

# Neighborhood Commercial

Follow-up to 9/8 meeting



**BEND  
YIMBY**

# Past Neighborhood Commercial inquiries submitted to the City

1. **1421 and 1222 NW Newport Avenue:** Customer wanted to turn the residence 1222 NW Newport into dining plus one food cart. Since the residential property at 1222 is not on the corner it is not eligible. Same owner owns surrounding lots so they could consolidate with the corner lot 1421 NW 12TH ST, then both lots would meet Corner Neighborhood Commercial Site Development Standards.
2. **805 NW Georgia:** Doesn't meet locational requirements. They could do a home business but would have to live there.
3. **61706 Borealis Ln, 2001 Rachel Court:** Customer was hoping to establish a childcare facility at these sites, ran into building code/landlord issues
4. **1646 NE 8th Street:** Not eligible since there is an existing neighborhood commercial use within ¼ mile
5. **30 NW Galveston Ave:** Zone RS and adjacent to commercial zone so it can't be a neighborhood commercial site

**Barriers shown here primarily point to the code's location requirements.**

# Since 9/8 BEDAB meeting, two people have reached out with interest in creating neighborhood commercial businesses

## **Potential neighborhood commercial business owner #1:**

Organic farmer and food producer with vision for farm, farm stand, and cafe

They want to pursue...

- Ageing in place as long-term residents and maximizing their property
- Creating a gathering place in the neighborhood, giving back to the community
- Building a small business
- Using their own residential property to do this

## **Not possible due to location, lot size, and uses.**

- Property is 1 acre, fronting an arterial, not on a corner, small farm/farm stand/food production

# Since 9/8 BEDAB meeting, two people have reached out with interest in creating neighborhood commercial businesses

## **Potential neighborhood commercial business owner #2:**

Established salon professional with vision to build their own space

Their story...

- Had an established, successful business in another city
- Now renting a chair at a local salon, but wants to own and operate their own business again
- Can't find what they're looking for (space) in the local commercial market
- Wants to build a small commercial space on their residential property, potentially as an ACU.

## **Not possible due to building type (and possibly location).**

- Would need to be a “home business” (limiting business activity), or
- Would need to redevelop their home as a commercial-only building, or a mixed-use development

