



Bend Metro Park & Recreation District

August 5, 2025

# Board of Directors

## Agenda and Reports

[www.bendparksandrec.org](http://www.bendparksandrec.org)



*play for life*



## Our Vision

To be a leader in building a community connected to nature, active lifestyles and one another.

## Our Mission

To strengthen community vitality and foster healthy, enriched lifestyles through parks, trails and recreation.

## Our Community Pledge

To reflect our community, welcome and serve equitably, and operate with transparency and accountability.

## We Value

**COMMUNITY** by interacting in a responsive, considerate and efficient manner to create positive patron experiences and impact in the community.

**INCLUSION** by reducing physical, social and financial barriers to our programs, facilities and services, and making them more equitable for all.

**SAFETY** by promoting a safe and healthy environment for all who work and play in our parks, trails, facilities and programs.

**STAFF** by honoring the diverse contributions of each employee and volunteer, and recognizing them as essential to accomplishing our mission.

**SUSTAINABILITY** by fostering a balanced approach to fiscal, environmental and social assets to support the health and longevity of the district, the environment and our community.



District Office

799 SW Columbia St., Bend, Oregon 97702 | [www.bendparksandrec.org](http://www.bendparksandrec.org) | (541) 389-7275



3. Easton Purchase and Sale Agreement – *Henry Stroud (10 min)*

**EXECUTIVE DIRECTOR’S REPORT**

**MEETING SUMMARY** – 7/15/2025

**REPORTS** – Project Update

**BOARD MEETINGS CALENDAR**

**GOOD OF THE ORDER**

**ADJOURN**

◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆

Accessible Meeting/Alternate Format Notification

This meeting location is accessible. Sign and other language interpreter services, assistive listening devices, materials in alternate format or other accommodations are available upon advance request. Please contact the Executive Assistant no later than 24 hours in advance of the meeting at [sheilar@bendparksandrec.org](mailto:sheilar@bendparksandrec.org) or 541-706-6151. Providing at least 2 business days’ notice prior to the meeting will help ensure availability.

**BOARD AGENDA COMMUNICATION**

<b>AGENDA DATE:</b>	August 5, 2025
<b>SUBJECT:</b>	Certified Park and Recreation Professional (CPRP) Study Cohort
<b>STAFF RESOURCE:</b>	Becky Rexford, Sports Manager Baylee Gregor, HR Business Partner
<b>PREVIOUS BOARD ACTION:</b>	None
<b>ACTION PROPOSED:</b>	None – For informational purposes only
<b>STRATEGIC PLAN:</b>	
<b>Priority:</b>	Team
<b>Goal:</b>	Invest in the growth and development of all district employees
<b>Strategy:</b>	Support a culture of learning and growing by providing support for staff to access training

**BACKGROUND**

The Certified Park and Recreation Professional (CPRP) certification, offered by National Recreation and Park Association (NRPA), is designed for early to mid-career professionals seeking to advance in the parks and recreation field. There are currently over 6,500 CPRPs nationwide.

Following the request from employees to obtain their CPRP, the district established a study cohort to support those employees through the study and testing process. The first cohort began in 2019, and a second cohort was formed in 2023, resulting in a doubling of the number of CPRP-certified employees at the district. We currently have 18 certified employees. Moving forward, the district will offer an opportunity for employees who have been with the district for at least one year and who meet NRPA minimum requirements to join an annual cohort, supporting employees' desire for professional development and the district's continued excellence in the park and recreation field.

**BUDGETARY IMPACT**

Registration costs for each participant, including testing fees, study materials, and practice exams. The exact amount depends on the size of the cohort. For the 2025-26 cohort, the cost will be \$245 per person. We also pay participants for 60 minutes of their time attending each session.

**STAFF RECOMMENDATION**

None

**MOTION**

None

**ATTACHMENTS**

None

**BOARD AGENDA COMMUNICATION**

<b>AGENDA DATE:</b>	August 5, 2025
<b>SUBJECT:</b>	Pine Nursery Park Phase 5 Construction Contract Award
<b>STAFF RESOURCE:</b>	Bronwen Mastro, Landscape Architect
<b>PREVIOUS BOARD ACTION:</b>	February 21, 2006 Approved Plan for Pine Nursery Development; June 7, 2022 Approved Capital Improvement Plan; April 4, 2023 Award Professional Services Contract for Pine Nursery Park Phase 5 Project; March 19, 2024 Approve Pine Nursery Park Phase 5 Preferred Concept Design
<b>ACTION PROPOSED:</b>	Award Construction Contract for Pine Nursery Park Phase 5
<b>STRATEGIC PLAN:</b>	
<b>Priority:</b>	Service
<b>Goal:</b>	Maintain quality, clean and safe parks, trails and facilities
<b>Strategy:</b>	Take care of what we have by prioritizing investment in existing assets

**BACKGROUND**

Pine Nursery Park is a 159-acre community park that has been developed in phases since 2006. The upcoming Phase 5 project includes features identified in the park's approved concept plan and is a high-priority project in both the district's 2018 Comprehensive Plan and the 2024 midterm update. Following concept development throughout 2023, the board approved the concept plan on March 19, 2024.

