

Bend UGB Expansion Outcomes

CTAC Brown Bag

September 21, 2018

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City of Bend

Presentation Overview



- Refresher: how we got here, lessons
- Biggest issues that were addressed
- The UGB adoption package
- Implications

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



Current
Housing
Capacity

Future
Housing
Needs

Infill &
Expansion
Need

Residential TAC

URBAN GROWTH
BOUNDARY REMAND



	Needed Units (2008 - 2028)	Units permitted 2009 to end of July 2014	Remaining Need (Mix applied to remaining total)	
			Units	Percent of New Units
Single-family detached	9,175	2,411	7,574	55%
Single-family attached	1,668	112	1,377	10%
Multi-family	5,838	389	4,819	35%
Total	16,681	2,912	13,770	100%

- Needed mix of new housing, above
- In 2028 Bend's housing will still be predominantly single-family detached (approximately 66% of housing)



Res. TAC: Biggest Issue



DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT

BUNGALOW COURT

TOWNHOUSE

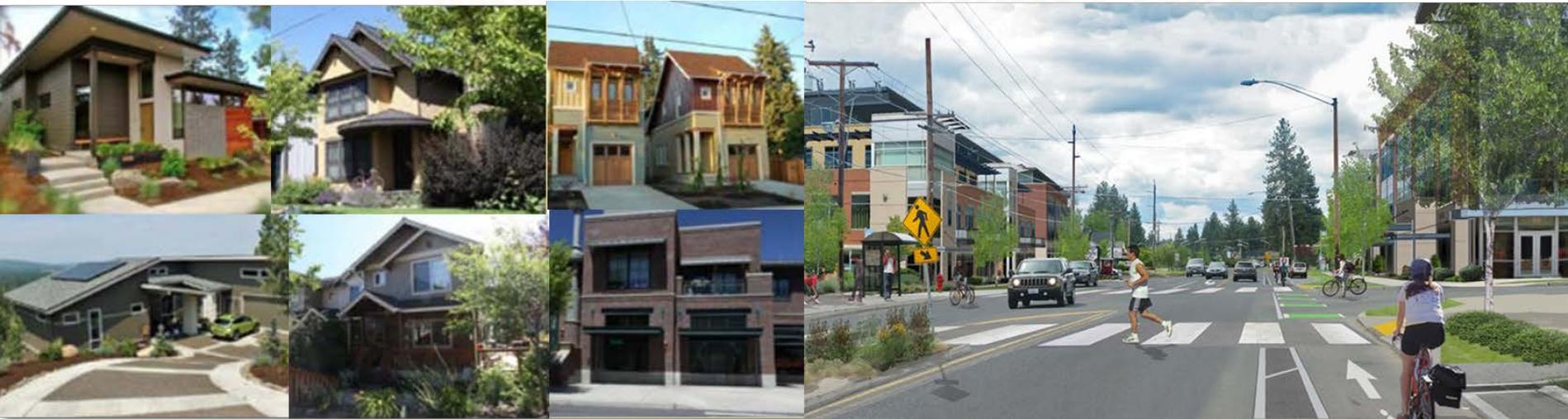
MULTIPLEX

LIVE/WORK

MID-RISE

MISSING MIDDLE HOUSING

Credit: Opticos Design.



Missing Middle Housing

Current
Employment
Capacity

Future
Employment
Needs

Infill &
Expansion
Need

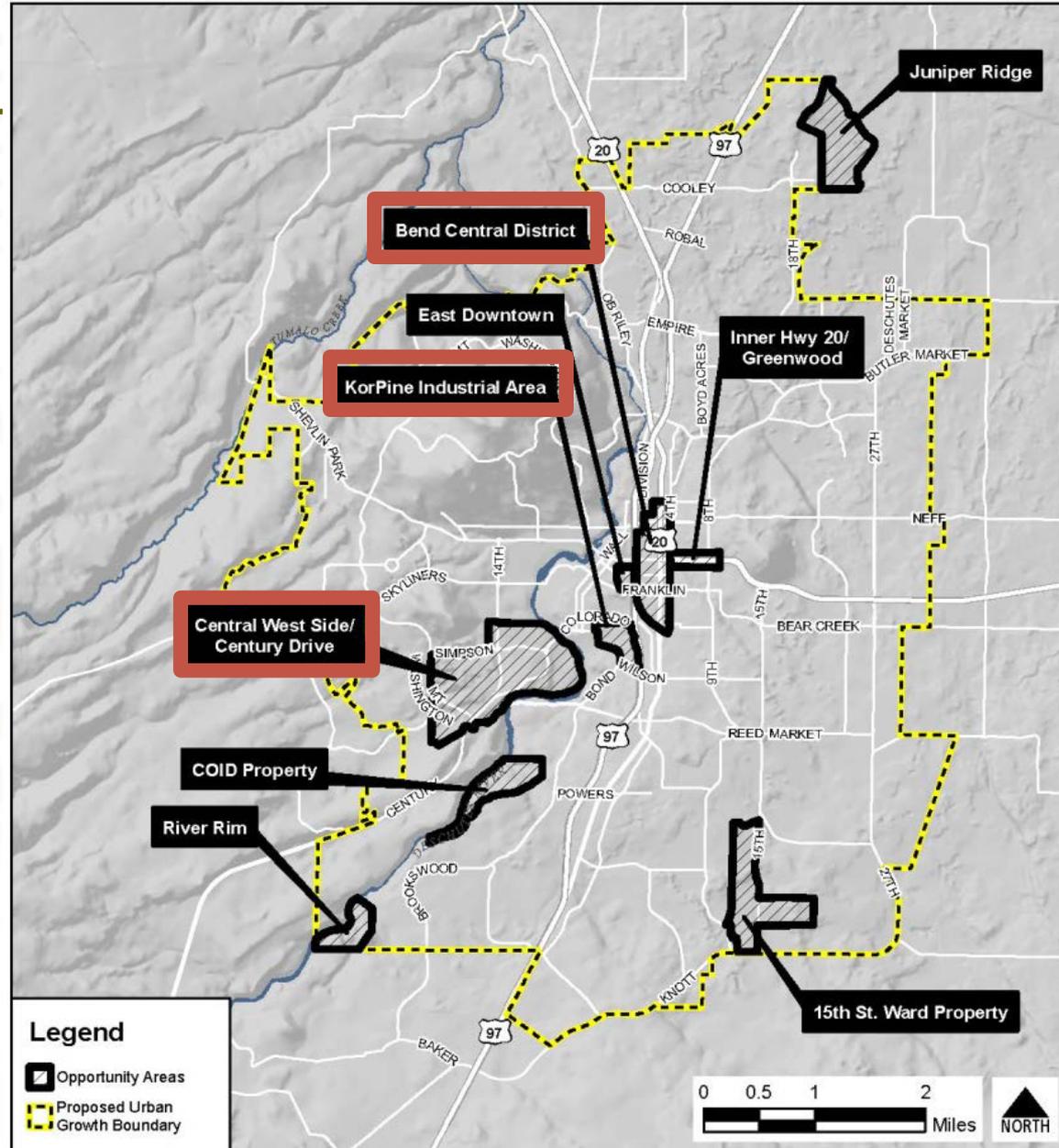
Employment TAC

URBAN GROWTH
BOUNDARY REMAND

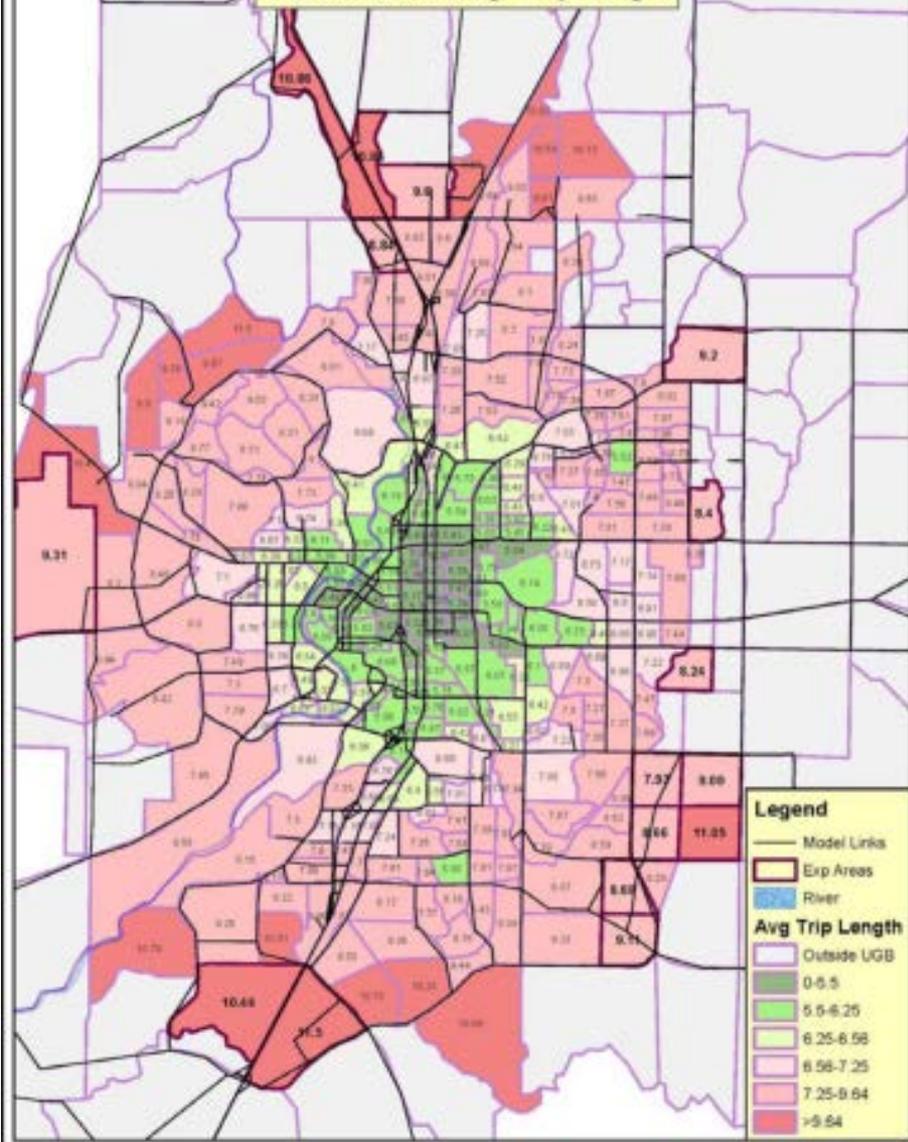


Emp. TAC: Biggest Issue

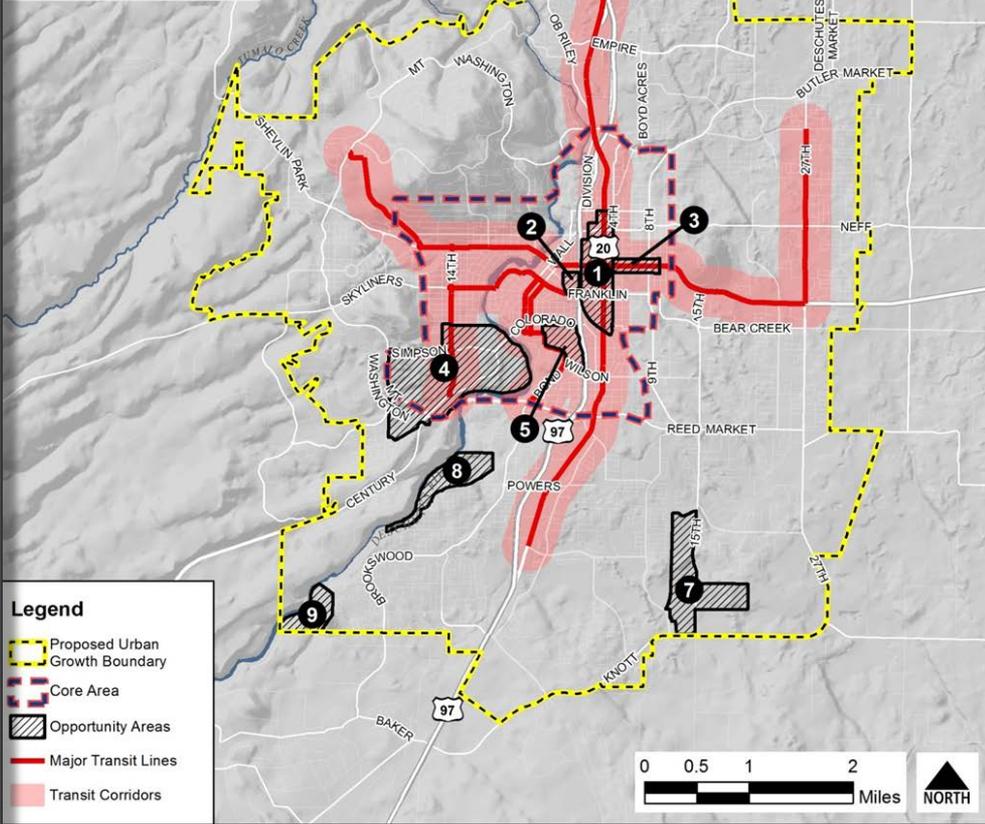
- Opportunity Areas
- Key areas of long-term change:
 - Shown in red
 - 4-7 story mixed use in the core



