

August 2026

Bend's Urban Morphology

How Bend Became Bend – A Year Built Map Sequence



**A PLAN FOR TOMORROW,
CRAFTED TODAY.**

How Bend Became Bend

Bend has grown through deliberate decisions—every trail, neighborhood, and gathering spot reflects a choice about what kind of place Bend should be. This plan continues that same pattern: growth shaped by decisions, not left to chance. The goal of the Urban Morphology assessment is to develop a shared understanding of why Bend looks and functions the way it does today.

As you review the content, consider the following question that will be discussed with Council at the September 14 Council Workshop:

Looking at how Bend has grown, what development and investment patterns should we build on, and which should we avoid repeating?

Year Built Map Assessment

Approach and Sources

- *The Year Built Map Sequence visualizes the outward and directional expansion of Bend over time through a buildings-by-construction-date map that uses Deschutes County GIS Parcel Data information.*
- *These maps were used to develop a diagrammatic growth evolution map, an evolving scale assessment, to display the urban footprint by era and a watershed-scale comparison overlaying quarter-mile radius circles on today's city map for comparison with the scale of original settlement.*

Map Limitations:

- *These maps show only buildings that are still standing today. Anything demolished or redeveloped since it was built doesn't appear – so earlier decades look emptier than they were at the time.*
- *Every map uses today's urban growth boundary as its frame. Bend's city limits and UGB were much smaller in earlier decades. The boundary shown is a constant reference line, not the City's actual extent in that era.*

