

Deschutes County Work Sessions

Bend UGB Remand Project

August 10-11, 2016

Purpose



- Overview of UGB amendment adoption package
- Joint City-County Hearings: coordinated adoption of updated Bend UGB and related implementation

Refresher: How we got here



- 2007-2009: First UGB proposal initiated, adopted, submitted to DLCD
- 2010: Director's Report & LCDC Remand
- 2011-2013: Remand Task Force – narrow reconsideration directed by Remand
- 2014-2016: Extensive public process to re-evaluate land needs, expansion areas, UGB and implementation

Refresher: How we got here



2014-2016 UGB Remand process:

- 3 Technical Advisory Committees (41 meetings)
- UGB Steering Committee (9 meetings)
- 3 community meetings
- Outreach through established groups & presentations



Key Remand Issues & New Approaches: Residential Land



- Buildable Lands Inventory
- Housing Needs Analysis
 - Needed Housing Mix & Density
- Land Use Efficiency Measures
 - Opportunity Areas
 - Code Changes
- Land Needs for Schools, Parks, Other Urban Uses

Key Remand Issues & New Approaches: Employment Land



- Buildable Lands Inventory
- Economic Opportunities Analysis
 - Redevelopment rate
 - “Market factor”
- Special Sites
 - Large lot industrial sites
 - OSU
- Ensuring adequate short-term supply

Key Remand Issues & New Approaches: UGB Expansion



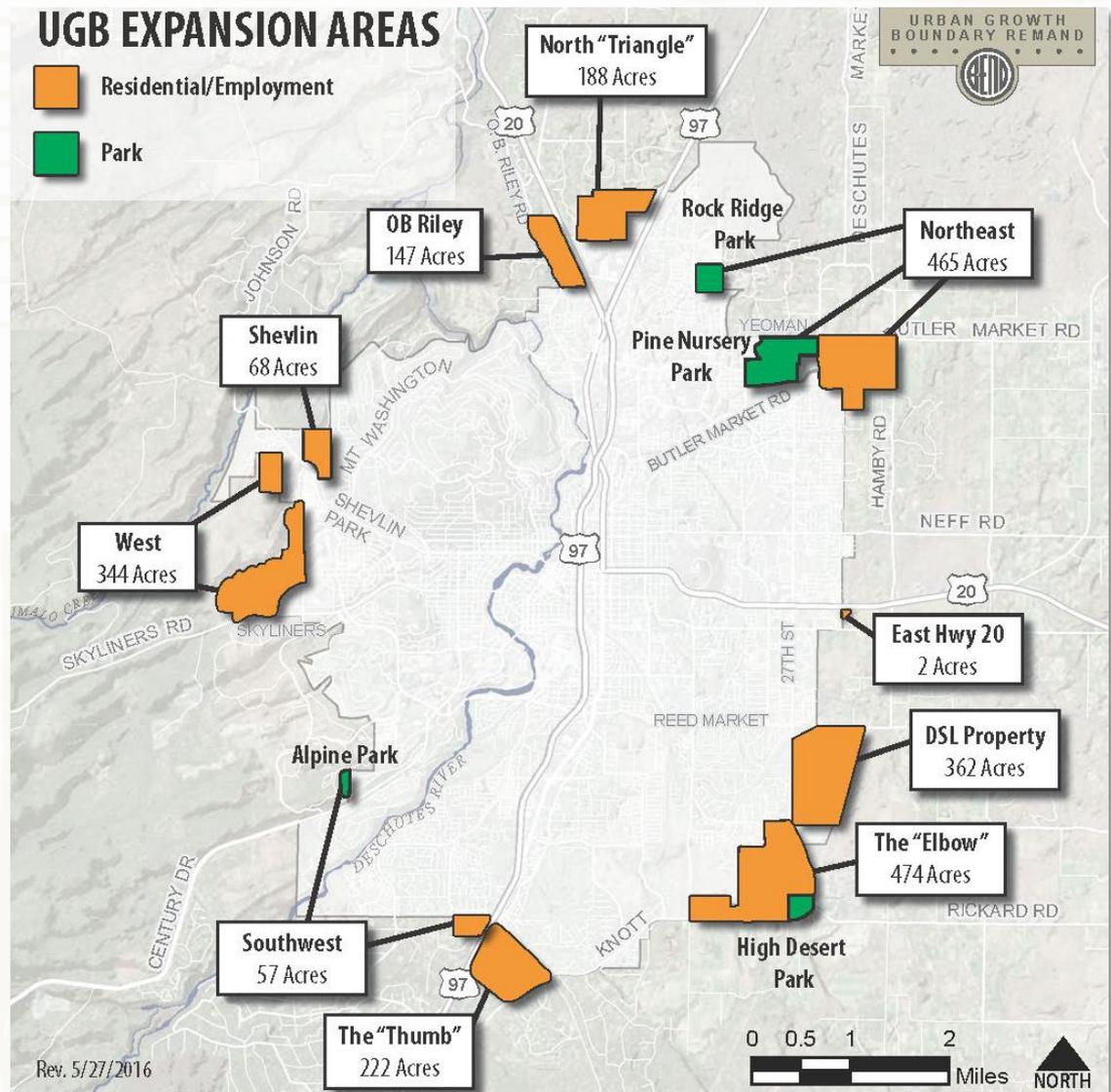
- Approach to Evaluating Expansion Areas
 - 24 different performance measures
 - Six different expansion scenarios
- Urbanization Report
- Prioritizing Exception Land
- Consideration of Vehicle Miles Traveled (VMT) & reducing reliance on autos

