

Project Update

STEERING COMMITTEE APPROVAL OF PREFERRED SCENARIO



On April 21, 2016, the Urban Growth Boundary Steering Committee (USC) approved a preferred scenario for the City of Bend's Urban Growth Boundary (UGB). The preferred scenario builds on the recommendations by the project's Technical Advisory Committees and responds to extensive public input and testimony received throughout the project and at the USC's meeting on April 21st.

Like previous expansion scenarios, the preferred scenario focuses future growth in opportunity areas within the existing UGB and in new complete communities in expansion areas. Nearly all expansion areas include a mix of housing, employment areas, shopping/services, and schools and parks. A "transect" concept in the West Area reduces the density of development near the west edge of the city in recognition of the natural resources and open spaces to the west.

A summary map of the preferred scenario, titled "Preferred Urban Growth Boundary Expansion: Scenario 2.1G" is provided on the following page along with a table summarizing key metrics by expansion area. In addition, a set of draft proposed Comprehensive Plan designation maps is attached; these show proposed Comprehensive Plan designations at a property-by-property scale for each expansion area and for the proposed UGB as a whole.

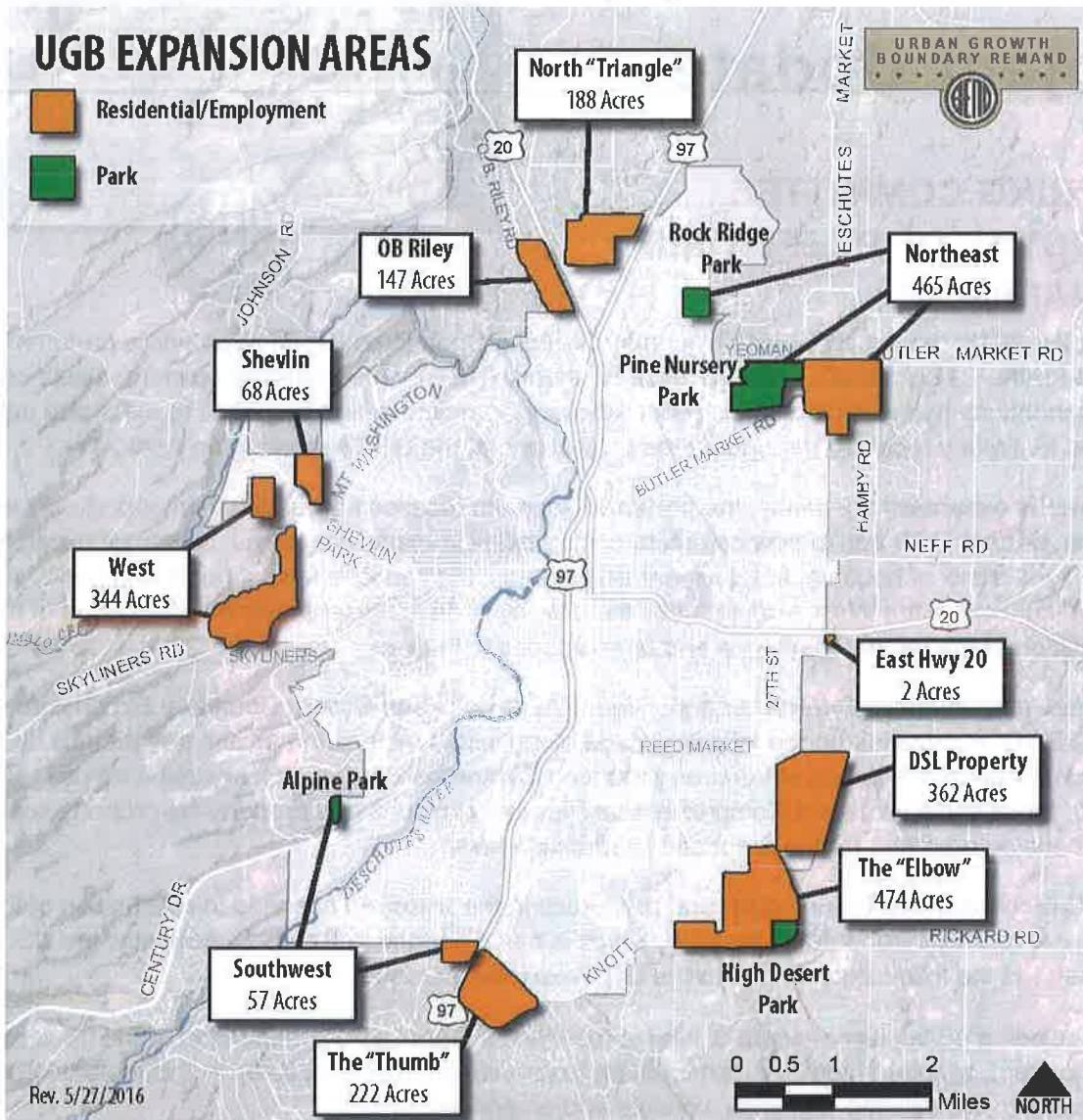
The USC recommended including several properties in the preferred scenario in recognition of their commitment to provide affordable housing, which is much needed in Bend. Specifically, the USC recommended the following changes to the UGB expansion areas:

