

## Les Schwab

Continued from C1

The development on Franklin includes seven tax lots. Buildings currently on the property would need to be demolished after the sale of the property.

Zoning rules state that the buyer cannot construct anything that has “auto-dependent uses,” such as a gas station, car dealership, car wash, or auto mechanic, said Ramage.

“There are plenty of possibilities for mixed-use development here,” said Moey Newbold, director of urban planning for Central Oregon LandWatch, a non-profit that is helping to develop the area. “I would like to see the property redeveloped creatively with a strong orientation toward the needs of the community.”

In addition to housing, Newbold said the site could be developed to include a City Hall, a community gathering place, or subsidized space to launch entrepreneurial enterprises.

“People want the BCD to develop with its own authentic, eclectic, and welcoming feel with more that supports local businesses and creative endeavors,” said Newbold.

The potential buyers that have toured the site are based



Ryan Brennecke/The Bulletin

**Les Schwab is selling its property on Franklin Street that is planned to be redeveloped into a mixed-use property with residential and commercial opportunities.**

in the Northwest region, Ramage added, but he declined to comment on which specific companies are considering the property. One is local and two others are regional.

Currently, the property is somewhat hemmed in by Highway 97 on one side and other large commercial properties on the other side. One of the properties is home to Blue Dog RV — the land on which that business sits is owned by Brooks Resources Corp.

Kirk Schueler, President and CEO of Brooks Resources Corp., said in three to four years Blue Dog RV will be

gone and there are plans to erect a mixed-use building on the site, with ground floor commercial and several floors of residential units above.

“We bought it several years ago with the intent to redevelop this site, being consistent with the city’s new code for the Bend Central District,” said Schueler. “We’d love to get started on it in the next 12 months.”

In addition to selling its property at 105 NE Franklin, Les Schwab, which is based in Bend, is also in the process of developing a new tire center on Third Street.

The sale of the property, just north of the railroad crossing and across the road from Chevrolet of Bend, was finalized in December 2019. The property has been cleared of buildings and is currently in the midst of the permitting process to build the new tire center.

That 2.5-acre property upon which the tire center will be built includes 10 tax lots, which were held by two separate owners, said Ramage. Les Schwab spent \$3.2 million to acquire the properties.

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## Brooks

Continued from C1

This has increased productivity, flexibility and attraction from a diversity of candidates that companies previously did not reach.

Although the opportunity to work from home has helped many keep their jobs during the pandemic, not everyone was afforded the opportunity. Women have shouldered the bulk of family obligations of staying home with their children. According to Forbes, last September when virtual and hybrid schools began across the country 865,000 women dropped out of the labor force in that month alone — four times the

number of men who left. And women aren’t returning at the same pace as men. The lack of childcare is forcing families to make the decision of who stays home, and that’s usually mom, to the potential detriment of her career.

To be sure the remote workforce trend is not benefitting everyone. Those of us returning to the office will face adjustments in this transition. The shift in how we see ourselves as an employee, along with the isolating impact of the pandemic has affected human health. Moe Carrick, a Bend-based leadership and organization coach thinks employers need to acknowledge the impacts of how the pandemic has changed how we

work. “With some members of the team physically present, and others still interacting through electrons, we need to take the time to work on team health by coming to our work as our whole selves,” she said. “We are seeing how working apart not only affects the job, but it has real human impacts that require us to lead with an open heart and be diligent in creating an environment where we feel valued.”

Working remotely includes a wide variety of industries. It’s not just a person sitting in their home office clicking away at the keyboard. It is also team-based and interactive. It has changed old paradigms of traditional and contracted employ-

ees. The remote workforce will require Central Oregon to be ready with housing, commercial and smart city facilities that are wired and ready for people to work from anywhere. Our Legislature will also need to recognize this change by refraining from limiting the ability to attract and employ a changing workforce by using outdated laws defining contract limitations.

The world and the workforce have moved on, and we need to accept that this trend is already becoming a norm.

■ Katy Brooks is the Bend Chamber of Commerce CEO. Her vision for the chamber is to catalyze an environment where businesses, their employees and the community thrive.

Solve these puzzles on C4

### SOLUTION TO TODAY'S SUDOKU

SOLUTION:

7	8	2	5	1	3	6	9	4
4	1	5	8	6	9	3	2	7
9	6	3	7	4	2	1	5	8
3	4	8	9	2	5	7	1	6
1	2	6	4	8	7	9	3	5
5	9	7	6	3	1	8	4	2
8	7	9	1	5	4	2	6	3
2	5	1	3	7	6	4	8	9
6	3	4	2	9	8	5	7	1

### SOLUTION TO TODAY'S JUMBLE

**JUMBLE**

Answer:

TUSSLE MUTTON MAGPIE  
REMAKE PLIGHT ATTEND

Amar Bose asked investors to fund his new speaker company, and they said —

**THAT SOUNDS GREAT**

### NYT CROSSWORD SOLUTION

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### LAT CROSSWORD SOLUTION

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2/21/21



**Building community one block at a time.**

We’ve long believed in the importance of supporting our entire community. Through deep relationships with local partners and organizations, we’re helping to lead the way toward a brighter future for our members and neighbors.

**\$1,662,450 donated to charitable causes and organizations in 2020**



**Education**



**Community Development**



**Youth Support**



**Financial Education**



**DEI Causes**



**Emergency Relief**