Scenario 2: Average Trip Length



- Opportunity Areas**
1. Bend Central District
 2. East Downtown
 3. Inner Hwy 20 / Greenwood
 4. Central West Side / Century Drive
 5. KorPine
 6. Juniper Ridge
 7. SE 15th Street
 8. COID Property
 9. River Rim



URBAN GROWTH BOUNDARY REMAND

Disclaimer: Proposed expansion areas are draft and subject to further refinement.
 Service Layer Credits: Deschutes County GIS (2014)

Streams/Rivers
 Roads/Highways

Redevelopment In Well Suited Areas



Bend Central District



Use Results
From Other
TACs

“Best”
Lands For
Expansion

Analyze
Argue
Agree

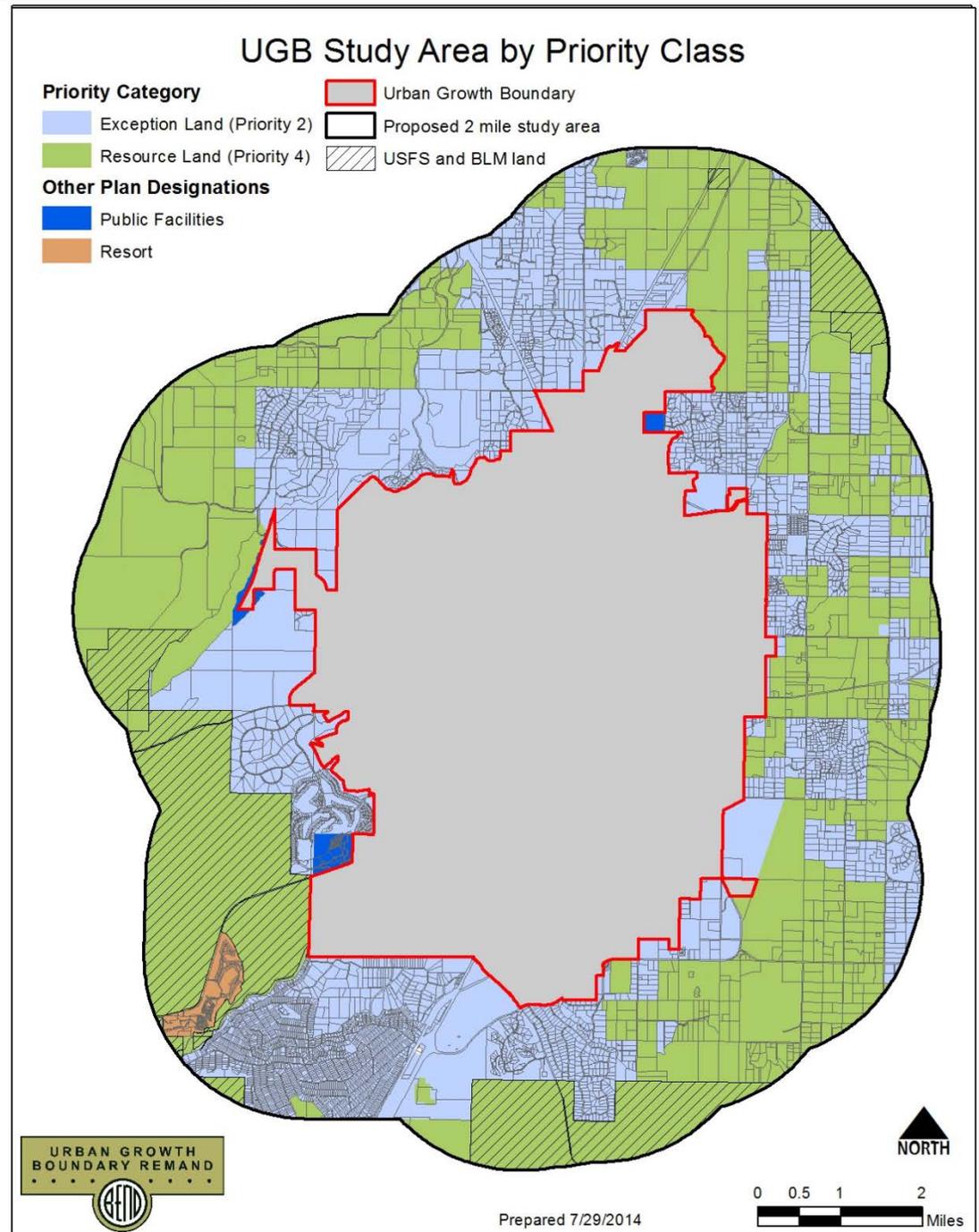
Boundary TAC

URBAN GROWTH
BOUNDARY REMAND



Evaluation of Potential Expansion Areas: Study Area Creation

Preliminary Study Area:
~18,000 acres exception
land

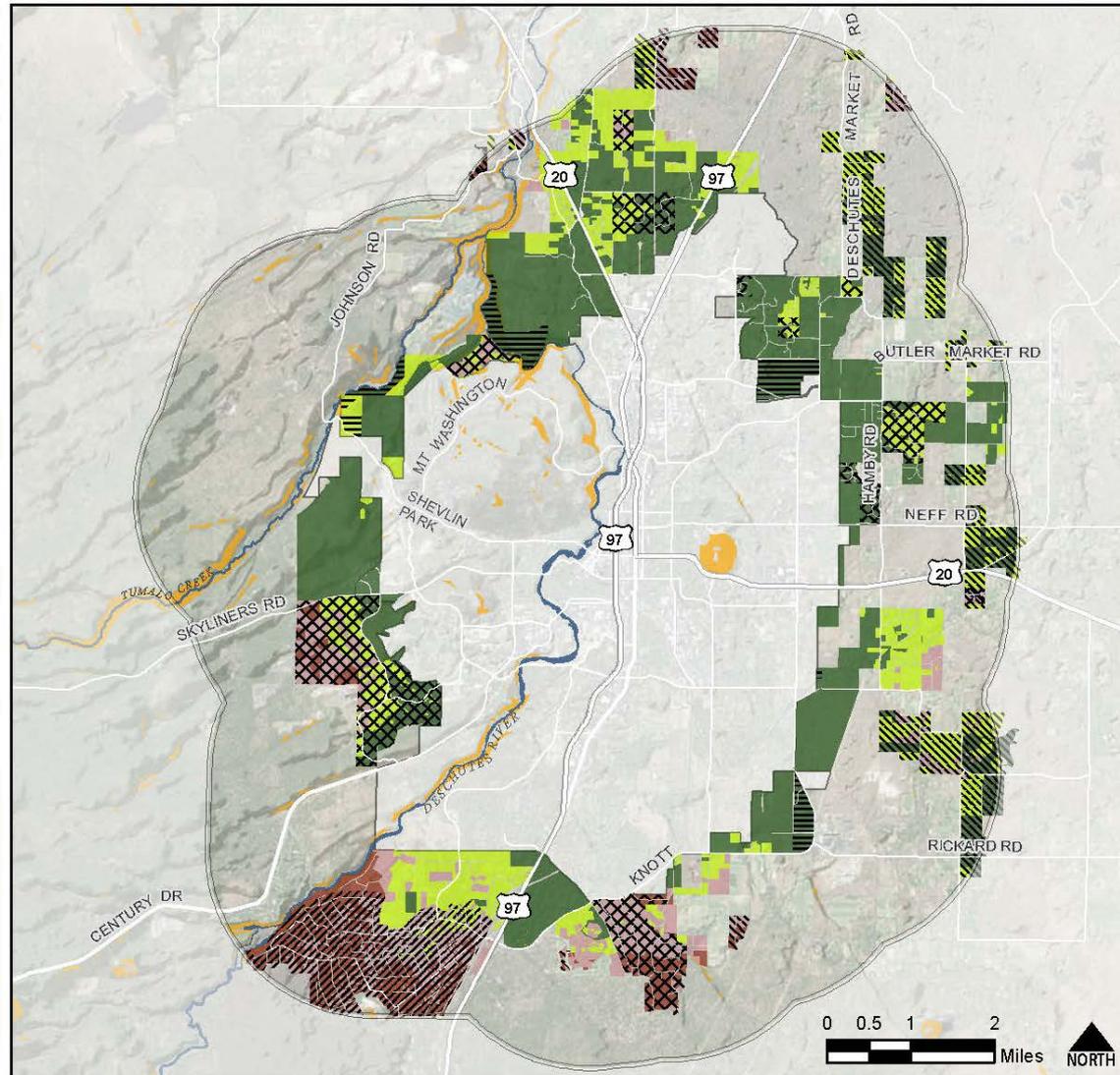
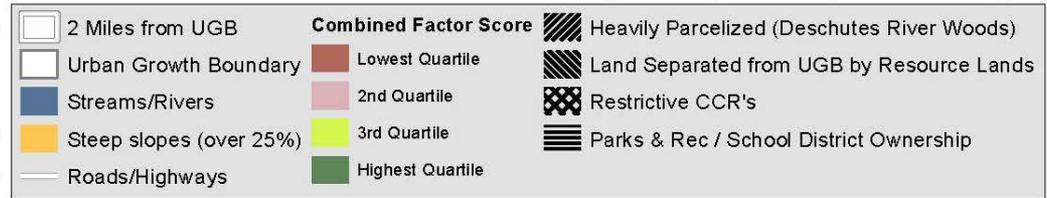


Evaluation of Potential Expansion Areas: Initial Suitability Evaluation

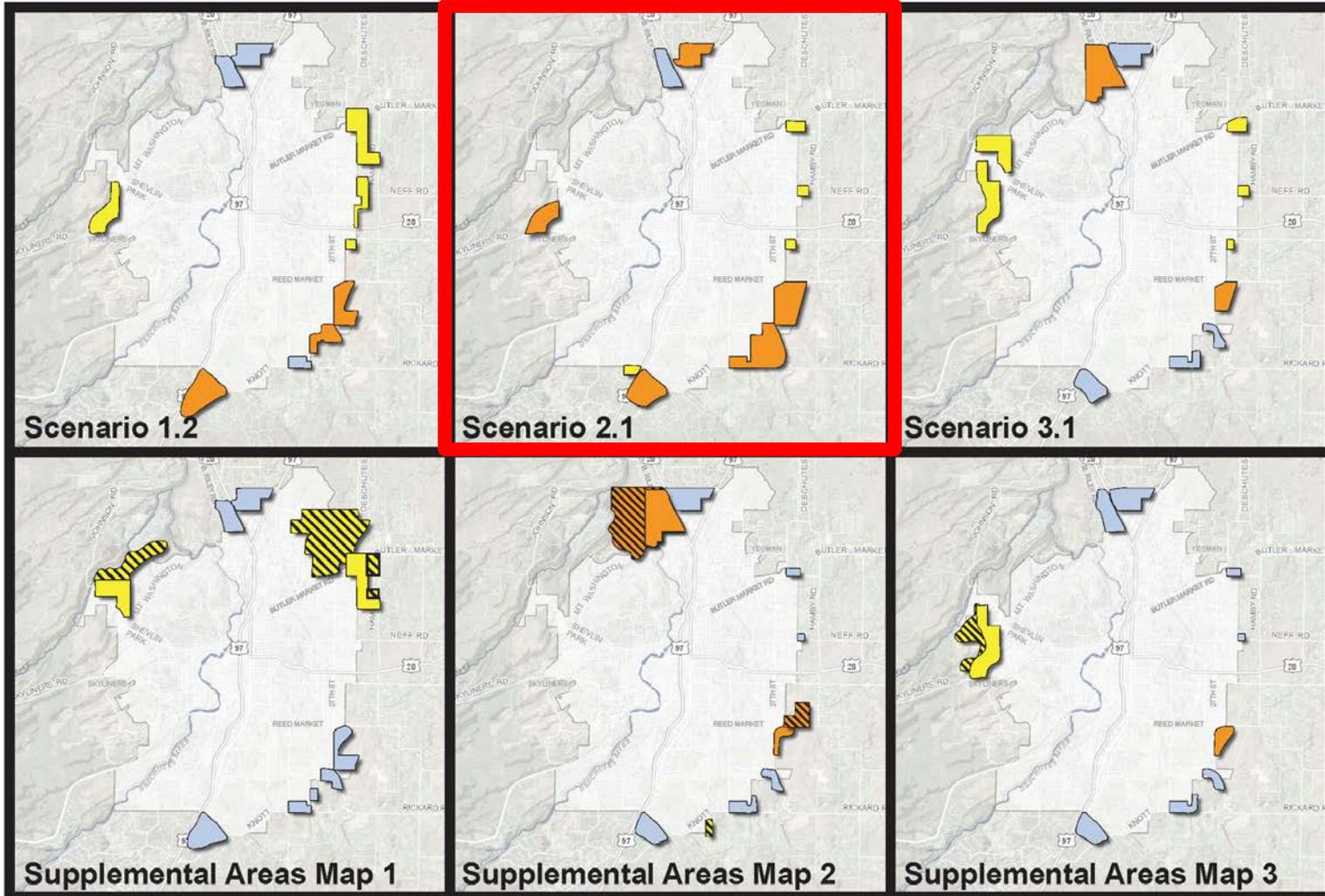
Weighing & Balancing Goal 14 Factors:

