Meeting Agenda

Residential Technical Advisory Committee – Meeting 3
Monday, October 13, 2014 10 AM – 12:30 PM
City Council Chambers, Bend City Hall

Meeting Purpose and What is Needed from the TAC

The purposes of this meeting are to:

- Discuss and recommend direction on policy issues related to the Buildable Lands Inventory.
- Continue the discussion of urban form as it is applied to the UGB process.
- Obtain TAC input into Efficiency Measures to be applied to opportunity sites.

There are several remaining issues related to the Residential Buildable Lands Inventory on which the Residential TAC is being asked to provide guidance. This meeting will tackle: (1) the definition of public land, specific to special districts; (2) how land with CC&R's is classified; and (3) how private open space and private rights of way are categorized.

A short urban form agenda item is included as a follow-up to the October 9th overview on urban form. This is an on-going discussion.

The Efficiency Measures agenda item is our first look at the pros, cons, and potential for applying various efficiency measures. This agenda starts with "opportunity sites", i.e. lands that are largely vacant. At TAC 4, the TAC will address redevelopment-related efficiency measures and how they might be applied.

The specific discussion questions, i.e. the feedback we would like from the TAC, are listed as the bulleted discussion questions under each agenda item. They are a starting point for the agenda.

1. Welcome and Introductions — 10:00 AM

a. Welcome and convene — Tom Kemper
b. Self-introductions — All

For additional project information, visit the project website at http://bend.or.us or contact Brian Rankin, City of Bend, at brankin@bendoregon.gov or 541-388-5584

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This meeting/event location is accessible. Sign and other language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, language translations or any other accommodations are available upon advance request at no cost. Please contact the City Recorder no later than 24 hours in advance of the meeting at rchristie@ci.bend.or.us, or fax 385-6676. Providing at least 2 days notice prior to the event will help ensure availability.

2. Buildable Lands Inventory Policy Issues — 10:10 AM

Information and action

a. Introduction and background – This will be a very brief recap of key points in the memorandum.
   - TAC discussion

b. Public lands and special district ownership

c. CC&Rs

d. Private open space and private rights of way
   - For each of the above items, the staff will summarize key points, followed by TAC discussion, followed by the action question: Does the TAC agree with the staff recommendation or have modifications to it?

Brian Rankin and Becky Hewitt, Angelo Planning Group

3. Urban Form — 10:45 AM

Information, part of an on-going discussion

a. Recap of urban form highlights

- TAC discussion – Is the team on the right track with the working urban form typologies and maps? Are there ideas from the TAC for the team to consider as the diagrams and typologies are refined?

Jay Renkens

4. Efficiency Measures — 11:10 AM

Information and preliminary direction

a. Legal requirements, context and definitions - This will be a very brief recap of key points in the memorandum.
   - TAC discussion

Becky Hewitt

b. The TAC will review each quadrant of the City, using printed and projected maps, along with the tabular recommendations in the memorandum.
   - Southeast area
   - Northeast area
   - Northwest area
   - Southwest area

   The discussion questions are:
   - What urban form opportunities does the TAC see for each of these areas?
   - Are the potential efficiency measure strategies listed in the table reasonable? Are there any that are not appropriate or others that should be considered?

5. Project News — 12:20 PM

a. Announcements and updates — Brian and Joe
b. News from the other TACs — Dills

6. Adjourn — 12:30 PM

Memorandum

October 7, 2014

To: Residential Lands Technical Advisory Committee

Cc: Bend Staff

From: APG Consulting Team

Re: Residential Buildable Lands Inventory Background and Policy Issues

INTRODUCTION

The Bend Urban Growth Boundary Remand (Remand) required the City to make a number of changes to the way residential land was classified for the purposes of the buildable land inventory (BLI) and the way the capacity of that land was estimated (Sub-issue 2.2). The City of Bend's planning staff has done a significant amount of work to address the issues raised in the remand related to the BLI. That work is summarized in a memorandum to the Urban Growth Boundary (UGB) Remand Task Force from August 2011, updated in January 2014. That memorandum is included in an Appendix as a reference, but key points from it are summarized in the following section. There are a limited number of remaining issues related to the Residential BLI on which the Residential Lands Technical Advisory Committee (Residential TAC) is being asked to provide guidance. The purpose of this memorandum is to provide a brief background and primer on the BLI for the benefit of those who are new to the Remand and a summary of the remaining issues before the Residential TAC.

BACKGROUND

State Statute and Administrative Rules

Oregon state statute and administrative rules require local governments to produce a local buildable lands inventory as part of preparation of a Housing Needs Analysis. That BLI "must document the amount of buildable land in each residential plan designation."[1] (A similar inventory is required for employment land as part of preparation of an Economic Opportunities Analysis; however, the requirements for each are different. This memorandum is focused on the Residential BLI.)

State statute identifies the following categories of buildable lands:[2]

(A) Vacant lands planned or zoned for residential use;

[1] OAR 660-008-0010

[2] ORS 197.296(4)(a)

(B) Partially vacant lands planned or zoned for residential use;

(C) Lands that may be used for a mix of residential and employment uses under the existing planning or zoning; and

(D) Lands that may be used for residential infill or redevelopment.

It further requires that the local government "demonstrate consideration of:"[3]

(A) The extent that residential development is prohibited or restricted by local regulation and ordinance, state law and rule or federal statute and regulation;

(B) A written long term contract or easement for radio, telecommunications or electrical facilities, if the written contract or easement is provided to the local government; and

(C) The presence of a single family dwelling or other structure on a lot or parcel.

The state further defines buildable land in the context of a Residential BLI as follows:[4]

(2) "Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:

(a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;

(b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;

(c) Has slopes of 25 percent or greater;

(d) Is within the 100-year flood plain; or

(e) Cannot be provided with public facilities.

(6) "Redevelopable Land" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period.

Remand Issues and Past Work

Definitions and Categories

In reviewing the BLI adopted in 2008, much of the Department of Land Conservation and Development's (DLCD) concern centered on the City's interpretations of categories of land to be included in the inventory. In the remand order, the Land Conservation and Development Commision ruled that the City's categories were not consistent with state law. Except for

[3] ORS 197.296(4)(b)

[4] OAR 660-008-0005(2)

"Redevelopable Land," the terms used in state law (above) for the categories of land to be included in a BLI are not defined. (Even the definition of "Redevelopable Land" is open to interpretation.) To ensure that on remand the correct categories would be used by the City in the revised BLI, City staff contacted DLCD staff for more specific guidance on how to define the categories of potentially buildable land within the UGB. Through a series of e-mail exchanges, DLCD staff provided their interpretations of state law in the form of definitions that could be used to conduct a GIS parcel-based analysis of every acre of residentially planned or zoned land in the Bend UGB.[5]

Below are the categories and definitions established in coordination with DLCD:

- **Vacant** (Completely) – Land planned or zoned for residential use that has $0 in improvement value. Properties that are planned or zoned for residential use, but are dedicated for other uses such as parks, common areas, rights of way or utilities are excluded. Publicly owned land is also excluded.

- **Partially Vacant** – Land planned or zoned for residential use that has an improvements value greater than $0, but contains fewer dwelling units than permitted in the zone. Based solely on lot size, additional units could be built on the site, but the lot is not large enough to further divide.[6]

- **Developed** – Land planned or zoned for residential use that is currently developed with the maximum number of dwelling units allowed in the zone, and the size of the lot does not allow for further division. (Residentially zoned land that is currently developed with employment uses is categorized as Developed.)

- **Developed w/ Infill Potential** – Land planned or zoned for residential use that is currently developed, but where the lot is large enough to further divide consistent with its current zoning, based on the minimum lot size of the applicable zone. As with Partially Vacant land, this category does not consider limiting factors such as setback and frontage requirements, lot coverage, or location of the existing unit on the lot.

In addition to the four categories above, the city must consider whether developed land may be redevelopable within the planning horizon. Land may be considered redevelopable only if there

[5] E-mail from Gloria Gardiner, DLCD, to Damian Syrnyk, October 21, 2010. See also e-mail response from Gloria Gardiner, DLCD, to Karen Swirsky, dated June 9, 2011.

[6] To identify partially vacant lands, city staff calculated the maximum number of units that could be built on each developed parcel that was not large enough to divide, based on the maximum density allowed per the development code and the parcel size. The number of existing units was then subtracted from the maximum number of units allowed. If one or more new units could be accommodated, the parcel was categorized as partially vacant. (Considerations such as setback and frontage requirements, lot coverage, or location of the existing unit on the lot were not considered, although those will be limiting factors in many cases.)

exists “the strong likelihood that existing development will be converted to more intensive residential uses during the planning period.”

Exclusions

In 2008, the city identified certain categories of parcels as unbuildable in the BLI, including:

- lots and parcels smaller than 0.5 acres with no improvements;
- lots and parcels subject to private, Covenants, Conditions and Restrictions (CC&Rs); and
- lots and parcels with physical constraints over 50 percent or more of the lot.

The Remand required the city to include vacant lots and parcels under 0.5 acres, to include land subject to CC&Rs “unless it adopts specific findings, supported by an adequate factual base, that show why the lands are not available for development or redevelopment during the planning period,” and to reexamine the land identified as “constrained” to determine whether the remainder of the lot is buildable.[7]

The City has agreed to include vacant lots and parcels under 0.5 acres and to exclude only the portion of a lot that has physical constraints on it, leaving the remainder. The City has also conducted research on CC&Rs in effect on subdivisions within the UGB to determine whether and to what extent they restrict further development and infill.

BLI Data Status

When the UGB Remand Task Force began work on the Remand issues, it was initially decided to continue to rely on 2008 data wherever possible, including using 2008 data as the basis for the revised BLI. Thus, when the City began work to reclassify land according to the categories identified above, it did so using the original 2008 parcel database.

However, given the amount of time that has elapsed since then, the City has decided to update the BLI to rely on 2014 data in order to more accurately reflect conditions on the ground. The City has completed the initial steps of this update, identifying the following characteristics for all taxlots within the existing UGB based on July 2014 parcel data from Deschutes County:

- current zoning and general plan designation, including special plan districts;
- current property use information (based on a combination of property class and structure codes from the County Assessor’s Office data, City building permit data, aerial photography, and existing City parcel inventory data);
- size and value of existing improvements;
- number of existing housing units;
- area subject to physical constraints (25% or greater slopes and 100-year floodplain)[8];
- whether the lot size is more than double the minimum lot size for the zone;

[7] LCDC Remand Order, page 26.

[8] See OAR 660-008-0005(2)(c) and (2)(d).

- maximum number of units allowed by current zoning based on lot size and maximum density for the applicable zone/plan designation; and
- public agency ownership (City, County, State, Federal, College District, Irrigation District, Parks District, School District, and Other Special District).

What remains to be done is largely the use of the information that has been assembled to date to assign development status to each parcel (using the definitions above), which requires resolution of the remaining issues discussed in the next section.

REMAINING BLI ISSUES FOR TAC DIRECTION

Overview

While the City has already addressed many of the issues raised in the Remand related to the BLI, there are a few remaining items that need to be resolved before an updated BLI can be finalized. They are listed below.

1. Definition of public land; specifically, how to handle special district ownership.
2. How land that meets the definition of "Developed with Infill Potential" for which restrictive CC&Rs are recorded is categorized; specifically, whether the available evidence is sufficient to show why such lands are not available for further development during the planning period.
3. How private open space and private rights of way are categorized.
4. How to address conflicts between the plan designation and the zone, where one is residential and the other not.
5. How employment land (including mixed use designations) where residential development is allowed is treated in the residential BLI.

The first three issues will be discussed at the Residential TAC's third meeting and are addressed in this memo; the last two will be discussed at the following meeting and will be addressed in a subsequent memorandum. For each of the first three issues, this section provides a brief explanation of the issue and relevant legal considerations, estimates of the approximate acreages affected by the issue; and a working team recommendation on how to address the issue. Maps illustrating the properties affected by the issue are attached to this memo as Exhibits.

Public Land and Special District Ownership

Issue Summary

As stated in ORS 660-008-0005(2) and (6), publicly owned land is generally not considered available for residential uses. However, it is not clear from the definition whether all special districts or similar organizations are considered "publicly owned" for the purposes of a BLI. Note that specific properties in public ownership for which there is evidence that the land is likely to be converted to residential uses within the planning horizon may be included in the Residential BLI. However, the default assumption for public land, per the state definitions cited previously, is that it is not available for residential uses.

State law exempts from property taxation property of the state as well as that of "counties, cities, towns, school districts, irrigation districts, drainage districts, ports, water districts, housing authorities, public universities listed in ORS 352.002 (Public universities) and all other public or municipal corporations in this state."[9] Though this is not directly relevant to establishing buildable lands, it provides a state-recognized distinction between what is "public" and what is not.

Land in Question

The table below identifies the governments and special districts, whether they likely meet the test above of being exempt from property taxes as a public entity or municipal corporation, and the number of parcels and total acres owned by that entity within the UGB. Note that this table provides data for all land within the existing UGB, not necessarily land planned or zoned for residential uses.

Entity	Meets test of public land?	# parcels in UGB	Total acres in UGB
U.S. Government (including US Postal Service)	Yes	14	55
State of Oregon (all departments)	Yes	34	197
Deschutes County	Yes	95	178
City of Bend (includes Juniper Ridge holdings)	Yes	147	635
Bend Metro Park & Recreation District	Yes	182	571
School Districts (all)	Yes	47	525
Central Oregon Community College	Yes	15	208
Irrigation Districts (Central Oregon Irrigation District and others)	Yes	25	187
Deschutes County Rural Fire Protection District	Yes	2	7
Deschutes Public Library District	Yes	6	2
Central Oregon Intergovernmental Council	Maybe	4	5
Deschutes County Municipal Improvement District	Maybe	1	4
Deschutes County Historical Society	Unlikely	1	0.1
Water companies (Avion Water Co., Juniper Water Co.)	No[10]	3	2

The attached map illustrates these ownerships (note that the last six entities in the table are combined on the map under "Special Districts").

[9] ORS 307.090

[10] Water companies such as Avion Water Company are private utilities that are investor-owned and regulated by the Oregon Public Utilities Commission.

Team Recommendation

The working recommendation is to consider land owned by all entities identified as meeting the test of public land identified above as "public ownership", including irrigation districts. Do not consider the other entities as "public". (Given the small amount of land involved for most of the questionable entities, the impact to the BLI either way is small.) Make exceptions for land where specific information indicates that the land is likely to be converted to residential uses within the planning horizon on a case-by-case basis.

Covenants, Conditions, and Restrictions (CC&Rs)

Issue Summary

CC&Rs are private development restrictions that are recorded in private deeds but are created or enforced by private action rather than by the local government. They are generally created by the developer and later enforced by a homeowners association (HOA) or other similar entity. CC&Rs generally specify procedures for how they can be modified or removed, often requiring consent of some specified percentage of the affected property owners or of HOA leadership. They also may not stay in effect forever; some expire after a set number of years (e.g. 30), while others automatically renew.

State statute does not recognize private development restrictions such as CC&Rs as a consideration in conducting a BLI; however, in reality, they can limit potential for infill and redevelopment. As stated previously, the City excluded land with CC&Rs from the BLI in 2008, and was directed to include them or justify their exclusion with "specific findings, supported by an adequate factual base" as part of the Remand. [11] As noted above, the City has conducted research on CC&Rs in effect for subdivisions within the UGB to determine whether and to what extent they restrict further development and infill. Copies of the recorded CC&Rs were reviewed and applicable development restrictions were summarized. Many of the CC&Rs limit development to one single family home per lot, prohibit further land division, and/or that set a maximum total number of units for the development based on a master plan. These types of provisions were captured as restrictive of infill potential, but not all CC&Rs are equally restrictive. Those that limit each lot to a single family home preclude redevelopment and Accessory Dwelling Units (ADUs), but do not necessarily preclude land division. Those that preclude land division may not preclude redevelopment or ADUs.

Land in Question

The subdivisions with CC&Rs identified as restrictive of infill total 6,400 parcels and 2,530 acres. Not all of these parcels are large enough to further divide under current zoning, but over two-thirds of the parcels and over 85% of the acreage is in parcels that are more than double the minimum lot size in their zone. The attached map illustrates the location of these parcels, and distinguishes between those on lands that are more than double the zone's minimum lot size and those that are on parcels too small to further divide under the existing zoning.

[11] LCDC Remand Order, page 26.

Team Recommendation

Categorize as fully developed all lots and parcels with CC&Rs identified as restrictive of infill potential, even where minimum lot sizes are large enough to allow land division under the current zoning.

Private Open Space and Private Rights of Way

Issue Summary

The BLI definitions in state statute and rule and those provided by DLCD staff are not explicit about how commonly-held land for private open space or private roads should be treated. Private open space is not recognized as a consideration in state statute; however, it may have been a condition of approval of a subdivision. Private roads are not explicitly addressed either; however, they may be the only access to some lots.

Land in Question

The land that falls within this category includes golf courses, cemeteries, common areas, recreational vehicle (RV) parks, private roads and canals. The table below summarizes the number of parcels and total acres by category (land in public ownership has been excluded). Note that this table provides data for all land within the existing UGB, not necessarily land planned or zoned for residential uses (though most of the land in question does have residential plan designations).

Use Type	# parcels in UGB	Total acres in UGB
Canal	37	60
Cemetery	1	16
Common Areas	662	499
Golf Course	34	811
Private Road	392	424
RV Park	7	25
Other Open Space	118	39

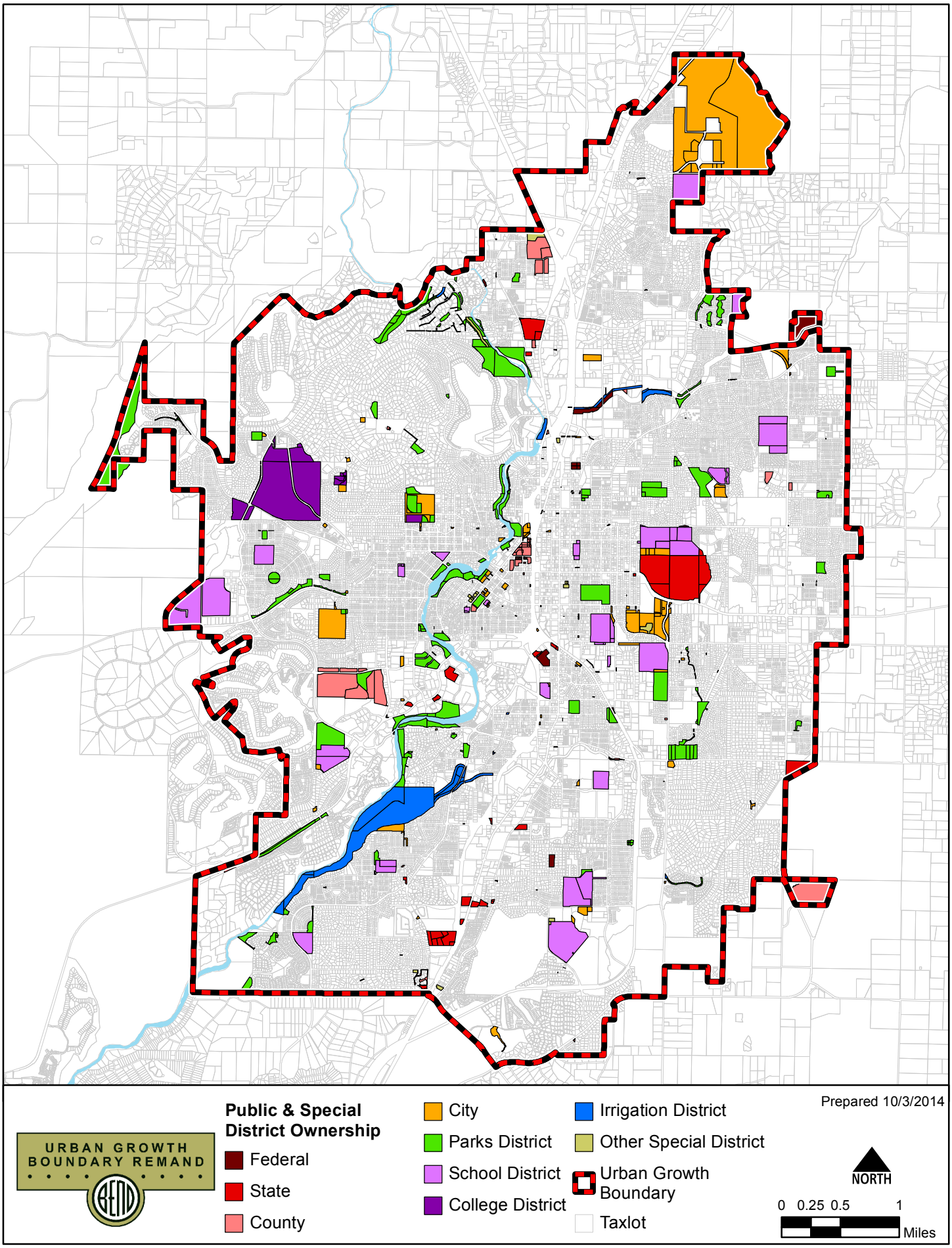
The attached map illustrates these categories of private open space and right of way.

Of the common areas, roughly half are owned by HOAs or similar organizations. Most of the remainder has no ownership information identified, but was created as part of an approved subdivision.

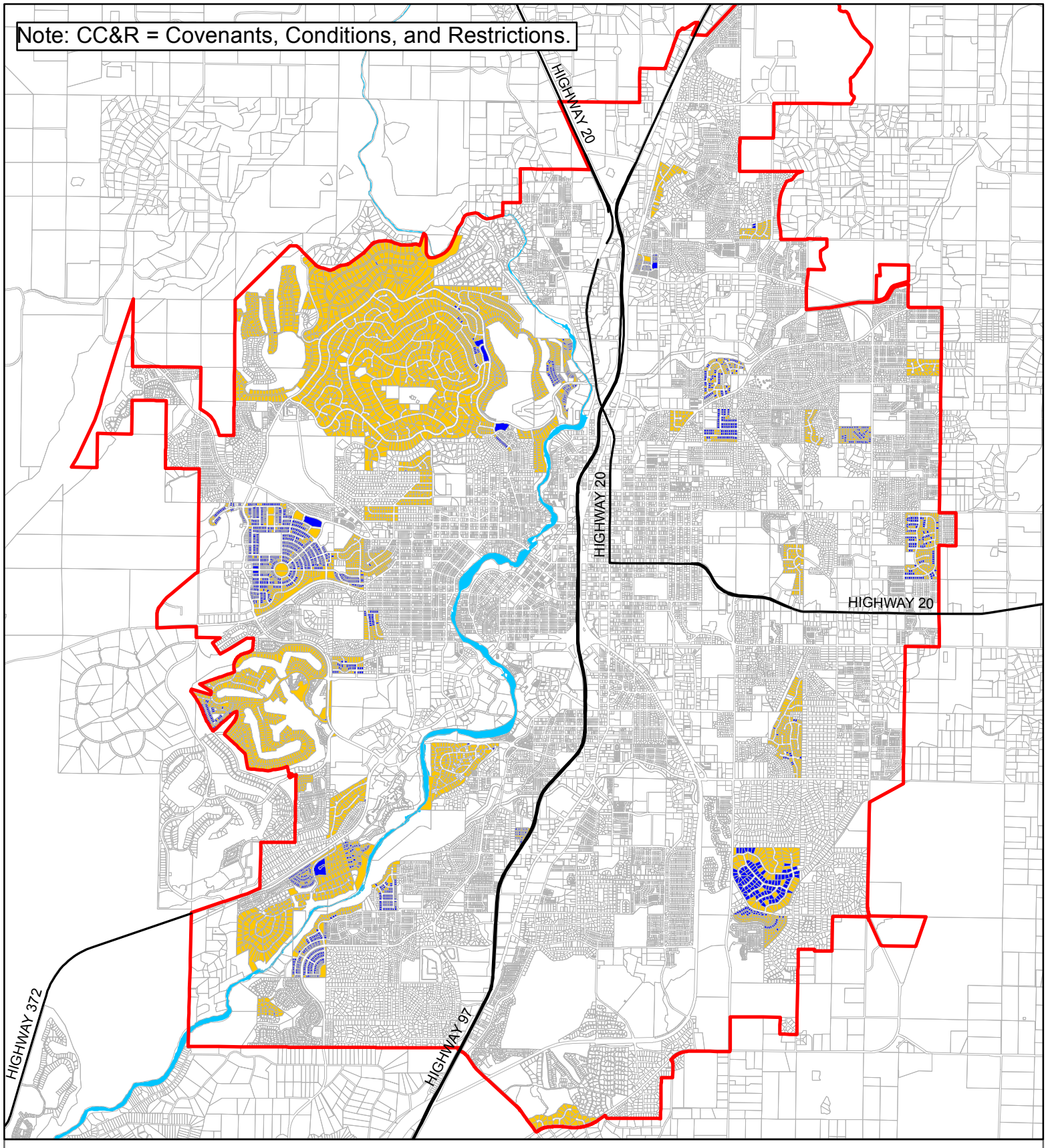
Team Recommendation

Treat canals, cemeteries, and private roads as fully developed. Treat golf courses and RV parks as developed unless specific information suggests that they are likely to be converted to residential uses. For common areas, assume that those owned by an HOA or similar organization and those that are part of an approved subdivision are developed. Assume other private open space is vacant in the absence of specific information indicating that it is not available for residential use.

