



2600 NW College Way
Bend, OR 97703
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cocc.edu

COCC Board Real Estate Committee Meeting Agenda

COCC Board of Directors: Joe Krenowicz (chair), Laura Craska Cooper, Jim Porter, Alan Unger (alternate)

October 5, 2026
4:30 – 6:30 p.m. via Zoom

	<u>EXHIBIT</u>	<u>ACTION</u>
1. Call to Order – Joe Krenowicz		
2. Approval of Meeting Minutes – Joe Krenowicz		
a. April 27, 2026	2.1	X
3. William Smith Properties Update – Peter McCaffrey and Courtney Hofstetter	3.1-18	
4. Adjourn to Executive Session: ORS 192.660 (2)(e) Real Property Transactions – Joe Krenowicz		
5. Adjourn to Open Session – Joe Krenowicz		
6. Property on Mt. Washington Drive – Michael LaLonde and Matt Seidel		
7. Redmond Campus Expansion Update – Josh Clawson and Amy Ward		
8. Deferred Maintenance Update – Josh Clawson		
9. Dates – Joe Krenowicz		
a. Winter quarter meeting to be determined		
10. Adjourn – Joe Krenowicz		



Central Oregon Community College
Board Real Estate Committee Meeting

MINUTES

Wednesday, August 26, 2026

9:00 - 10:00 a.m.

Remotely via Zoom

MEETING ATTENDEES:

COCC Board of Directors: Joe Krenowicz (Chair), Alan Unger (alternate for Laura Craska Cooper)

COCC Staff: Greg Pereira (President), Michael LaLonde (Vice President of Finance and Operations), Kyle Matthews (Executive Assistant to the President and to the Vice President of Finance and Operations)

Bryant, Lovlien & Jarvis: Paul Taylor (COCC's Legal Counsel)

William Smith Properties, Inc. (WSPI): Peter McCaffrey (Vice President of Leasing and Development), Cammy Fox (Vice President of Finance), Courtney Hofstetter (Project Manager/Interior Designer)

CALL TO ORDER: Unger called the meeting to order at 9:07 a.m.

APPROVAL OF MEETING MINUTES:

- ❖ July 20, 2026 quarterly meeting
 - Motion to approve the minutes.
 - 1st: Alan Unger
 - 2nd: Joe Krenowicz
 - In favor: Joe Krenowicz, Alan Unger
 - Opposed or abstained: none

WILLIAM SMITH PROPERTIES, INC. (WSPI)

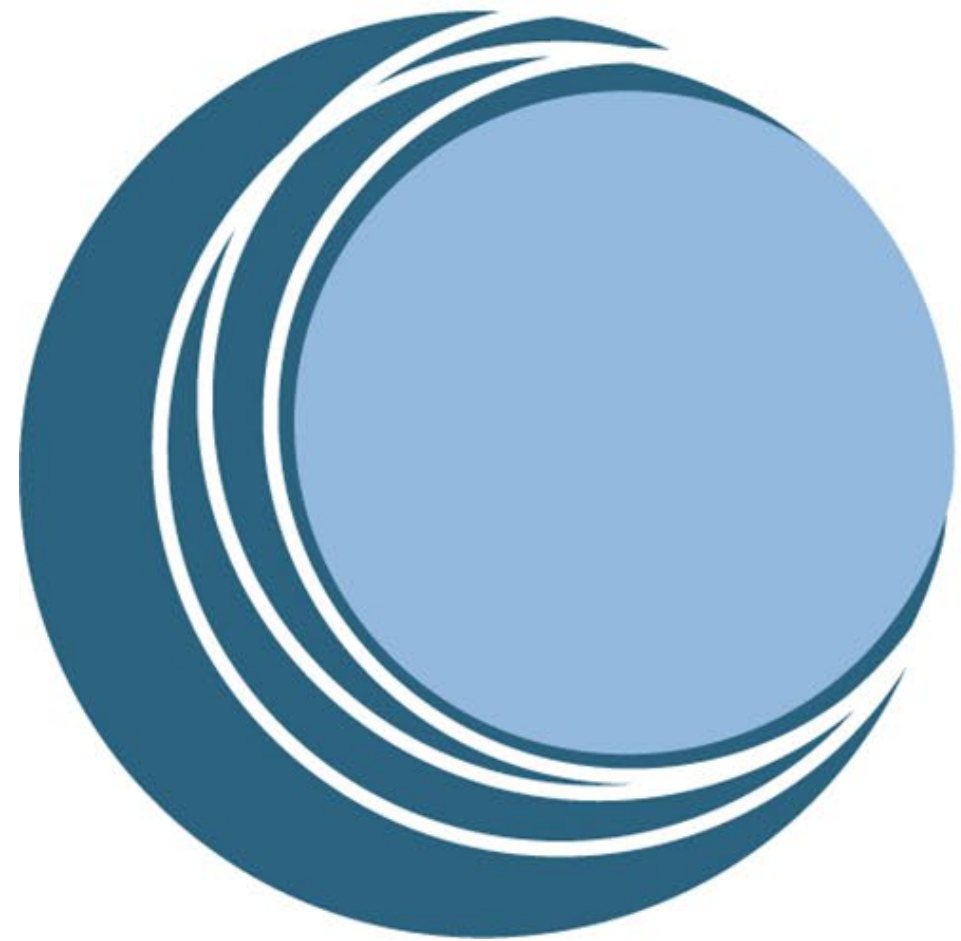
Executive Session

At 9:09 a.m., the Committee adjourned to an executive session per ORS 192.660 (2)(e) for the purpose of discussing real property transactions.

The executive session adjourned at 10:40 a.m. No decisions were made.

NEXT MEETING: Monday, October 5 at 4:30 p.m. via Zoom

ADJOURN: Unger declared the meeting adjourned at 10:40 a.m.



