



BEND URBAN RENEWAL AGENCY

Meeting Minutes

Core Area Advisory Board (CAAB)

Location: City Council Chambers, Bend City Hall, 710 NW Wall Street, Bend, Oregon, and online

Date: October 16, 2025

Time: 3:00 to 5:00 pm

Corie Harlan called to order the Core Area Advisory Board Committee meeting on Thursday, September 18, 2025, at 3:03 p.m. Participants could attend online and in the City Council Chambers, 710 NW Wall Street, Bend, Oregon, or watch live from YouTube.

Roll Call: Corie Harlan (Chair), Dale Van Valkenburg (Vice-Chair)(Absent), John Fischer, Katherine Austin, Dawn Cofer (Zoom), Hank Kamakaala, John Heylin, James Teeter

1. Report from Joint Subcommittee on Core Area Advisory Board and Transportation Oversight Committee

- a. A joint subcommittee composed of CAAB and TBOC members met to discuss Midtown crossings and provide recommendations to City Council.
- b. Greenwood Avenue: Recommendation to maintain current quick-build infrastructure and monitor data impacts from nearby closures.
- c. Franklin Avenue: Unanimous recommendation to proceed with full-scale project as scoped and budgeted, including stormwater, bike, and safety improvements. Value engineering to be considered if budget issues arise.
- d. Hawthorne Avenue: Recommendation to continue planning for connectivity beyond bridge landings and identify resources for design and pricing options.
- e. Council adopted the subcommittee's recommendations during a work session.

2. Adjust Core Area Metrics

Staff presented updated metrics aligned with CAAB's vision and City Council goals.

- a. Original Metrics Highlights:
 - i. 607 residential units by 2028; 1,800 by 2040.
 - ii. 100% of units within 0.5-mile of green space by 2051.
 - iii. 3% transit ridership growth every 5 years.
 - iv. 8% non-motorized trips by 2030.
 - v. \$1 public investment for every \$10 private investment.
- b. Proposed Adjustments:
- c. Align housing targets with Oregon Housing Needs Analysis (OHNA) using acreage-based distribution.
- d. Add metrics for:
 - i. Number of new businesses.
 - ii. Lifestyle and retail sector growth.
 - iii. Consumer spending and hotel occupancy (via Visit Bend).



- iv. Events held in the core area.
- v. Miles of sidewalks and bike paths.
- vi. Vehicle Miles Traveled (VMT) reduction.
- vii. Transit ridership reinstated as a metric.
- viii. Accessibility and sidewalk quality (pending data availability).
- e. Discussion Points:
 - i. Concerns about using acreage-based housing targets; preference for density-based methodology.
 - ii. Support for adding VMT and transit metrics.
 - iii. Mixed views on retail focus; suggestions to include essential services.
 - iv. Accessibility metric lacked majority support but will be revisited.

3. Core Area Investment Strategy and Action Plan

- a. Investment Strategy Priorities:
 - i. Create Place and Foster Vibrancy
 - ii. High-impact property mapping.
 - iii. Neighborhood commercial analysis.
 - iv. Property acquisition strategy.
 - v. Capital improvement planning (\$700K allocated).
 - vi. CARE program implementation.
 - vii. Green rebate program for beautification.
 - viii. Park identification and development (in collaboration with BPRD).
- b. Move the Market
 - i. Develop tiered investment incentive programs.
 - ii. Small business loan program.
 - iii. Affordable housing loan program.
 - iv. Rapid investment team formation.
 - v. \$5 million allocated; high staff capacity required.
- c. Brand, Market, and Recruit
 - i. Branding campaign for the Bend Central District.
 - ii. Annual investment summit.
 - iii. \$350K allocated; medium staff capacity.
- d. Leverage and Deploy
 - i. Explore establishment of an Economic Improvement District (EID).
 - ii. Conduct staff capacity analysis for urban renewal program expansion.
- e. Financial Summary:
 - i. Total available: ~\$8.9 million (including contingency).
 - ii. Total spent to date: \$23.1 million of \$195 million maximum indebtedness.
- f. Action Taken:
 - i. Unanimous vote to recommend the 2025–2035 Investment Strategy and Action Plan to BURA.

4. Policy Recommendations to the Bend Urban Renewal Agency (BURA) and City of Bend Council

- a. BURA-Specific:
 - i. Original phrasing “Increase internal risk tolerance” revised to “Embrace a more agile, opportunity-focused approach.”

- ii. Suggestion to adopt flexible financial guidelines distinct from city policies.
 - iii. Recommendation to be workshopped further before final adoption.
- b. City Council-Focused:
 - i. Development Incentives:
 - 1. Time-limited, Bend Central District-specific incentives.
 - 2. System Development Charge (SDC) coordination and deferral options.
 - 3. Capital Improvement Project (CIP) coordination with private development.
 - ii. Permit Review:
 - 1. Expedited permit review for core area projects.
 - 2. Consideration of ombudsman role and third-party review options.
 - iii. Public Infrastructure Prioritization:
 - 1. Support for city-owned property planning, BottleDrop relocation, Hawthorne connectivity, parks development, and housing-supportive CIP projects.
 - iv. Governance Structure:
 - 1. Explore alternative models for BURA and City Council collaboration.
 - 2. Consider formation of a dedicated economic development and urban renewal agency.
- c. Additional Recommendation (James):
 - i. Proposal to simplify land use and zoning in the core area.
 - ii. Suggestion to adopt performance-based standards and reduce review timelines from 180 to 45 days.
 - iii. Recommendation to be reviewed further with staff input and discussed in November.

5. Next Steps

- a. Finalize policy recommendations at the November 19th meeting (12–2 PM).
- b. Begin work on high-impact property mapping.
- c. No meeting scheduled for December.

6. **Adjournment:** Corie Harlan adjourned the September 18, 2025, Core Area Advisory Board at 4:53 pm

7. **Next Meeting:** November 19, 2025, 12:00 PM, Council Chambers at City Hall



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