- Including 40 additional acres of land in the West subarea as a continuation of the transect concept, accompanied by a commitment to provide affordable housing in this expansion area, close to the existing city limits, schools and amenities;
- Including 10 additional acres of land in the North Triangle subarea as part of a proposal to provide for workforce housing in this area;
- Changing the type and mix of employment land provided in the North Triangle to be more compatible with adjacent housing;
- Including roughly 2 additional acres of land immediately south of Highway 20 on the City's eastern edge to provide for affordable housing, and;
- Including roughly 38 acres of land west of Highway 97 on the City's southern edge to provide for a mix of housing - including affordable housing - and local commercial services.¹

As part of the preferred scenario, the USC also approved minor changes to requirements for future master planned developments in the RS zone and to assumptions about redevelopment in opportunity areas in the central core of the City.

¹ The USC also authorized reducing the size of the expansion area south of Butler Market Road as needed in order to remain consistent with the approved housing and job growth projections. Further technical analysis shows that the reduction is not necessary, so this area has not been changed in Scenario 2.1G.

Preferred Urban Growth Boundary Expansion: Scenario 2.1G



Expansion Area	Total Acres ²	Residential Land (ac)	Employment Land (ac)	Park ³ Land (ac)	Housing Units ⁴	Housing Mix ⁵			Estimated Jobs
						SFD	SFA	MF	
North "Triangle"	188	86	88	0	510	46%	13%	42%	800
Northeast	465	222	22	196	1,090	50%	10%	40%	210
East Hwy 20	2	2	0	0	60	0%	13%	87%	0
DSL Property	362	223	139	0	1,000	48%	11%	41%	820
"The Elbow"	474	122	246	75	820	36%	17%	47%	2,260
"The Thumb"	222	44	177	0	270	48%	15%	37%	1,570
Southwest	57	34	5	14	240	24%	16%	60%	70
West	344	321	21	0	967 ⁶	70%	9%	21%	260
Shevlin	68	60	8	0	200 ⁶	69%	10%	21%	70
OB Riley	147	28	109	0	125	70%	10%	20%	1,020

² Total acres includes existing right of way that will be brought into the UGB with the expansion areas; however this area is not included in the residential land, employment land, or park land columns since it does not meet those land needs.

³ Park land indicates land owned by the park district; land for additional parks & schools is provided within residential land acreage.

⁴ Housing units are policy minimums unless otherwise noted.

⁵ SFD = Single Family Detached; SFA = Single Family Attached; MF = Multifamily (includes duplex & triplex). Housing mix reflects policy requirements for the expansion area in total; individual properties may vary.

⁶ Housing unit numbers are policy maximums in the West and Shevlin expansion areas.

STEERING COMMITTEE APPROVAL OF DRAFT POLICY AND TECHNICAL DOCUMENTS

The USC also approved, and directed staff to finalize, a package of policy and technical documents that will be adopted along with the UGB expansion. The adoption package recommended by the USC for finalization is summarized in brief below.

