



**OVERVIEW OF UGB EXPANSION, RECENT WORK ON
GROWTH MANAGEMENT DEPARTMENT
IMPLEMENTATION PROJECTS**

Brian T. Rankin, Long-range Planning Manager
Growth Management Department

Russell Grayson – Director, Community Development



- 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

UGB EXPANSION PUBLIC INVOLVEMENT



2014-2016 UGB Remand process:

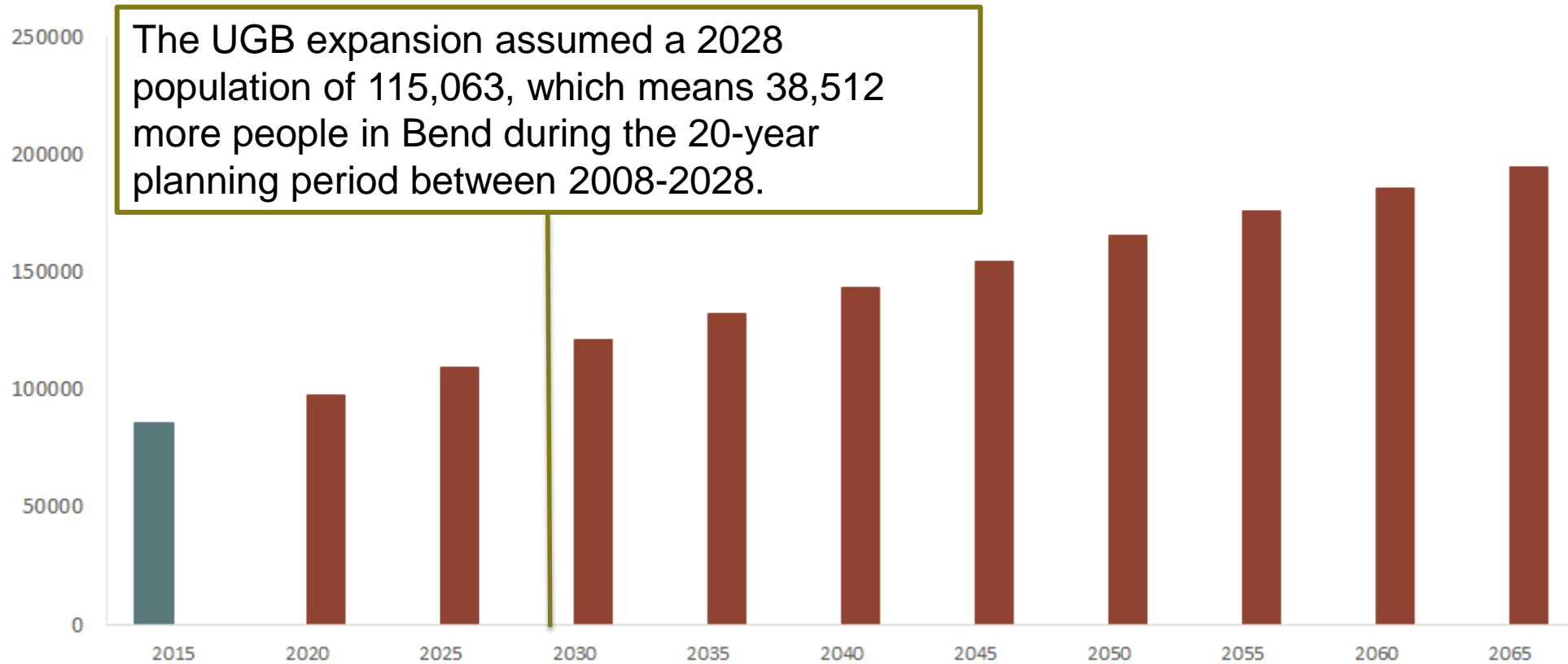
- 3 Technical Advisory Committees (41 meetings)
- UGB Steering Committee (9 meetings)
- 3 community meetings
- Outreach through established groups & presentations

