



# Planning for Growth

Unlike most states, the State of Oregon requires cities to make room and plan for future population and employment growth within an urban growth boundary (UGB). A UGB acts as an invisible boundary around a city protecting farm and forest lands. State law provides two main ways for a city to make room for future population and employment growth: growing up and growing out.

**Growing up:** Focuses on development within city boundaries through taller and more dense development such as higher density housing and mixed-use buildings. Mixed-use buildings combine space for housing and businesses. Growing up also includes reusing already developed land and buildings for more intensive urban purposes.

**Growing out:** Focuses on expanding the UGB. Expansion provides land for additional housing, employment opportunities and complete communities. Complete communities have varied types of housing and many of the essential amenities needed for daily living. These include schools, parks and open spaces, shops and services, all within a convenient walking or biking distance.

Planning also needs to consider water, sewer, and transportation infrastructure to support both households and businesses in Bend.

## Planning for Housing

When planning for housing, we look to make sure we have enough land to build homes for our existing and future population for the next 20 years.

The 2016 Bend Comprehensive Plan, our last major planning update, identified a need for 17,234 new housing units by 2028. We're on track to meet our adopted housing target goals but we know, based on updated estimates, more housing is needed.

Housing choice is an important component too. The plan calls for a diversity of housing choices for people, from single-family detached homes to townhomes, middle housing (e.g., duplexes and triplexes) and apartments.

## Planning for Employment

Growth does not just mean planning for housing. It also means making sure plans encourage and accommodate for new jobs. That means planning for accessible commercial and mixed-use lands for businesses serving residents and visitors. It also means planning for industrial and mixed-employment lands for businesses producing new products and services. Capacity has been planned to accommodate more than 60,000 jobs in Bend.

## Planning for Transportation

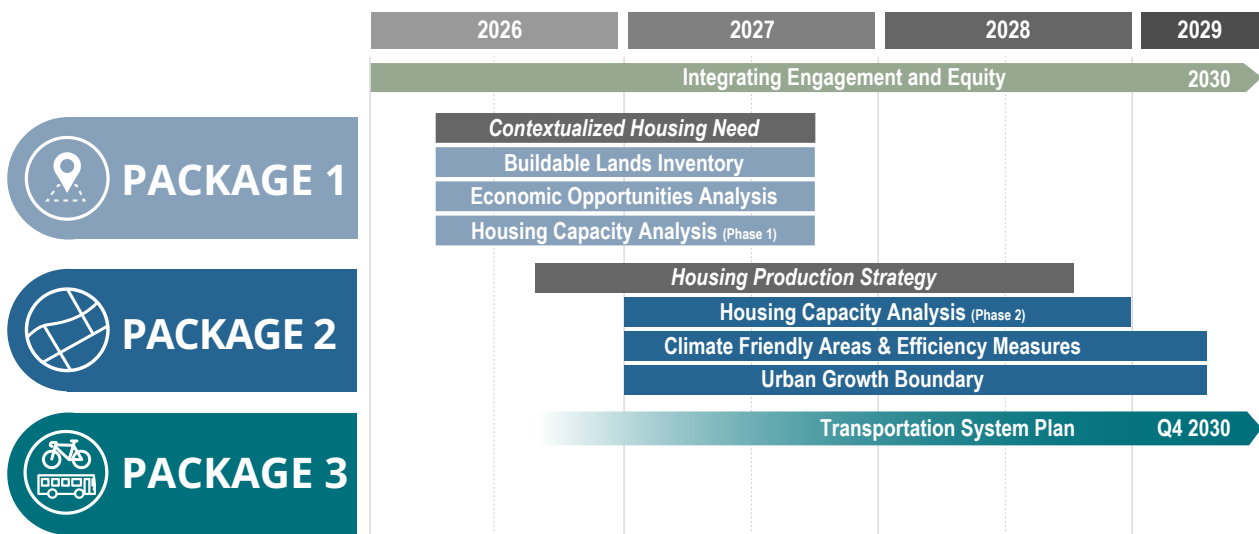
As our city grows, the roadway system and built environment will gradually transition away from being car-dependent and into a more multi-modal system that supports walkable neighborhoods and commercial districts. The focus will be on connecting businesses, homes, parks, and schools with safe routes to walk, bike and take transit while recognizing the continued need for cars and freight transport.

In the future, Bend will focus less on car-oriented projects. This shift will save money, offer more transportation options for those who can't drive or afford a car, and help reduce carbon emissions.

