

## **OBNA Board Meeting. June 2, 2022. 6:30-8pm**

Hybrid model: <https://meet.google.com/ecq-czer-ohi?authuser=0>

Present: Richard Ross, John Fischer, Conor Carlsen, Nunzie Gould, Travis Abele, Mark Weers, Karen Harding

Absent: Chris Friess, Kathy Nagel Hood, Council-member Kebler

### **3. Current Board Positions**

- Chris to step down as Chair but will remain on the Board and continue to represent OBNA at NLA.
- John nominated as new Chair; unanimous vote to approve. John is new Chair.
- Karen is current Secretary and will take on acting Treasurer responsibilities until new Treasurer found.
- Landmarks Commission still open to applications until June 10th. Kathy has submitted an application.

Introductions and guests (Lauren and Dan Paz and Jim Slothower) introduced.

Agenda shuffled as guests here to discuss the upcoming development proposed for Riverside and McCann. Site is in the Mill Addition to Bend, platted in 1915.

### **3. Upcoming Development on 26 McCann and 350 Riverside; 3 lots combined but split into 2 parcels.**

- Developer is Nick Brown with Evolve Building.
- proposed multiple 3 story multi-dwelling buildings along McCann & Riverside.
- The project's building plans have not been submitted yet, however the builder has confirmed he is no longer building four two story single family homes with ADUs as his pre-application showed, but now has a lot line application submitted that would allow for two 4 unit condo buildings standing 33-40 feet tall.

A. **Several concerns** were discussed by both board members and guests:

- Project is outside the historic district and not subject to same scrutiny
- Recent code changes may make it easier for City to allow this, especially after it is submitted.
- neighborhood impact: density?

- alley access: builder is interested in lining the alley with 8 garages (his lot is about 3-4 feet higher than other homes across the alley) and may propose to change the alley grade, possibly impacting existing homes alley access & parking.
- not fitting the neighborhood: no 3 story structures beyond 30 feet tall currently exist in Old Bend, project may be 40 ft high - obstructing existing views.

#### **B. Questions:**

- If the pre-application conditions have changed (no longer SFH with ADU but now condos), does the builder need a new pre-application?
- With condos and increased density how will the fire and safety conditions be met?
- Water line is 50 yrs old and the sewer line built in 1970's - how can they handle capacity?
- Parking and garages on the alley with little setback will increase congestion and maneuverability may be difficult, what is the setback and parking code?
- Riverfront is to be a dedicated "shared street" concept with peds and bikes prioritized. How will the project affect this?
- What can OBNA do to help the neighbors?

#### **C. Plan:**

- Find out if a project number has been assigned and who the city planner assigned to the project is?
- Find out about the pre-application - who is the city staff assigned? John to look into this, possibly with help of Makayla.
- Ask the builder to meet with the neighborhood. If the project is large enough it will trigger a neighborhood meeting. But regardless, the neighborhood has the right to ask for a public meeting. Lauren Paz to discuss with builder Nick Brown.
- Potential meeting spaces; Brooks Room at Library, Environmental Center, Churches, or possibly City Offices.
- Need to swiftly line up a meeting and notify OBNA neighbors.

### **3. Report from Parking Advisory committee by Travis**

- Committee was on hiatus until spring.
- Recap of the changes that the City Council requested; parking should be accessible to the public as well as residents inside the district.

- Toby Marx (city staff) has been working with the parking committee to view the District with an equity lens, that ensures parking regulations in this district allow access to all community members.

A. **To meet those conditions** the changes will include:

- Create paid parking in the district.
- Streets will continue to be accessible to residents through a paid permit system.
- Depending on the size and width of the street there may be paid parking on one side and residential on the other.
- Some of the bigger streets will have paid access to both sides of the street.
- Paid parking may be limited from 2 to 4 hours.
- Not yet determined if the paid option will be via an APP or other - will be decided through an equity lens if possible.
- Visitor parking permits will expire July 1 2022 and not yet determined if there will be visitor passes. Again, this decision will be made by the City through an equity lens.

B. **East side OBNA parking district interest**

- East side of OBNA is now experiencing increased out of neighborhood parking and interested in being part of the district.
- Previously they had opted out. Board encouraged public involvement/ grassroots initiative to present to the City about the possibility of opting in.
- A letter of interest might is an option.
- Concerns that the City staffers don't have the bandwidth to take this on due to changes in paid parking throughout the city.

4. **Traffic Team Report** - Killian project, Kor Pine Master Plan by Richard

A. Updates - Richard is following

- Killian project for 300+ apartment units on Arizona held a pre application meeting in Jan 2022. OBNA rep Richard attended.
- Kor Pine project - the development needs a master plan due to the acreage.

5. **Changes to Short Term Rental Density** - City Council meet with staffers 5-18-22

- Not yet finalized.

- Presentation can be found at [https://bend.granicus.com/MetaViewer.php?view\\_id=9&clip\\_id=696&meta\\_id=58464](https://bend.granicus.com/MetaViewer.php?view_id=9&clip_id=696&meta_id=58464)
- Changes may increase the distance between eligible properties.
- Intent is to reduce STR via attrition.
- Details have not been decided by City.

## 6. **Trails and Parks**

A. **COID/ Deschutes South Canyon Property:** for description and detailed

information see the slide presentation at [https://www.dropbox.com/s/5tmxxqi27cog375/SBGS\\_5\\_sm.mp4?dl=0](https://www.dropbox.com/s/5tmxxqi27cog375/SBGS_5_sm.mp4?dl=0)

- Board requests to speak with rep of [SaveBendGreenSpace.org](http://SaveBendGreenSpace.org) to the next meeting to answer questions.
- Defer vote to publicly support the campaign until next meeting. Karen to contact Judy Clinton.

B. **River Trail Status in Parks Master Plan** - Richard

- Includes the portion between Gilchrist and Galveston.
- Jayson Bowerman has lead this campaign - much thanks.
- Parks and the City have agreed to 1 M+ financing to create a shared street concept.
- Parks Board agreed 4 months ago to support the campaign but have yet to assign a designer.
- OBNA members agree that we need to rethink transportation and rights of way, and prioritize pedestrians and bikes over auto transport.
- Nunzie presented the idea of an “active transportation system”.

Plan:

- OBNA to consider writing a letter of support for the “Right of Way” concept.
- Will need to continue to meet with David Abbas.

## 7. **Budget Reserves**

- Outstanding expenses after reimbursements will leave us with approximately \$400 of the allotted grant money from the City.
- That balance will expire and be absorbed into the general grant at the end of June unless spent.

- Karen and John asked for Board's approval to utilize the balance for communications and improving outreach to neighborhood.
- Unanimous approval.