The project scope includes athletic field lighting, artificial turf infields, eight pickleball courts, pathway repairs and plazas, maintenance building improvements and other associated infrastructure. The design also reflects collaboration with Oregon Adaptive Sports and the Bend Pickleball Club.

There are three bid alternates included in the project: Alternate 1 adds lighting to the perimeter loop trail; Alternate #2 includes a full basketball court; and Alternate #3 upgrades the pickleball court surfacing from asphalt to concrete. The district advertised the project as a lump sum bid on June 5, 2025, with a mandatory pre-bid meeting on June 18 and bids were opened on July 10.

The district received three bids:

Kirby Nagelhout Construction Company:	Base Bid:	\$5,273,142.00
---------------------------------------	-----------	----------------

Alternate #1: \$498,563.00  
Alternate #2: \$156,084.00  
Alternate #3: \$193,956.00

Marcum & Sons LLC: Base Bid: \$6,085,467.37  
Alternate #1: \$518,357.22  
Alternate #2: \$150,815.43  
Alternate #3: \$224,700.00

Robinson & Owen Heavy Construction Inc.: Base Bid: \$5,681,938.74  
Alternate #1: \$517,674.19  
Alternate #2: \$149,409.72  
Alternate #3: \$254,925.00

The lowest bid was Kirby Nagelhout Construction Company with a Base Bid amount of \$5,273,142. and Base Bid plus Alternates 1 and 2 amount of \$5,927,789.

#### **BUDGETARY IMPACT**

The 2026-2030 Capital Improvement Plan (CIP) allocates \$8,750,000 for the project, a combination of system development charges, property tax, and alternative funds. To date, \$591,403 has been spent on the project leaving \$8,158,597 to complete the project. By accepting the Base Bid along with Alternates #1 and #2, totaling \$5,927,789, plus a construction contingency of \$592,779, the district will retain \$1,638,029 for additional project-related costs. These include the remaining design contract, permitting, procurement of athletic field lighting, and other miscellaneous owner expenses necessary to complete the project.

#### **STAFF RECOMMENDATION**

Staff recommend that the board award a construction contract to the low bidder, Kirby Nagelhout Construction Company, for the base bid plus alternates #1 and #2, totaling \$5,927,789 and. approve a 10% contingency of \$592,779, for a total construction budget not to exceed \$6,520,568.

#### **MOTION**

***I move to authorize the executive director to award a construction contract to Kirby Nagelhout Construction Company for the Pine Nursery Park Phase 5 Project, including Alternates 1 and 2, in the amount of \$5,927,789, and to approve a construction contingency of \$592,779, for a total construction budget not to exceed \$6,520,568.***

#### **ATTACHMENT**

None

**BOARD AGENDA COMMUNICATION**

<b>AGENDA DATE:</b>	August 5, 2025
<b>SUBJECT:</b>	Approve Acquisition of the Miles-Fox Property
<b>STAFF RESOURCE:</b>	Henry Stroud, Principal Planner
<b>PREVIOUS BOARD ACTION:</b>	Adopted Resolution No. 2024-08 on July 2, 2024
<b>ACTION PROPOSED:</b>	Authorize property acquisition and property surplus designation
<b>STRATEGIC PLAN:</b>	
<b>Priority:</b>	Service
<b>Goal:</b>	Support the recreational needs of an evolving community through programming, parks, trails and facilities
<b>Strategy:</b>	Maintain adopted levels of service targets for parks, trails and facilities

**BACKGROUND**

On July 2, 2024, the board of directors passed resolution 2024-08 which authorized staff to acquire property interests (trail easements) on three separate properties for the construction and operation of the North Unit Canal Trail – Phase 1 project. Since passage of the resolution, the district has acquired trail easements across two of the three properties. The remaining easements yet to be acquired are located on the “Miles Fox Property” (Exhibit A).

In November of 2024, the district offered to purchase the Miles-Fox trail easements for \$8,200 based on their appraised value. The owners rejected this offer and requested that the district purchase the entire property. The district and property owners reached an agreement to purchase the entire property for \$22,000. Accepting ownership of the entire property would allow the district to complete the property acquisition phase, which is a critical path item, and proceed with permitting phase.

