



CITY OF BEND

Core Area Advisory Board

May 16, 2024

Meeting Agenda

- Approve Minutes
 - December
 - March
 - April Business Assistance Subcommittee

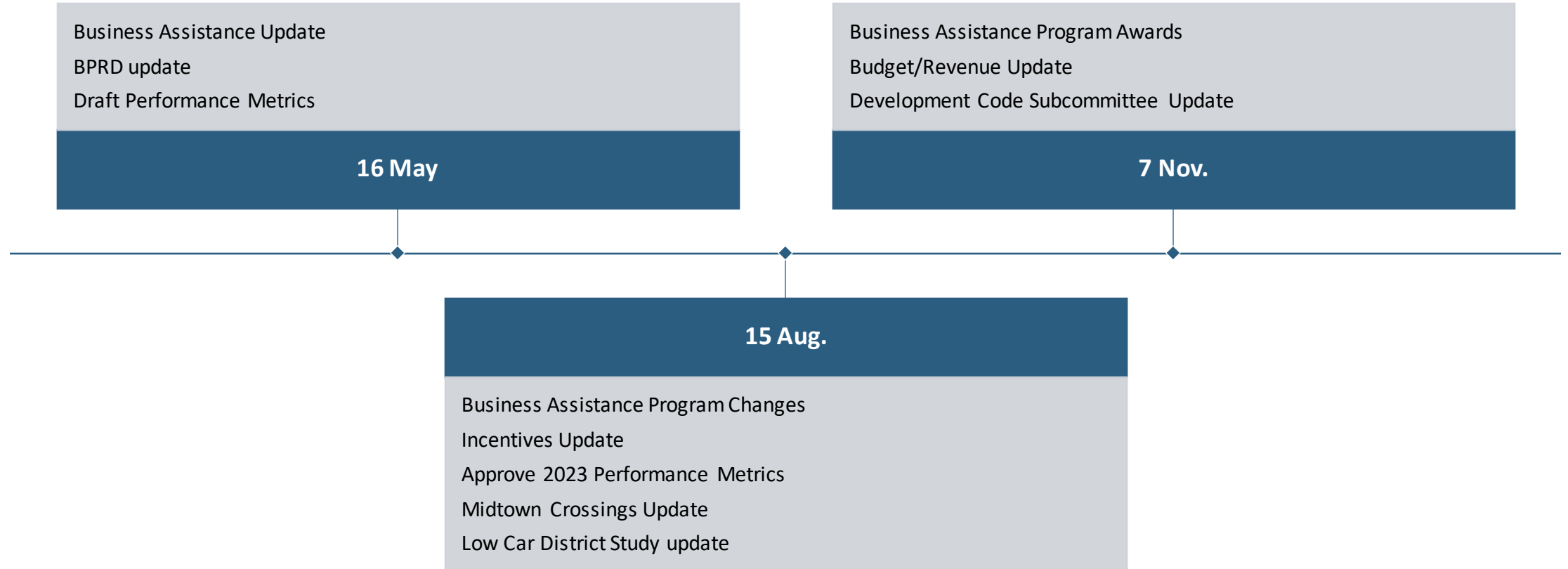
- Work Plan Update
- Business Assistance Subcommittee
- Development Incentives/MUPTE Update
- BPRD Comp Plan Update
- Core Area Performance Metrics
- Public Comment



CAAB Work Plan & Schedule

- CAAB to meet quarterly.
 - May 16
 - August 15
 - **November 7-** does this new date work for everyone?
- CAAB subcommittees:
 - **Development Code subcommittee:** work on development code audit to evaluate barriers to adaptive re-use project in the Bend Central District
 - Meeting: May 30
 - **Business Assistance Program subcommittee:** evaluate changes to the Business Assistance Program, potential to be used to do an initial review of applications
 - Meetings: April 23, July 30, and potentially October

CAAB Schedule



Business Assistance

Program Updates

- Grant agreements executed with:
 - Dogwood
 - Growing Tree Children's Center
 - Timber Kiddies
 - Colima Market

- Still coordinating with
 - 1631 NE 2nd Street
 - Open Space Event Studios

Initial Recommendations

- Develop a minimum grant award: \$5,000-\$7,500
- Remove design assistance track, ensure design concept development is eligible to apply
 - remove near term impact scoring criteria to increase access for those at concept development stage
- Develop max award amount any one business/project or project phase can take advantage of
- Clarify how match will be calculated in program policy
- Develop application support strategy for all applicants, support joint tenant/owner conversations as needed
- Improve owner authorization form
- Clarity on ADA/accessibility project requirements in policy and application
- Consider internal staff review of proposed projects for city code compliance
- Additional opportunity for CAAB review of applications (can be achieved with subcommittee)



