



CITY OF BEND

Business Assistance Subcommittee

Core Area Advisory Board

October 2, 2024

Goals for Today

- Hear from Bend Central District projects that recently went through the permitting process
- Provide overview of development standards & history of BCD code
- Identify items for staff to evaluate and bring back more information on at a future meeting
- Identify next meeting dates:
 - September
 - Tues Sept 10 10am-noon
 - Thurs Sept 12 3-5pm
 - Wed Sept 18 2-5pm
 - Thurs Sept 19 3-5pm
 - October
 - Wed Oct 16 2-4pm
 - Thursday Oct 17 3-5pm
 - Tues Oct 29 10am-noon



TENTATIVE CAAB SCHEDULE

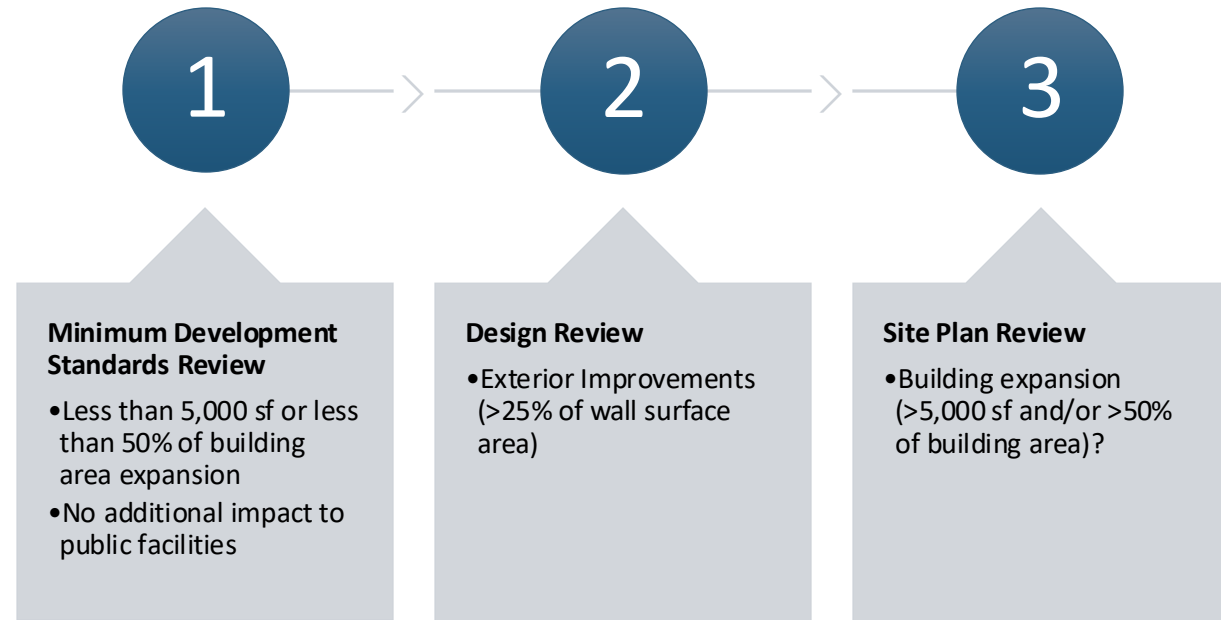
2024				New Council & CAAB members	2025			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
CAAB Meetings	March 19	May 16	August 15	November 7				
Development Code Subcommittee			Oct.	Stakeholder Outreach	Jan	Feb		
Business Assistance Subcommittee	April	July	Oct.					
CFEC Grant	CFEC Grant Project			CAAB Check-in	CAAB Check-in			

Bend Central District Existing Uses/Structures

Bend Central District 2.7.3220.

B. Existing Uses and Structures. Uses and structures that are not in conformance with the provisions in this section but that were lawfully established within the BCD prior to the adoption of this code are considered a permitted use. Expansion or enlargement will be subject to the provisions of BDC Chapter [4.2](#), Minimum Development Standards Review, Site Plan Review and Design Review.

For sites with no existing structures, new structures may only be constructed for uses allowed in Table 2.7.3220. Conditions of prior approvals will continue to apply unless modified in conformance with BDC [4.1.1325](#), Modification of Approval.



