

MEMORANDUM

Date: December 5, 2022

To: Bend City Council, Community & Economic Development Department, Eric King, Allison Platt

From: Corie Harlan, Cities & Towns Program Manager, Central Oregon LandWatch

Re: Bend Central District Developer Roundtable

I. Summary

On November 15, 2022, Central Oregon LandWatch convened a Bend Central District (BCD) Developer Roundtable. The purpose of the discussion was to hear directly from BCD property owners and developers about what it takes to build a project in the BCD. Both one-on-one meetings and a larger facilitated discussion centered on these key questions:

- What are barriers to building in the BCD? Which ones can be tackled at the city level?
- What incentives/help do you need to make your BCD project a reality?
- City of Bend is putting together a Development Partner Program for the Core Area URA/TIF. What would make this program work best for you and the type of projects you build?

Relaying the following input directly to City of Bend staff and leaders is intended to help achieve the overarching, shared goal of this roundtable: **Help move projects forward that will contribute to quality placemaking and the vibrant transformation of the BCD.**

II. Participants

- Kurt Alexander, Petrich Properties, kapetrich@gmail.com
- Ryan Andrews, Hiatus Homes, ryan@hiatushomes.com
- Mary Angelo, DVA Advertising & Public Relations, mary@dvaadv.com
- Paul Biskup paulbiskup@yahoo.com
- Perry Brooks, Roost Development, perry@roostdevelopmentco.com
- Jim Duffy, 10 Over Studio, jimd@tenoverstudio.com
- Thomas Dichiara, Cairn Pacific LLC, tom@ml-ranch.com
- John Gilbert, Acadia Properties, jgilbert@acadia-properties.com
- Peter Grube, Roost Development, peter@roostdevelopmentco.com
- Grant Hanson, Linnius Construction, grant@linnius.com
- Corie Harlan, Central Oregon LandWatch, corie@colw.org
- Mary Hearn, Dig Development, LLC, maryhearn@gmail.com
- Jesse Russell, Hiatus Homes, jesse@hiatushomes.com



- Leah Rutz Open Space Studios, leah@openspace.studio
- Charlie Theil, Open Space Event Studios, Central District Investments, LLC, and Cascadia Central Investments, LLC, charlietonline@gmail.com
- Justin Yax, DVA Advertising & Public Relations, justin@dvaadv.com

III. Things the City of Bend can do to help move BCD projects forward

A. Improve City of Bend's permitting

- Improve communication between the applicant and City of Bend throughout a project. Consider: 1) Establishing an "ombudsman"/liaison/point of contact, and 2) Monthly meetings with department heads on active development applications to troubleshoot, navigate the process
- Improve accountability and predictability with current permit process. Consider: 1) Establishing clearer deadlines for permits that are tied to incentives/penalties (i.e., "carrot/stick options) for faster permitting; 2) Implementing effective third party review, and 3) If/when City's current permit system is replaced or phased out, consider using Deschutes County's permitting system. Builders and developers find this system user-friendly and effective.

B. Improve safety and perception of the BCD

- Enforce code violations/fines and consider other actions for properties that have 'absentee' owners and are creating significant safety and environmental issues in the CD
- Communicate frequently with business and property owners about implementation of camping code
- Provide City leadership on actively exploring scenarios and establishing a process for determining the future of the Bottle Drop

C. Better communicate the vision of the BCD to the community

- Reenergize the community about the potential of the BCD now that investments are happening and projects are on the brink of happening,
- Create and share renderings that paint an inspiring vision of what the BCD can and will be. Perhaps community groups can lead on this.



- Consider the pros and cons of creating a master plan for the area. There were mixed opinions on if Master Planning would be helpful. Perhaps community groups can lead on generating general visuals for a concept plan that could get people excited.

D. Considerations for the Development Partnership Program

- Consider a variety of financing mechanisms. Participants understood the 'norm' for these programs tends to be matching grants. However low interest loans would probably be the most helpful
- Dedicate more resources to this program. \$2 million over 5 years is a good start – but more funding is needed to make this program a true catalyst for transformative change that better meets the needs of the Bend community, sooner.
- Provide pre-development support
- Provide support for off-site improvements and/or infrastructure investments triggered by change in use and/or on-site improvements
- Provide SDC deferral. Pushing other fees to later in the project timeline and closer to certificate of occupancy would also be helpful
- Use typical BCD lot sizes as one of program's key project criteria
- Clarify "Affordable Housing" and AMI levels is this is used as a project criterion
- Keep it as simple and straightforward as possible – i.e., "you do this, you get this". Criteria should be clear to make decision making transparent but not too onerous for developers applying
- Determine if this will be an RFP (call for projects) or 'rolling submittal' process - and clearly communicate this to property owners and developers. There were split opinions on which was preferable, as there are pros/cons to each. Rolling submittals make more sense for the general flow and timing of projects. But given this is competitive funding, an RFP process would allow for CAAB and the City to fund the 'best in field' projects that meet the most criteria.