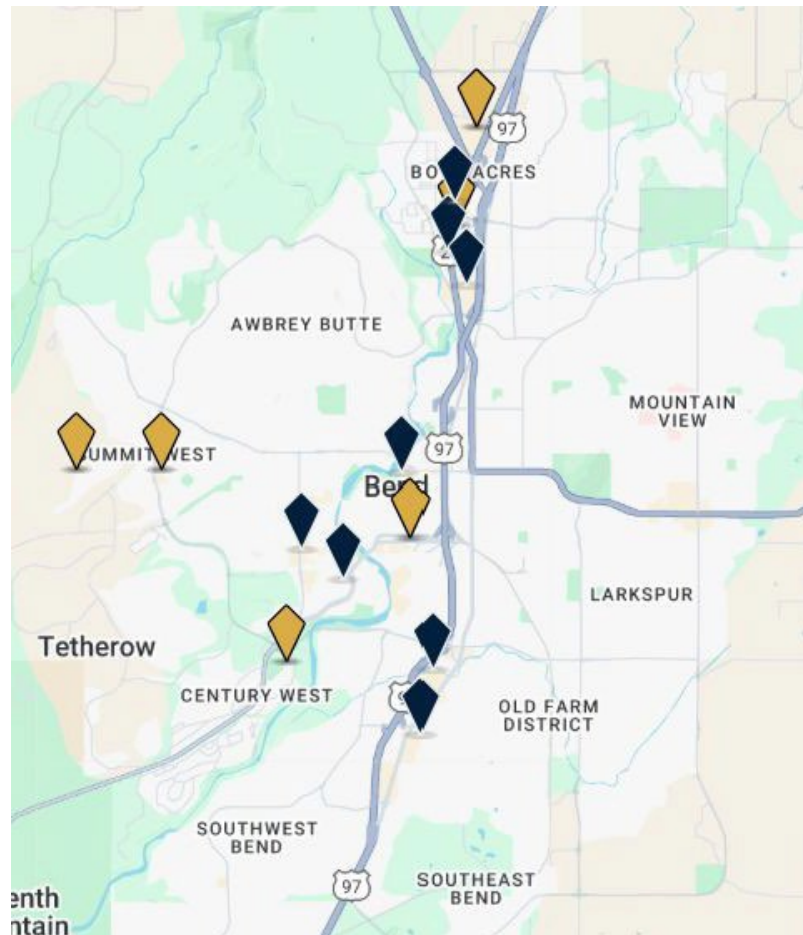
# Compass Commercial listings

## 22 retail spaces for lease < 1,500 sqft

- 0 spaces available on the east side of town
- 11 spaces available in commercial centers
- 11 spaces available near residences
  - These are limited to 4 buildings
    - Jackstraw
    - Discovery Corner
    - The Current
    - Century Drive (near The Hixon)
- Majority of these spaces are concentrated in areas of town that are already served by commercial uses

Note: Every business has unique space and location requirements to suit their work, so the realistic number of options for any given business can be expected to be less than this.

Data pulled 9/29/25





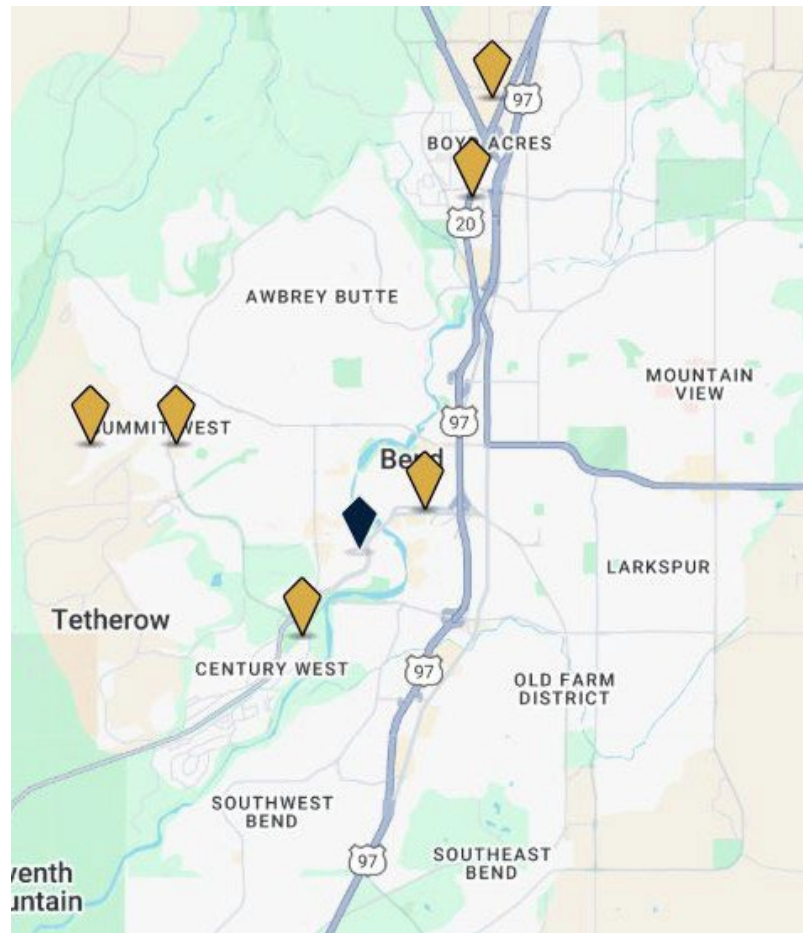
# Compass Commercial listings

## 9 retail spaces for lease < 1,000 sqft

- 0 spaces available on the east side of town
- 3 spaces available in commercial centers
- 6 spaces available near residences
  - These are limited to 3 buildings
    - Jackstraw
    - Discovery Corner
    - The Current

Note: Every business has unique space and location requirements to suit their work, so the realistic number of options for any given business can be expected to be less than this.