The Miles-Fox Property is fully burdened by underlying easement rights of the Bureau of Reclamation for irrigation uses and is not developable as a park or other recreational amenity apart from a trail. As such, district staff are proposing that the district purchase the property and then transfer ownership of the parcel to the North Unit Irrigation District while retaining the necessary trail easements. This proposal was presented to the North Unit Irrigation District (NUID) Board of Directors who indicated they would accept ownership of the property.

**BUDGETARY IMPACT**

The 2026-2030 Capital Improvement plan includes an approved total funding allocation of \$512,000 of system development charge (SDC) for the North Unit Canal Trail project. To date the district has spent \$313,827 on legal assistance, design, engineering, construction of the Brinson Road crossing and property acquisition. The total cost of the property would be \$22,000. Any additional related closing, legal, and due diligence costs are anticipated to be minimal.

### **STAFF RECOMMENDATION**

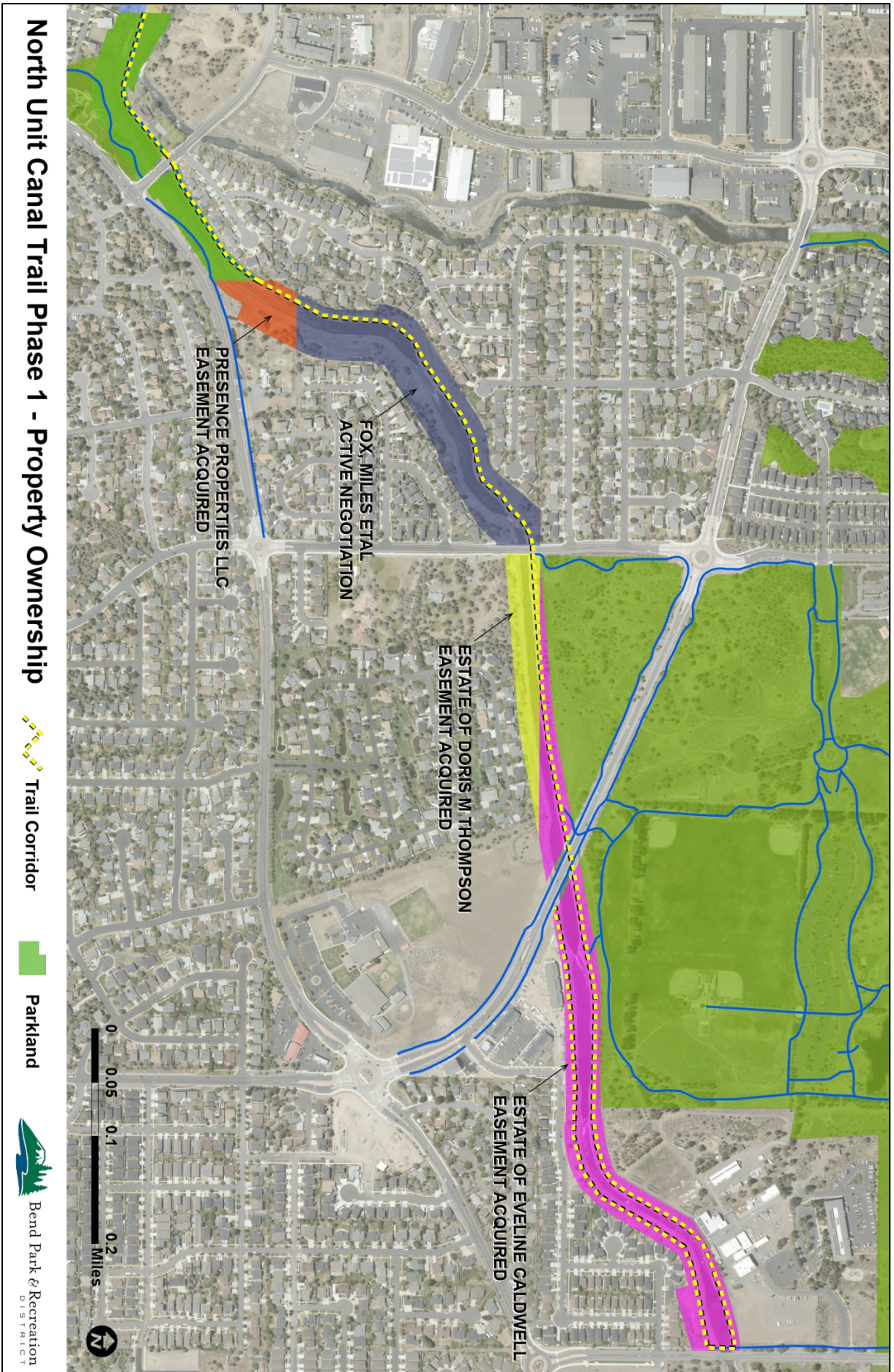
Staff recommends that the board authorize the executive director to acquire the property for a cost not to exceed \$22,000, while simultaneously designating the property as surplus, and authorizing the executive director to transfer the property to the North Unit Irrigation District in exchange for the trail easements on the property.

