



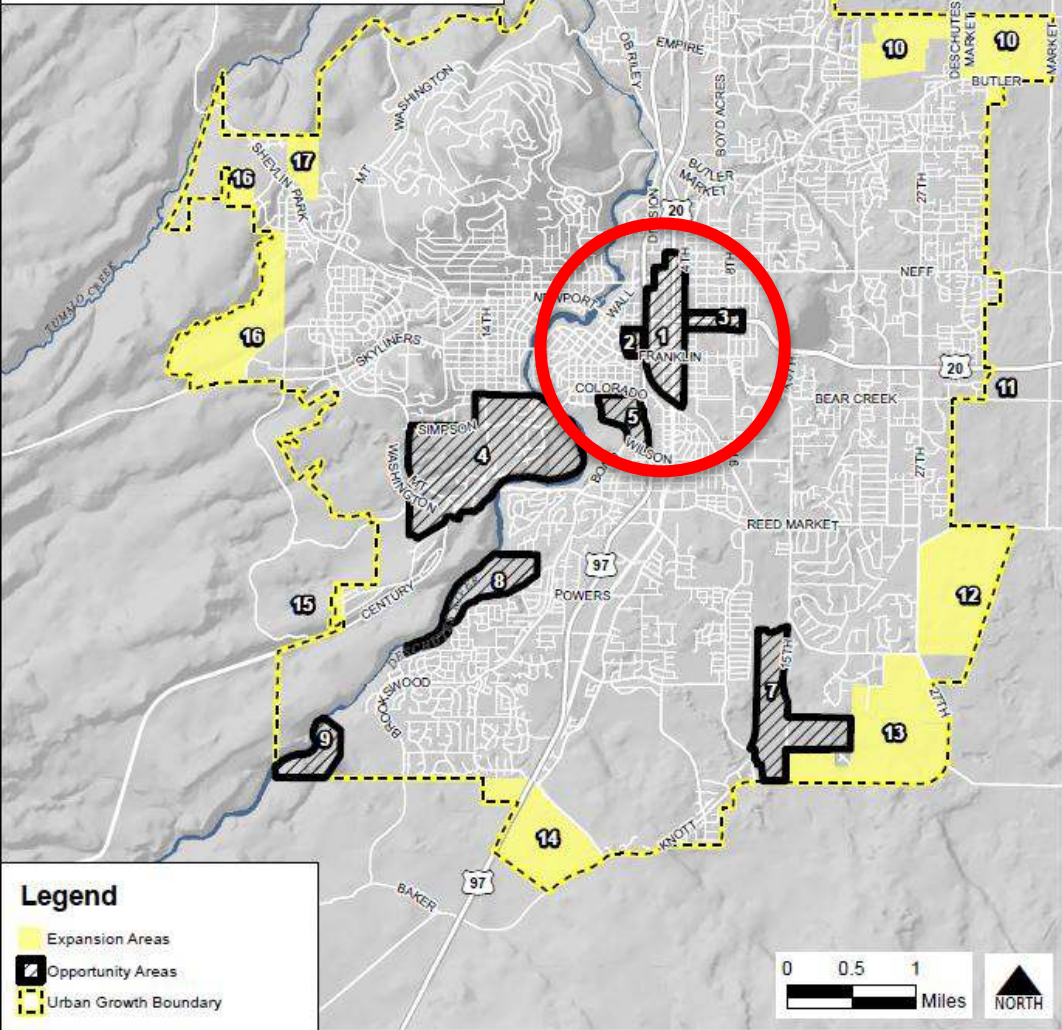
# **CITY CLUB — CORE AREA PROJECT**

**AUGUST 15, 2019**

Allison Platt, Senior Planner  
Growth Management Department

Opportunity Areas	Expansion Areas
1 - Bend Central District	10 - Northeast
2 - East Downtown	11 - East Hwy 20
4 - Inner Hwy 20 / Greenwood	12 - DSL Property
4 - Central West Side / Century Drive	13 - The Elbow
5 - KorPine	14 - The Thumb
6 - Juniper Ridge	15 - Southwest
7 - SE 15th Street	16 - West
8 - COID Property	17 - Shevlin
9 - River Rim	18 - OB Riley
	19 - North Triangle