Updated Chapters of the Bend Comprehensive Plan

- Housing Chapter (an updated chapter with the City's policies related to housing)
- Economy Chapter (an updated chapter with the City's policies related to jobs and the economy)
- Growth Management Chapter (a new chapter with policies about how the City will manage growth in the future)
- Transportation Chapter (a slightly updated chapter with the City's transportation policies)
- Other chapters with minor, policy-neutral clean-ups

Technical Reports

- Buildable Lands Inventory (documenting the supply of buildable land inside the current UGB)
- Housing Needs Analysis (documenting housing growth projections and needed housing mix)
- Economic Opportunities Analysis (documenting job growth projections and key site characteristics)
- Urbanization Report (documenting the analysis of how housing and employment growth will be accommodated inside the current UGB and through expansion, and how the proposed UGB was selected)
- Urban Form Report (documenting the evaluation of urban form done as part of the UGB project)
- Integrated Land Use and Transportation Plan (analysis of vehicle miles traveled and strategies to reduce reliance on the automobile)

NEXT STEPS

Phase 2 of the UGB Remand project, which included the creation and approval of the preferred UGB scenario and drafts of associated adoption products, is now complete. Phase 3 will conclude the project with adoption hearings with the Bend City Council and Deschutes County Board of Commissioners, and submittal of the plan to the Oregon Department of Land Conservation and Development. Public meeting and hearing dates are listed below. These dates are subject to change – please see the web site (www.bend.or.us/bendugb) for details and to confirm dates:

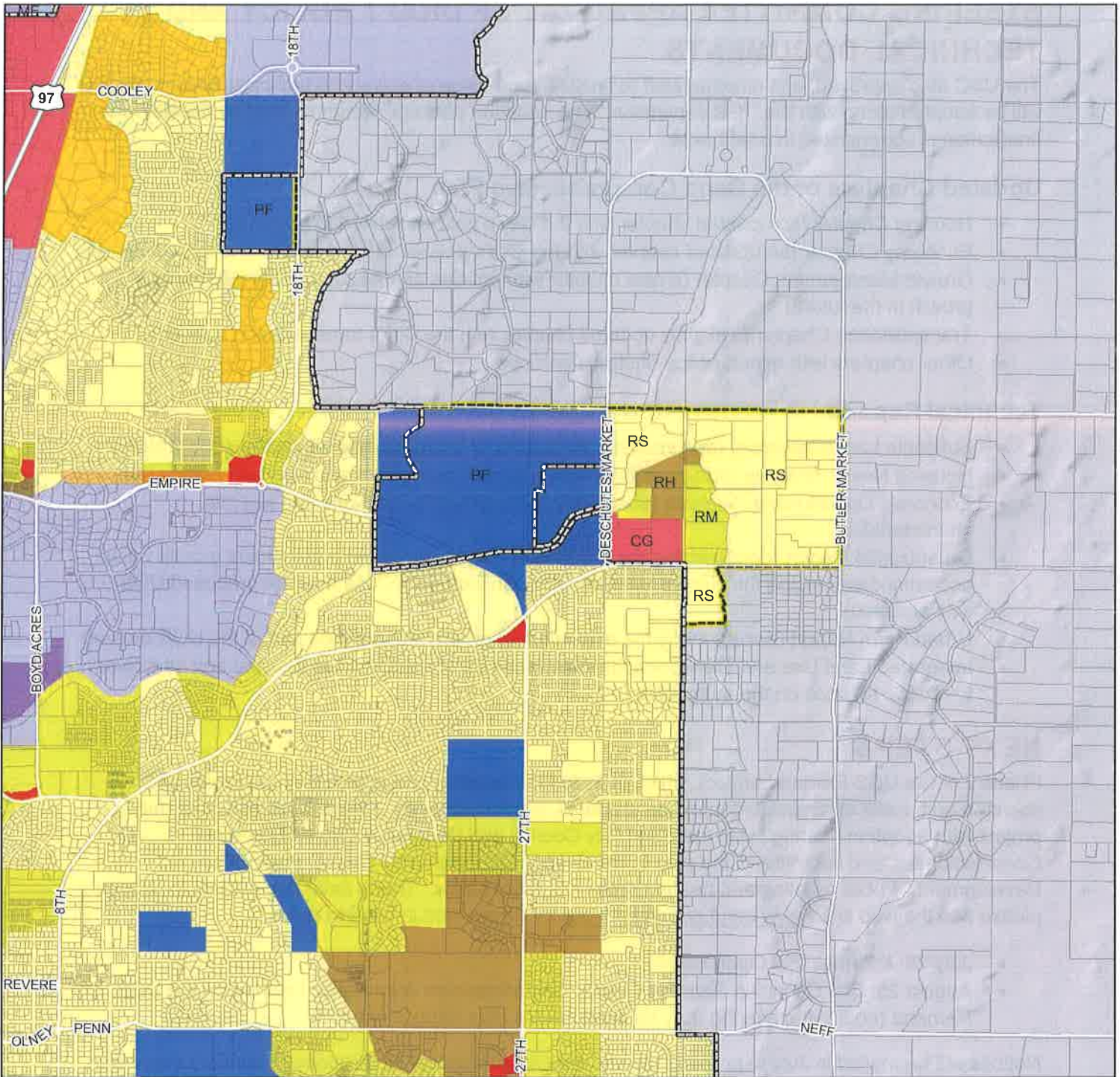
- July 28: Informational Open House
- August 25: City Council & Board of County Commissioners Joint Public Hearing on the UGB Remand (note – the hearing may be continued to later dates if needed)

