



CITY OF BEND

Growth Strategy and Work Plan

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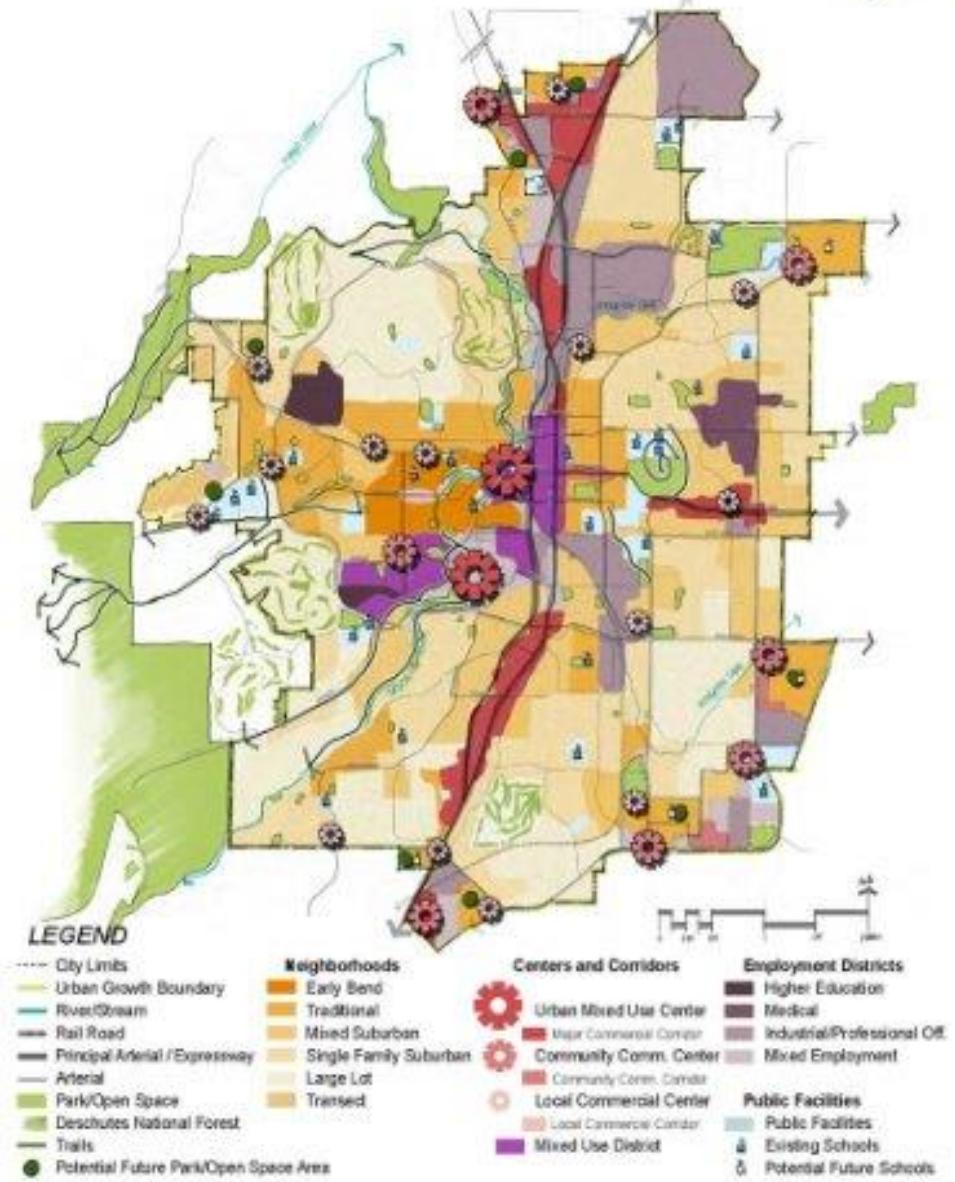
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Bend's Existing Growth Strategy

- The Bend Comprehensive Plan has a clear policy vision to 2028:
 - Complete communities
 - Grow up and out
- Investing in all transportation systems, focus on bike and pedestrian systems
- Wastewater conveyance via gravity systems
- Dual source water supply sufficient but conservation required
- Codes, programs implement policies

BEND FUTURE URBAN FORM DIAGRAM

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



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A New Growth Management Strategy



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Intended Outcomes

Manage anticipated growth to 2045 and beyond:

- 100-acre one-time UGB addition from SB 1537
- 20-year land supply and climate focused growth plan (ex. out to 2045)
- Additional 10 to 30-year land supply in Urban Reserves (ex. out to 2055-2075)



KEY

Diagram is for illustrative purposes and does not indicate specific parcels or areas