Project Goals



- A Quality Natural Environment
- Balanced Transportation System
- Great Neighborhoods
- Strong Active Downtown
- Strong Diverse Economy
- Connections to Recreation and Nature
- Housing Options and Affordability
- Cost-Effective Infrastructure

The UGB Proposal



2,380 total acres:

- 1,142 acres residential land (including future schools & parks)
- 815 acres employment land
- 285 acres for public facilities in district ownership
- 138 acres existing right-of-way

The UGB Proposal



- **No expansion on resource land**, minimal farm/forest compatibility concerns
- **Sensitive development** near natural resources
- **Efficient development** in areas with few constraints
- Focus on **complete communities**
- Overall increase in **housing variety** and density

The UGB Proposal



- Voluntary **affordable housing commitments**
- Employment land supports **economic growth**
- **Cost-effective sewer** investments
- Network of **roads to support growth**
- **Area planning** for coordinated growth

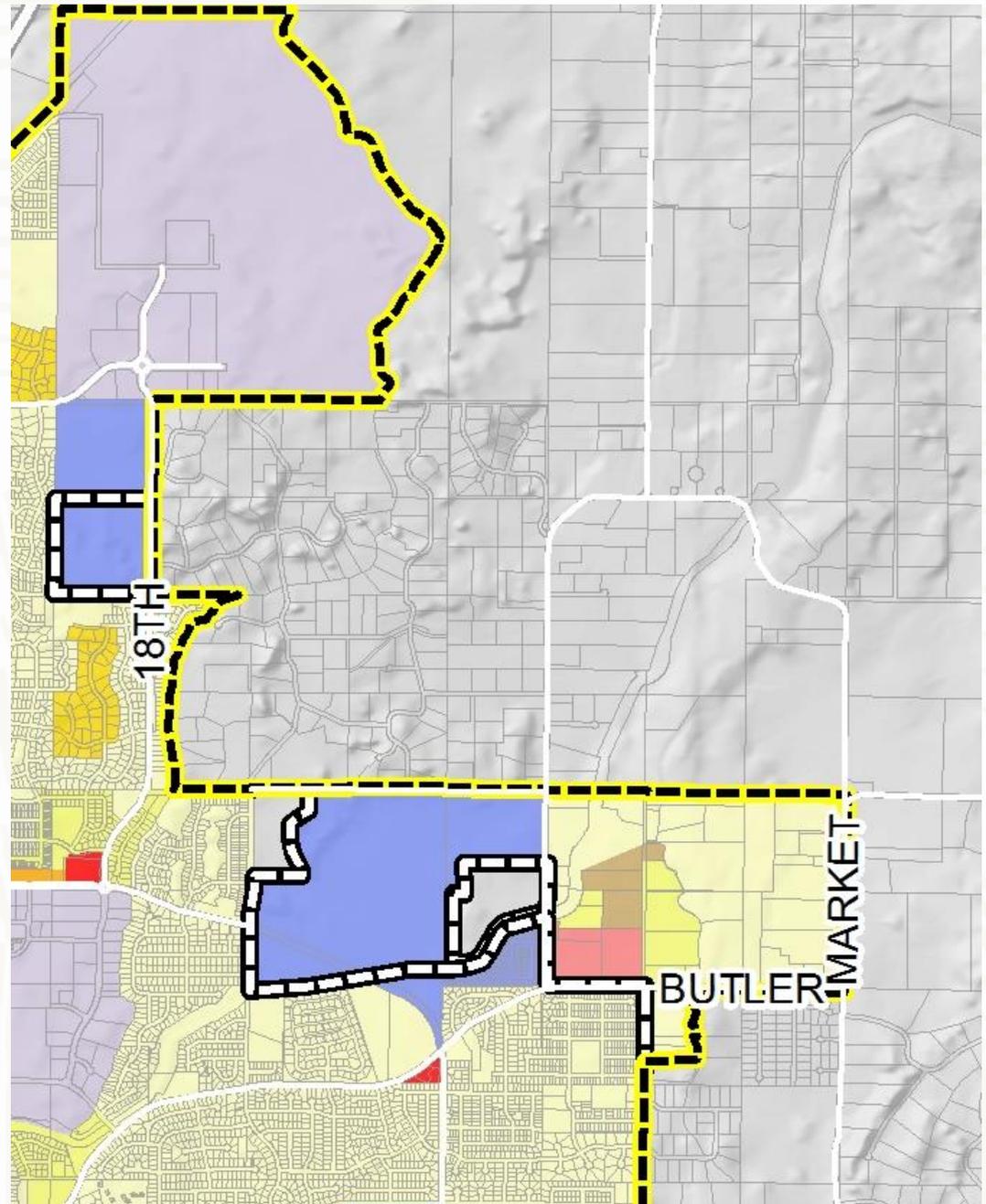
Proposed Expansion Areas: Northeast

What:

- Pine Nursery Park
- Rock Ridge Park
- 222 acres residential land
- 22 acres commercial land

How:

- New, complete community
- Node sets the stage for additional urban growth in the future
- Help complete existing neighborhoods