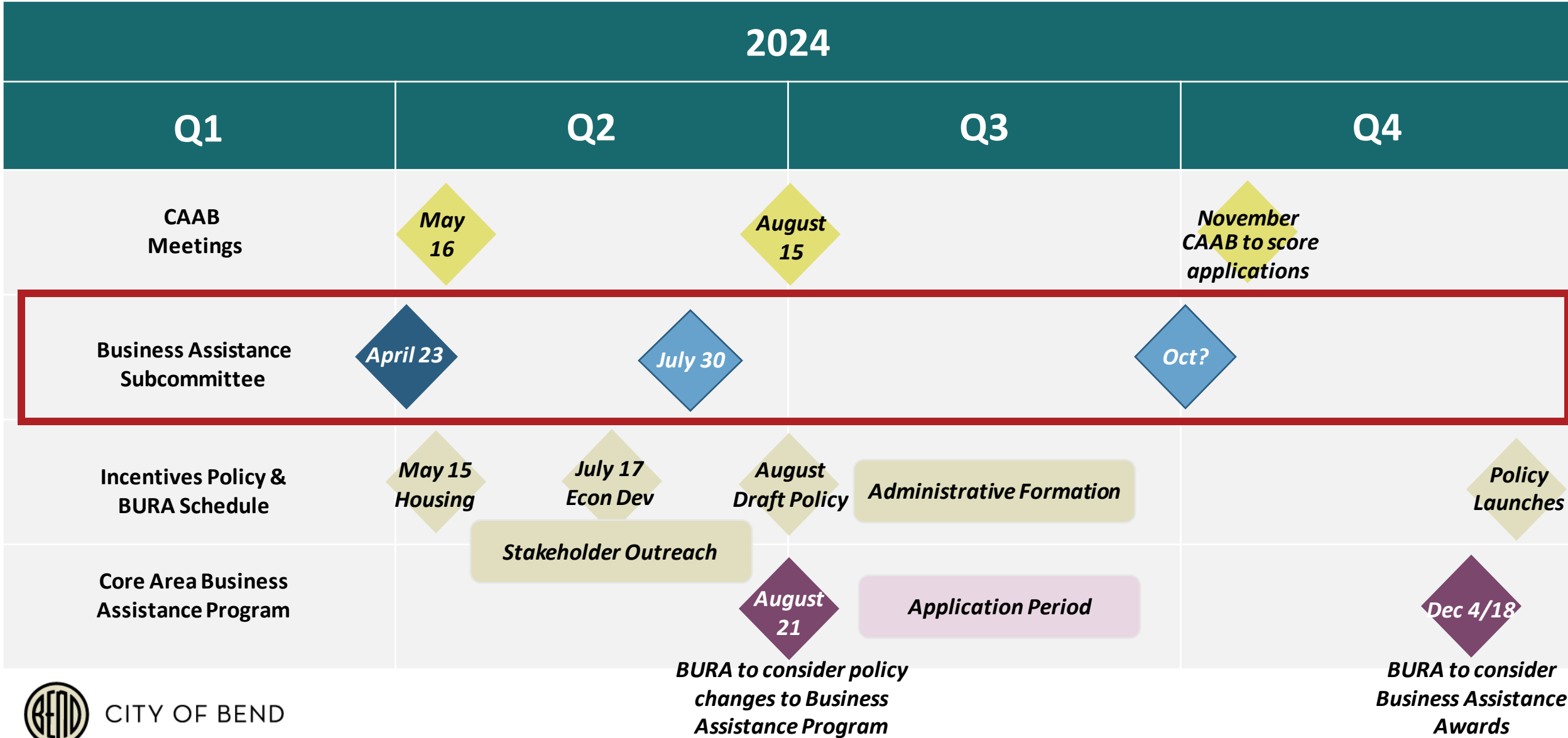
Initial Recommendations

- **Scoring Criteria**

- Catalytic Potential: Project has catalytic potential (~~0-30 pts~~)
 - Make edits to help better define "catalytic"
 - Focus on external improvements
- Equitable Outcomes: Primary beneficiaries of the project are a program priority (~~0-30pts~~)
 - Keep the same
- Recommendations to delete two of the scoring criteria
 - ~~Project Need: There is a demonstrated need for financial assistance (0-20pts)~~
 - ~~Near-term Impact: Investments can be made soon (0-20pts)~~