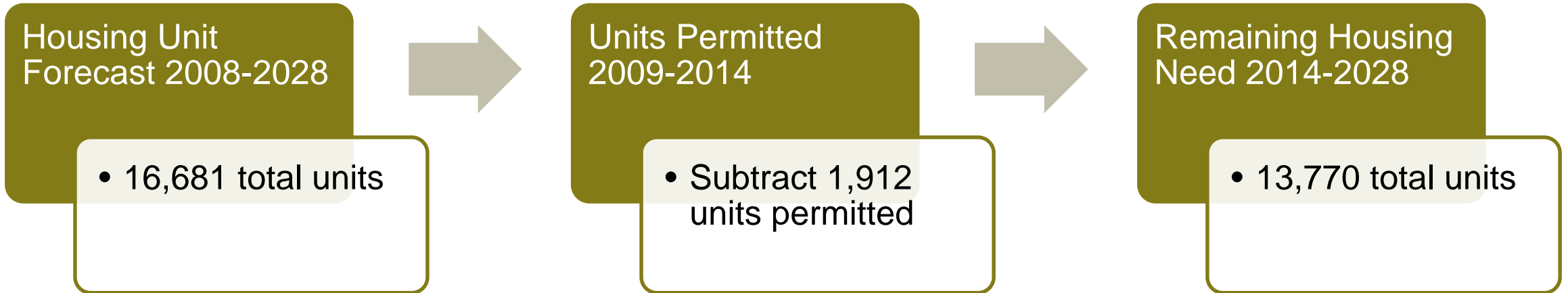


POPULATION FORECASTS

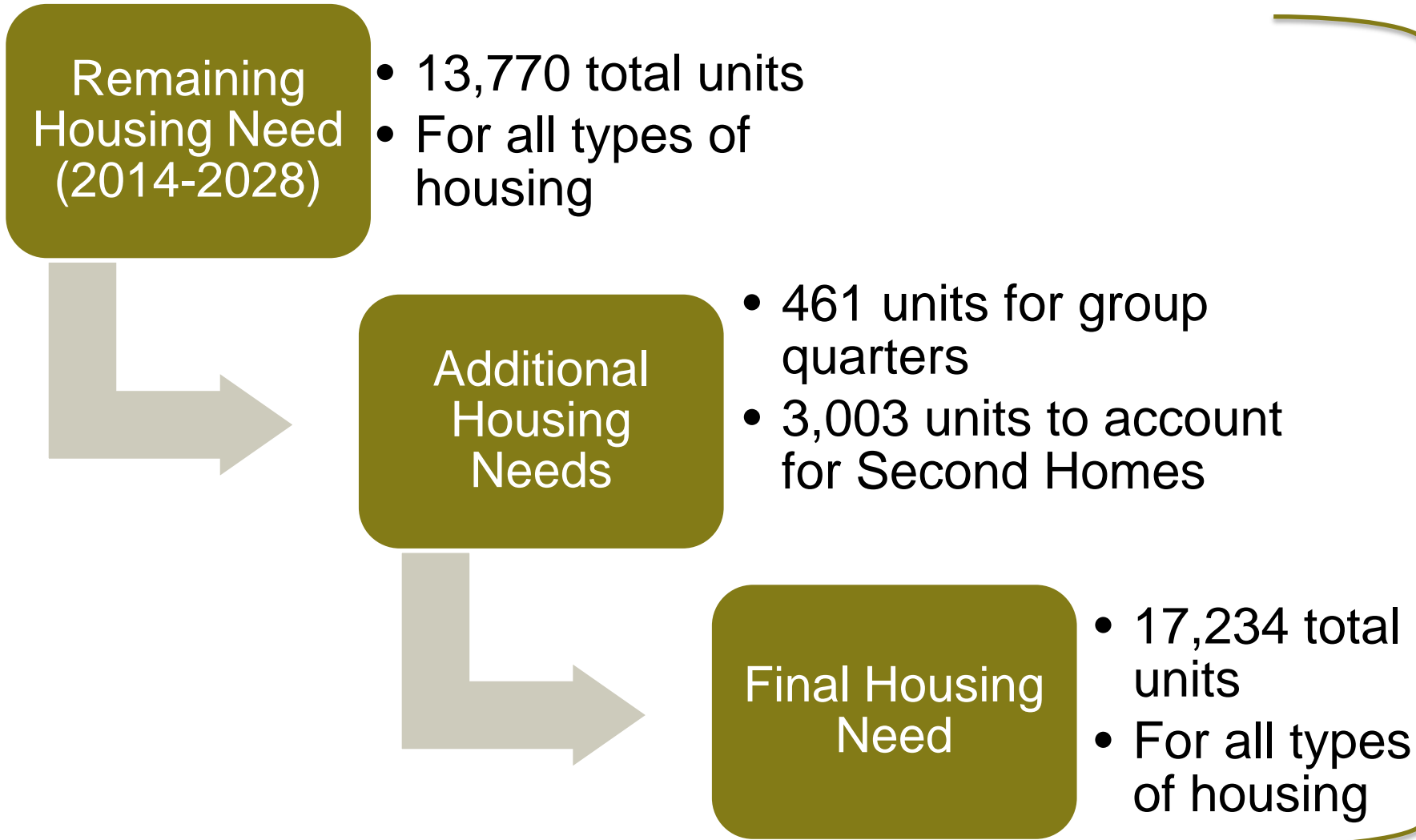


Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2015.





HOUSING NEEDS



- Housing Mix:
 - 55% Single-family detached
 - 10% Single-family attached
 - 35% Multi-family
- Mix is generally applied to total units

CAPACITY OF UGB (2014-2016)



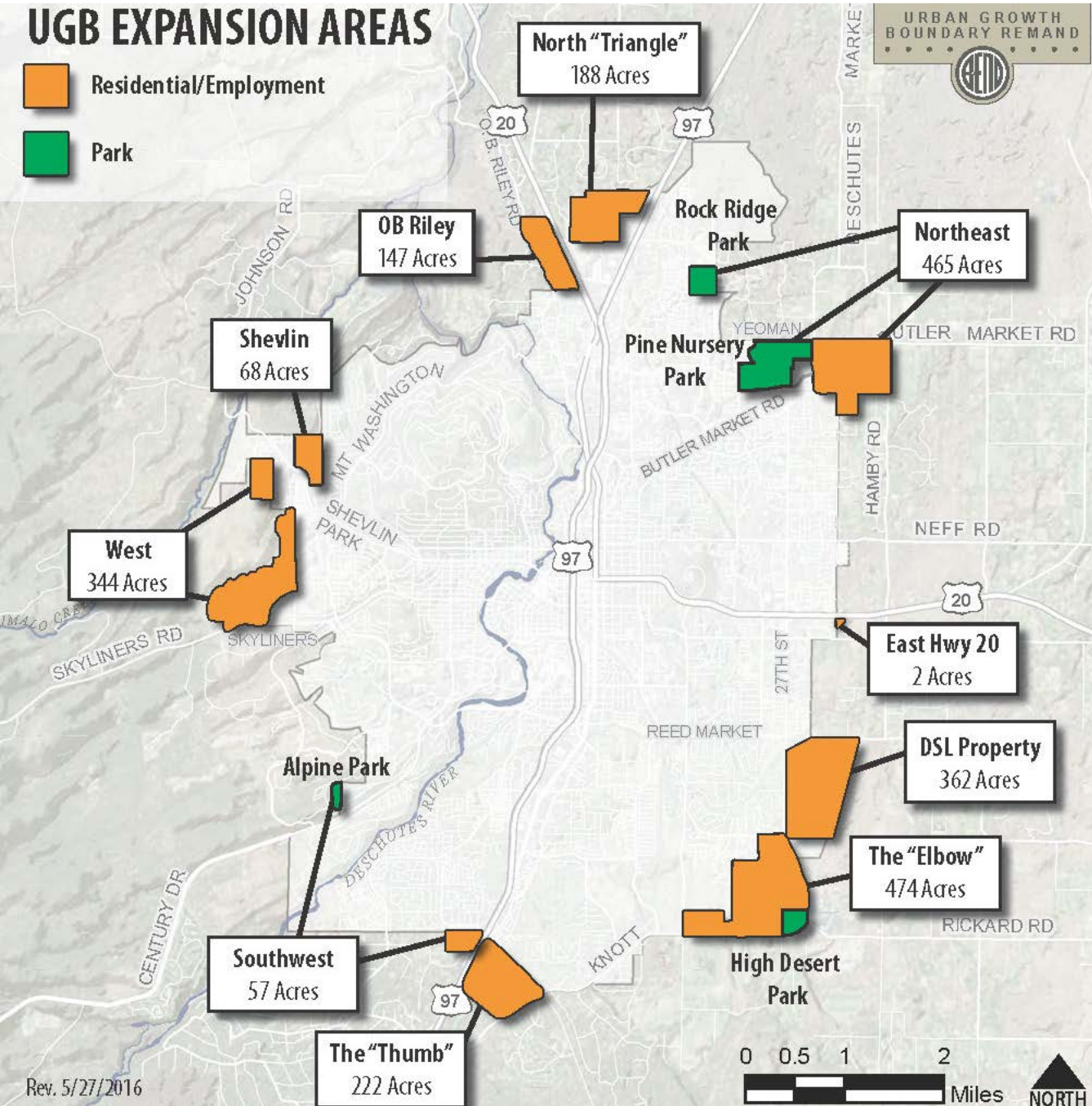
- Base Case Capacity (vacant lands, subdivisions) – 10,039 total units
- Added capacity with Efficiency Measures (Opportunity Areas + Code Changes) – 1,912 additional units
- New Base Case Capacity of 11,950
 - 69% of total units accommodated in UGB, with efficiency measures
 - 31% of total housing need, or 5,282 units, need land through UGB Expansion
- UGB Expansion added capacity for a minimum of 5,282 additional units, for all types of housing



