

CORE AREA ANCHOR MAPPING WORKSHEET

Core Area Advisory Board — Working Session — Bend Urban Renewal Agency

Meeting Date: _____ **Board Member Name:** _____

PURPOSE

This worksheet supports the anchor mapping exercise at today's meeting. Use it to capture the businesses, buildings, and cultural assets you consider important to the existing character of the Core Area. Your responses will be consolidated with those of other Board members to produce a shared map and a written record of the working session.

THE ANCHOR TEST

For each anchor you identify, briefly note the specific reason it functions as a Core Area asset. The goal is not to list every business in the area — it is to identify the ones that give the district its distinctive character. A useful test:

- *Is this the only one of its kind in Bend, or notably distinctive?*
- *Does it draw a specific audience, visitor pattern, or following?*
- *Does it have unique history, architecture, or longevity?*
- *If it closed tomorrow, would the Core Area lose something irreplaceable?*

If you cannot answer at least one of these clearly, the asset may be a good business but not a district anchor.

A. FOOD AND BEVERAGE ANCHORS

Restaurants, bars, cafes, breweries, distilleries, food halls, food trucks, or other independent food and beverage businesses that contribute to the Core Area's identity.

Name / Business / Building	Location or Address	Why this is a Core Area anchor

B. PERFORMANCE, ENTERTAINMENT, AND NIGHTLIFE VENUES

Music venues, theaters, cabarets, event spaces, galleries, or other businesses providing performance or entertainment programming.

Name / Business / Building	Location or Address	Why this is a Core Area anchor

C. INDEPENDENT RETAIL, MAKERS, AND CREATIVE BUSINESSES

Specialty retail, artisans, manufacturers, design studios, or other independent businesses contributing to the area's creative or maker character.

Name / Business / Building	Location or Address	Why this is a Core Area anchor

D. BUILDINGS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE

Buildings with character, history, or architectural distinction — whether currently active, underutilized, or vacant — that contribute to the Core Area's physical identity.

Name / Business / Building	Location or Address	Why this is a Core Area anchor

E. OTHER CULTURAL OR COMMUNITY ASSETS

Nonprofits, public spaces, recurring events, gathering places, or other assets not captured above.

Name / Business / Building	Location or Address	Why this is a Core Area anchor

F. WHAT IS MISSING?

What type of business, use, or anchor does the Core Area currently lack that the existing anchors would benefit from? Daytime gathering anchor, all-weather venue, coffee anchor, lodging, indoor food hall, performance space, or something else?

G. NOTES ON THE OPPORTUNITY PARCEL OVERLAY

During the second half of the exercise, note any observations about the relationship between existing anchors and the opportunity parcels — high-leverage targets, isolated anchors, unanchored opportunities, or specific parcel–anchor pairings worth pursuing.
