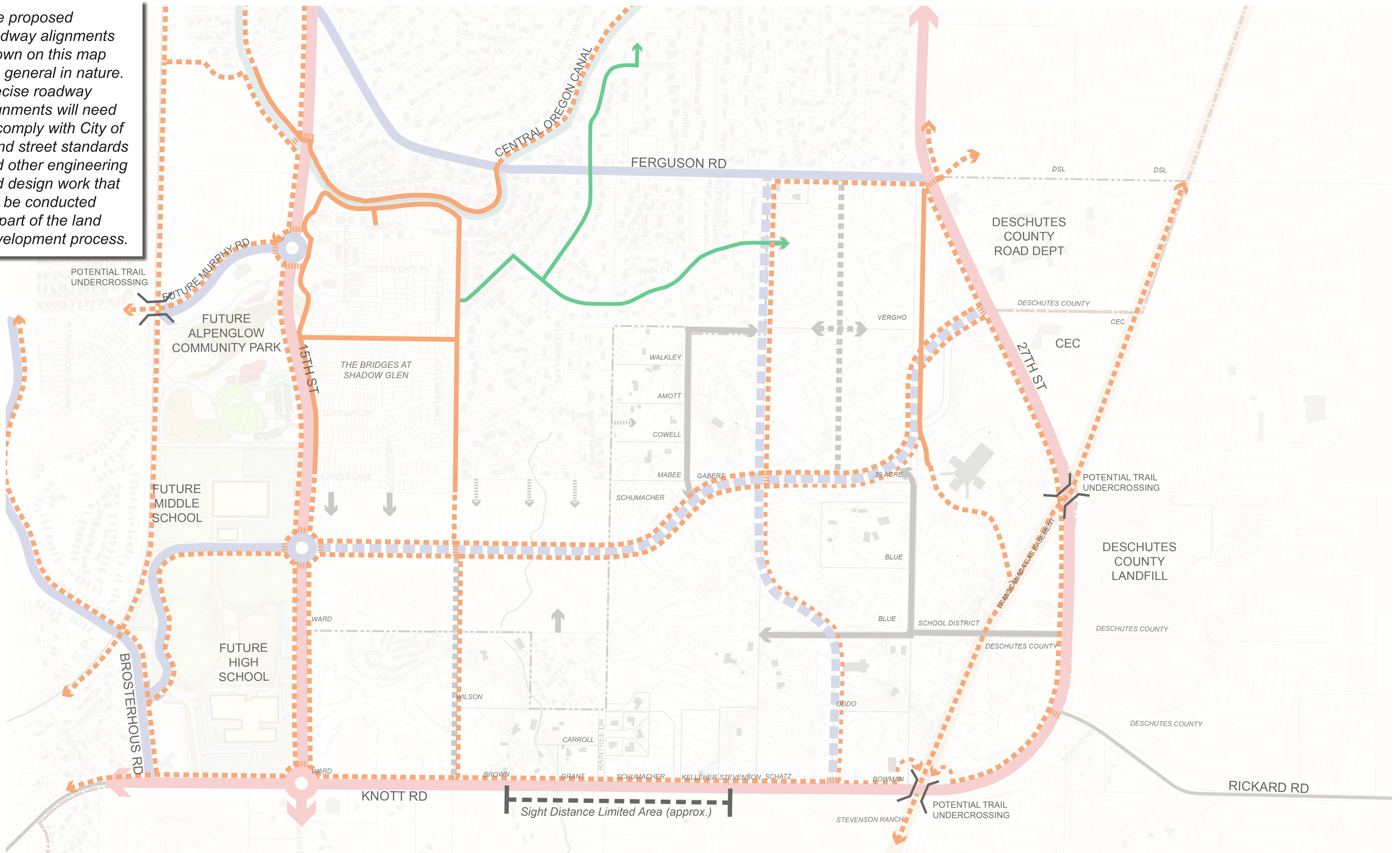


# TRAILS & SCHOOL CONNECTIONS

The proposed roadway alignments shown on this map are general in nature. Precise roadway alignments will need to comply with City of Bend street standards and other engineering and design work that will be conducted as part of the land development process.