Public and Special District Ownership Inside UGB



Subdivisions with CC&Rs Restricting Infill



Urban Growth Boundary

Tax lots

Parcels with Infill-Restrictive CC&Rs Inside UGB

Too small to further divide

Parcel more than double min. lot size

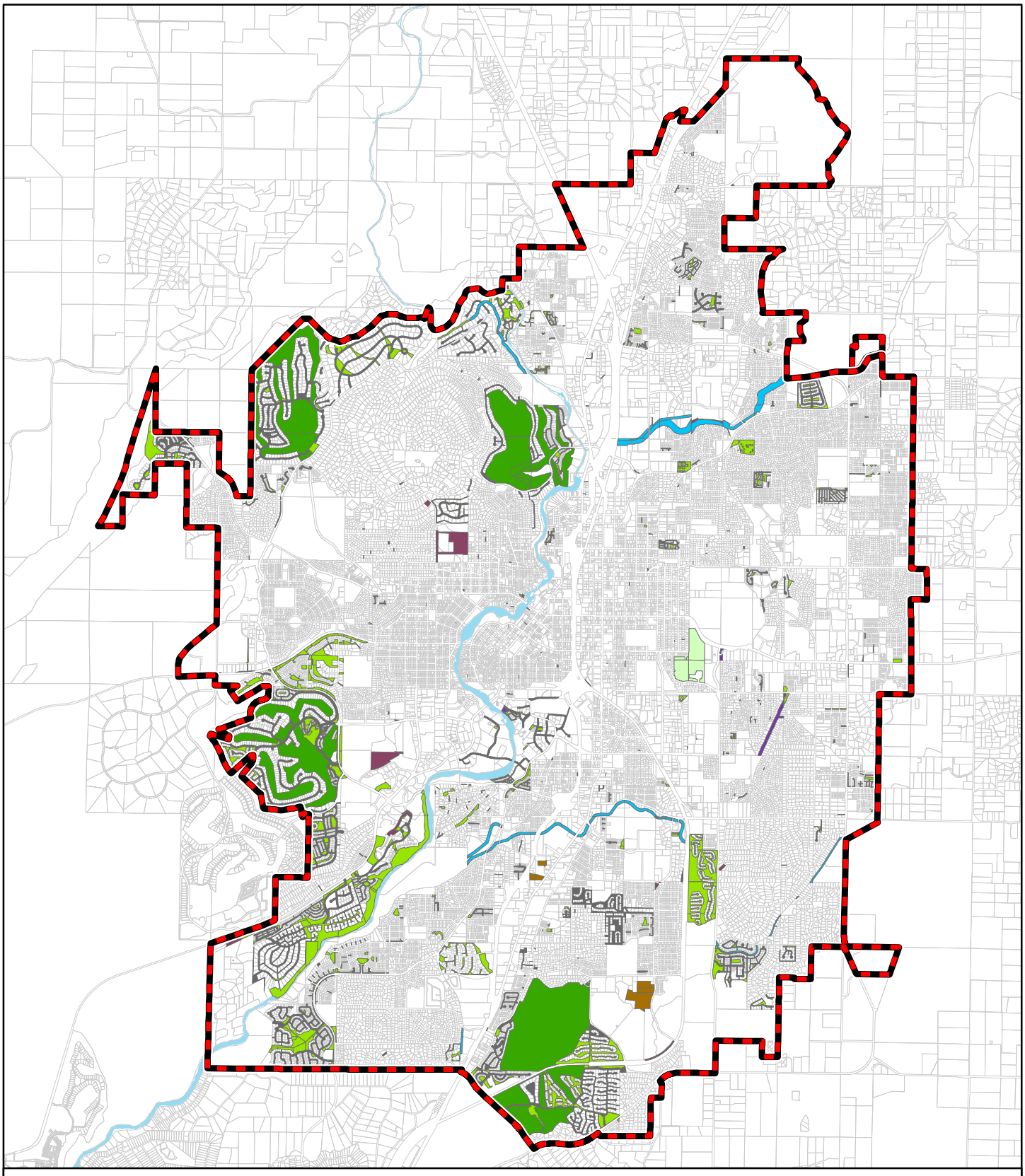
URBAN GROWTH BOUNDARY REMAND

Prepared 10/3/2014

NORTH

0 0.5 1 2 Miles

Private Open Space and Right of Way Inside UGB



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TO: **UGB REMAND TASK FORCE**

FROM: **LONG RANGE PLANNING STAFF, CITY OF BEND**

SUBJECT: **DRAFT BUILDABLE LANDS INVENTORY – SUB-ISSUE 2.2**

DATE: **AUGUST 31, 2011 (REVISED JANUARY 9, 2014)**

Introduction

This memo responds to Sub-issue 2.2 of the City of Bend Remand and Partial Acknowledgment 10-Remand-Partial Acknow-001795 (hereinafter referred to as Remand and Sub-Issue). This sub-~~issue is~~issue is found on pages 18-26 of the Remand order. This version of the August 31, 2011 memorandum to the RTF incorporates edits that address comments from the Department of Land Conservation and Development.

This memo includes a discussion of the sub-issue and a staff recommendation. Because this memo includes only a partial BLI, draft findings that respond to all related remand issues will be prepared as remaining elements of the BLI are completed and submitted to DLCD for review. The contents of this memo and its preliminary estimates of housing capacity have been reviewed by DLCD staff. Based on discussions with DLCD staff, the City believes that ~~the analysis~~the analysis contained in this memo, and its preliminary estimates of buildable lands and capacity, will be supported by DLCD staff as satisfactorily addressing the concerns expressed specifically under Sub-Issue 2.2. Both City and DLCD staff understand that these estimates will be subject to further revision based on a revised housing needs analysis (Sub-Issue 2.3) and any additional land use efficiency measures (Sub-Issues 3.1 and 3.2).

Remand Sub-issue 2.2

> *"Whether the City's Buildable Lands Inventory (BLI) is adequate for review. Whether the City correctly determined what lands are 'Vacant' and what lands are 'Redevelopable' Whether the City's estimate of the development capacity of those lands complied with the needed housing statutes and the Commission's rules"* [1]
>
> Conclusion:
>
> "The Commission denies the city's and Newland's appeals on this subissue, upholds the Director's Decision, including the director's disposition of objections (for the reasons set forth in the Director's

[1] Oregon Land Conservation and Development Commission, Remand and-Partial Acknowledgement Order 10-Remand-Partial Acnow-001795, November 2, 2011, p. 18.

> Decision) and remands the city's decision with instructions for it to develop a record and adopt a buildable lands inventory supported by findings that are consistent with state law. The city's findings must explain what criteria it uses (based on ORS 197.296, OAR 660-024 and 660-008) to determine whether particular lands are vacant or redevelopable, examine the amount and type of development that has occurred on the vacant and redevelopable lands since its last periodic review, and project the capacity of the city's buildable lands (prior to additional measures being implemented) based on that analysis (and as further detailed in connection with Goal 14, below). If the amount of redevelopment and infill within the city's UGB is projected to differ significantly from past trends, the City must explain why, and provide an adequate factual and policy basis to support that change.
>
> The city's buildable lands inventory may not exclude lots and parcels smaller than 0.5 acres with no improvements without specific findings consistent with OAR 660-008-0005. Similarly, the City may not exclude lots and parcels subject to CC&Rs unless it adopts specific findings, supported by an adequate factual base, that show why the lands are not available for development or redevelopment during the planning period. In addition, the City has agreed to reexamine lands it identified as "constrained" to determine whether the lands are buildable under OAR 660-008-0005.
>
> Finally, the Commission denies the objection of Newland for the reasons set forth in the Director's Decision, which are incorporated herein by this reference. Director's Decision, at 42-43." [2]

Discussion of Sub-Issue 2.2 Conclusion

In summary, the conclusion of Sub-Issue 2.2 directs the City to:

1) Explain the criteria used to determine whether lands are vacant or redevelopable, consistent with ORS 197.296, OAR 660-024 and 660-008.
2) Examine the amount and type of development that has occurred on vacant and redevelopable lands since the City's last periodic review.
3) Include vacant lots smaller than 0.5 acre in size in the inventory.
4) Project the capacity of the city's buildable lands (prior to implementing efficiency measures).
5) Reexamine lands defined as "constrained" to determine whether the lands are buildable under OAR 660-008-0005.

In order to comply with the mandates of this sub-issue, the previous BLI[3] has been completely revised, based on different categories of vacant and developed

[2] Ibid., p. 26.
[3] Pre-Remand Record p. 1288.

land, and new analyses of land use and development activity during the 1999-2008 period. Much of this information was in the record prior to the remand~~;~~ ~~however~~; however, the analysis of development trends is more extensive than in the previous BLI. In addition, land use and parcel data in the record for the previous BLI has been re-categorized, based on guidance from DLCD, to ensure consistency with state law. All of the data analyzed in the revised BLI existed and was available as of December 2008. The analyses which form the basis for the new BLI include no new data subsequent to December 2008.

Applicable Legal Standard

Following are provisions in state law that must be addressed in preparing a BLI for housing.

> ORS 197.296:
> * * *
> (2) At periodic review pursuant to ORS 197.628 to 197.650 or at any other legislative review of the comprehensive plan or regional plan that concerns the urban growth boundary and requires the application of a statewide planning goal relating to buildable lands for residential use, a local government shall demonstrate that its comprehensive plan or regional plan provides sufficient buildable lands within the urban growth boundary established pursuant to statewide planning goals to accommodate estimated housing needs for 20 years. The 20-year period shall commence on the date initially scheduled for completion of the periodic or legislative review.
>
> (3) In performing the duties under subsection (2) of this section, a local government shall:
> (a) Inventory the supply of buildable lands within the urban growth boundary and determine the housing capacity of the buildable lands;
> * * *
> (4)(a) For the purpose of the inventory described in subsection (3)(a) of this section, "buildable lands" includes:
> (A) Vacant lands planned or zoned for residential use;
> (B) Partially vacant lands planned or zoned for residential use;
> (C) Lands that may be used for a mix of residential and employment uses under the existing planning or zoning; and
> (D) Lands that may be used for residential infill or redevelopment.
> * * *
> (5)(a) Except as provided in paragraphs (b) and (c) of this subsection, the determination of housing capacity and need pursuant to subsection (3) of this section must be based on data relating to land within the urban growth boundary that has been collected since the last periodic review or five years, whichever is greater. The data shall include:
> (A) The number, density and average mix of housing types of urban residential development that have actually occurred~~:~~;
> (B) Trends in density and average mix of housing types of urban residential development;
> * * *
> OAR 660-008-0005(2) and (6):

(2) "Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:

a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 15, 16, 17, or 18;
c) Has slopes of 25% or greater;
d) Is within the 100-year flood plain; or
e) Cannot be provided with public facilities.

* * *

(6) "Redevelopable Land" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period.

OAR 660-024-0050 (2007 Version):

(1) When evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. For residential land, the buildable land inventory must include vacant and redevelopable land, and be conducted in accordance with OAR 660-007-0045 or 660-008-0010, whichever is applicable, and ORS 197.296 for local governments subject to that statute. * * *

(2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(14), may use the following assumptions in inventorying buildable lands to accommodate housing needs:

Substantial Evidence

The Conclusion section of Sub-Issue 2.2 summarizes the need for an adequate factual base and findings that are consistent with state law. The steps which make up the remainder of this memo provide the factual base serving as substantial evidence of compliance with state law in preparing a BLI:

- **Steps 1 & 2** - Explanation of criteria used to inventory vacant and redevelopable lands;
- **Steps 3 & 4** - Examination of the amount and type of development that has occurred since Bend's last periodic review;
- **Step 5** - Projected capacity of buildable lands;
- **Step 5** - Explanation with adequate factual and policy basis for projections that differ significantly from past trends;

- **Step 2** - Inclusion in the inventory of parcels smaller than 0.5 acre; and
- **Step 2** - Inclusion of parcels subject to CC&Rs, unless findings show why they are not available for development or redevelopment;
- **Step 2** - Inclusion of buildable acreage within parcels that are partially affected by "constrained" lands.

As required by ORS 197.296(5), the table provided as Attachment A summarizes the number, density, and average mix of housing types that have occurred since periodic review (1999-2008). This table also indicates trends in density and average mix of housing types during that period.

Explanation of Compliance

The remainder of this memo explains the steps that have been taken to ensure that the revised BLI will be fully compliant with state law. Step 1 outlines the definitions that have been used to classify residential land consistent with ORS 197.296, OAR 660-008, and OAR 660-024. Remaining steps describe in detail the methodologies used to estimate the amounts of acreage within these categories and the potential yield in housing units by category. The housing unit yield is the basis for preliminary estimates of capacity within the 2008 UGB. Those capacity estimates are also based in part on housing trends observed during 1999-2008. Those ten years correspond to the period since the last periodic review, consistent with ORS 197.296(5)(a).

Step 1: Criteria Used for Buildable Lands Inventory

In reviewing the BLI adopted in 2008, much of DLCD's concern centered on the City's interpretations of categories of land to be included in the inventory. In the remand order, LCDC ruled that the City's categories (vacant acreage, vacant platted lots, vacant with pending land use approvals, and redevelopable) were not consistent with state law. Except for "Redevelopable Land," the terms used in state law (above) for the categories of land to be included in a BLI are not defined. (Even the definition of "Redevelopable Land" is open to interpretation.) To ensure that on remand the correct categories would be used by the City in the revised BLI, we contacted DLCD staff for more specific guidance on how to define the categories of potentially buildable land within the UGB. This guidance was also needed to prevent double counting of some types of land, since several of the required categories could be considered to overlap, e.g. partially vacant and infill. Through a series of recent e-mail exchanges, DLCD staff provided their interpretations of state law in the form of definitions that could be used to conduct a GIS parcel-based analysis of every acre of residentially planned or zoned land in the Bend UGB as of 2008.[4] Those definitions as provided by DLCD, for land that is vacant, partially vacant, developed, redevelopable, or developed with infill potential, are shown below.

[4] E-mail from Gloria Gardiner, DLCD, to Damian Syrnyk, October 21, 2010. See also e-mail response from Gloria Gardiner, DLCD, to Karen Swirsky, dated June 9, 2011.

With clarity as to definitions, the revised BLI has been developed though a GIS database of all tax lots within the City. Information available in the database includes Deschutes County Assessor data such as real market land and improvement values, assessed values, property use information, and ownership information. The database also includes zoning and General Plan designation, property size, and the number and type of dwelling unit(s). Using this database, lots as of 2008 were assigned to the categories below:

Vacant (Completely) – Land planned or zoned for residential use that has $0 in improvements value. Properties that are planned or zoned for residential use, but are dedicated for other uses such as parks, common areas, rights of way or utilities are excluded. Publicly owned land is also excluded.

Partially Vacant – Land planned or zoned for residential use that has an improvements value greater than $0, but contains fewer dwelling units than permitted in the zone. Based solely on lot size, additional units could be built without removal of the existing structure, but the lot is not large enough to further divide. To identify partially vacant lands, we calculated the maximum number of units that could be built on each developed parcel that was not large enough to divide, based on the maximum density allowed per the development code and the parcel size. The number of existing units was then subtracted from the maximum number of units allowed. If one or more new units could be accommodated, the parcel was categorized as partially vacant. (Considerations such as setback and frontage requirements, lot coverage, or location of the existing unit on the lot were not considered, although those will be limiting factors in many cases.)

Developed – Land planned or zoned for residential use that is currently developed with the maximum number of dwelling units allowed in the zone, and the size of the lot does not allow for further division. (Residentially zoned land that is currently developed with employment uses is categorized as Developed.)

Redevelopable - Land~~s in the Developed category~~ may be considered redevelopable only if there exists "the strong likelihood that existing development will be converted to more intensive residential uses during the planning period." We have examined prior trends and examples of redevelopment to estimate the extent to which developed lots have redeveloped in the past, ~~-~~and the resulting housing yield. This work has focused on residentially zoned or designated lots that were completely developed, not large enough to further divide or to have additional units added without division, and where the existing unit(s) was demolished in order to develop at a higher density.[5] The City distinguished Redevelopable lands from those identified as Partially Vacant or with Infill Potential as these lands were not developed with the maximum number of units allowed by their respective zones and additional units could be developed on site.

Developed w/ Infill Potential – Land planned or zoned for residential use that is currently developed, but where the lot is large enough to further divide consistent with its current zoning without the removal of the existing dwelling. As with

[5] E-mail from Gloria Gardiner to Damian Syrnyk, October 21, 2010.

Partially Vacant land, this category does not consider limiting factors such as setback and frontage requirements, lot coverage, or location of the existing unit on the lot.

Step 2: Classify the 2008 Parcel Database into Developed, Vacant, Partially Vacant, or Infillable Categories

Using criteria contained in the definitions above, every residentially designated or zoned lot/parcel within the current UGB as of 2008 has been placed into one of the following categories:

- Vacant (completely) land
- Partially vacant land
- Developed land
- Developed land with infill potential

State law also requires consideration of potentially redevelopable lands. Because potentially redevelopable lands also require a finding of a "strong likelihood" to redevelop, it is not possible to identify them in advance through a GIS-based analysis. The role of potentially redevelopable lands in this revised BLI is discussed in more detail under Step 6 as a sub-category of Developed lands.

For each of the other categories above we have analyzed total developable acres, as well as characteristics such as total number of lots/parcels, size of lots/parcels, zoning/plan designation, real market land and improvement values, assessed values, current property use, and ownership.

Within each of these categories, acres that are not buildable, based on criteria in OAR 660-008-0005(2), have been identified and tabulated, i.e. any land that:

a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
b) Is subject to natural resource protection measures determined under statewide Planning Goals 5, 15, 16, 17, or 18;
c) Has slopes of 25% or greater;
d) Is within the 100-year flood plain; or
e) Cannot be provided with public facilities.

At this point, the only criteria from OAR 660-008-0005(2) that have been used to exclude land as unsuitable are slopes in excess of 25% and land within the boundaries of the 100-year floodplain. All other residentially planned or zoned lands are considered buildable.

Results of this classification of 2008 residential parcels are summarized in Table 1. This summary indicates that as of 2008 there were a total of 7,210 acres of residentially zoned or designated land considered suitable and potentially available to accommodate needed housing units over the 2008-28 planning period. An additional 128 acres of potentially available land for housing were

identified in two mixed-use zones, the Mixed-Use Riverfront (MR) Zone and the Mixed Employment (ME) Zone. Note that for the RM and RH zones, Table 1 shows separate columns for a small amount of RM and RH acreage within the Medical District Overlay Zone (MDOZ). For purposes of estimating housing capacity, residential acres within the MDOZ are treated differently than RM and RH land elsewhere. Whereas the RM and RH zones in general permit housing as the primary use, within the boundaries of the MDOZ overlay the primary purpose is "to allow for the continuation and flexible expansion of the hospital, medical clinics, and associated uses in a planned and coordinated manner."[6] Housing is not precluded in the MDOZ, but medical and related uses are the highest priority. Residential acreage in the MDOZ is included in Table 1 because of its residential zoning, but is not treated as having capacity for new housing.[7] Instead, this land has been treated as employment land for Goal 9 purposes, and is expected to accommodate economic uses rather than housing.

Table 1
Preliminary BLI Acreage Summary - 2008

	PLAN DESIGNATED OR ZONED (NON-MDOZ)								MDOZ			
	RL	RS	RM	RH	PO/RM/RS	SR2 1/2	UAR10	TOTAL	RM	RH	MR[1]	ME[1]
Developed												
Lots	2590	11958	881	77	5	1	0	**15,512**	6	77	440	259
Existing Units	2537	10923	814	5	5	0	0	**14,284**	0	22	137	11
Total Acres	1152	3634	161	31	1	0	0	**4,979**	9	121	194	169
Constrained Acres	20	232	4	1	0	0	0	**257**	0	1	23	2
Total Potential Acres	0	0	0	0	0	0	0	**0**	0	0	0	0
Developed w/ Infill Potential												
Lots	307	9486	1962	171	6	0	0	**11,932**	8	16	n/a	n/a
Existing Units	448	10629	6524	1005	6	0	0	**18,612**	302	141	n/a	n/a
Total Acres	403	4201	751	59	2	0	0	**5,416**	16	23	n/a	n/a
Constrained Acres	14	238	12	0	0	0	0	**265**	0	1	n/a	n/a
Total Potential Acres	389	3963	739	59	2	0	0	**5,151**	16	21	n/a	n/a
Partially Vacant												
Lots	2	21	1292	59	0	0	0	**1,374**	31	0	n/a	n/a
Existing Units	0	0	1454	73	0	0	0	**1,527**	62	0	n/a	n/a
Total Acres	1	3	141	6	0	0	0	**151**	4	0	n/a	n/a
Constrained Acres	0	0	1	0	0	0	0	**1**	0	0	n/a	n/a
Total Potential Acres	1	3	140	6	0	0	0	**150**	4	0	n/a	n/a
Vacant												
Lots	92	2933	421	44	15	0	0	**3,505**	15	27	16	19
Existing Units	0	0	0	0	0	0	0	**0**	0	0	0	3
Total Acres	82	1778	183	22	3	0	0	**2,068**	34	32	30	105
Constrained Acres	6	144	8	0	0	0	0	**159**	0	0	1	5
Total Potential Acres	75	1634	175	22	3	0	0	**1,909**	34	32	28	100
Publicly Owned												
Lots	8	287	79	16	0	0	2	**392**	1	1	n/a	n/a
Existing Units	1	9	4	0	0	0	0	**14**	88	0	n/a	n/a
Total Acres	16	1089	100	25	0	0	506	**1,736**	5	3	n/a	n/a
Constrained Acres	0	186	7	0	0	0	0	**193**	0	0	n/a	n/a
Total Potential Acres	0	0	0	0	0	0	0	**0**	0	0	n/a	n/a
TOTAL												
Lots	2999	24685	4635	367	26	1	2	**32,715**	61	121	456	278
Existing Units	2986	21561	8796	1083	11	0	0	**34,437**	452	163	137	14
Total Acres	1654	10704	1337	143	6	0	506	**14,349**	68	179	224	274
Constrained Acres	40	801	31	1	0	0	0	**874**	0	2	24	7
Total Potential Acres	465	5599	1054	86	5	0	0	**7,210**	53	54	28	100

The majority of potentially developable residential acres (5,151) are in the Developed with Infill Potential (Infillable) category. The next largest category is completely Vacant land, with a total of 1,909 residential acres. ~~(~~For comparison, the previous BLI (submitted in 2009) had estimated a total of 3,260 vacant acres, when combining Vacant, Vacant–Pending Land Use, and Vacant–Platted Lots~~)~~.

[6] Bend Development Code, Sec. 2.7.510.
[7] Since adoption of the MDOZ in 2004, only 5 housing units have been built within MDOZ boundaries. See also Director's Decision, Bend UGB Order 001775, January 8, 2010, p. 35.

Total Developed residential acres, with no further capacity, are estimated at 4,979 acres (compared with 9,554 acres in the previous BLI). The BLI presented in this memorandum does not classify Vacant land by these previous categories.

Step 3: Determine the Amount and Types of Past Housing Development that Has Occurred on Residentially Designated or Zoned Lands

The City has examined all new residential construction that occurred from 1999 (start of last periodic review) through 2008 to determine the amount and type that has taken place on vacant lands, partially vacant lands, infill lands, and developed lands (redevelopment). As previously noted, we used a database of tax lots from 1999 that includes (for each property) characteristics such as the existing level of development, land and improvement values, zoning and general plan designation, whether it was large enough to divide, and whether a demolition permit has been issued. The City then examined the land divisions and building permit activity that took place on those properties for the 10-year period, 1999-2008.

The result of this work is a database of residential land divisions and new residential construction from 1999-2008, with each new division or building permit categorized as occurring on either vacant land, partially vacant land, developed infill land, or redeveloped land. The data also show the number of permits and resulting units by type of housing by year:

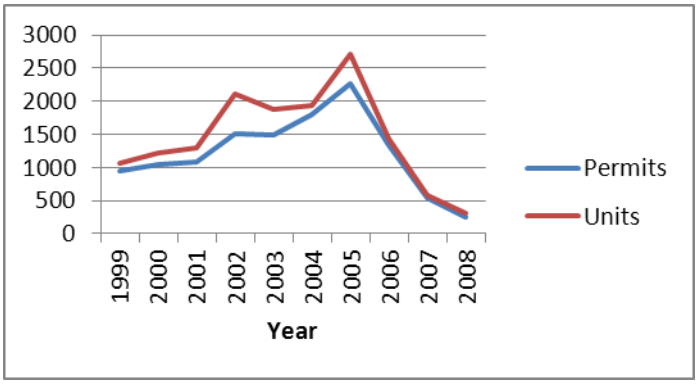
- Single-family dwelling
- Attached single-family dwelling
- Manufactured home on an individual lot
- Multi-family dwelling (two or more attached dwellings on a single lot).

Table 2 and Figure 1 summarize the total number of permits and new housing units built during 1999-2008:

Table 2

Year	Permits	Units
1999	945	1,057
2000	1,052	1,218
2001	1,085	1,305
2002	1,520	2,115
2003	1,484	1,879
2004	1,808	1,944
2005	2,263	2,720
2006	1,340	1,430
2007	543	583
2008	255	313
Total	**12,295**	**14,564**

Figure 1



Of interest in these summaries is the sharp spike in permits issued and housing units built during the middle portion of the period, and in particular during 2002-2005. These peaks coincided with the nationwide housing boom during this period. The steep decline from 2006-2008 suggests a more modest rate of construction activity that appears likely to continue in the near term, at least.

Step 4: Identify Trends of Development by Category of Lot/Parcel and Type of Housing

In this step, land divisions and building permits for new residential units in residentially planned or zoned areas were analyzed to estimate both the number and proportion of units built during the 1999-2008 period by the lot/parcel categories identified in Step 2. The result provides a compilation of total land divisions and units built by year and by:

- Vacant (completely) land
- Partially vacant land
- Developed land with infill potential
- Developed land (occurrences of redevelopment)

Table 3, below, summarizes the permits that were issued between 1999 and 2008 by land development status.

Table 3
Residential Building Permits by Land Category 1999-2008

Development Status	Building Permits	% of Total
Vacant	8,173	66.47 %
Redevelopment	2	0.002%
Developed (Replacement units)	48	0.39 %
Partially Vacant	80	0.65 %
Infill	3,724	30.29 %
Publicly Owned or Institutional/Open Space[8]	268	2.18%
Total	12,295	100.00%

[8] These are units that were built on land that is generally not available for housing. An example would be a portion of public park land that was sold off for housing, while acquiring additional residential land elsewhere for park expansion. During any given period, some small amount of publicly owned or open space land may be made available for housing. During the same period, some residential land is likely to be acquired for non-housing purposes, thus becoming unavailable for housing. This activity does not indicate a general trend toward housing development on publicly owned, institutional, or open space land; it simply reflects on-going real estate transactions that in the end have relatively little impact on land availability or housing production.

