



CITY OF BEND

June XX, 2023

Bend City Council and Bend Urban Renewal Agency (BURA) Members,

The Bend City Council has assigned CAAB with the following 2023-2025 Council Goal action items:

- Strategically invest in the Core Area
- Plan for growth in alignment with climate, economic, and housing affordability strategies to ensure efficient land supply for future needs
- Continue to pursue funding and partnerships to build the Midtown Crossing

The Core Area Advisory Board (CAAB) has met several times to discuss the future of CAAB's work plan and has developed the following work plan and priorities for your consideration.

CAAB is primarily an advisory board to BURA to provide recommendations on the implementation of the Core Area Tax Increment Finance (TIF) Plan. In that capacity, CAAB recommends that our role focus on the following tasks that BURA oversees:

- Review annual performance metrics report
- Provide oversight on the Core Area TIF Budget
- Review Business Assistance applications and provide funding recommendations to BURA annually
- Select three CAAB members to serve on Scoring Committee for the Core Area Development Assistance applications annually
- Provide recommendations to staff and BURA to improve the Core Area Business and Development Assistance Programs
- To receive project updates on any projects funded with Core Area TIF funds including the Midtown Crossings
- Any other tasks BURA assigns to CAAB

CAAB can also make recommendations directly to the Bend City Council on actions that support implementation of the TIF Plan. We recommend CAAB be involved or engaged on several anticipated City Council projects including:

- Climate Friendly Area (CFA) Study and Designation Process

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CITY MANAGER

Eric King

- City Hall and Civic Space planning in the Bend Central District
- Stormwater Master Plan specifically related to any policies that would impact infill and density focused projects in the Core Area
- Any other tasks City Council assigns to CAAB

CAAB also understands that the Bend Park and Recreation District (BPRD) is planning to update their Comprehensive Plan beginning in 2023. Based on a recent presentation to CAAB by BPRD staff, we anticipate this update will include the addition of park search areas and evaluation of various mechanisms to serve the Core Area with future parks. We encourage the City Council to advocate for representation in the public outreach process for that Comprehensive Plan update and, if appropriate, to recommend a CAAB member to engage in that planning effort particularly as it relates to Core Area Park implementation.

In addition, CAAB recommends that Council consider two new projects for CAAB to work on in 2024 to help remove barriers to development in the Core Area and support the transportation mobility vision for the Core Area. These projects would include the following:

- **Bend Central District (BCD) Development Code Audit:** Evaluate barriers to adaptive reuse projects and provide recommendations to City Council to remove these barriers. CAAB has heard from businesses and developers in the Core Area that while the BCD code has improved to support new ground up development, it can provide hurdles for property owners that are trying to renovate existing buildings in the district that would align with the vision of the area.
- **Update Core Area Street Standards:** Evaluate and provide recommendations on special street standards in the Core Area. CAAB feels there will be significant opportunities to both remove barriers to development and provide a stronger vision around transportation infrastructure in the Core Area that could potentially include no-car streets and linear parks. We feel this work may overlap with the Stormwater Master Plan, park planning, ongoing capital improvements, and the Climate Friendly Area designation process. We hope to be involved in helping to define a high-level vision for Core Area streets and potential implementation options to make that a reality as the TIF area is implemented over time.

While CAAB had significant discussion about the potential need for a larger Core Area Framework Planning effort to ensure that multiple projects and planning efforts are

coordinated to provide a cohesive vision for the Core Area, we feel that the work plan provided will provide sufficient opportunities to support the Core Area TIF Plan and vision. However, we believe there is opportunity to better communicate the Core Area vision to the community including development stakeholders and recommend that Council utilize CAAB to support communication efforts. We recognize that the two proposed projects above will require staff time and resources, but we believe after coordination with staff that this work plan can be achieved with existing staff resources. We ask that both BURA and City Council approve our proposed Work Plan attached.