Notices will be mailed in July to property owners directly affected by the proposed boundary expansion, comprehensive plan map and zoning map amendments within the City, and other changes that affect the allowed use of the property. Information regarding proposed changes to zoning, comprehensive plan designations, the development code, and the UGB will also be available on the City's web site.

Please contact Brian Rankin (brankin@bendoregon.gov, and 541.388.5584) or Damian Syrnyk (dsyrnyk@bendoregon.gov and 541.312.4919) with questions or for assistance with project materials.

Bend UGB

Proposed Citywide Comprehensive Plan Designations
May 5, 2016



Legend

Proposed UGB	CB	CL	ME	PO	RL
MU	CC	IG	MR	PO/RM/RS	RM
MN	CG	IL	PF	RH	RS



Disclaimer: Land uses are subject to refinement during master planning and City-initiated area planning.

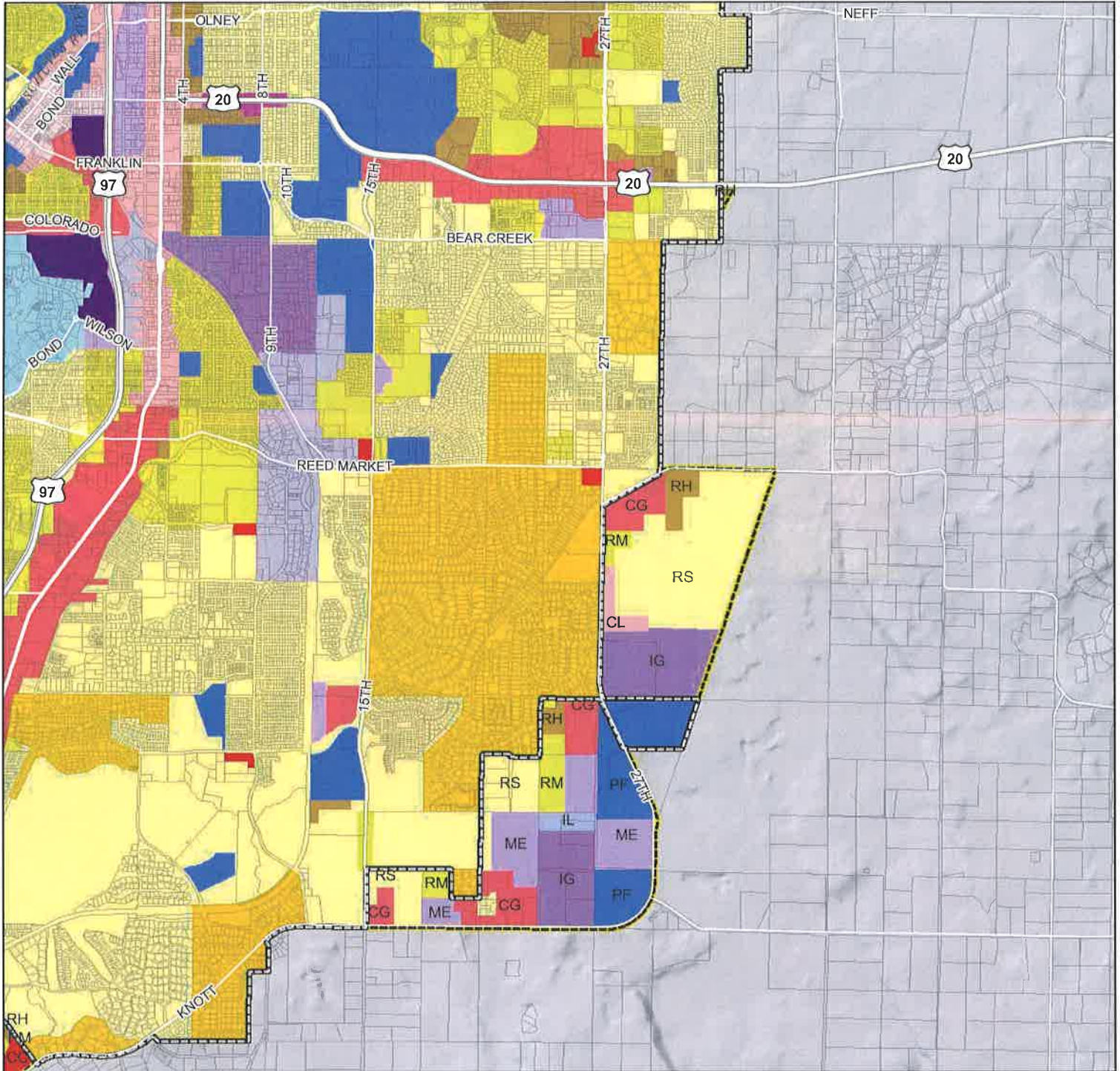
Service Layer Credits: Deschutes County GIS (2014)