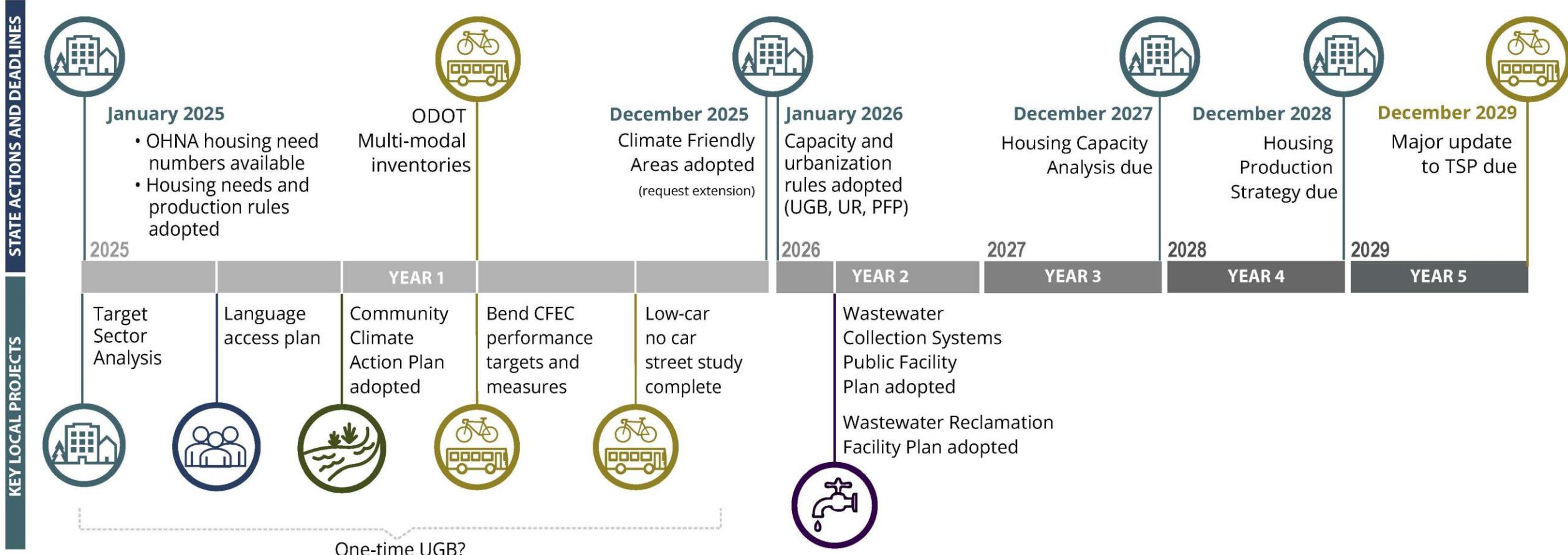
- Current Urban Growth Boundary (UGB)
- Potential One-time UGB Expansion
- Comprehensive Plan work may include potential UGB expansion and Efficiency Measures within the UGB
- * Potential to Study Urban Reserve Areas



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State And Local Drivers, Deadlines

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

The Growth Plan Will...



EQUITY & COMMUNITY ENGAGEMENT

Involve our community in guiding our future...



LAND NEEDS & HOW TO GROW

To support our housing and employment needs...



TRANSPORTATION

Provide sustainable transportation systems...



CLIMATE & RESILIENCY

In a changing climate and world...



INFRASTRUCTURE

With high-quality public infrastructure.

What's The Approach?



EQUITY & COMMUNITY ENGAGEMENT

Conduct equitable, grassroots outreach to understand varying communities, engage many and provide insight to Council throughout the process.



LAND NEEDS & HOW TO GROW

Determine 20-year needs for employment and housing and evaluate different ways to grow up and out.



TRANSPORTATION

Update transportation policies, projects and programs to address growth, provide safe choices for travel, and address climate goals.



CLIMATE & RESILIENCY

Link Community Climate Action Plan with land use and transportation to understand climate impacts and growth.



INFRASTRUCTURE

Determine the best ways to grow considering the capacity of our water, wastewater, stormwater, infrastructure, and parks and schools.

What Are The Deliverables?