Minimum Development Standards Review

Streamlines development review for minor additions or expansions and/or change of use, and applicable residential uses with six or fewer units and cottage cluster developments

Applicability

- A building expansion of up to 50% of the existing building area or up to 5,000 square feet, whichever is less
- Outdoor use or parking expansion of up to 50%, or up to 5,000 sf (whichever is less)
- A change of use of building or property that increases demand on public facilities
 - 20% increase in trip generation (or 100 average daily trips)
 - Development requires that water meter or sewer laterals be increased in size
 - A stand-alone commercial use no larger than 250 sf in size on an existing commercial site (ie. Food cart, produce stand)
 - Construction of non-occupied storage structure that is less than 5,000 sf

Exemptions

- Property is in compliance and will remain in compliance with approval criteria
- Closing an existing driveway

Applicable criteria:

- Use, setbacks, lot area, dimensions, lot coverage, building height, design review
- Equipment, outdoor storage, manufacturing/delivery area screening
- Parking paving, striping, and landscaping
- Bicycle parking
- Access & circulation
- Sidewalks
- Public utilities
- Sewer



Design Review

Required for exterior alterations to existing buildings that modify 25% or more of the surface area of any exterior wall or roof where Minimum Development Standards Review or Site Plan Review is not otherwise required.

Exemptions:

- Maintenance (re-roofing, re-siding where similar materials/colors are used)
- Exterior alterations for less than 25% of surface area of exterior wall
- Interior remodeling or tenant improvements
- Buildings that are subject to review by Landmarks Commission (historic)
- Single unit detached dwellings
- Properties located in CB- See BDC 2.2.800 for that zoning district
- Properties in Water Overlay Zone (WOZ)- See BDC 2.7.650 for that zone



Site Plan Review

- Applies to all new uses as well as uses that exceed the applicability thresholds for Minimum Development Standards review.
- Proposal must comply with:
 - Standards of the zoning district
 - Design Standards
 - building & fire code standards
 - Public facilities must have adequate capacity
 - Must comply with Transportation analysis requirements and sewer requirements
 - In conformance with any applicable master plan, facilities plan, refinement plan, area plan, or special planned district



Project Presentations

- Somewhere That's Green expansion to open the Greenhouse Cabaret (MDS Exemption)
- The Giving Plate (Design Review)
- The Catalyst (Site Plan Review)

Other relevant project examples:

- Campfire Hotel renovations (prior to 2020 code updates, MDS review)
- Open Space Event Studios desire to expand site to include former auto mechanic shop (change of use triggers MDS review, as well as frontage (sidewalk/ADA) improvements, landscaping, and water meter upgrade)
- Newly purchased- 710 NE 1st Street (formerly Bend Truck Toyz)



Somewhere That's Green, 1017 NE 2nd St

- Partial change of use & minor exterior entry construction
 - Site was formerly the Gear Peddler (retail) before plant shop
- Received a Minimum Development Standards Review Exemption
 - No additional fixtures or fire sprinklers were required for new use and therefore use did not increase demand on public facilities
- Submitted a renovation/alteration building permit for façade/signage & minor electrical improvements
 - Ended up removing façade/signage work because of labor availability and therefore it would slow down when they could receive Certificate of Occupancy for the Cabaret theatre
 - Had to do some ADA parking and signage improvements as part of this



The Giving Plate- 1212 NE 1st Street



- Renovation of former bike shop
 - Previous use (city records) was for warehousing, not retail
- Design Review for New Construction/Major Alterations
- Initially wanted this to be the shopping/retail hub for their consumers but due to infrastructure requirements, site is now only used as their distribution center.



The Catalyst, 821 NE 2nd St

Relocated the Pine Shed building (formerly Spoken Moto) to the Bend Central District.

Site Plan Review for food cart lot, enclosed and unenclosed eating/drinking

- Change of use from industrial use to commercial use
- Lot consolidation
- Conditional Use Permit (for outdoor entertainment)

Major cost drivers/challenges:

- SDC/infrastructure costs were the same cost as the development/reconstruction
 - SDCs: \$130,000
 - Infrastructure costs (completion of 2nd Street project would reduce infrastructure requirements for this site via a Development Agreement)
- Sprinkler system requirements (added trusses to hold the sprinklers & caused all internal walls to be scraped taking away form historic feel)
- Bathroom requirements (specific for food cart lots)



CITY OF BEND



Public Comment

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

If you are on the phone:

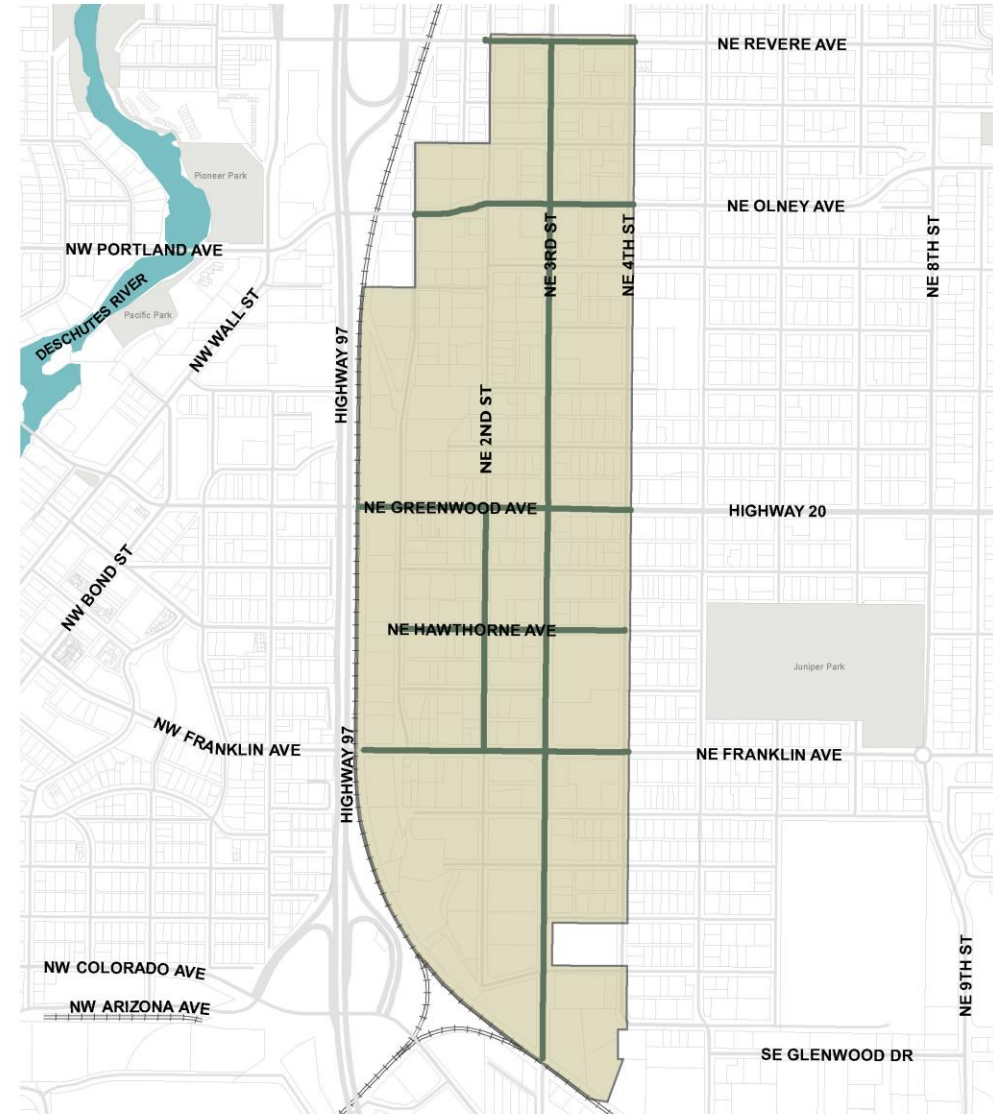
*9 to raise your hand

*6 to mute/unmute

Staff Identified Code Challenges

Bend Central District 2.7.3240.A.1. Buildings located on a main street identified in Figure 2.7.3207, Main Streets, must provide a **minimum of one entrance every 60 feet onto the main street building frontage(s).**

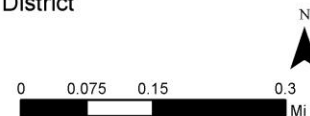
- This applies to all Main Streets including 3rd Street
- Could be challenging for larger buildings and buildings on 3rd Street; especially those that already exist in the area if they went through a major renovation.
 - For example- Safeway entrances on 3rd Street are 153' apart
- Recommend evaluating changes to code for adaptive reuse projects especially on 3rd Street; keep standard for new construction.