	Roads/Highways
	Current Urban Growth Boundary

Bend UGB

Proposed Citywide Comprehensive Plan Designations

May 5, 2016



Legend

Proposed UGB	CB	CL	ME	PO	RL
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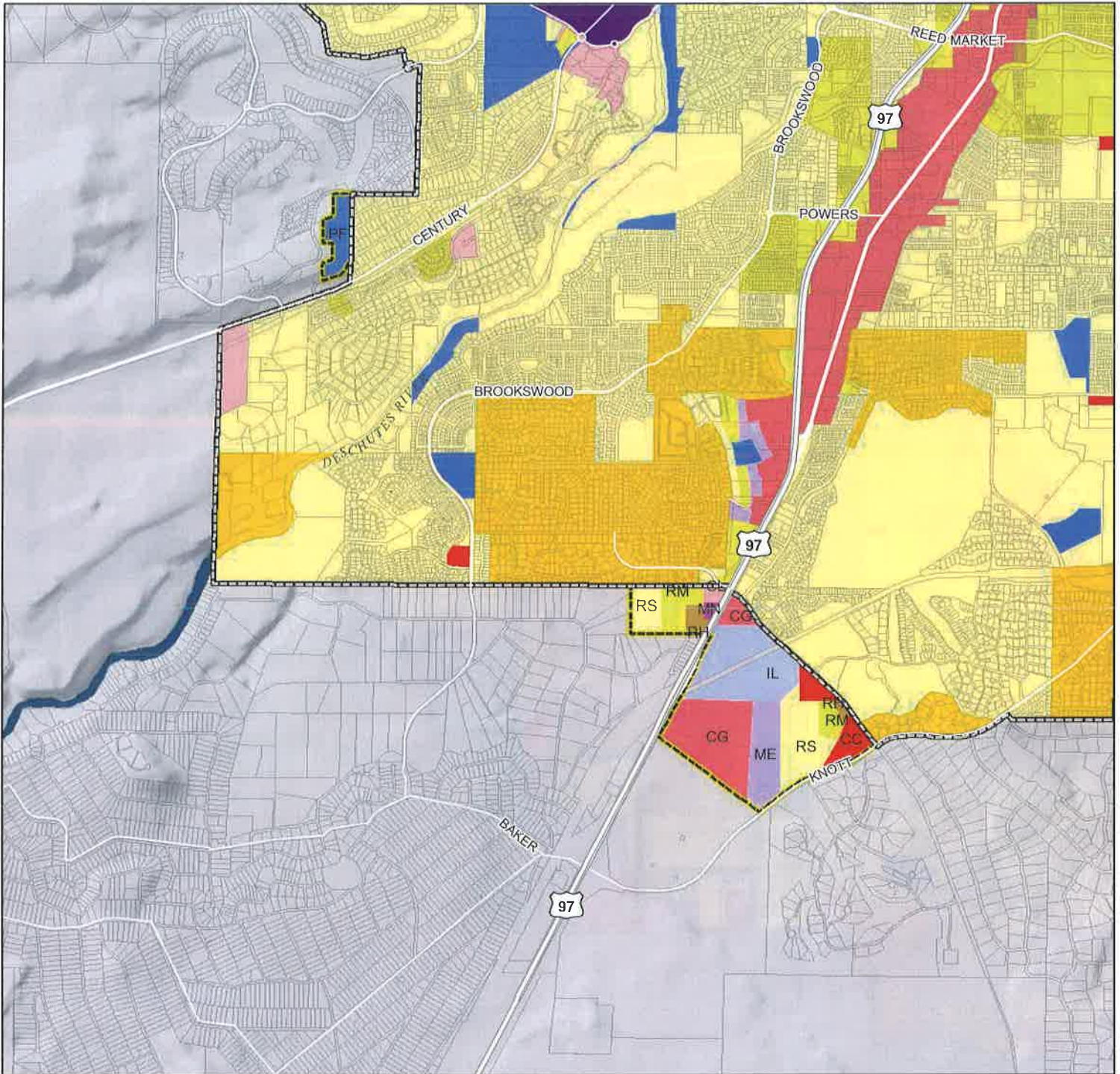
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Service Layer Credits: Deschutes County GIS (2014)