### **MOTION**

*I move to: (1) authorize the District to purchase the Property for an amount not to exceed \$22,000, plus all related closing, legal, and due diligence costs, and otherwise, on such terms as the executive director and the district's legal counsel deem necessary or appropriate; (ii) find that the Property is not needed for public use by the district, and that the public interest may be furthered by transfer of the Property to NUID; and (iii) authorize the executive director to negotiate, execute, and deliver such instruments and documents as are necessary to convey the property to NUID in exchange for NUID's agreement to concurrently grant a trail easement to the District.*

### **ATTACHMENT**

Exhibit A – Map of Miles Fox Property



**BOARD AGENDA COMMUNICATION**

<b>AGENDA DATE:</b>	August 5, 2025
<b>SUBJECT:</b>	Authorize Purchase of Property Owned by Pahlisch Homes at Easton Limited Partnership
<b>STAFF RESOURCE:</b>	Henry Stroud, Principal Planner
<b>PREVIOUS BOARD ACTION:</b>	Previously discussed in executive session.
<b>ACTION PROPOSED:</b>	Authorize executive director to execute a Purchase and Sale Agreement for the purchase of property owned by Pahlisch Homes at Easton Limited Partnership
<b>STRATEGIC PLAN:</b>	
<b>Priority:</b>	Service
<b>Goal:</b>	Support the recreational needs of an evolving community through programming, parks, trails, and facilities
<b>Strategy:</b>	Maintain adopted levels of service targets for parks, trails, and facilities

**BACKGROUND**

The district has been actively acquiring property for new parks in accordance with the comprehensive plan policy recommendation to “focus on providing access to parks within ½ mile of most homes.” The comprehensive plan identifies 41 park search areas where residents are located more than ½ mile from a park. The district has negotiated the acquisition of approximately 2.04 acres of land, 1.31 acres will be donated per land use regulations and the district will be purchasing the remaining .76 acres generally north of Knott Road and east of SE 15th Street in southeast Bend (see Exhibit A) to serve residents in Park Search Area 28

The property is owned by Pahlisch Homes at Easton Limited Partnership and is zoned as Standard Density Residential (RS). The property is 2.04 acres in size and located in the Easton Master Planned Development. The Easter Master Plan Development will include a minimum of 720 housing units, including a minimum of 244 units of mixed housing (townhomes, duplexes, multi-unit dwellings, etc.).

District staff have negotiated a draft purchase and sale agreement (PSA). Key details of the agreement include:

- **Property** – The property, identified as Tract J in the Easton Phase 2 Subdivision (Taxlot 181215CB02662), is 2.04 acres in size and suitable for development of a neighborhood park.
- **Purchase Price** – The district has negotiated a purchase price of \$266,000.
- **Frontages** – The developer will be responsible for funding and constructing all the park frontages which include multi-use trails in lieu of sidewalks separated from the road by a

landscape strip. The developer will be responsible for ongoing maintenance of the landscape strips.

- **Encumbrances** – The district has agreed for the seller to grant an easement, in a form acceptable to the district, to Avion Water Company to allow for installation of an underground water line (Exhibit B). Seller will not subject the Property to any other Encumbrances without District’s written consent and has agreed to have taken all steps necessary to withdraw the Property from being subject to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Easton prior to sale.
- **Due diligence** – Closing on the property purchase is contingent on the satisfactory completion of a Phase 1 environmental site assessment and title review.

### **BUDGETARY IMPACT**

The district’s 2025-2029 Capital Improvement Plan identifies \$2,128,763 in system development charges (SDC) for the project with \$928,763 in approved funding in the current fiscal year to acquire the property and begin design. The remaining SDC funds to complete design and development are identified in fiscal years 2027 and 2028.

### **STAFF RECOMMENDATION**

Staff recommend authorizing the executive director to negotiate and execute a purchase and sale agreement with Pahlisch Homes at Easton Limited Partnership and proceed with closing subject to satisfactory completion of all due diligence.