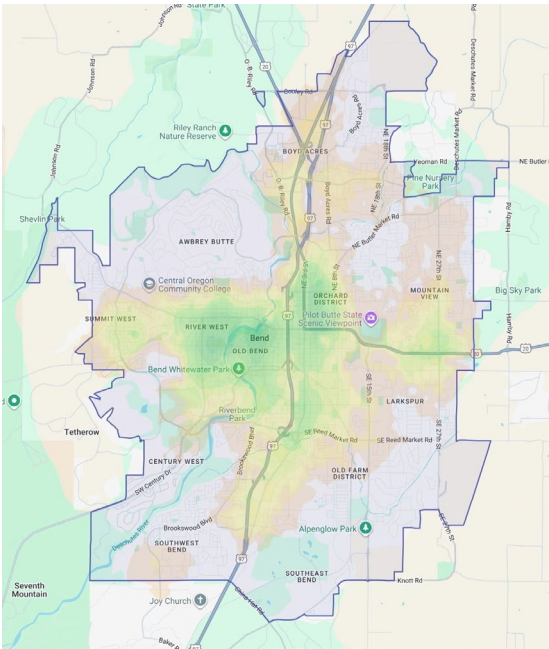
Data pulled 9/29/25



# Most of Bend's residential neighborhoods lack access

Bend's transportation challenges are linked to land use. Specifically, separating residences from jobs, services, and amenities.

## Walkability



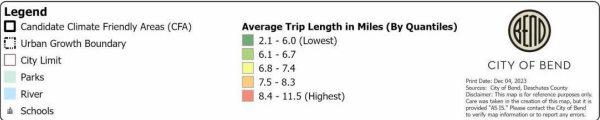
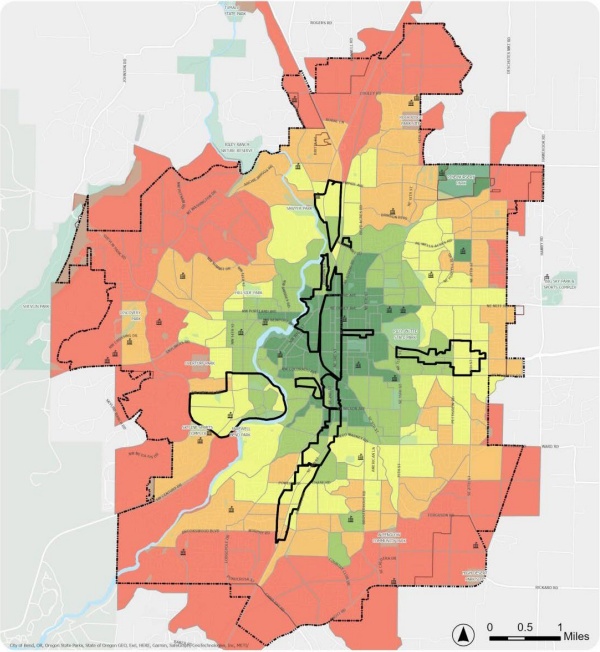
WalkScore map.  
Source: WalkScore.com,  
2025 data  
Citywide average score:  
32/100



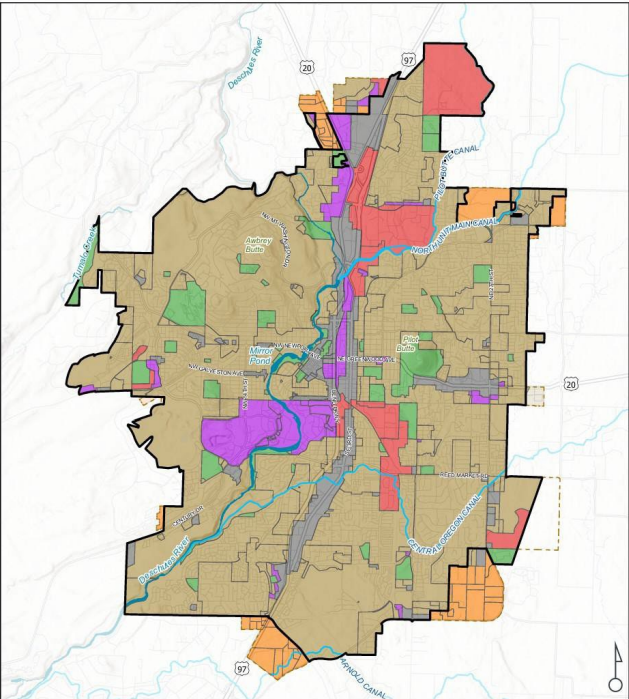
## Vehicle miles traveled (VMT)