BUSINESS ASSISTANCE UPDATE SCHEDULE

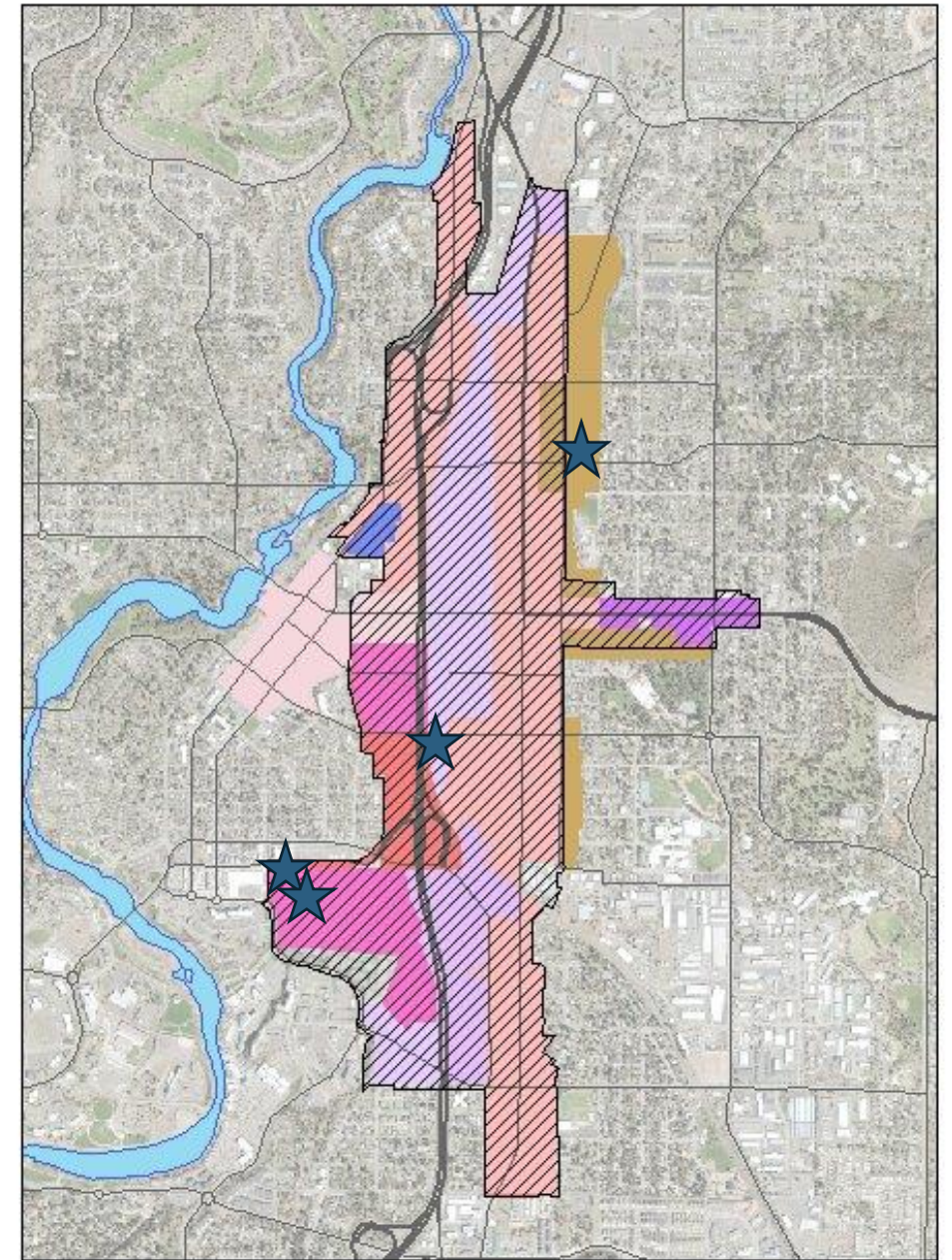


Development Incentives

MUPTE Update

Outcome: Anticipated 800 residential units by 2028.