UGB EXPANSION SUMMARY

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 in 2028

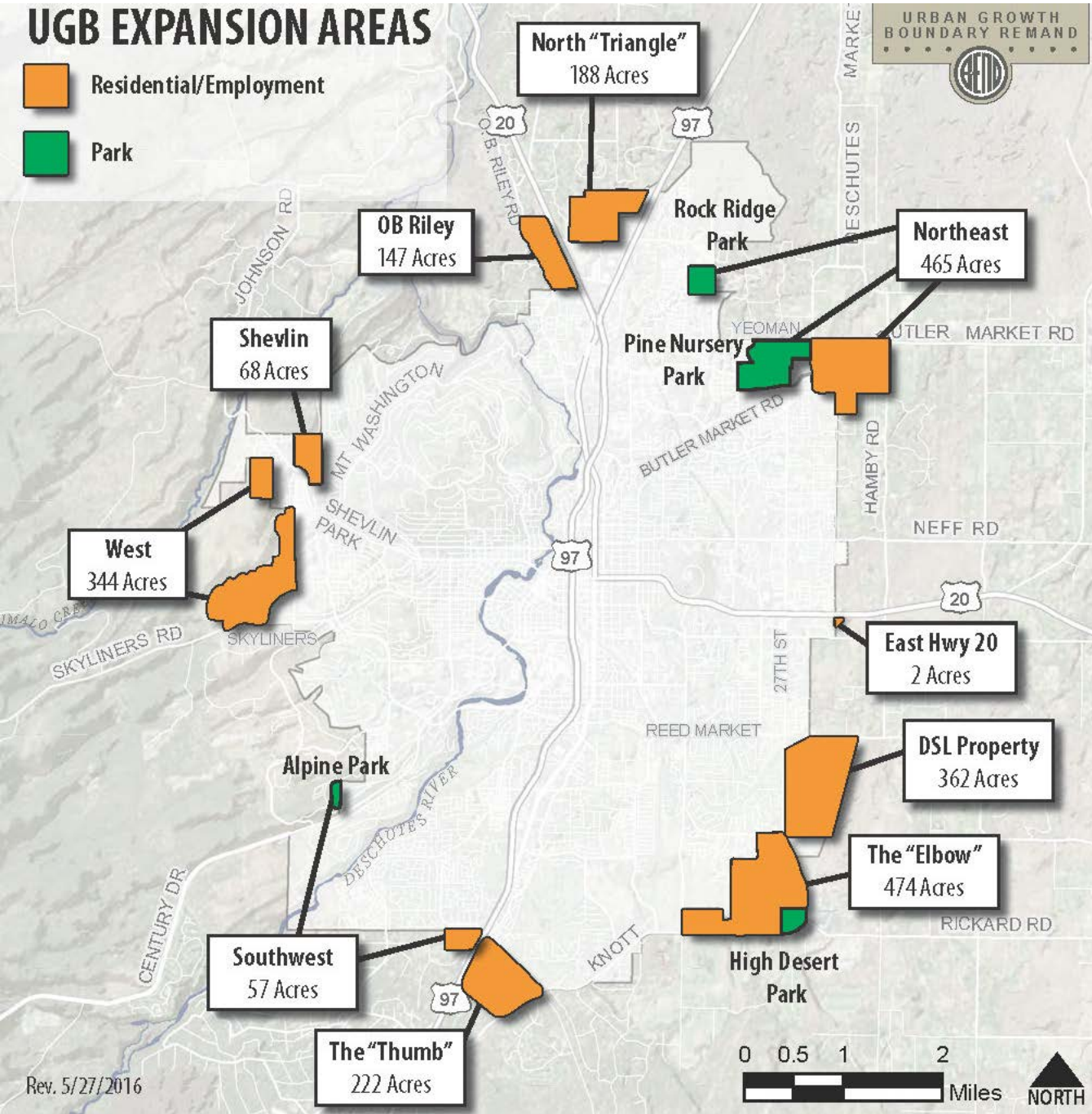




AFFORDABLE HOUSING

Affordable housing (80% AMI or below, 50 year period):

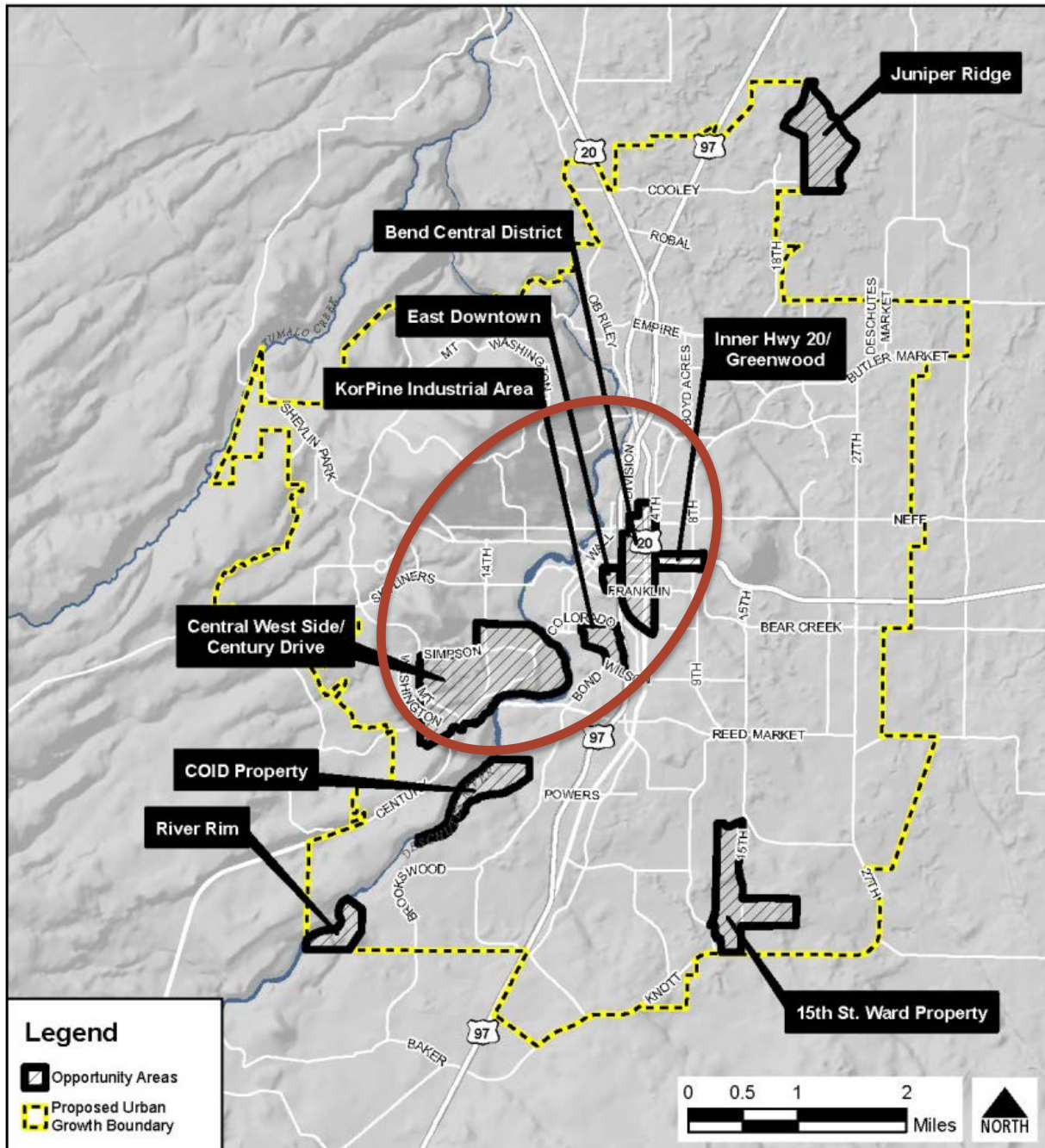
- East Highway 20 – from 44-129 units.
- Southwest – 125 units at 30% AMI.
- West – Roughly 12 units
- North Triangle – Minimum of 77 units





