franklin Avenue and an ownership interest in property on First and Hawthorne Avenue, which both are in the CORE Area. Potential conflicts of interest on both of those.
- **Corie Harlan**- Vice Chair of Core Area Advisory Board (CAAB) also, Cities and Town Program Manager with Central Oregon Land Watch. No potential conflicts of interest.
- **Rachel Zakem**- Ex Officio Member of Core Area Advisory Board (CAAB). Employed by Central Oregon Intergovernmental Council which owns property at 334 NE Hawthorne Avenue. Potential conflict of interest.

CAAB discussed the prioritization of 2nd Street and using remaining funds to be flexible for opportunities and remove barriers particularly for “first adopters” in the District developing projects that are in alignment with the vision and guiding principles of the Core Area, particularly those with a housing focus in the Bend Central District.

Elisa Cheng made a motion that CAAB prioritize \$2.5 Million for Second Street South complete corridor improvements between Greenwood and Franklin as a priority project. Kathy Austin Seconded.

Dale VanValkenburg supported motion, suggested an edit to the motion that CAAB agree to fund 2nd Street if remaining funds could be used to incentive development opportunities and be flexible to potential projects that come in that need assistance to move forward.

Elisa Cheng amended motion to prioritize remaining funds (~\$2M) for development incentive opportunities, Kathy Austin amended her second. Unanimously approved.

CAAB members commented after that they would like to see 2nd Street and Greenwood Avenue intersection crossing improvements be included in this CIP either as part of the

Greenwood project or the 2nd Street project. They also noted a preference to provide utility improvements, utility undergrounding, and a low stress bicycle facility as funding allows in the project.

More discussion ensued about how to structure the remaining funds to incentivize broad goals (development, affordable housing, parks, etc).

Legal comments: The program can have a broad goal, it can encompass multiple pots of funds or general categories, but you do have to set up some sort of program criteria first and then evaluate based on these goals.

4. Development Partnership Program Subcommittee Update (5 minutes) –
Corie Harlan, Vice-Chair

Allison-exploring bringing a consultant on board to help draft program rules.

October 31 meeting- This meeting will focus more on larger and mid-scale developments with a focus on housing. We will begin to discuss the desired process for how the committee wants to organize development partnership program incentives.

November 14 meeting- This meeting will focus on smaller grant programs for businesses. Allison will share the findings of the Latinx focused outreach at this meeting as well.

We are preparing a survey for businesses to inform the November 14 discussion as well.

5. Next Meeting

- a. Next Meeting: Thursday, November 17, 2022, 3-5pm

6. Adjourn 4:53pm

To view recording of this meeting, click on the link below:

[October 20, 2022](#)