- Four projects have applied for MUPTE, three of which are in the Core Area.
 - **Platform, 105 NE Franklin Ave- approved**
 - **Jackstraw, 310/350 SW Industrial Way- approved**
 - **Timber Yards Phase A (Everpine), 175 SW Industrial Way (approved)**
 - Penn Avenue Micro-Units (approved)
- MUPTE program will remain on pause indefinitely.



★ Approved



CITY OF BEND

Council Direction (5/15/24)

Council

- Directed staff to bring programs for policy formation. This will require 51% approval by taxing districts.
 - ADU tax exemption- 5 year tax exemption
 - Middle Income Housing tax exemption- % tax exemption based on % of units that are provided at middle income levels

BURA

- Staff to pursue site-specific policy formation and work with Council Stewardship Subcommittee for additional policy development.
 - Subcommittee meeting: May 31
- Public input will include AHAC, BEDAB, and other groups identified by the subcommittee.
- Site specific policy will also be applied within existing TIF areas (including Core Area) as a development incentive program. *Prior work with the Development Assistance Program adopted by CAAB will provide a foundation for this policy.*



Comprehensive Plan Update and Core Area Projects

Sara Anselment, Planner
Rachel Colton, Planner

May 16, 2024

Background & Scope

Context

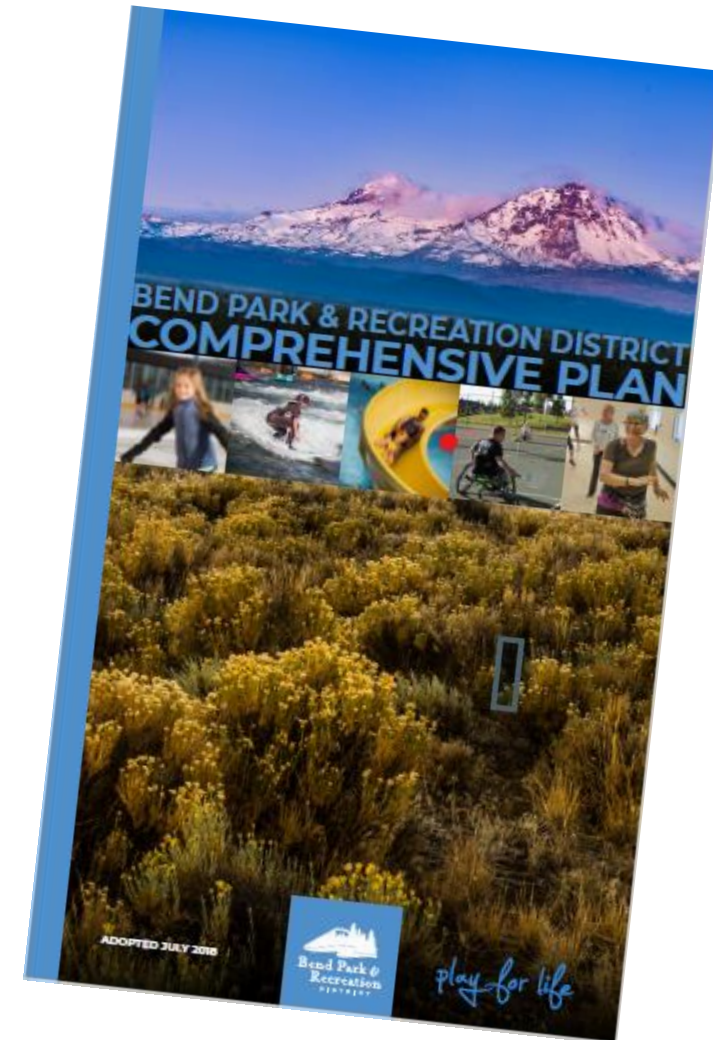
- 2018 Plan developed policy, level of service targets, walkshed methodology, etc.
- 2018 Plan requires a mid-term update

Limited Scope

- Limited outreach
- No changes to policy, targets, etc.