CENTRAL OREGON
community college

COCC / WSPI

COCC RE COMMITTEE UPDATES

October 5, 2026

BEND, OREGON

Agenda

Neighboring Ventures

- 186 Unit Campus Village Apartments
- 3-Acre RH Land

Campus Village

Outcrop Subdivision



The Veridian – 186-unit Apartment Development

- **Occupancy: 93.55%**
- **Vacancy exists in the larger units (3-bedroom, for example)**
- **Leasing successfully without concessions, though growth is still soft**



Campus Village

Strategy:

Find harmony between residential projects from Veridian and Outcrop and commercial businesses/tenants who enhance the COCC experience.

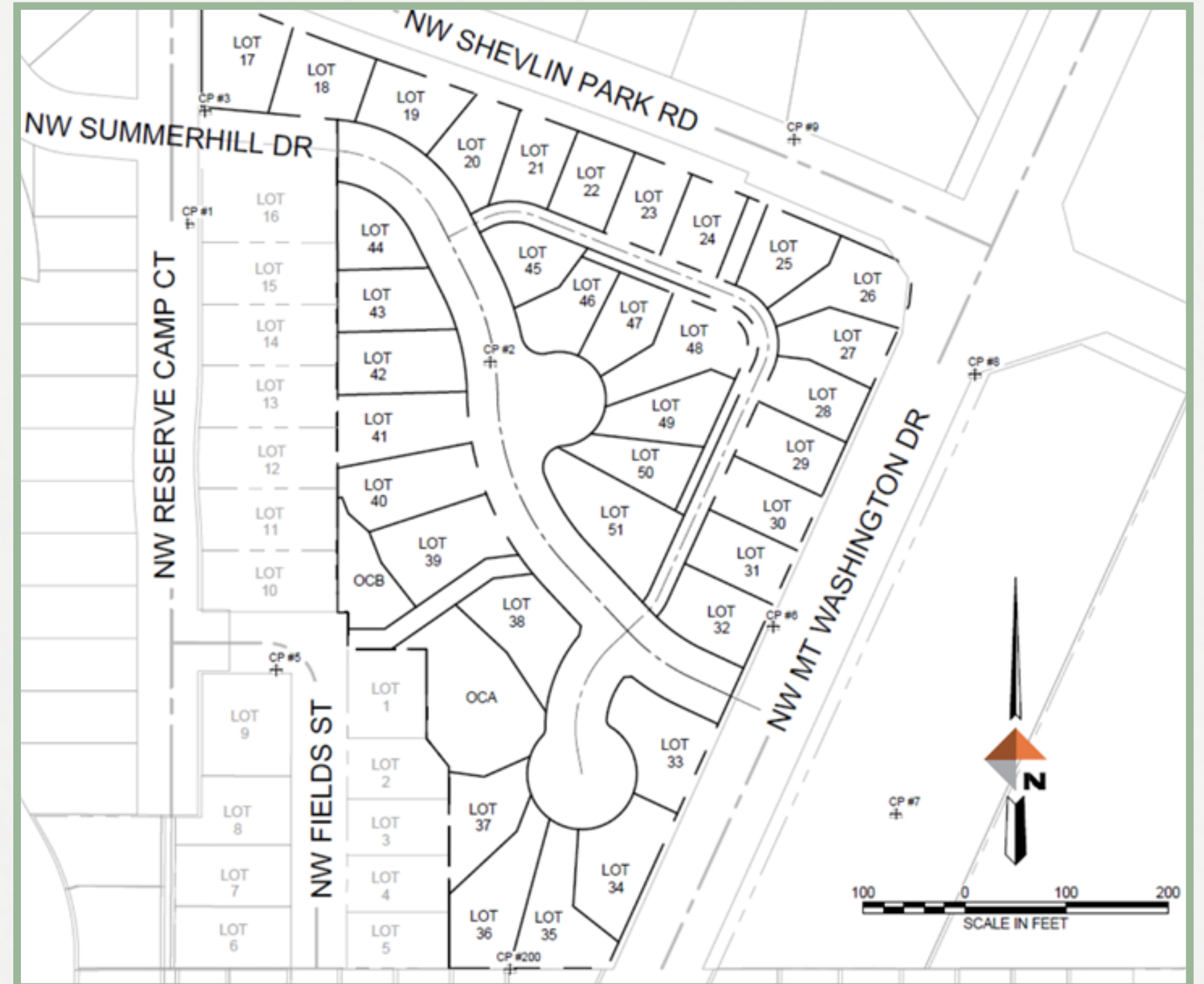
Allow energy from Veridian/Outcrop and other westside residential growth to enhance land value and ground lease rates for the commercial core

- Updates:
- **Recreational Prospect:** Lease with 3-acre recreational user in negotiation



Phase Two : 35 Lots

- **First lot closed! Lot #31**
- **Subsequent Closings: 5 planned before end of 2026**



Reference Slides



OUTCROP

BEND OREGON

3.7

Phase Two : 35 Lots



Outcrop Pictures



Alley Way with Concrete Parking Strip



Facing North at top of Cul De Sac



Multi-Use Path between NW Reserve Camp & Summerhill Dr.