Table 3 indicates that roughly two-thirds of all permits issued were for development on vacant land, while approximately 30% took place on land categorized as infill. Based on the definition of "Redevelopment" cited in Step 1, there was virtually no redevelopment activity during 1999-2008. There were a total of 50 permits issued on lands where there was an existing unit AND where the existing unit was demolished. That might initially seem to indicate instances of redevelopment. However, when looking at these 50 permits, only 2 of them resulted in more units than had existed prior to the demolition. In both of these cases, duplexes were built after a single family home was demolished. The rest of the 50 permits resulted in the same number of units (e.g., a single family home was demolished and replaced with another single family home). Therefore, we can assume that only 2 permits were the result of redevelopment~~; the~~; the other 48 were merely replacements of existing units.

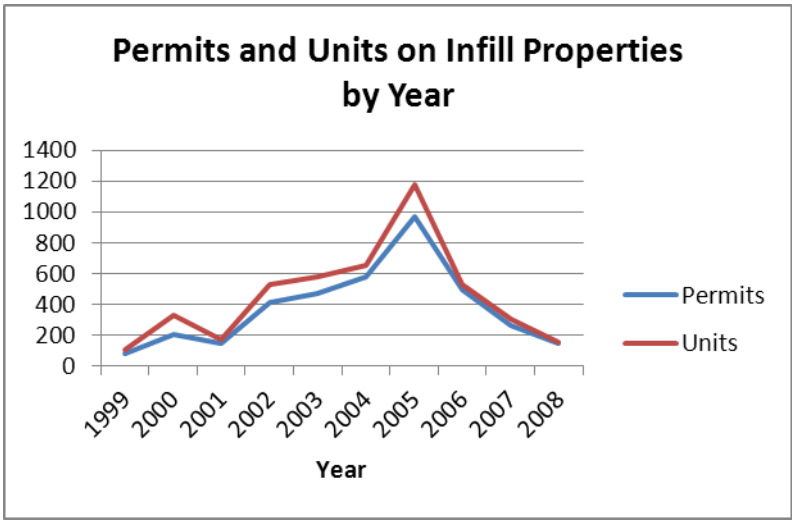
There were also very few permits issued for parcels categorized as partially vacant – less than 1% of the total. These were cases where housing units were built on parcels that had an existing dwelling(s), and there was enough area for additional dwellings to be built, but the parcel was not large enough to divide.

Because of the significant share of new housing built on lands classified as infillable during 1999-2008 we took a closer look at that category. As noted above, approximately 30% of all permits for new housing units during that period ~~(3,724~~(3,724 permits) were issued for infill parcels. That resulted in 4,507 new housing units, out of a total of 14,564 new units built during that period. The distribution by year of infill units built between 1999-2008 is shown below in Table 4 and Figure 2:

Table 4

Year	Permits	Units
1999	97	120
2000	202	323
2001	128	154
2002	409	553
2003	474	586
2004	576	652
2005	943	1152
2006	488	518
2007	260	298
2008	147	151
Total	3,724	4,507

Figure 2



The spike shown in Figure 2 for units produced during 2004-06 on Infill lots is similar to that for construction of total units during that period, but even more pronounced for infill construction. This suggests that during the height of the housing boom, the owners of infill properties were much more motivated to

develop housing when compared to the housing market conditions that preceded and followed this housing boom. ~~than during more normal housing market conditions~~. ~~This degree of motivation is important because in normal times owners of most infill parcels are more likely to think of their properties as built out, with less inclination to pursue further development.~~

In 1999 there were 8,158 parcels that satisfied the criteria for a potential Infill lot, i.e. a developed residential lot large enough to divide further without removing the existing dwelling. Over 90% of those lots (91.4%) were ~~under~~less than one acre in size. Each of these infillable lots already had some improvement value greater than $0. Any of these potential Infill lots in theory might ~~-~~have been further developed with additional housing units, but most owners would have needed unusually strong motivation to do so. Conditions in the local housing market during 2004-06 were such that a reasonable person might have assumed more owners of potential Infill lots ~~were in fact unusually motivated to consider~~would act to divide ~~dividing~~ their lots and sell~~ing~~ them for new housing units. ~~(Even so,~~ The trend data shows that only 5.7% of all infillable lots as of 1999 actually received building permits for residential infill development during the 1999-2008 period.~~)~~ By 2008 market conditions had changed significantly. At that time, a consensus was developing among economists and housing specialists that the boom conditions that existed during 2004-06 were unlikely to be repeated for the foreseeable future.

Step 5: Estimate Preliminary Capacity of Vacant Lands

Housing trends observed during the 1999-2008 period can be useful as a resource for estimating future housing capacity. Consideration of these trends is also required by ORS 197.296(5).

In Step 5 we consider the potential capacity of vacant lands, based on past trends and the amount of estimated suitable, available acreage. As discussed above, there are two sub-categories of vacant lands: Completely vacant and partially vacant. Table 5, below, summarizes the completely vacant acreage by zone as of 2008. Although not required by rule or statute, these completely vacant acres are further broken down in Table 5 into vacant platted lots, and raw, un-platted vacant acreage for the purpose of more accurately estimating the future capacity of these lands. As Table 5 indicates, as of 2008, there were 723 acres of buildable, completely vacant land in the form of platted lots~~; there~~; there were another 1,186 gross acres of completely vacant raw land.

Vacant Platted Lots

As part of the completely vacant category, Table 5 shows that in 2008 the 723 vacant, available, platted acres were made up of 2,965 individual lots (outside the MDOZ). The median size of these platted lots is .15 acre. Nearly all of these lots (90%) were in single-family residential zones (RL or RS), or were platted for single-family (attached) dwellings in other residential zones. Therefore, in terms of capacity, we assume that each of these vacant lots will be developed with one dwelling unit, for a total yield of 2,965 units.

Table 5
2008 Vacant Residential Lands Summary
And Potential Housing Unit Yield

	RESIDENTIAL PLAN DESIGNATED OR ZONED (NON-MDOZ)								MDOZ	
	RL	RS	RM	RH	PO/RM/RS	SR2 1/2	UAR10	TOTAL	RM	RH
Vacant - Platted Lots										
Lots	60	2601	266	23	15	0	0	**2,965**	8	9
Units	0	0	0	0	0	0	0	**0**	0	0
Acres	29	731	33	3	3	0	0	**800**	2	4
Constrained Acres	0	75	1	0	0	0	0	**77**	0	0
Total Available Acres	29	655	33	3	3	0	0	**723**	2	4
Potential Housing Yield	**60**	**2601**	**266**	**23**	**15**	**0**	**0**	**2,965**	**8**	**9**
Vacant - Non-Platted (Raw land)										
Lots	32	332	155	21	0	0	0	**540**	7	18
Units	0	0	0	0	0	0	0	**0**	0	0
Acres	52	1048	149	19	0	0	0	**1,268**	32	29
Constrained Acres	6	69	7	0	0	0	0	**82**	0	0
Total Available Acres (Gross)	46	979	142	18	0	0	0	**1,186**	32	28
Total Available Acres (Net)	37	773	112	15	0	0	0	**937**	NA	NA
Assumed Net Density[1]	2.10	4.90	13.40	27.47	0	0	0		NA	NA
Potential Housing Yield	**77**	**3790**	**1507**	**401**	**0**	**0**	**0**	**5,775**	**0**	**0**
Total Potential Housing Yield	**137**	**6391**	**1773**	**424**	**15**	**0**	**0**	**8,740**	**0**	**0**

[1] See Attachment A

Completely Vacant (Non-Platted) Land

Table 5 indicates a 2008 total of 1,186 gross buildable acres classified as completely vacant, non-platted (raw) land. Of this amount, 21% must be deducted for land for streets and utilities that will need to be dedicated, resulting in a net vacant acreage figure of 937 acres. Average net densities by zone for the 1999-2008 period have been calculated (see Attachment A of this memo), and are shown in Table 5 to estimate capacity for vacant raw land. ~~Actual average~~Actual average densities for 1999-2008 range from 2.1 units/net acre in the RL zone to 16.9 units/net acre in the RH zone. (Because the 16.9 density figure for the RH zone, based on trends, is lower than the current minimum allowed density of 27.47, we assume that net buildable acres in the RH zone would be built out at 27.47 units/net acre, rather than the 16.9 actual average density observed during 1999-2008.) ~~Applying the~~Applying the 1999-2008 densities to the available net acres in the completely vacant, raw land sub-category, (with an assumed density of 27.47 units/net acre for the RH zone), the resulting total yield in potential housing units is 5,775 units.[9] When combined

[9] This estimate assumes development during the planning period of all vacant land within the UGB as of 2008. In reality this is extremely unlikely, since at any given time there is always some amount of vacant land in Bend or any other community. In 1999 there were 5,086 acres of vacant, raw (un-platted) land, and in 2008 there were 2,064 acres in that category. It would seem safe to assume that at the end of the 2008-28 planning period there will still be some amount of un-developed residential land, being held by owners who for various reasons have chosen not to make their buildable land available for

with the estimated capacity of vacant platted lots, we estimate a total capacity of 8,740 housing units for completely vacant residential land.

Partially Vacant Land

For the Partially Vacant category, Table 1 indicates a 2008 total of 150 acres of potentially available land. As defined above, these are parcels that are planned or zoned for residential use, that are currently developed, but contain fewer dwelling units than permitted in the zone~~; additional~~; additional units can be built without the removal of the existing dwelling, but the lot is not large enough to further divide. Nearly all of these partially vacant lots (94%) are located in the RM zone. Analysis of all partially vacant lots during 1999-2008 shows that very few of them experienced further development that resulted in additional housing units. Of the 12,295 permits issued for new housing units during that period, only 80 (less than 1%) were issued for partially vacant lots. As with developed Infill lots, owners of partially vacant lots generally must be highly motivated to build additional units on these lots. As noted above, the market conditions that produced some new housing on partially vacant lots during 1999-2008 are not likely to be experienced again in the foreseeable future. There are also significant practical difficulties to building more units on partially vacant lots. Because the existing units are not removed, and because these partially vacant lots are not large enough to further divide, there is very little room left for adding units. What remaining area might be technically available for more housing units is likely to be in use for parking, open space, or landscaping. For these reasons, and because of the observed trend of very limited amounts of new housing built on partially vacant lots during 1999-2008, the City assumes only a negligible housing unit yield from partially vacant lands during the 2008-28 planning period.

When the estimated yield from buildable, available completely vacant platted lots (2,965 units) is combined with the estimated yield from completely vacant raw land (5,775) as of 2008, we estimate that these completely vacant lands within the current UGB have a theoretical capacity of approximately 8,740 units. Allowing for a very limited yield from potentially available partially vacant lands, this estimate for all vacant and partially vacant lands might reasonably be rounded up ~~to 8,750~~to 8,750 units for the 2008-28 planning period.

Step 6: Estimate Raw Capacity of ~~Developed Lands~~Developed Lands

As discussed above, there are three categories of Developed residential lands to be considered in the BLI: Developed with no further opportunities for new development; developed with infill potential; and developed parcels that may be redeveloped with a larger number of housing units, assuming there is evidence of a "strong likelihood" to do so. Table 1 indicates that in the first category, as of 2008, there were 15,512 fully developed residential lots in the current UGB, comprising 4,979 ~~acres, that~~acres that are fully built out with no additional

---

housing. A capacity estimate that assumes build-out of every acre of vacant land is unavoidably inflated.

capacity. Below, we estimate the capacity of the other two categories of Developed residential lands – those with infill potential and those that may be redeveloped.

Infill Land

Table 1 indicates that there are 11,932 residential lots totaling 5,151 acres (not including MDOZ; see Footnote 7) that are potentially available for additional infill development. Although there may appear to be considerable potential for additional capacity on these infill lands, the history of infill development during 1999-2008 shows that only a relatively small proportion of them actually yielded additional units. In 1999 there were 8,158 infillable lots within the UGB. Between 1999 and 2008, infill activity resulting in permits for new units occurred on only 5.7% (465) of those lots, comprising 26% of all potentially infillable acres. Looking at patterns of infill development during 1999-2008, we see that some amount of infill development occurred in all residential zones, although it was mostly concentrated in the RS zone:

Table 6
Proportion of Divided Acres on Infill Lots ~~By~~by Zone 1999-2008

Zone	Percentage of Divided Acres
RL	7.96%
RS	77.39%
RM	13.66%
RH	0.99%
Total	100%

As illustrated in Figure 2 above, the amount of infill development peaked dramatically during the 2004-06 period, coincident with the height of the housing boom. This strongly suggests that the volume of infill housing development is influenced by the ~~perceived strength~~perceived strength of the local housing market and the inclination of the owners of infillable lots to make them available for more development. As economic conditions favor or stimulate all types of housing development, owners of some infillable lots are increasingly motivated to sell parts of their land for new housing, or to develop new units themselves. As shown in Table 4, the 3-year period 2004-06 accounted for 52% of total infill units built during the ten years of 1999-2008~~; 2005~~; 2005 alone accounted for 26% of the 10-year total. As of 2008, a general consensus was emerging that those economic and housing market conditions that drove the spike in infill housing development during 2004-06 are unlikely to be repeated in the foreseeable future.

One way of realistically estimating capacity of infillable lands is to consider the pattern of previous infill activity based on the size of infillable parcels. Based on trends observed during 1999-2008 we can estimate the proportion of small lots (<1 acre) and the proportion of large lots (>1 acre) that will experience infill during the planning period. During the 1999-2008 period, 4% of infillable lots less than 1 acre divided (on 4.5% of the infillable acres of small lots), and 36% of

infillable lots larger than 1 acre divided (on 51% of the infillable acres of large lots). Applying these same proportions to infillable land as of 2008 results in estimates of 452 lots (157 acres) smaller than 1 acre in size, and 231 lots (850 acres) larger than 1 acre in size that could be expected to see infill development during the planning period. Assuming these acres are distributed among residential zones and plan designations similar to observed patterns during 1999-2008 (Table 6), we can estimate that a total of 1,007 acres will experience infill, as shown in Table 7, below.

Table 7
Projected Potential Developed Infill Acres by Zone 2008-28

	Acres		
Zone	Small Lots	Large Lots	Total
RL	12.49	67.71	80.20
RS	121.33	657.96	779.29
RM	21.41	116.10	137.51
RH	1.55	8.41	9.96
Total	156.78	850.17	1006.95

The next step was to estimate the number of units that might be accommodated on these 1,007 acres. Actual average densities of infill properties for 1999-2008 were examined by zone and lot size, and by applying those densities to the estimated number of acres that would infill, a resulting raw unit yield of 4,893 was derived (Table 8).

Table 8
Projected Capacity of Infill Acres by Zone 2008-28

	Small Lots			Large Lots			Total
Zone	Acres	Density	Capacity (Units)	Acres	Density	Capacity (Units)	Capacity (Units)
RL	12.49	2.21	28	67.71	1.83	124	152
RS	121.33	7.57	918	657.96	3.36	2,211	3,129
RM	21.41	11.56	247	116.10	9.17	1,065	1,312
RH	1.55	18.50	29	8.41	32.35	272	301
Total	156.78	n/a	1,222	850.17	n/a	3,671	4,893

Next, the raw estimate of 4,893 was adjusted to deduct existing units that would be assumed to already exist on these infillable lots. The average number of existing housing units on lots ~~under~~less than 1 acre in size in 2008 was 1.2. The average number of existing units on lots larger than 1 acre was 8.03. By applying these figures to the estimated number infillable lots by lot size, it can be estimated that a total of 2,397 existing units should be deducted from the raw estimate of 4,893 total units on infillable acres. The result of this calculation is a final estimate of 2,496 new units on infillable land during the planning period.

Redevelopable

The final sub-category of the Developed lands category is redevelopment potential. The criterion for redevelopment, as provided in Step 1 with guidance from DLCD, is very narrow. Based on state law, DLCD considers that redevelopment occurs only on ~~-~~a completely developed lot, which is not large enough to further divide, where the existing unit(s) is demolished in order to develop at a higher density. In addition, state law requires evidence of a "strong likelihood" of redevelopment in order to assume any amount of redevelopment activity.[10] Given these criteria, as discussed above, only two cases of residential redevelopment were identified for the entire 1999-2008 period. Potentially, any of the 1,355 developed lots in the partially vacant category or the 11,873 developed lots in the infill category might be considered a candidate for redevelopment. However, when the evidence indicates that redevelopment as defined here essentially did not occur during the extraordinary boom years of 1999-2008, ~~there's very little~~ the trend data does not suggest ~~basis fo~~r a strong likelihood of redevelopment during the 2008-28 planning period. ~~Therefore, we conclude that there is not a strong likelihood that there will be any measurable yield from redevelopment activity, as defined above, during the planning period.~~ For the purpose of this analysis, the BLI does not include measurable yield from redevelopable lands. This conclusion will likely need to be reexamined after the conclusion of the housing needs analysis and further work on efficiency measures (See Tasks 3.1 and 3.2). The City may need to consider revising the estimate of "redevelopable" lands in the UGB if efficiency measures are proposed that would increase the likelihood that certain parcels would be redeveloped (e.g. rezoning to allow higher densities of housing.)

Total Residential Lands Capacity

Table 9, below, summarizes preliminary estimates of residentially zoned or designated lands capacity for the 2008-28 planning period:

Table 9

Residential Land Category	Potential Capacity (Units)
Vacant	8,740
Partially Vacant	10
Infill	2,496
Redevelopment	0
Total	**11,246**

Step 7: Housing Capacity of Mixed-Use Zones

[10] OAR 660-008-0005(6): "'Redevelopable Land'" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period."

ORS 197.296(4)(a) includes "Lands that may be used for a mix of residential and employment uses under the existing planning or zoning" among the types of lands that must be included in the buildable lands inventory. Bend has three mixed-use districts: the Mixed Employment District (ME), the Mixed Use Riverfront District (MR) and the Professional Office District (PO). Each of these allows some housing, as well as various combinations of retail, commercial, public/institutional, and light industrial uses. The PO zone applies to only a few very small parcels that are adjacent to each other (off of Empire Ave.), with a combined acreage of approximately 7.5 acres. There is no history of development of any kind on PO land. These parcels are currently included in the Bend Economic Opportunities Analysis inventory of employment land.

As of 2008, the MR zone (Old Mill District) contains a total of 222 non-constrained acres, of which 28 acres are vacant.[11] Single-family and multi-family housing are listed as permitted uses in the Bend Development Code for the MR zone. During the 1999-2008 period permits were issued for a total of 115 housing units in this zone. The MR zone does not establish minimum or maximum densities for housing. The existing housing units in this zone occupy 7.74 acres, and have an average density (2008) of 15 units/acre. The 7.74 acres of housing represent 4% of total, developed MR zone acreage. Assuming this ratio of housing to non-housing acreage continues into the planning period, we could expect 1.12 acres of the remaining 28 acres of vacant MR land to accommodate new housing. Assuming also a continuation of the 2008 average density of 15 units/acre, another 17 housing units could be expected in the MR zone during the planning period.

Although it is a mixed-use zone, the ME zone has a stronger emphasis on employment uses. Its purpose is described in the Bend Development Code as follows:

> The Mixed Employment zone is intended to provide a broad mix of uses that offer a variety of employment opportunities. Where Mixed Employment Districts occur on the edge of the city, their function is more transitional in nature providing service commercial businesses and supporting residential uses in an aesthetic mixed environment. In this instance, when residential units are provided, the units shall be within easy walking distance to the commercial and employment uses.[12]

Both single family housing and multi-family housing are listed as conditional uses in the ME zone, rather than as outright permitted uses, as in the MR zone. As of 2008, there were 11 housing units in the ME zone, and a total of 100 vacant,[13] non-constrained acres in the ME zone. During the 1999-2008 period there were no permits issued for any housing units in the ME zone. These 100 acres are currently included in the Bend Economic Opportunities Analysis inventory of

[11] Because acreage in the MR and ME zones was considered as available for employment uses, and is tallied in the Bend Economic Opportunities Analysis, vacant acres in these zones are defined as provided in OAR 660-009-0005.
[12] Bend Development Code, Chapter 2.3, Sec. 2.3.100.
[13] Because acreage in the MR and ME zones was considered as available for employment uses, and is tallied in the Bend Economic Opportunities Analysis, vacant acres in these zones are defined as provided in OAR 660-009-0005.

vacant, available employment land. Given the basic purpose of the ME zone, and the absence of any new housing production during the 1999-2008, we assume all remaining vacant acreage in this zone will be occupied by non-residential employment uses.

Step 8: Total Estimated Capacity 2008-28 by Category

Table 10 below summarizes estimates derived from the steps discussed above, including estimated capacity from mixed-use zones, to arrive at a raw, grand total capacity estimate by land category. Final capacity estimates will be revised based on an updated Housing Needs Analysis and any additional land use efficiency measures that may be identified.

Table 10

Residential Land Category	Potential Capacity (Units)
Vacant	8,740
Partially Vacant	10
Infill	2,496
Redevelopment	0
Mixed-Use Capacity	17
Total	**11,263**

The preliminary capacity estimate of 11,263 units represents 67.5% of the 16,681 total needed housing units for the 2008-28 planning period. This estimate can be compared with an initial capacity estimate of 10,059 units (60% of needed units), prior to efficiency measures, from the previous BLI. Additional measures taken as a result of the updated Housing Needs Analysis and in compliance with Goal 14 may increase further the final capacity estimate for the current UGB.

Conclusion

It is important to emphasize that the contents of this memo do not make up a complete, final BLI. Because Bend is under remand, and because Sub-Issue 2.2 must be addressed specifically, this memo combines several of the most important steps in the process of compiling a BLI for housing. The next step in this process is for the City to complete revision the Housing Needs Analysis, as directed by Sub-Issues 2.3 and 2.4. One possible outcome of that step could be a revised estimate of acres needed for multi-family housing, with corresponding revisions to estimates of acres assumed to be available for that housing type. Finally, we will consider any additional land use efficiency measures that may be warranted, in response to Sub-Issue 3.1. To the extent additional measures are identified, capacity estimates contained in this memo will be further adjusted.

Recommendation

City staff recommends that the Remand Task Force accept this memo as a preliminary Buildable Lands Inventory satisfying Remand Sub-Issue 2.2.

Attachment A

HOUSING UNITS BY TYPE AND PLAN DESIGNATION

PRE-1998 [1]

	RL		RS		RM		RH		ALL RESIDENTIAL ZONES			
	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	Pre-1998 Units - % of Total	
Single Family - Detached[4]	2,146	1.9	8,846	3.1	1,606	4.7	145	6.6	**12,743**	**2.9**	66%	SFD
Single Family - Attached[5]	0	0.0	26	5.1	22	21.5	0	0.0	**48**	**7.8**	0%	SFDA
Multiple Family Housing[6]	57	8.8	500	9.7	3,314	16.6	539	20.9	**4,410**	**15.5**	23%	Multifamily
Manufactured Homes - In Parks[7]	148	2.7	557	3.4	593	6.5	0	0.0	**1,298**	**4.1**	7%	Manuf in Parks
Manufactured Homes - On Lots[8]	382	2.9	241	3.2	73	5.8	0	0.0	**696**	**3.1**	4%	Manuf on Lots
TOTAL	**2,733**	**2.1**	**10,170**	**3.2**	**5,608**	**8.5**	**684**	**14.4**	**19,195**	**3.7**	**100%**	**TOTAL**

1998-2008

	RL		RS		RM		RH		ALL RESIDENTIAL ZONES			
	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	New Units - % of Total	
Single Family - Detached[4]	210	2.0	10,306	4.6	828	8.7	27	13.4	**11,371**	**4.7**	72%	SFD
Single Family - Attached[5]	0	0.0	435	8.7	175	12.5	0	0.0	**610**	**9.5**	4%	SFDA
Multiple Family Housing[6]	0	0.0	514	14.2	2,547	16.1	535	17.1	**3,596**	**16.0**	23%	Multifamily
Manufactured Homes - In Parks[7]	0	0.0	0	0.0	0	0.0	0	0.0	**0**	**0.0**	0%	Manuf in Parks
Manufactured Homes - On Lots[8]	43	3.1	71	6.6	43	7.0	0	0.0	**157**	**5.1**	1%	Manuf on Lots
TOTAL	**253**	**2.1**	**11,326**	**4.9**	**3,593**	**13.4**	**562**	**16.9**	**15,734**	**5.7**	**100%**	**TOTAL**

ALL YEARS

	RL		RS		RM		RH		ALL RESIDENTIAL ZONES			
	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	TOTAL UNITS[2]	AVE DENSITY[3]	All Units - % of Total	
Single Family - Detached[4]	2,356	1.9	19,152	3.8	2,434	5.6	172	7.2	24,114	**3.6**	69%	SFD
Single Family - Attached[5]	0	0.0	461	8.4	197	13.1	0	0.0	658	**9.4**	2%	SFDA
Multiple Family Housing[6]	57	8.8	1,014	11.3	5,861	16.6	1,074	18.8	8,006	**15.8**	23%	Multifamily
Manufactured Homes - In Parks[7]	148	2.7	557	3.4	593	6.5	0	0.0	1,298	**4.1**	4%	Manuf in Parks
Manufactured Homes - On Lots[8]	425	2.9	312	3.6	116	6.2	0	0.0	853	**3.4**	2%	Manuf on Lots
TOTAL	**2,986**	**2.1**	**21,496**	**3.9**	**9,201**	**9.9**	**1,246**	**15.5**	**34,929**	**4.4**	**100%**	**TOTAL**

Summary data prepared 12/28/2010 by C. Miller from February 2008 Buildable Lands Inventory

[1] Pre-1998 data includes all properties, and the dwelling units on those properties, that are in the current Urban Growth Boundary. Some properties were outside of Bend's current UGB at the time they were constructed.

[2] Total units includes all built and permitted units, including units in the MDOZ, by general plan designation.

[3] Average density is the total number of built and permitted units (WHERE ONLY ONE TYPE OF HOUSING UNIT WAS ON A PROPERTY), divided by the total acres of those properties, by housing unit type and general plan designation.

[4] "Single Family - Detached" means a housing unit that is free standing and separate from other housing units. OAR 660-008-0005(3)

[5] "Single Family - Attached" means common-wall dwellings or row houses where each dwelling unit occupies a separate lot. OAR 660-008-0005(1)

[6] "Multiple Family Housing" means attached housing where each dwelling unit is not located on a separate lot. OAR 660-008-0005(5) This category includes duplexes, triplexes, fourplexes, buildings with five or more dwelling units, and condominiums.

[7] "Manufactured Homes - In Parks" are those in designated manufactured home parks.