INFILL AND REDEVELOPMENT

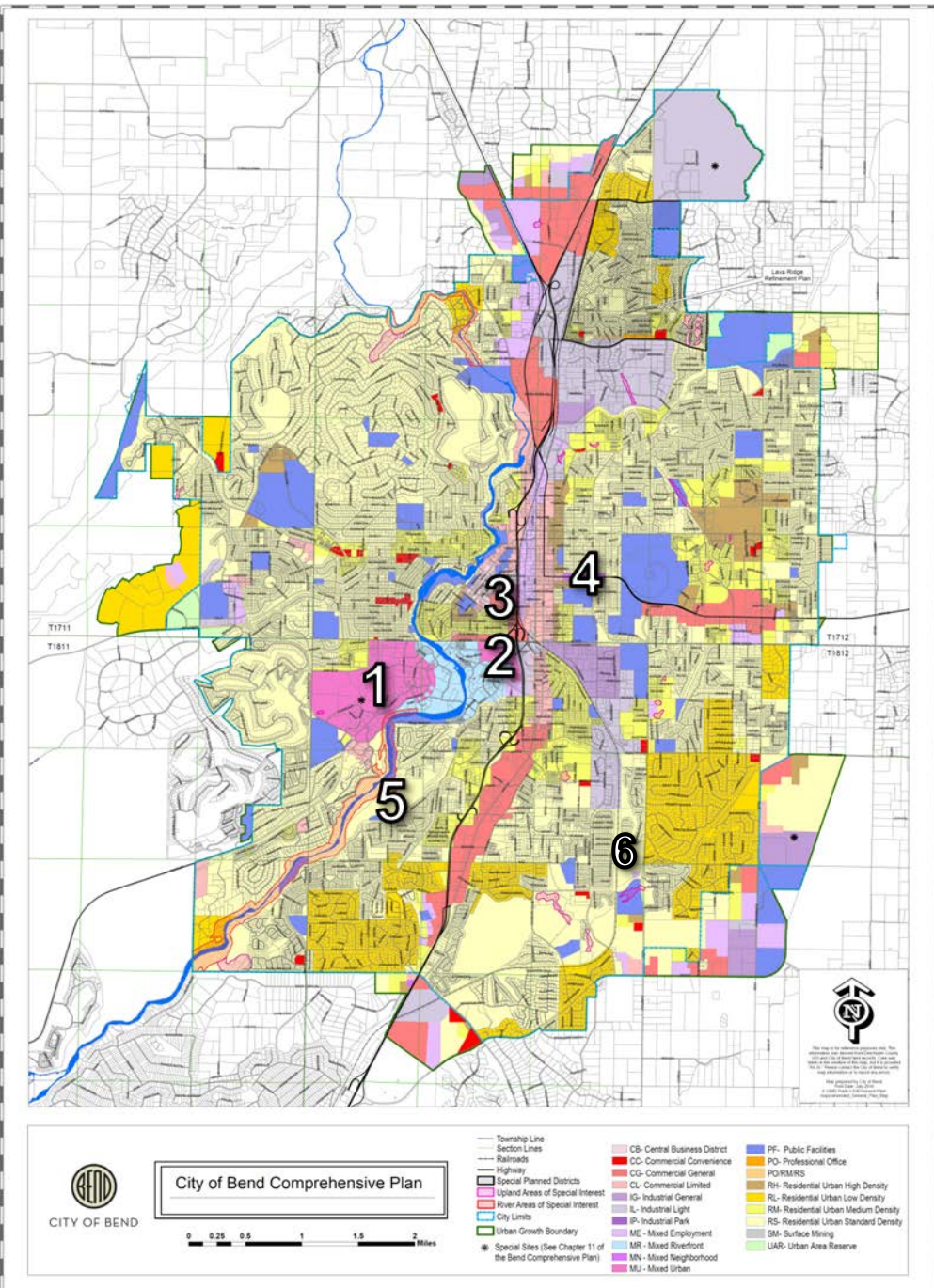
- Opportunity Areas
- Key areas of long-term change:
 - 4-7 story mixed use in the core
 - 2028 growth estimates of approximately 3,000 jobs and 2,000 housing units





PLAN AND ZONE DESIGNATIONS

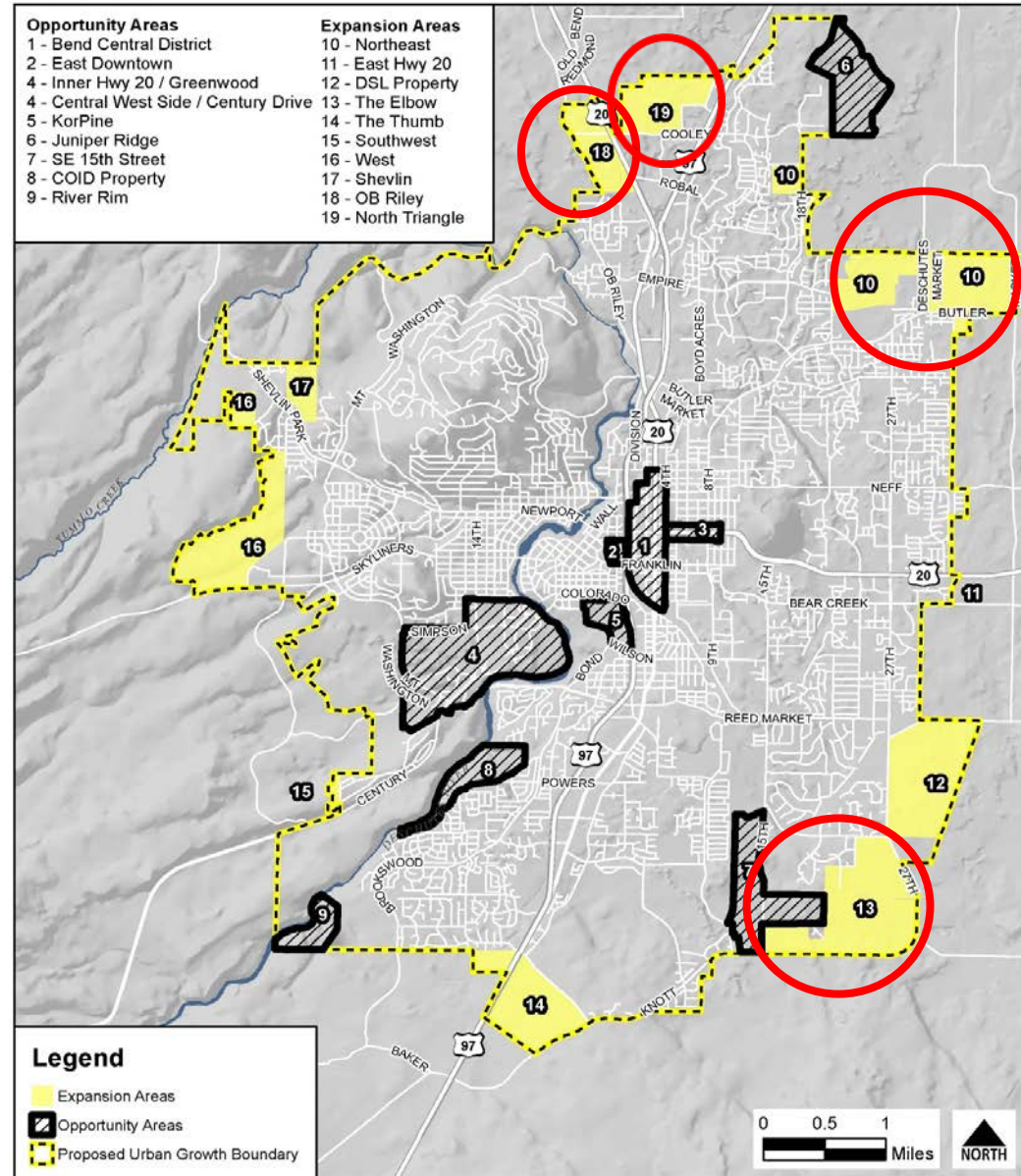
- Expanded UGB
- Expansion areas have plan designations
- New Comprehensive Plan designations for 6 “Opportunity Areas” inside the current UGB
- New zoning districts for 3 “Opportunity Areas” inside the current UGB:
 1. Bend Central District (Special Plan District + some zone changes)
 2. “Korpine”
 3. 15th Street Ward Property
- UGB adopted thousands of pages of amendments to policy and findings