- Streams/Rivers
- Roads/Highways
- Current Urban Growth Boundary

Bend UGB

Proposed Citywide Comprehensive Plan Designations
 May 5, 2016



Legend

Proposed UGB	CB	CL	ME	PO	RL
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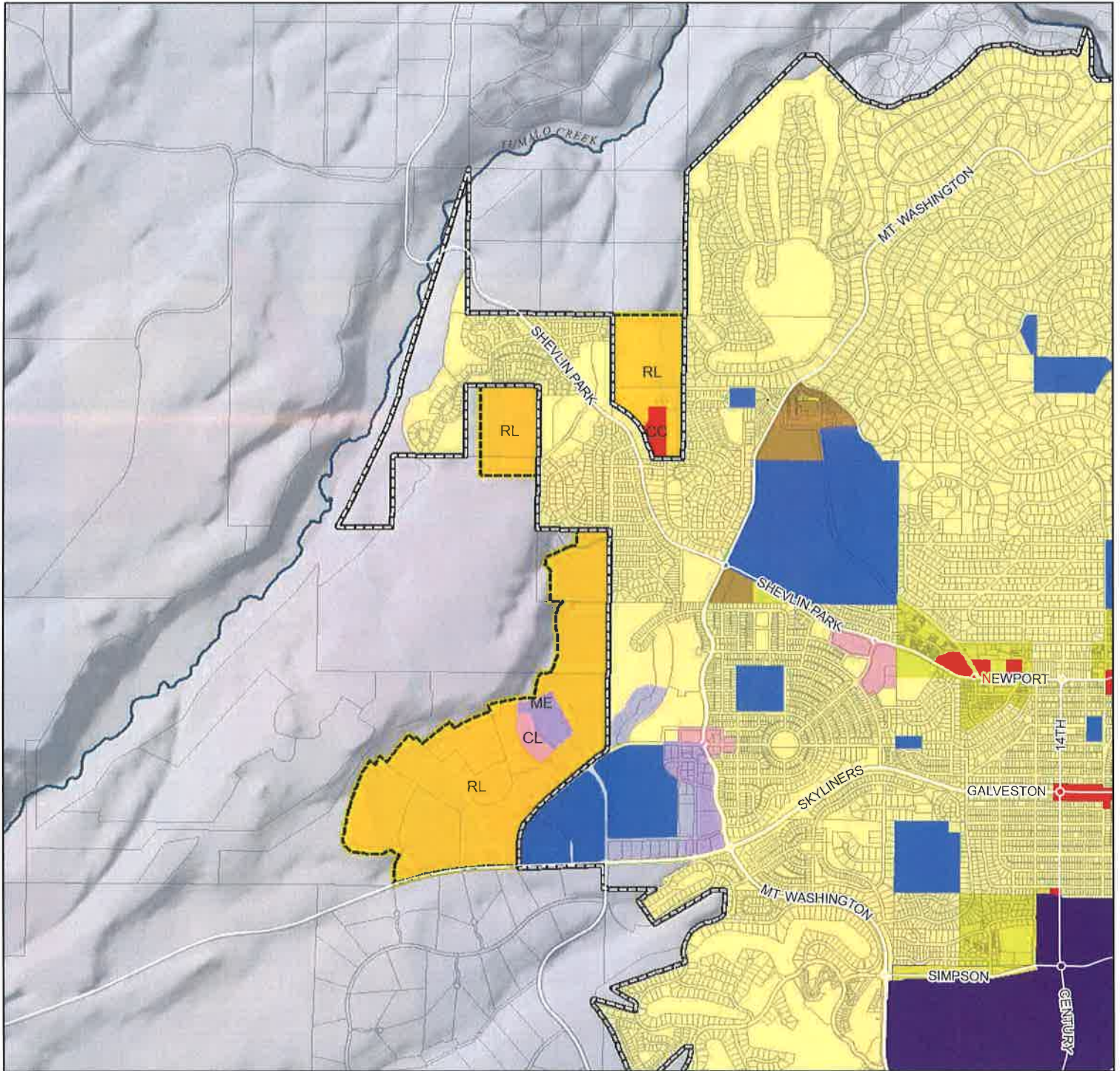
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Bend UGB