- Existing Trail
- Proposed Trail
- Proposed Pedestrian Crossing
- Neighborhood Greenway

# EXISTING LAND USE CONDITIONS



# COUNCIL & STATE DIRECTION

## DIRECTION FROM CITY COUNCIL

### Bend Comprehensive Plan, Chapter 11, Growth Management:

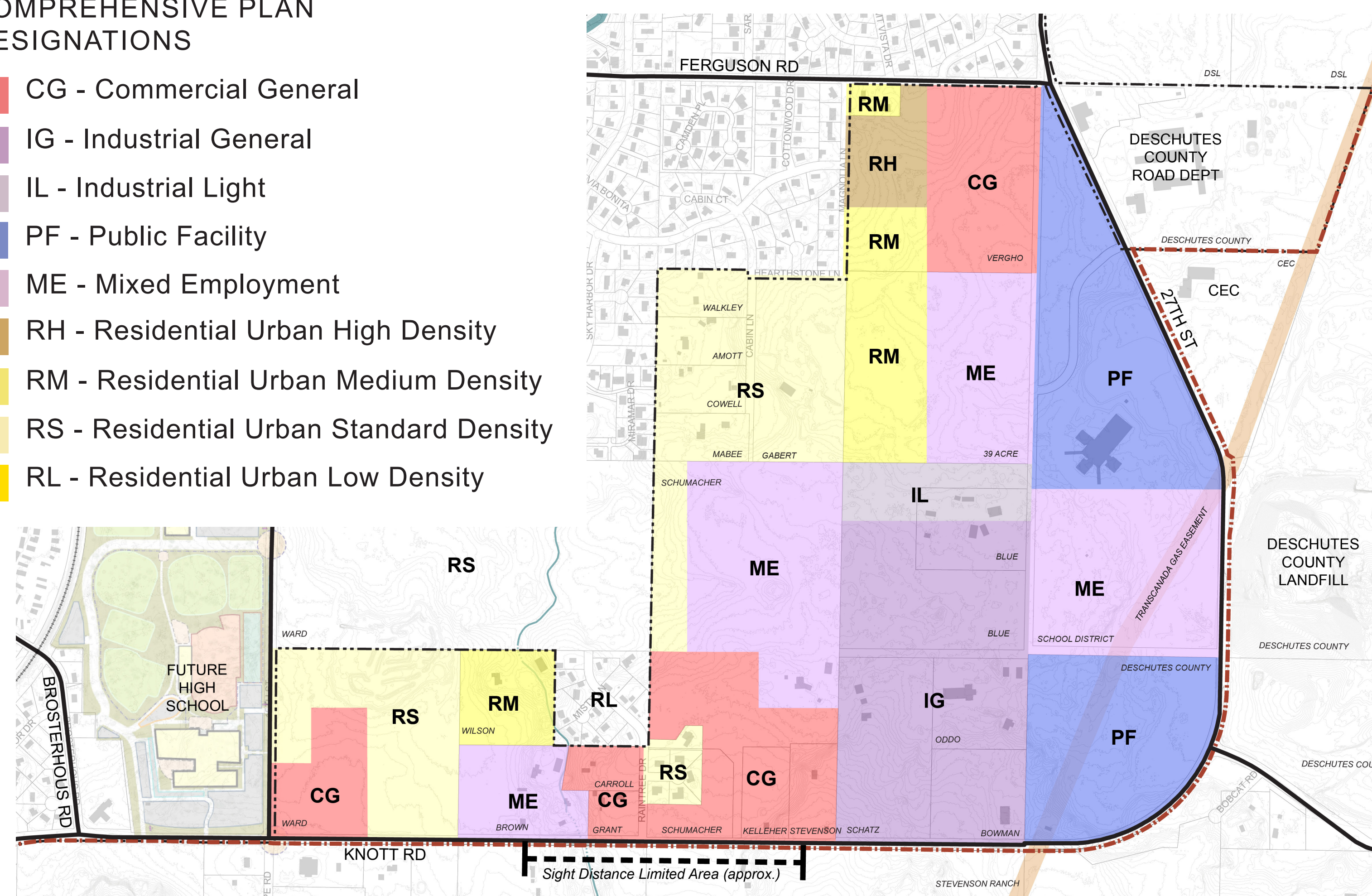
- Policies 11-75 through 11-84 regarding land uses in the Southeast Expansion Area (“Elbow”)

### Resolution No. 3135:

- Resolution through which City Council appointed SEAPAC
- Section 1: Project Goals provides for some flexibility for: (1) tweaks of land use designations; (2) trades of designations, like for like

### COMPREHENSIVE PLAN DESIGNATIONS

- CG - Commercial General
- IG - Industrial General
- IL - Industrial Light
- PF - Public Facility
- ME - Mixed Employment
- RH - Residential Urban High Density
- RM - Residential Urban Medium Density
- RS - Residential Urban Standard Density
- RL - Residential Urban Low Density