- Efficient Land Use
- Orderly Public Facilities
- Environmental, Social, Economic and Energy Consequences
- Compatibility with Farm and Forest Land

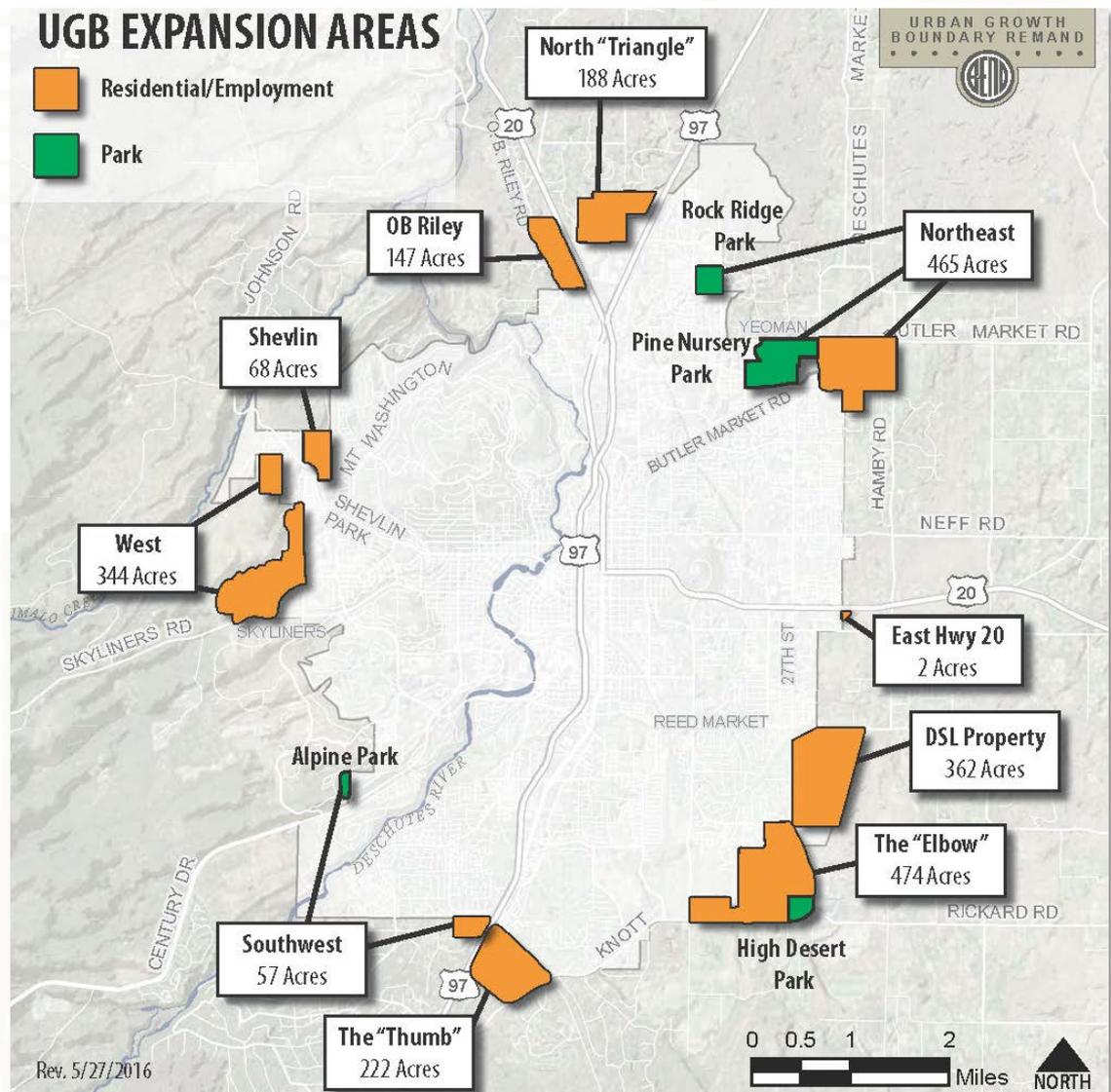
Bend UGB Land Suitability Composite (Annotated)



Evaluation of Potential Expansion Areas: Alternatives Analysis



The UGB Proposal



2,380 total acres:

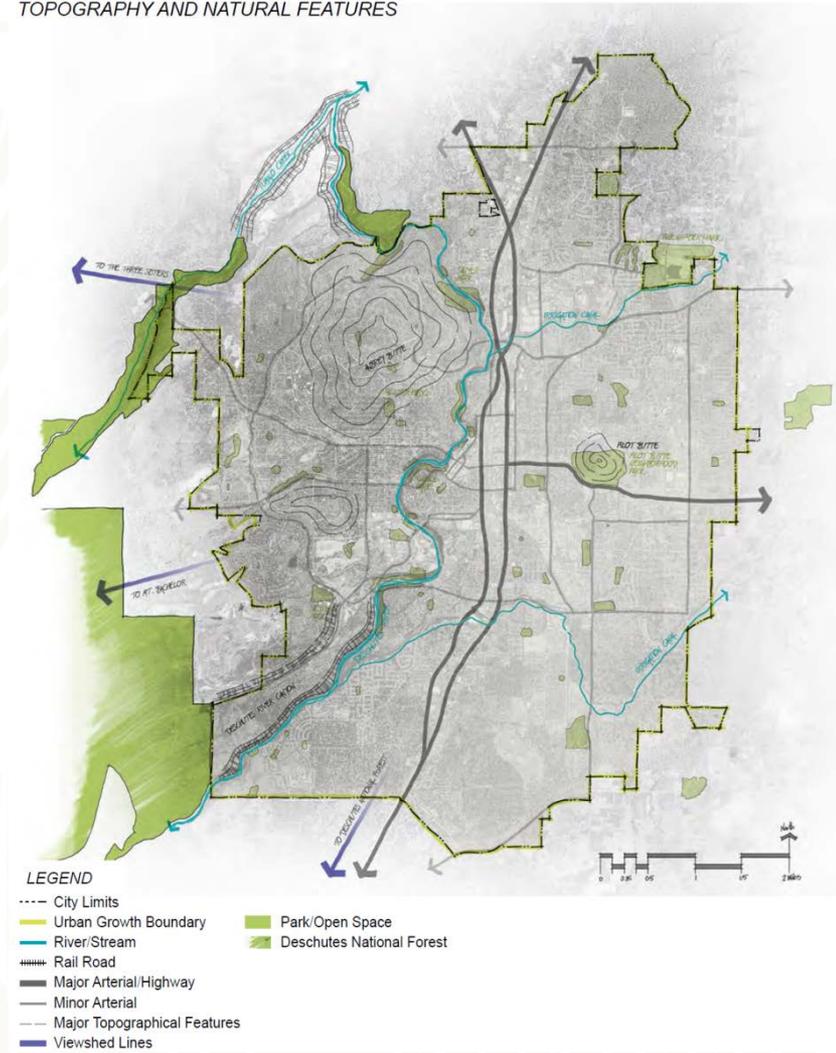
- 1,142 acres residential land (including future schools & parks)
- 815 acres employment land
- 285 acres for public facilities in district ownership
- 138 acres existing right-of-way

The UGB Proposal: Resource Compatibility



- **No expansion on resource land, minimal farm/forest compatibility concerns**
- **Sensitive development near natural resources**

TOPOGRAPHY AND NATURAL FEATURES



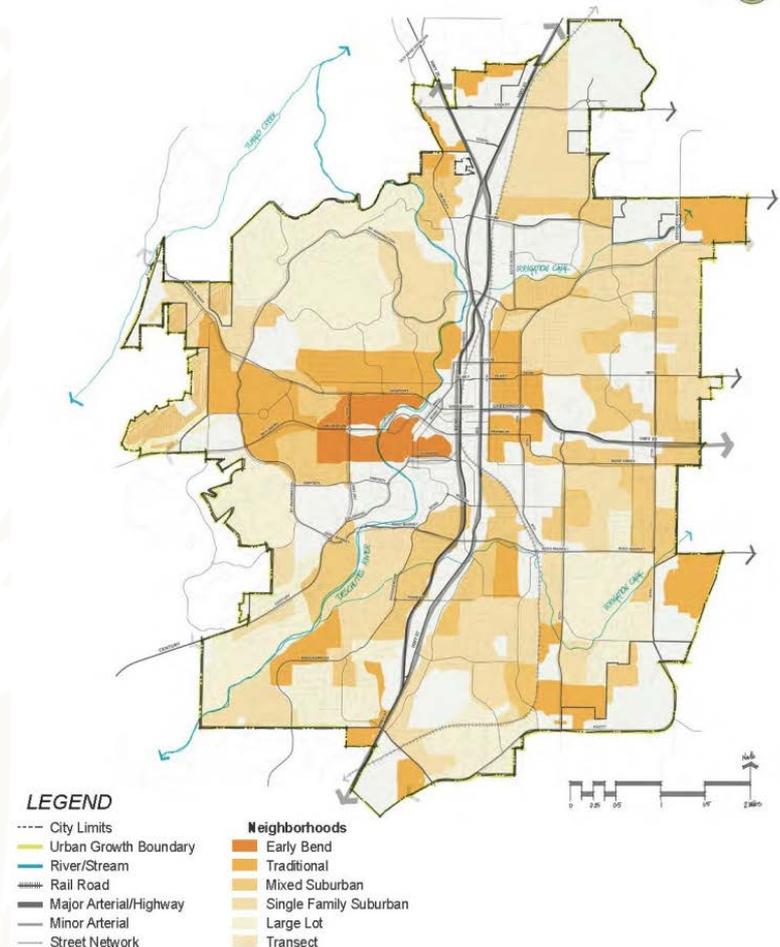
The UGB Proposal: Residential Land



- **Efficient development** in areas with few constraints
- Voluntary **affordable housing commitments**
- Overall increase in **housing variety** and density
- **Parks and Schools** integrated with neighborhoods

BEND FUTURE URBAN FORM DIAGRAM NEIGHBORHOODS

This diagram is conceptual, non-regulatory, and subject to change.