Continuation of Multi-Use Path at Shevlin Park

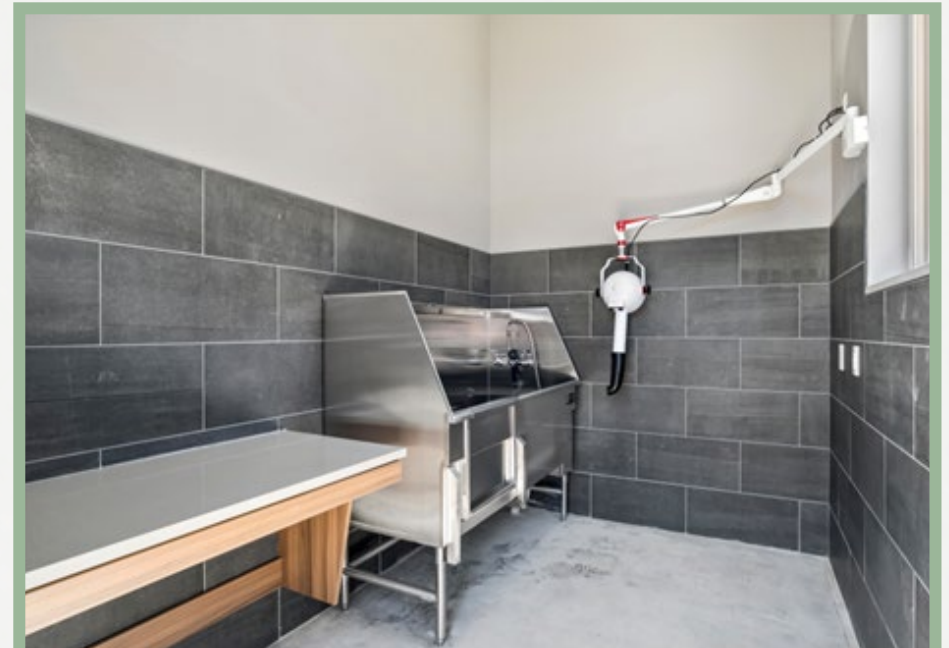
The Veridian – 186-unit Apartment Development

Photos by Drone



The Veridian – 186-unit Apartment Development

Progress Photos –
Exterior & Amenities



DRAFT CONCEPT PLAN





SITE INFORMATION

CITY OF BEND DEVELOPMENT CODE
CENTRAL OREGON COMMUNITY COLLEGE
SPECIAL PLANNED DISTRICT OVERLAY (S.P.1000)
CAMPUS VILLAGE AREA
SETBACKS: NONE EXCEPT ADJACENT TO A RESIDENTIAL ZONE:
25' FROM THE BOUNDARY WHERE IT ADJUTS A RESIDENTIAL ZONE
ALL BUILDINGS WITHIN 100 FEET OF THE CAMPUS BOUNDARY
WHERE THE BOUNDARY LINE ADJUTS A RESIDENTIAL ZONE
DISTRICT ARE SUBJECT TO THE APPLICABLE DESIGN STANDARDS
OF BDC2.1.900 AND 2.1.1000
LANDSCAPE REQUIREMENTS: APPLY 25' BEYOND THE PERIMETER
OF THE FOOTPRINT OF PROPOSED NEW DEVELOPMENTS SITES
FOR BUILDINGS AND OR PARKING LOTS
LANDSCAPE BUFFER REQUIREMENTS: 25' LANDSCAPE
PRESERVATION BUFFER REQUIRED ADJUTING STREETS ALONG
THE EXTERNAL BOUNDARY OF THE CAMPUS
100' LANDSCAPE PRESERVATION BUFFER IS REQUIRED ADJUTING
RESIDENTIAL ZONED PROPERTY (EXCLUDING RIGHTS OF WAY)
ALONG THE EXTERNAL CAMPUS BOUNDARY OF THE CORE
CAMPUS AREA

BUILDING AREAS

RETAIL	APARTMENT
1. 16,000 SF	
2A. 5,376 SF	
3A. 5,376 SF	
4B. 5,070 SF	14,000 SF - 20 1-BED UNITS
5B. 5,070 SF	14,000 SF - 20 1-BED UNITS
6A. 5,376 SF	
7B. 5,070 SF	14,000 SF - 20 1-BED UNITS
8B. 5,070 SF	14,000 SF - 20 1-BED UNITS
9. 15,866 SF	
GROSS SF: 68,363 SF	\$2,000 SF - 80 UNITS

PARKING

PARKING REQUIRED
PLANNING ESTIMATE
4 SPACES/1000 SF
274 SPACES

CITY OF BEND ZONING (TABLE 2.3.300):
AUTO, STANDARD
RETAIL (GENERAL TRADE) AND OFFICE
AT 1 SPACE PER 350 SF

MULTI-FAMILY RESIDENTIAL AT:
STUDIO/1-BED: 1 SPACE/UNIT

STANDARD AUTO SPACES REQUIRED:
RETAIL
68,363 SF = 195 SPACES REQUIRED
350

MULTI-FAMILY RESIDENTIAL
80 UNITS: 80 SPACES

TOTAL: 275 SPACES

ACCESSIBLE AUTO PARKING
REQUIRED (OSBC TABLE 1196.1)
313 SPACES PROVIDED
7 ADA SPACES REQUIRED
(WITH 2 WHEELCHAIR ONLY OF THE 7)