UGB EXPANSION AREA PLANNING



- “Growth Management” Chapter 11 of Comprehensive Plan guides development
- 4 UGB expansion areas require a City-initiated Area Plan prior to annexation
- Role of Area Planning – implementation level land use, infrastructure and funding



FOCUS ON INFRASTRUCTURE & IMPLEMENTATION



C
O
M
P
L
E
T
E
D

LAND USE POLICY/CODE

Comprehensive
Plan Updates &
Growth Policies

Urban
Growth
Boundary
Expansion

Development
Code Updates

N
E
E
D
S

INFRASTRUCTURE POLICY/CIP

Infrastructure
Master Plans

Public
Facility
Plans

Infrastructure
Funding & SDC
Methodologies,
Capital
Improvement
Programs

W
O
R
K

MONITORING, UPDATING

P
L
A
N
N
I
N
G

P
R
O
C
E
S
S

APRIL 2019 ROI STUDY: OVERVIEW OF APPROACH



1. Assess areas most ready for development now, with long-term potential
 - Land use characteristics and revenues
 - Informs “what” gets built
 - Infrastructure capacity and costs
 - Informs “readiness” of areas
 - Input from public entities, city departments
 - Informs partnerships, synergies
2. Conclusions regarding readiness in short-term

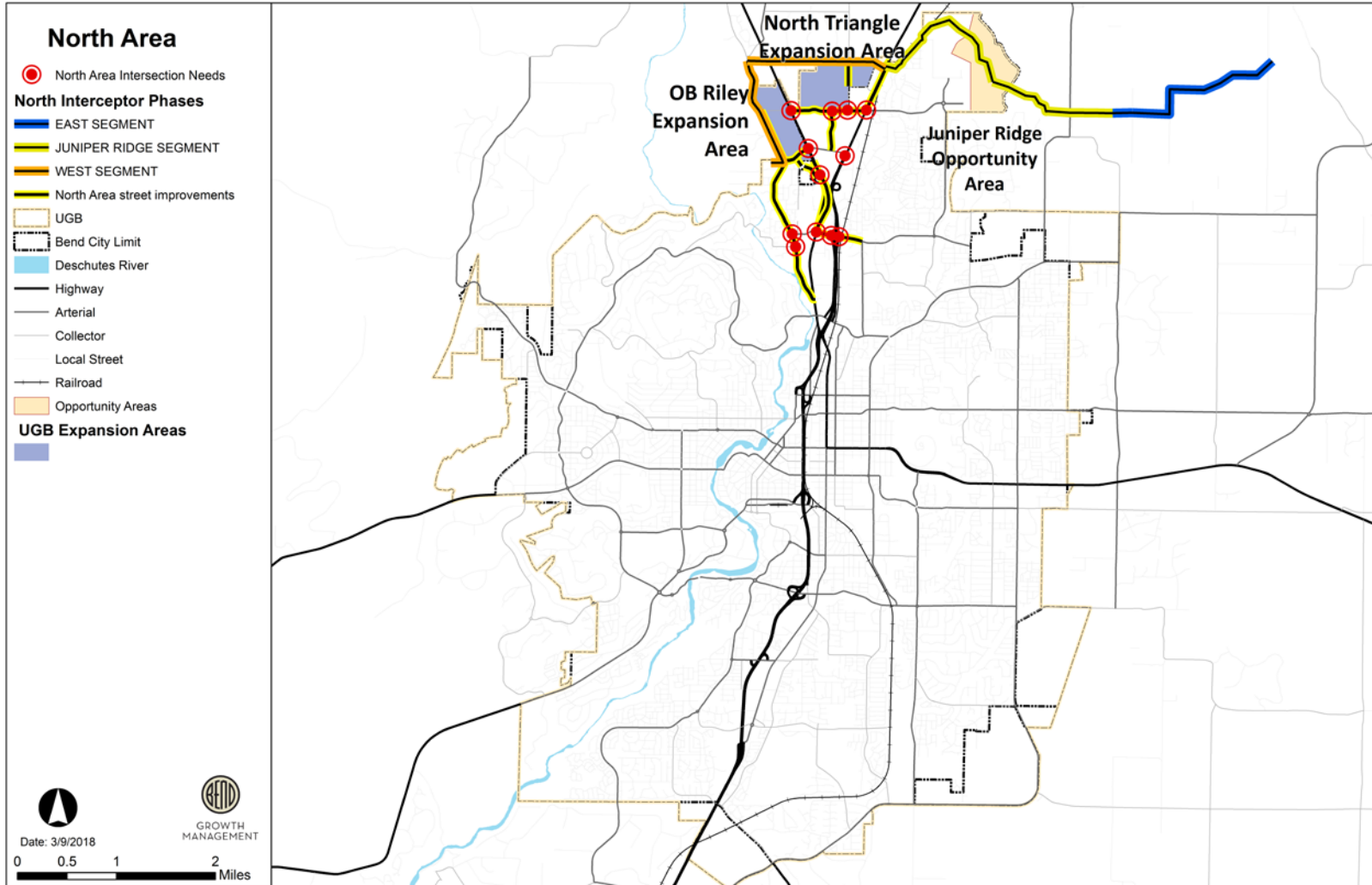


3. Implementation Actions – apply to areas that are ready

- Area Plan
- Urban Renewal Districts
- Housing and development incentives testing
 - Multiple Unit Tax Exemption
 - Vertical Housing Development Zones
 - SDC Financing

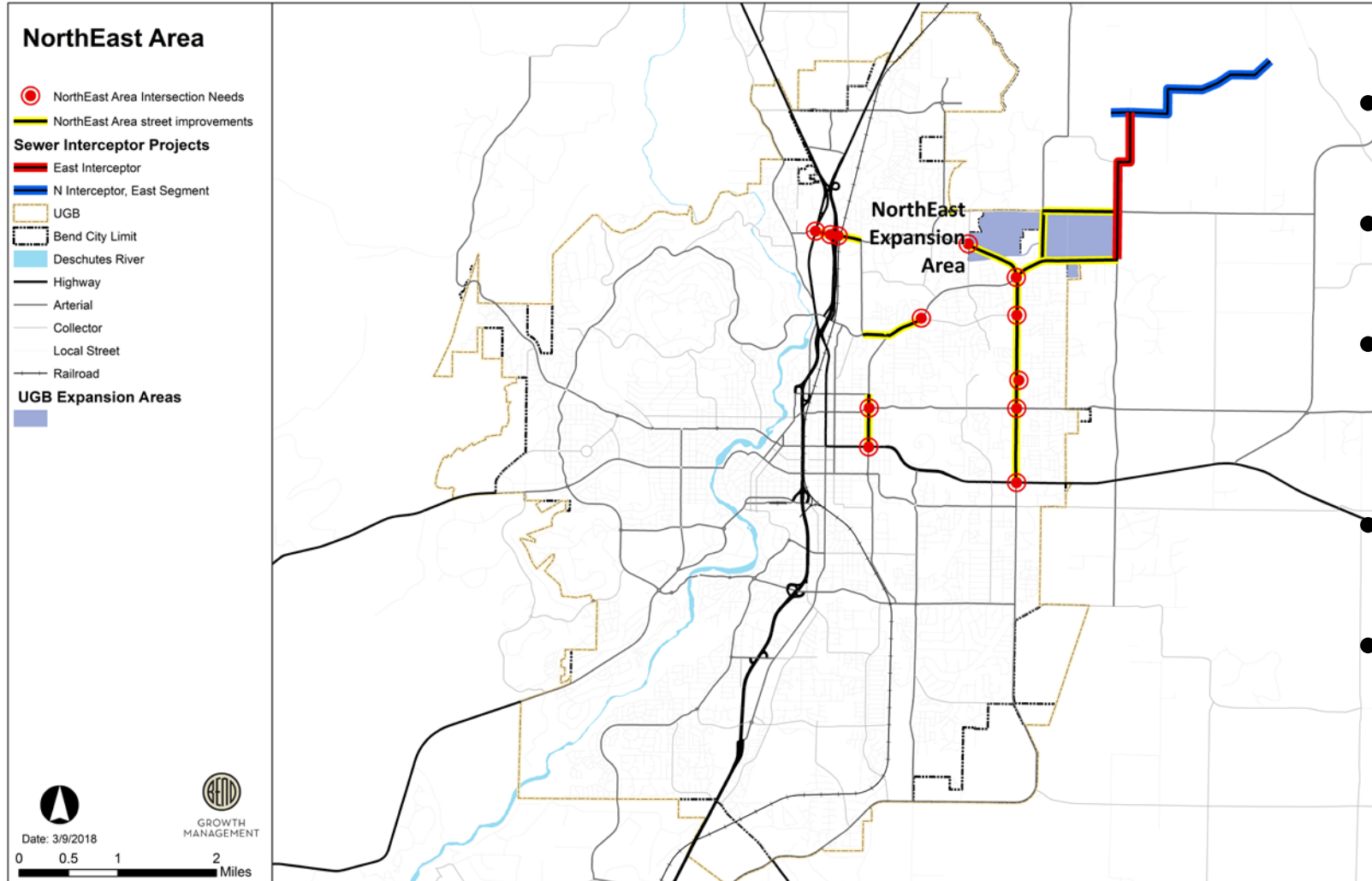
4. Form initial conclusions blending incentives with areas ready in short-term