Year Built - By Decade

1901-1910

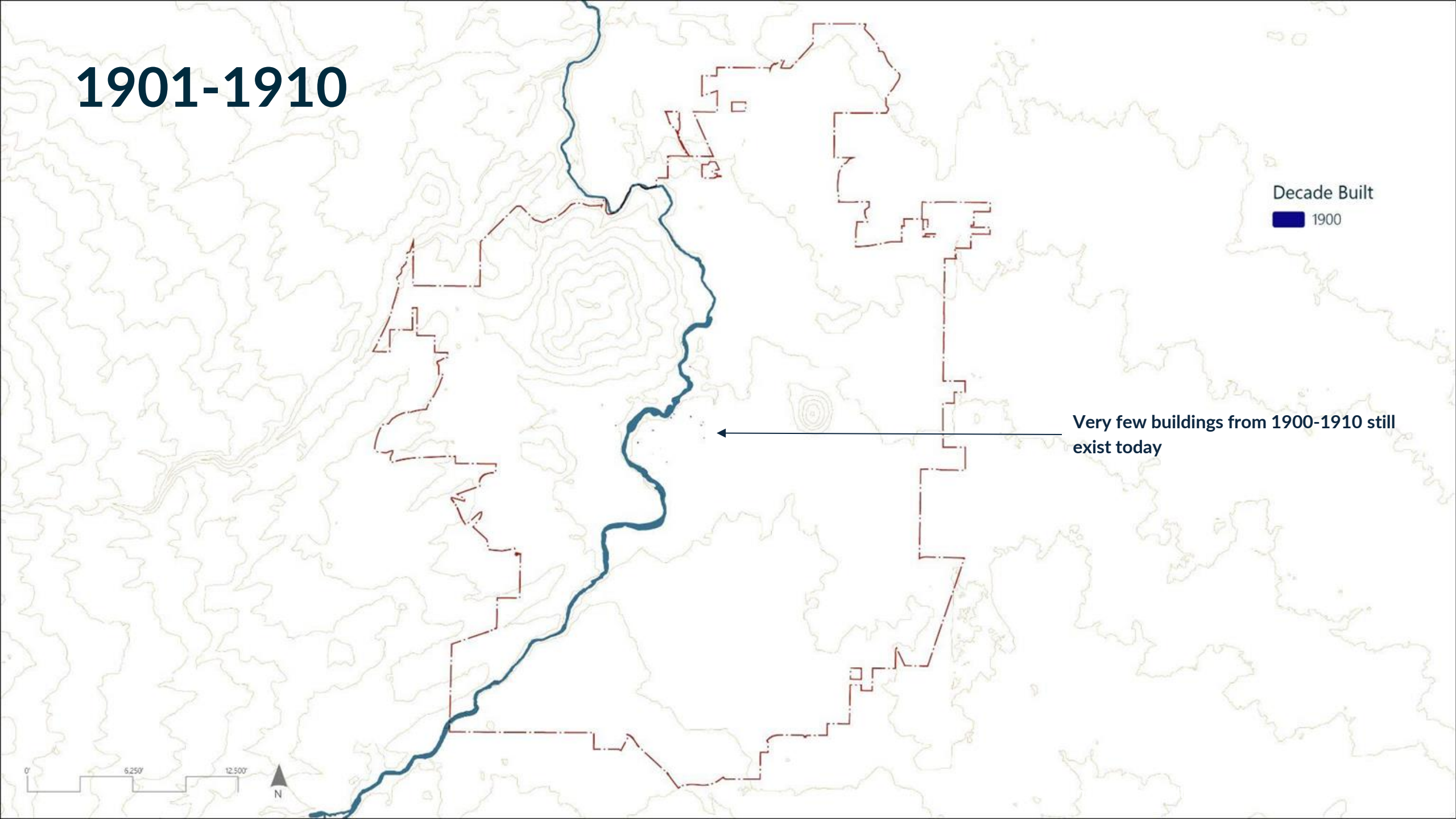
Decade Built

1900

Very few buildings from 1900-1910 still exist today

0' 6,250' 12,500'