BICYCLE PARKING REQUIRED:
MULTIPLE USE (COMMERCIAL OR
MIXED USE CENTER) 1 FOR EVERY 10
REQUIRED AUTO SPACES

228 = 25.5 = 26 SPACES REQUIRED
10

- TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED NEW TREE

PARKING PROVIDED

AUTO SPACES PROVIDED:
MAIN LOT 228
EXISTING NORTH LOT 25
NEW NORTH LOT EXPANDED 25

ACCESSIBLE PARKING PROVIDED:
8 PROVIDED
WITH 2 "WHEELCHAIR ONLY" (WC)
DESIGNATED SPACES

BICYCLE PARKING PROVIDED:
NEAR BUILDING 2 8
NEAR BUILDING 7B 12
BETWEEN BUILDINGS 4&5&6 8

WSPI Village Center
Bend Oregon

CONCEPTUAL PRICIN

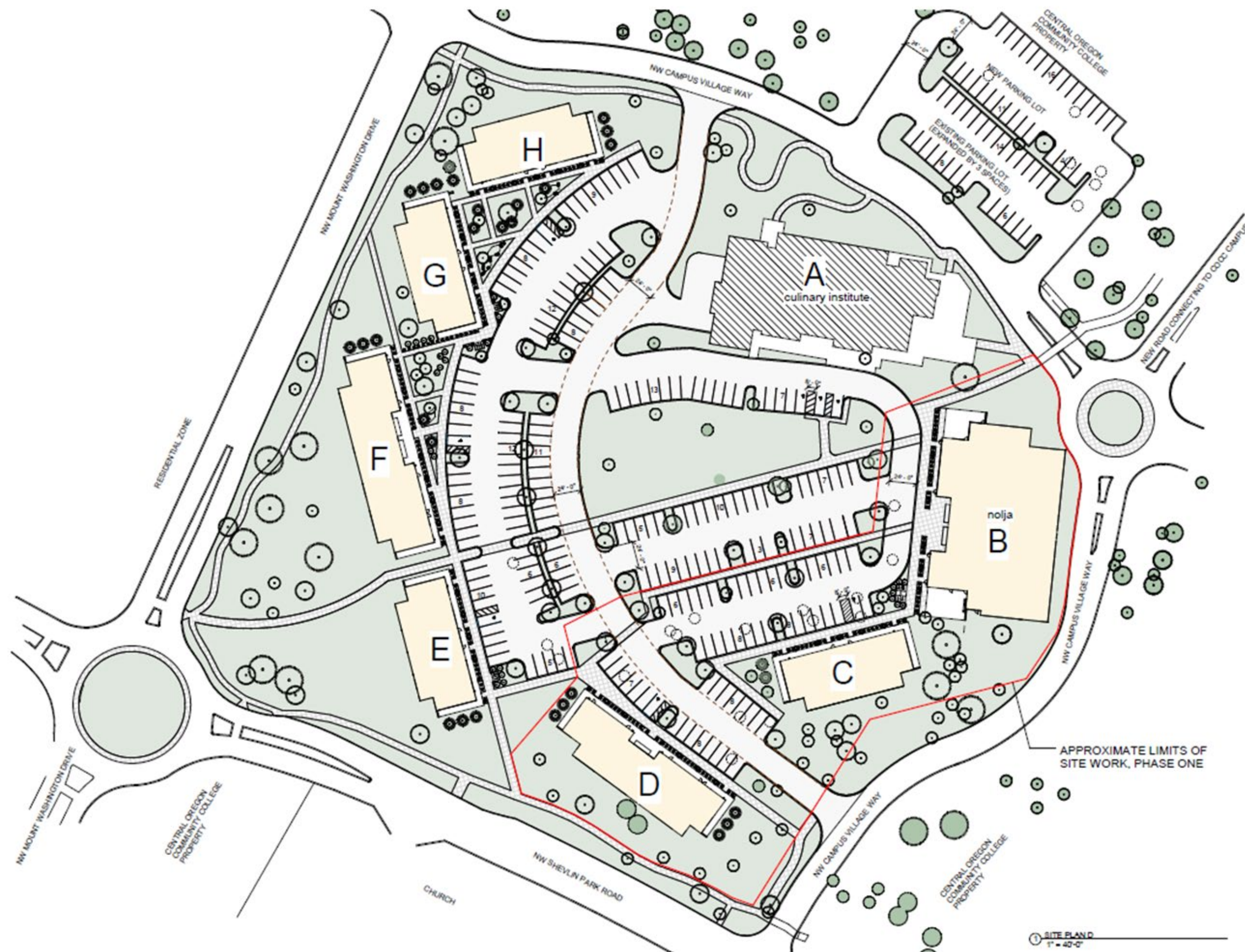
SITE PLAN
OVERALL

Project # 11007

A1.00

Date: 3.22.2019





SOUTH SITE DATA:

SITE AREA: 3.02 ACRES; 131,494 SQUARE FEET

ZONING: RH (HIGH DENSITY RESIDENTIAL)

DENSITY = 21.7 UNITS / AC. MIN., 43 UNITS/ AC. MAX.
= 65 UNITS MIN.; 129 UNITS MAX.

PROPOSED LIVING UNITS:

ONE BEDROOM UNITS= (18) UNITS

TWO BEDROOM UNITS= (51) UNITS

TOTAL APARTMENT UNITS = 69 UNITS

PROPOSED DENSITY = 22.85 UNITS / ACRE.

PARKING REQUIRED:

1 BR = (18) X 1.0 STALLS / UNIT = 18 STALLS REQ'D.

2 BR. = (51) X 1.5 STALLS / UNIT = 77 STALLS REQ'D.

TOTAL PARKING REQ'D. 95 STALLS MIN.