## What's Next?

Did you know the City is starting a multi-year public process to plan Bend's next 20 years? This growth plan will determine how and where Bend will grow to accommodate our future population.

This planning process will take place over the course of 4-5 years. Here's what to expect:



Approximate dates subject to change based on scope, budget, capacity

**YR 2026:** Focus will be on staff doing technical data work to get started, researching questions like “How many housing units are needed by 2045 to meet state requirements?” and “What land is developable and for what uses?”. Public outreach will begin.

**YR 2027:** Public outreach and engagement will increase. This will be a great time to get involved to give your input on how and where Bend should grow! This is also the earliest a conversation will start about land being potentially brought into the urban growth boundary.

**YR 2028-2029:** More community engagement will take place. This timeframe will also likely be when the Bend City Council starts making key decisions related to the growth plan.

## More Information

Please visit our website for more information about current projects:

[www.bendoregon.gov/government/departments/growth-management](http://www.bendoregon.gov/government/departments/growth-management)



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CITY OF BEND  
GROWTH MANAGEMENT





# Planning for Housing

One of the City's roles is to make sure Bend has land to meet the needs of our existing and future residents. The Comprehensive Plan identified a need for 17,234 new housing units by 2028. We're on track to meet our adopted housing target goals but we know, based on updated estimates, more housing is needed. The plan also calls for a diversity of housing choices for people, from single-family detached homes to townhomes, and apartments. A detailed study, the Bend Housing Needs Analysis (HNA), adopted in 2016 provides more information regarding Bend's policies to provide more housing choices, affordability and capacity. It is available on the City's website: [www.bendoregon.gov/home/showpublisheddocument/28979/636299254849400000](http://www.bendoregon.gov/home/showpublisheddocument/28979/636299254849400000)

## Land Capacity and Need

In planning for future growth, the City is required to analyze if we have enough land to accommodate our future housing growth. As part of this, we are required to complete a Housing Capacity Analysis (HCA), looking at a number of factors to analyze housing need and capacity for the next 20-years. Our upcoming growth plan, anticipated to kick off in 2026, will include an updated HCA and new Housing Production Strategy (HPS). The current HCA is part of the Bend Comprehensive Plan and is available here: <https://bend.municipal.codes/CompPlan>.

## New Legislation

Growth Management staff works with the City's Lobbyist and other stakeholders to review, recommend changes, and support certain housing and planning legislation. This included legislation passed during the 2024 session, including SB 1537, the Governor's Housing Production Package. This was an omnibus bill that created a Housing Accountability and Production Office and provides for a one-time amendment to an urban growth boundary to add land for needed housing.

## One-Time UGB Expansion

Senate Bill 1537, provides qualifying local governments a one-time option to add up to 100 acres of net residential land to their urban growth boundary (UGB). The City initiated this process in June 2024, and on December 4, 2024, the City Council selected the Caldera Ranch site as eligible for a future UGB expansion under the bill, solidifying their decision by resolution on December 18, 2024.

More information about the Caldera Ranch proposal, including all application materials, is available on the City's website: [www.bendoregon.gov/government/departments/growth-management/one-time-urban-growth-boundary-expansion-senate-bill-1537](http://www.bendoregon.gov/government/departments/growth-management/one-time-urban-growth-boundary-expansion-senate-bill-1537).

The Caldera Ranch site has not yet been added to the UGB. The applicant has submitted an application for a UGB Amendment and Comprehensive Plan Text and Map Amendment and staff is currently reviewing their submittal. These applications and review processes will be conducted similar to the City's typical land use processes, which include future opportunities for public comment. However, under SB 1537, the action by the City under this legislation is not a land use decision. Once the City Council reviews and approves the UGB Amendment and Comprehensive Plan Text and Map Amendments, they will be submitted to the Department of Land Conservation and Development (DLCD) for review. Judicial review of their final order may only be initiated by the City or an owner of a proposed site.

## Affordable Housing

The City of Bend Housing Department works toward the vision that all community members can find affordable homes and have equitable access to housing. To this end, City Council has tasked the Housing Department with developing citywide housing policies, by increasing the amount of affordable housing available to everyone, by implementing middle income housing programs, and by creating housing or facilities to house homeless individuals on a temporary or permanent basis. To learn more about housing in Bend and to view the Housing Data Hub see: [www.bendoregon.gov/government/departments/housing](http://www.bendoregon.gov/government/departments/housing).

