

Minutes

Core Area Advisory Board

Thursday November 17, 2022

Council Chambers, 710 NW Wall Street Bend, OR

3-5pm PST

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



CITY OF BEND

3:00 p.m. Core Area Advisory Board Meeting

Roll Call

- Kurt Alexander, Chair, in attendance
- Corie Harlan, Vice-chair, in attendance
- Alyssa Heim, in attendance
- Dale Van Valkenburg, in attendance
- John Fischer, in attendance
- Jeff Baker, 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, not in attendance
- Rachel Colton, Bend Park, and Recreation District, in attendance
- 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, in attendance.

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

Amendment to October 20, 2022 minutes, page 3 Paragraph 1 (highlighted below):

“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.”

Dale Van Valkenburg approved amended October 20, 2022 minutes; John Fischer seconded. Unanimously approved.

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

No public comments.

Declaration of conflict of interests related to third Item on this Agenda:

- **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 1st Street and another property in the Core, which is not as impacted by 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 at 1st St 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.
- **Jeff Baker**-Member of Core Area Advisory Board (CAAB). Employer is Craft3 business lender. No potential conflict of interest.
- **John Fisher**-Ashley Vance Engineering. Potential conflict of interest. Doing some engineering projects that this scope touches.
- **Alyssa Heim**-Potential conflict of interest. Alyssa and her husband own Big Story Book Store on Greenwood near 3rd St.

3. Review Draft Core Area CIP Recommendation (70 minutes) – Allison Platt & Ryan Oster

Review of Draft Core CIP Slides and Committee discussion ensued.

1st Motion-Corie Harlan, CAAB Member, “I move to recommend the Core Area CIP as included in the agenda for BURA to consider for adoption at their December 7 meeting as well as funding recommendations for FY 2027-28 to be used in the upcoming 2023-25 budget development process”.

Kina Condit-Chadwick, CAAB Member seconded.

Unanimously passed. No dissenting opinions.

2nd Motion-Dale Van Valkenburg, CAAB Member, “I move to recommend BURA prioritize remaining funds (~\$2M) to remove barriers and catalyze development in the Core Area through establishing a Development

Partnership Program. CAAB asks BURA to direct staff to continue to work with CAAB to develop program parameters and a suggested process for allocating these funds".

Kathy Austin, CAAB Member seconded.

Unanimously passed. No dissenting opinions.

4. Parking Amendments Under Consideration (25 minutes) – Allison Platt & Pauline Hardie

Pauline Hardie, City of Bend, Senior Planner shared parking reforms slide presentation that was given to City Council the previous night. City Council is considering changes to minimum parking regulations in response to the Climate Friendly and Equitable Communities rulemaking requirements.

Committee discussion ensued.

3rd Motion-Kathy Austin, CAAB Member, "I move that CAAB write a letter to City Council regarding the proposed parking amendments they will be considering and would like the letter to include:

- **CAAB support for removing parking minimums in the Core Area**
- **Encourage Council to consider ADA accessibility in Core Area and pursue options for designated on street ADA parking spaces**
- **Support for removing ADA requirements for small lots in the Core Area (10,000- 20,000 sf) to overcome concerns about feasibility of small lot development in the Core Area in particular**
- **Maintain as much flexibility as possible when considering changes to parking maximums as required by future CFEC parking requirements.**

In addition, CAAB would like more information about future implications of future parking maximums and more clarification on the EV charging requirements, particularly for minimum development standard review triggers.

Kathy Austin amended motion to identify the BCD as being appropriate for exemptions to ADA requirements as well

Dale Van Valkenburg seconded.

Unanimously passed. No dissenting opinions.

5. Next Meeting & Information Sharing (5 minutes)

a. Next Meeting: Thursday, December 15,2022 3-5pm

Kurt Alexander announced as of December meeting he will no longer be leading as Chair.

January elections to re-elect a new Chair and Vice-Chair.

December 7th BURA presentation- Kurt Alexander and Corie Harlan.

CAAB members to review DRAFT parking letter for Council-Dale Van Valkenburg and Corie Harlan.

6. Adjourn 4:51pm

To watch the live recording click on the link below:

[November 17, 2022](#)
