

## Minutes OBNA Board Meeting - December 1, 2022 (hybrid meeting)

**Board members present:** John Fischer, Mark Weers, Chris Freiss, Karen Harding, Richard Ross, Nick Murray

**Absent:** Nunzie Gould, Kathy Nagel-Hood, Travis Abele, Conor Carlsen, Council member Kebler

**Guest speakers:** Robbie Silverman - Land Use Chair SCNA, Lauren Paz - neighborhood coalition leader regarding McCann/Riverside project

### 1. KOR PINE DEVELOPMENT /TIMBER YARDS PUBLIC MEETING - ROBBIE SILVERMAN SOUTHERN CROSSING NA LAND USE CHAIR

- **Background:** Kor Pine property in Southern Crossing Neighborhood adjacent to Old Bend is part of the [Core Bend Development plan](#).
- The 33+ acre parcel called Timber Yards is Mixed Use Urban located at 175 SW Industrial Way (East and North os SW Bond ST, adjacent to the Box Factory and the Old Mill District).
- **Projected development:** While the developer does not have detailed development plans at this time, it is looking at impacts to public facilities based on approximately 1,600 residential units (including 250 affordable senior housing units), 180-room hotel, 120,000 SF of offices, and 70,000 SF supporting retail, all within an interconnected mixed-use development. Future development may not actually reach these levels, but this is the general mix and intensity of uses the developer thinks may be possible.
- **Current info** - last week Robbie received a notification of public meeting from AKS Engineering.
  - Concerning because it didn't adhere to standard process whereby the Developer reaches out to the Land Use Chair and requests a public meeting. Robbie reminded Joey Shearer; AKS agent, of the process. Joey's response was that this phase is for infrastructure; sewer, transportation etc. When the application is complete another notice will go out to the public for comment.
- **Public Virtual Meeting** - on Tuesday December 6, 2022 @ 5:30. All are surprised that the meeting requires registration acceptance and an [email link](#), instead of the traditionally available link, that is easily accessed without registration.
- Though the actual application for the Master Plan hasn't gone in yet SCNA and OBNA are concerned about transportation development.
- **OBNA Transportation Thoughts:**
  - Chair Richard Ross is surprised at the way the AKS public meeting was rolled out with such short notice.
  - OBNA feels despite the rapid scheduling this is an opportunity for us to participate. We want to be part of the public process on the Master Plan and hope the developer will communicate the need for a Community Master Plan.
  - OBNA has been asking for 2 yrs. to be involved in this development and the City never inferred that they would be leaving it up to the developer.
- **Response:** - John Fischer emailed Alison Platt at the City (she was unable to attend tonight's meeting) and she confirmed our understanding of the process.
  - John also communicated with Council member Melanie Kebler who is aware of OBNA concerns over transportation planning in this area.

- Robbie is posting info and link on Facebook, NextDoor, SCNA web site, and encourages OBNA to do the same.
- Robbie also proposes a joint meeting between OBNA and SCNA transportation and land use representatives.
- **Plan:** OBNA to post meet info on our sites. Encourage neighbors to attend. Continue conversations with City Council, City Staffers about NA need for public involvement in the process.
  - Thanks to SCNA and Robbie Silverman for important info and we look forward to working together for Community Master Plan on this development.

### Info on Timber Yards Meeting

#### PUBLIC MEETING FOR MAJOR +33 ACRE COMMUNITY MASTER PLAN

There will be a public meeting for one of the most significant new developments in Southern Crossing – the Timber Yards Major Community Master Plan – on **Tuesday, December 6, 2022**. The proposed development on **+33 acres zoned Mixed-Use Urban is located at 175 SW Industrial Way** (East and North of SW Bond Street, adjacent to the Box Factory and the Old Mill District.)

The purpose of this meeting is to provide a forum for the developer and neighbors to discuss the proposed Master Plan prior to its application submission to the City of Bend.