# BEND'S GROWTH



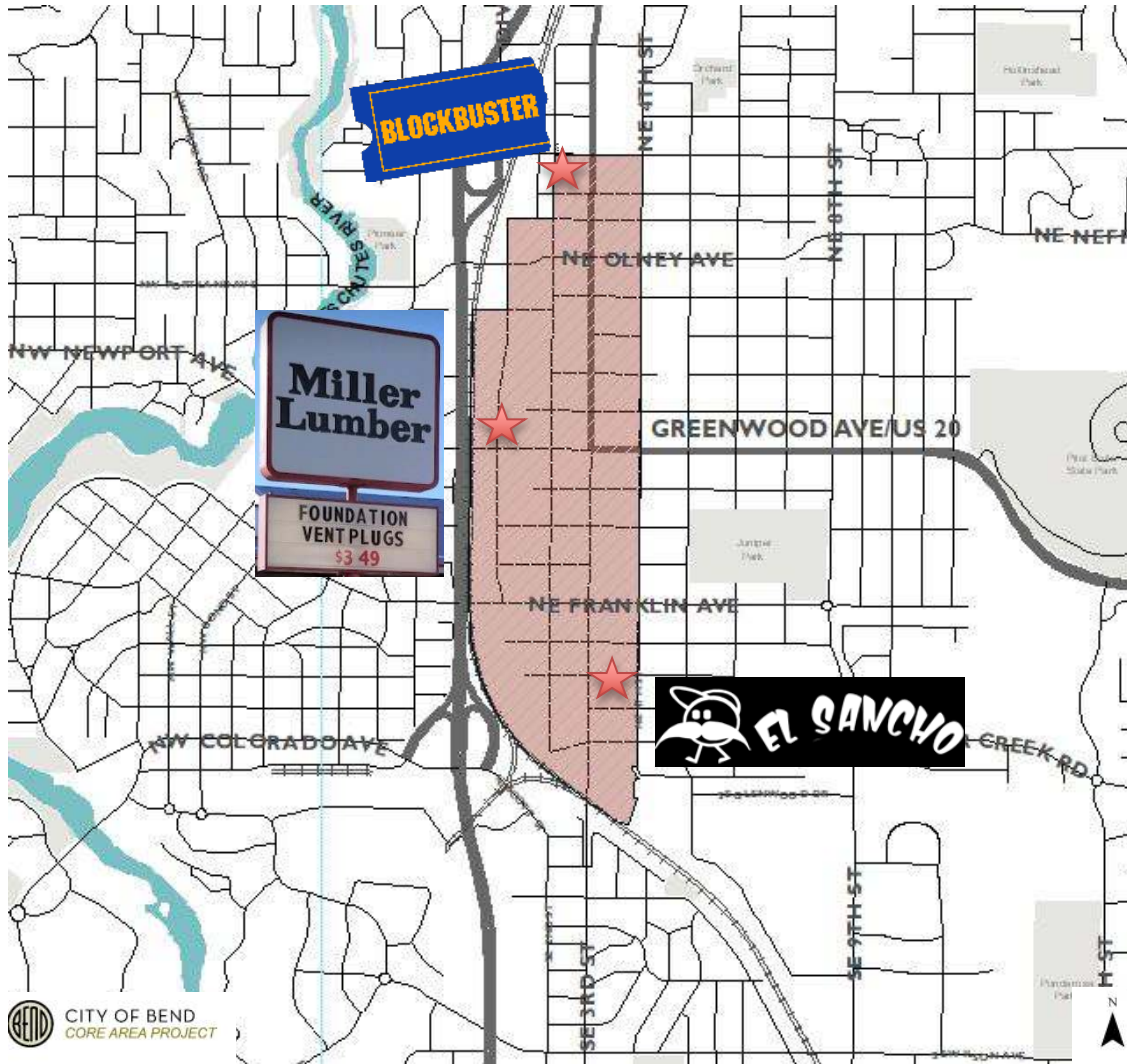
## 2016: City expands Urban Growth Boundary