PROPOSED PARKING: 90 STANDARD STALLS

28 COMPACT STALLS

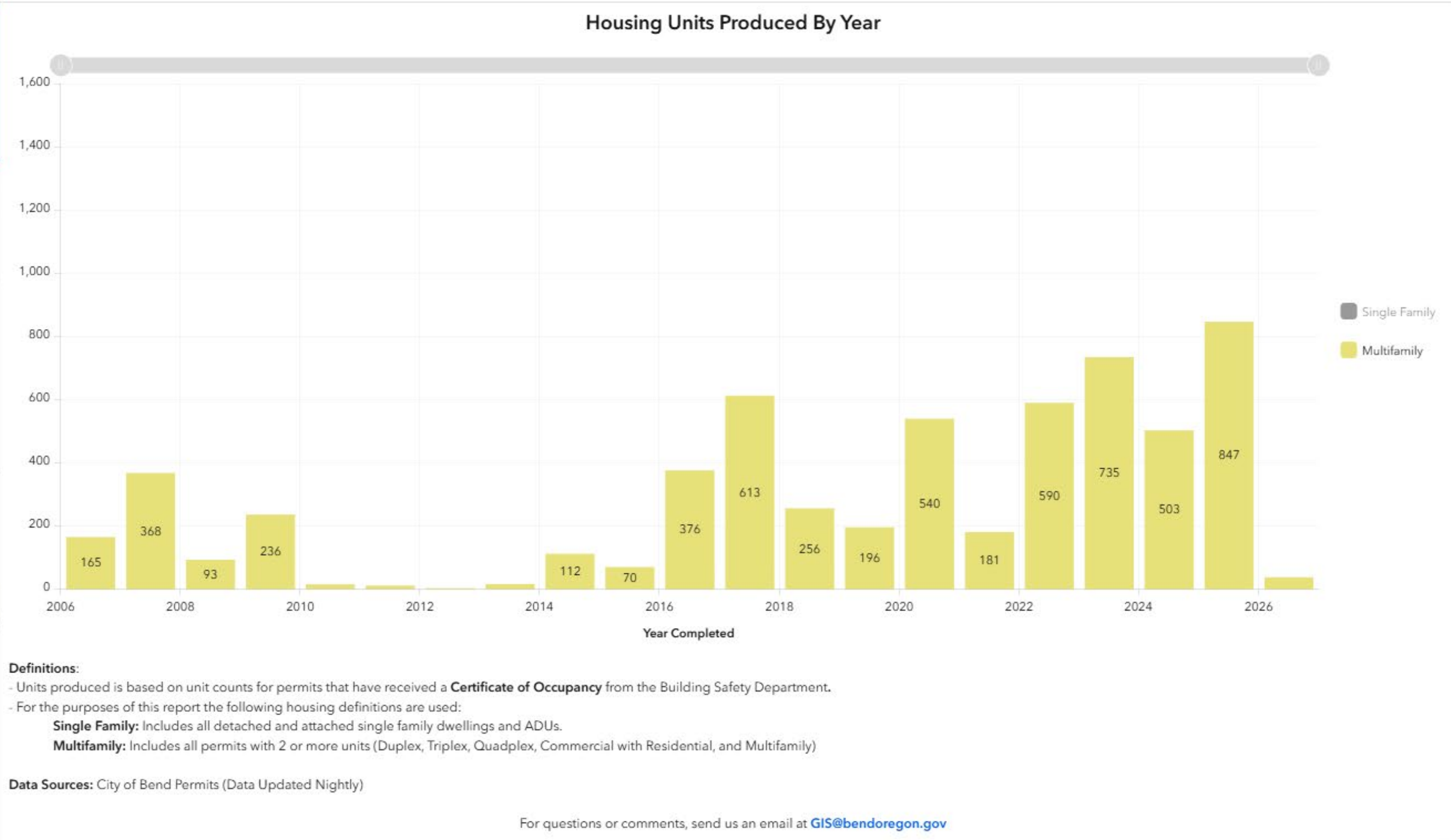
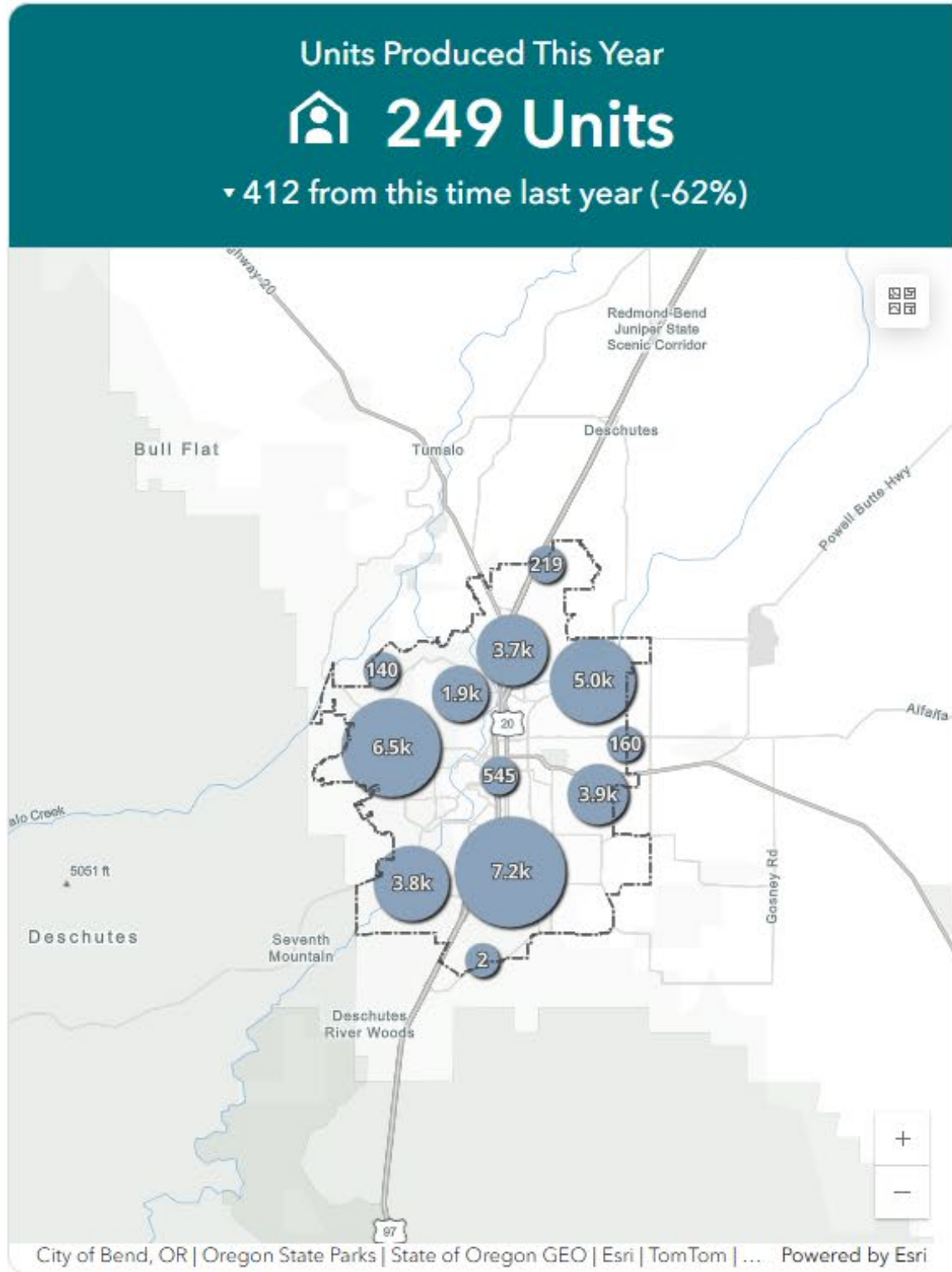
5 HANDICAP STALLS