[8] "Manufactured Homes - On Lots" are manufactured homes located on a separate lot, including those in designated manufactured home subdivisions.

Memorandum

October 7, 2014

To:	Residential Lands Technical Advisory Committee
Cc:	Bend Staff
From:	APG Consulting Team
Re:	Land Use Efficiency Measures Context and Opportunity Sites

INTRODUCTION

Legal and Remand Requirements

The Residential Lands Technical Advisory Committee (Residential TAC) has been given an overview of a range of possible efficiency measures that Bend can or must consider and the legal requirements for consideration of efficiency measures in the "Introduction to Land Use Efficiency Measures" memorandum dated August 19, 2014. Of particular relevance to this memorandum, the Bend Urban Growth Boundary Remand (Remand) requires the City to evaluate large blocks of vacant land, stating:

- "the City must explain why increasing the density allowed, particularly for large blocks of vacant land outside of existing established neighborhoods, is not reasonable during the 20-year planning period."[1]
- "The measures the City considers must include, but are not limited to, evaluating the infill capacity (including plan and zone changes) of residential lands with more than five acres that are vacant or partially vacant."[2]

The additional measures identified in the Remand and the Department of Land Conservation and Development (DLCD) Director's Report that the city must consider are included in the August memorandum.

The Remand and state statute and rule also provide guidance on how the city should consider the likelihood that the measures identified will be effective:

- "To the extent that the City elects to meet its future need for residential land by adopting *new* measures to promote infill and/or redevelopment, ORS 197.296(7) requires that it demonstrate that such measures 'demonstrably increase the likelihood that residential

[1] Land Conservation and Development Commission (LCDC) Remand, page 52.

[2] LCDC Remand, page 53.

development will occur at the housing types and density and at the mix of housing types required to meet needs over the next 20 years.'"[3]

- "In establishing that actions and measures ... demonstrably increase the likelihood of higher density residential development, the local government shall at a minimum ensure that land zoned for needed housing is in locations appropriate for the housing types identified ... and is zoned at density ranges that are likely to be achieved by the housing market ..." [4]

Focus for Residential TAC Meeting #3

This memorandum, along with the urban form diagrams that have been provided under separate cover, is intended to provide additional context as the Residential TAC considers the geographic locations where various measures may be appropriate. As a starting point for the TAC discussion of where there are opportunities to increase residential capacity within the existing Urban Growth Boundary (UGB), the project team has identified a set of "opportunity sites" that may have the potential to yield substantial changes in residential capacity with minimal disruption to existing neighborhoods. These include large vacant parcels planned for residential use, large residential parcels with only a single family home, and lands planned for employment or public facilities that may be appropriate to convert to residential or mixed use. The TAC discussion is intended to help identify which of the identified opportunity sites are suitable for efficiency measures such as rezoning to a higher density designation, increasing minimum density, allowing additional housing types, providing density bonuses, or requiring master planning.

The context provided in this memorandum is intended to guide the discussion of what the identified opportunity sites could or should become in order to support the project goals and advance the urban form that the city wants. The Residential TAC is asked to provide feedback on urban form opportunities identified for specific opportunity sites and to evaluate and refine potential efficiency measure strategies to realize those urban form opportunities.

Measures that have more relevance for developed neighborhoods and for small infill sites (e.g. allowing/encouraging accessory dwelling units and modifying development standards such as parking, building height, and/or lot coverage) and those that would not be targeted geographically (e.g. reducing System Development Charges, multifamily housing tax credits, and reduced permitting fees) will be explored in a subsequent TAC meeting.

Looking Ahead

The discussion of opportunity sites and subsequent discussions of where to target specific efficiency measures all feed into the creation and testing of scenarios for the existing UGB using the Envision Tomorrow model. Residential efficiency measures will be combined with measures to increase employment within the UGB through targeted support for redevelopment on

[3] LCDC Remand, page 54.

[4] ORS 197.296(9)

employment land based on the work of the Employment TAC. Several options that combine residential and employment efficiency measures will be evaluated for their impacts on capacity, vehicle miles traveled, and qualitative measures that relate to the project goals. These options will be refined and narrowed; the preferred option or options will determine the residual land need to be met through UGB expansion (this may be a range).

CONTEXT: WHAT EFFICIENCY MEASURES CAN HELP ACHEIVE

Project Goals

The exploration of appropriate ways to accommodate more housing within Bend's existing UGB is also linked to and guided by the Project Goals. Among the relevant statements from the Project Goals are:

- "Bend has a variety of great neighborhoods that promote a sense of community and are well-designed, safe, walkable, and include local schools and parks."
- "Small neighborhood centers provide local shops, a mix of housing types, and community gathering places."
- "The character of historic neighborhoods is protected and infill development is compatible."[5]
- "Bend's downtown continues to be an active focal point for residents and visitors with strong businesses, urban housing, arts and cultural opportunities, and gathering places."
- "Bend residents have access to a variety of high quality housing options, including housing affordable to people with a range of incomes and housing suitable to seniors, families, people with special needs, and others."
- "Bend's balanced transportation system incorporates an improved, well-connected system of facilities for walking, bicycling, and public transit, while also providing a reliable system for drivers."
- "Efficient use of existing infrastructure is a top priority."

These goals indicate that efficiency measures should support housing variety and affordability, be respectful of the character of established neighborhoods, support neighborhood centers and public transit, increase opportunities for urban housing downtown, and encourage complete neighborhoods with access to schools and parks.

Urban Form

"Urban form", which refers to the pattern and organization of development in the city, is another important consideration that should guide the selection of appropriate efficiency measures for

[5] Note that the concept of compatibility is subject to interpretation in terms of what it means in practice. The term is not defined in Bend's development code, and while the Land Use Board of Appeals (LUBA) has provided some guidance in their opinions, they are not focused on design. It will be important to further clarify what this concept means for the Bend community as the efficiency measures are developed and refined.

specific locations within the city. The urban form diagrams that will be presented at the "All-TAC" meeting on October 9th describe Bend as it is today. They are intended to help identify patterns and commonalities that may help target the appropriate types of efficiency measures for different areas. For example, in areas that are lacking a particular amenity in order to be complete neighborhoods, it may be appropriate to offer density bonuses in exchange for providing the needed amenity. The efficiency measures should help Bend achieve a desirable urban form, helping make Bend even better as it grows.

In addition to the project goals, the following urban form principles, which come from previous visioning work in Bend as well as nationally recognized best practices, can help inform the measures that may be appropriate in Bend:

- "Our growth management practices and incentives have retained Bend's small-town character while supporting… the provision of more diverse and affordable housing, and the formation of complete communities – including mixed-use development and accessible neighborhood centers."[6]

- Affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty. Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community. [7]

- Provide a variety of housing types and sizes within zones so that residents, young and old alike, can find housing that suits their life-stage needs as these needs change without having to leave the neighborhood they have grown up in or accustomed to.[8]

- "Bend has developed a number of small neighborhood centers in the community, where local residents can walk or bike to cafes, shops, gathering places, pocket parks, recreational facilities, and other services." [9]

- Neighborhoods should be compact, pedestrian friendly, and mixed-use. Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.[10]

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[6] *Bend 2030: A Visioning Project by and for the People of Bend, OR | Community Vision Statement and Executive Summary,* http://bend2030.org/wordpress/wp-content/uploads/2013/12/Bend-2030-Final-Community-Vision.pdf (Published June 2006).

[7] *Charter of the New Urbanism* by Congress for the New Urbanism, originally published in 1999 – http://www.cnu.org/charter.

[8] EPA Smart Growth Principles: *Smart Growth Audit of Zoning Code and Subdivision Regulations: Findings and Recommendations* by Smart Growth Leadership Institute, University of California, Susan Weaver, Deepak Bahl, and Jessica Cogan. Published on June 22, 2004. http://www.epa.gov/smartgrowth/scorecards/MountJoyReport.pdf.

[9] *Bend 2030: A Visioning Project by and for the People of Bend, OR | Community Vision Statement and Executive Summary,* http://bend2030.org/wordpress/wp-content/uploads/2013/12/Bend-2030-Final-Community-Vision.pdf (Published June 2006).

- Many small businesses – including restaurants, bars and retail stores – rely heavily on foot traffic. Communities with homes, shops and jobs close by provide the steady stream of potential customers to make these businesses viable.[11]

- "Bend has established mixed-use development along key corridors and in designated centers. Development codes address building design, heights, densities and levels of affordability where residential, employment and retail uses mix." [12]

- Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.[13]

Impact on Travel Behavior

One of the additional requirements that the city must address as part of the UGB Remand project is impact on Vehicle Miles Traveled (VMT) per capita from different ways of growing. Based on state requirements, the city must either plan for growth in ways that reduce per capita VMT or, if VMT per capita cannot be reduced, the city must take steps to minimize the increases. There are many ways in which urban form and development patterns affect how people travel, but generally more compact, connected development that puts housing, jobs, shopping, schools, and other key destinations closer together makes it easier for people to walk, bike, or ride transit and makes the distances they have to travel when they do drive shorter, all of which reduces VMT.

Needed Housing Mix and Density

The efficiency measures can help the city achieve the housing mix that the TAC endorsed and the UGB Steering Committee approved by increasing the land available for providing a variety of housing types in order to better meet the identified Housing Need in terms of both mix and density.

OPPORTUNITY SITES

Overview

There are three categories of opportunity sites identified in the maps attached to this memorandum and described in the table that follows:

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[10] *Charter of the New Urbanism* by Congress for the New Urbanism, originally published in 1999 – http://www.cnu.org/charter.

[11] Smart Growth America's Smart Growth Principles: http://www.smartgrowthamerica.org/

[12] *Bend 2030: A Visioning Project by and for the People of Bend, OR | Community Vision Statement and Executive Summary,* http://bend2030.org/wordpress/wp-content/uploads/2013/12/Bend-2030-Final-Community-Vision.pdf (Published June 2006).

[13] *Charter of the New Urbanism* by Congress for the New Urbanism, originally published in 1999 – http://www.cnu.org/charter.

1. **Large vacant parcels planned for residential use.** These parcels are more than five acres in size and have no identified land use. They have residential plan designations, are not publicly owned, and are not within the Medical District Overlay Zone (MDOZ).[14] Land within other special districts is also excluded from this discussion of opportunity sites, since area-specific planning has already been done for those parcels. Parcels with pending or approved development applications are shown with a thinner outline on the attached maps; they are presumed not to offer opportunities for efficiency measures unless the current development applications fall through or expire.

2. **Large residential parcels with only a single family home**. These parcels are more than five acres in size and are developed with a single family home. Of the parcels with existing development, these have the most additional development potential. They have residential plan designations and are not within the MDOZ. Land within other special districts is also excluded from this discussion of opportunity sites, since area-specific planning has already been done for those parcels. Parcels with pending or approved development applications are shown with a thinner outline on the attached maps; they are presumed not to offer opportunities for efficiency measures unless the current development applications fall through or expire.

3. **Public facility zoned lands or large vacant lands with employment zones that may be appropriate to convert to residential use.** There are a few publicly owned parcels that are currently designated for non-residential uses where there may be an opportunity to re-designate them to residential or mixed use. Similarly, there may be opportunities to reconsider the use of large vacant employment parcels where appropriate. Several of these will also be discussed with the Employment TAC to assess their desirability as employment lands, but may also provide opportunities for residential development.

The attached maps show each of the categories of opportunity sites in each quadrant of the city. Clusters of parcels have been grouped to the extent possible for discussion at an area/neighborhood level. Each site or cluster of sites is numbered on the map for ease of reference. The table below provides a discussion of the existing conditions and considerations for each numbered area along with the urban form opportunity presented by the area, and potential efficiency measure strategies to realize the urban form opportunity. In some cases, the efficiency measure strategies could be pursued together (e.g. re-designate and require master planning), while in other cases, they represent mutually exclusive alternatives where only one will be relevant (e.g. re-designate to RM or increase minimum density in RS).

[14] The MDOZ includes land that is designated and zoned RH, Urban High Density Residential. Because of its location in the MDOZ, it's been identified as land for future medical employment uses around the St. Charles Hospital campus. The Employment Opportunities Analysis concluded, and LCDC approved, an analysis that concluded that the lands inside the MDOZ are appropriately considered employment land based on ownerships.

Conditions, Considerations, and Opportunities by Site / Area

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
SE-1	RS	~360 acres large vacant parcels (~330 acres excluding approved subdivisions)	While access is currently limited by the railroad, a new road connection is planned that will improve access and connectivity for this area. The area does not currently have sewer service, but the southeast intercept is planned to serve the area by the end of 2017. In addition, a new school is planned in the area. Master planning of sites over 20 acres is currently required by the Development Code. Public open space is required of sites greater than 40 acres or when exceptions to existing standards are proposed.	Opportunity to create a new complete neighborhood that considers clustering housing around green space and strong pedestrian and bicycle connections throughout development	• Re-designate to RM or a mix of RM and RS, or a higher-density version of RS • Increase minimum density in RS • Allow / require inclusion of a neighborhood center • Offer density bonuses for providing public open space • Allow cottage housing (requires new Development Codes to implement)
SE-2	RS, RM	~60 acres large vacant parcels	This area was recently approved as the "Stone Creek Master Plan", to include a combination of single family and multi-family housing, commercial development, a 6.15 acre park, and a 12 acre elementary school on a total of 88 acres.[15] It has good proximity to employment areas, and fairly good access to retail and services and transit.	Approved master plan will provide additional housing opportunities in proximity to employment as well as creating a new complete community	• No further efficiency measures identified at this time.

[15] Bend Chamber of Commerce, "Council Approves Stone Creek Master Plan," http://bendchamber.org/chamber-weekly/council-approves-stone-creek-master-plan/

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
SE-3	RS	~20 acres large single family parcels	This area has good proximity to retail and services and transit. It is surrounded by single family subdivisions with varying lot sizes. Two of the lots had previous subdivision approvals that have expired. Chase Road is planned to connect through this site – a high priority for the city.	Opportunity to provide additional housing opportunities in proximity to retail, services, and transit, while improving connectivity in the area	• Re-zone to higher-density version of RS • Increase minimum density in RS zone • Allow cottage housing
SE-4	RS	~25 acres large vacant parcels	A development application has been submitted, but not yet approved, for this area (the "Wildflower Master Plan"). The area has good proximity to transit, schools, parks, and employment areas and some access to retail and services. Adjacent land is a mix of RM and RS and is developed with a mix of housing types.	Opportunity to provide additional housing opportunities. Housing should be supported by pedestrian/bicycle access to transit, schools and parks.	• Through the development review process, seek opportunities to provide a variety of housing types and encourage density at the upper end of the range allowed in the RS zone.
SE-5	RS	~20 acres large vacant parcels (~15 acres excluding approved subdivisions)	This area has good proximity to transit, and decent access to retail and services and a few small parks. One of the vacant lots has an active subdivision application on it. The opportunity sites are scattered and largely surrounded by single family subdivisions, though there are also other relatively large developed lots (around 1 acre) mixed in. This area is at the eastern edge of the existing UGB; adjacent land outside the UGB is a mix of resource and exception land.	Opportunity to provide additional housing opportunities adjacent to transit while retaining neighborhood character	• Re-zone to higher-density version of RS • Increase minimum density in RS • Allow cottage housing • Consider re-designating vacant land on eastern edge to RM if the UGB is expanded to include adjacent land • Revisit this area for discussion of measures affecting infill on smaller developed lots

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
NE-1	RS	11-acre single family parcel	This parcel has single family subdivisions to the east and west, with small-scale multi-family housing to the south. It has excellent proximity to parks, schools, and transit and is adjacent to the St. Charles Medical Center, offering proximity to both medical services and employment. It does not have especially good access to retail or services, both which are available within approximately 4,000 ft.	Opportunity to provide additional housing opportunities adjacent to transit, schools, parks, and employment. Consider pedestrian and bicycle connections connecting this area to adjacent neighborhoods	• Re-designate to RM higher-density version of RS • Increase minimum density in RS • Allow cottage housing
NE-2	RM	10 acres vacant parcels	These parcels are situated between industrial land and land with a mix of single- and multi-family housing. One has a pending subdivision application. There are other, smaller vacant parcels in this area as well. They have excellent access to transit, some access to parks and less to nearby schools. They are in close proximity to regional retailers, but the highway operates as a barrier, and the retail area is largely auto-oriented.	Opportunity to provide transit-supportive densities adjacent to a transit line and adjacent to employment areas.	For parcel without active subdivision application: • Re-designate to RH • Increase minimum density in RM • Offer density bonuses for providing public open space For parcel in development review: seek opportunities to provide a variety of housing types.

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
NE-3	RS	18-acre vacant parcel	This parcel has an approved subdivision application on it – later phases of a larger subdivision project. There are some large single family lots and smaller vacant lots just to the south, but development on other sides is smaller-lot subdivisions, some of which are not yet fully built out. It surrounds a park, but is over half a mile from transit service and schools and has little access to retail and services.	N/A unless land use approval expires	• N/A unless land use approval expires (in which case, consider increasing minimum density in RS zone)
NE-4	RS	6-acre single family parcel	This parcel has single family subdivisions to the east and west. The parcel to the south is also a fairly large SF parcel (about 3 acres). It is on the edge of the existing UGB. It has good access to parks, but is over half a mile from transit service and schools and has little access to retail and services.	Opportunity to use residential land more efficiently while retaining neighborhood character. Consider pedestrian and bicycle connections connecting this area to adjacent neighborhoods.	• Re-zone to higher-density version of RS • Increase minimum density in RS zone • Allow cottage housing
NE-5	RS	5-acre single family parcel	This parcel has single family subdivisions to the east, south and west. There are several other smaller vacant parcels in the vicinity. It has excellent proximity to transit and a high school with playing fields. It is fairly close to St. Charles Medical Center, but has little access to retail or services.	Opportunity to use residential land more efficiently while retaining neighborhood character	• Re-zone to higher-density version of RS • Increase minimum density in RS zone • Allow cottage housing

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
NE-6	RM	10 acres vacant parcels	These parcels are situated between a mixed employment area and a townhome development. They have good access to transit, parks, and employment, but are not close to schools. They are fairly close to regional retailers, but the retail area is largely auto-oriented.	Opportunity to provide transit-supportive densities adjacent to a transit line and employment areas. Identify multimodal connections between employment, residential areas, and retail.	• Re-designate to RH • Increase minimum density in RM
NE-7	IL	~200 acres vacant land	While Juniper Ridge is primarily intended to provide for employment uses, the Juniper Ridge Master Plan (conceptual, not adopted) identified a "Town Center" component with civic uses and a mixture of local shops and residential neighborhoods. The western portion of the roughly 500 acres currently within the UGB is designated as an Employment Sub-District and is zoned IL. Existing uses in that area are largely light industrial and office headquarters uses. The eastern portion is zoned UAR10 and is currently vacant. This area could provide for a broader range of uses as envisioned in the master plan, but this would require finding other land to meet the need for industrial uses in the current or expanded UGB. The site is not served with transit or close to parks/schools at this time.	Opportunity to create a new complete neighborhood, providing housing opportunities adjacent to employment.	• If residential uses are included, ensure future development provides a mix of housing types and makes efficient use of land available for residential uses. • Offer density bonuses for providing public open space

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
NW-1	RS	30 acres vacant parcels, 10-acre single family parcel (excluding approved subdivisions: 5-acre vacant portion of a parcel)	Four of the five parcels have approved subdivision applications on them. The remaining parcel (the skinny one on the southeast of the cluster) is actually a small portion of a larger parcel owned by Shevlin Sand & Gravel, the rest of which lies outside the UGB. It is such a shallow strip that it cannot be developed efficiently unless the balance of the Shevlin Sand & Gravel property to the northeast is brought into the city limits/UGB as well. This area is at the edge of the UGB. It has good access to parks, but little access to retail and services. It is relatively close to Central Oregon Community College (COCC), which provides employment opportunities. It is over a half-mile from transit.	None at present; revisit based on UGB expansion scenarios for parcel without approved subdivisions	• Revisit based on UGB expansion scenarios for parcel without approved subdivisions
NW-2	RS	7-acre vacant parcel	This parcel is adjacent to park land as well as single family subdivisions. It is over a half-mile from transit. There are some small retail areas roughly a half-mile or so away. It is located at a transition point from the larger lots of Awbrey Butte to the smaller lots north of the Newport area. Topography in the area may limit higher density development.	Opportunity to use residential land more efficiently while retaining neighborhood character. Opportunity to improve connections to park and retail areas.	• Re-zone to higher-density version of RS • Increase minimum density in RS zone • Allow cottage housing

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
NW-3	RS	5-acre vacant parcel	This parcel is part of an approved Planned Unit Development (PUD), which may not allow further intensification (subject to additional research). It is tucked into a golf course development. It is in close proximity to employment and retail areas and close to the river.	N/A unless land use approval expires	• N/A unless land use approval expires (in which case, consider increasing minimum density in RS zone)
NW-4	RS	5-acre single family parcel	This parcel has single family subdivisions on all sides. It is adjacent to a park and very close to transit, but has little access to retail and services. COCC may develop some types of services targeted to students which in time could provide services to nearby residents. It is very close to COCC, which provides employment opportunities.	Opportunity to use residential land more efficiently while retaining neighborhood character	• Re-zone to higher-density version of RS • Increase minimum density in RS zone • Allow cottage housing
SW-1	RS	80 acres large vacant parcels	These two parcels are under common ownership and adjacent to the river. A subdivision application from 2006 for these properties remains under appeal at the Land Use Board of Appeals (LUBA). The land is on the edge of the UGB; the adjacent land outside the UGB is exception land. There are single family subdivisions to the east. They are just over a half-mile from transit. Road access is currently limited to the private streets of the adjacent River Rim PUD. Much of the land also falls within the River Corridor Area of Special Interest (ASI) and an Upland ASI.	If land use approval is not upheld on appeal, opportunity to use the river as an amenity for somewhat higher density housing, while allowing room for a transition to adjacent lower densities. Consider open space opportunities interspersed with housing options.	If land use approval is not upheld on appeal: • Re-designate to a mix of RM close to the river and RS adjacent to the existing neighborhood to the east • Require master planning • Increase minimum density in RS • Offer density bonuses for providing public open space adjacent to the river • Allow cottage housing • Revisit depending on UGB expansion scenarios

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
SW-2	RS, RL	25 acres large vacant parcels; 60 acres of single family parcels over 5 acres each	This area is on the edge of the UGB. The adjacent land outside the UGB to the east is US Forest Service land; to the north is Urban Reserve Area. This area is also adjacent to the river; some of the land has steep slopes and a small portion of the land is within the 100-year floodplain. The developed parcels are all fairly large, and several are vacant. Currently, the only access to this area is via a private road, and there is no sewer service at present.	Opportunity to use the river as an amenity for somewhat higher density housing, while allowing room for a transition to adjacent lower densities. Consider open space and recreation along river and sloped areas.	• Create special planned district that provides a plan for providing infrastructure, including the dedication of right of way for a public road and water and sewer service • Re-zone to higher-density version of RS • Increase minimum density in RS • Offer density bonuses for providing public open space adjacent to the river
SW-3	RS	7-acre single family parcel	This parcel is largely surrounded by single family homes on varying lot sizes. There are several homes on half-acre to one-acre lots adjacent to this property. It also abuts an irrigation canal and a large property owned by the Central Oregon Irrigation District (COID). It has excellent access to transit but is not especially close to any schools, parks, or neighborhood-serving retail.	Opportunity to use residential land more efficiently while retaining neighborhood character. Provide safe pedestrian connections to transit. Recreation opportunities along canal.	• Re-zone to higher-density version of RS • Increase minimum density in RS zone • Allow cottage housing

Site/ Area #	Plan Design-ation(s)	Scale/ Size	Conditions and Considerations	Urban Form Opportunities	Potential Efficiency Measure Strategies
SW-4	PF	130 acres	These parcels are owned by the COID. Portions of the land are steeply sloped and/or within the 100-year floodplain. A canal runs through the middle of the site. While their plan designation is Public Facilities (PF), they are currently zoned RL and RS. Redevelopment would likely require piping and protections of critical irrigation district infrastructure. The site is close to transit and a school but has limited access to neighborhood-serving retail or services. The COID has expressed an interest in using the land for other purposes, potentially including residential and mixed use development.	Opportunity to create a new complete neighborhood, especially if a small service commercial use is added to serve underserved subdivisions in the area. Recreation opportunity. Consider open space along for sensitive areas/irrigation facility locations.	• Re-designate to RM or a mix of RM and RS • Consider a mix of uses including neighborhood serving commercial uses • Require master planning • Allow / require inclusion of a neighborhood center • Offer density bonuses for providing public open space

Potential Residential Opportunity Sites: SE Bend

URBAN GROWTH BOUNDARY REMAND

NORTH

Prepared 10/6/2014

0 500 1,000 2,000 Feet

- Vacant (>5ac)
- Vacant (>5ac); pending development
- SF Lots >5ac
- SF Lots >5ac (pending development)
- Urban Growth Boundary
- Taxlot

Streets
- Highways
- Major Roads
- Other
- Bus Routes
- Railroad
- Schools
- Public Park
- Golf Course
- Rivers
- 100-year flood plain

Plan Designation

Residential
- RH
- RM
- RS
- RL
- UAR

Mixed Use
- ME
- MR
- SM

Commercial
- CG
- CC
- CL

Industrial
- IG
- IL

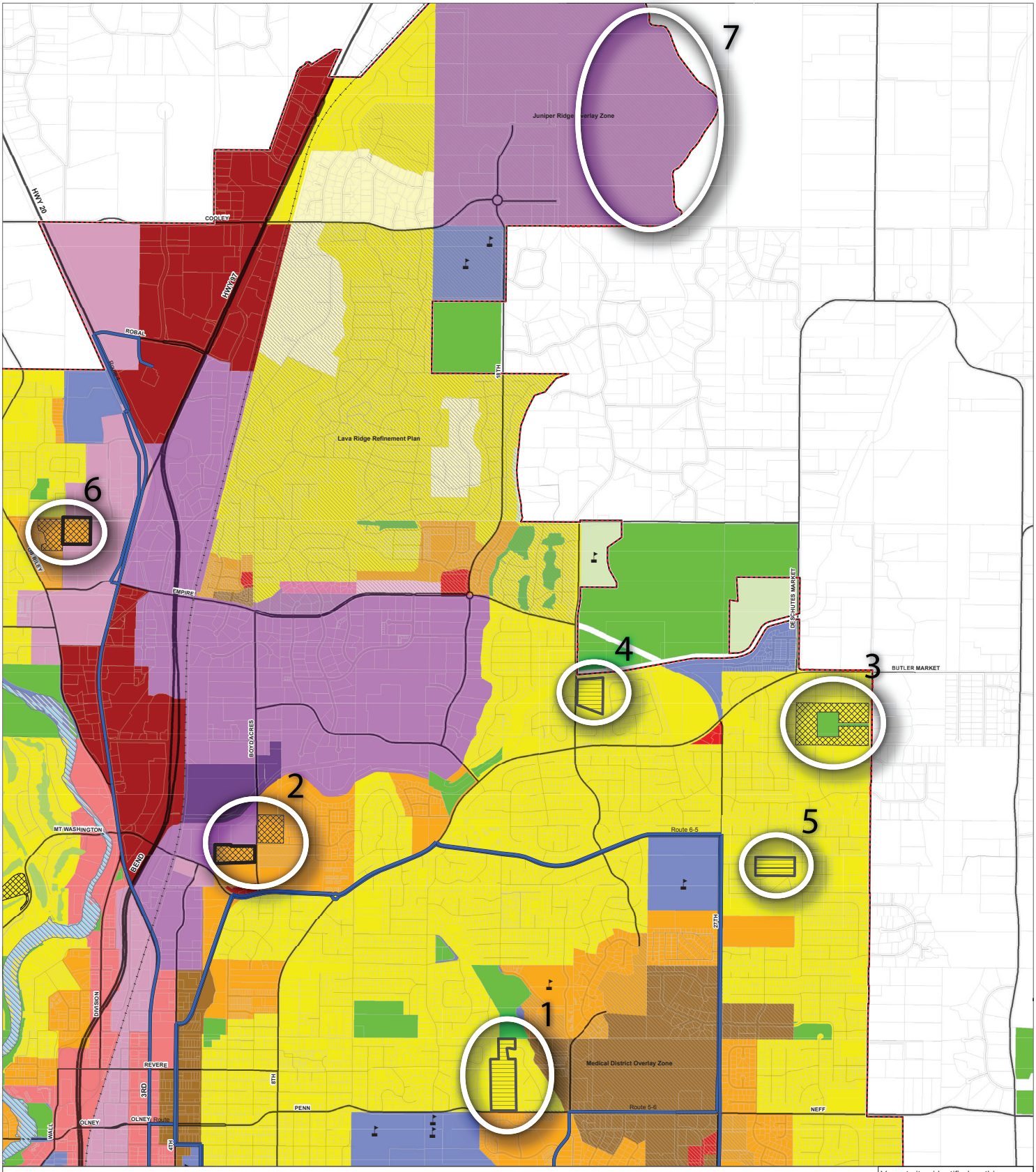
Other
- PF
- Manufactured Home Park Redevelopment Overlay
- Other Special Planned Districts

Vacant sites identified on this map are parcels over 5 acres with no current land use in the RH, RM, RS, or RL plan designations. Private open space, right of way, public parks, public ownership, and land in special plan districts are excluded.