EQUITY & COMMUNITY ENGAGEMENT

Equity-focused engagement plan, events, educational materials, surveys, focus groups, and new ways to involve people



LAND NEEDS & HOW TO GROW

Economic Opportunities Analysis (EOA), Housing Capacity Analysis (HCA), Housing Production Strategy (HPS), Buildable Lands Inventory (BLI)



TRANSPORTATION

Transportation System Plan (TSP)



CLIMATE & RESILIENCY

Community Climate Action Plan (CCAP)



INFRASTRUCTURE

Potential changes to water and sewer **Public Facilities Plan (PFP)**

2025/2026 Growth Plan Details

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SET-UP and LEARN



- Engage underserved communities and Equity Analysis
- Project governance/broad engagement strategy
- Communications strategy/messaging



- Buildable Lands Inventory (BLI)
- Economic Opp. Analysis (EOA)
- Housing Capacity Analysis (HCA)
- Housing Production Strategy (HPS)

20-year Land Need
Sequential Approvals



- Performance targets
- Transportation inventories
- Equity analysis
- Address goals and policies
- Transportation options program



- Integrate Community Climate Action Plan (CCAP)
- Identify climate resiliency, mitigation, and adaptation strategies



- Use adopted Water, Wastewater, and Stormwater, facilities plans

2026/2027 Growth Plan Details

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GROWTH SCENARIOS



- Use engagement to inform, educate, listen, refine

- Evaluate scenarios and explain how to meet transportation targets, housing and employment land needs
- Division 12 coordinated land use requirements, Climate Friendly Areas (CFAs)
- Possibly adopt BLI, HCA and EOA

- Compare land use and transportation scenarios
- Apply prioritization framework for Vehicle Miles Traveled (VMT)/ performance targets
- Evaluate transportation system requirements
- Transportation needs and transit options plans

- Consider climate impacts of different growth scenarios

- Use adopted plans to inform growth scenarios
- Coordinate with External Partners: BPRD, BLPS, CET, etc.

2027/2028 Growth Plan Details

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REFINE/ADOPT



- Outreach informs refinements, educates and involves

ADOPT

- Shifts to education
- Local hearings



- Select preferred land use and transportation scenario
- Align HPS to changes inside Urban Growth Boundary (UGB) and potential expansion areas

ADOPT

- Potential UGB expansion
- HPS
- CFA designation
- Comprehensive Plan Amendments
- Bend Dev Code Amendments



- Transportation alternatives
- Project lists
- VMT reduction strategies
- Financing program
- Enhanced review

ADOPT

- Major update to Transportation System Plan (TSP)