### **MOTION**

***I move to: (1) authorize the executive director to finalize and execute a Purchase and Sale Agreement with Pahlisch Homes at Easton Limited Partnership for the acquisition of land for a neighborhood park for an amount not to exceed \$266,000, plus all related closing, legal and due diligence costs and otherwise on the terms and conditions of the PSA. And (2) authorize the executive director to execute and deliver such instruments and closing documents necessary to complete the transactions contemplated by the PSA.***

### **ATTACHMENT**

Exhibit A – Property Location

Exhibit B – Avion Easement Location

## Easton Park Site Location



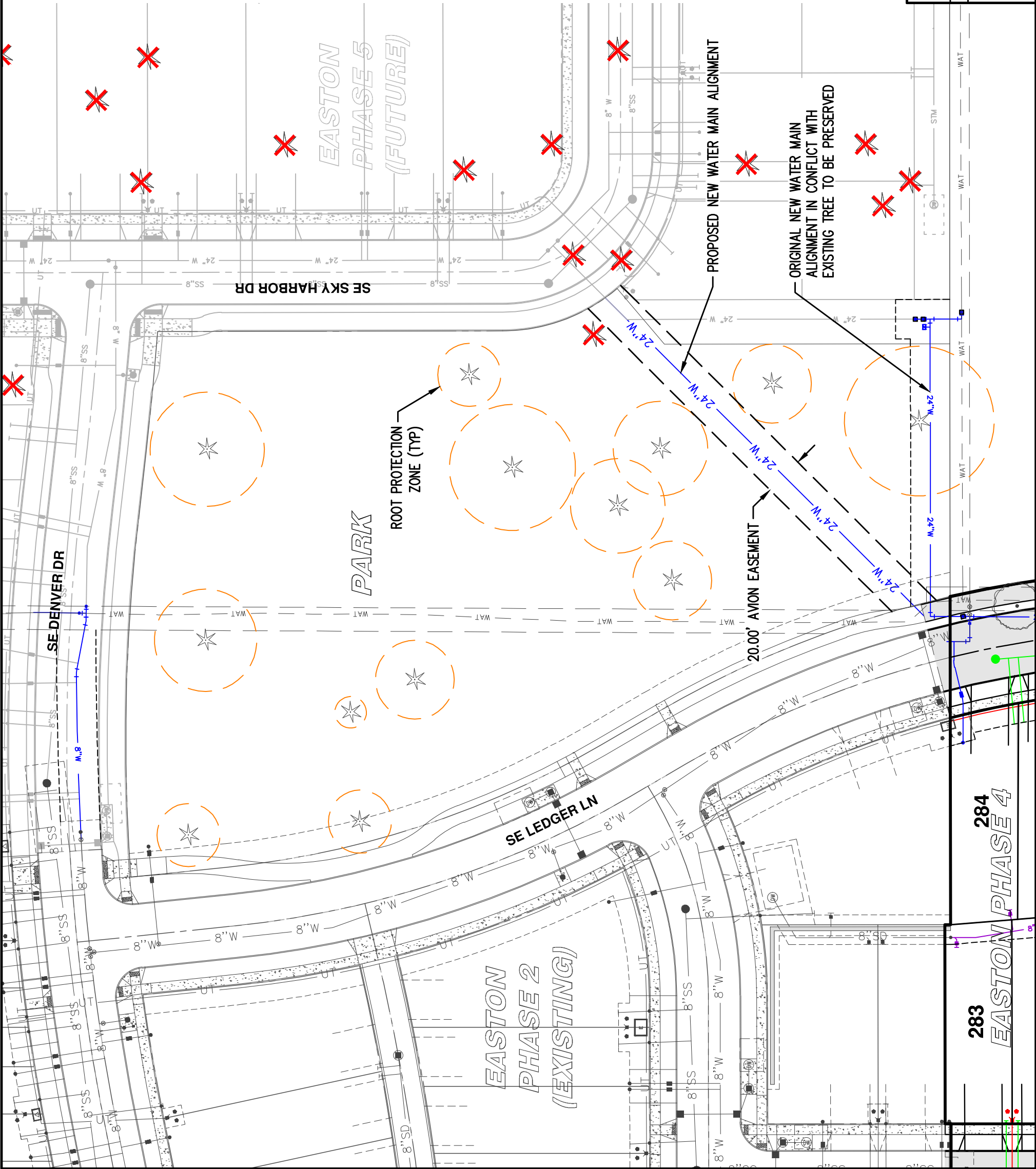


EXHIBIT B

DATE: 6/25/2025

EXHIBIT		EXHIBIT	
AVION 24" WATERLINE BPRD EXHIBIT		A	
EASTON PHASE 4		AKS	
AKS ENGINEERING & FORESTRY, LLC		DRWN: KRB	
2777 NW LOLO DR, STE 150		CHKD: CTS	
BEND, OR 97703		AKS JOB:	
541.317.8429		WWW.AKS-ENG.COM	
		7326	



However, since then the programming at the LCC has increased and facility patrons are raising concerns about the additional parking demand the new Art Station could place on existing parking.