SF Lots >5 ac are parcels with residential designations developed with single family residential use that are over 5 acres in size.

Mapping of potential opportunity sites is preliminary and subject to change.

Potential Residential Opportunity Sites: NE Bend



URBAN GROWTH BOUNDARY REMAND

NORTH

Prepared 10/6/2014

0 500 1,000 2,000 Feet

- Vacant (>5ac)
- Vacant (>5ac); pending development
- SF Lots >5ac
- Urban Growth Boundary
- Taxlot

Streets
- Highways
- Major Roads
- Other
- Bus Routes
- Railroad
- Schools
- Public Park
- Golf Course
- Rivers
- 100-year flood plain

Plan Designation

Residential
- RH
- RM
- RS
- RL
- UAR

Mixed Use
- ME
- PO

- PO/RM/RS

Commercial
- CG
- CC
- CL

Industrial
- IG
- IL

Other
- PF

- Manufactured Home Park Redevelopment Overlay
- Other Special Planned Districts

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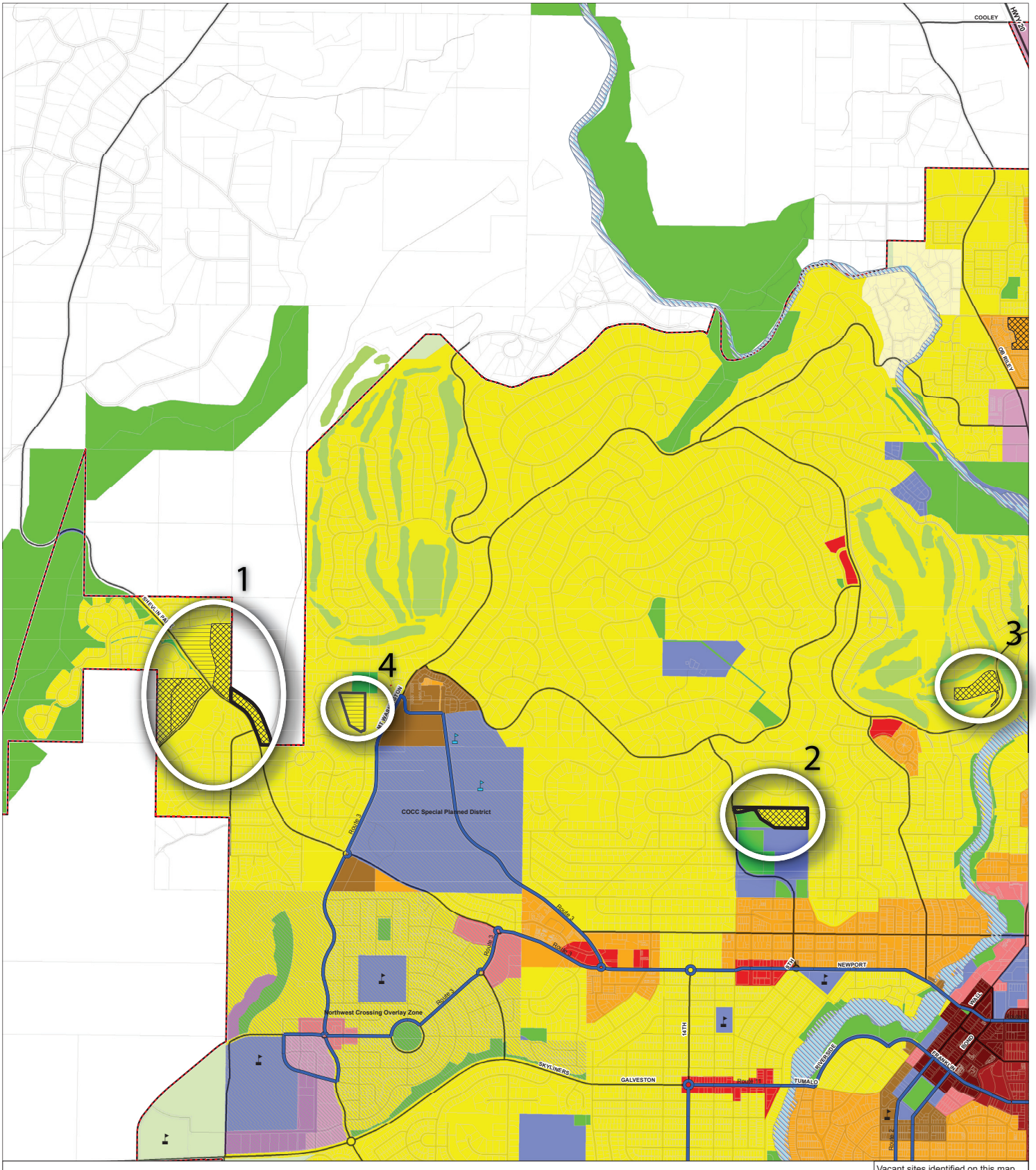
Potential Residential Opportunity Sites: NW Bend



URBAN GROWTH BOUNDARY REMAND

NORTH

Prepared 10/6/2014

0 500 1,000 2,000 Feet

- Vacant (>5ac)
- Vacant (>5ac); pending development
- SF Lots >5ac
- SF Lots >5ac (pending development)
- Urban Growth Boundary
- Taxlot

Streets
- Highways
- Major Roads
- Other
- Bus Routes
- Schools
- Colleges & Universities
- Public Park
- Golf Course

- Rivers
- 100-year flood plain

Plan Designation

Residential
- RH
- RM
- RS
- RL
- UAR

Mixed Use
- ME

Commercial
- CB
- CG
- CC
- CL

Industrial
- IL

Other
- PF
- Other Special Planned Districts

Vacant sites identified on this map are parcels over 5 acres with no current land use in the RH, RM, RS, or RL plan designations. Private open space, right of way, public parks, public ownership, and land in special plan districts are excluded.

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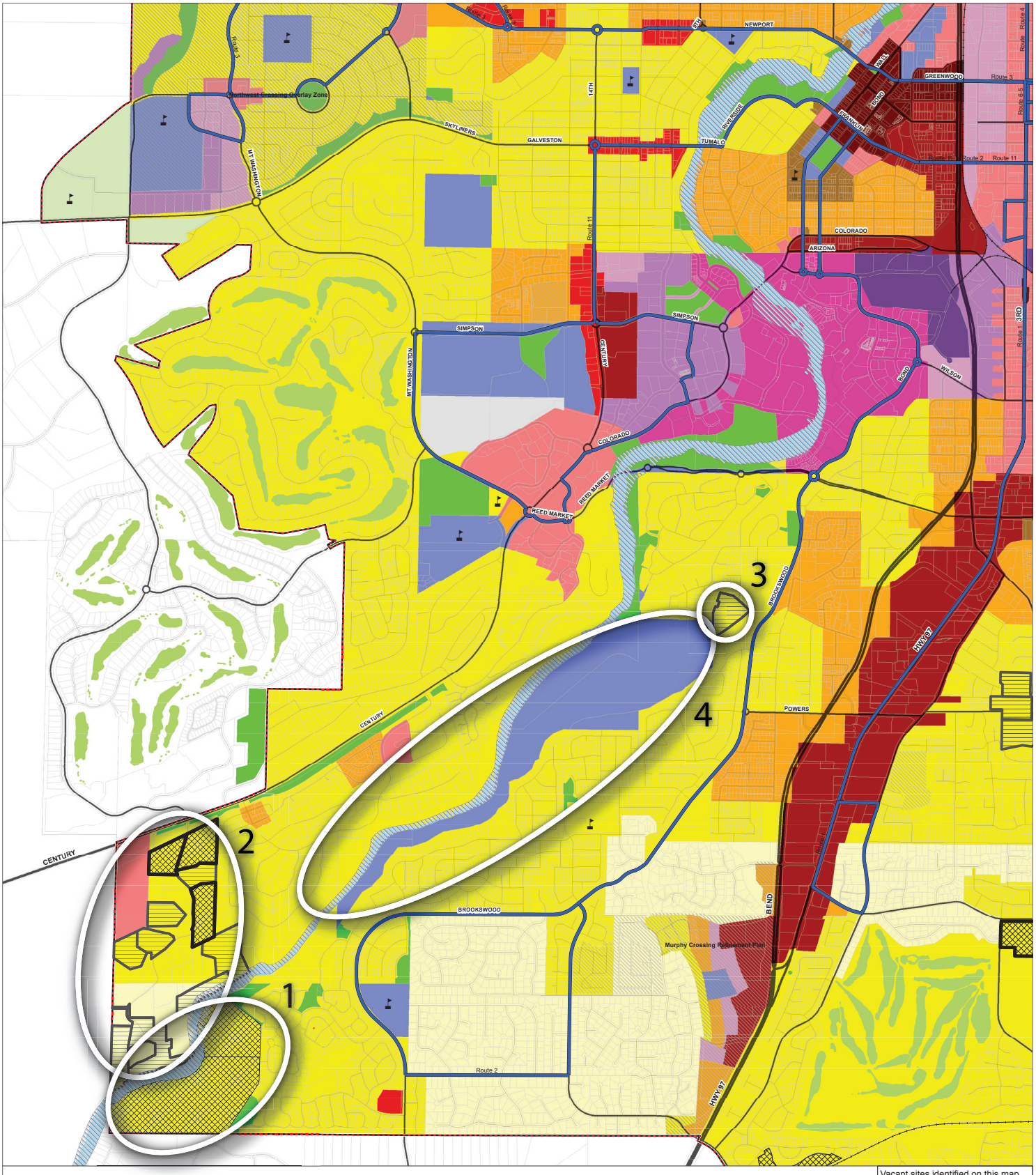
Potential Residential Opportunity Sites: SW Bend



URBAN GROWTH BOUNDARY REMAND

NORTH

Prepared 10/6/2014

0 500 1,000 2,000 Feet

- Vacant (>5ac)
- Vacant (>5ac); pending development
- SF Lots >5ac
- Urban Growth Boundary
- Taxlot

Streets
- Highways
- Major Roads
- Other
- Bus Routes
- Railroad
- Schools
- Public Park
- Golf Course
- Rivers
- 100-year flood plain

Plan Designation

Residential
- RH
- RM
- RS
- RL
- UAR

Mixed Use
- ME
- MR

Commercial
- CB
- CG
- CC
- CL

Industrial
- IG
- IL

Other
- PF
- SM
- Manufactured Home Park Redevelopment Overlay
- Other Special Planned Districts

Vacant sites identified on this map are parcels over 5 acres with no current land use in the RH, RM, RS, or RL plan designations. Private open space, right of way, public parks, public ownership, and land in special plan districts are excluded.

SF Lots >5 ac are parcels with residential designations developed with single family residential use that are over 5 acres in size.

Mapping of potential opportunity sites is preliminary and subject to change.

URBAN GROWTH BOUNDARY REMAND

MAKING BEND EVEN BETTER

Urban Form
10.13.14

Note: This is for study purposes only. This is not a plan.

How Should We Grow?

URBAN GROWTH BOUNDARY REMAND

Project Goals	Urban Form Concepts
A quality natural environment	• Nature frames, and weaves through, the city
Balanced transportation system	• Streets, paths, bikeways and places for people • The city's street system is connected and legible
Great neighborhoods	• Walkable neighborhoods define the residential areas of the city • Small mixed-use neighborhood centers and activity centers
Strong active downtown	• Downtown is Bend's best mixed use center – the heart of the city

Note: This is for study purposes only. This is not a plan.

How Should We Grow?

URBAN GROWTH BOUNDARY REMAND

Project Goals	Urban Form Concepts
Strong diverse economy	• Employment areas are identifiable districts within the city
Connections to recreation and nature	• Connections to recreation and nature weave throughout, and outside of, the city
Housing options and affordability	• Housing follows a transect from higher to lower density – higher where transportation options and services exist; lower where transportation and services are more limited; provision of housing choice
Cost effective infrastructure	• Utilize existing infrastructure capacity prior to constructing new, high cost infrastructure

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URBAN GROWTH BOUNDARY REMAND

MAKING BEND EVEN BETTER

Urban Form Factors

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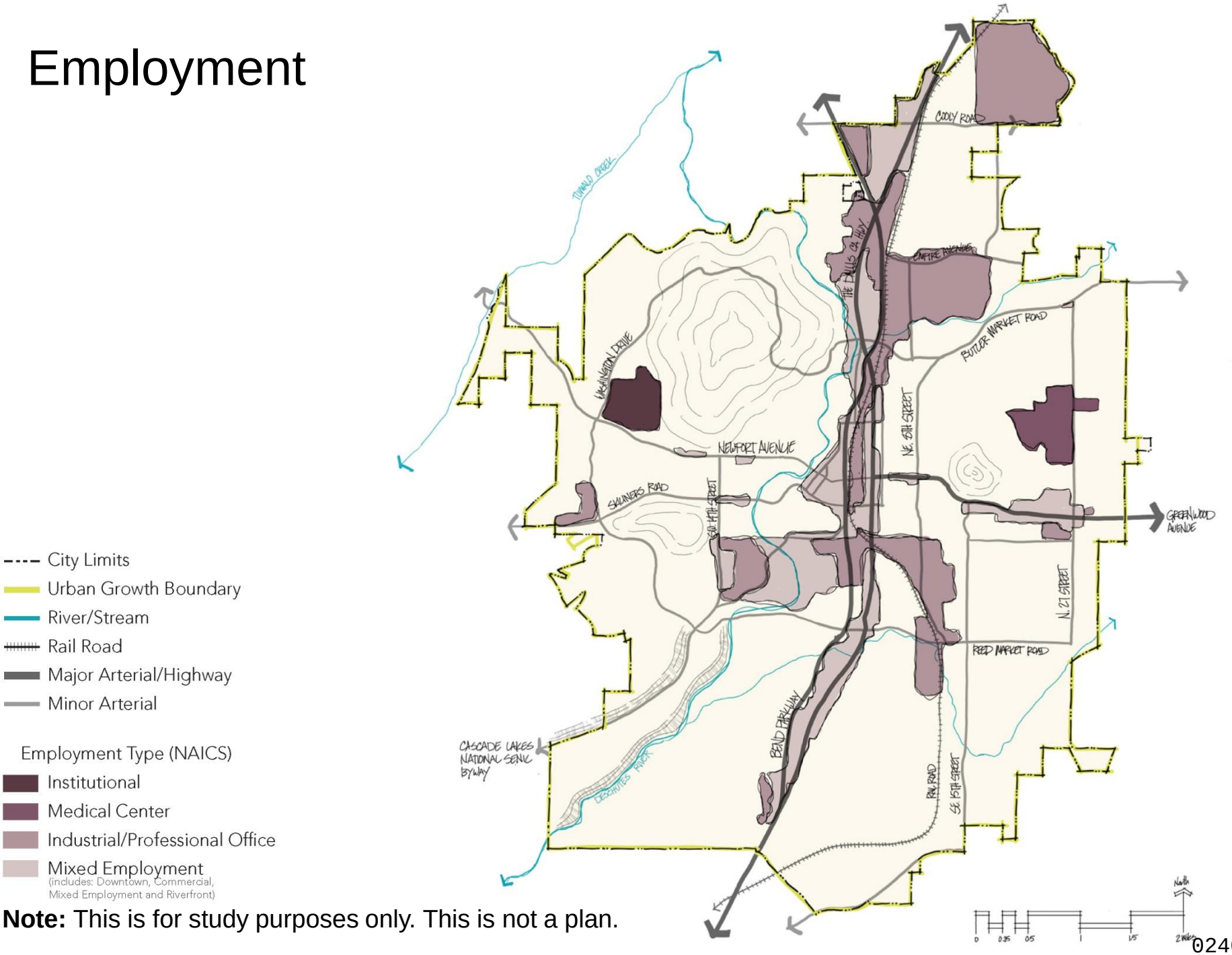
Employment



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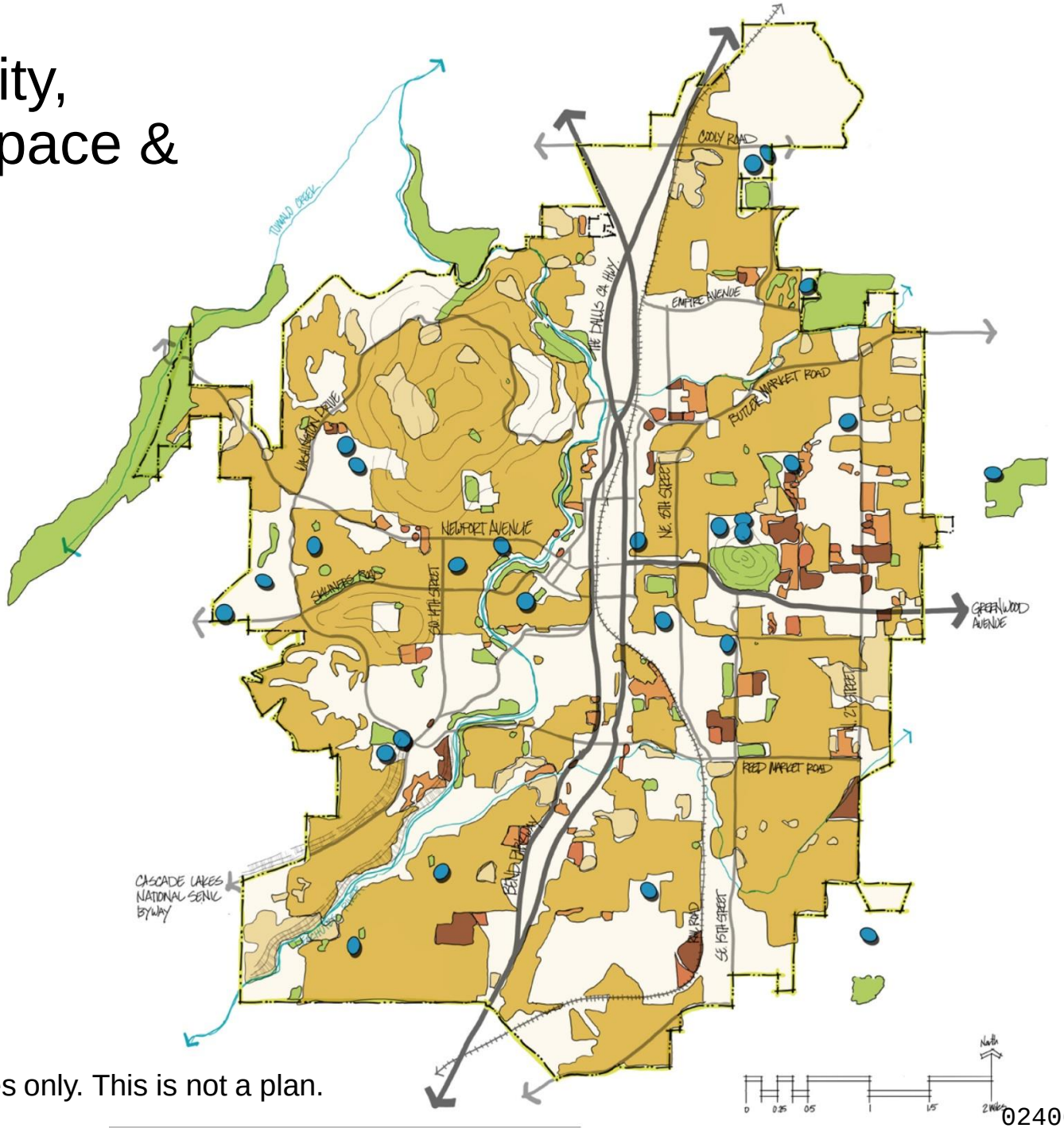
Housing Density, Parks/Open Space & Schools



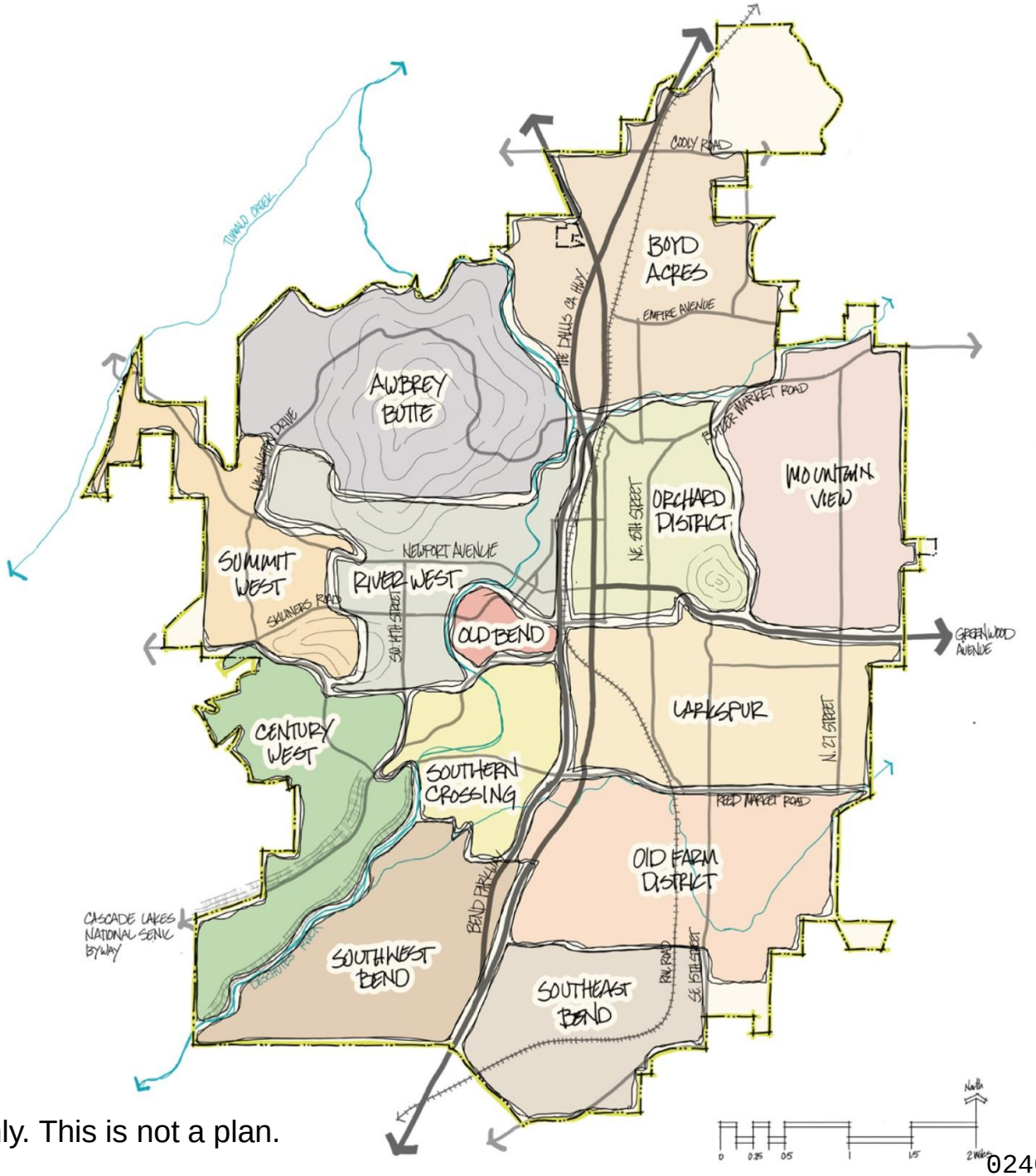
- City Limits
- Urban Growth Boundary
- River/Stream
- Rail Road
- Major Arterial/Highway
- Minor Arterial
- Park/Open Space
- Schools

Single Family Residential
- Lot Size > 1 Acre
- Lot Size < 1 Acre

Multi-Family Residential
- Up to 6 units
- 7-49 units
- 50-204 units

Note: This is for study purposes only. This is not a plan.