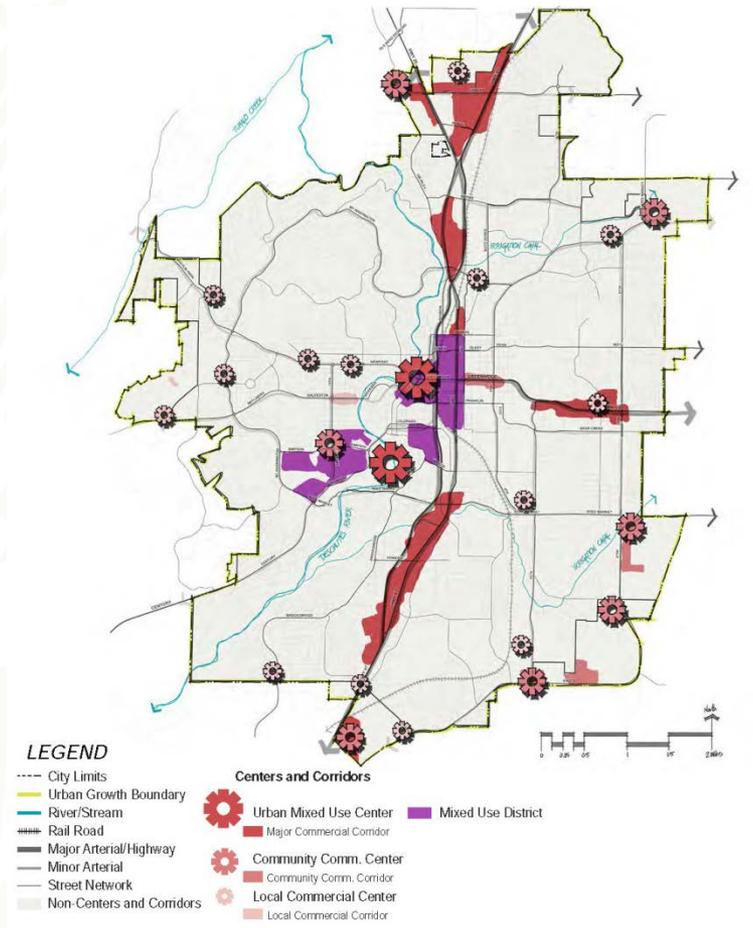
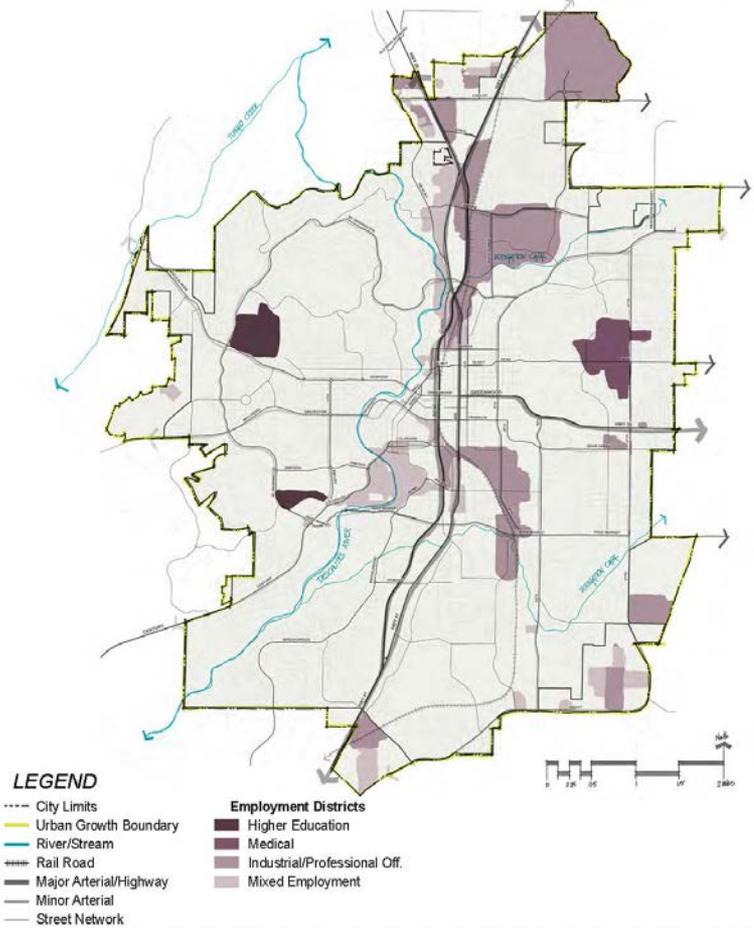


The UGB Proposal: Employment Land



Employment land supports **economic growth**

Focus on **complete communities**



The UGB Proposal: Infrastructure



- **Cost-effective sewer investments**
- **Network of roads to support growth**
- **Area planning for coordinated growth**

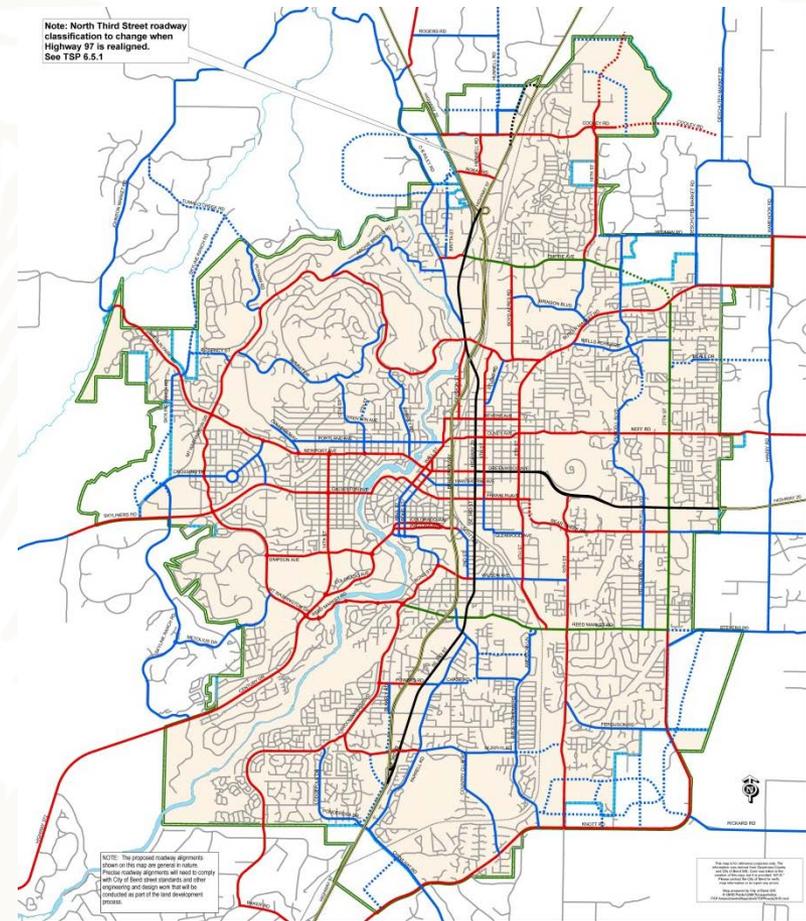


Figure 9.4: Bend Urban Area Street System
July 2016

CITY OF BEND

0 0.25 0.5 1 1.5 2 Miles

Legend

Expressway	Proposed Expressway	Principal Arterial	Proposed Principal Arterial	Major Arterial	Proposed Major Arterial	Minor Arterial	Proposed Minor Arterial	Major Collector	Proposed Major Collector	Frontage Road	Proposed Frontage Road	Railroad	Deschutes River	Tumalo Creek	City Limits	UGB - Urban Growth Boundary