To get a better understanding of the parking patterns at the LCC, the district hired Transight Consulting, a local transportation engineering firm, to conduct a parking study. Staff shared information about the parking study and initial ideas for adding parking.

jjThe report suggests highest use is January through April, from mid-morning to early afternoon on weekdays. The recommendation is for the district to consider a modest increase of 25 to 35 parking spaces to accommodate increased parking demands from the Art Station. The spaces could also supplement the parking needed by visitors to the LCC and the park.

Any new parking onsite will require a permit from the city and may also require additional land use approvals. The city code uses a maximum parking standard, which is already exceeded by the current parking levels on site.

The board asked staff to move forward with further research into possible next steps.

The next meeting is Aug. 5.



## PLANNING & DEVELOPMENT PROJECT UPDATES August 2025

---

### COMMUNITY AND REGIONAL PARK PROJECTS

---



**Pine Nursery Park Phase 5:** Three bids were received. The low bid came in under budget, which will allow us to add two alternates. The construction contract will be brought to the board for approval at the August 5 meeting. The athletic field and pickleball court lights are being re-evaluated. The final selection will be brought to the board for approval in September.

*This project will construct the final features identified in the approved development plan for this highly used community park. Project work includes athletic field lighting, artificial turf infields, pickleball courts, new trail connectivity, ADA access improvements, off-leash dog area improvements, maintenance area improvements, landscaping and irrigation. Budget permitting, the project may also include full-court basketball, pickleball court lighting and pedestrian trail lighting.*

<https://www.bendparksandrec.org/project/pine-nursery-park-phase-5/>



**Sawyer Park Upgrades:** The draft memorandum of agreement (MOA) is in the process of being finalized and prepared for signature. Once the MOA is signed, the agreement for the Land and Water Conservation Fund (LWCF) grant can be completed and the project advertised for bid.

*Decades of use and increased visitors to the park created the need for an improved entrance and parking lot. The plans include relocating the parking area closer to O.B. Riley Road, adding accessible parking, habitat restoration, improving trail accessibility, and the addition of a permanent restroom, picnic shelter and river overlook. This project is funded in part by grants from the Land and Water Conservation Fund and the Local Government Grant Program.*

<https://www.bendparksandrec.org/project/sawyerparkupgrades/>

---

### NEIGHBORHOOD PARK PROJECTS

---



**Park Search Area 18 – Coulter Property:** The project is kicking off this month starting with public outreach. Mailers will be sent out to announce the upcoming project and to solicit name suggestions.

*The district has been actively pursuing neighborhood park properties in underserved areas to meet the 2018 Park and Recreation District Comprehensive Plan goal of providing a park within one-half mile of every resident. The district purchased this property in 2023 to fulfill Search Area 18.*



**Manzanita Ridge:** Site work continues at Manzanita Ridge Park. Concrete work is still underway, and pathways are being roughed in. Various play equipment, structures and the shelter have been delivered to the site. The park is expected to be completed this fall.

*This property will provide a new neighborhood park for surrounding residents in Shevlin West. The preferred concept design*

includes open lawn, picnic facilities, a shade shelter, play areas, soft surface and paved trails, benches, bike parking, and ADA designated street parking. A trailhead for the Manzanita Trail is also located in the park.

<https://www.bendparksandrec.org/project/shevlin-west/>

---

## TRAIL PROJECTS

---



**North Unit Canal Trail – Phase 1:** The crossing improvements at Brinson Road are complete. The district has acquired two of the three necessary trail easements to complete the easement acquisitions between Canal Row Park and Deschutes Market Road and is in active negotiation with the third landowner.

*This trail in northeast Bend is planned to be a 10-foot-wide multi-use trail with a primarily compacted gravel surface, similar to other canal trails in Bend, while some portions will have asphalt surface. Phase 1 includes the development of the trail between Canal Row Park and the future extension of Yeoman Road, which will also provide access to Pine Nursery Park. The segment of the trail that passes through the new Pahlisch Homes Petrosa subdivision will be transferred to BPRD for management upon completion and will offer connections to interior trails for Fieldstone Park.*

<https://www.bendparksandrec.org/project/northunitcanaltrail/>



**Riverfront Street Deschutes River Trail Improvements:** After receiving strong support from the public and BPRD, the City of Bend decided to proceed with the one-way design concept of Riverfront Street. The project will now enter the design phase, which will refine the one-way preliminary design for construction-ready design documents. Funding for construction has still not been identified, so a further timeline cannot be provided at this time.