## Housing Data Resources

Permit data and trends are available to explore through online dashboards. See Bend's Housing Production Dashboard here, <https://housingdata.bendoregon.gov/pages/housing-production> and recent housing trends can be viewed on the Growth Management mainpage [www.bendoregon.gov/government/departments/growth-management](http://www.bendoregon.gov/government/departments/growth-management) under "Planning for Housing".

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# Planning for Jobs

Growth doesn't just mean planning for housing. It also means making sure plans encourage and accommodate creating new jobs to support a larger population. Capacity has been planned to accommodate more than 60,000 jobs in Bend by 2028.

That means planning for accessible commercial and mixed-use lands for businesses serving residents and visitors. It also means planning for industrial and mixed-employment lands for businesses producing new products and services.

Plans also consider water, sewer and transportation infrastructure to support all businesses in Bend.

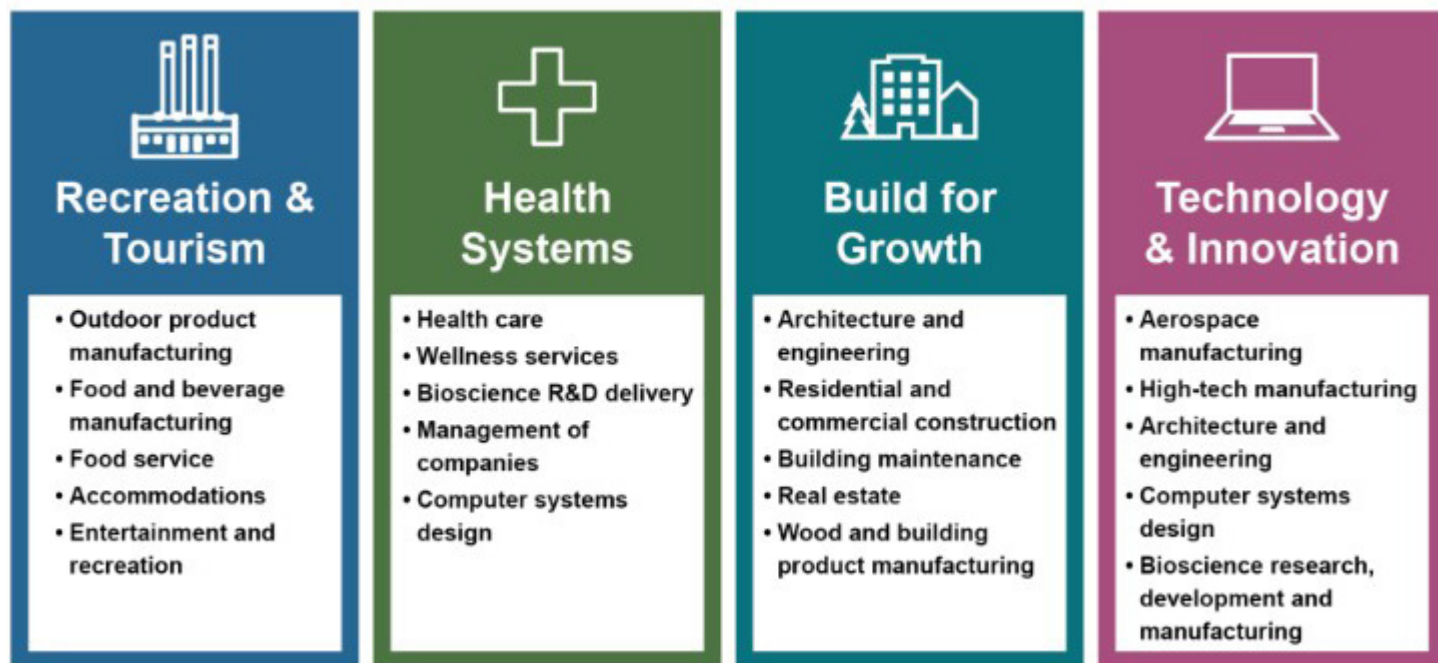
Explore the current Economic Opportunities Analysis here, [www.bendoregon.gov/home/showpublisheddocument/28977/636299253644900000](http://www.bendoregon.gov/home/showpublisheddocument/28977/636299253644900000) to learn more about how the City plans for employment.

## Target Sectors

The Target Sectors report examined economic trends (national, state and local) and identified which industries and sectors are more concentrated in Bend and growing more than national and state averages. The goal was to identify these sectors before beginning work on a new economic opportunities analysis (EOA) in 2026. An EOA is an evaluation of Bend's land supply for employment - land for commercial, industrial, and mixed and public facility uses for all economic sectors. It has been nearly 20 years since the City last commissioned this work to identify economic sectors that maintain, support and grow a diverse economy.