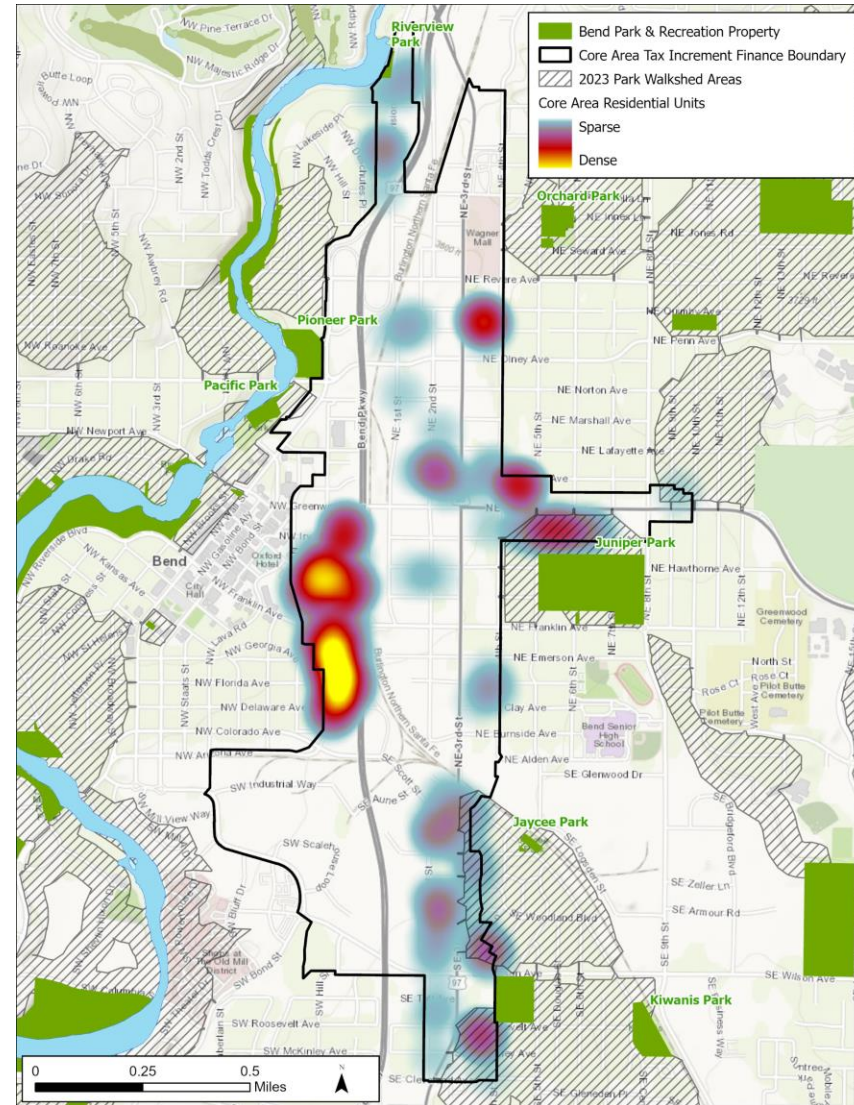
Updates

- Demographic Data
 - Level of Service
- Park Search Area Map
- Trails Plan Map
- Unmet needs analysis
- Project List



Background & Need

- **Metric:** Percentage of Core Area residential units that are within a ½ mile walkshed of a publicly accessible park, plaza, open space, or natural area
- **Goal:** 100% of core area residential units area are in this walkshed by 2051
- **Currently:** 17.6% of core area residential units are within a walkshed



Core Area Parks & Rec Walkshed Heat Map

Background & Need

- **Central District Project:** Current BPRD Comp Plan includes a low-priority project for parkland acquisition/development in the Central District/Core Area