Neighborhoods



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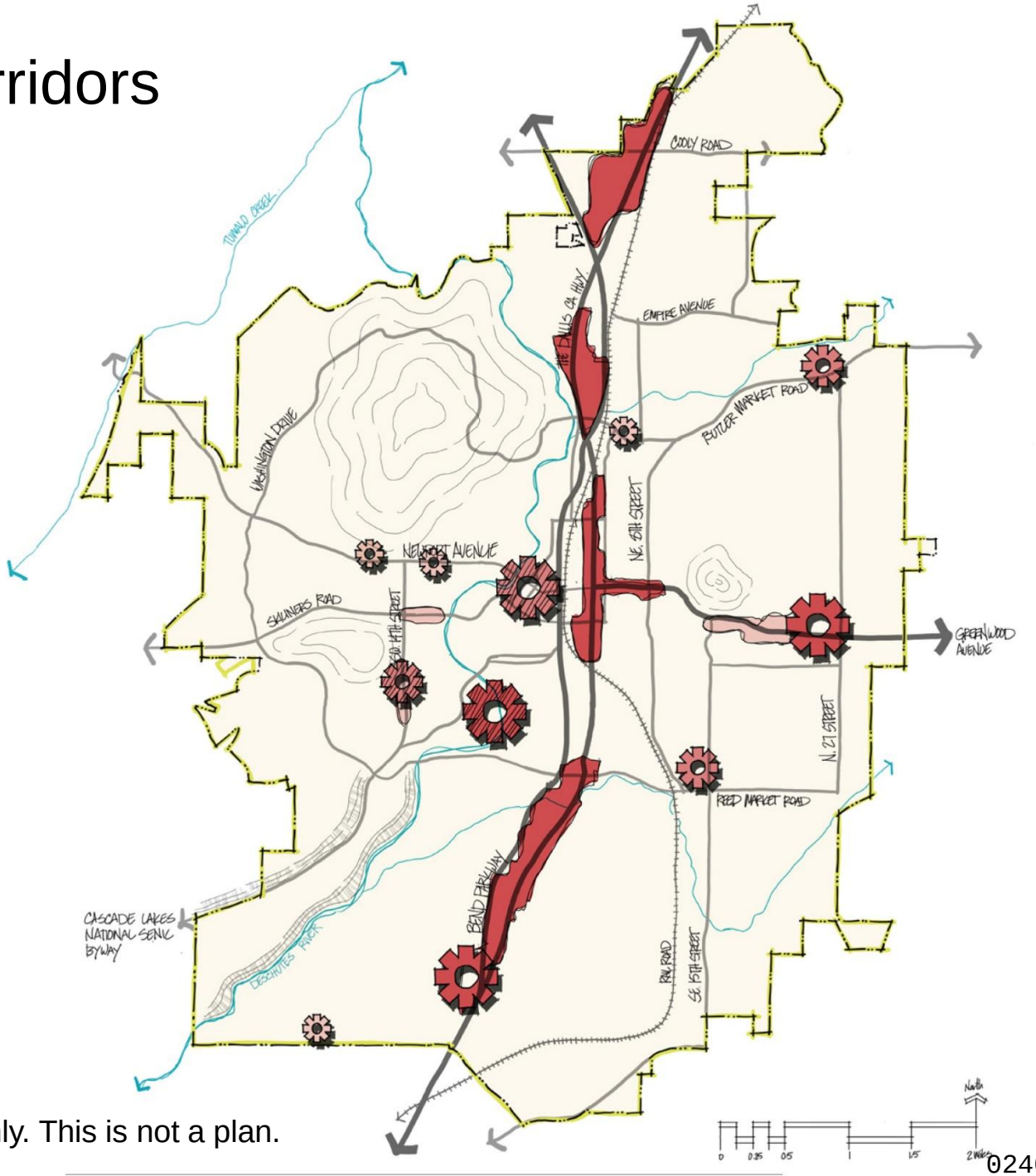
Centers and Corridors



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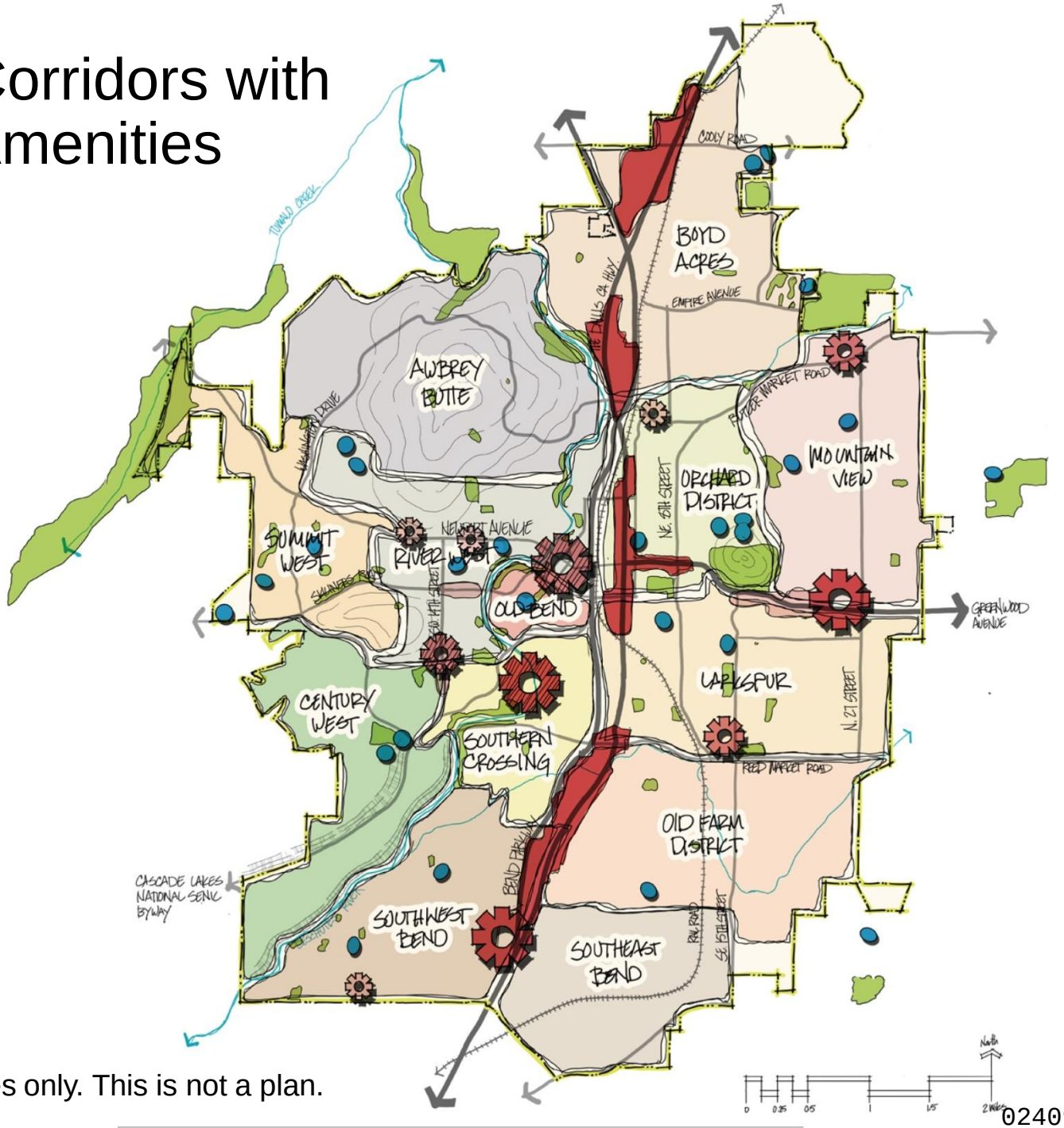
Centers and Corridors with Other Key Amenities



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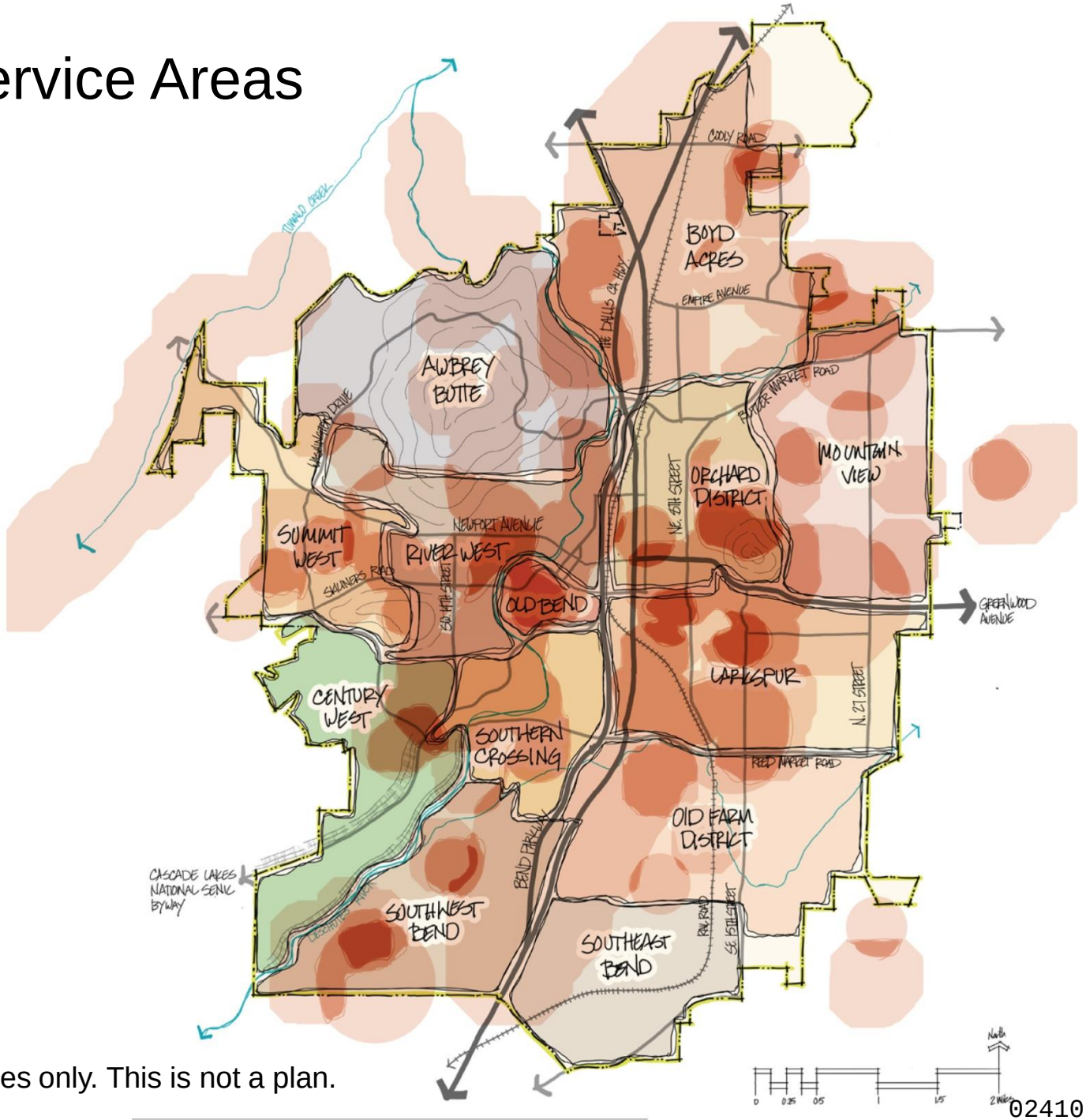
Composite Service Areas



Neighborhood Completeness

- Level 1 - One Service Area
- Level 2 - Two Service Areas
- Level 3 - Three Service Areas

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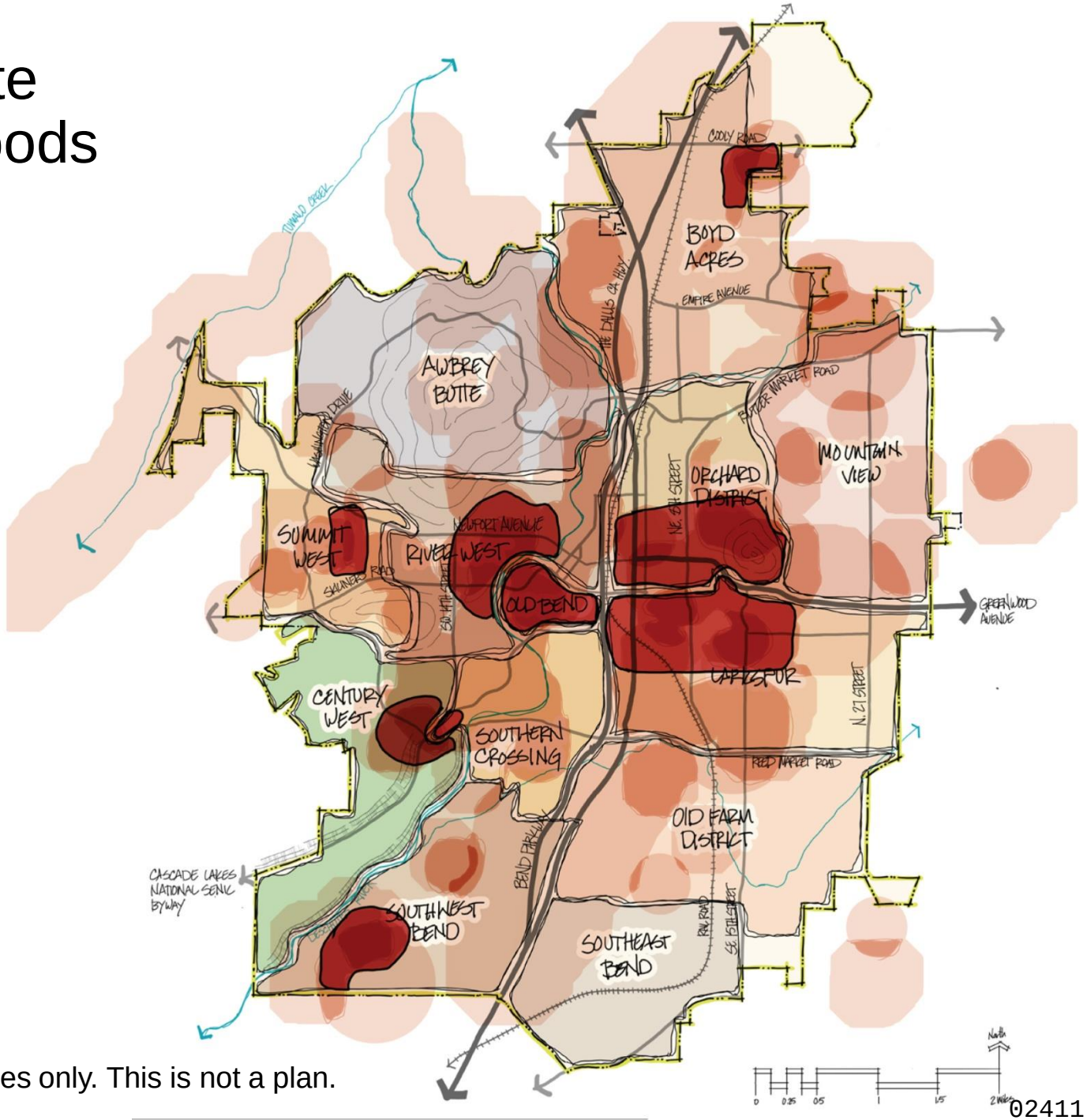
Most Complete Neighborhoods



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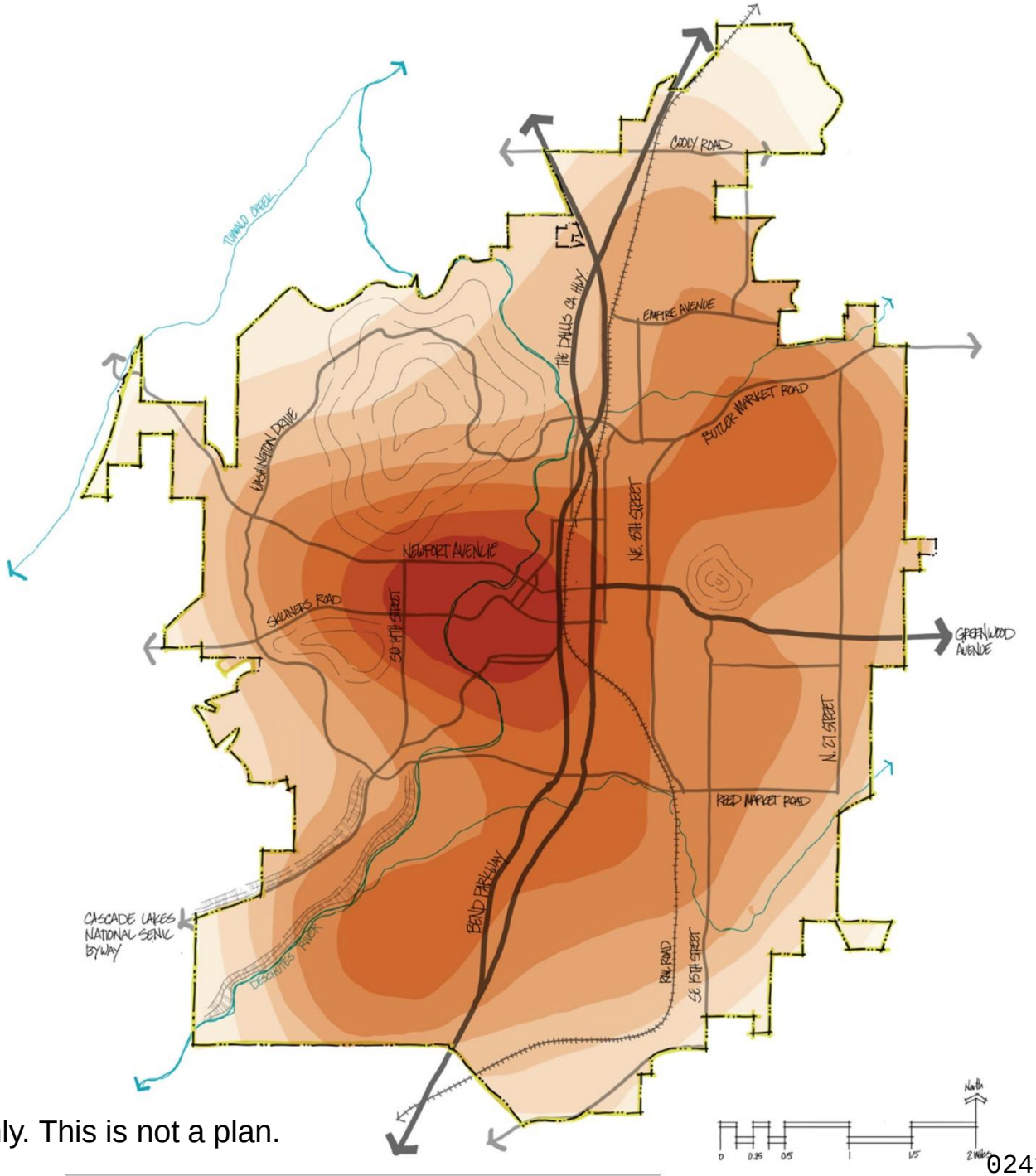
Connectivity



Intersection Density

0-18.75	93.76 - 112.5
18.76 - 37.50	112.6 - 131.25
38.51 - 56.25	131.26 - 150.0
56.26 - 75.0	150.1 - 168.75
75.1 - 93.75	

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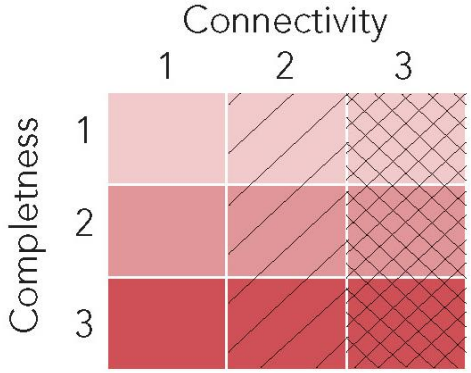
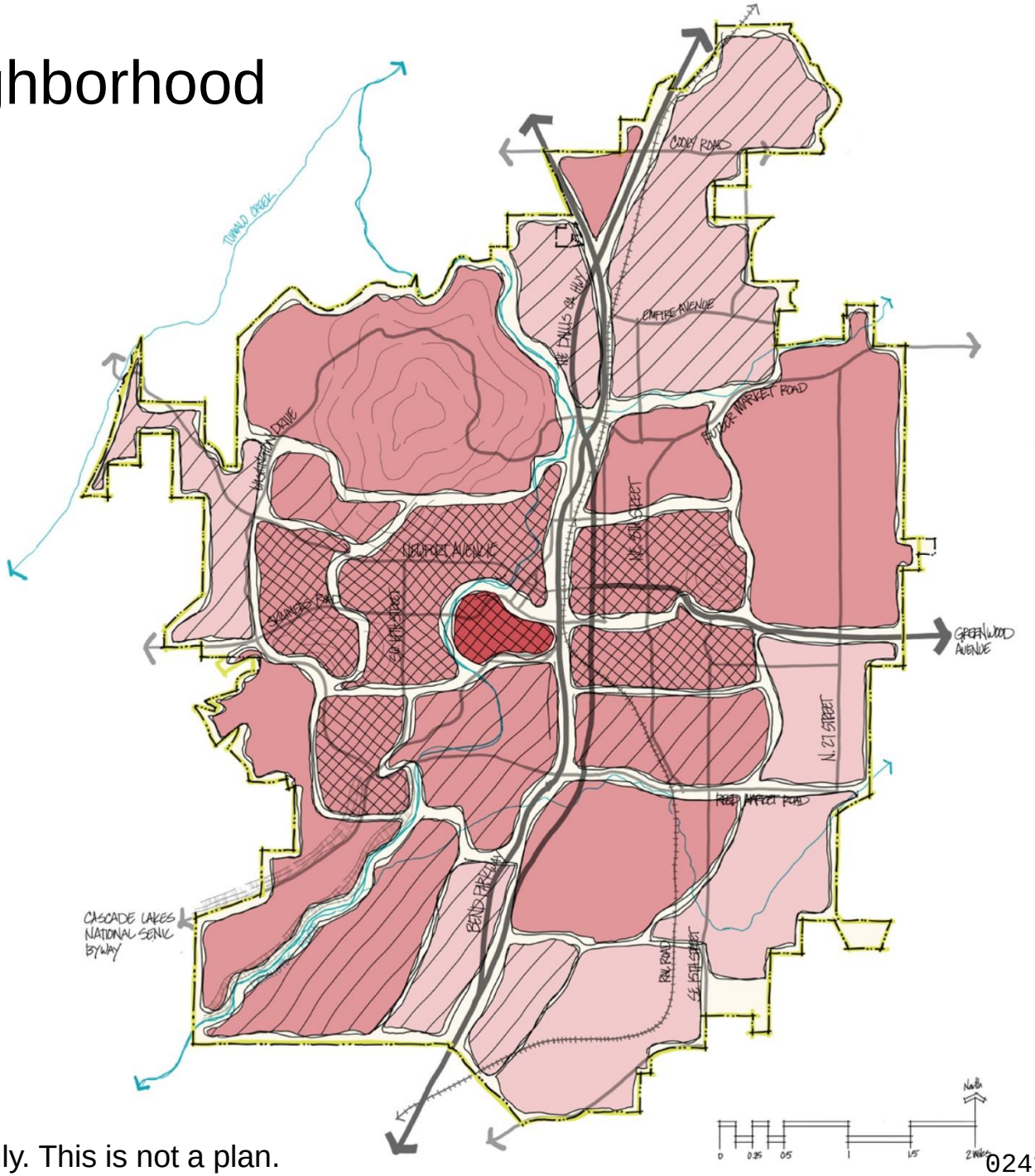
Preliminary Neighborhood Typologies





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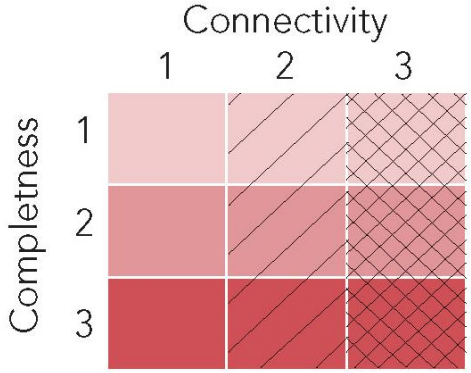
Preliminary Neighborhood Typologies with Amenities



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Considerations for Future Form

URBAN GROWTH BOUNDARY REMAND

- How to define and distribute housing choice and ensure affordability?
  - Existing housing types
  - Transit Oriented Development
  - Active Transportation Oriented Development
  - Clustered Development
- Implications on architectural character?
- How to integrate livability and sustainability?

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URBAN GROWTH BOUNDARY REMAND

MAKING BEND EVEN BETTER

Urban Form
10.13.14

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City of Bend
Residential Technical Advisory Committee
Meeting #3
Meeting Notes
Date October 13, 2014

The Residential TAC held its regular meeting at 10:00 am on Monday, October 13, 2014 in the Bend City Hall Council Chambers. The meeting was called to order at 10:00 am by Joe Dill.

Roll Call

✓	Kristina Barragan	✓	Stacy Stemach	✓	Andy High
✓	David Ford	✓	Gordon Howard	✓	Allen Johnson
✓	Kurt Petrich	✓	Michael O'Neil	✓	Thomas Kemper
✓	Gary Everett	✓	Mike Tiller	✓	Katrina Langenderfer
✓	Don Senecal	✓	Laura Fritz	☐	Steve Jorgensen
✓	Sidney Snyder	✓	Bill Wagner	☐	Stuart Hicks
✓	Kirk Schueler	✓	Lynne McConnell		

Discussion

Welcome and Agenda Review. After the meeting was called to order, Brian Rankin introduced the agenda topics with the TAC.