- 10 expansion areas (**Yellow**)
- 9 “opportunity areas” (**Black**)

## 2018: City completes Return on Investment Analysis

- Council direction to pursue Urban Renewal feasibility for Core Area (**Red**)

# BEND CENTRAL DISTRICT

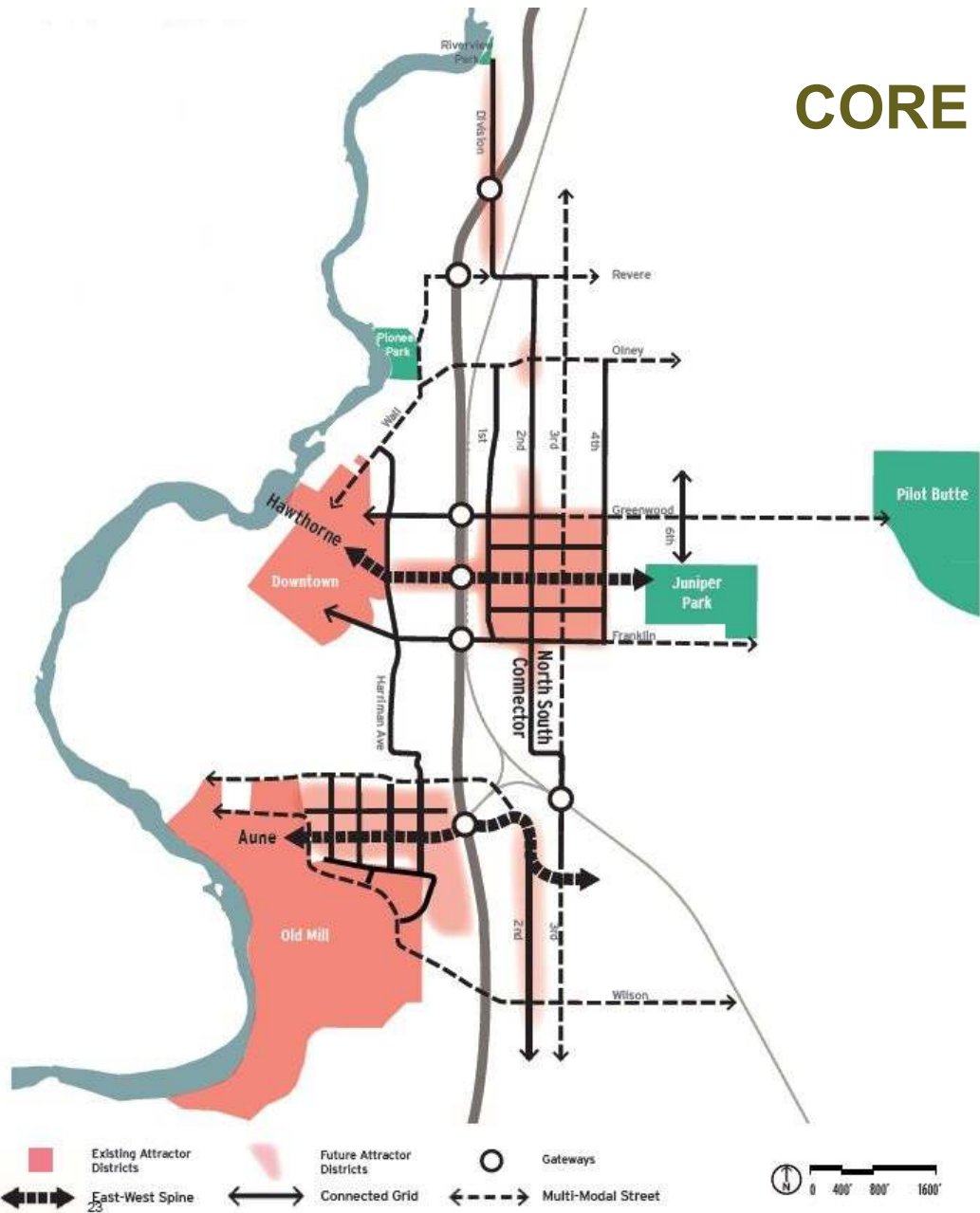


- Mixed use vision and zoning
- Primarily an employment area with limited residential uses currently
  - 96 acres
  - Nearly 300 job sites
  - Over 2,000 employees

# CORE AREA VISION & GUIDING PRINCIPLES



- Create a place where you can live, work and play.
- This is a walkable area with a balanced transportation system.
- This area removes barriers and connects the East and West sides of Bend.