## Comprehensive Plan Designations Adopted in 2016 UGB Expansion

## DIRECTION FROM THE STATE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

### DLCD concerns:

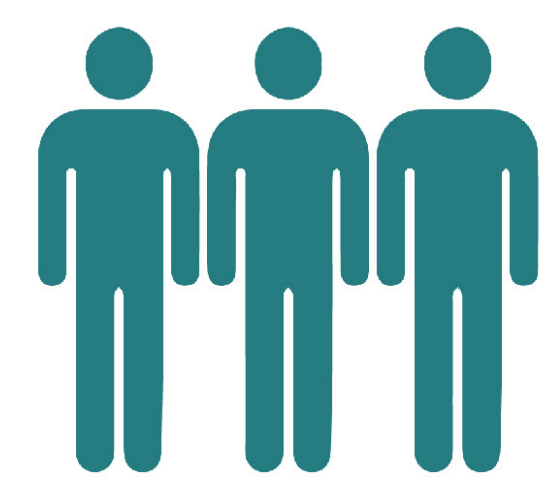
- Loss of light industrial land for Bend’s economic and employment base
- Changing the designation of land that was recently committed to satisfy a 20-year need for industrial acreage
- Loss of jobs, entrepreneurial environment, labor force, business; harm to local target industry competitive advantages

### DLCD strong recommendations:

1. Replace industrial designations with industrial designations concurrent with the re-designation of the Southeast Expansion Area.
2. If (1) is not possible, combine these elements below:
  - Commit to replacing the loss of light industrial (IL) in the near term (within three to five years).
  - Refrain from re-designating any more than half of the light industrial acres in the Southeast Expansion Area, at a maximum. To do otherwise would be inconsistent with the 2016 Economic Opportunities Analysis (EOA).
  - Retain the performance of the same number of non-retail jobs as originally envisioned in the Southeast Expansion Area.
  - Remove residential uses from the Southeast Expansion Area Plan District Mixed Employment (ME) designation in areas where the designations have changed from industrial to ME.
  - Allow residential uses through subarea-specific master plans where the zoning and development code will enable production of the same number of non-retail employment jobs in the master plan area.

# MARKET ANALYSIS SNAPSHOT

## Bend is growing and changing



**67,000**  
New residents forecasted to move to Bend between 2020 and 2040<sup>1</sup>



**58%**  
Increase in the number of jobs in Bend since 2000<sup>2</sup>

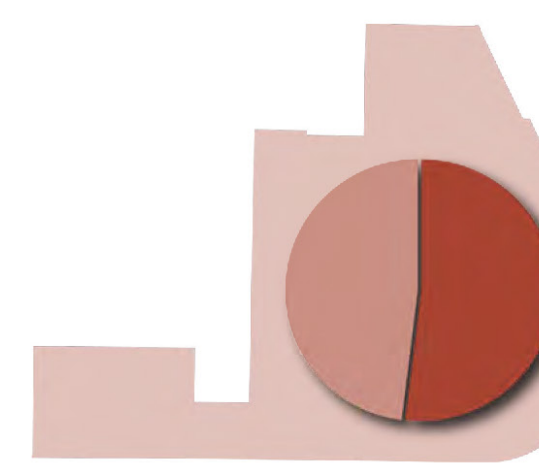
*"Bend is on the map! People want to live in Bend, but it is increasingly becoming less affordable."  
- Project stakeholder*



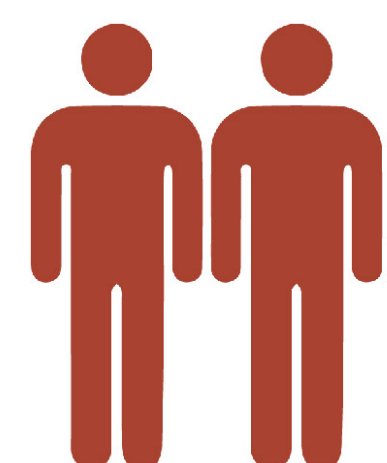
**2,300**  
New households have formed in Bend since 2010<sup>3</sup>

## The Southeast Expansion Area provides opportunities for...

### ...new businesses



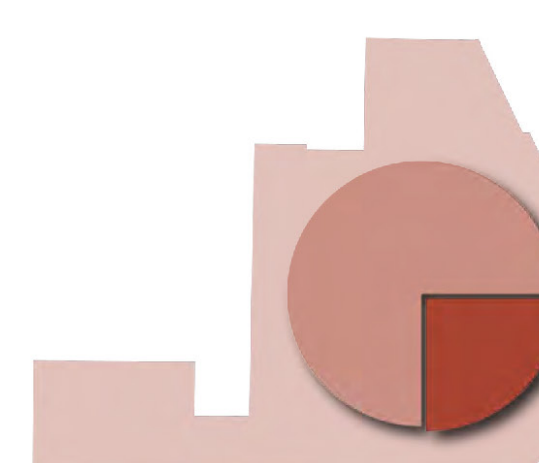
**52%**  
Land designated for commercial, industrial, and mixed employment uses



