



Joint Meeting of Old Bend and Southern Crossing Neighborhood Associations minutes

October 21, 2021

4 pm to 6 pm

On October 21, 2021, there was a joint meeting with the Old Bend Neighborhood Association, Southern Crossing Neighborhood Association, and Killian Pacific at 4:00 pm over Zoom regarding the proposed development. The meeting started as follows :

Presentation by Killian Pacific

Meechi stated that Killian Pacific is a Portland-based company that focuses on doing development and owning properties in the greater Portland area. The City of Bend is the furthest out that they have ever been. They owned the box factory and the property to the east of it, which is where they are currently looking to develop. They are long-term holders and care a lot about building relationships with the community and also with their tenants.

They have three pillars that they build on: 'community-driven, socially impactful, and true to place. Socially impactful refers to the day-to-day operation and consists of three sections. Fuel creative expression involves a partnership with local artists on all projects. Champion sustainable practices which focus on carbon footprint and energy. Their goal is the commitment to being net-zero by 2030.

Their existing portfolio includes approximately 40 assets throughout greater Portland and some of these properties were developed 40 to 50 years ago, when energy efficiency, wasn't an area of focus so they wanted to give themselves some time to get those properties upgraded and up to speed, which is why they set the goal of 2030 so their responsibility as the development team for Killian Pacific is that they have to make sure the projects they deliver for the company are set up to be energy efficient so that they can enter their

portfolio and contribute to their goals. The third social impactful point is diversity equity and inclusion. This is very important to the organization and was recently added to their value .they have been able to achieve WNB participation that exceeds 25% on two of their projects .they do DEI training and unconscious bias training internally, and then also with the partners.

Current project in Bend

Adam highlighted the specifics that they want the experience for their projects to be like and so some of the things that they thought about and strongly considered in getting this project going was offering a top-of-the-market design with thoughtful amenities. They want something that feels down-to-earth, approachable, lighthearted, and relevant to Ben's outdoor spirit. They want something to feel very custom-made and not corporate or sterile. And they want something that's targeting more of the grown-up outdoor enthusiast. It's the vocal culture that makes bend so great so they want something refreshing and forward-thinking, but without excluding the current demographics and communities that are in Bend.

Bend is changing very rapidly, but they also want to make sure that given that they are a long-term holder, they have an investment in making this place special and something that the community can enjoy today and 50 years from now.

They considered universal and equitable design and are working in exploring ways of making sure that their design is useful and marketable to people with diverse abilities and accommodating a wide range of individual preferences and being adaptable to varying needs. So at the end of the day, this leads to an environment that's more comfortable for anyone that comes to use this place, whether it's going to be a future resident, someone dropping their kid off at childcare, or someone that's coming to enjoy a drink at the box factory and this project as well.

The pillars discussed are used as the company framework for success. they look at prioritizing partnerships with locally relevant artists and arts organizations, as they work through the design process and then considering special art moments that go beyond just wall art and enhance the experience for residents and visitors in a very meaningful way.

For sustainability, they are looking to achieve a high lead certification and be net zero already and also looking to create an environmentally regenerative means whether it be through green roofs, habitat creation, and restoration, and then also supporting wellness through outdoor space and having ample natural light, the exposure to the project.

The diversity equity and inclusion side of the project looks specifically, one of the key performance indicators is 25% of the total development costs being awarded to women and or minority-owned business enterprises and then also designing for gender-neutral restrooms to make sure that everyone feels welcome and accommodated at the project. Very important as well is that since the community is changing so much they want to make sure that everyone can use this space and as a result of that they exploring voluntarily offering 10 to 20% of housing delivered at 60 to 80% of the area median income.

Project-specific.

Kyle mentioned the site is going to be 300 units of residential, 35,000 square feet of commercial space. The project will consist of the following :

- Adjacent to the box factory there will be retail, coworking, and childcare.
- Pedestrian and bike focused street along the lava,
- A shared street that is shared with pedestrians, cars, and bicyclists.
- A public Plaza and Lava

The notion of Sizemore extending in the future was being looked at, at a master level. They are trying to understand how to design the site to accommodate that in the future, however, the focus is on trying to maintain the existing property line and making the project work.

Robbie was concerned with the fact that currently at the box factory the parking is already crowded. Meechi stated that they are concerned with the same thing and as much as they want to support all the businesses around them they can't afford to be the parking center for everyone. They had enlisted a parking study, which is in progress and the early findings of it is that approximately a third of the people parking at the box factory is not going to the box factory at all. They need to undertake an operational change that will

ensure that the box factory parking is being used for the customers of the box factory tenants because if their customers don't have a place to park, they're not going to be successful, which is not good for anyone.