Sincerely,

Corie Harlan, Chair

Core Area Advisory Board

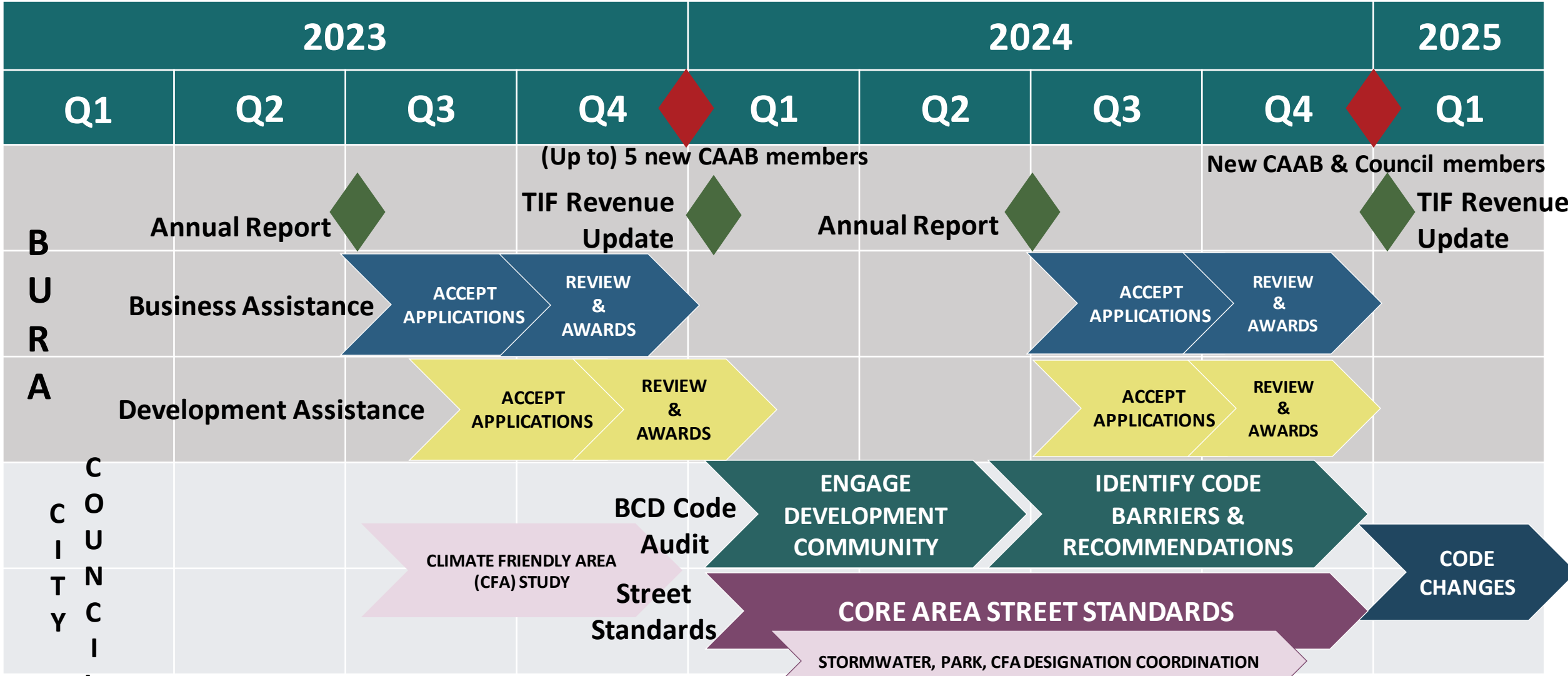
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Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Allison Platt at aplatt@bendoregon.gov or 541-322-6394; Relay Users Dial 7-1-1.

