

Agenda
Core Area Advisory Board
Thursday December 15, 2022
Council Chambers, 710 NW Wall Street Bend, OR
3-5pm PST



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

Roll Call

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

1. Conflicts of Interest Disclosures

- **Corie Harlan-** Cities and Towns Program Coordinator for COLW, no conflicts
- **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.
- **John Fischer-** potential conflict as he and employer Ashely Vance Engineering are working on projects within the Core Area
- **Dale Van Valkenburg-** employer Brooks Resources owns two properties in Core Area, 181 Franklin Avenue, and 100 NE Hawthorne Ave
- **Jeff Baker-**works for Craft 3, no potential conflicts
- **Kathy Austin-** AHAC member and architect, no potential conflicts

- **Rachel Zakem**- non-voting member, employer (COIC), owns property in Core Area
- 2. **Approve Minutes (5 minutes)** – Chair Kurt Alexander
 - a. **November CAAB Minutes**

Dale VanValkenburg made a motion to approve the November minutes.
Jeff Baker seconded.
All committee members in attendance Approved, Kathy Austin abstained.
 - b. **CAAB Subcommittee Minutes (subcommittee members only)**

Kathy Austin commented that the minutes did not reflect childcare facilities as a priority.
Corie Harlan made a motion to approve the Subcommittee minutes with revisions to include childcare facilities as a priority where staff see fit in the minutes.
Jeff Baker seconded. Approved by all subcommittee members present including Dale VanValkenburg, Kathy Austin, Corie Harlan, and Jeff Baker.
- 3. **Public Comment (15 minutes)** – Chair Kurt Alexander

No initial public comments. Public comments were re-opened at the end of the meeting. John Heylin-Runs Unofficial Logging Company, which is right on the boarder of the Core District. He is also Chair of the Accessibility Committee. John is excited to see the possibility of Hawthorne crossing going forward. He is requesting that this committee always keep in mind people in wheelchairs, hand powered cycles, and those that bike and walk everywhere.

- 4. **BURA & Council Updates (45 minutes)** – Allison Platt
 - a. December 7 meeting update
 - b. Upcoming Council Goal setting- Listening session on January 19

Councilor Barb Campbell thanked the advisory board members for their time and how exciting it was to have BURA adopt the Core Area CIP at their last meeting.

Staff identified an initial work plan for CAAB in January 2022. As a new Council initiates goal setting, it is an opportune time for CAAB to identify any new work plan priorities for Council to consider during their Goal Setting process for the next 2 years.

Allison gave an update on Council's consideration to remove parking minimums citywide, the public hearing has been opened and will remain open to Council's January 18 meeting. Staff is working to prepare two sets of findings, one that assumes Climate Friendly and Equitable Communities (CFEC) rulemaking is not issued a stay and one in which a stay is issued.

CAAB members discussed whether to send an addendum to their initial letter to Council reaffirming their support for removing parking minimums to support the Core Area even if a CFEC stay were to be issued.

John Fischer made a motion and Corie Harlan seconded the motion for CAAB to provide an addendum to their initial letter if a stay was issued for CFEC rules to reaffirm CAAB's support for removing parking minimums to support Core Area development opportunities. CAAB members approved unanimously.

TIF funding cannot be used for maintenance of streets, only capital investments.

City Council listening session scheduled for January 19th Council is inviting Advisory board members to participate. Allison asked committee for feedback to present to Council as their priorities for their Council goal setting. John Fischer agreed to attend the listening session. Allison also reviewed the Current CAAB work plan as well as what new priorities may be in the next two years:

- Evaluate barriers to development, looking at some of the code and street standard requirements, ways to be more flexible in getting projects off the ground.
- Clear direction and leadership from City Council on key initiatives for the Core Area, to include location of City Hall, bottle drop, no car street's location(s), and parks.

Kurt Alexander, Corie Harlan, John Fischer, and Dale VanValkenburg volunteered to review the council goal sheet prior to submitting.

5. Performance Metrics (50 minutes) – Allison Platt
a. Review Draft Performance Targets

Allison gave highlights of performance metrics and asked that the Committee review the presentation and the memo that was sent out and send her any comments they may have before the next meeting.

Updates:

- Started to identify some performance targets for each of the performance metrics.
- Change Park performance metric, targeting for 100% of area residents to be within a half mile walk shed of a park by 2051.
- Deleted walkscore.com metric.
- New metric-TIF spending by project plan category. Reporting on how we are allocating our TIF funds amongst those five project categories.
- Setting affordable housing goals to be 50% of our housing need for this area, which is based on our Housing Needs Analysis.

6. Development Partnership Program Updates (10 minutes)- Allison Platt

a. Equity Outreach Update

Subcommittee met three times in 2022 to talk about what they would like to see from development partnership programs. We have a consultant on board to help craft what those programs could look like.

Committee feedback, break this up into three different programs:

- 1) **Development assistance for larger projects** potentially focused on supporting public improvements, with higher criteria scoring for housing projects.
- 2) **Storefront improvement program** that would be focused on street facing businesses that have customer facing role.
- 3) **Business tenant support program** that is focused on stabilization of existing businesses, new minority women or veteran owned businesses, that will help to keep them in the district and offset the cost of some of the improvements that they are making that would significantly increase their rent.

b. Next Steps

January 19th we will present all three programs and what the criteria would look like for those programs, get committee input, draft the program policies, and bring back to the committee at the February 16th meeting. If the committee approves of all three programs the next step would be to schedule a check in with BURA in March or April to have those programs adopted.

7. Next Meeting & Information Sharing (5 minutes)

- a. Next Meeting: Thursday, January 19, 2023, 3-5pm
 - i. Will elect new Chair & Vice Chair

To watch a partial recording of this meeting click on the link below:

[December 15, 2022](#)