This meeting will focus on the longer-term planning for public facilities, making sure there is adequate transportation, sewer, and water infrastructure to serve future development. After the Master Plan is approved, the project would still have to submit a separate Subdivision and/or Site Plan Review application to the City before any development can occur. There will be an additional public meeting(s) for these applications.

While the developer does not have detailed development plans at this time it is looking at impacts to public facilities based on approximately 1,600 residential units (including 250 affordable senior housing units), 180-room hotel, 120,000 SF of offices, and 70,000 SF supporting retail, all within an interconnected mixed-use development. Future development may not actually reach these levels, but this is the general mix and intensity of uses the developer thinks may be possible.

The virtual meeting will be held via Zoom at 5:30 pm. Attendees are asked to [register in advance](https://www.aks-eng.com/TimberYards/). You will receive a confirmation email with a link to join the meeting.

You can also participate via telephone by calling 669-900-6833 and use Meeting ID: 876 4832 4728, Passcode: 8429. Please note you will need to be on-line to view the visual presentation.

## **2. MCCANN PROJECT - GUEST LAUREN PAZ; LEADER OF NEIGHBORHOOD COALITION TO NEGOTIATE WITH EVOLVE DEVELOPER/NEIGHBOR NICK BROWN**

- **Background** - Nick Brown of Evolve Building owns 3 lots; 2 front McCann while the 3rd fronts Riverside. Has submitted plans for 3 Quad plexus, each 3 stories @ 36ft. Web site [Evolve Build Quad McCann](#)
  - Concern by neighbors that this will overpower the existing homes, does not provide enough parking, will block solar panels from neighbors, may change alley access and is too large.
- **Neighborhood gathering** - held last week to discuss;
  - Implications of HB 2001; which was intended to increase the supply of middle housing permits this kind of housing to be built.
  - Therefore it is a Type I application and there is no process for public comment.
  - The City has no authority to intervene as long as developer follows BDC.
  - Currently the City Council is working on new code to reduce or eliminate parking mandates. They will be addressed at the next Council meeting December 7 2022.
  - Builder Communication/ potential challenges:
    - Lauren has reached out to builder for a neighborhood meeting but the builder has not agreed.
    - John Fischer spoke with both Nick Brown and the City planner assigned to the project. Reiterated that this is a Type I development that requires no public notification or involvement.
    - The development is not yet complete and may face issues with storm water drainage and alley access which may not meet development code.

### 3. **PARKING IN OLD BEND AS DEVELOPMENTS GO FORWARD**

- **Implications:** for Old Bend as parking mandates are reduced and/or eliminated and similar developments are proposed.
- Old Bend is the only area with a parking district.
- District evolved to make parking available to both residents and visitors.
- Area is affected by seasonal river use and is a draw for those wanting to visit downtown.
- Because of the increased parking demand in Old Bend by non neighborhood residents parking is at a greater premium and more difficult.
- Unfortunately, the City is telling developers to hold off on submitting plans until Jan 1 2023 which gives the impression of a “Done Deal” and that parking mandates will be eliminated.
- Of note; due to Climate Friendly and Equitable Communities Exec Order (CFEC), the City can’t hold off and do nothing given the political climate and mandates.
- **Considerations:**
  - OBNA may have grounds to propose to the City a special overlay zone that requires additional off street parking for developments, citing the special considerations of the parking district and area.
- **Plan:**
  - Attend the Dec 7 City Council meeting; write letters and emails to the City Council.
  - Encourage the City not to hurry in their parking decision process as there are lawsuits in other cities pending.
  - Regarding potential overlay zone -propose a possible meeting with key people in the city; Tobias Marx, Pauline Harding, and others.

- **Motion** by John to draft a letter to Council about the concerns OBNA has about the need to mitigate parking issues as development goes forward, given our unique neighborhood location, characteristics, need for accessibility to the non neighborhood public and the considerations of the parking district.
- Motion passed by unanimous approval.