As a developer that does not like single-occupancy vehicles, They try to focus on projects where there are public transportation options to reduce parking requirements as much as possible. The reality of Ben right now is that it is a very car-dominant city for better or worse. And until there are better infrastructure options that are provided, it's really difficult to say, they won't provide that parking.

Deby advises *Killian Pacific* that parking is going to be a big issue for the community and she is available to work with them and give them advice. She commends them for including in their design pedestrian and bicycle area.

Karen encourage Killian Pacific to do the transportation mobility center because she thinks having a place where the community can rent bikes or get on bikes, get scooters, and a bus it would be an amenity to people that want to live in that area and pretty much walk anywhere they want to go. She would support more alternative forms of transportation. Deby mentions that the NAs can assist in writing letters in support of walk-ability.

Questions and Answers

1. what is considered affordable housing in Oregon?
2. **Ans:** 60 to 80% referred to as workforce housing and when you get to 30 or 40% area median income or lower it becomes more supportive housing.
3. Does the approval of your project depend on the master plan amendment that's happening in core Pine?
4. **Ans:** No, it does not and that was important it gives us the flexibility to proceed without our neighbors or master site planning for broader Cynthia city infrastructure happening at the same time.
5. Will lava be pedestrian and bike or pedestrian bike and vehicular traffic through the box factory?
6. **Ans:** It is being studied and was presented to the city staff and they are reviewing it. safety is the highest priority for pedestrians and

bicyclists and hence they would be exploring different features that would be slowing down traffic.

7. where you show parking, is that surface parking, or is that a structure, and then where you have residential, is that the entire residential?
8. **Ans:** On the ground level there will be box factory surface parking, and then a ramp up to a structure above, and that would be servicing the residences themselves.
9. How many spaces are you looking at right now?
10. **Ans:** In total there are about 480 spaces and we are required to maintain a certain amount of spaces for the box factory. So we are going to be intending to proceed forward with code-compliant, parking requirements that the city would be looking at.
11. When you said 480 spaces, what per what, which of those are going to be set aside just for residents and which are set aside for the public who are visiting?
12. **Ans:** We are working through those details of it, the exact programmatic the amount that we're essentially looking to park about one space per unit, and then we have, ability 60 or so stalls that are dedicated to the commercial spaces that are on our project itself.
13. Its maximum height, 65 feet. Are you guys four over two? **Ans:** we are going to be sending the maximum, although in this zoning there is a bonus for having a commercial on the ground floor that we are exploring as well. It would be five over one or it depending on the product type if it's a wrap or a podium, but it would be 75 feet. It would be the maximum.
14. How much of the public infrastructure will this development be responsible for? Are you putting in the roundabout for this one project, are you?
Ans: it is being studied right now our traffic engineer is going through the impact analysis that will be submitted to the city shortly. but as far as, the exact infrastructure requirements that impacted, it's still being studied.
15. Do you anticipate doing any Public infrastructure development to do Sizemore?

Ans: I would say not currently, that is a part of a longer-term plan for the city. but it would depend on other projects moving forward as well in this broader area.

16. Are these rentals or owners? **ANS:** rental units.
17. Are you able to do both childcare and affordable housing or is it an either-or is it just part of your goals at this point?
18. **Ans:** we are trying to do both.
19. Have you done any creative thinking around pet care?
20. **Ans:** it's definitely, something that is in our program that we're looking to implement. we find that our residents, it's almost a necessity these days to have dog wash stations and other amenities. We cater to dogs and other pets but we haven't fully developed our amenity package just yet.
21. How long has it been since *Killian Pacific* owned the box factory?
Ans: I think it was either 2014 or 15 when we purchased the box factory and we've been slowly kind of bringing it up to code for occupancy by retail tenants. Since then we completed the bulk of the work.
22. Who is your architect? Ans: Sarah architects.
23. Do you guys have a planner assigned yet, or are you just working in general with the planning department?
24. Ans: we have had quite a few discussions with planning so far in the project, but we haven't formally been assigned a planner that being said, we are working quite a bit with Karen Swenson and Alison plat.

Presentation Conclusion

Karen thank Killian Pacific for their presentation and agreed to work with the Old Bend Neighborhood Association as active partners to communicate with the resident and give feedback. She also asks Killian Pacific to coordinate with the association about the public meeting.

Opening

On October 21, 2021, Karen Bergsvik called to order the regular meeting of the Southern Crossing Neighborhood Association's Board at 5:00 pm over Zoom. There was a quorum.

Board Members Present:

Karen Bergsvik - Chair, Deby DeWeese - Vice-Chair/Land Use Chair, Lowell Von Ruden -Treasurer/IT Communication.

Others Present:

Roberta Silverman

Additions To The Agenda:

There was no addition to the agenda.

