



CITY OF BEND

Minutes

Bend Economic Development Advisory Board (BEDAB)

Monday, January 6, 2020

Staff Liaison: Ben Hemson

Noon BEDAB Meeting

Roll Call: Stephanie Senner-Chair, Keith Dodge-Vice Chair, Brecht Palombo, Brenda Speirs, Jamie Klopp, Kevin Cole, Lisa Goodman, Travis Davis

Karen Koppel-Alternate

Heather Ficht, Jim Sansburn, Kevney Dugan, Roger Lee- Ex Officio

1. Public Input

None.

2. Approve December 2 Meeting Minutes

Approved.

3. Core Area Proposed Code Updates | Advocacy Subcommittee Members

Conflict of Interest declarations: Kevin Cole works for Mid Oregon which owns property in the Core Area. Keith Dodge owns property bordering on district.

Proposed code changes were discussed at BEDAB Advocacy last week also at Planning Commission. Core Area has been targeted for densification. Staff is bringing forward a slate of code changes that will make development in the area easier. BEDAB has opportunities to weigh in.

Most changes are not controversial. Goals is to reduce restrictions hindering developing with the goal of more housing by maximizing buildable space and simplifying and reducing parking requirement.

Parking: 1 space for 1,000 sf. Reduce residential to .5 space per unit. Exempt first 10k sf of building footprint. Per a detailed study, parking is only at 23-24% utilized currently. Also increase parking maximums. Broadens scope of what is allowed and let market decide.

Advocacy: Kevin Cole asked about allowing shared parking agreements. Pauline said is allowed.

Kevin gave recap of Advocacy discussion. Current code is not leading to development so we need to try something different. These changes are deregulatory in nature. Tradeoff: point down the line where parking might become problematic. Monitor it going forward. There are also parking management options at a future date.

Allison Platt said a parking analysis was done based on different development rates. Reports shows that on street parking will not be a problem for 10 to 20 years even with aggressive development. It was noted that for multifamily decreases to .5 space per unit. Worried that will result in residents of big apartments blocking street parking. Question asked if has been tested elsewhere. Response: 70 cities have completely eliminated parking in central districts. It is a common practice. There is a website devoted to it which Allison can share.

Over half the lots are less than 10k sf. There are under 10 that are more than an acre. Keith Dodge feels should let the market dictate. He pointed out that not everyone is car dependent. People are going to choose to live in this area differently. In the future, trend is moving away from auto. Let development come first and get transportation done before window closes.

Also making maximum consistent with rest of city. It was again mentioned that deregulation is good. Let the market decide. Ben mentioned that limiter is setbacks, small lots.

Maximum is a go. Regarding 10k exemption: feels will incentivize development. Brenda Speirs asked if any businesses that would be negatively impacted? Roger Lee mentioned it would be less attractive for manufacturing. City should always keep in mind industrial and light industrial.

Pauline: Existing uses and structures are allowed to expand if on property. No need for conditional use permit.

Ben UGB had to agree to densify in core area to get agreement from State for more growth in UGB. Core Area is designed as a live and work area.

Manufacturing and production are allowed on 1st and 2nd street per Allison.

Most feel positive about changes, which need to be made to spur development. There still is some hesitation about localized parking issues at .5 spaces per unit. Suggest to keep monitoring.

Allison mentioned that no auto dependent industries allow. Auto oriented industries are allowed on 3rd only. If existing, is okay.

Square footage caps for different uses:

Proposal to remove caps. Planning Commission concern was would allow something like Bend style Target; however, form/design standards would restrict. Deregulate and see if development occurs.

Stephanie wanted BEDAB to be cognizant of new development vs current businesses. She recapped that BEDAB has had a healthy and in depth discussion and seems to be in favor of changes, with the caveat of monitoring parking.

BEDAB support staff's changes to development code in BCD area. They are in favor of deregulation and spurring development. Monitor parking over time. Should also be cautious that don't cause industrial businesses leaving Bend.

Motion: BEDAB is in favor of supporting code changes presented by staff. Indicate was robust discussion around parking and suggest keeping an eye on as goes forward. Should also praise staff/process for bringing forward. Jamie

Klopp made motion and Brecht Palombo seconded. All in favor.

4. BEDAB Chair Role | Stephanie Senner

Stephanie says she will term of BEDAB in July and her current job does not allow her to attend all meetings so suggests that BEDAB elects a new chair for 2020. Ben detailed what is required of chair - run meeting, weigh in with Council, check ins with Ben. Stephanie said she tracked her hours in 2019 and they totaled 8 hours.

Let Ben know if anyone is interested. Will elect a chair at next meeting.

5. January 15 Council Quarterly Check-In | Ben Hemson

Format has changed. Now is more of an update by Council on their goals. Topics will include public safety and homelessness. Some discussion around development. Also child care will be added to Council goals. Is anyone interested in attending? Heather Ficht, Lisa Goodman and Karen Koppel said they would attend. Stephanie will also try to be there.

6. EDCO Bend Director Opening | Roger Lee

Roger provided an update on search for Bend Director. Looking at energy and finance industry recruitment. Eric Strobel and Kat Gardner are taking on search. Hopefully interviews in 3 weeks. Will have key stakeholders on panel.

7. Economic Development & DEI Initiatives | Carolyn Eagan

Council has a DEI goal. Wanted to get a better sense of who is participating in City government via Committee and Boards.

Looking to see if have industry and geographic diversity. Ben will be following up with each of you. May we use your address (more neighborhood specific not specific location)? How this board is representing business interests across city. Might look at more. Also do we have right industry description for each of you?

City has Business Registration information: are businesses aware of federal and state designations such as Disadvantaged Business Enterprise. What is goal, what are advantages? Get a better sense of what is make up of businesses in Bend. Information gathering. Educate businesses on our registration list.

Heather: how to align with workforce development. Council funds to support DEI?

Carolyn: plan is to turn into messaging. Council goal is focused internally for now. City contracted with Allyship in Action who is providing training for City Leadership.

Stephanie – what would Council like BEDAB to do regarding this goal? For now, educate through Ben's newsletter. Maybe a topic for listening sessions. Question asked what is business case? Carolyn responded Council doesn't know at this point. Opportunity for BEDAB to describe what business case is for the city.

Carolyn mentioned that if we are asking for things that you are uncomfortable with, to speak up.

8. Adjourned at 1:45 pm