BEND CENTRAL DISTRICT
MAIN STREETS



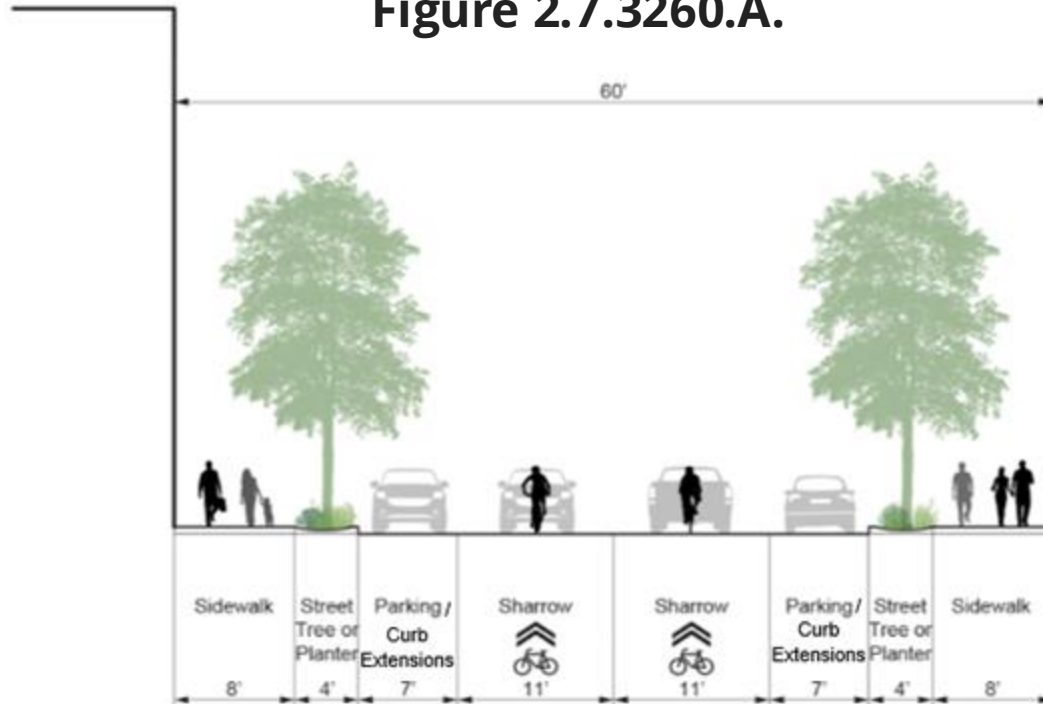
9/15/2021



Staff Identified Code Challenges

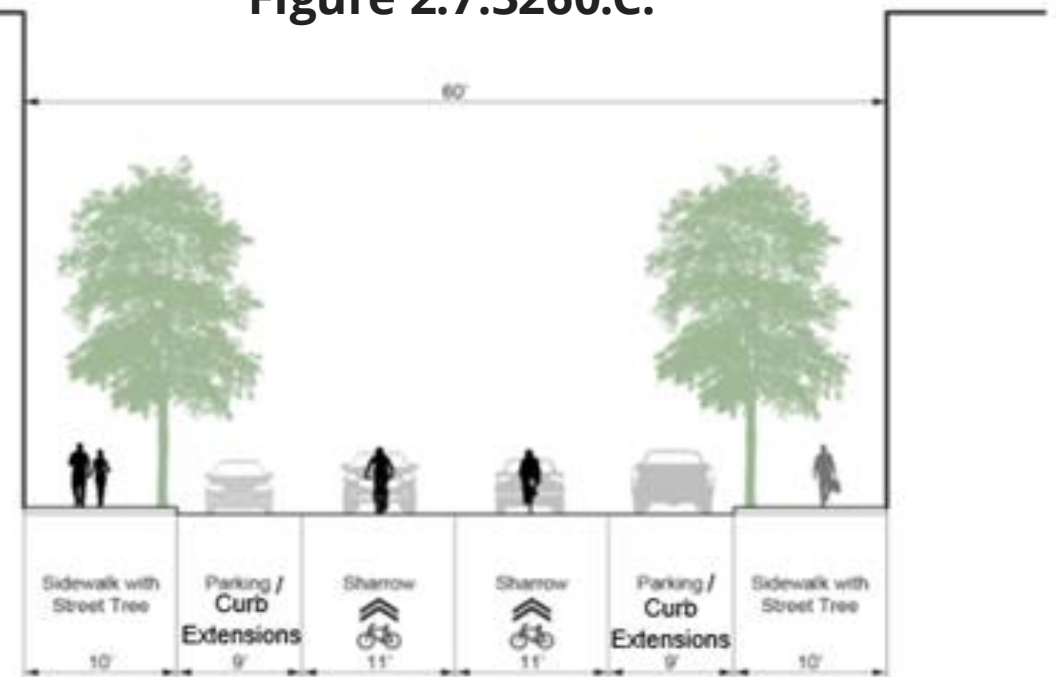
- On site infrastructure & upgrades to meet BCD Cross-Sections

Figure 2.7.3260.A.