TOTAL PARKING : 123 TOTAL STALLS PROVIDED

TOTAL PARKING RATIO= 1.78 STALLS / UNIT

BICYCLE PARKING: (69) SPACES MINIMUM REQUIRED







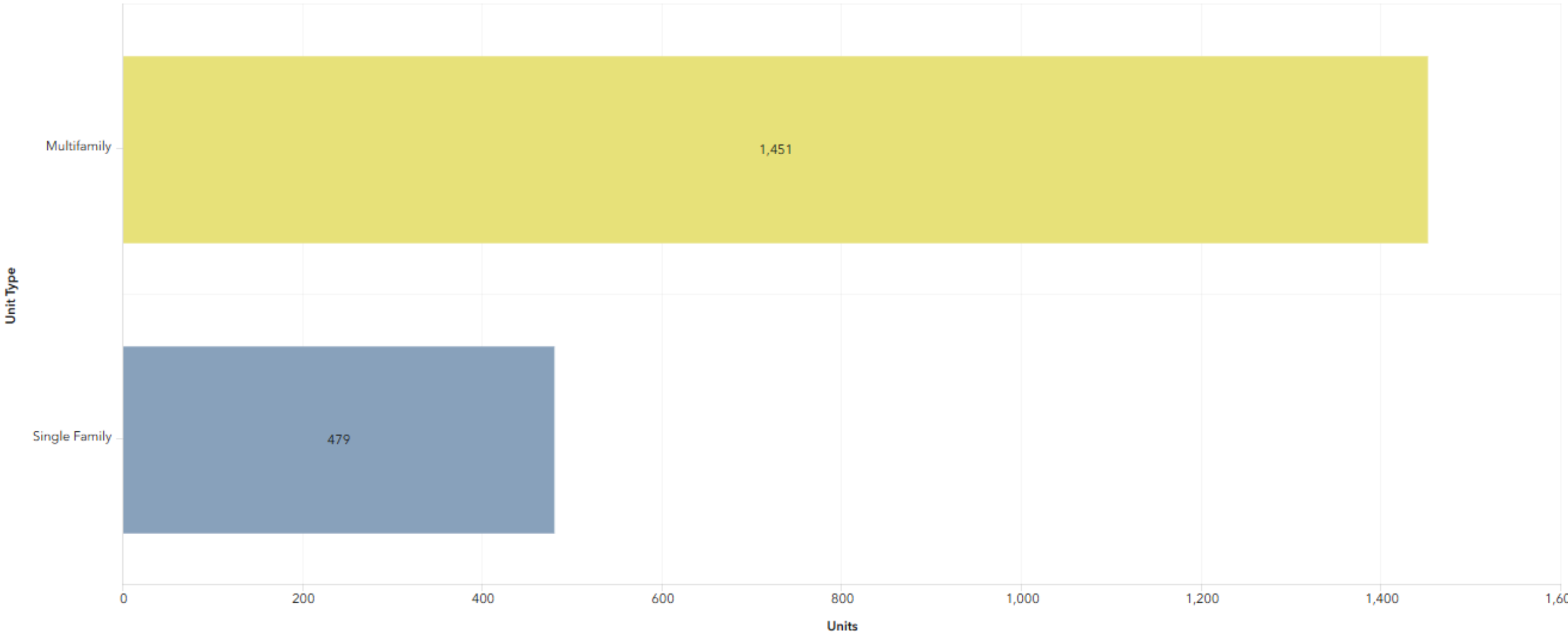
Units Under Construction



1,930 Units

(Permits Issued)

