

August 31, 2026

Developer Roundtable

City of Bend & Central Oregon Builders Association (COBA)



Roundtable Purpose & Objectives

Purpose

Maintaining a regular forum for discussion, learning, and collaborative problem-solving

Objectives

- Build shared understanding of current conditions, priorities, challenges
- Gather developer input on potential City policy options
- Continue to strengthen relationships between the development community and the City
- Identify strategies to advance industrial land development, job growth, business expansion and relocation, and redevelopment

Roundtable Roadmap

- Welcome & Introductions
- Employment Site Readiness
 - Policy Discussion
- SDC Relief
 - Policy Discussion
- Neighborhood-Serving Commercial Development
 - Informational & Discussion
- Review Times, Ombudsman & Communication
 - Informational & Discussion
- Closing Reflections & Next Steps

Welcome & Introductions

- Name
 - Organization, Development Focus
 - *What is a recent project you are most excited about, and what makes it stand out for you?*
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Employment Site Readiness



Employment Site Readiness Program



- Initiated by City Economic Development Department and Supported by the Bend Economic Development Advisory Board (BEDAB)
- Schedule Request made by Mayor Pro Tem Perkins to have a Council Work Session on the topic

Purpose & Background



- Direct alignment with the City's adopted Economic Development Strategic Plan and Oregon Goal 9 to have adequate employment land ready to expand, grow and recruit businesses within the City of Bend
- Increase the competitiveness of Bend compared to regional, national and global markets
 - Targeting reducing permitting timelines, having marketable parcels for development and increasing predictability through proactive grading
- Reducing increasing development costs and compounding financial impacts due to City and State policies

Program Components (First Phase)



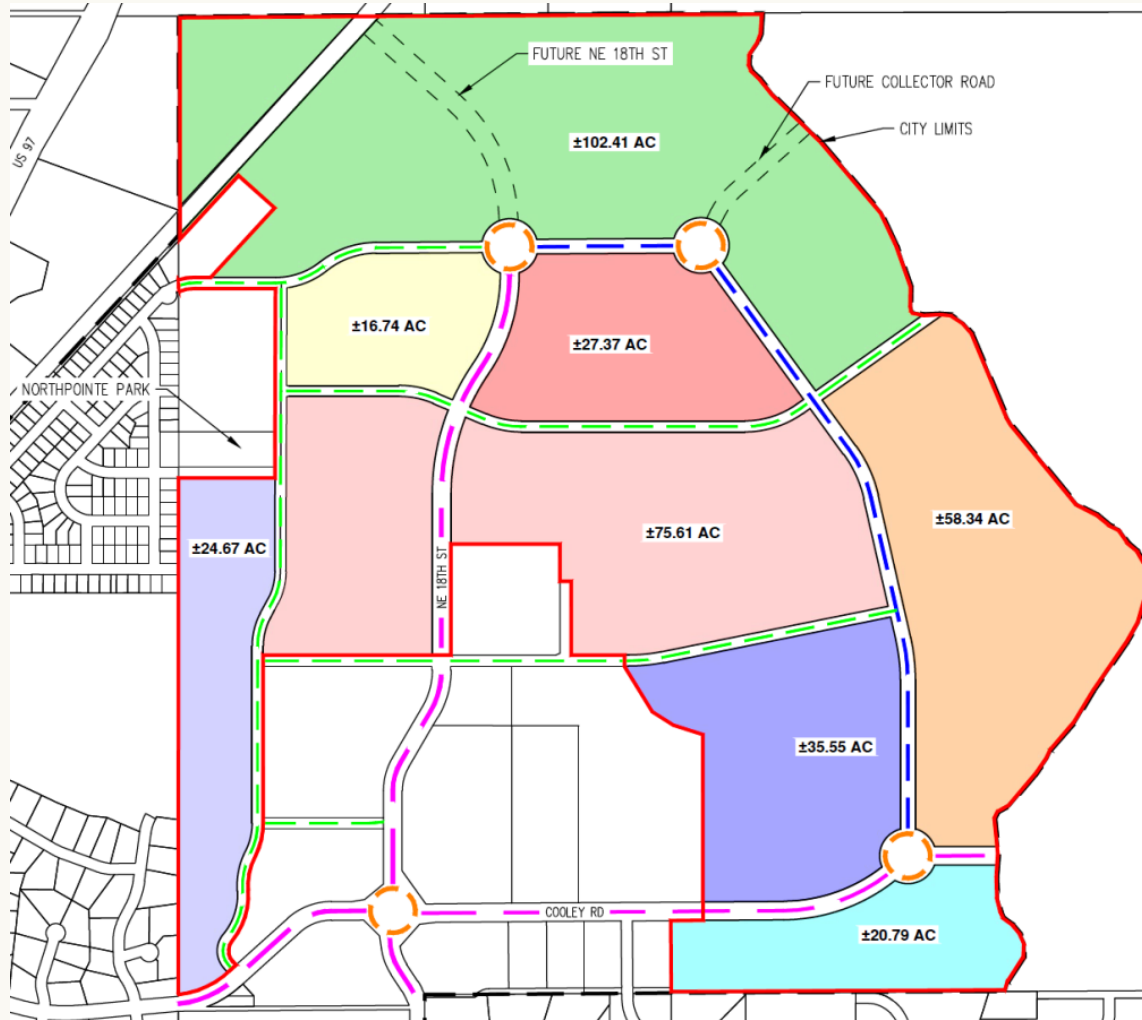
- Amending the Tree Code for Industrial Zoned lands to be less prohibitive to having greater speed and availability of Employment Ready Sites
- Allowing for mass grading for most efficient use of resources at one time
- Evaluating options for Site Plan and Building Permit Review to happen simultaneously