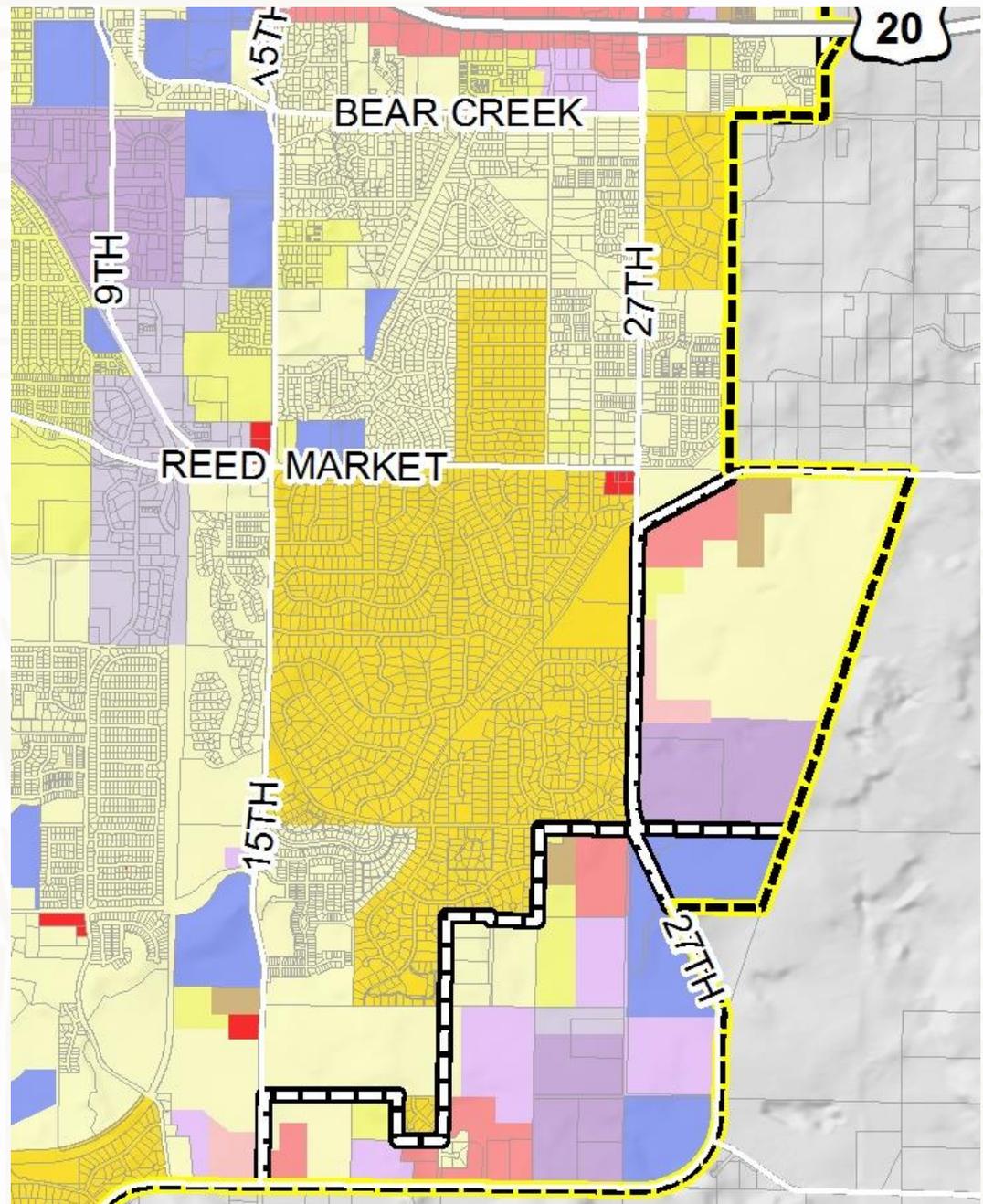
Proposed Expansion Areas: Southeast

What:

- High Desert Middle School
- High Desert Park
- 347 acres residential land
- 385 acres employment land

How:

- More complete communities
- Diverse mix of housing and employment
- Potential large-lot industrial site
- Transition to existing neighborhoods