Housing Units Under Construction

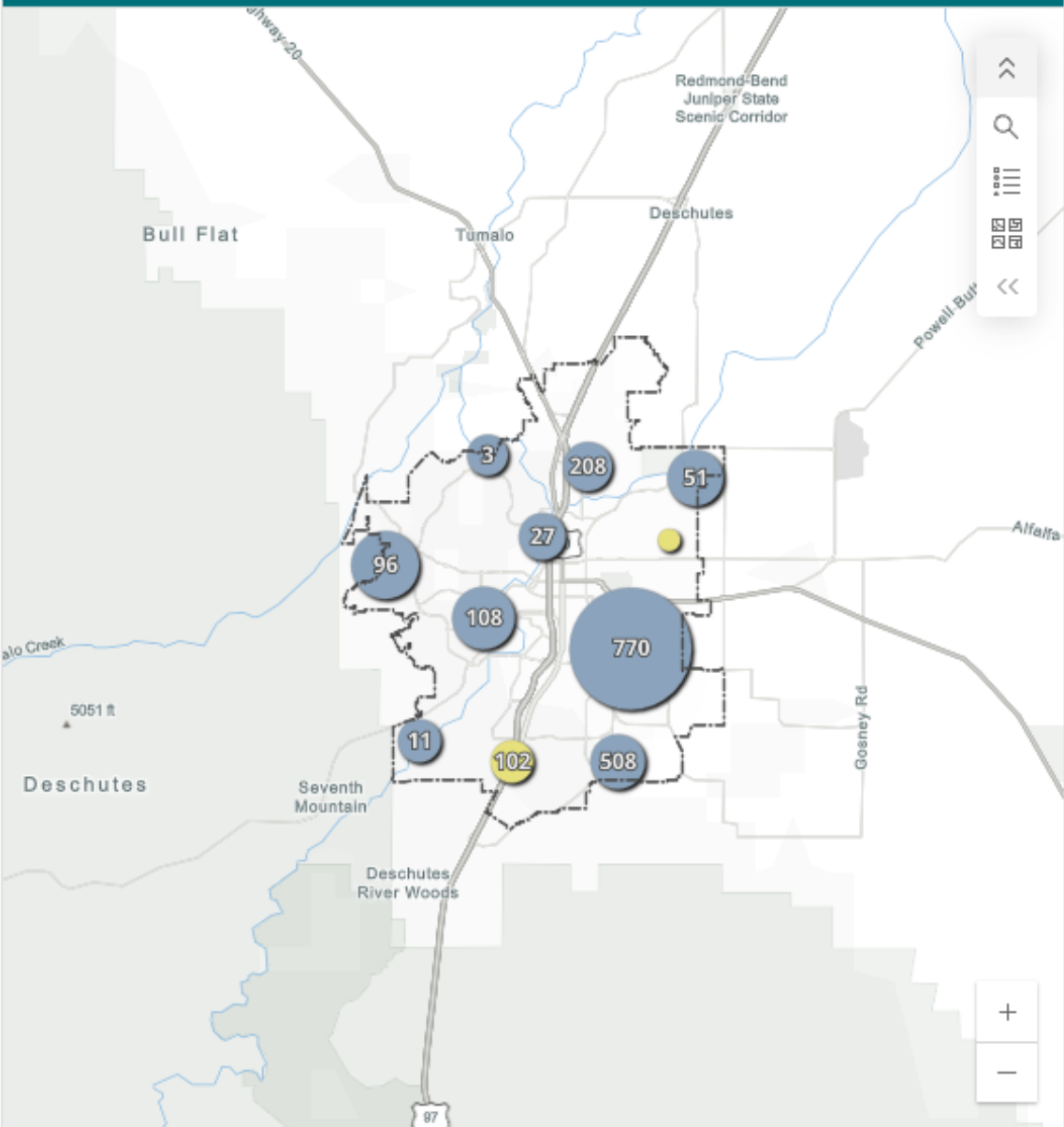


Definitions:

- Units under construction is based on unit counts for permits that have been issued by the Building Safety Department.
- For the purposes of this report the following housing definitions are used:
 - Single Family:** Includes all detached and attached single family dwellings and ADUs.
 - Multifamily:** Includes all permits with 2 or more units (Duplex, Triplex, Quadplex, Commercial with Residential, and Multifamily)

Data Sources: City of Bend Permits (Data Updated Nightly)

For questions or comments, send us an email at GIS@bendoregon.gov

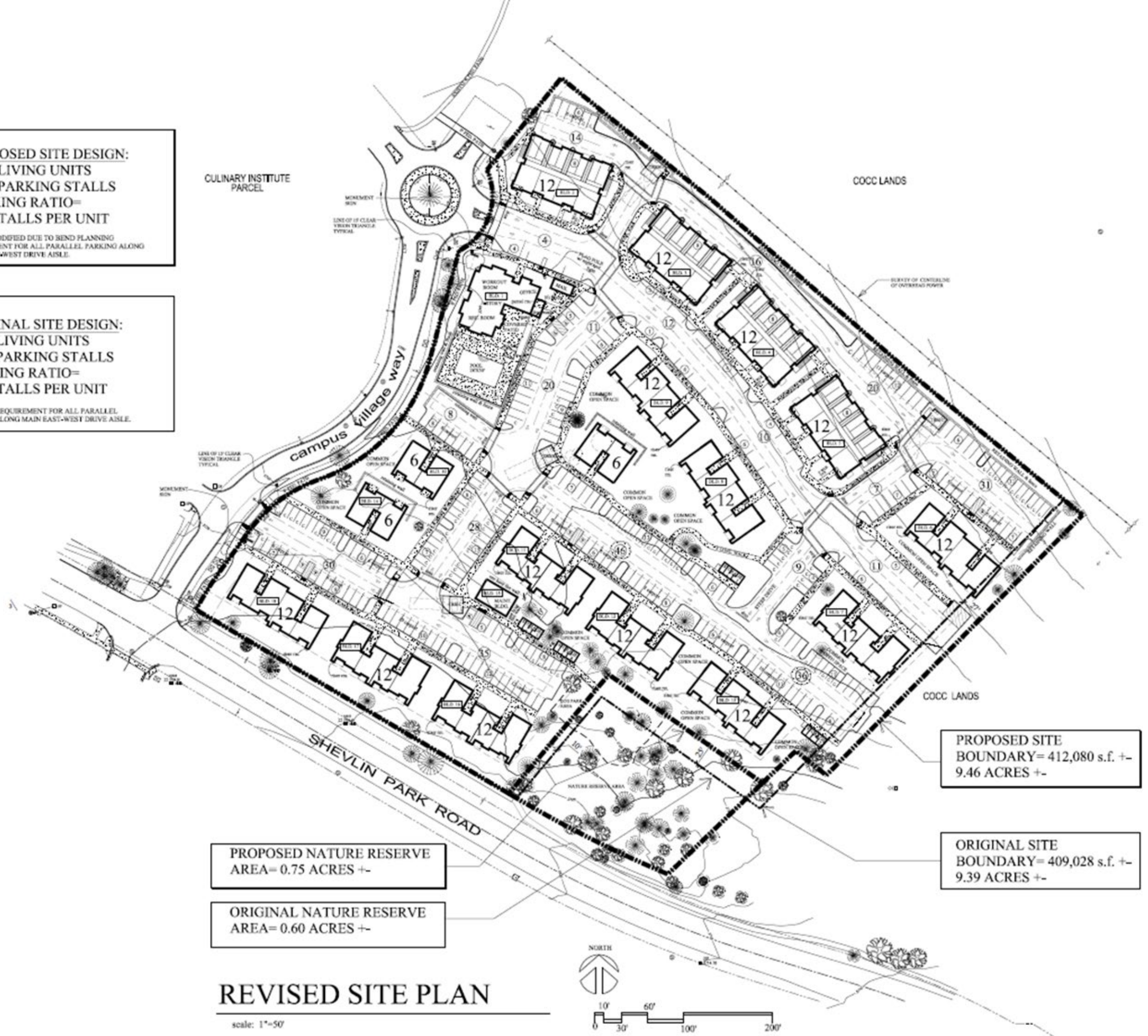


PROPOSED SITE DESIGN:
(186) LIVING UNITS
(348) PARKING STALLS
PARKING RATIO=
1.87 STALLS PER UNIT

PARCEL MODIFIED DUE TO BEND PLANNING
REQUIREMENT FOR ALL PARALLEL PARKING ALONG
MAIN EAST-WEST DRIVE AISLE.