Potential Policy Options

All options would require amending Bend Municipal Code Title 16.40

- I. Deregulating trees on all land zoned for Industrial uses Citywide
- II. Creating a flat rate per acre for Industrial Zoned lands Citywide with funds going toward a Tree Mitigation Bank that could be redistributed to other areas
- III. Creating a tiered per acre assessment for Industrial Zoned lands based on tree density
 - This option would require further research on streamlined approach for how to determine density

Discussion and Next Steps



- What are the most significant barriers to bringing employment land online?
- Which site readiness approaches would be most effective?
- How important is development-ready land as it pertains to marketing sites?
- Are there additional site readiness challenges or opportunities to consider?

SDC Relief



Potential SDC Relief Programs

1. Reducing or waiving SDCs in the Core Area for Adaptive Reuse
2. Reducing or waiving SDCs for grocery stores

****Both programs would be limited by duration and geographic location***



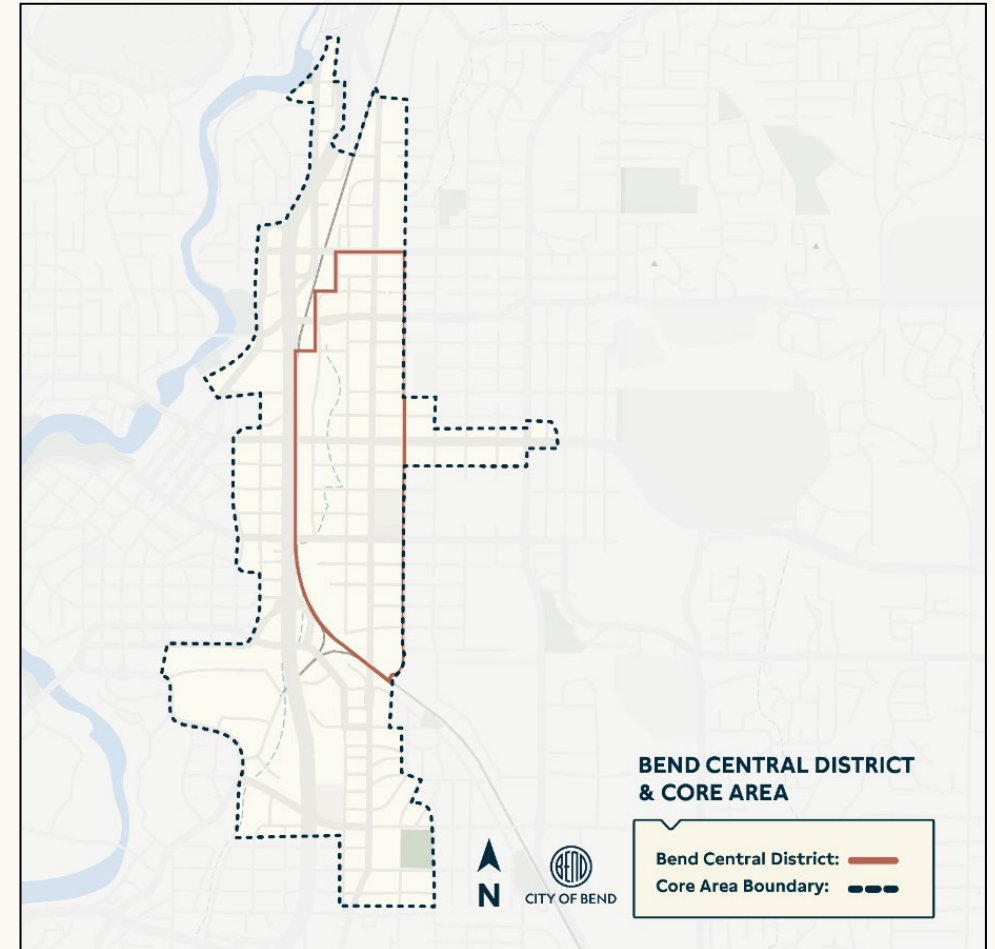
Option 1: SDC Relief for Adaptive Reuse in the Core