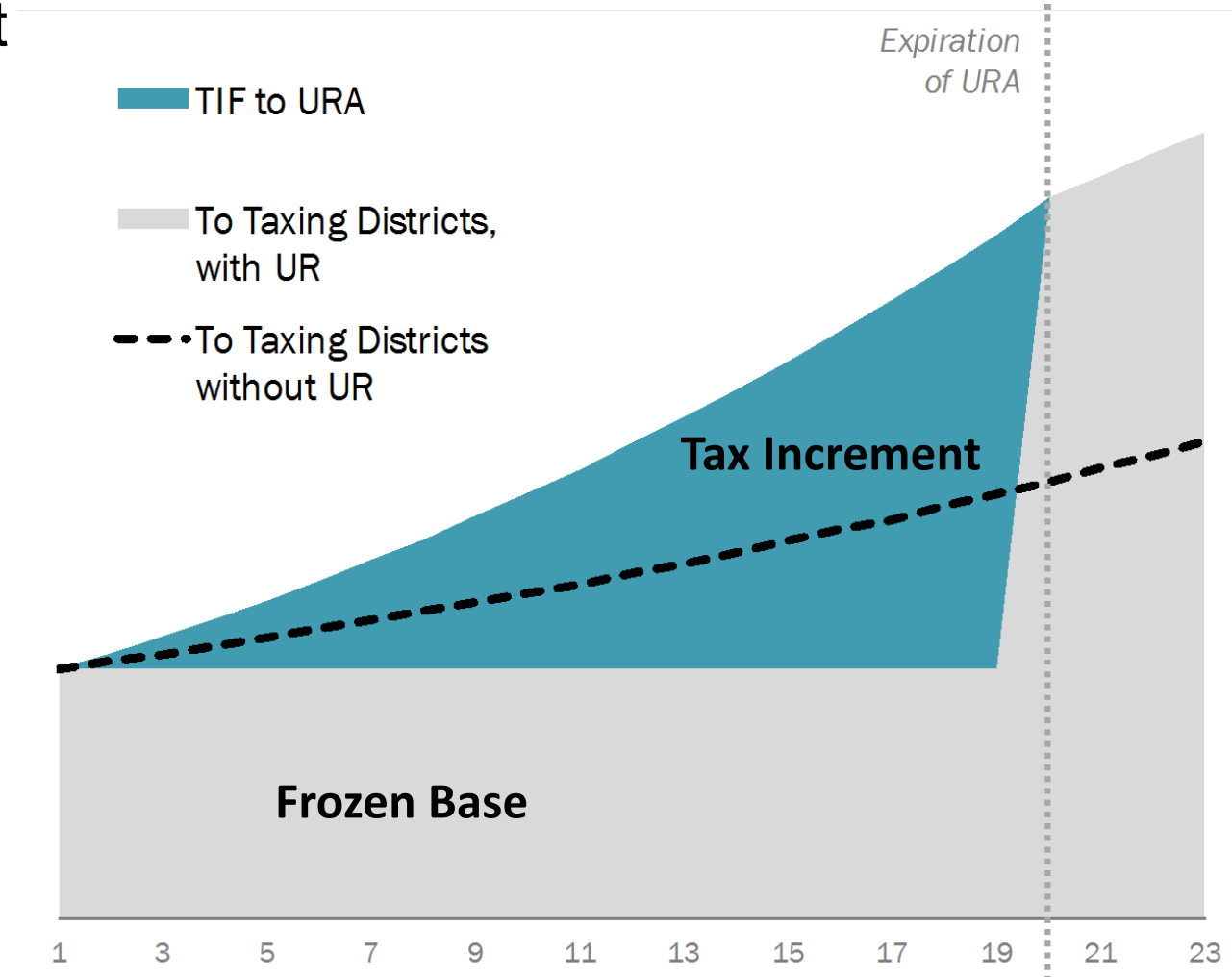
Source: Walker Macy

# URBAN RENEWAL 101 – WHAT IS IT?



- **Not a new tax**- redirects tax increment to a specific geographic area
- Uses increases in Property Taxes to fund **planned projects**
- Address 'blighting'
- Increase tax base