■ PARK LAND IN CENTRAL DISTRICT

Project Type: **PARK**

Map Reference: **N/A**

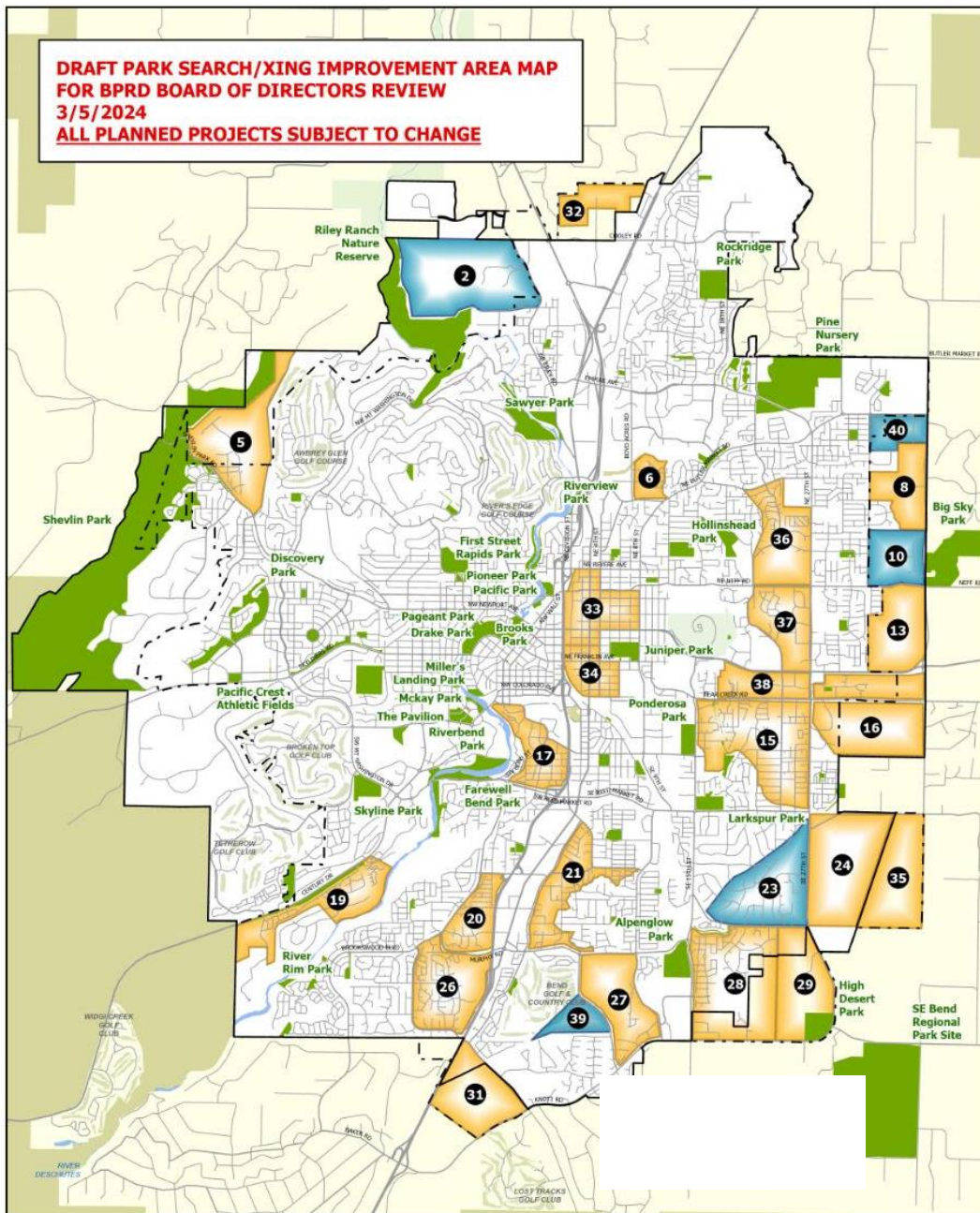
Priority: **LOW**

Planning And Design Effort: **HIGH**

Capital Cost: **\$\$\$**

The goal of this project is to support the Bend Central District's desire to acquire land and develop an urban plaza or parklet to support redevelopment in this area.

Parks Search Areas



- Six new park search areas:
 - Two Core Area/CFEC
 - #'s 33 &34
 - Stevens Road Tract
 - #35
 - Hospital/Purcell
 - #36
 - Two CFEC HWY 20 East
 - #'s 37 &38

Parks Search Areas



Project Descriptions:

Park Search Area 33: Bend Core Area Urban Renewal/TIF Area North of Greenwood Avenue.

As identified in the Core Area Report and related Core Area TIF Plan, the City of Bend/Bend Urban Renewal Agency and district will partner to fund and acquire land, and subsequently develop a park, plaza, recreation site, linear park and/or open space.

Park Search Area 34: Bend Core Area Urban Renewal/TIF Area - South of Greenwood Avenue.

As identified in the Core Area Report and related Core Area TIF Plan, the City of Bend/Bend Urban Renewal Agency and district will partner to fund and acquire land, and subsequently develop a park, plaza, recreation site, linear park and/or open space. Hawthorne Avenue has been identified as a possible location for a linear park that may connect to the Hawthorne Overcrossing and/or development associated with civic space such as a new city hall and/or housing.

Next Steps

- Draft in progress
- Adoption: Fall 2024
- SDC Project List: Following Plan Adoption



Questions?



2023 Draft Performance Metrics

Public Comment

Please use the Raise Hand function and you will be called on.

If you are on the phone:

*9 to raise your hand

*6 to mute/unmute

Accommodation Information for People with Disabilities



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