Applies to 2nd Street north and south of Greenwood Avenue, 4th Street south of Greenwood Avenue and to all local streets in the BCD.

Figure 2.7.3260.C.



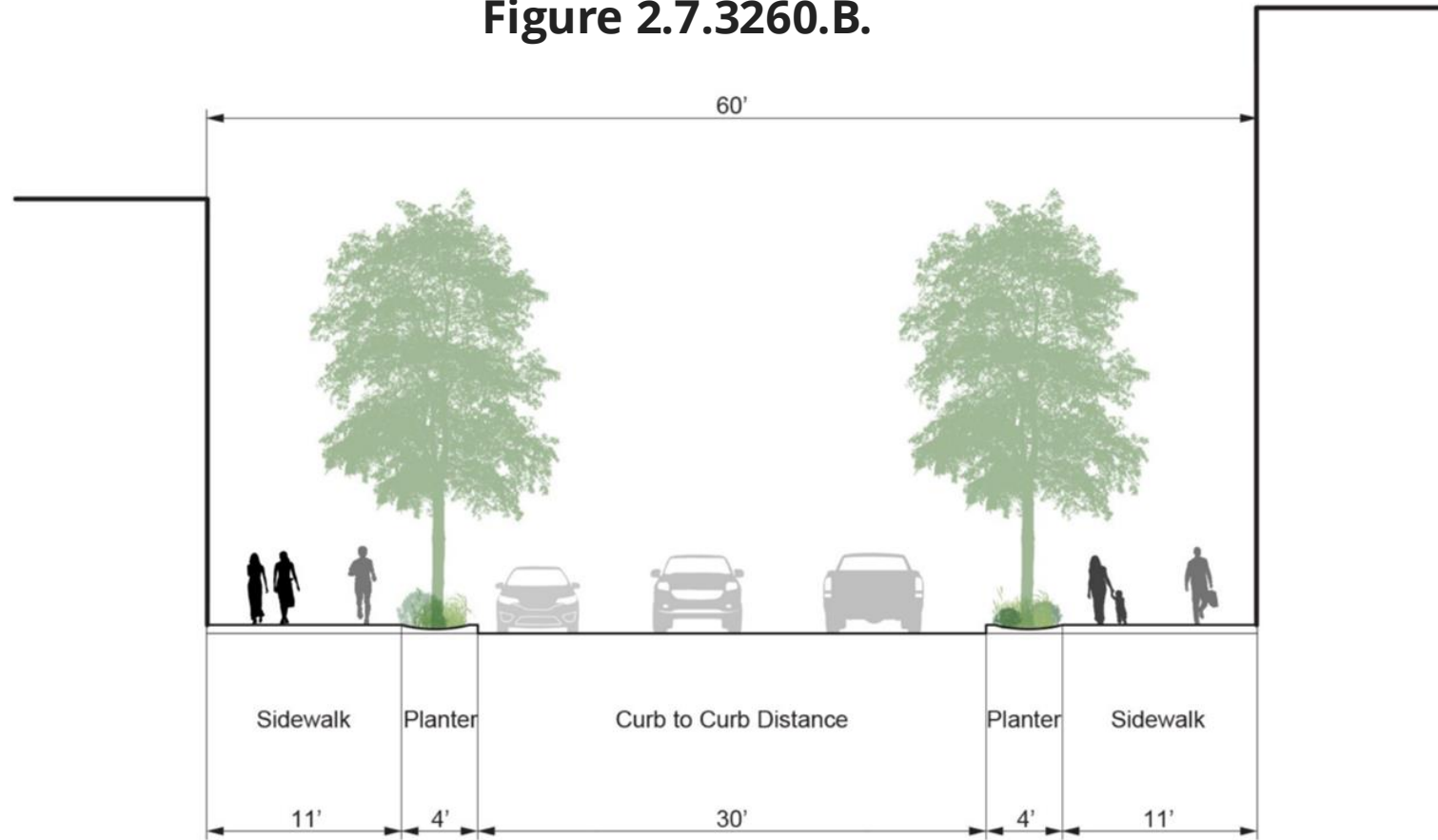
Any portion of the 2nd Street right-of-way within the BCD that has an existing 40-foot-wide curb-to-curb width may remain 40 feet wide and use the 40-foot-wide curb-to-curb cross-section.



Cross-Sections

Any development site on a local street with frontage equal to or less than 40 percent of the block length that has an existing 30-foot-wide curb-to-curb width may remain 30 feet wide and use the cross-section provided for in Figure 2.7.3260.B

Figure 2.7.3260.B.



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.