



Neighborhood Commercial



**BEND
YIMBY**

BDC 3.6.300(J) Neighborhood Commercial Sites

“Neighborhood commercial sites within the Residential Districts are intended to provide pedestrian-friendly access to goods and services convenient to nearby residents, encourage affordable mixed-use housing types, and provide a compatible transition between commercial and residential uses.

“In addition to new neighborhood commercial sites, this subsection also recognizes and seeks to preserve long standing historical commercial uses that have served the neighborhood.”



Mixed-use neighborhood commercial at Jackson's Corner

Our code recommendations:

- Broaden allowed building types
 - Live-work
 - Accessory Commercial Units (ACUs)
- Broaden permitted and conditional uses
- Broaden siting standards (locations)



Live-work units



Accessory Commercial Unit (ACU)

Other Objectives:

- Commit to annual review
- Explore incentives, programs, pilot projects
- Community outreach and education

Objective #1:

City Council Work Session & Code Review

- How this fits into other City efforts (i.e. Council Goals, Invest Bend, Growth Plan, etc.)
- Current code and history
- Code limitations and barriers (conduct interviews)
- Potential code amendments (including our recommendations, staff recommendations, recommendations from interviews)
- Simple short-term actions, moderate mid-term actions, and bigger lifts

Council Direction:

- Draft code amendments package for short-term actions
- Community outreach and education
- Committing to annual review/check-in



Simple / short-term

- Live-work units
- Broaden permitted and conditional uses
- Broaden siting standards (locations)
- Commit to annual review

Moderate / mid-term

- ACUs
- Community outreach, awareness, and education
- Explore incentives, programs, pilot projects
- Combining with Growth Plan efforts

Questions for BEDAB:

- How do you see neighborhood commercial supporting the Invest Bend economic development strategy?
- What are some other barriers you foresee for businesses and property owners in developing and operating a neighborhood commercial site?
- Do you have thoughts on potential incentives, programs, or pilot projects that could support businesses and property owners in developing and operating a neighborhood commercial site?
- Do you support recommending this topic for Council and staff consideration in a City Council work session?



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