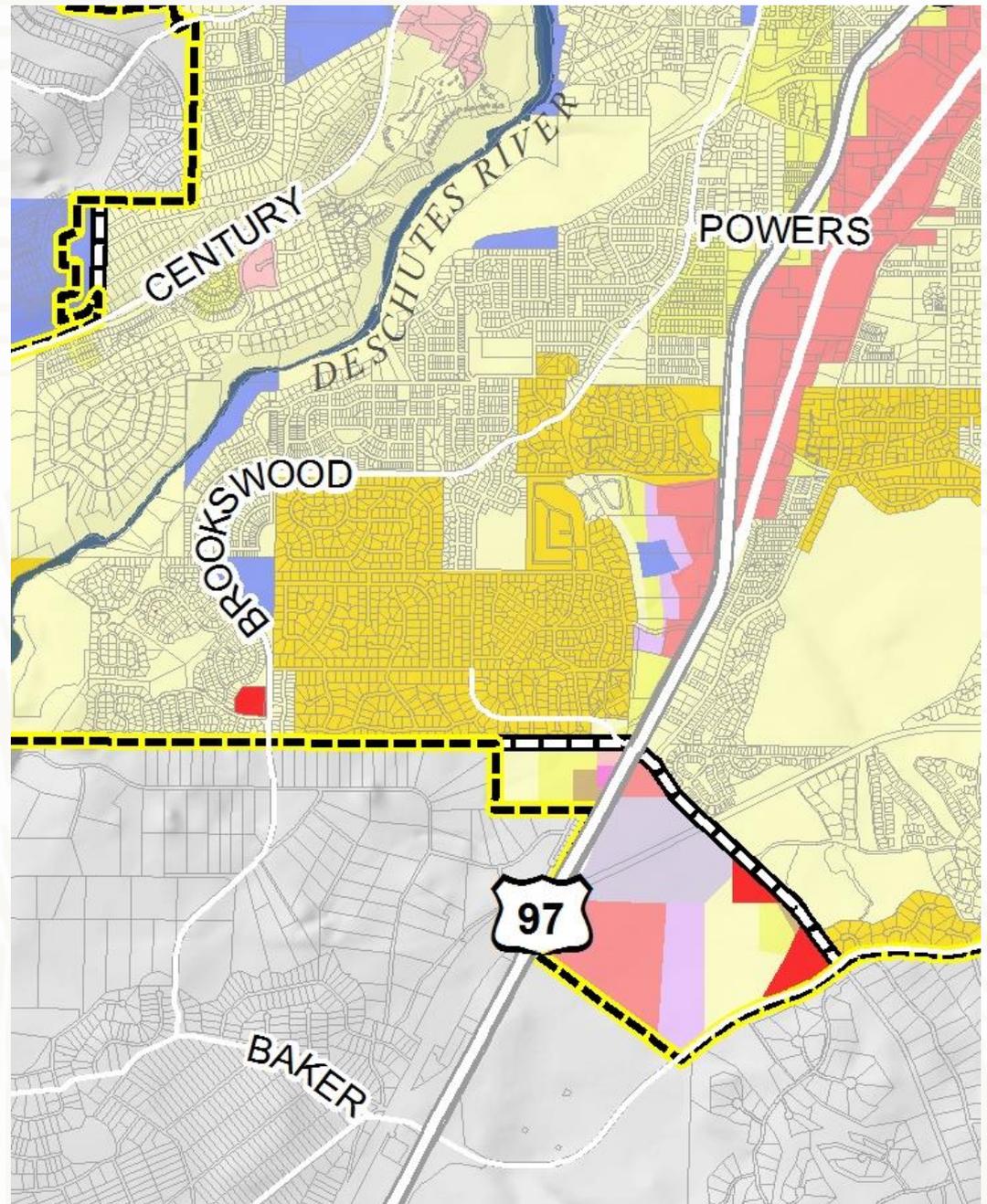
Proposed Expansion Areas: South & Southwest

What:

- Alpine Park
- 78 acres residential land
- 182 acres employment land

How:

- Complete existing neighborhoods
- Commercial services & employment opportunities
- Transitions to existing development
- Affordable housing opportunities



