



CITY OF BEND

# **Growth Strategy and Work Plan**

**Brian Rankin**

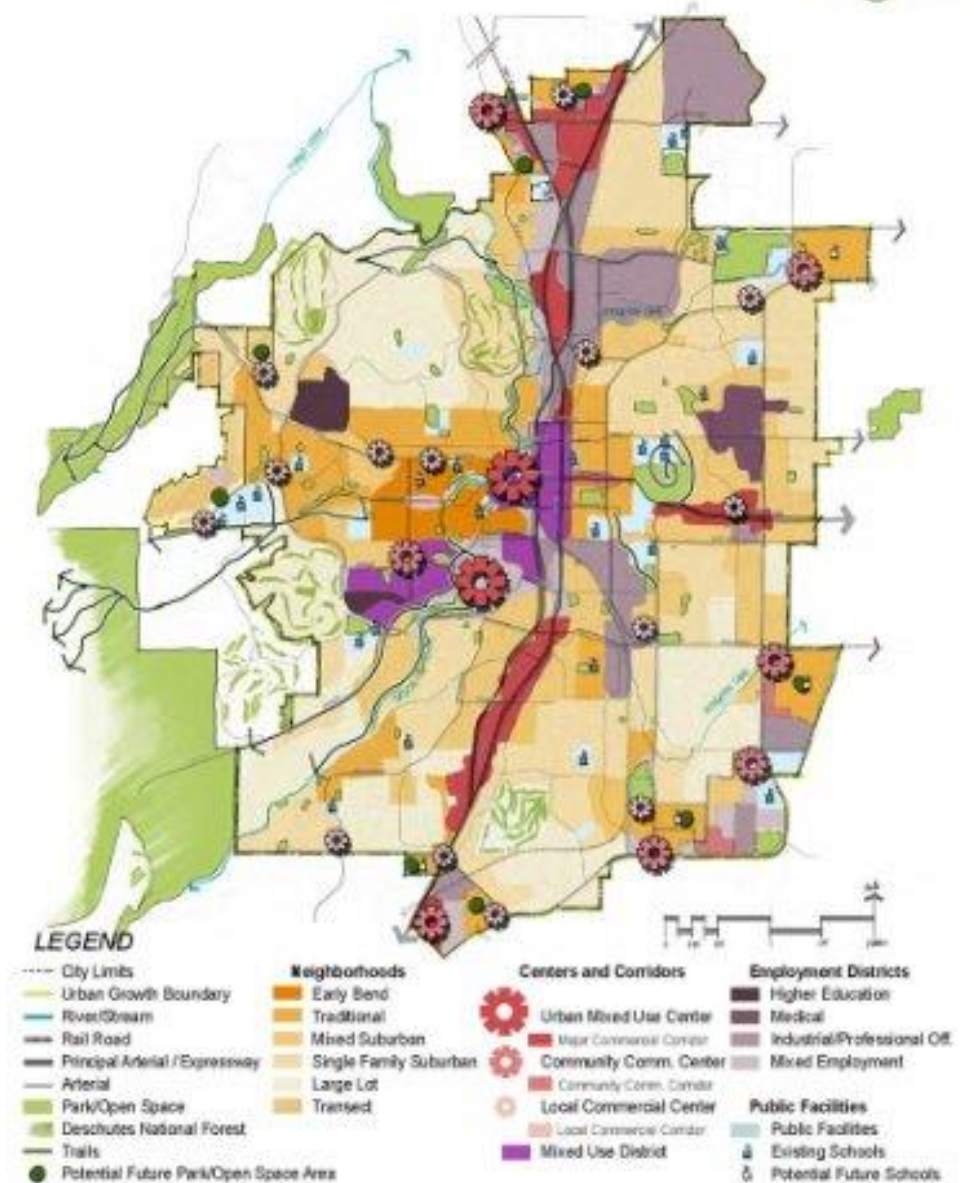
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# Bend's Existing Growth Strategy

- 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.