Proposed Citywide Comprehensive Plan Designations

May 5, 2016



Legend

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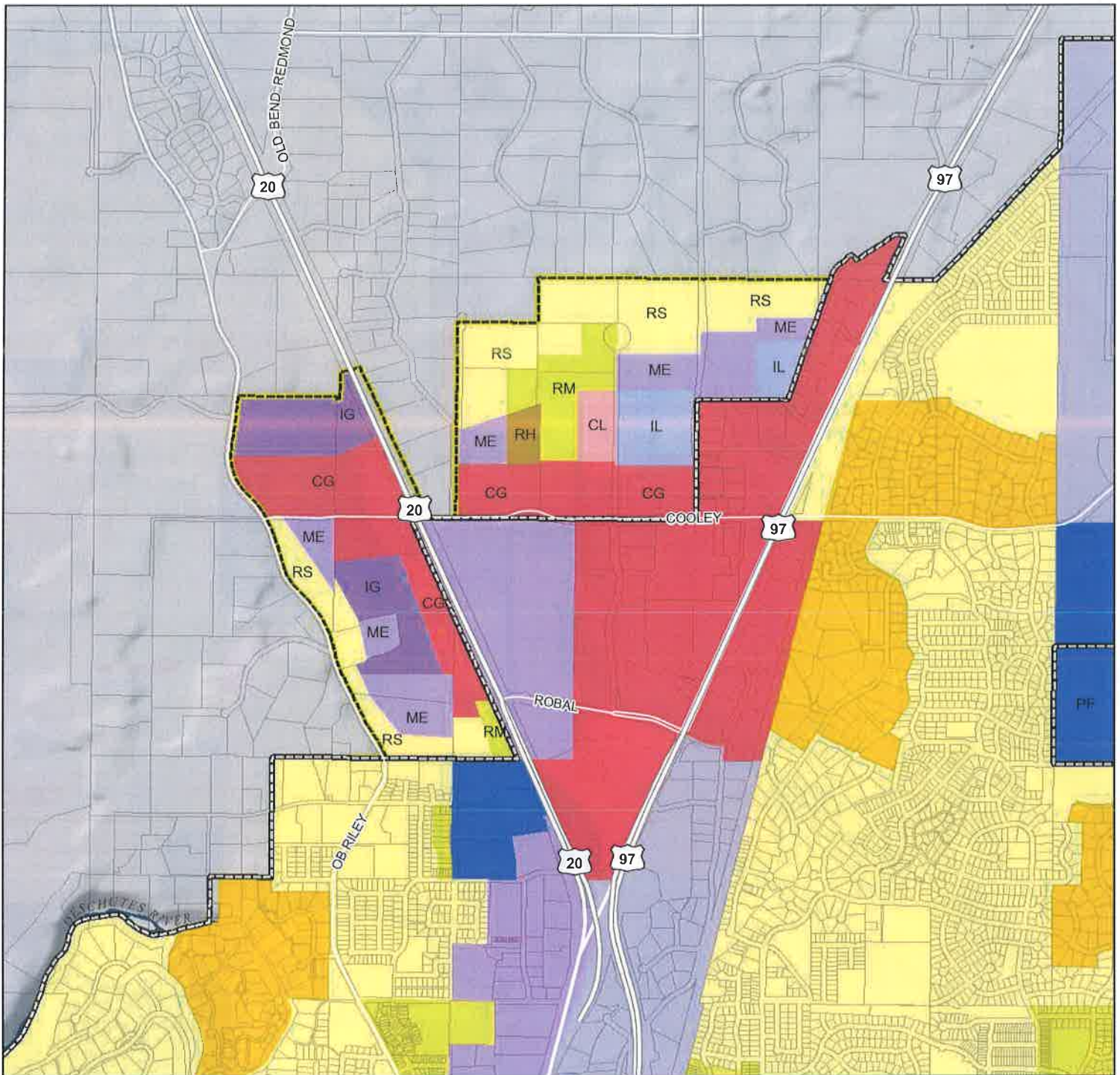
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Bend UGB