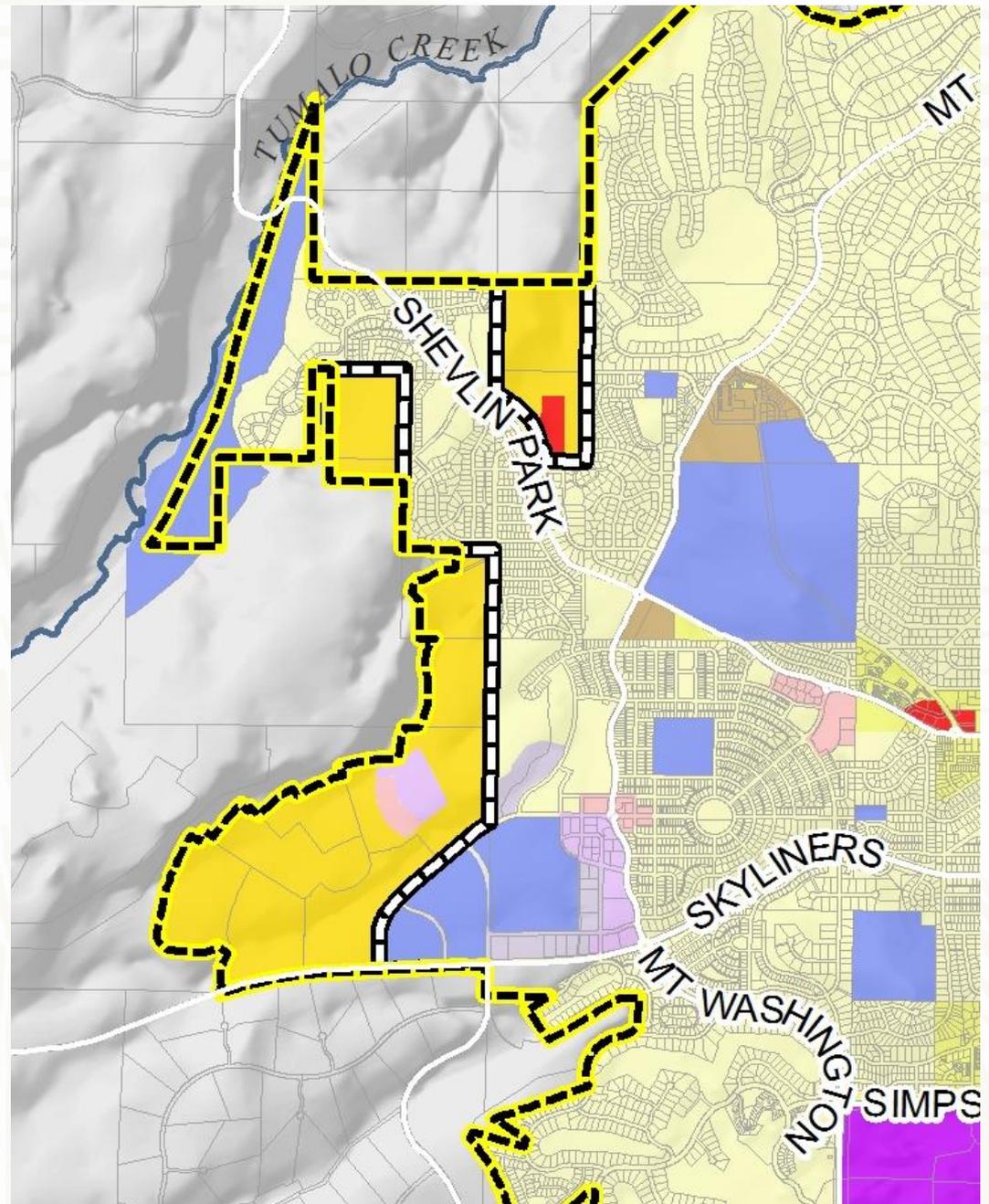
Proposed Expansion Areas: West & Northwest

What:

- 381 acres residential land
- 29 acres employment land

How:

- “Transect” concept – transition from urban to rural density
- Complement existing development
- Buffers for wildlife and wildfire