ORIGINAL SITE DESIGN:
(180) LIVING UNITS
(346) PARKING STALLS
PARKING RATIO=
1.90 STALLS PER UNIT

PRIOR TO REQUIREMENT FOR ALL PARALLEL
PARKING ALONG MAIN EAST-WEST DRIVE AISLE.



PROPOSED NATURE RESERVE
AREA= 0.75 ACRES +/-

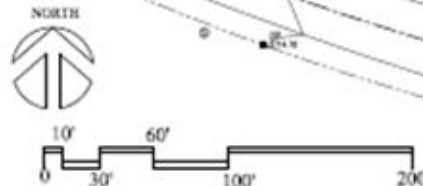
ORIGINAL NATURE RESERVE
AREA= 0.60 ACRES +/-

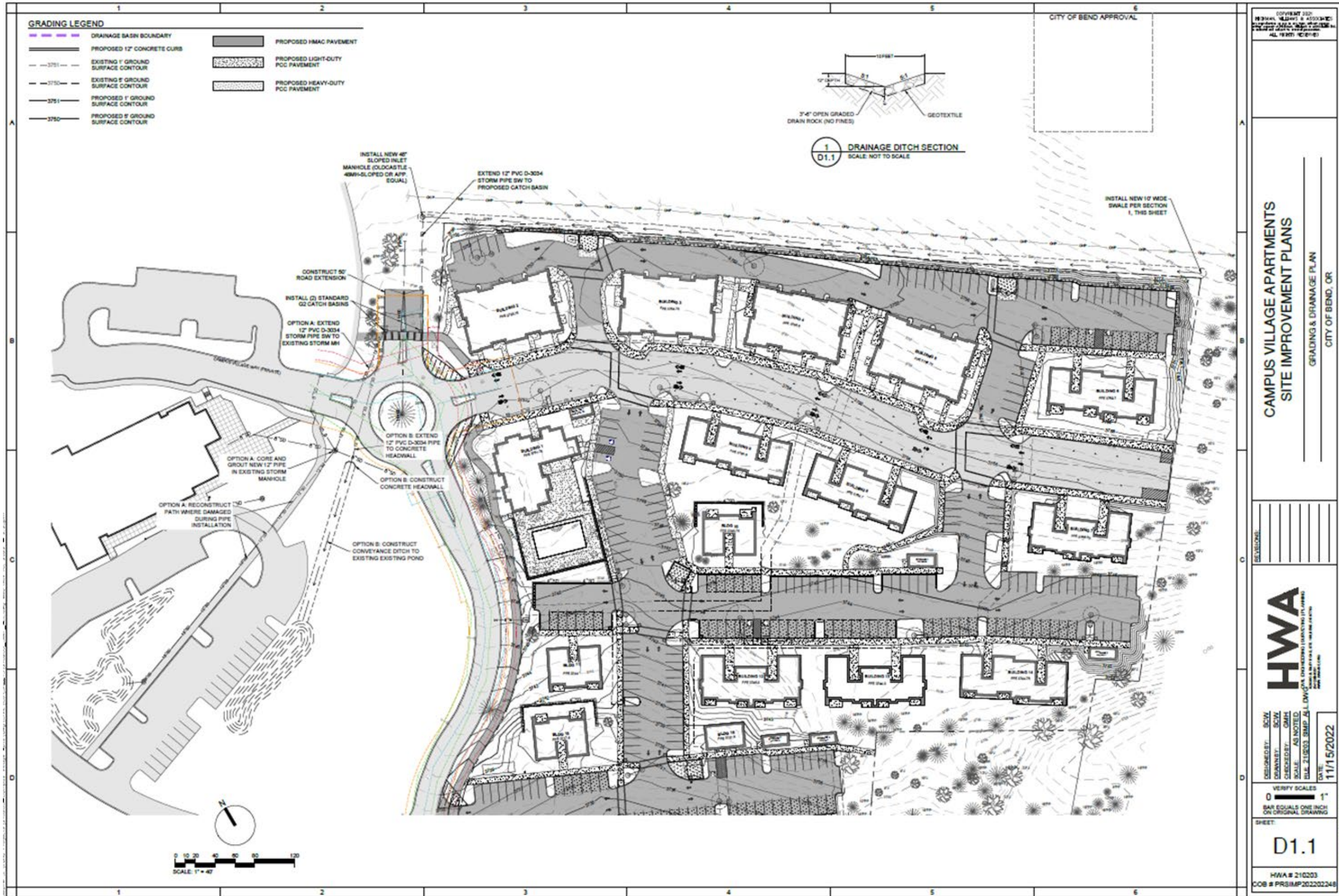
PROPOSED SITE
BOUNDARY= 412,080 s.f. +/-
9.46 ACRES +/-

ORIGINAL SITE
BOUNDARY= 409,028 s.f. +/-
9.39 ACRES +/-

REVISED SITE PLAN

scale: 1"=50'





CAMPUS VILLAGE APARTMENTS
SITE IMPROVEMENT PLANS

GRADING & DRAINAGE PLAN
CITY OF BEND, OR