Why

- Catalyze activity, TIF generation

Potential Program Components

- 2-5 year duration
- Core Area (CAAB recommendation prioritizes BCD)
- Non-residential adaptive reuse projects
- Exempt from or subject only to Minimum Development Standards review
- No credits for exempted use if site redevelops



Core Area Adaptive Reuse SDC Relief Discussion

- Would SDC relief meaningfully influence investment decisions?
- Should eligibility be broad or targeted?
- Program duration to reach desired outcome?
- What role can temporary uses play in activating properties?

Option 2: SDC Relief for Grocery Stores

Why

- Spur desired neighborhood-serving commercial activity and attract anchor development

Potential Program Components

- 2-5 year program duration
- Eastside (outside of major corridors)

Discussion

- Would SDC relief meaningfully influence investment decisions?
- Most significant barriers to grocery store development?
- Program duration to reach desired outcome?
- How broadly or narrowly should eligibility be defined?

Neighborhood-Serving Commercial Development



Multiple Efforts Underway

Short-Term (2026)

- Protection of commercial land in master planned areas (HB 4037)
- Roundtable with Planning Commission and Neighborhood Districts & Neighborhood Commercial code amendments
- Market analysis (part of Economic Development Work Plan)

Medium-Term (2026 - 2027)

- Council Work Session on infrastructure requirements for infill developments took place on June 24; informing forthcoming administrative, policy, and funding efforts
- Rolling out phased incentive options through grants and loans

Long-Term (2027+)

- Growth Plan: Integrating commercial uses into residential zones (e.g., Accessory Commercial Units, live-work units, Climate Friendly Area designations)

Market Analysis Preliminary Findings

- Strong retail market; few significant retail gaps
- Available commercial sites largely single-loaded along arterials rather than configured as walkable commercial nodes
- Core Area offers unique opportunity for walkable commercial development
- Space availability and affordability bigger challenges than demand
- Proximity doesn't drive traffic to grocery stores; affordability and central location key factors



Fred Meyer on S Hwy 97 ranks as the top grocery destination among 7 Neighborhood Districts

Image Source: MapQuest

Discussion

- What factors matter beyond SDCs?
- What commercial uses are market-feasible?
- What helps commercial projects move forward?
- What has historically spurred commercial development?
- What zoning, code, or permitting barriers exist?
- What market conditions should we better understand?

Review Times, Ombudsman & Communication



Focus over the past year

Planning

- Allowed additional ADU's
- Allowed 2nd Kitchen
- Created "Row House" Housing Type
- Extended Approvals
- Created "Minor Replat" for Efficiency
- Simplified Water Overlay Zone/Areas of Special Interest Process for Fire Mitigation
- Middle Housing Land Division Updates (pending)

Outreach

- Monthly COBA call
- Engineering Consultant Roundtables

Engineering

- Senate Bill 974 Workflows
- Drainage and Density
- Standards Update

Building Safety

- Top 10 Review Comments
- Home Hardening Implemented (R327)
- Next-day Mechanical/Electric/Plumbing
- Multi-page Uploads in CityView
- Allow Master Reissue "Options"
- Townhome Permit Cloning