*Riverfront Street, between Galveston Avenue at Drake Park, to Miller's Landing Park, is a local street with a sidewalk that has functioned as the DRT for many years. It is one of the last remaining "gaps" along the trail through downtown Bend. In 2023, BPRD and the city signed an intergovernmental agreement as a joint effort led by the City of Bend and supported by BPRD. The renewed project will seek to improve conditions for trail users as well as replace the street and other public infrastructure as needed.* <https://www.bendparksandrec.org/project/deschutes-river-trail-riverfront/>



**Manzanita Trail:** The district acquired a 3.44-acre piece of property and the final easements necessary to complete the trail between Discovery Park and Shevlin Park. Construction on the final trail segments is underway and is expected to be completed this summer.

---

## COMMUNITY/REGIONAL PROJECTS

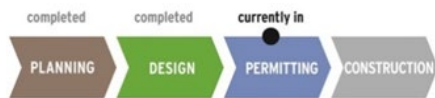
---



**Miller's Landing Park River Access Project:** The two access points, the lawn areas, and DRT running through the park are open for public use. This project marks a huge milestone in providing access for park users regardless of their ability and would not have been possible without the support of partners, funders and the BPRD family.

*After opening in 2014, the access points no longer serve the population as intended. The new design improves river access for boaters and river users with mobility restrictions by redeveloping the boardwalk, and the access point at the north end of the park will be improved for swimming, wading and slower-current water recreation. The preferred concept design was completed and approved under the 2023 McKay, Miller's, and Columbia Park River Access and Restoration project. Funding for the construction of this project includes grant funds from the Bend Sustainability Fund, the Oregon State Marine Board Waterway*

Access Grant Program, Oregon's Local Government Grant Program, and a donation from the Joseph & Elizabeth Hoffart Charitable Foundation. <https://www.bendparksandrec.org/project/millers-landing-river-access-project/>



**Art Station:** The project is out to bid with bids due July 24, 2025. It is anticipated that the contract award will come before the board at the second meeting in August. The board was updated on the parking study at the July 15 meeting.

*This new facility will be built adjacent to the basketball court at Larkspur Park. It will have an entry space, three classrooms, office space, and restrooms. The surrounding natural space and trails will be a beneficial asset to the Art Station for inspiration and space to create, while preserving the landscape and trail experience to the fullest extent possible.*

<https://www.bendparksandrec.org/project/art-station/>



**Bend White Water Park Maintenance and McKay Park River Access Project:** After updating the board of directors about the project at the June 17 meeting, staff continues to coordinate with regulatory agencies, staff and the consultant on the next steps, which will include beginning conceptual designs. No change

*Completed in 2016, the Whitewater Park is due for review and maintenance. The first phase of this project will use survey and engineering analysis to compare the current functions of the park with the original design intent. Once the reports are complete, the district will determine a scope of work for a project to update and improve the whitewater park features. The project also includes improving river access for all users at McKay Park. The preferred concept design was completed and approved in 2023 under the McKay, Miller's, and Columbia Park River Access and Restoration project.*

<https://www.bendparksandrec.org/project/bend-whitewater-park-maintenance-and-mckay-park-access/>



**Columbia Park River Access Project:** Staff presented before the City Planning Commission at the WOZ hearing in early June and were given unanimous approval. Other permit applications at both the state and federal level continue to work their way through the process, while cultural and historical analysis of the park site continue, including coordination with local, state, federal and tribal representatives. The anticipated start date for construction has been pushed, due to permitting delays, to the Fall of 2026.

*The preferred concept design includes bank improvements to enhance the natural area within this reach of river frontage. Also included is a small, hardened access point for river users to enter and exit the river, or to sit and relax by the water. This project was prioritized from the 2018 Deschutes River Access and Habitat Restoration Plan, and the preferred concept design was completed under the 2023 McKay, Miller's, and Columbia Park River Access project.*



**Southeast Bend Regional Park Site:** The zone change ordinance was adopted by the Board of County Commissioners on June 25<sup>th</sup> and becomes effective on September 23, 2025 (90-days after adoption).

*Purchased in 2023, this large property of approximately 450 acres was acquired for future community park needs as the city expands in the southeast area.*

---

## ASSET MANAGEMENT PROJECTS

---



**Park Services Complex:** The city has issued their notice of vacation and contracted services for reappraisal. The reappraisal is scheduled to take place in late August.