N

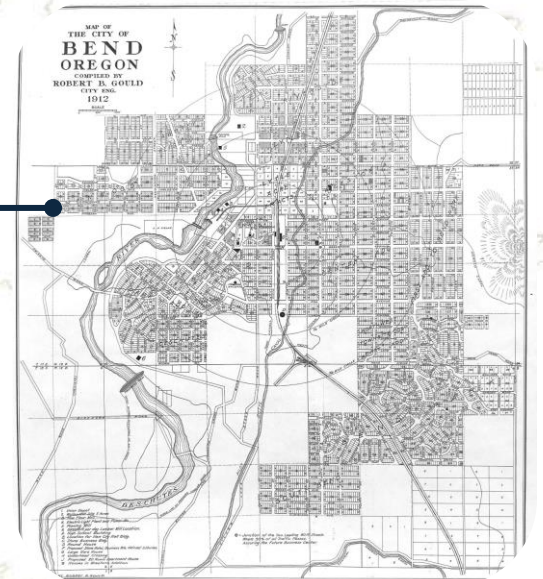


1911-1920

Decade Built

1900

1910



Speculative City Map 1912



1921-1930

Decade Built

1900

1910

1920

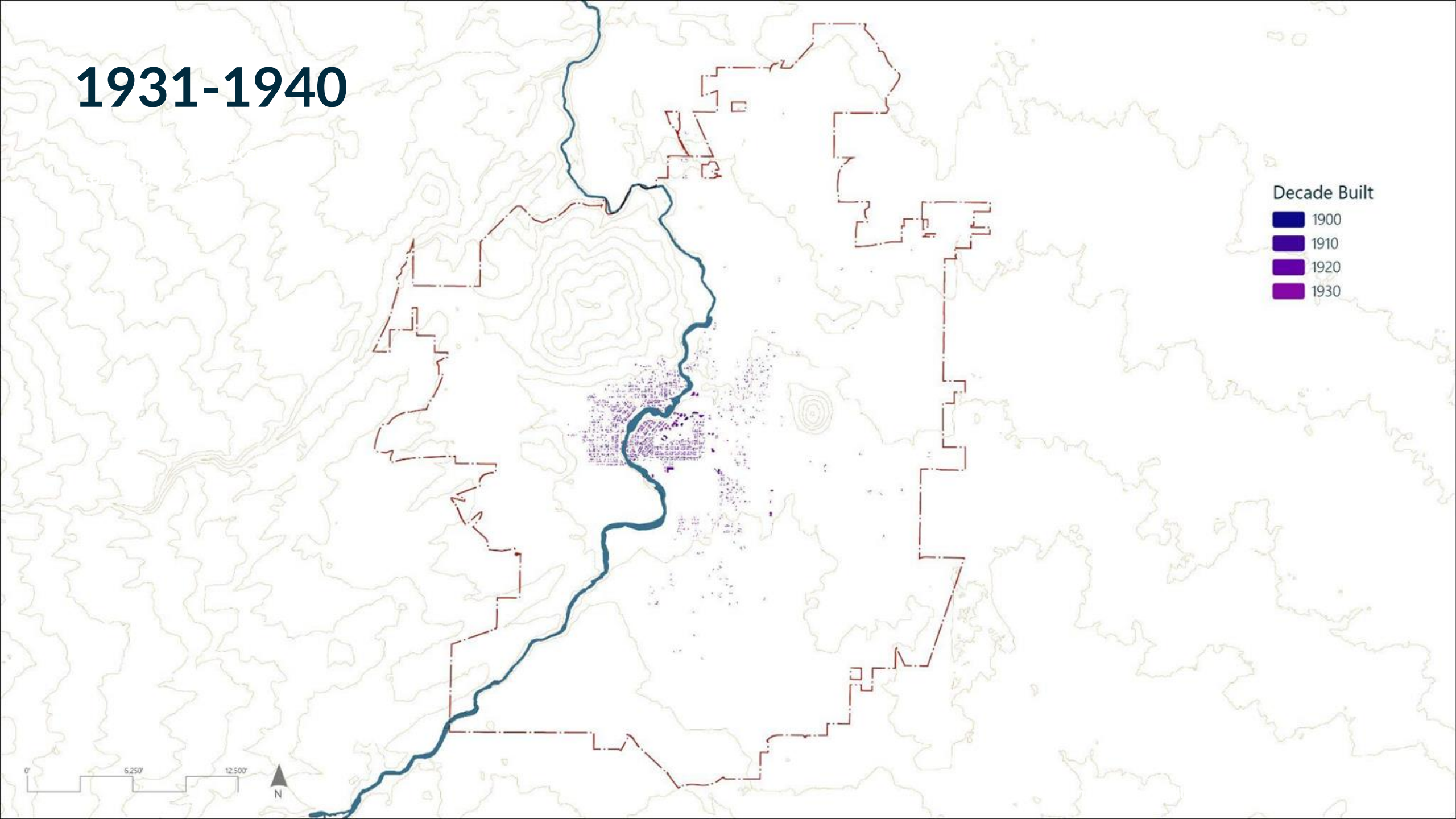
Bend townscape is about a ¼ mile radius,
concentrated around the river.



1931-1940

Decade Built

- 1900
- 1910
- 1920
- 1930



1941-1950

Decade Built



1951-1960

Buildings begin to pop up on the southern toe of Awbrey Butte

Decade Built



Buildings extend towards Pilot Butte and the rural east and southeast



1961-1970

Decade Built



More eastside and
southeast development



1971-1980

More development along the southern edge of Awbrey Butte

Decade Built



North Bend sees new development

Entire subdivisions pop up in the east and southeast



1981-1990

Bend's physical footprint expands a little farther with new buildings crawling up Awbrey Butte for the first time

New west side developments along Century Drive

Decade Built



Development also continues on the north- and southeast side, as well as the south side



1991-2000

Decade Built



Intensifying development to the west:
Awbrey Butte and beyond, the
beginnings of Broken Top

Rural developments primarily on the east
and south sides of Bend are annexed into
the city.