Proposed Citywide Comprehensive Plan Designations

May 5, 2016



Legend

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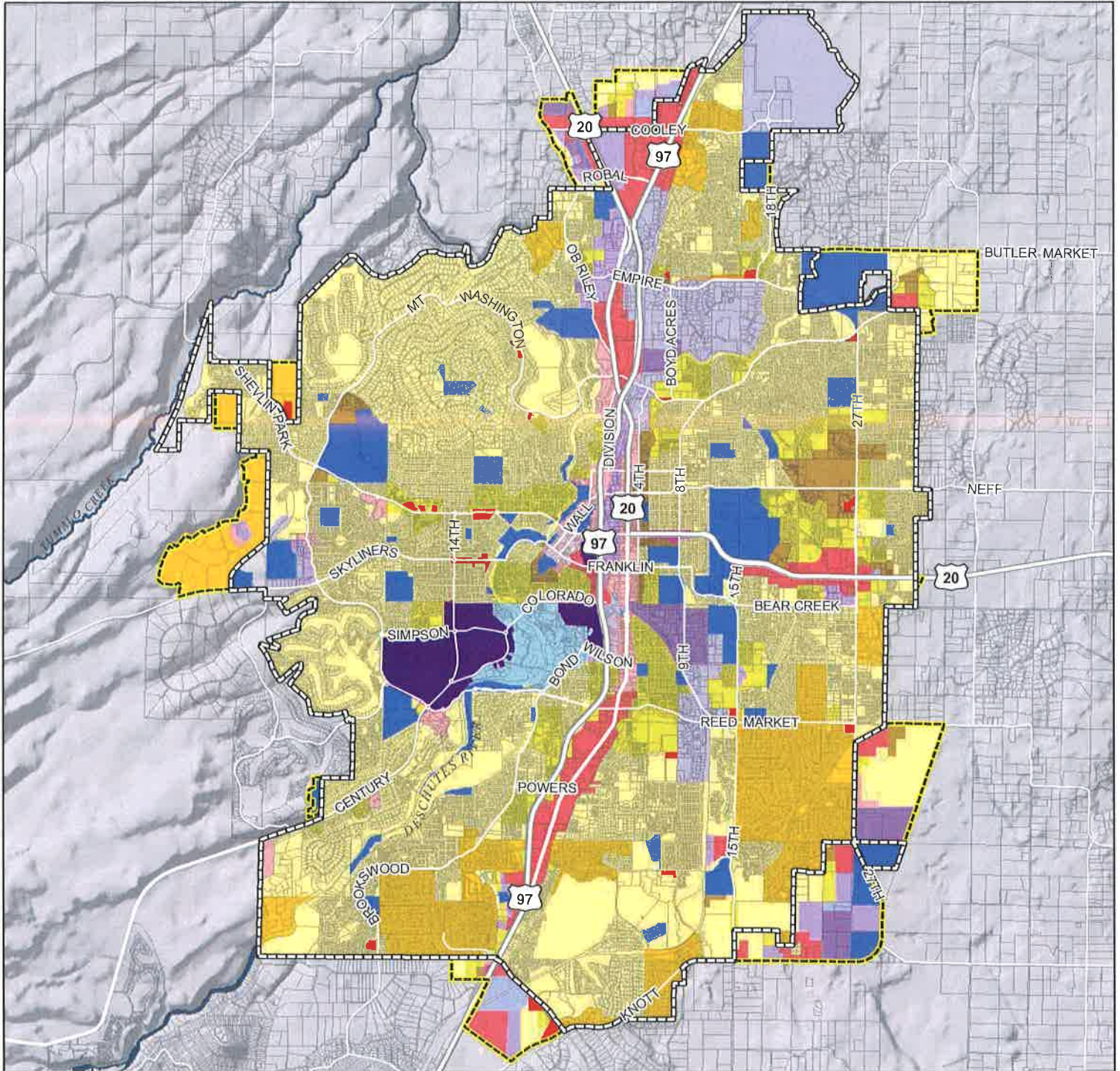
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	Streams/Rivers
	Roads/Highways
	Current Urban Growth Boundary

Bend UGB

Proposed Citywide Comprehensive Plan Designations

May 26, 2016



Legend

Proposed UGB	CB	CL	ME	PO	RL
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- Streams/Rivers
- Roads/Highways
- Current Urban Growth Boundary