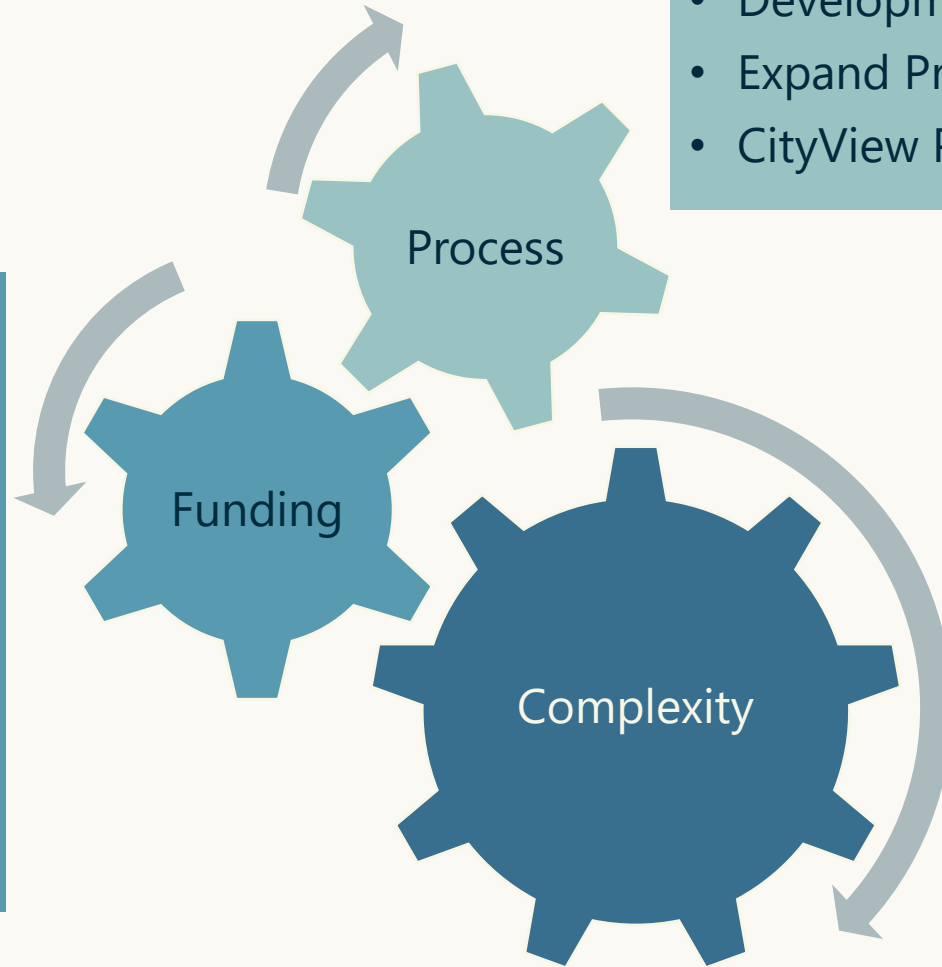
Example: Building Permits Top 10 Review Comments

Building Safety has open-door policy for applicants to meet with Assistant Building Official about overall permitting process or individual applications.

1. Designer's plans not integrating Design Engineer's criteria
2. Energy checklist
3. Asbestos survey reports
4. Firewall details
5. Water meter/supply calcs and utilities routing
6. Prescriptive lateral wall plans
7. Engineered beam calcs (Prescriptive plans)
8. Stormwater retention swales
9. Geotech reports
10. Issues with Plan sheet formatting

Next Steps

- HOME Committee Recommendations
- State Advocacy
- Promote Existing Tools
 - Local Improvement Districts (LID's)
 - Supplemental SDC's
 - Reimbursement Districts
 - City Project Support



- Focus on smaller builders
 - Process maps and support
 - Explore Housing Ombudsman
- Development Navigator Role
- Expand Pre-Application processes
- CityView Process Update

- Drainage & Density
- Code Updates
 - Neighborhood Commercial
 - Industrial Readiness
 - Tree Code
 - Cottage Code Updates
 - Defensible Space
 - Infrastructure Requirements
 - Discretionary Infill process

Discussion

- What drives multiple review cycles?
- Which changes would most improve predictability and review efficiency?
- Would an ombudsman for smaller projects add value?
- How should the City communicate process and regulatory changes?
- What tools, resources, or support would improve the development experience?

Closing Reflections

- *What's one takeaway from today's conversation and one action you'd want the City to focus on over the next year?*



Next Steps

- Attendee survey on Roundtable experience and additional comments
- Upcoming Council meetings:
 - September 9, Work Session: Tree Code Follow-Up and Employment Site Readiness
 - September 16, Business Meeting: Resolution for SDC Relief Program & Follow-Up Discussion for Grocery Store SDC Relief

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