Source: Elaine Howard Consulting, LLC & ECONorthwest



## WHAT WE'VE DONE



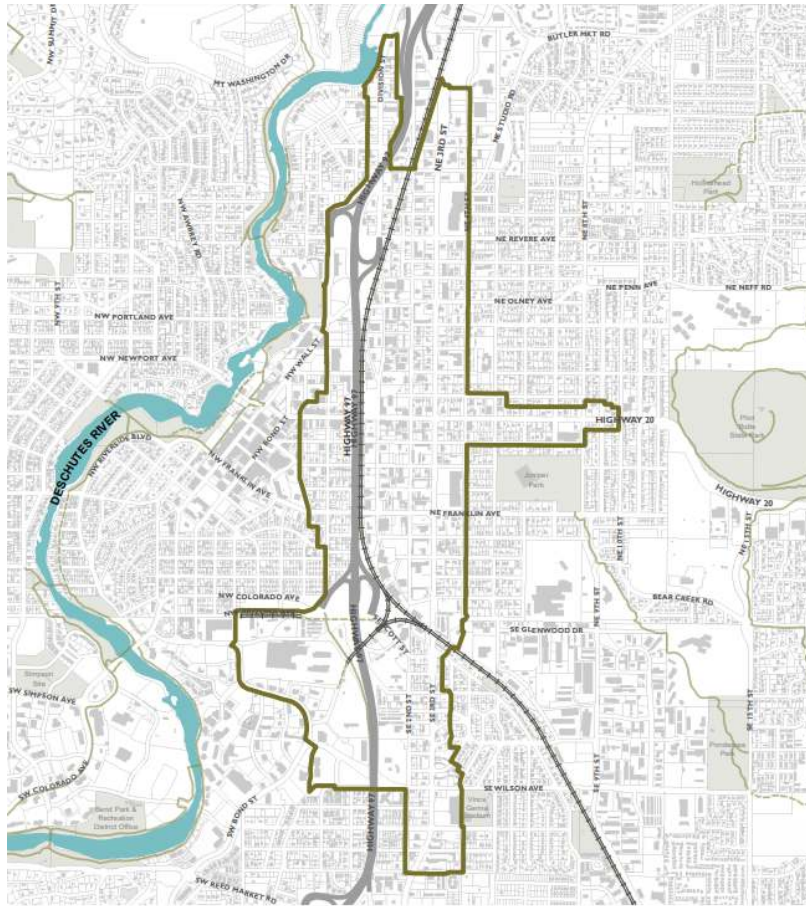
- Adopted Guiding Principles
- Identified barriers to development/redevelopment
- Community outreach
- Approved boundary to complete financial projections





## WHERE WE'RE GOING

- Determine whether or not to pursue an Urban Renewal District for the area
- If so, identify priority projects and programs to be funded with Urban Renewal over the next 20-30 years
- Identify other recommendations to remove barriers to development/redevelopment of the area



**BEND CORE AREA - FIGURE 6**  
URAB BOUNDARY  
ADJUSTMENT RECOMMENDATION



7/24/2019



CITY OF BEND  
CORE AREA PROJECT

\* This data has not been verified by the City of Bend

Advisory board approved refined boundary (from above version) on August 13, 2019

HOW TO GET INVOLVED



[bendoregon.gov/corearea](https://bendoregon.gov/corearea)

Sign up for project  
updates!

[aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov)

Next Urban Renewal  
Advisory Board  
Meeting

October 1

Noon - 3 p.m.

Bend Municipal Court