NORTH AREA UGB EXPANSION



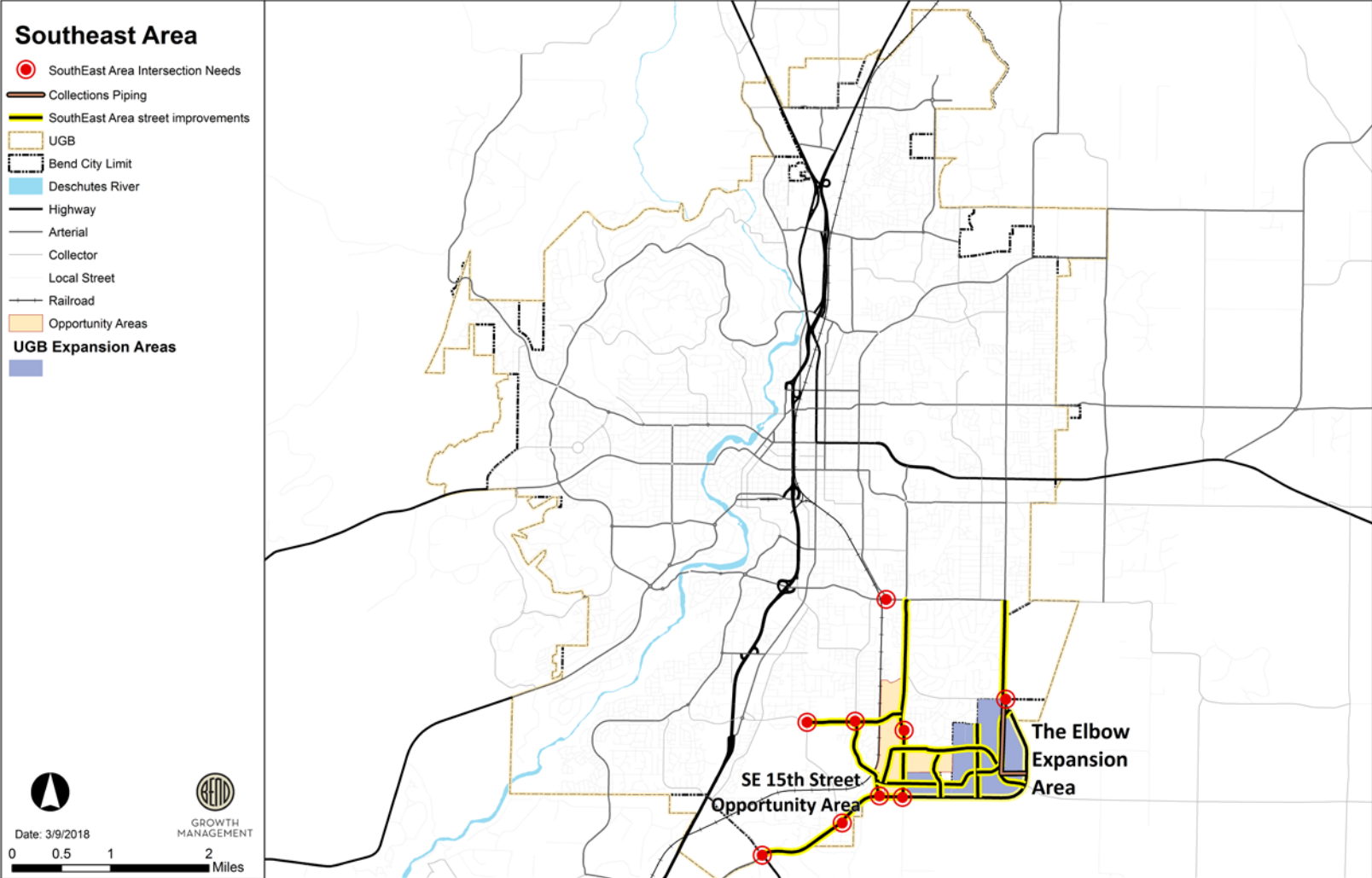
- Transportation - \$71M near term transportation
- Sewer – \$18-22M CIP project
- Sewer - \$29M cost prior to development
- Sewer - \$11M cost with development
- Complex and more time for service