PRELIMINARY WORK PLAN SCHEDULE



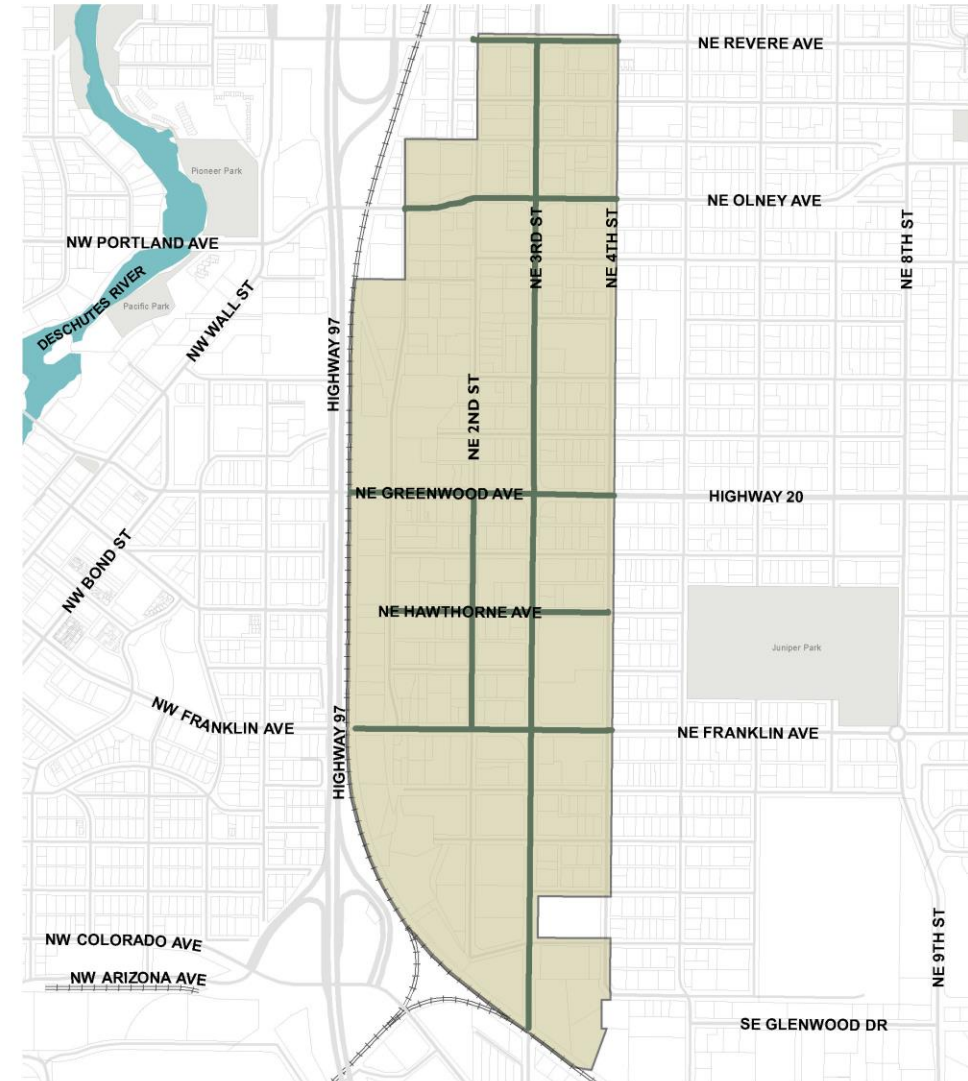
Potential new project: BCD Code Audit

- Engage development community through stakeholder listening sessions
- Identify barriers to adaptive re-use projects in the Bend Central District development code
- Evaluate code amendments that could remove barriers to adaptive re-use projects
- Review recommendations with CAAB, stakeholders, and development community
- Propose code amendments for Council consideration

2.7.3220 Land Uses. 🔍 ↻ 🖨️ 🗑️				
Land Use	1st/2nd Street	3rd Street	4th Street	South
Commercial				
Retail Sales and Service	P	P	P	P
Retail Sales and Service (Auto Dependent*)	N	N	N	N
Retail Sales and Service (Auto Oriented*)	N	C	N	N
*Medical Marijuana Dispensary and Marijuana Retailer	P	P	P	P
*Marijuana Wholesale (more than 75% of sales are wholesale)	P	P	C	C
*Marijuana Testing, Research and Development Facilities	P	P	P	P
Restaurants/Food and Beverage Services				
- with drive-through*	N	C	N	N
- without drive-through	P	P	P	P

Potential new project: Core Area Street Standards

- Identify high level vision for priority Core Area Streets including feasibility of linear park and no-car street concepts
- Identify Planning Level 5 cost estimates for priority Core Area Street improvement concepts
- Evaluate implementation plans for Priority Streets
 - Ie. Feasibility of payment in lieu of options on Priority Streets
- Propose code amendments for Council consideration



BEND CENTRAL DISTRICT
MAIN STREETS



- Main Street
- Bend Central District
- Taxlots
- Parks

9/15/2021