# A New Growth Management Strategy



# 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

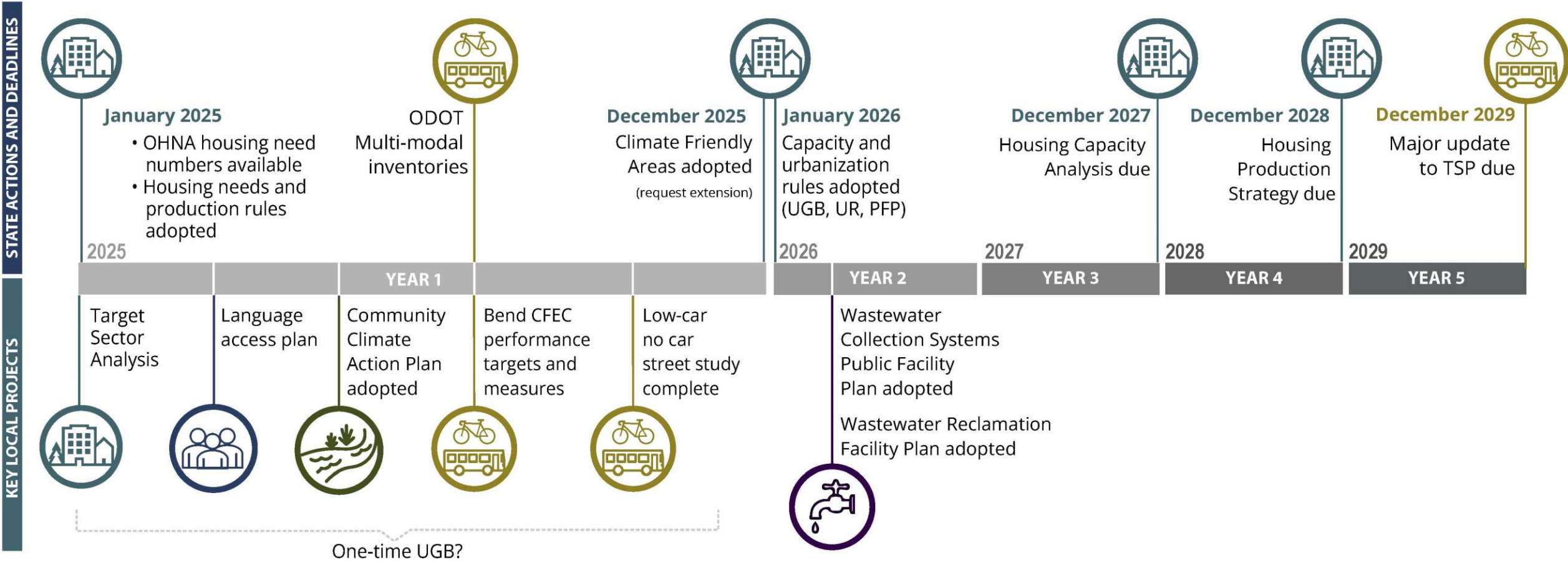
\* Potential to Study Urban Reserve Areas



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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



