

Minutes

Core Area Advisory Board

Thursday April 20, 2023

Council Chambers, 710 NW Wall Street Bend, OR

3-5pm PST



CITY OF BEND

3:00 p.m. Core Area Advisory Board Meeting

Roll Call

- Corie Harlan, Chair, present
 - Elisa Cheng, Vice-chair, present
 - Alyssa Heim, present
 - Dale Van Valkenburg, present
 - John Fischer, present
 - Jeff Baker, present
 - Katherine Austin, present.
 - Kina Chadwick, not present.
 - Kurt Alexander, present
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- Councilor Perkins, Council Liaison, present.
 - Sara Odendahl, Bend Chamber of Commerce, present
 - Sharon Smith, Bend LaPine School District, not present.
 - Rachel Colton, Bend Park, and Recreation District, present
 - Nick Lelack, Deschutes County, not present.
 - Lynne Mildenstein, Deschutes Library District, not present.
 - Rachel Zakem, Central Oregon Intergovernmental Council, present

1. Conflicts of Interest Disclosures

- **Corie Harlan**- Chair, Core Area Advisory Board (CAAB) Central Oregon Land Watch. No potential conflicts of interest.
- **Kina Chadwick**- Member of Core Area Advisory Board (CAAB). No potential conflicts of interest.
- **Elissa Cheng**-Vice-Chair, Core Area Advisory Board (CAAB). No potential conflicts of interest.
- **Dale VanValkenburg**-Member of Core Area Advisory Board (CAAB). Employer is Brooks Resources who owns property at 100 Hawthorne and 181 Franklin Avenue. Potential conflicts of interest on both of those.
- **John Fisher**- Member of Core Area Advisory Board (CAAB). Potential conflict of interest. Doing some engineering consulting for BCD projects.
- **Jeff Baker**- Member of Core Area Advisory Board (CAAB). Employer is Craft3. No potential conflicts.

- **Alyssa Heim**- Member of Core Area Advisory Board (CAAB). Potential conflict of interest. Alyssa and her husband own Big Story Book Store on Greenwood in the BCD.
- **Kurt Alexander**-Member of Core Area Advisory Board (CAAB). Declared conflicts of interest, at 821 NE Second Street, 205 NE Hawthorne Avenue, and 934 NE 1st Street.

2. Approve Minutes (5 minutes) – Chair Corie Harlan

CAAB did not receive the March minutes for review. At the May CAAB meeting, both the March and April minutes will be reviewed for approval.

3. Bend Park and Recreation District (BPRD) Levels of Service and Core Area Goals (35 minutes) – Rachel Colton & Henry Stroud, BPRD

BPRD staff shared PowerPoint of their level of service goals for the district, their Core Area Park Plans and anticipated efforts to update their 2018 Park Comprehensive Plan.

BPRD plans to complete a midterm update to their Comprehensive Plan in Fiscal Year (FY) 2023-24 to update some information. They plan to update the plan to include park search areas in the Core Area. BPRD gave an overview of challenges and opportunities for park development in the Core Area.

In summary, there are limited opportunities to acquire land within the Core Area. Several park ideas were discussed including neighborhood parks, urban plazas, pocket parks, privately owned public spaces (POPS), parklets, linear parks, community serving plazas and pedestrian focused street, as well as improving access and upgrading existing facilities.

Tax Increment Financing (TIF) money can be used to for park development including land acquisition.

CAAB members commented that BPRD should evaluate Park System Development Charge (SDC) credits for developers that incorporate parks or pockets parks into their development.

4. CAAB Work Plan (40 minutes) – Allison Platt

Staff gave a presentation outlining the process they used to develop the Work Plan based on CAAB input on Council Goals and the adopted Council Goal framework. Two new potential projects which CAAB would be used as a sounding board, or a stakeholder group were discussed including:

- Code audit of the Bend Central District (BCD) to identify and remove barriers to adaptive reuse projects, renovation remodels of existing buildings.
- Evaluation of our street and mobility standards in the Core Area.

Group discussion ensued with the following input:

- Add Climate Friendly Area (CFA) coordination to timeline.
- Have Stormwater group come and speak to CAAB committee.
- Would these projects include wayfinding signage? Staff gave an update that the City has a contract to begin work on a citywide wayfinding plan
- Continue to refine what the Street Mobility Standard Project looks like
- How will City Hall planning be coordinated?
- It appears there are multiple city-led projects, a framework plan may be needed to ensure they are all coordinated and ensure the Core Area vision is considered.

Staff will bring back more information on scope of projects proposed to better inform CAAB at the next meeting.

5. BURA & Council Updates (10 minutes) – Allison Platt

a. April 5 BURA Meeting

BURA adopted the Business Assistance and Development Assistance programs. Staff is in the process of creating web pages, the application program and process with program launch slated this summer or fall.

6. Performance Metrics Update (10 minutes) – Allison Platt

Staff shared the Draft [Core Area Performance Dashboard](#) that has been developed for CAAB input. Please send staff any comments on the dashboard by May 5, 2023.

7. Public Comment (15 minutes) – Chair Corie Harlan

Robin Vora-Has the city found a spot for City Hall that is big enough for City Hall and an adjacent park in the Core Area?

Answer-Matt Stuart, Real Estate Director-The City is currently in the process of evaluating our acquisition strategy. In addition to the Rainbow Motel, the City has closed on one property and is currently in negotiations for a second property. City Hall needs about 1.5 to 2 acres, but our goal is to acquire 3 to 5 acres so that we could co-locate park and housing needs with the City Hall project. There is a lot of details with how to fund that project and leverage the existing City Hall site to help fund that project.

Robin Vora-CAAB may want to have a slush fund to purchase properties when they come up for sale, rent them out, until they are able to acquire adjacent properties with the eventuality of putting something together. Troy field does not really fit in the park districts plans from the map they showed, you classified that as more downtown.

Answer-It is outside the Core Area.

Robin Vora-Pocket parks and parklets are more likely the practical things and art and benches in them are the most practical ideas.

James Teeter, Structural Engineer, Ashley & Vance Engineering-

Recommended a Core Area master plan, revising codes, having pictures in a

document that shows the form of the street and how it interacts with buildings really helps. Let the master plan govern code revisions and not the other way around.

8. Next Meeting & Information Sharing (5 minutes)

- a. Next Meeting: Thursday, May 18, 2023, 3-5 pm
- b. Development Updates: See [Core Area Investments Map](#) for more information about investments taking place in the Core Area with links to relevant project webpages and land use applications the City has received.
- c. New Community Development newsletter that will go out on a quarterly basis.
- d. Timber Yards Master Plan is tentatively scheduled to go to the Planning Commission, May 8, 2023
- e. The Founder of Parking Day, Blaine Merker is coming to Bend to speak in May for the Building a Better Bend lecture series.
- f. Bend Central District Business Association is having their quarterly social event at Oregon Spirits Distillery on May 27, 2023, from 4pm to 7pm. All are welcome to attend.
- g. Chamber hosted a session on the Core Area recently that was well attended.

Adjourn: 5:02 pm

For a recording of this meeting click on the link below:

[April 20, 2023](#)