CLIMATE FRIENDLY AREA CANDIDATES - VEHICLE MILES TRAVELED (VMT) MAP

NOVEMBER 30, 2023



## Land uses



**FIGURE 7**  
**LAND USE DISTRICTS**  
**BEND STORMWATER MASTER PLAN**  
**BEND, OREGON**

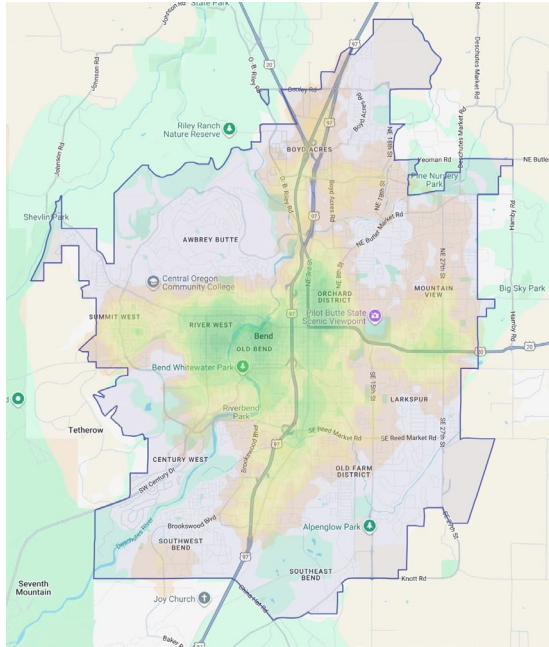


Data Sources: City of Bend, USGS, Google Maps.  
Date: 8/21/2023  
Disclaimer: This data is not to survey accuracy and is meant for planning purposes only.

# Most of Bend's residential neighborhoods lack access

Bend's transportation challenges are linked to land use. Specifically, separating residences from jobs, services, and amenities.

## Walkability



WalkScore map.  
Source: WalkScore.com,  
2025 data

**Citywide average score:**  
**32/100**

## Room to grow...

These walkable, mixed-use areas boost our economy, enrich community life, and attract both residents and visitors. Their success shows the value of this model—and the potential to expand it.

Neighborhood commercial offers a smaller-scale, neighborhood-friendly version of this success—shops, services, and gathering places that bring daily needs and local connections closer to home.

These neighborhood commercial businesses primarily serve local needs, rather than citywide demand.



# Other considerations

## Neighborhood commercial...

- Gives entrepreneurs **more options** for small, entry-level business space.
- Gives businesses **closer access to residents/customers**, and can be the easy, convenient choice of least resistance.
- Gives business owners valuable **proximity to their business** with the option to live on site — eliminating the daily commute, saving time and money, and giving more flexibility for families and childcare needs.
- Gives aspiring business owners the ability to **create a space** for their business **that they can't find in the local commercial market**.
- Can be a **great option for hybrid businesses** or 'click-and-mortars'
- Can **cost less over time**. For example, building an ACU may be more cost effective than long-term leasing.
  - $\$38/\text{sqft}/\text{year}$  for 1000 sqft unit =  $\$38,000/\text{year} \times 5 \text{ years} = \$190,000^*$
  - Estimated 1000 sq ft ACU development =  $\$150,000\text{-}250,000^*$

\*\$38/sqft average taken from currently available Compass Commercial (small) retail listings, ACU development cost based on average cost to build a small ADU