Buildable Lands Inventory Policy Issues. The TAC then moved into a presentation by Becky Hewitt with Angelo Planning Group regarding BLI~~.~~ (See pg. 4-8 meeting packet). In review of the BLI adopted in 2008 it was agreed that TAC needs to follow up with assigning land in the BLI to one of several categories ~~as they had been determined not~~ to comply with state law. ~~:~~ ~~first based on math; not development potential.~~The two step process would first categorize land and then look at trends in development and redevelopment. ~~-~~It was agreed that using 2014 data moving forward would more accurately assign development status to each parcel.

Public Land and Special District Ownership. Becky Hewitt moved into the next discussion (See pg. 9) regarding how to distinguish public lands in the BLI. The consultant team has addressed this by applying ~~that~~ state law to determine~~s what~~ which publicly-owned property is exempt from taxation. This research presented 14 entities classified under government and special districts that met the test of being exempt from taxes (See also new letter from COID dated

October 10, 2014). It was agreed that Juniper Ridge is public, but not all of it is planned for employment and the land next to OSU is employment land and both should be excluded from the 14 entities. Housing authority land not included in public calculation.

Covenants, Conditions, and Restrictions (CC&R's). Becky Hewitt framed and provided recommendation (See pg. 10-11 & 13) regarding how to proceed with completing the research on CCR's and their effect on categorizing land in the BLI. In some circumstances, a ~~S~~supermajority is required to change CCR's and allow further division. It was also agreed that it is important to map CCR's correctly to identify those lots not likely to infill/redevelop over future planning period without this information the map is incomplete. Consultant team and city staff agreed to follow up with the TAC and share the most recent research to confirm it was accurate.

Private Open Space and Private Rights of Way. After Becky Hewitt explained the land in question it was determined that additional information on location of these properties was necessary. Consultant team and city staff committed to completing additional research and sharing results with the TAC.

Urban Form – Jon Pheanis did a PowerPoint presentation, similar to the show presented at 10-9-14 All TACs meeting. The discussion opened up new ideas for building a better connected and complete Bend. This included age vs. affordability and density, adding the Parks and Recreation and school information to further inform Preliminary Neighborhood typologies with amenities. It was also recommended to look at density and travel patterns outside UGB to areas within UGB during Phase 2 process. It was unanimously agreed to bring in transit maps for further discussion.

Efficiency Measures. Becky Hewitt led the discussion and overview of opportunity site maps (See pg. 42-54). Need to feed this information into the Envision Tomorrow model:

- SE1. Opportunity to develop transportation in the future - distinction between short term and long term plans.
- SE2. It was suggested to combine RM and RS with an increase in density in RS. This area does not depict plans for new school already in the works with School District.
- SE3. Land shown as "expired" already has housing being built. Will need to update the map for accuracy.
- SE4. This area has a private airport which account for the bigger lots for residents to park their aircrafts.

- SE5. Recommended to rezone to allow multi-family use. These are vacant lots and there are no applications that we know of- leave as RS for now. Prime location for up-zoning. Opportunity area may be bigger if employment land is included with opportunity sites.
- SE6. Approved subdivision with Phase 3 platting now. Zoned RM, could we go to RH?

Some general questions arose regarding the 75% rule - inefficiency in Bend Development ~~c~~Code. The TAC discussed raising ~~Raising~~ minimum density in~~s to~~ RS Zone. The current average is 3 and those recent development approvals are at the low end; ~~which~~ TAC discussed whether City could ~~we may~~ consider a general legislative change to raise the minimums to 5-7. This would allow new types of housing in all sections we are now reviewing.

This meeting was not long enough to support all information provided. It was unanimously agreed to add an hour prior to RTAC meeting 4, Monday, November 17th.

Look at subcommittee to bring back recommendations with group. Al – can we treat area in SW near OSU as an opportunity site?
Sid – please explain density bonus and how we use?
CCRs spreadsheet – post to website and email Residential TAC

Action Items/Next Steps

Action	Notes	Action/ Assigned To
Buildable Lands Inventory Policy Issues	**Follow up with a new table with update to 2014 data.**	**Joe Dill and Becky Hewitt**
Public Lands and Special District Ownership	**Contact public owners and ask if they have plans to surplus land during the 2008 to 2028 period.**	**Brian Rankin**
Public Lands and Special District Ownership	**Railroad right of way; where to we account for this? Need to see it data was included calculation.**	**Brian Rankin**

CC&R's	**Provide case law for CCRs that were violated because they weren't enforced.** **Supports team recommendation with follow up process (pg. 11)**	**Allen Johnson** **Accepted**
Private Open Space and Private Rights of Way	**Follow up on locations of properties and get back to TAC.**	**Joe Dill**
Urban Form	**Parks and Recreation and School information.**	**Brian Rankin and Andy High**

Meeting adjourned at 12:30 pm by Tom Kemper.

Meeting Agenda

Employment Technical Advisory Committee – Meeting 3
Monday, October 13, 2014 2:30 PM – 5:00 PM
City Council Chambers, Bend City Hall

Meeting Purpose and What is Needed from the TAC

The purposes of this meeting are to:

- Continue the discussion of urban form as it is applied to the UGB process.
- Review preliminary redevelopment analysis of commercial, industrial and mixed use areas identified by the TAC in August.

A short urban form agenda item is included as a follow-up to the October 9th overview on urban form. This will be an on-going agenda item and discussion.

At the August 26th Employment TAC meeting, the committee identified areas of the city with potential for redevelopment and employment growth. Following up on that direction, the project team prepared a redevelopment analysis (included in this packet) intended to prioritize those areas and identify redevelopment strategies. The TAC's discussion at the upcoming meeting on October 13th will refine this work, connect it to urban form opportunities, and set the stage for further testing using the Envision Tomorrow tool in November and December.

The specific discussion questions, i.e. the feedback we would like from the TAC, are listed as the bulleted discussion questions under each agenda item. They are a starting point for the agenda.

1. Welcome and Introductions — 2:30 PM

a. Welcome and convene — Jade Mayer
b. Self-introductions — All

For additional project information, visit the project website at http://bend.or.us or contact Brian Rankin, City of Bend, at brankin@bendoregon.gov or 541-388-5584

Accessible Meeting/Alternate Format Notification
This meeting/event location is accessible. Sign and other language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, language translations or any other accommodations are available upon advance request at no cost. Please contact the City Recorder no later than 24 hours in advance of the meeting at rchristie@ci.bend.or.us, or fax 385-6676. Providing at least 2 days notice prior to the event will help ensure availability.

2. Urban Form — 2:40 PM

Information, part of an on-going discussion

a. Recap of urban form highlights — Jon Pheanis, MIG
   - TAC discussion – Is the team on the right track with the working urban form typologies and maps? Are there ideas from the TAC for the team to consider as the diagrams and typologies are refined?

3. Redevelopment Analysis — 3:10 PM

Information and preliminary direction

a. Legal requirements and approach - This will be a very brief recap of key points in the memorandum. — Bob Parker, ECONorthwest
   - TAC discussion

b. Preliminary findings – The TAC will review each of the 13 study areas (some may be grouped). The discussion questions are:
   - Which lands should be evaluated further for redevelopment feasibility?
   - What is the preferred character of future development for each of the study areas, in the context of the city's overall urban form?
   - What are the redevelopment strategies that are important to implement to ensure the success of these areas?

4. Project News — 4:40 PM

a. Announcements and updates — Brian and Joe Dills
b. News from the other TACs

5. Adjourn — 5:00 PM

Memorandum

October 7, 2014

To: Employment Lands Technical Advisory Committee
Cc: Bend Staff
From: APG Consulting Team
Re: Preliminary Analysis of Redevelopment Potential for Employment Lands

The memorandum on redevelopment to the Employment Lands Technical Advisory Committee (Employment TAC), dated August 19, 2014, provided an introduction to redevelopment analysis in the context of Bend's Urban Growth Boundary Remand (Remand). This memo expands on that context, describes the proposed approach to evaluating redevelopment capacity, and provides initial findings on potential for redevelopment on employment lands.

One of the key issues identified for further analysis in the Remand was redevelopment potential of commercial and industrial lands. The Remand directed the City to provide an adequate factual base to support use of a redevelopment factor (the amount or percentage of new employment that can be accommodated on land with existing development), or provide other assumptions about redevelopment capacity for employment uses. The redevelopment factor relates directly to the Employment TAC charge: "Confirm employment land need for 2008-2028 planning period that will feed into Phase 2 analysis of UGB alternatives." Assumptions the City makes related to redevelopment will affect the overall employment land need, but also have important implications for economic development and urban form.

The analysis in this memorandum is the first in a multi-step process the consulting team is using to develop a redevelopment rate for commercial and industrial lands within the Bend UGB. The approach is as follows:

Step 1: conduct initial assessment of redevelopment potential for study areas (TAC meeting 3--October)

Step 2: prioritize redevelopment study areas (TAC meeting 3--October)

Step 3: identify strategies to encourage redevelopment in high priority study areas (TAC meeting 4--November)

Step 4: use Envision Tomorrow tool to refine redevelopment rate assumption and provide documentation that supports the assumption used in the revised Economic Opportunities Analysis (TAC meeting 4--November)

Step 5: Ground truth Envision Tomorrow results (TAC meeting 4/5)

Step 6: refine strategies to encourage redevelopment, including plan map amendments, code amendments, incentives and other approaches (TAC meetings 4/5)

This memorandum presents a preliminary evaluation of redevelopment potential for employment lands in Bend. The analysis focuses on 13 study areas identified by the Employment TAC and the project team. In short, the analysis provides a preliminary answer to the question of "How much redevelopment capacity do existing employment lands that are classified as "developed" within Bend have?"

The analysis of redevelopment potential is intended to provide a foundation to answer more complicated questions that involve local policy:

- Are there opportunities or barriers to commercial and industrial redevelopment in Bend?

These questions will be discussed at the third Employment TAC meeting in the context of urban form. Opportunities, barriers, and tools noted by the TAC will form an initial basis for General Plan policies directing further more detailed work to be accomplished by the City after the UGB Remand is acknowledged.

The memorandum is organized into the following sections:

- **Approach to Identifying Potentially Redevelopable Lands** presents background information on the consulting team's approach to the initial identification of redevelopment potential in Bend.
- **Preliminary Findings** presents the results of the preliminary analysis for the 13 study areas. It summarizes redevelopment potential of land in the study areas as high, medium or low, and discusses implications related to urban form and comments provided by the TAC at the August meeting.
- **Next Steps** describes the follow up actions to develop an assumption about redevelopment and the related documentation to support the assumption.

APPROACH TO IDENTIFYING POTENTIALLY REDEVELOPABLE LANDS

Background

All developed employment land has the potential to redevelop, at some point in the future. Redevelopment potential can be thought of as a continuum—from more redevelopment potential to less redevelopment potential over the 2008 to 2028 period. The factors that affect redevelopment are complicated and include location, surrounding uses, current use, land and improvement values and other factors. The analysis identifying potentially redevelopable land presented in this memorandum is designed as a first step to identify developed land that *may* redevelop during the planning period.

Broadly, two approaches exist to establish a redevelopment assumption. One is to address redevelopment from the *demand* side by making assumptions about the percentage of new employment that may locate in areas with existing development; the other from the *supply* side by

identifying parcels or districts with redevelopment potential. Theoretically, both yield similar results – land with redevelopment potential is deducted from overall land need.

The city used a demand-based approach in the 2008 Economic Opportunities Analysis (EOA), assuming that 10% of new employment would be accommodated on redevelopable land. Demand side approaches typically use historic redevelopment rates to support assumptions. While the Remand did not dispute the method, it did clearly state that the city did not provide enough evidence to support the 10% assumption. A supply side analysis looks at land and builds a redevelopment assumption based on land characteristics such as improvement-to-land value ratio.

While supply side approaches look more closely at individual land characteristics, they are not necessarily superior to demand-based approaches. Because real estate economics is so location dependent, standard data sources are limited and coarse in their predictive capacity. Moreover, showing the location of redevelopable lands on a map is not advisable since cities do not control private property and are typically careful and limited in the use of available legal options for land acquisition. In the consulting team's view, approaches that look at both supply and demand factors are superior to approaches that focus more narrowly on supply or demand. This approach (e.g., looking at both supply and demand indicators) is what the project team recommends.

Before discussing the remand requirements and findings, it is useful to review the state guidance on redevelopment of employment lands. State administrative rules implementing Statewide Planning Goal 9 (OAR 660-009-0005(1)) provide the following definition for the purposes of conducting an EOA:

> *(1) "Developed Land" means non-vacant land that is likely to be redeveloped during the planning period.*

Thus "developed land" equates to land "likely to be redeveloped" when evaluating land supply for an EOA. The consulting team operationalizes this definition as land with existing development (i.e., land inventoried in the buildable lands inventory or BLI as "developed") but with the potential that existing development will be converted to more intensive uses during the planning period, as a result of present or expected market forces. Redevelopable land is a subset of developed land, which corresponds with the definition of "developed land" as stated in OAR 660-009-0005(1).[1] We use the term "redevelopable" to refer to redevelopment in this memorandum. Goal 9 does not provide explicit guidance on how to evaluate redevelopable lands beyond this definition.

What does the Remand require?

The Remand (Issue 5.2) articulated two potential approaches to addressing redevelopment:

> *Commission remands the UGB decision to the City to provide an adequate factual base to support use of a 10 percent redevelopment factor, including an analysis of the amount of redevelopment that has occurred in the past and a reasoned extension of that analysis over the planning period*

[1] OAR 660-009-0005(1) "Developed Land" means non-vacant land that is likely to be redeveloped during the planning period.

> *Alternatively, the City may satisfy Goal 9 and division 9 by other means, for example through a site-by-site redevelopment analysis. However, a site-by-site analysis is not required; the Commission determines that using a factor is acceptable where findings explain evidentiary basis and address the Goal 14 requirement to reasonably accommodate development within the existing UGB.*

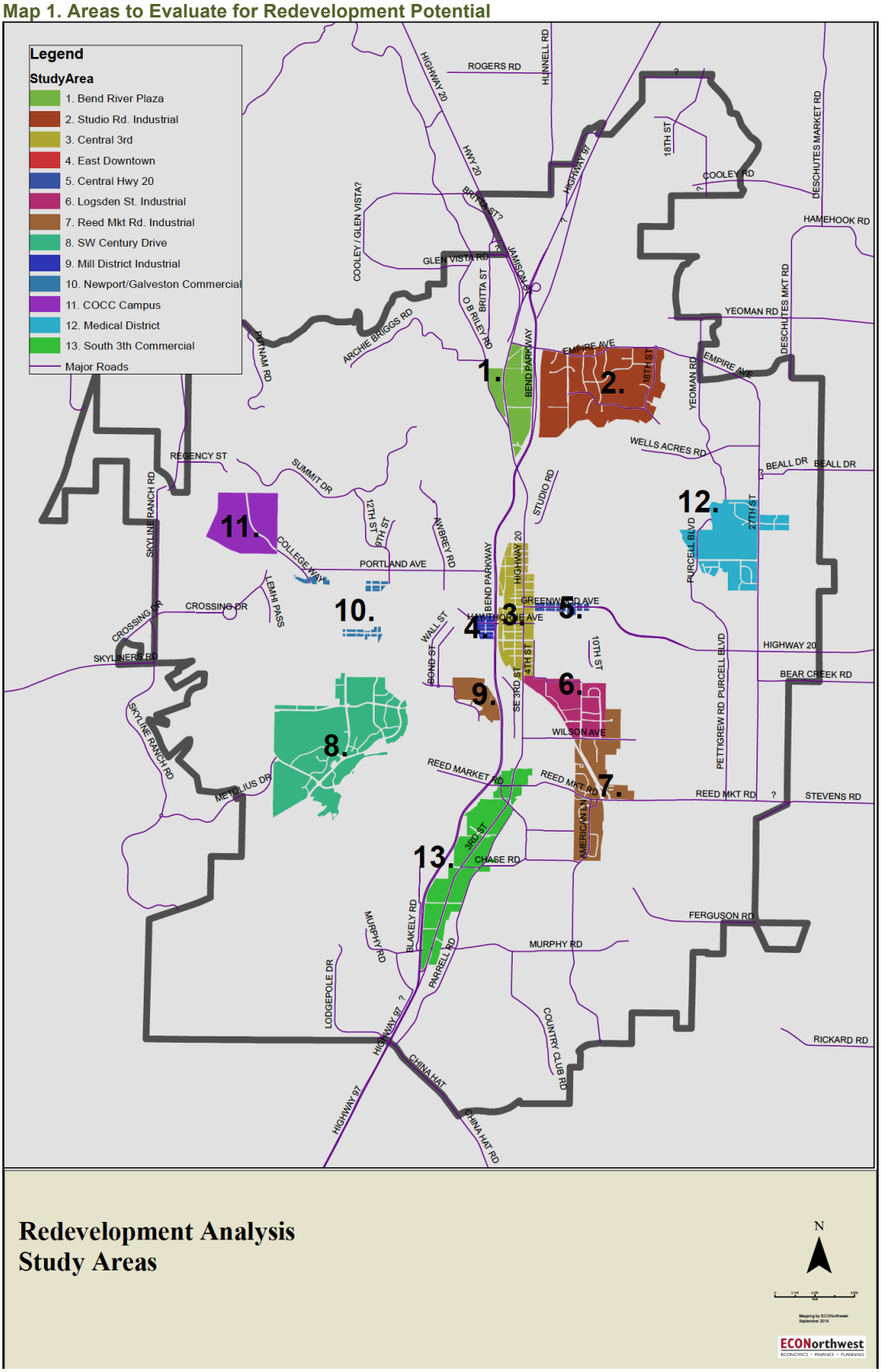
Data provided in the draft EOA suggest that Bend has not experienced a lot of redevelopment in the recent past. Moreover, limitations of available data sources make the first approach identified in the Remand challenging. The consulting team's experience has been that developing a "reasoned extension" of redevelopment rates is challenging because of the availability of data (e.g., data that clearly document the amount, type, and location of redevelopment either does not exist, or is too limited to be of use). Between the limited amount of recent redevelopment in Bend and data limitations, we have concluded that developing the required evidence to support a defensible city-wide redevelopment rate is not possible. This approach may also be more limited from the perspective of providing the policy direction which could encourage redevelopment in some areas vs. other areas.

While the site-by-site aggregated to "district" approach requires more effort, in the consulting team's view it is a more appropriate approach for Bend. This approach allows the city to approach redevelopment as more than just a legal mandate; it allows consideration of urban form and infrastructure as a key determinant of city strategy on redevelopment. Moreover, the Envision Tomorrow model provides an opportunity to take a finer grained approach to assessing redevelopment potential—one that uses urban form as a guiding principle.

Study Areas

At the second Employment TAC meeting, the TAC identified areas where redevelopment is likely over the 2008-2028 period. These areas are shown on Map 1. Note that while the areas identified in Map 1 represent specific districts the TAC, staff and the consulting team identified as having redevelopment potential, redevelopment can occur on any land within the UGB. It is important to note these areas do not represent all economic lands in the UGB, rather areas which are currently developed vs. vacant lands. While this memorandum focuses on analysis of the identified study areas, it could be more broadly applied to all land within the UGB designated for employment.

Map 1. Areas to Evaluate for Redevelopment Potential



Proposed Approach

The consulting team proposes a multi-tiered approach to assessing redevelopment potential and developing an assumption about redevelopment. The first step in the analysis is a coarse level screening that is based on three indicators (improvement to land value, total value per square foot, and employment density). Appendix A provides more detail on the preliminary screening method. This information, combined with information about urban form, will provide the TAC with information on where redevelopment potential might exist, with the objective of identifying redevelopment policies, focus districts, or other strategies to encourage redevelopment that support the redevelopment rate assumption. This can be further refined to examine likely rates of redevelopment within the planning period given assumptions about absorption rates, and also tie into the strategy to provide an ongoing short-term supply of economic lands.

A subsequent step in the process will analyze residual land value using a component of the Envision Tomorrow model to better understand whether redevelopment is feasible given assumptions about building type and rent. The tool can be used to test redevelopment under current market conditions with no land use efficiency measures, or can test policies the city might adopt, such as re-zoning, that could change the allowed type and intensity of development and, as a result, market potential. For parcels that are identified with redevelopment potential in the preliminary analysis, the consulting team will further evaluate redevelopment using the Envision model to estimate residual land values of these parcels. While the analysis will be done initially at the parcel level, the intent of the analysis is to gauge the overall redevelopment capacity by district, using specific parcels as an indicator of feasibility.

A residual land value analysis models the financial feasibility of developing prototypical buildings based on achievable rents and current land values. Areas with positive residual land values after redevelopment (i.e. areas where property values are below the amount that a given type of development can afford to pay based on projected rents and costs) are areas where redevelopment is most likely to be financially feasible under current conditions without public investment. The residual land value analysis will be applied to lands with identified high (and potentially medium) redevelopment potential in the preliminary analysis. Lands with negative residual land values will be excluded from further consideration after this step.

The remaining lands will be ground truthed (step 5 in the process) which may result in additional lands being excluded. What remains after this step will be lands that have redevelopment potential. The project team will then analyze how much additional employment could be accommodated on these lands based on typical densities of fully utilized employment lands in Bend. This will represent the upper bound of how much employment capacity could be accommodated through redevelopment. The project team will evaluate that potential and make recommendations regarding how much of that land has a strong likelihood of redeveloping at higher densities over the planning period.

We will review the results of this initial screening for redevelopment potential at the third Employment TAC meeting, to refine that analysis. **A key discussion item for the TAC is what lands to include in the Envision Tomorrow residual land value analysis (Step 4)?** The project team recommends including lands rated both high and medium in the preliminary analysis. The

rationale for this recommendation is that it will include more land in the subsequent steps and result in a more comprehensive evaluation of redevelopment potential.

PRELIMINARY FINDINGS

This section summarizes findings from the preliminary analysis of redevelopment potential. The results should not be construed to represent the number of redevelopable acres; instead, the results represent land that will be further analyzed for redevelopment potential in residual land value analysis using the Envision tool. To conduct this preliminary analysis we used real market value of land and improvements as reported by the Deschutes County Assessor, and geocoded 2013 covered employment as reported in the Quarterly Census of Employment and Wages.[2]

Table 1 summarizes key characteristics of the 13 study areas shown in Map 1, including number of tax lots, total acres in the study area, acres in tax lots that have employment, total employment, and employment per acre (for tax lots that have employment).

Table 1. Study Area Summary

Study Area	Name	Primary Use	Total Tax Lots	Total Ac	Acres w/Emp	Employment	Emp/Ac
1	Bend River Plaza	Commercial	79	115.2	78.7	1,498	19.0
2	N. Studio Road	Industrial	190	301.9	200.2	2,536	12.7
3	Central 3rd Street	Comm/Mixed Employment	326	128.4	69.5	2,207	31.7
4	East Downtown	Commercial	82	12.3	3.9	145	36.9
5	Central Hwy 20	Commercial	44	14.0	11.2	379	33.8
6	Logsden Street	Industrial	127	105.9	60.4	854	14.1
7	Reed Market	Industrial	193	164.0	100.6	1,171	11.6
8	SW Century Drive	Mixed	208	367.3	123.8	3,486	28.2
9	Mill District	Industrial	11	47.3	33.5	148	4.4
10	Newport/Galveston	Commercial	98	17.1	10.8	698	64.8
11	COCC	Education	1	154.5	c	c	c
12	Medical District	Medical	95	154.5	118.2	6,105	51.6
13	S. 3rd Street	Commercial	187	206.8	134.9	2,318	17.2
	Total/Avg		**1641**	**1789.2**	**945.9**	**21,545**	**22.8**

Note: COCC site is one parcel; data on employment can't be shown due to confidentiality restrictions

Table 2 shows the number of acres in each study area classified as having either "high" or "medium" redevelopment potential based on the methodology in Appendix A. The thresholds are based on an index methodology that considers improvement-to-land value ratio, total value per square foot, and employment density. The analysis assigned each unit a value of 1 to 5 based on quintiles. Those quintiles were then summed to develop the index score. High and Medium development thresholds were then assigned based on the composite results for each study area. In general, the methodology provides higher scores to land with high value and high employment density. Vacant land was not included in the analysis, as it will automatically be assigned employment capacity by virtue of being vacant.

[2] Covered employment represents jobs that are covered by unemployment insurance. It does not include sole proprietors, farm workers and others that are not eligible for unemployment insurance.

Depending on which option the TAC selects, between 500 and 1000 acres would be included in the second evaluation round. The approach intentionally "casts a broad net" in the preliminary assessment. The intent is to filter out land that has high value and/or high levels of employment and to focus on sites that may be "under-utilized." Overall, 30% of the land in all study areas was rated as having high redevelopment potential, and 60% rated medium plus high. Some areas appear to have a higher percentage of land with redevelopment potential than others. For example, more than 70% of the land in East Downtown was ranked as having high redevelopment potential, while 13% of the Central 3rd Street was ranked high.

Table 2. Acres Ranking High or Medium Redevelopment Potential by Study Area

			Potentiallly Redevelopable Acres				Percent of Acres	
Study Area	Name	Primary Use	High Potential	Medium Potential	High+Med	Total Acres in Study Area	High Potential	High+Med Potential
1	Bend River Plaza	Commercial	37.7	46.0	83.7	115.2	33%	73%
2	N. Studio Road	Industrial	89.5	147.2	236.7	301.9	30%	78%
3	Central 3rd Street	Comm/Mixed Employment	17.0	53.4	70.4	128.4	13%	55%
4	East Downtown	Commercial	8.8	1.1	9.9	12.3	72%	81%
5	Central Hwy 20	Commercial	2.6	2.8	5.4	14.0	19%	39%
6	Logsden Street	Industrial	67.0	16.6	83.6	105.9	63%	79%
7	Reed Market	Industrial	80.3	36.2	116.5	164.0	49%	71%
8	SW Century Drive	Mixed	100.6	50.0	150.6	367.3	27%	41%
9	Mill District	Industrial	8.5	38.9	47.3	47.3	18%	100%
10	Newport/Galveston	Commercial	5.9	3.1	9.0	17.1	35%	53%
11	COCC	Education	na	na	na	154.5	na	na
12	Medical District	Medical	26.6	30.4	57.0	154.5	17%	37%
13	S. 3rd Street	Commercial	83.6	41.3	124.9	206.8	40%	60%
	Total/Avg		**528.1**	**467.0**	**995.1**	**1789.2**	**30%**	**56%**

Note: COCC site is one parcel; data on employment can't be shown due to confidentiality restrictions

Table 3 summarizes opportunities and constraints for the study areas as identified by the TAC, staff, or the consultant team. The opportunities/constraints notes were distilled from the August TAC meeting and supplemented with comments by the project team and staff. The summary is intended as a high-level overview and is admittedly incomplete. This is in part because we would like to facilitate a TAC discussion about which areas are highest priority for encouraging redevelopment.