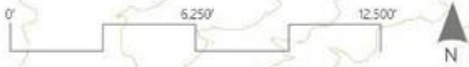
2001-2010

Decade Built



Intensifying development to the west and southwest: Northwest Crossing, Brookwood

Continued urbanization of the east side



2011-2020

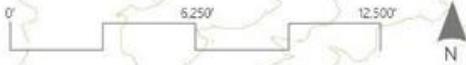
Western edge expansion

NWX continues to be built out &
Bend's 2016 UGB Expansion areas
see their first developments

Decade Built



Infill development



2021-2026

Infill & expansion area development

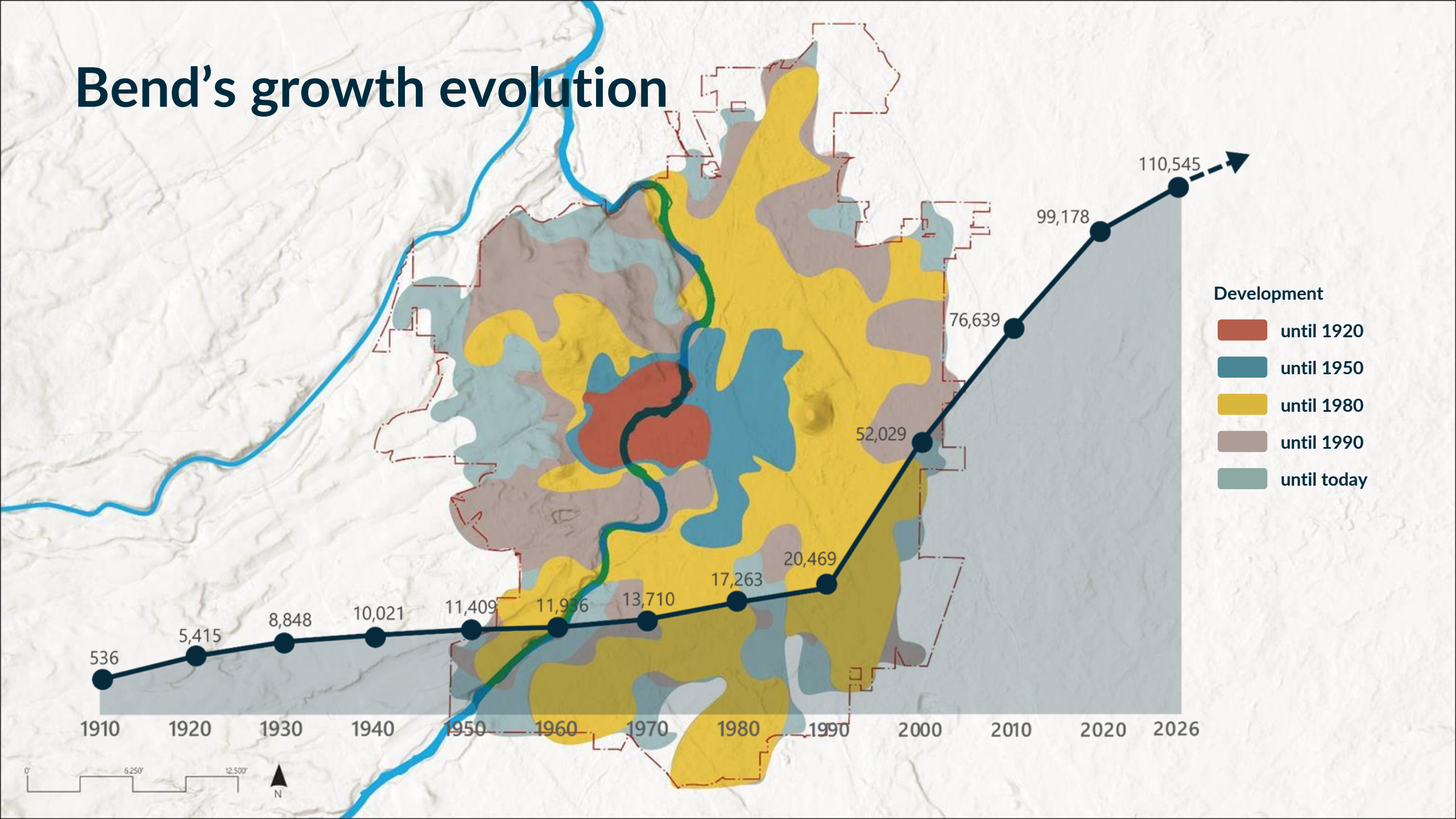
Petrosa development in Northeast expansion area