*The district has executed a purchase and sale agreement (PSA) with the City of Bend for the purchase of their existing utility shop on Boyd Acres Road to become the new Park Services site. This PSA allows the city to occupy the facility until their new facility is complete, which is anticipated at the end of 2025. The district is developing a design for tenant improvements to be constructed once the district takes ownership of the property.*



**Hollinshead Park ADA and Preferred Concept Design:** With designs nearing completion, staff will begin analyzing different funding opportunities for installation of the upgrades at Hollinshead Park. Construction is slated to begin mid-2027. No change

*Knowing the importance of this historic property, community members and BPRD staff worked together in 2010 to develop a preferred concept plan for the future of the property. Improvements for the park include a new permanent restroom, ADA-compliant pathways, renovation of the parking area, enclosing the off-leash area, a “history walk” with interpretive signs in collaboration with the Deschutes Historical Society, and a maintenance report to preserve the park’s structures.*

<https://www.bendparksandrec.org/project/hollinshead-park/>



**Sylvan Park Playground Renovation:** Playground concepts have been developed and are being presented to the neighborhood via a public survey. Once that input is received, final design drawings will be completed. Construction is estimated to be complete by Summer 2026.

*The small wood-based playground was built in 1993, no longer serving the needs of the neighborhood. The district will replace the playground and surfacing and create an accessible route to the playground from the parking area.*

<https://www.bendparksandrec.org/project/sylvan-park-playground-renovation/>



**Old Bend Gym Wall Renovation:** Permit applications were submitted in June 2025. Construction documents are in progress and anticipated to be complete by the end of summer.

*The Old Bend Gym is a historic building on the National Register of Historic Places. The building is owned by BPRD, operated by the Boys & Girls Club on property owned by the Bend-La Pine School District. The entry to the building from NW Wall Street utilizes an exterior staircase for access to the second floor. The structural wall supporting the staircase is failing and needs to be replaced.*

---

## OTHER PROJECTS AND FUTURE DEVELOPMENT

---

**Park Search Area Planning:** District planners regularly work with local developers or private property owners to acquire property for new parks and trails in district Park Search Areas as defined by the 2018 Comprehensive Plan: 2024 Midterm Update.

- No updates at this time.

**Discovery Park Art Corridor:** After the district approved the installation of up to four art pieces along the Outback Trail in Discovery Park, Brooks Resources received a \$100,000 grant from Visit Bend's Sustainability Fund for the installation of three art pieces; two sculptures and a community labyrinth. The labyrinth has been completed, with the other two sculptures expected to be installed in 2025.

---

**SDC Waivers for Affordable Housing:** Park SDC waivers for 637 units have been approved through coordination with the City of Bend at a cost to the district of about \$5.2 million in waived SDC fees. The board approved an additional 150 waivers for 2025 and 2026, 144 of which have been used. Six waivers remain for 2025 – 2026. Staff and legal counsel have completed the necessary deed restriction documents for 21 of the developments, totaling 5477 units. In addition, BPRD has approved SDC waivers for three temporary shelter projects, totaling 32 units, and at a cost of \$200,737 to the district.

---

## **Board Calendar 2025-2026**

*\*This working calendar of goals/projects is intended as a guide for the board and subject to change.*

### **AUGUST 19**

#### **WORK SESSION**

- Park Services Report: Hard Surface Program – *Jason Monaghan (20 min)*

#### **CONSENT AGENDA**

- Bend Elks Lease Amendment No. 4
- Approve Professional Services Contract Amendment #2 for BWP Project

#### **BUSINESS SESSION**

- Award Construction Contract for Art Station – *Jason Powell and Brian Hudspeth (25 min)*

### **SEPTEMBER 2**

#### **WORK SESSION**

#### **BUSINESS SESSION**

### **SEPTEMBER 16 CANCELED FOR NRPA**

### **SEPTEMBER 23 SPECIAL CALL**

#### **WORK SESSION**

- Natural Resources Intern Presentation – *Zara Hickman (15 min)*
- River Plan Update Overview – *Rachel Colton (20 min)*

#### **CONSENT**

- Adopt Resolution of support for LWCF grant for Deschutes River Trail Natural Area

#### **BUSINESS SESSION**

- Naming Committee Appointment – *Rachel Colton (15 min)*
- DRT South Refinement Study – *Henry Stroud (20 min)*

### **OCTOBER 7**

### **OCTOBER 21**

#### **WORK SESSION**

#### **BUSINESS SESSION**

- Name Coulter Park property – *Rachel Colton (15 min)*
- Award design contract for Coulter Park – *Bronwen Mastro (15 min)*
- Cascade Landing & Verde Pines Qualified Property Tax Exemptions for Affordable Housing – *Rachel Colton (30 min)*

### **Future Topics**

IGA with NUID for canal trail – *Henry Stroud*

DEI Update – *Bronwen Mastro*