NORTH EAST UGB EXPANSION AREA



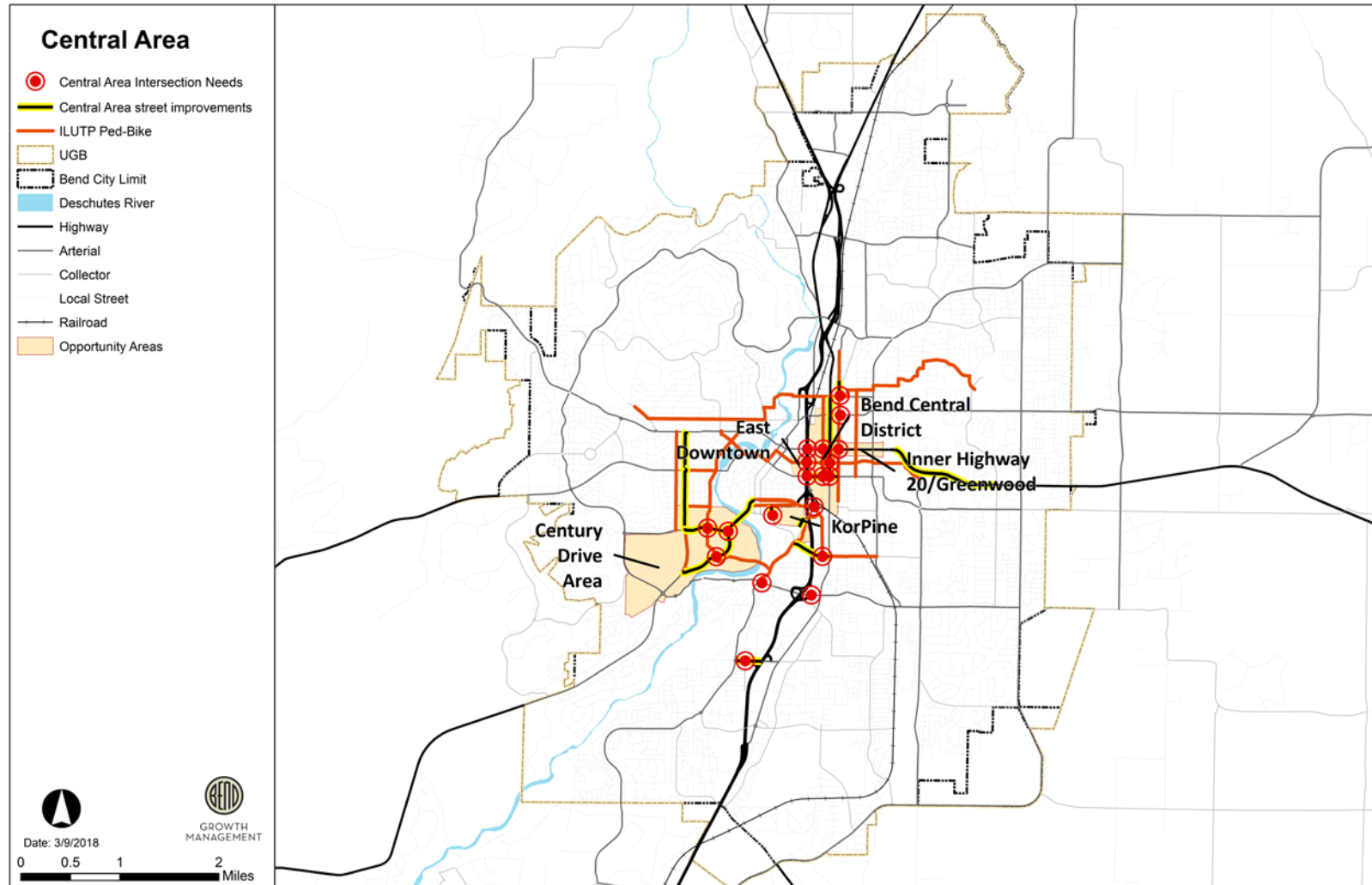
- Transportation - \$50M near-term
- Sewer - \$18-22M CIP project
- Sewer - \$29M cost prior to development
- Sewer - \$14M with development
- Not as complex, need time for sewer service

“THE ELBOW” UGB EXPANSION AREA



- Transportation - \$70M near term
- Sewer – immediate capacity in interceptor
- Sewer - \$7M local improvement and 10 year projects
- Sewer mostly ready, less complex and time to serve

“CORE” REDEVELOPMENT AREAS



- Transportation - \$27M near-term
- Sewer – \$2M CIP project
- Sewer – no major additional needs until 10 years
- Least complex and time consuming infrastructure projects for service

DIRECTION FROM COUNCIL ON GMD WORK PLAN



1. Area readiness (city and partner infrastructure) today:

- The “Elbow” and Core areas

2. Implementation work underway:

- Area Plan for the Elbow
- Urban Renewal Feasibility for some, but not all of the Core area
- Projects should wrap up early/mid 2020

3. Infrastructure work underway:

1. Council focus on building Empire and Murphy corridors, additional projects currently being discussed
2. Update Transportation Systems Plan (addressing funding options)

CURRENT DEVELOPMENT STATUS



North Triangle/OB Riley Area

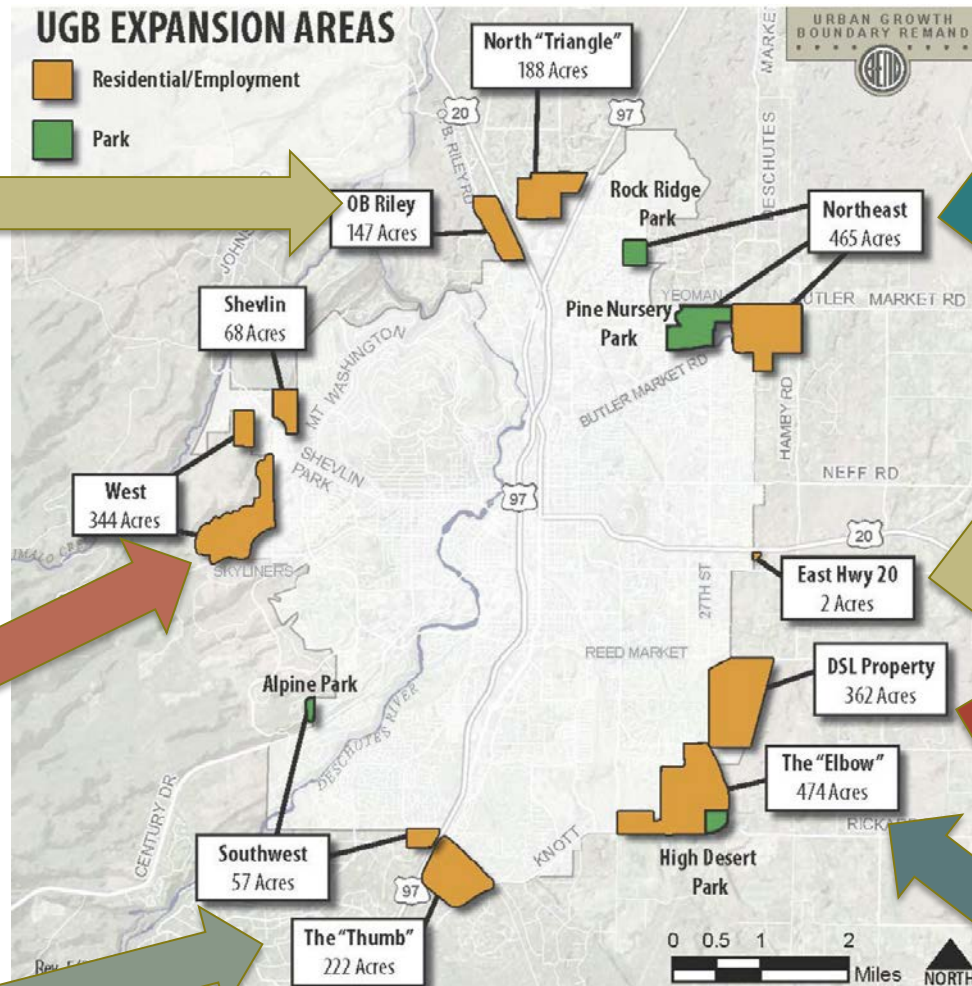
- Elementary School under construction
- In preliminary discussion with property owners in North "Triangle" area.
 - Sewer Availability
 - Transportation Mitigation

Westside Area

- Development Agreement Approved Fall 2018
- 1st Master Plan and Annexation in process
- 2nd Master Plan and Annexation in discussion
- 1st house completion Late 2020

Southwest/Thumb

- Preliminary Conversations with property owners
- No near term Land Use Applications



Northeast Area

- Developer Initiated Master Plan
- In pre-application discussions
- Master Plan Approval Late 2019
- Construction 2020

HB 4079/East HWY 20 Area

- State awarded Late 2019
- Developer Initiated Master Plan
- In preliminary discussions
- Master Plan Approval 2019/2020

DSL

- Staff in conversations with DSL
- DSL working on overall schedule
- 1st Step – Appraisal late 2019

Southeast

- High School – Opening Fall 2021
- Opportunity Area – In discussion with property owner
- SE Area Plan

TIMELINE EXAMPLE - WESTSIDE



- Fall 2016 - UGB Expansion approved
- Early 2017 - 1st Meetings with Westside property owners
- Fall 2018 – Development Agreement approved by Council
- March 2019 – Planning Commission: Master Plan Hearing
- May/June 2019 – City Council: Master Plan and Annexation
- Summer 2019 – Grading/Infrastructure construction start
- Late 2020/Early 2021 – 1st house closing



WHY DOES IT TAKE SO LONG?