Additional infill development

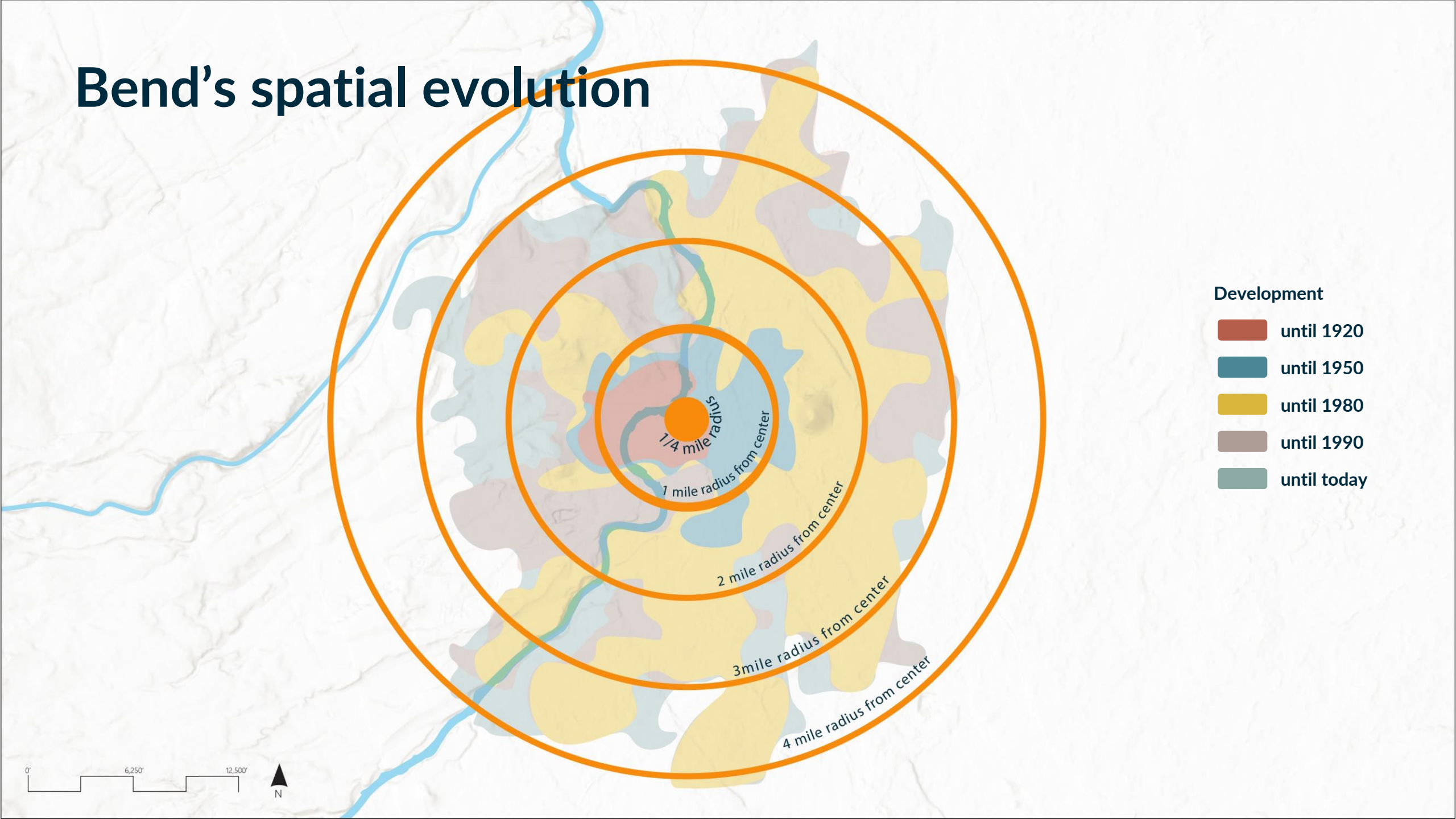
Decade Built



Bend's growth evolution



Bend's spatial evolution



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BEND MADE



CITY OF BEND

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