The City contracted with ECONorthwest to complete data driven research and interviews with key economic development stakeholders. Data research covered national, state and local trends, employment forecasts, and analysis on which sectors are growing and/or more concentrated in Bend. The key stakeholders interviewed included Economic Development for Central Oregon (EDCO), the Bend Chamber of Commerce, Business Oregon, Central Oregon Intergovernmental Council, Central Oregon Community College and the Innovation Hub at OSU Cascades.

You may view and download the final report from ECONorthwest through this link, [www.bendoregon.gov/home/showpublisheddocument/62270/638756363025330000](http://www.bendoregon.gov/home/showpublisheddocument/62270/638756363025330000). The following graphic provides a summary of the data and identifies the target economic sectors. The list of target economic sectors captures both locally serving industries and those that are export oriented.



## Business in Bend

The City's Economic Development Division's primary purpose is to support and enhance the local economy by creating a business-friendly environment and addressing the needs of the business community.

**Advocate:** Provide input into city policies and procedures from a private sector perspective.

**Facilitate:** Connect and support entrepreneurial efforts within the community.

**Market:** Promote Bend as an attractive location for businesses.

**Coordinate:** Oversee and organize city resources dedicated to economic development.

Initiatives

To learn more visit, [www.bendoregon.gov/government/departments/community-development/economic-development-division](http://www.bendoregon.gov/government/departments/community-development/economic-development-division)

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# Planning for Transportation

As our city continues to grow, Bend's planning efforts will focus on creating complete communities, where neighborhoods and commercial districts are linked through more walkable and bikeable connections. Connecting businesses, houses, parks and schools with safe routes to walk, bike and take transit will continue to be priorities into the future.

Bend's current transportation projects focus on improving safety, connectivity, and accessibility for all modes of travel. Key projects include creating connected north-south and east-west bikeway routes, enhancing key corridors like Olney Avenue and Wilson Avenue, and implementing Neighborhood Street Safety Programs to address traffic issues in residential areas. This effort is supported by a 2020 Transportation GO Bond and is guided by the City Council's goal to enhance our existing transportation system and create a more multimodal and safer transportation system.

## Key Project Areas

- **Corridor and Intersection Improvements:** Significant investments are being made to improve major east-west corridors and to upgrade key intersections.
- **Connected Bike and Pedestrian Improvements:** The city is actively designing and constructing safer, more accessible bike and pedestrian routes throughout the community, including the Bend Bikeway Project and Key Routes.
- **Neighborhood Street Safety:** The Neighborhood Street Safety Program focuses on reducing speeds, improving intersections, and creating safe routes for children to walk or bike to school.
- **Multimodal Focus:** The projects aim to accommodate growth by improving various modes of transportation, including biking, walking, and driving, while increasing accessibility for all.

## Bend's Transportation System Plan

As part of the City's Comprehensive Plan, Bend's 2020 Transportation System Plan (TSP) outlines policies, programs and projects that aim to enhance our community through providing safe transportation options, whether driving, walking, biking, or rolling. Using an analysis of current and future transportation conditions, the plan creates a vision for what the transportation system might look like in 2040.

The TSP also describes a feasible financial plan to guide the City's transportation investments for the next 20 years. The TSP is implemented through a list of prioritized projects and a financial plan, with construction carried out by the City, private developers, and regional, state, or federal agencies, depending on the project. The City's \$190M General Obligation (GO) Bond for transportation improvements, approved by the Bend voters in 2020, provides funding for the first phase of projects in the TSP.

## Resources

Find out more details about **Bend's Transportation System Plan** here:

[www.bendoregon.gov/services/city-projects/master-plans/transportation-system-plan](http://www.bendoregon.gov/services/city-projects/master-plans/transportation-system-plan)

Find out more about **Bend's 2020 Transportation GO Bond** here:

[www.bendoregon.gov/services/programs-and-initiatives/2020-transportation-go-bond](http://www.bendoregon.gov/services/programs-and-initiatives/2020-transportation-go-bond)

Find out more about additional **City Transportation Projects** here: [www.bendoregon.gov/services/city-projects](http://www.bendoregon.gov/services/city-projects)

## Transportation and Mobility

The Transportation and Mobility Department strives to meet the needs of a growing community by maintaining existing roadways, enhancing street connectivity, improving current modes of transportation and providing parking in high demand areas.

Find out more about their **Programs and Projects** here: [www.bendoregon.gov/government/departments/transportation-mobility](http://www.bendoregon.gov/government/departments/transportation-mobility).

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