1. Water and Sewer Analysis
2. Traffic Impact Study
3. ODOT – Transportation Planning Rule (TPR)
4. Infrastructure mitigation and negotiation
5. Development Agreement
6. Master Plan Application
7. Annexation Application
8. Annexation Agreement
9. Tentative Plat Application
10. Infrastructure Plan Approvals
11. Infrastructure Construction
12. Final Plat Application
13. Site Plan Application (for Multi-Family)
14. Building Permit Application
15. Building Construction
16. **FINALLY, A COMPLETED BUILDING READY FOR OCCUPANCY**



MULTI-FAMILY TRACKING



CITY OF BEND

City Directory

News

Jobs

Pay Online

Council Meetings

Search...

GO



SERVICES



COMMUNITY



BUSINESS



GOVERNMENT



VISITOR



CITY PROJECTS

- Community Development

Building Safety Division

Code Enforcement Division

Development Services

Licensing & Special Events

Permitting Software Replacement Project

Planning Division

Private Development Engineering Division

System Development Charges

Government » Departments » Community Development » Planning Division »

Planning Reports

Like 0

Font Size: + -

+ Share & Bookmark

Feedback

Print

Current Planning Applications

[Multi-family Housing Development - Project Status Report](#)

[2019](#)

[2018](#)

[2017](#)



[Online Application Tracking](#)

MULTI-FAMILY REPORT



Project Name	Location(s)	# of Units Complete	# of Units In Construction	# of Units Proposed	Total Units	Project Status	Housing Type	Land Use File#
Bellevue Crossing Apts	460 - 490 NE Bellevue Dr	153			153	Complete	Market-Rate	PZ-15-0556
Outlook at Pilot Butte	2001 & 2045 NE Linnea Dr	205			205	Complete	Market-Rate	PZ-15-0534
Ratcliffe Duplex	1535 SW Knoll Ave	2			2	Complete	Market-Rate	PZ-16-0900
Seasons at Farmington Reserve	61549 - 61569 Aaron Way	228			228	Complete	Market-Rate	PZ-15-0003
The Range	1230 - 1290 NW Discovery Park Dr, 2900 - 2920 NW Crossing Dr	132			132	Complete	Market-Rate	n/a
Housing Works Apts	2154 - 2252 Moonlight Dr, 2027 - 2097 Daggett Ln	53			53	Complete	Affordable	PZ-16-0370
Escena Apts	20720 - 20770 Empire Ave	136			136	Complete	Market-Rate	PZ-16-0108
Azimuth 315	Potts Ct & NW Crossing Dr	50			50	Complete	Affordable	PZ-17-0302
Revere Renaissance	147 NW Revere Ave		6		6	Complete	Affordable	PZ-16-0330
The Alexander	1125 NE Watt Way		136		136	Under Construction	Market-Rate	PZ-15-0667
Sundog Blakely LLC	61320 Blakely Rd	12	6		18	Under Construction	Market-Rate	PZ-17-0104
Sierra Ridge	2360 NE Keats Dr		30		30	Under Construction	Market-Rate	PZ-15-0554
Rojasa LLC	20162-20186 Reed Lane		120		120	Under Construction	Market-Rate	PZ-17-0888
Black Pines Apts	2050 NW Black Pines Pl		14		14	Under Construction	Market-Rate	PZ-17-0630
Forum Westside LLC	210 SW Century Dr		203		203	Under Construction	Market-Rate	PZ-18-0117
Lakeside Place	2320-2366 NW Lakeside Pl		81		81	Under Construction	Market-Rate	PZ-16-0091
Kine 8th St Multifamily Infill	1455 NW 8th St		3		3	Under Construction	Market-Rate	PZ-17-0705
Kine Multi Family	1419 NW 8th St		5		5	Under Construction	Market-Rate	PZ-17-0644
Yates Point	930 SW Yates Dr			17	17	Building Permit In Review	Market-Rate	PZ-17-0156
Paradigm	1609 SW Chandler Ave			67	67	Building Permit In Review	Market-Rate	PZ-18-0382
Pahlisch	Holliday Ave 2304,10,16			12	12	Building Permit In Review	Market-Rate	PZ-18-0944
Deschutes Place	Deschutes Pl & Webster			22	22	Land Use Approved	Market-Rate	PZ-17-0744
Reserves at Pilot Butte	485 NE Aurora Ave			82	82	Land Use Approved	Market-Rate	PZ-17-0166
Pahlisch	2300 Holliday Ave			4	4	Site Plan Application	Market-Rate	PZ-19-0228
BKS Developments LLC	816-828 NW Hill St			30	30	Site Plan Application	Market-Rate	PZ-17-0860
Evergreen Housing	171 SW Shevlin-Hixon Dr			170	170	Site Plan Application	Market-Rate	PZ-18-0429
Outpost 44	2785 NE Boyd Acres Rd			130	130	Site Plan Application	Market-Rate	PZ-18-1031
Canal Commons	NE 27th & Empire Ave			48	48	Site Plan Application	Affordable	PZ-19-0205
Dunlap	20525 Reed Market Rd			20	20	Pre-application Meeting	Market-Rate	PZ-18-0803
Bonaventure	60885 S Hwy 97			170	170	Pre-application Meeting	Market-Rate	PZ-17-0024
Marco Dib	51 & 71 NW Thurston Ave			12	12	Pre-application Meeting	Market-Rate	PZ-18-0425
KWDS Multifamily	20312 Halfway Rd			108	108	Pre-application Meeting	Market-Rate	PZ-17-0530
Bob Shannon	61528 Parrell Rd			52	52	Pre-application Meeting	Market-Rate	PZ-18-0191
Central OR Veterans Outreach	476 NE DeKalb Ave			6	6	Pre-application Meeting	Affordable	PZ-18-0376
Compass Corner Mixed Use	Taxot 171229BC02100			12	12	Pre-application Meeting	Market-Rate	PZ-18-0379
Habitat for Humanity	63195 Watercress Way			10	10	Pre-application Meeting	Affordable	PZ-18-0666
Pahlisch	NE Holliday Ave & NE Ocker Dr			90	90	Pre-application Meeting	Market-Rate	PZ-18-0771
Campbell	428 NE Burnside			4	4	Pre-application Meeting	Market-Rate	PZ-19-0027
Housing Works Mixed Use	1475 NE Forbes Rd			24	24	Pending State Funding	Affordable	PZ-19-0116
Dunlap	365 SE Reed Market Rd			38	38	Pre-application Meeting	Market-Rate	PZ-19-0008
Housing Works	2790 NE Conners Ave			48	48	Pre-application Meeting	Affordable	PZ-19-0103
Totals		971	604	1176	2751			

Definition of Multi-family: 4 or more housing units on one property (Bend Development Code definition); excludes condominiums, cottage housing, transitional housing

Notes: Units completed includes all projects completed in Calendar Years 2017-2018; units proposed includes all pre-application meetings for previous 24 months

Data Sources: City of Bend Community Development permit records and affordable housing grant records

Since 2015:

- 971 Units: Completed
- 604 Units: In construction
- 590 Units: In entitlement
- 560 Units: Preliminary talks
- 2,761 Units – Total universe

QUESTIONS?