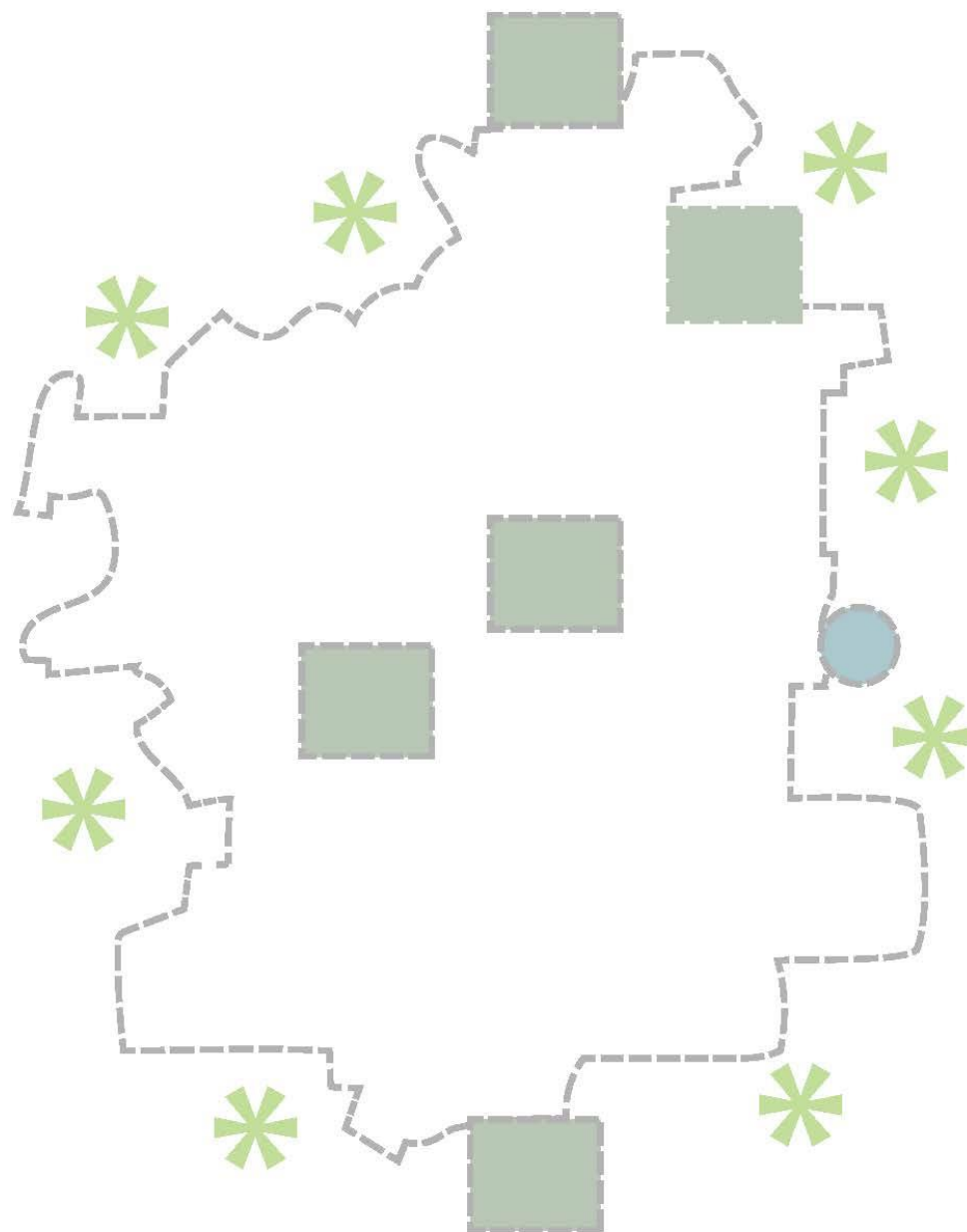
- Assess new infrastructure needs

### 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



# 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

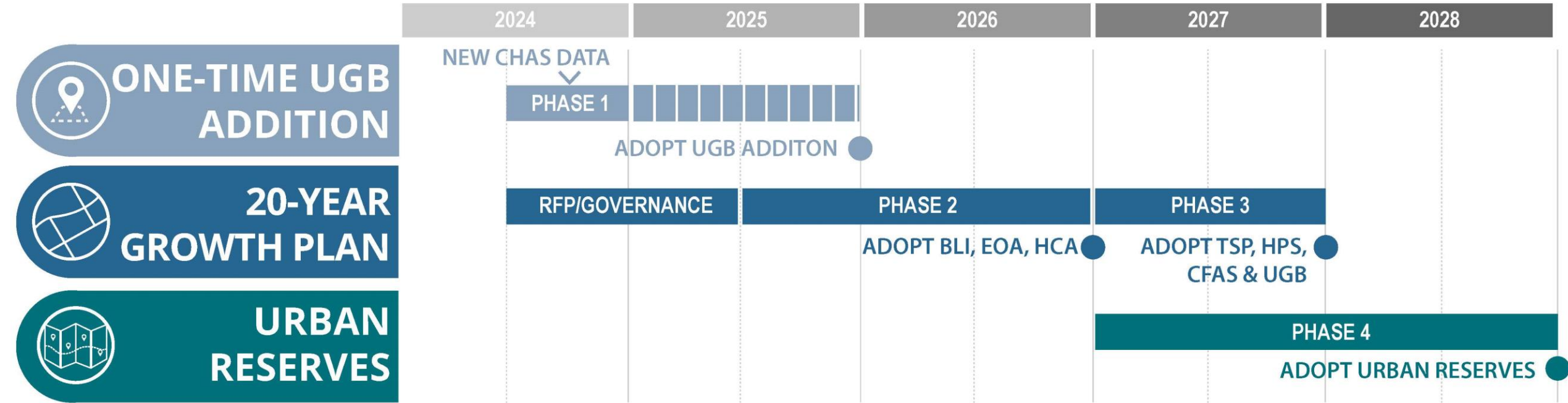
- Reduced legal risk, cost, and time to adopt future UGB expansions
- Longer-term infrastructure planning
- Land for housing and jobs urbanized faster after proving need

## Challenges

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



# Growth Strategy Timelines, Deliverables



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



# 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](mailto:sbetteridge@bendoregon.gov) or (541) 323-8561; Relay Users Dial 7-1-1.