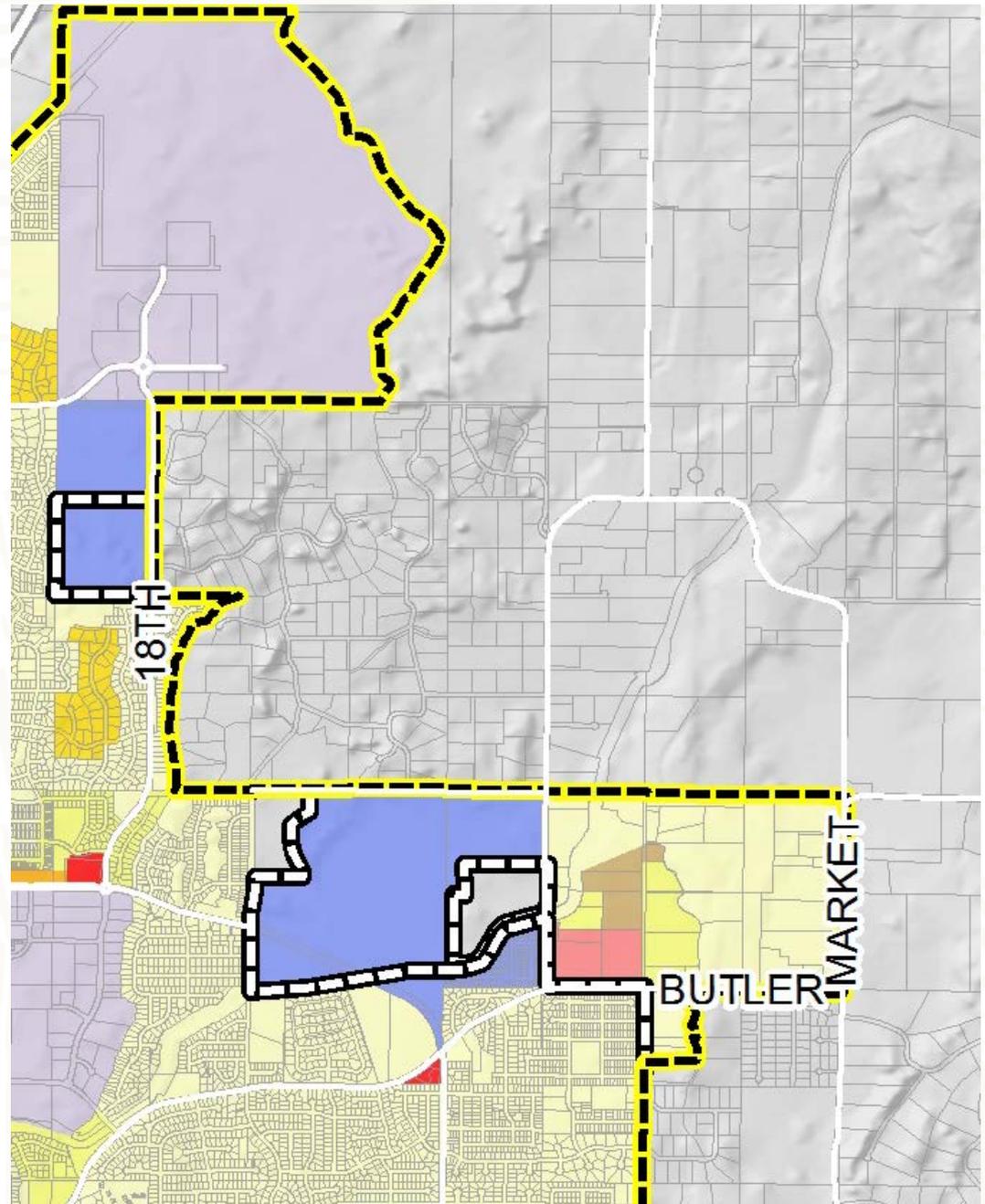
Proposed Expansion Areas: *Northeast*

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



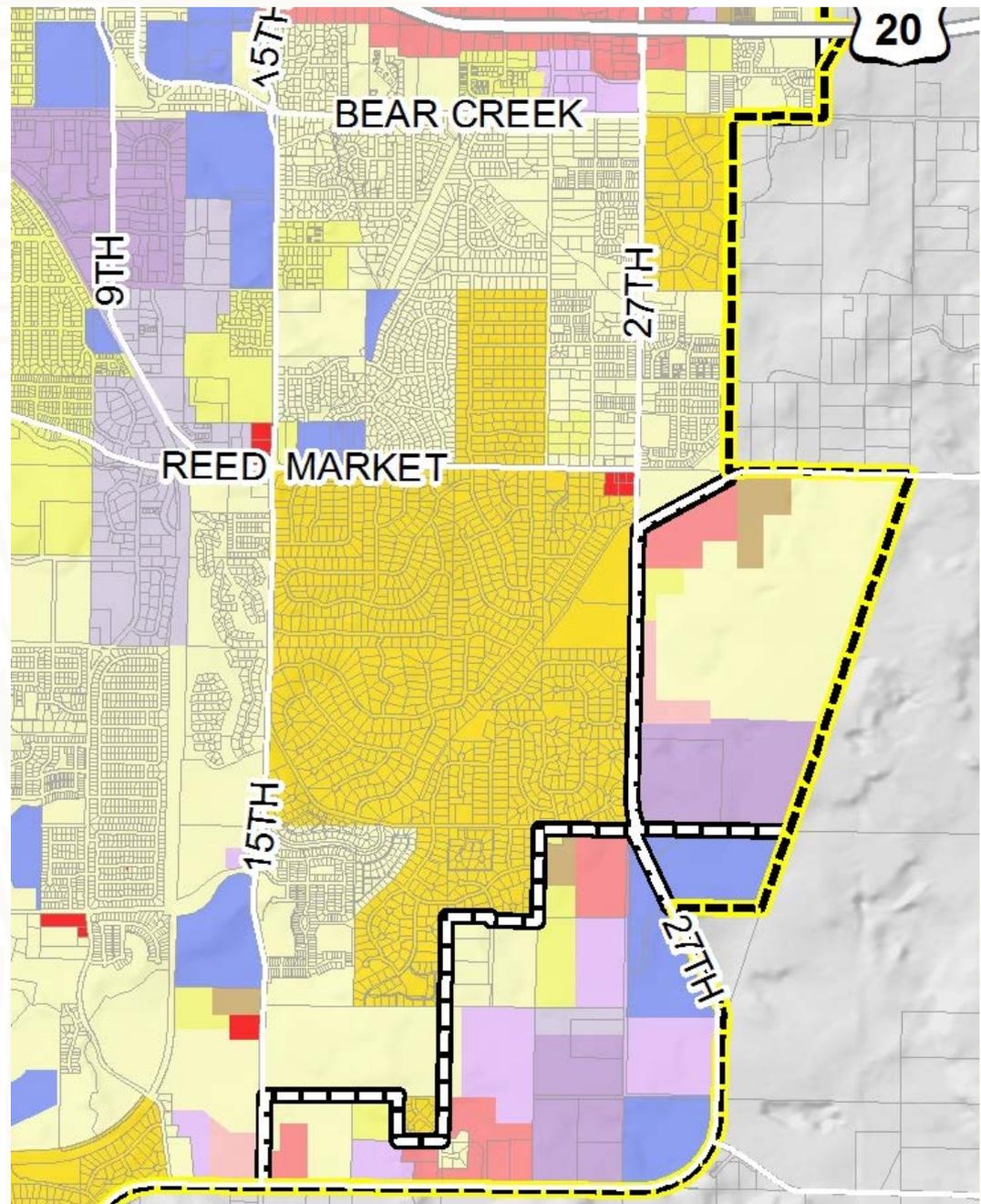
Proposed Expansion Areas: *Southeast*

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



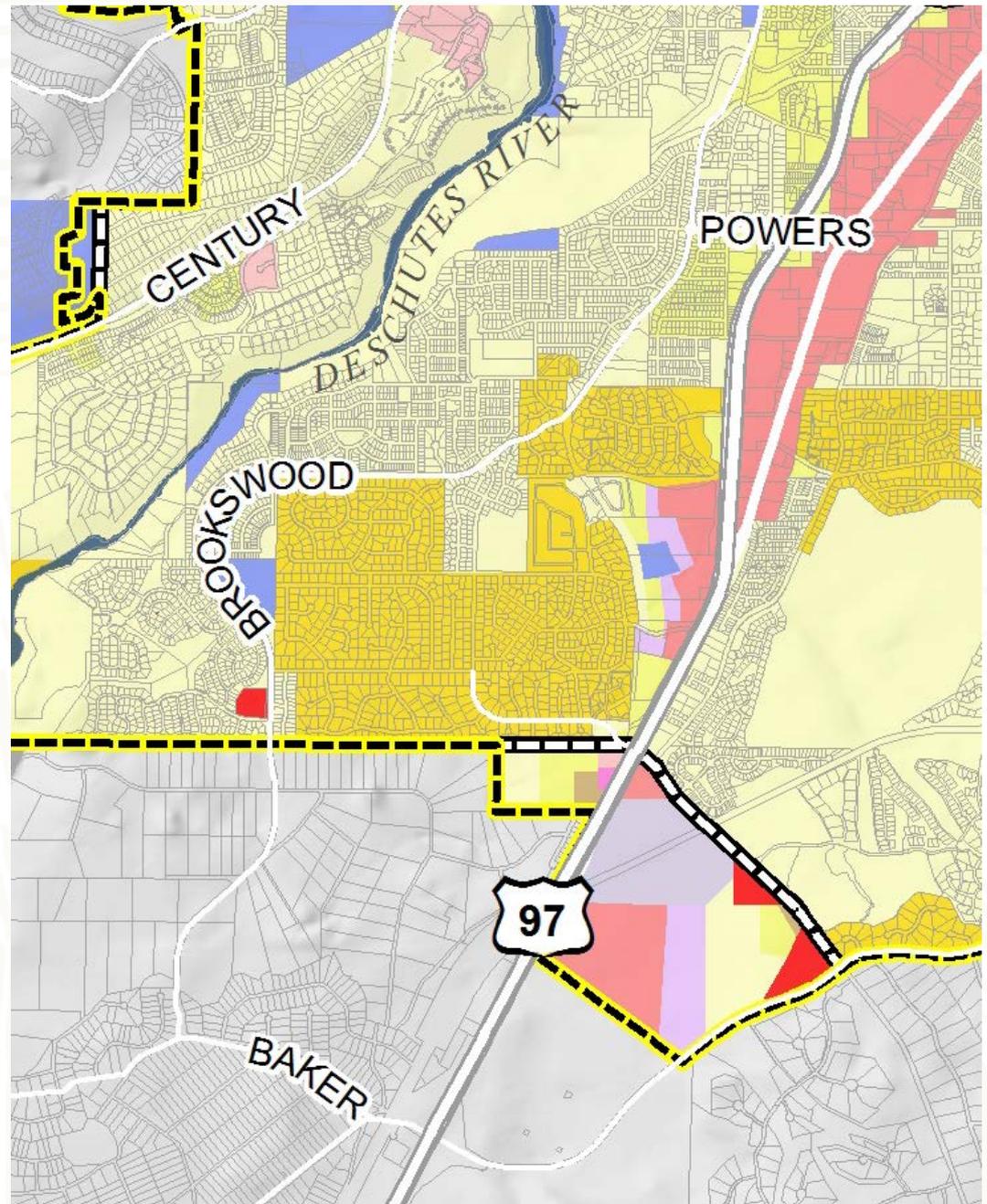
Proposed Expansion Areas: South & Southwest

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



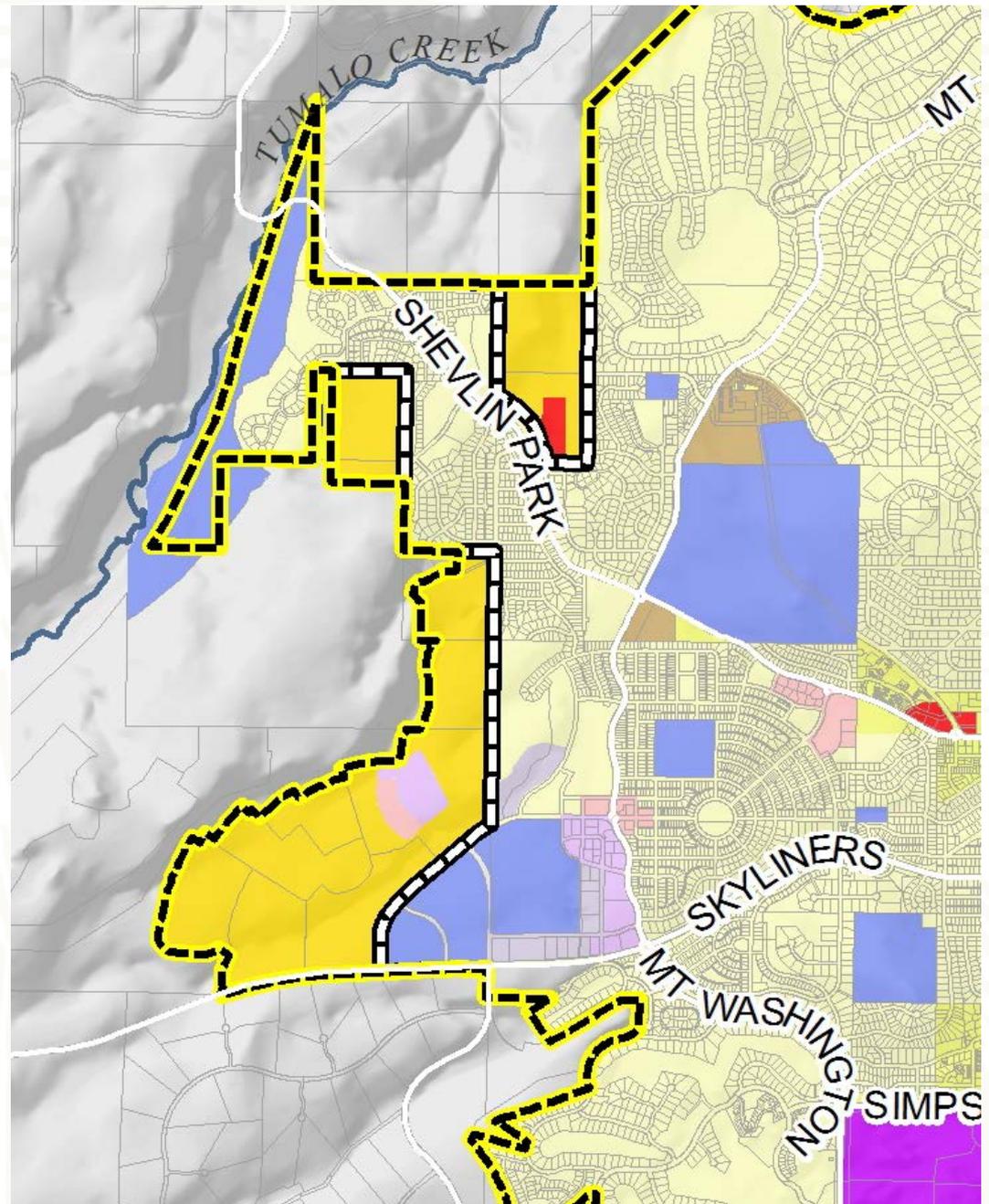
Proposed Expansion Areas: West & Northwest

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



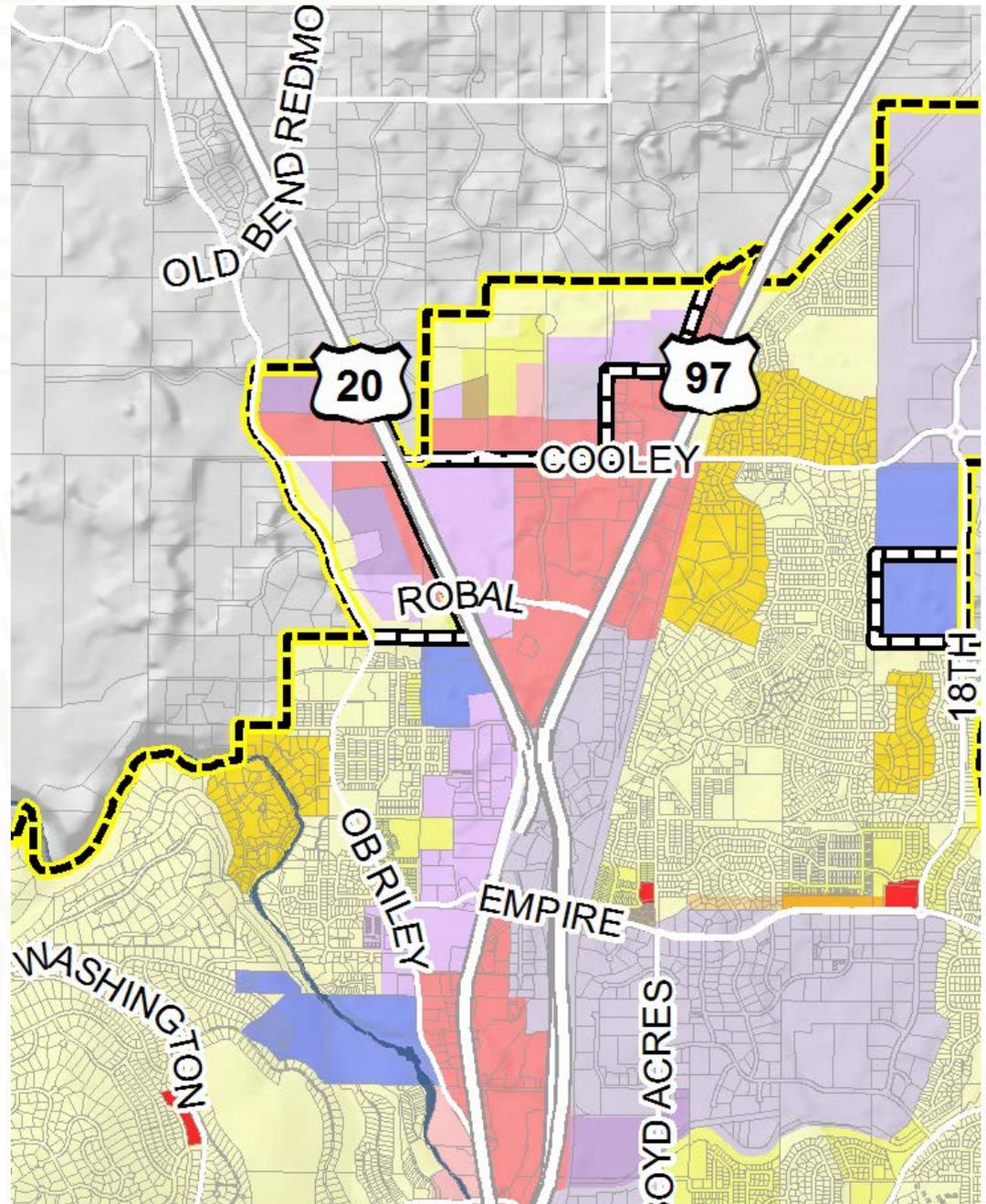
Proposed Expansion Areas: *North*

What:

- 114 acres residential land
- 197 acres employment land

How:

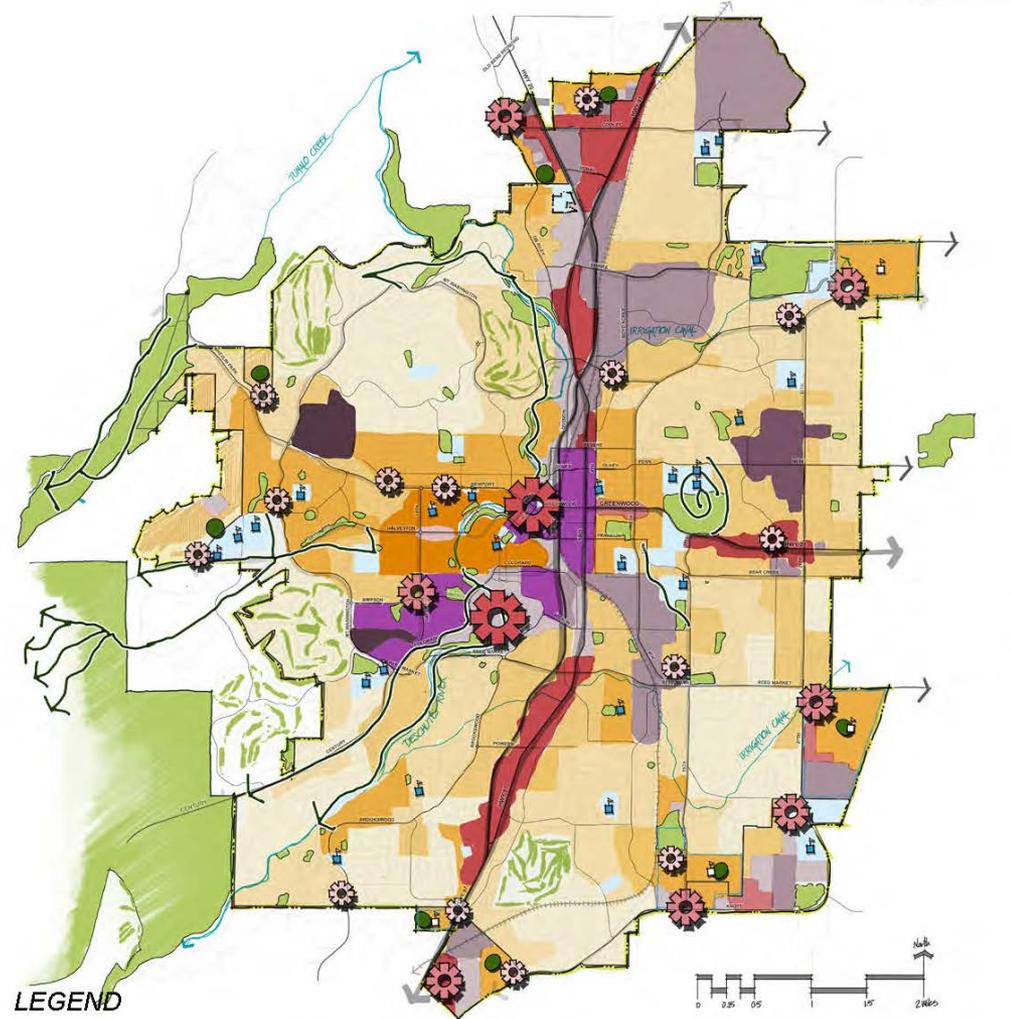
- Build on successful employment areas
- Add residential uses to balance employment
- Transition to rural residential



This diagram is conceptual, non-regulatory, and subject to change.

“Efficiency Measures” Context & Goals

- Encourage greater diversity and density of housing and mixed use development
- Guided by aspirational future Urban Form
- Recommendations from TACs

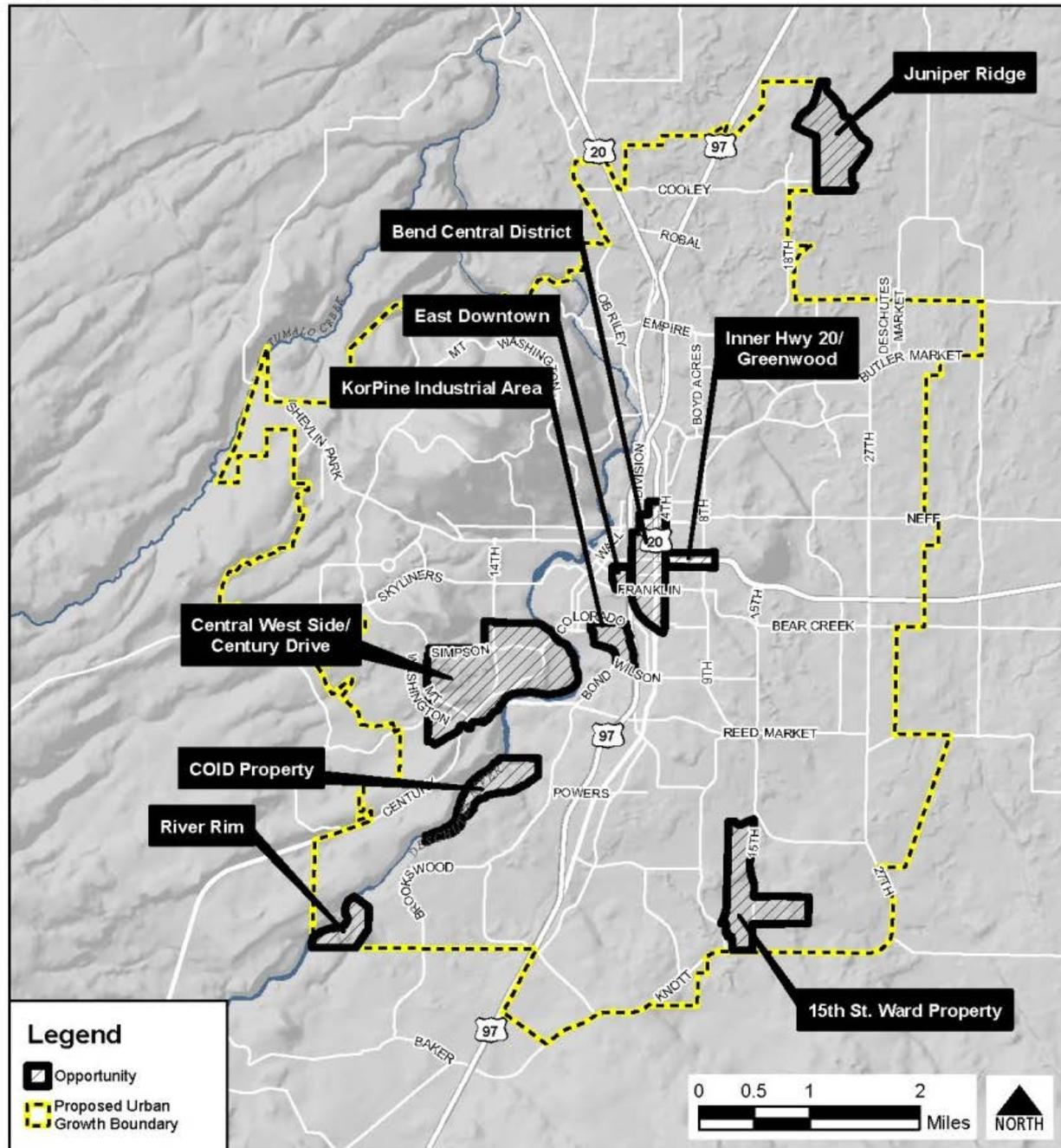


LEGEND

<ul style="list-style-type: none"> --- City Limits — Urban Growth Boundary — River/Stream — Rail Road — Principal Arterial / Expressway — Arterial — Park/Open Space — Deschutes National Forest — Trails ● Potential Future Park/Open Space Area 	Neighborhoods <ul style="list-style-type: none"> Early Bend Traditional Mixed Suburban Single Family Suburban Large Lot Transect 	Centers and Corridors <ul style="list-style-type: none"> Urban Mixed Use Center Major Commercial Corridor Community Comm. Center Local Commercial Center Local Commercial Corridor Mixed Use District 	Employment Districts <ul style="list-style-type: none"> Higher Education Medical Industrial/Professional Off. Mixed Employment
		Public Facilities <ul style="list-style-type: none"> Public Facilities Existing Schools Potential Future Schools 	

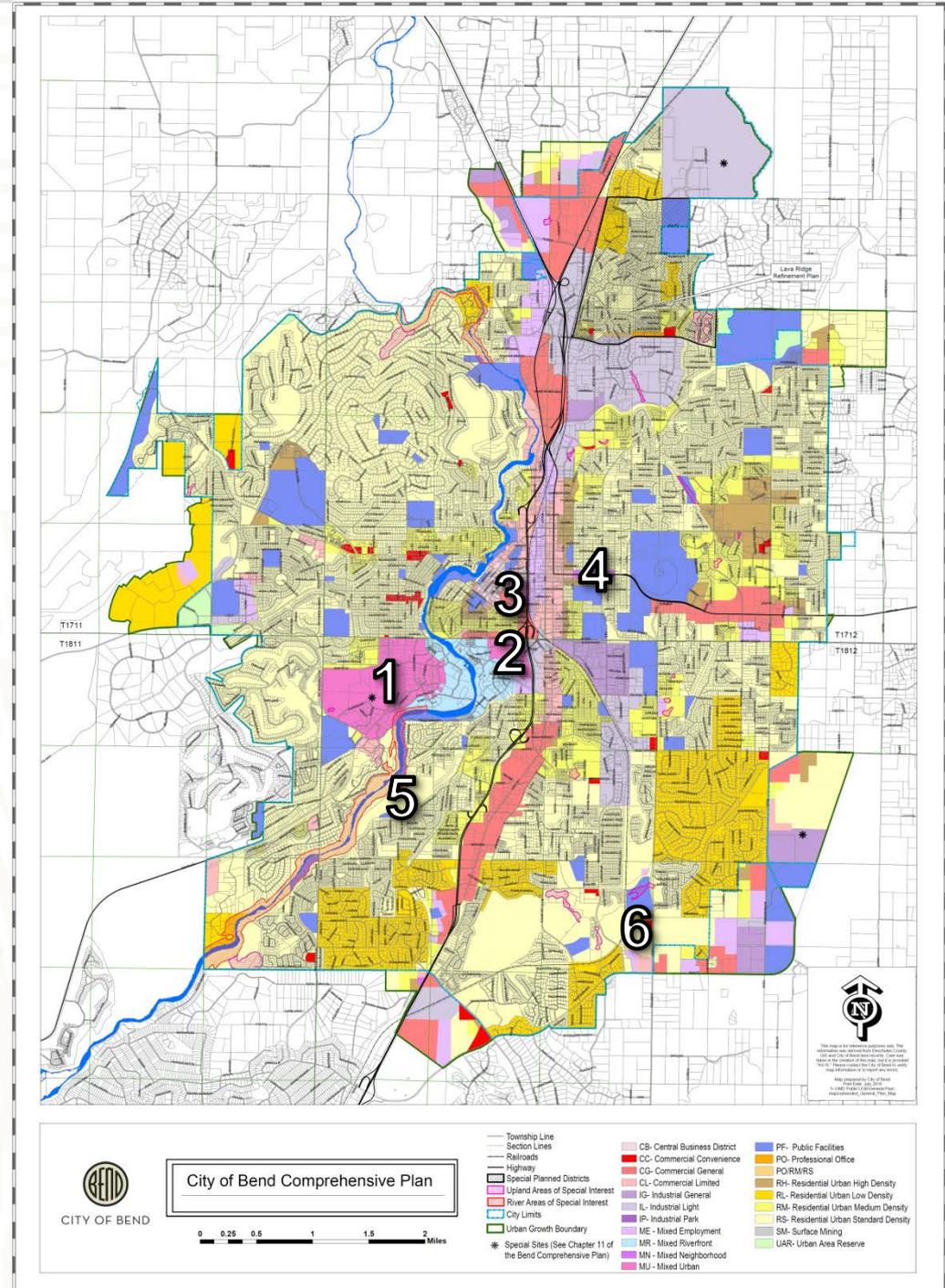
“Efficiency Measures” Context & Goals

- Focus redevelopment & major changes to “Opportunity Areas”
- Limit changes in existing neighborhoods



