

BURA RECOMMENDATION:

Recommendation 1: Be More Adaptable and Responsive: The Core Area Advisory Board recommends that BURA adopt financial and operational policies and procedures independent of the City of Bend that enhances BURA's unique ability and distinctiveness for different investment options. Revitalization efforts inherently involve uncertainty – whether related to market response, community need, or infrastructure challenges. By embracing a more agile and innovative approach through pioneering or seeding investing, reducing required debt coverage ratios for bond and loan capacity, ability to quick claim loans, and subordinating BURA financing in private project portfolios can effectively unlock investment, accelerate timelines, and better serve the area's long-term vision.

CITY RECOMMENDATIONS:

Recommendation 1: Development Incentives: CAAB recommends the City explore the creation of time-limited Bend Central District-specific development incentives, specifically System Development Charge (SDC) assistance and changes to deferral policies Capital Improvement Project (CIP) Assistance to catalyze redevelopment in the Bend Central District. This could complement and enhance the CAAB and BURA work plan focused on creating development incentives for the Core Area rather than simply using TIF funds to pay for City SDC fees.

Recommendation 2: Permit Review: To accelerate the success of this investment strategy, CAAB recommends exploring a targeted policy to expedite permit review time for specific development, renovation, and business operations within the Core Area. Delays in permitting hinder investment, stall construction times, and discourage innovation. A streamlined approach will support the Core Area's strategic goals, attract private-sector engagement, and improve the city's responsiveness.

Recommendation 3: Zone Code Changes. To maximize preferred uses in the Core Area, CAAB recommends the City Council use Economic Opportunities Analysis during the Growth Management Plan Project to consider redesignating the IL (light industrial zoning) in the Core Area as CB or MU and expand allowable uses and spaces for targeted business operations.

Recommendation 4: Prioritize Core Area Public Infrastructure Projects & Needs: After five years of focusing on public infrastructure investments, over the next 2-5 years, CAAB will continue to help catalyze redevelopment in the Bend Central District by enhancing incentives that increase and leverage private development. However, Core Area Public Infrastructure investments remain vital. CAAB recommends the City prioritize specific Core Area needs and projects, including:

- **City-Owned Properties:** Clarify redevelopment plans, timelines, and resources for all City-owned properties, including findings of City Hall relocation study
- **Bottle Drop:** Continue to work in partnership with the site owner to explore and advance the relocation of the Bottle Drop facility
- **Hawthorne Connectivity:** Allocate funding to move forward with the plan, design, and construction of the Hawthorne Corridor beyond the Hawthorne Bridge landings
- **Parks:** Work with Bend Parks and Rec to identify needs for an Open Space/Park development in the Bend Central District in connection with development planning for City-owned parcels in the Core Area.
- **Infrastructure:** Determine the highest priority CIP projects that boost the housing capacity of the Bend Central District (e.g., sewer infrastructure)

Recommendation 5: To enhance BURA's effectiveness, strategic alignment, and responsiveness, BURA must be adequately resourced and meet regularly. **CAAB recommends that BURA regularly dedicate sufficient time and staff for BURA actions and discussions**, and that BURA focuses on its distinct role as a promoter of development and redevelopment in the Core Area.