Motion:

Deby made a motion to approve the minute. Lowell seconded, all in favor.

Nominations for board positions:

Karen mention that this line item was placed at the top of the list on the agenda because both she and Lowell are up for reelection, there are also two at large positions and a secretary. In the past, they would be asked for nominations before the annual meeting and solicited them so people can nominate people beforehand. They can nominate themselves or others, and they also can do it at the annual meeting. At the last neighborhood leadership Alliance meeting, the composition of boards and membership is a high priority for the next couple of months.

Even though not going the NA will not have the benefit of that work in time for this general election. She thinks that the association needs to encourage as many people to nominate themselves as possible to add to the strength of the board and also make sure that the neighborhood is reflected.

The board requires pre-screening for new board members however this will not be possible for this election.

Annual Meeting November 18th, from 4-6 pm

Karen request that the board do a check of the items on the spreadsheet that was designed for the annual meeting and ensure that there are no missing steps. They are as follows:

The speakers were finalized and their names were placed on the right.

The voting process - the board agrees that voting will take place utilizing the raise hand feature. It will be a verbal process hence no need for any written ballots.

The nominations Karen suggests that the message should be about the annual meeting and also an opportunity to be on the board. Deby state that she will advertise more on social media and next door Lowell can put it on the website.

Update mailing list: already done by Lowell. Post was also done on the G drive.

Draft of agenda: Karen is working on what Ellis is going to be speaking on, get a final of the verbiage. there will not be a bylaws update. The board agrees to use the postcard as the primary and then it can be posted everywhere else.

Finalizing the information for the postcard in the email: Board agrees that Robbie will meet with Karen and then do a rough draft and then share with the other board members.

Postcard print and delivery: the board agrees to get the information to the printer by the 6th and requests for them to deliver on the 8th.

Newsletter: emailing on the 8th and newsletter on the 12th.

Yeah. So, so if we stick to our usual schedule this Monday, November 8th for the emailing, the newsletter would be that, um, that Friday, the 12th.

Pre-register/ Open Meeting: There are both pros and cons to both options so the board decides to add it to the agenda or the work plan for a later discussion.

2021 compliance report: Karen report that the city has approved the annual compliance report hence the budget was funded for the amount of 4200 dollars for the next year.

Climate Friendly: Karen stated that there are new proposed state rules that affect Bend and all of Oregon. There will be a scheduled meeting the following week and she and Deby will be attending to get the overview. However, some people within Bend are trying to engage, neighborhood associations in discussions about the proposed rules. Because the regulations are complicated she was suggesting, encouraging people in the newsletter to attend the meetings and then have the NA would be in the role of just informing people about the proposed rules rather than taking an active role in trying to change them. Deby stated that she does not like the idea because they are going to be using languages that they don't understand. What she suggests is that they should first educate themselves, along with the land use chair, networking group, and then have a discussion with the board and then decide how to proceed. The board agrees.

Proposed Homeless Development Code Changes: Sounding board is proposed for different types of homeless pose and the association had put it in the last newsletter to fill out the survey and the NLA got a presentation. Karen has asked as part of the process that neighborhood associations get notified if any of the shelters are located within the neighborhood to inform the resident. She also mentioned that there is a fifth type of shelter that isn't being widely talked about so she is trying to find out more about them and the process for locating in neighborhoods. The concern of the neighborhoods is that there are procedures in place to monitor such operations hence she will get more information and report back to the board.

COID updates: Deby reported that there is a new steering committee and Robbie's taking the leadership role. This is a separate group from the neighborhood associations and they will be looking into the options for saving the land. they have been having meetings and she has been feeding them background information. Deby's focus for the NSA continues to be on the view easement and saving the trails. COID has presented a partition of the land to the city and there is a project on that, the steering committee was able to get the comment period on that extended by a week. So the comment period for that ends on Monday at five, and the steering committee folks are writing a lot of emails. Deby reached out to the homeowners association at Mount Bachelor village and compared the partitioning and the view easement, it looks like they are breaking the view easement into three pieces. The fear is that

they are to challenge the viewer easement and only build on a smaller section in Southern Crossing.

She is not fearful but cautiously optimistic because she has been working with the homeowners association over Mount bachelor village and spokes to lawyers that stated that the view easement cannot be divided up. a very positive part of all of this is that partitioning provided some better maps which show the Southern crossing neighborhood association area is protected by the views Easement. The area that is of most concern is the trail for Brooks wood past the Creek, It is not protected by the view easement. Deby states the importance of not all the trails disappearing.

Deby is trying to get the Mount bachelor village condo people to consider seeing if they can extend the view easement.

Reports: There was not enough time for the board members to present their reports.

The meeting was adjourned at 6:00 pm.