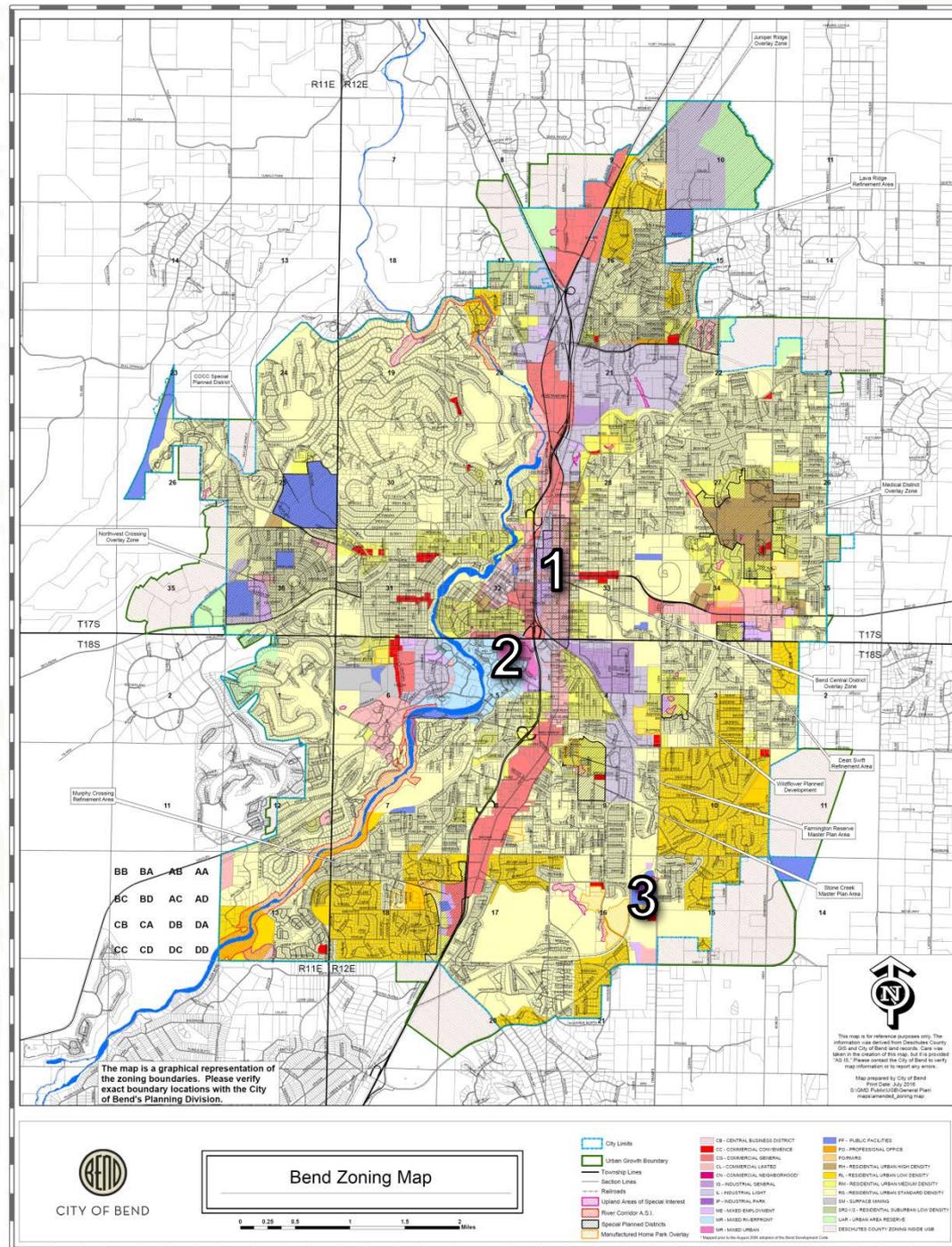
UGB Adoption Package Overview: Bend Comprehensive Plan Map

- Expanded UGB
- Expansion area plan designations
- New Comprehensive Plan designations for 6 “Opportunity Areas” inside the current UGB:
 1. Century Drive
 2. “Korpine”
 3. East Downtown
 4. Inner Highway 20
 5. COID
 6. 15th Street Ward Property



UGB Adoption Package Overview: Bend Zoning Map

- Expanded UGB
- Expansion areas retain County zoning
- New zoning districts for 3 “Opportunity Areas” inside the current UGB:
 1. Bend Central District (Special Plan District + some zone changes)
 2. “Korpine”
 3. 15th Street Ward Property



UGB Adoption Package Overview: Bend Comprehensive Plan



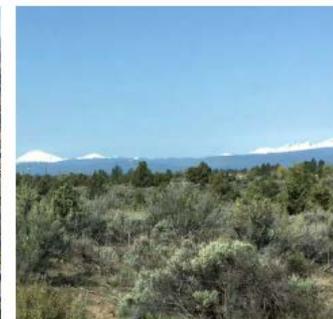
New Growth Management Chapter

- Growth Management Chapter
- Housing
- Employment
- TSP
- Others a minor touch up
- Technical Appendices

City of Bend Comprehensive Plan



Chapter 11: **Growth Management**



UGB Adoption Package Overview: Bend Comprehensive Plan



Updated Transportation Chapter

- New transportation policies to support UGB
- New policies to reduce reliance on the automobile
- Consistency with Integrated Land Use and Transportation Plan
- Removed outdated text

City of Bend Comprehensive Plan



Chapter 7: Transportation Systems



Bend Development Code – Residential Zones Highlights



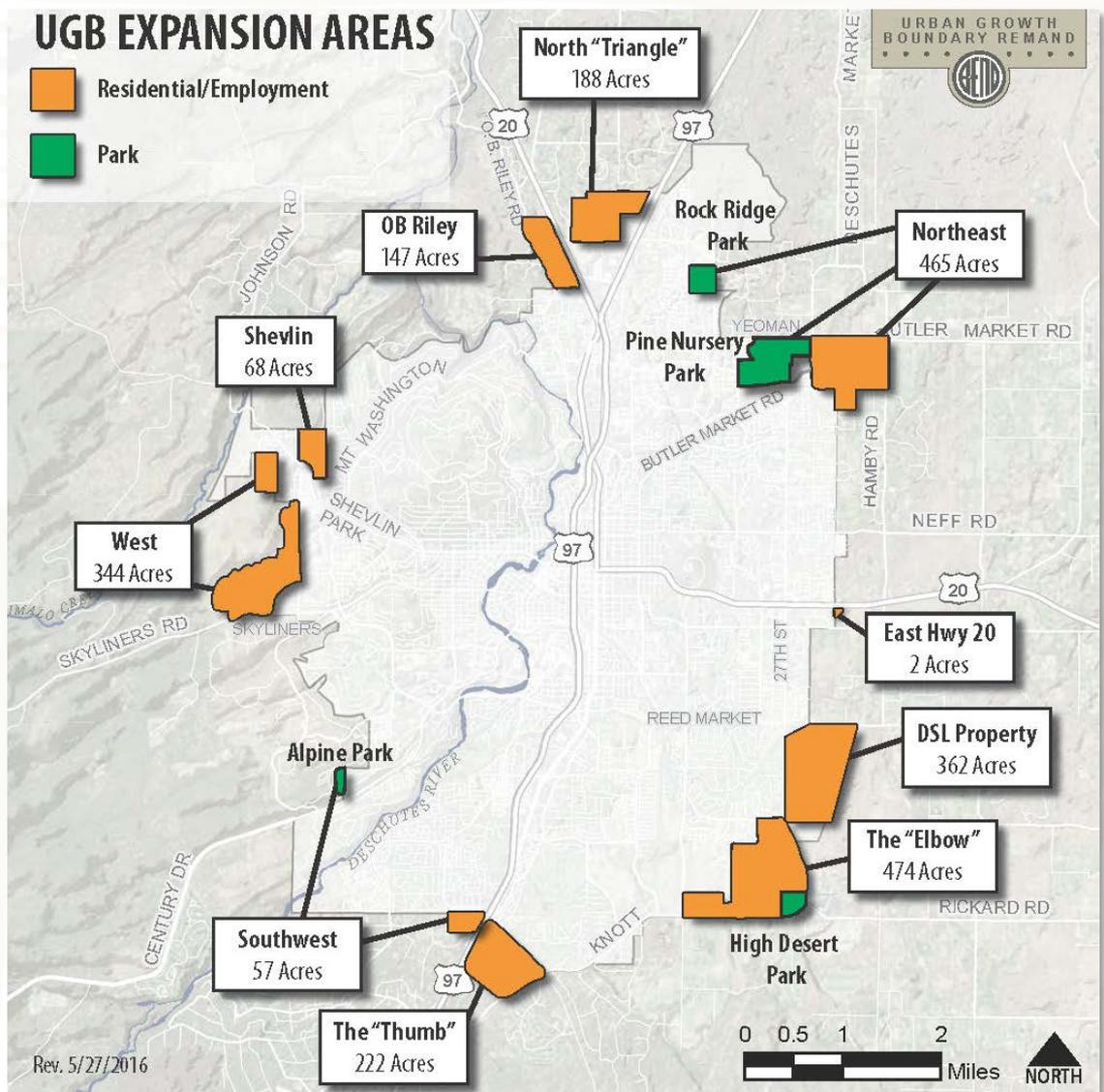
Proposed Change	Notes & Limitations
Housing Mix & Density in Master Planned Neighborhoods	Applies to properties >20 acres
Increase <i>maximum</i> density in RL	Applies where sewer is available
Increase <i>minimum</i> density in RS	Affects properties >1/4 acre that want to develop
Facilitate housing variety in RS	Still have to meet density requirements
Require housing mix in RM	Applies to sites >3 acres
Remove lot size barriers in RM & RH	Still have to meet density requirements

Bend Development Code – Commercial & Mixed Use Zones Highlights



- Create two new mixed use zones
- Remove lot coverage and front setback requirements in the Mixed Employment zone
- Residential requires mixed use in Mixed Employment & Professional Office Zones
- Minimum residential density along transit corridors in commercial & mixed use zones
- Limit ground-floor residential uses in commercial zones

The UGB Expansion

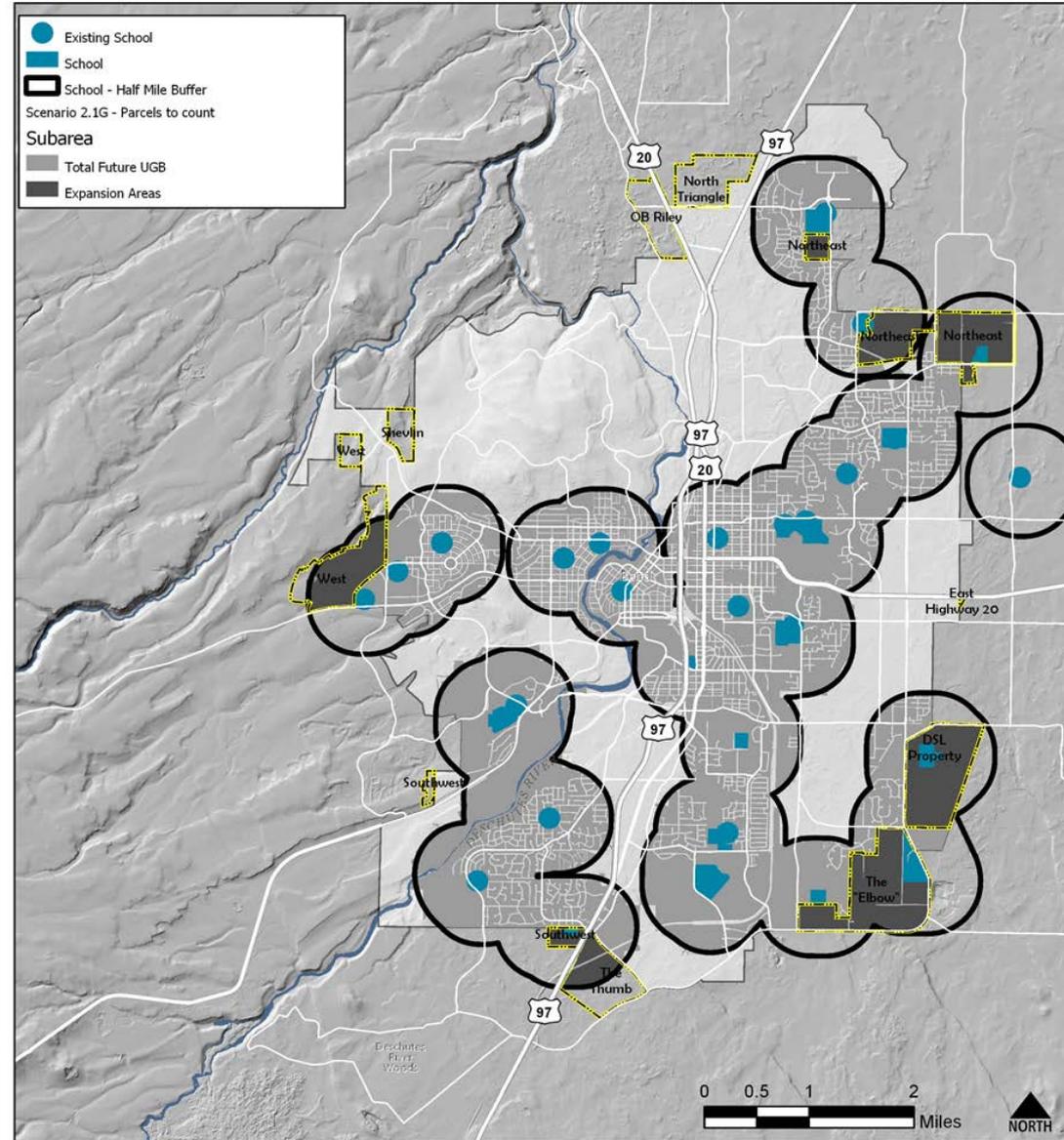


2,380 total acres:

- 1,142 acres residential, schools, parks
- 815 acres employment
- 285 acres public facilities
- 138 acres ROW
- Over 5,000 housing units, 7,000 jobs

Future Urban Form

- 62% housing within 1/2 mile of existing or future schools



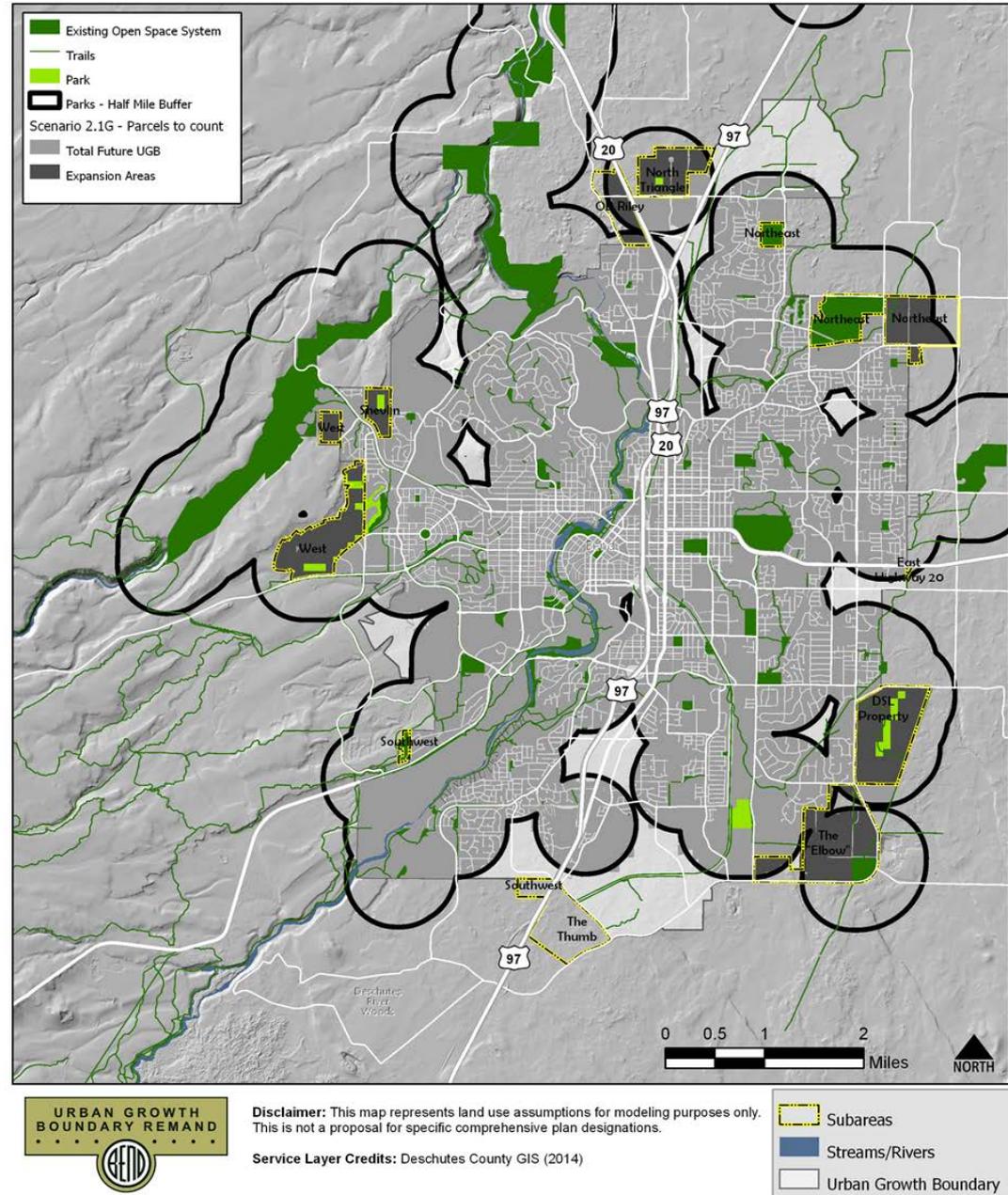
Disclaimer: This map represents land use assumptions for modeling purposes only. This is not a proposal for specific comprehensive plan designations.

Service Layer Credits: Deschutes County GIS (2014)



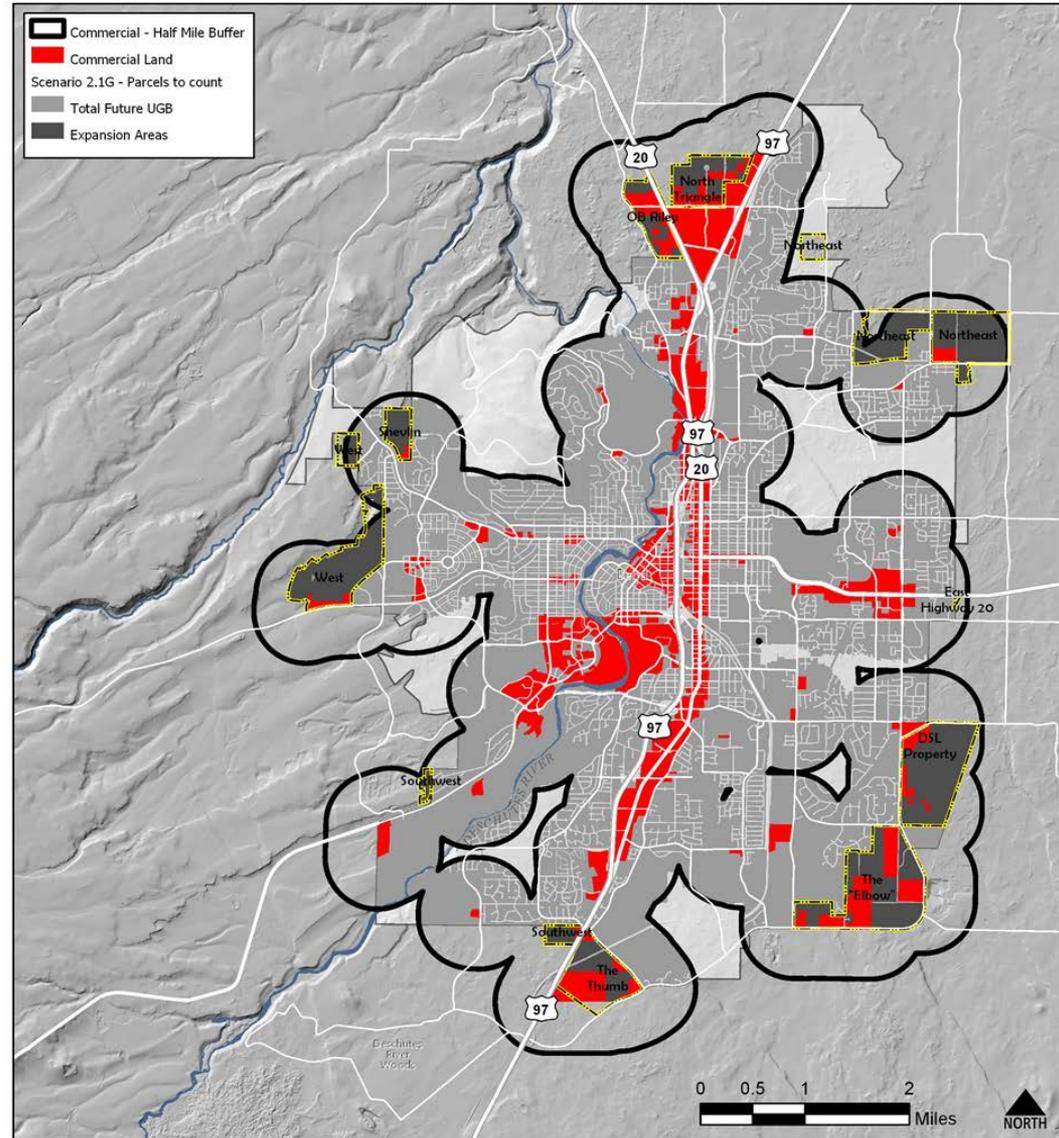
Future Urban Form

- 99% housing within 1/2 mile of existing or future parks



Future Urban Form

- 86% housing within 1/2 mile of existing or future commercial uses



Implementation & Infrastructure

Amend Sewer Public Facility Plan, SDCs, Reclamation Facility Plan

• 2017-2019

Study, possibly implement Urban Renewal, Housing Tax Credit Programs

• 2018

Area Planning in UGB expansion areas

• 2018-2019

TSP/MTP Update

• 2018-2019

Implications



- It can be done
- Land use has been set, needs to be implemented with appropriate transportation system
- Transportation is the last system requiring major policy and funding plan
- There are different land use contexts which may require different transportation systems
- Consider an eye to the future given Bend's historic and predicted growth

Integrated Land Use & Transportation Plan (ILUTP)



ILUTP Element	Proposed Strategies	Additional Strategies for Further Consideration	
		Medium-Term	Long-Term
Land Use Strategies	<p>Designate and ultimately rezone mixed use opportunity areas identified in UGB project.</p> <p>Adopt efficiency measures identified in UGB project.</p>	<p>Designate additional mixed use areas along transit corridors</p> <p>Adopt design standards for key pedestrian areas and transit corridors.</p> <p>Strengthen connectivity standards for new master-planned neighborhoods.</p>	<p>Consider up-zoning selected neighborhoods where there is potential and community support for infill development.</p>
Transportation Demand Management (TDM) and Parking Management	<p>Set policy supporting incentives approach to TDM and increasing applicability of TDM programs</p> <p>Conduct analysis and feasibility for parking management and pricing</p> <p>Establish TDM requirements for institutional and</p>	<p>Consider transportation SDC reductions for TDM measures</p> <p>Require TDM programs for additional large businesses / institutions</p> <p>Partner to establish TMAs for certain areas</p> <p>Implement parking management programs in key areas based on outcomes of parking study</p>	<p>Implement parking pricing in key areas (e.g. downtown and 3rd Street / Central Area), based on the results of the parking study.</p>

ILUTP (2)



ILUTP Element	Proposed Strategies	Additional Strategies for Further Consideration	
		Medium-Term	Long-Term
Transit	<p>Support and maintain 2016 service improvements</p> <p>Define and enhance transit centers and corridors in opportunity and core areas.</p> <p>Propose new and enhanced transit funding</p>	<p>Implement most components of Bend Transit Plan, including additional hours of service, more frequent peak headways, and two new routes.</p>	<p>Implement further hours of service, improved service and headways on specific routes primarily in opportunity and Core areas, and conversion of 3 routes from bus service to pre-BRT types of service</p>
Roadway Improvement Management and Policies	<p>Implement selective "road diets" where safety issues have been identified</p>	<p>Develop pedestrian and biking safety projects for the opportunity areas that enhance walking, biking, and transit modal splits.</p>	<p>Continue to develop and implement policies that increase walking and biking safety by modifying street standards</p>
Complete Streets and Connectivity Investment	<p>Implement programmed projects</p> <p>Prioritize streetscapes in opportunity and core areas and transit</p>	<p>Evaluate funding mechanisms for complete street improvements</p> <p>Implement planned but not-yet-funded projects, focusing improvements in opportunity</p>	<p>Refinement and potential implementation of aspirational projects</p>