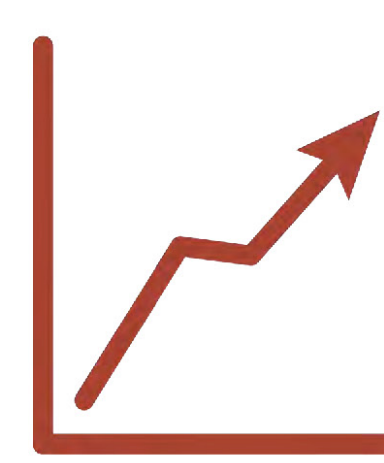
**1-2**  
The majority of Bend businesses are small businesses, with just 1-2 employees on average<sup>4</sup>

*Small businesses present opportunities for economic growth in Bend. Mixed employment zones and commercial and industrial areas will provide opportunities for the flexible space demands of these small, but important, businesses.*

### ...new homes



**25%**  
Land designated exclusively for residential uses, with capacity for about **820 housing units\***

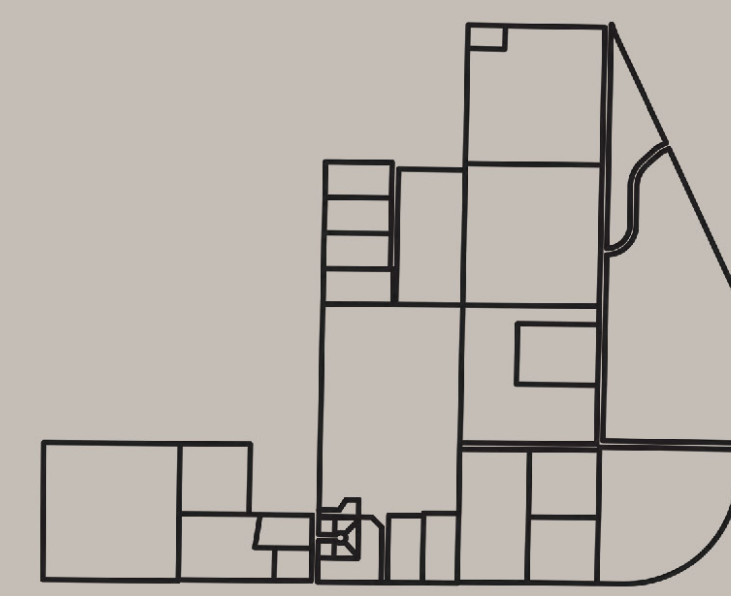


**16%**  
Increase in the median sale price of homes since the beginning of 2017<sup>5</sup>

*\*Mixed employment designation also allows residential uses*

## SOUTHEAST EXPANSION AREA

*"The Elbow"*



**479 ACRES**  
**31 PARCELS**  
**27 PROPERTY OWNERS**

*"The Southeast Expansion Area is not a destination now, but it could one day serve as a community hub."*

## ...new parks and schools

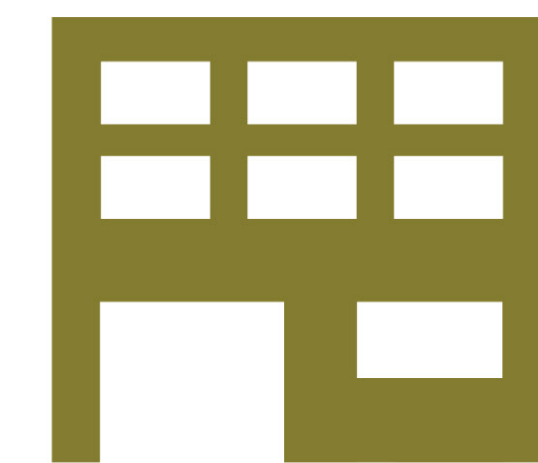


New schools and parks in and adjacent to the Southeast Expansion Area will create momentum for new development and will serve as community activity centers.

## Market Implications for the Area Plan



**Industrial** development such as small warehouses, manufacturing, and 'flex' development (a flexible blend of office and industrial uses) is seeing increased demand in Bend, and the Elbow could be an option for accommodating that demand



**Office** uses such as neighborhood services (accountants, dental offices, etc.) will rely upon surrounding residential uses and have limited market potential in the near-term until housing and transportation infrastructure has been built



**Retail** development is heavily reliant upon future residential development and infrastructure; once housing and transportation infrastructure has been built, there is market potential for neighborhood-scale and destination retail in the mid- to long-term

*Affordable housing will require targeted implementation strategies and actions. To realize affordable housing development in the Southeast Expansion Area, the City will need to use many of its available tools and incentives.*



**Single-family housing** development is the most likely to be successful due to high demand and relatively low development costs; most new residential construction in Bend remains single-family housing



**Multi-family and "missing middle" housing** (such as garden-style apartments, townhomes, and duplexes) may be limited in the near-term, but market potential will continue to grow as the Southeast Expansion Area becomes more of a recognizable neighborhood

## DRIVERS OF SUCCESS

*Realizing the development of any land uses in the Southeast Expansion Area will require substantial infrastructure investment, and decisions regarding where and when that infrastructure investment is made.*