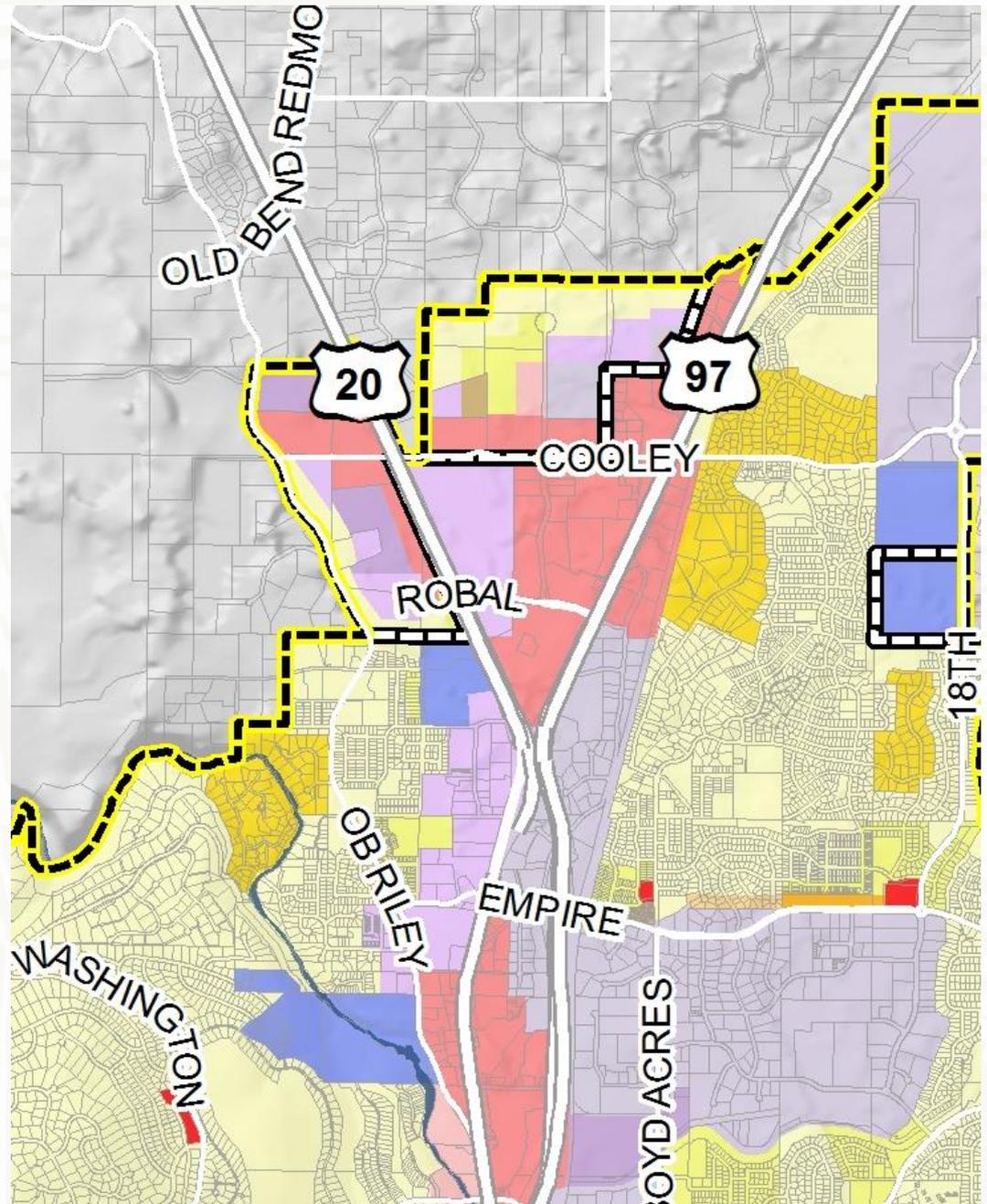
Proposed Expansion Areas: North

What:

- 114 acres residential land
- 197 acres employment land

How:

- Build on successful employment areas
- Add residential uses to balance employment
- Transition to rural residential



UGB Adoption Package Overview: City of Bend



Bend Policy & Regulatory Documents

- Comprehensive Plan text
 - New Growth Management Chapter
 - Updated Housing Chapter
 - Updated Economy Chapter
 - Re-format & policy-neutral clean up of other Chapters
- Comprehensive Plan map amendments
- Zoning map amendments
- Development Code Updates

UGB Adoption Package Overview: City of Bend



Supporting Documents to Bend Comprehensive Plan

- Integrated Land Use & Transportation Plan (ILUTP)
- Transportation System Plan (TSP) Updates
- Buildable Lands Inventory (BLI)
- Housing Needs Assessment (HNA)
- Economic Opportunities Analysis (EOA)
- Urbanization Report
- Urban Form Report

In Conclusion...