- Refine resiliency, mitigation, and adaptation strategies

ADOPT

- Climate policies adopted in Comprehensive Plan



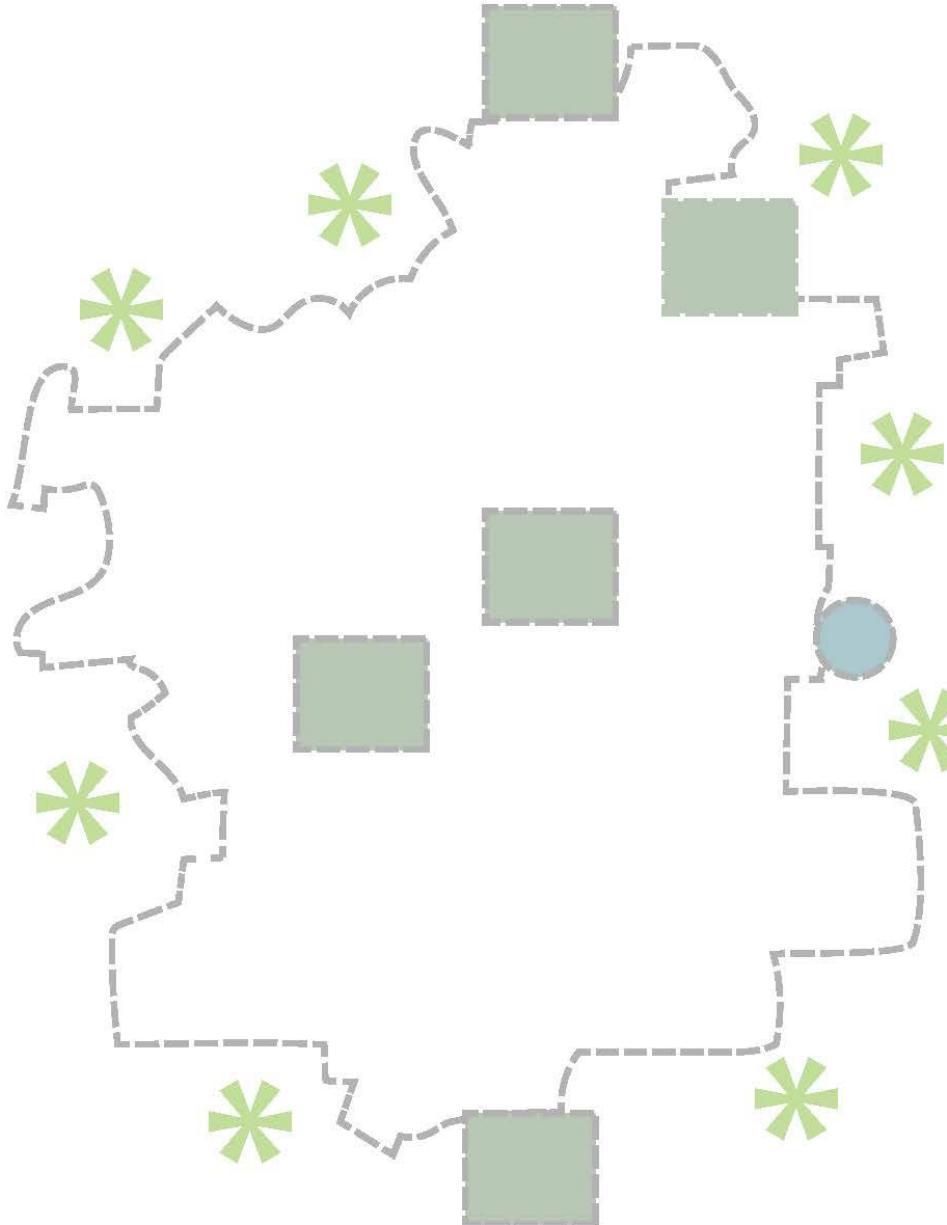
- Assess new infrastructure needs

ADOPT

- Potential changes to City Public Facility Plans (PFP)

What Are Urban Reserves?

- Areas outside the UGB that provide an additional 10-to-30-year supply of land for housing and jobs, urban uses
- UGBs expand into reserves before other areas



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Where Are Reserves Happening?

- Areas outside of UGB within a buffer (ex. 2 miles)
- Land currently under the County's jurisdiction
- Lands are currently designated rural residential, exclusive farm use, or forest use



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How Does This Get Done?



- Public process with urban and rural stakeholders, landowners
- Extend housing and employment forecasts 10-30 years beyond UGB
- Evaluate potential areas, coordinate with County
- Infrastructure planning
- Amend City and County Comprehensive Plans and County codes to protect reserve for urban development
- Adopt management agreements between the City, County, special districts



Considerations: Urban Reserves

Opportunities

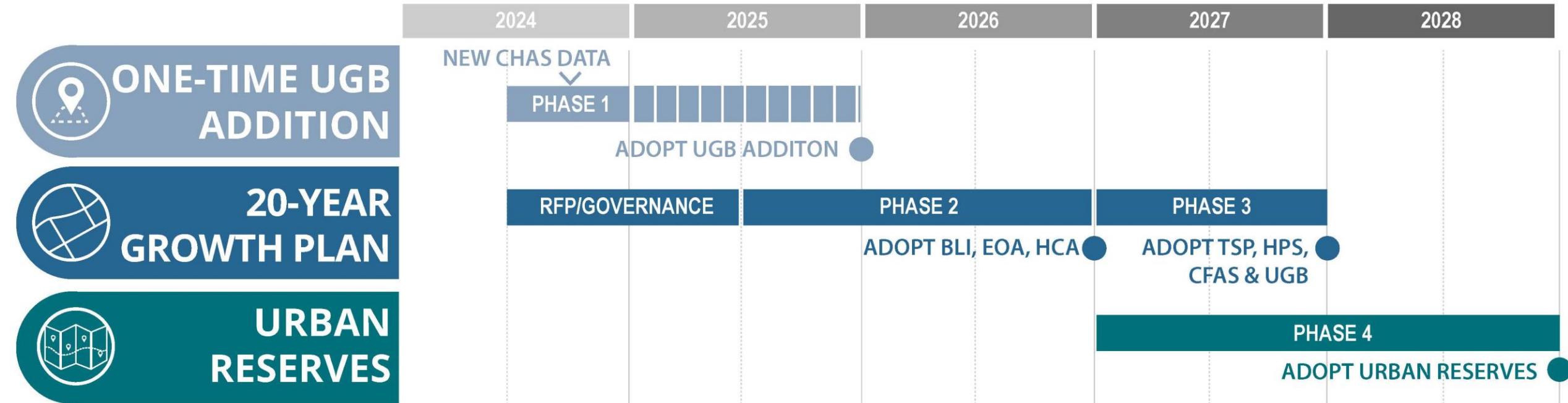
- Reduced legal risk, cost, and time to adopt future UGB expansions
- Longer-term infrastructure planning
- Land for housing and jobs urbanized faster after proving need

Challenges

- High stakes
- Property owner preferences to be in or out
- Addressing urbanization of farmland vs. non-farmland (priority statute)



Growth Strategy Timelines, Deliverables



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Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Stephanie Betteridge at sbetteridge@bendoregon.gov or (541) 323-8561; Relay Users Dial 7-1-1.



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