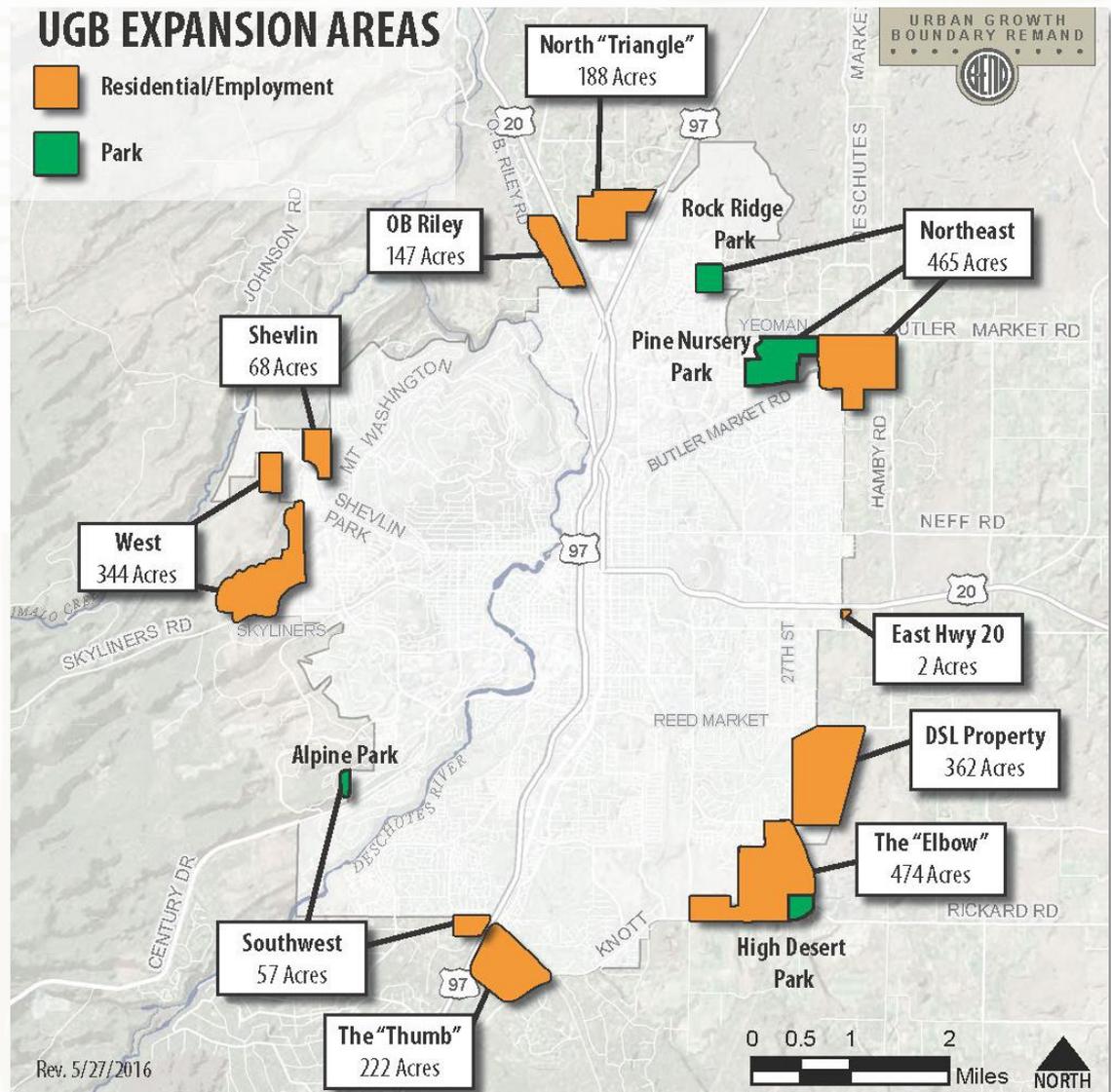
- Established realistic & justifiable land needs
 - Satisfied land needs for housing and jobs
- Proposed a robust package of efficiency measures
 - Encouraging development in certain areas of Bend
- Matched UGB expansion to land need
 - We've mapped 2,380 acres
- Followed state law & rules for evaluation of expansion areas

In Conclusion...



- Expanded solely onto exception land
 - Only UAR10, MUA10 included
- Considered and balanced Goal 14 location factors at several points to identify best performing land
- Assigned appropriate urban plan designations, consistent with land needs
- Engaged stakeholders & the public to build support & consensus

In Conclusion....



The proposed UGB expansion:

- Accommodates projected land needs through 2028
- Complies with Goal 14, and state statutes and rules
- Incorporates extensive community input