Table 3. Study Areas, existing uses, and opportunities/constraints

Study Area	Existing Uses	Opportunities/Constraints
1. Bend River Plaza	Commercial	Has transportation constraints, could redevelop for additional light industrial or retail, needs sewer capacity, limited access and limited bike/ped connections. Could provide commercial and some residential uses.
2. N. Studio Road	Industrial	Needs a small amount of commercial services to reduce transportation impacts (e.g. food carts); consider a change to allow a mix of more office.
3. Central 3rd Street	Commercial / Mixed Employment	Good for more mixed use and employment, additional retail, additional residential component. Needs improved bike/ped/parking to facilitate additional mixed use development. Upzoning or more flexible uses and development standards would be an incentive. If this area is a priority, consider additional incentives. This is an emerging hot location in Bend. Appears to have sewer capacity and electrical capacity.
4. East Downtown	Commercial	Current zoning and parcelization does not allow economics to work in favor of redevelopment. Consider upzoniong to CB and extend the CBD to the tracks/parkway.
5. Central Hwy 20	Commercial	Could support a greater mix of retail, or small scale, mixed use. Area is emerging with more places to eat. Entertainment, restaurants, etc could be good.
6. Logsden Street	Industrial	IG and IL area – keep and intensify more traditional industrial uses. Consider reducing landscape and stormwater requirements to get more lot coverage. Preserve this as industrial. Light industrial area may not have as much potential since it is built out. This is a well functioning industrial area.
7. Reed Market	Industrial	Same evaluation as Logsden Street.
8. SW Century Drive	Mixed	With siting of OSU consider more mixed use emphasis with strong influence of uses to serve the university, housing, retail, entertainment, etc.
9. Mill District	Industrial	Big redevelopment opportunity. Consider moving the industrial uses to another location and creating a new mixed use, multi-story, retail, office, housing, entertainment district. Large property close in. Current industrial use is not a good fit for surrounding uses.
10. Newport/Galveston	Commercial	There is currently interest in redeveloping, adaptive reuse is taking place, but parking requirements are limiting actual redevelopment. Need to address parking issues and a parking management strategy. There is a streetscape project in the planning phases currently underway. Redevelopment to mixed use with a residential component could be appropriate. Redevelopment type and scale would need to consider the concerns of nearby residents, including compatibility, noise, parking, and similar issues.

Study Area	Existing Uses	Opportunities/Constraints
11. COCC	Education	This site is zoned PF and has considerable development, but has an overlay zone that allows a wide variety of employment and housing as well. The overlay zone allows a wide variety of uses, including nearly everything except for heavy industrial. There could be long-term neighborhood-serving commercial and similar uses in this area.
12. Medical District	Medical	This site is mostly developed (still some vacant acres), but it is assumed the hospital will likely redevelop and intensify uses at this location.
13. S. 3rd Street	Commercial	The TAC didn't identify this area as being ripe for redevelopment. However, with urban renewal in place, and improvements to make the Murphy Crossing Refinement Plan area market ready, there may be potential in this area during the planning period.

NEXT STEPS

Public policy can have significant impacts on redevelopment activity. Policies that remove barriers, increase development potential, or offset costs all provide signals to property owners about desired future development. As a result, many cities have sophisticated strategies to encourage desired development types. Cities that have strategies typically prioritize areas due to limited resources and opportunity cost. In short, strategies that attempt to do everything, everywhere are not likely to achieve the intended outcomes. In the context of Bend, and the Employment TAC, this is relevant because it will affect the approach the consulting team uses to model future redevelopment as well as the factual base that supports the redevelopment assumptions.

Part of the intent of a multi-tier analysis process is to link redevelopment with a discussion of urban form. Broadly, this approach is intended to answer the question of what form achieves the best long-term outcomes in terms of community desires and livability. As a practical example, the city's proposal for commercial land that was remanded identified an unmet need of between 650 and 1,000 acres of commercial land. While that number is likely to change, the city is required to find a location for any unmet need. In the previous proposal the majority of that land would have been located in UGB expansion areas at the fringe of the city.

The objective for this TAC meeting is to get direction on which lands to include in the residual land value analysis (Step 5) in the context of urban form and policy. The ultimate objective is to develop a factual basis to support redevelopment assumptions for employment lands.

A key question for the TAC is: **What is the preferred urban form for employment lands given community goals?** More specifically: What is the best approach for meeting retail and service land needs? Potential options are (1) in expansion areas, (2) through redevelopment, (3) through a combination of strategies.

APPENDIX A: METHODS

Based on a literature review, there is no preferred model or method to identify redevelopment opportunities (or estimate a redevelopment rate). The consulting team and city staff discussed a variety of indicators of redevelopment potential. We propose to use a two-step approach to evaluating redevelopment potential. The first step is a screening step that is intended to identify lands with higher redevelopment potential. Lands that meet threshold levels in the first step will be further evaluated using the Envision model.

For this initial analysis, we used the following indicators:

- **Improvement to Land Value Ratio.** This method compares the value of improvements to land value. Implicit in this approach is that low improvement to land value ratios suggest greater redevelopment potential. A common threshold is an improvement to land value ratio of 1:1; as the value of the land approaches or exceeds the value of the built space sites are deemed redevelopable. However, improvement to land value ratios present an incomplete picture of redevelopment potential because many factors contribute to redevelopment, such as market pressure driving redevelopment, desirability of the location of the parcel, attitudes of the owners towards redevelopment, and the financial feasibility of redeveloping the parcel.
- **Total Value per Square Foot.** This indicator measures the value of land and improvements combined as a function of size of the parcel. Parcels with a relatively low total value per square foot are more likely to have higher redevelopment potential, in part because the acquisition cost for a potential developer is below that of similar adjacent property.
- **Employment Density.** Data about employment density indicates parcels with lower and higher employment density. This indicator uses confidential data from the Oregon Employment Department from the Quarterly Census of Employment and Wages. Employment is measured based on employees per acre (EPA).

  Relatively low employment densities are a potential indicator of underutilization of a site, which suggests potential for redevelopment. In addition, redevelopment generally results in the displacement of existing businesses. Areas with lower employment density will have fewer employees who would need to be accommodated at a new location. Presumably, the City would not intend to adopt strategies that would displace viable business; it creates other issues in relocation of the businesses, or in the worst case, loss of existing employment.

When combined, the indicators provide a more complete picture of redevelopment potential. The methodology combines these indicators into a composite score for each parcel based on the distribution of values. For each of the indicators, the results of the analysis on each parcel are scored on a scale from 1 to 5, where 1 is parcels with the lowest score (e.g., more redevelopment potential) and 5 is the highest score (e.g., less redevelopment potential). For example, parcels with a total value per square foot in the lowest 20% for the district were assigned a score of 1 for that indicator.

The thresholds are based on an index methodology that considers improvement-to-land value ratio, total value per square foot, and employment density. The analysis assigned each unit a value of 1 to 5 based on quintiles. Those quintiles were then summed to develop the index score. High and Medium development thresholds were then assigned based on the composite results for each study area. In general, the methodology provides higher scores to land with high value and high

employment density. Vacant land was not included in the analysis, as it will automatically be assigned employment capacity by virtue of being vacant.

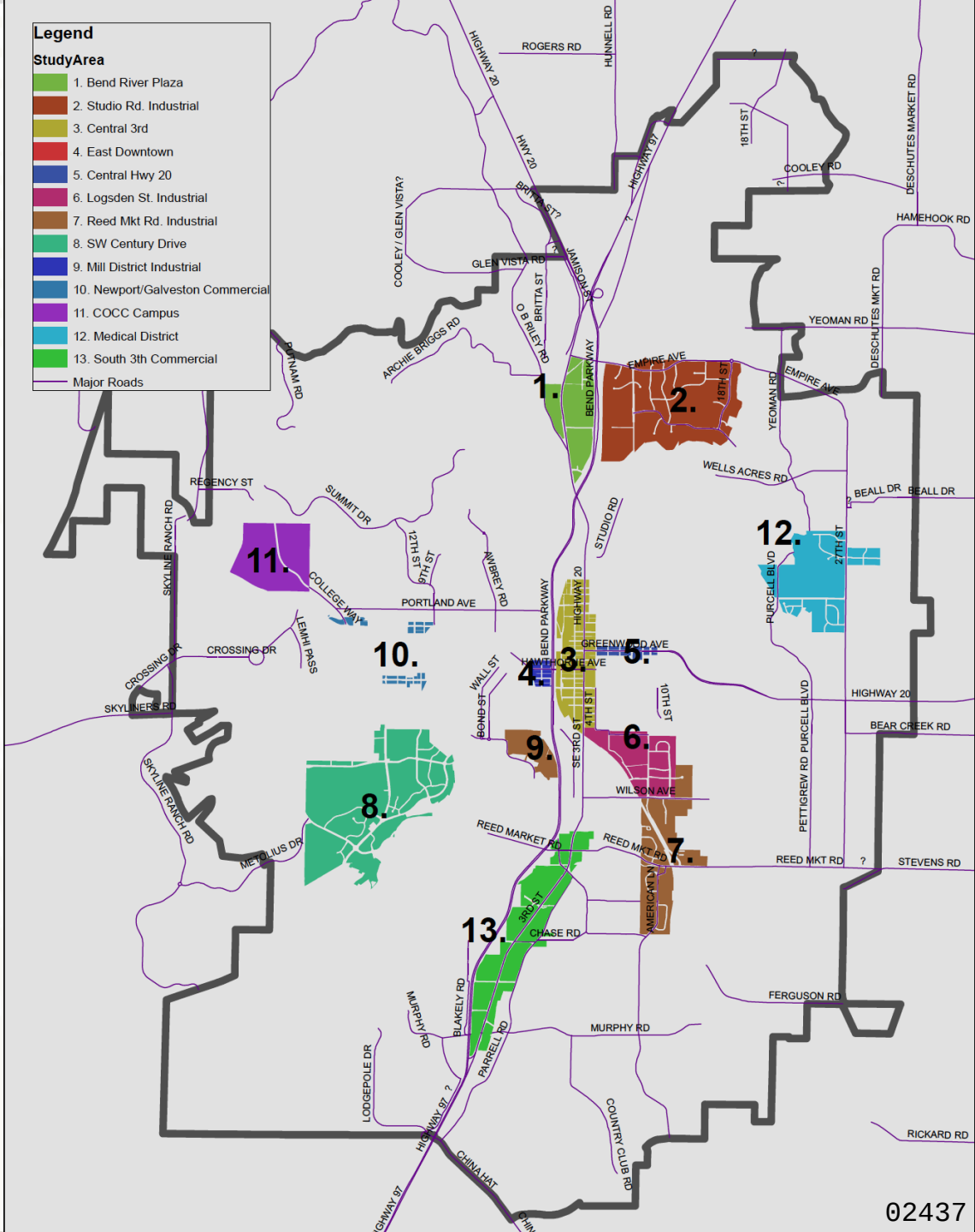
Commercial and Industrial Redevelopment

Bend UGB Remand Project

Process: documenting a redevelopment assumption

1. Preliminary screening of study areas (TAC 3)
2. Prioritize study areas (TAC 3)
3. Identify opportunities (TAC 3)
4. Refine analysis with Envision tool (TAC 4)
5. Ground truth results (TAC 4/5)
6. Refine implementation strategies (including efficiency measures)
7. Document assumption(s)

Employment Redevelopment Study Areas



Existing plans/policies

URBAN GROWTH BOUNDARY REMAND

- Central Area Plan / MMA (3rd St)
- Central Bend Development Program Area (Downtown URD)
- COCC Overlay
- Murphy Crossing Refinement Plan / URD

Questions

URBAN GROWTH BOUNDARY REMAND

- Which land should be evaluated further for redevelopment?
- What is the preferred character of future development, given the city's overall urban form?
- Are there specific redevelopment strategies or efficiency measures that we should consider?

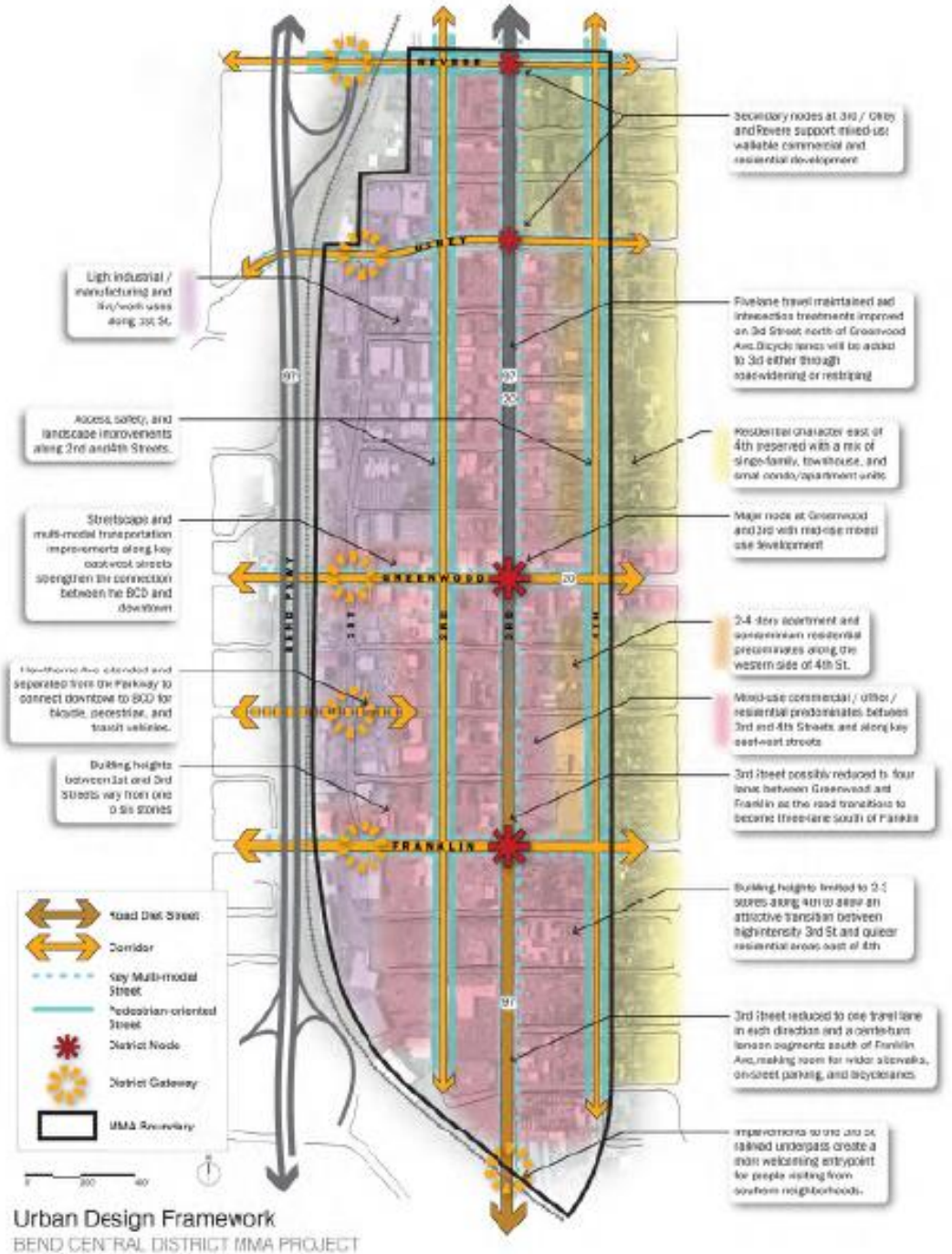
Central Area Plan

BEND CENTRAL DISTRICT
Multimodal Mixed Use Area Plan

URBAN GROWTH BOUNDARY REMAND

- Multimodal Mixed-Use Area (MMA)
  - Allow a broad range of commercial, office, and other uses
  - Provide for medium to high density housing (12 DU/Ac or higher)
  - Require less parking
  - Balance land use and mobility goals
  - Make transportation improvements that reduce congestion
  - Limit or prohibit low density uses
  - Accommodate existing uses

Central District Urban Design Framework



Urban Design Framework

BEND CENTRAL DISTRICT MMA PROJECT

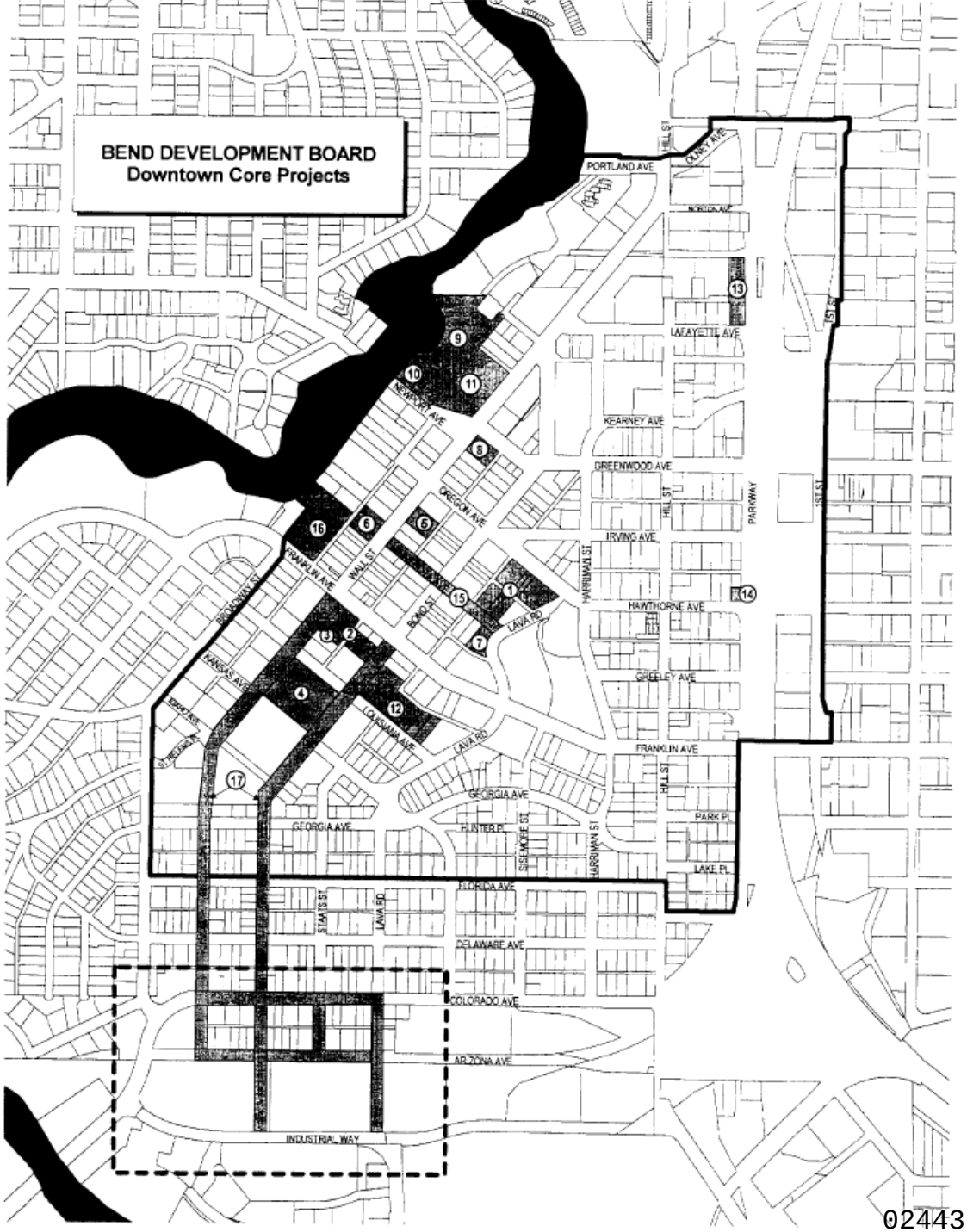
1 APRIL 2014

Central Bend Development Program Area (Downtown URD)

URBAN GROWTH BOUNDARY REMAND

1. Improve the function, condition and appearance of the development area.
2. Create a downtown people center by giving high priority to the river and downtown core projects.
3. Incorporate the "Bend Character"/high desert character into all project designs.
4. Preserve and enhance local historic landmarks and design as part of the Bend experience.
5. Develop projects with sound economic principles that will be conducive to successful investments.
6. Give high priority to human scale and livability.
7. Improve and provide a balanced plan for adequate parking and traffic circulation.
8. Increase the downtown's role as a center for government and business activity.
9. Protect and enhance the livability of existing residential neighborhoods within the Development Program Area and encourage new residential uses in the program area.
10. Create a town square character by maintaining and developing cultural, historic and entertainment resources.

Downtown Core Projects Map



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COCC Special Plan District/Overlay

Legend

- Special Planned District Boundary
- Core Campus Area
- Campus Village Area
- Existing Buildings - Core Campus Area
  1. Grandview
  2. Juniper Hall
  3. Pence / Pinckey Center
  4. Jefferson
  5. Deschutes
  6. Modoc
  7. Metolius
  8. Ochoco
  9. Pioneer
  10. Newberry Hall
  11. Cascade Hall
  12. Library
  13. Mazama
  14. Ponderosa
  15. Campus Maintenance
  16. Boyle Education Center
  17. Campus Center
- Proposed Buildings
  18. Allied Health & Science
  19. Culinary Institute

Murphy Crossing Refinement Plan and Urban Renewal District

URBAN GROWTH BOUNDARY REMAND

- Adopted 2008
  - Convert underutilized land into productive developments
  - Create an efficient and cohesive mixed-use development
  - Promote development of a mix of service and office

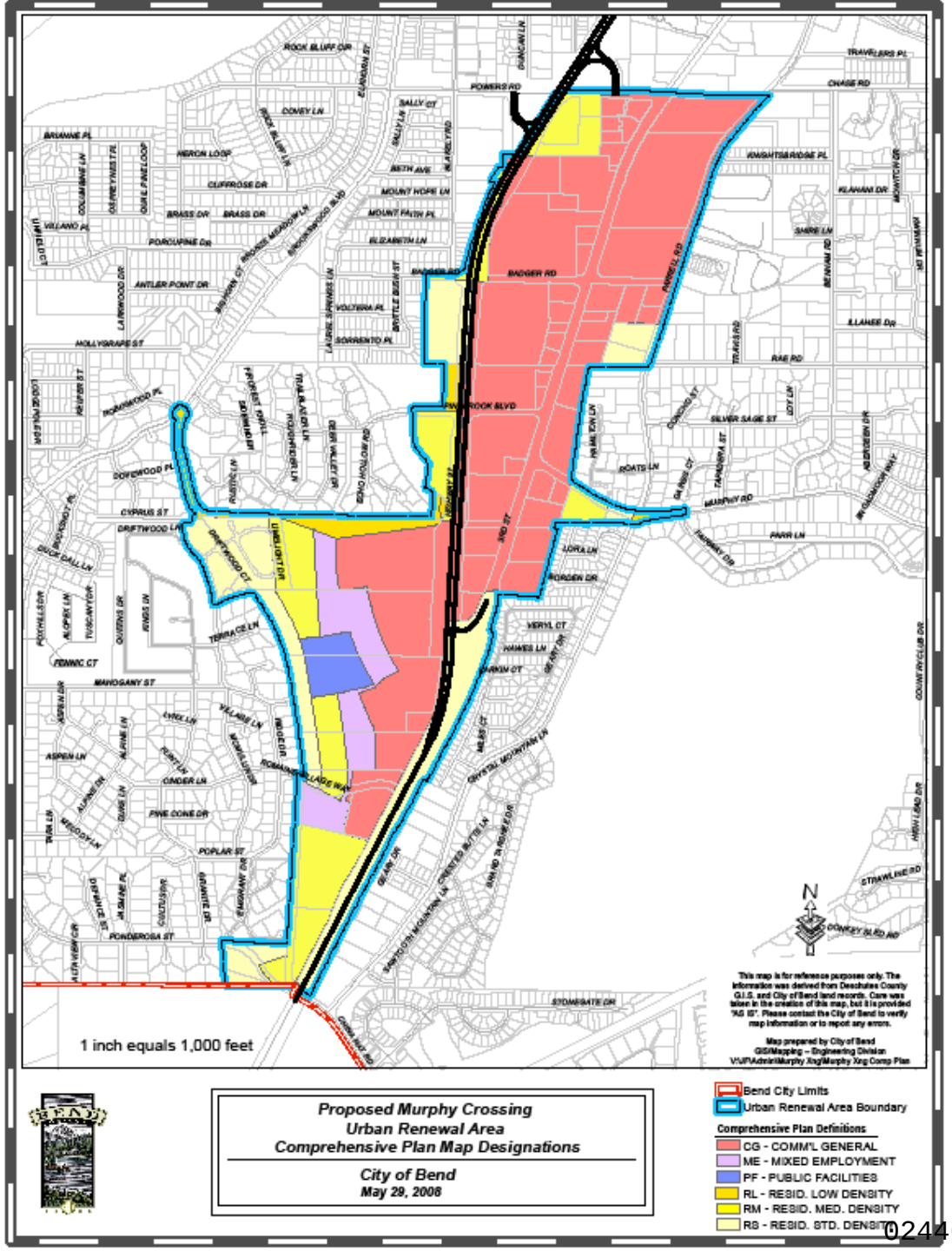
Comprehensive Plan Designations Murphy Crossing Urban Renewal Area

238 acres

73 individual properties

2 main areas:

- Murphy Crossing Refinement Plan Area
- 3rd Street Corridor



URBAN GROWTH BOUNDARY REMAND

MAKING BEND EVEN BETTER

Urban Form
10.13.14

Note: This is for study purposes only. This is not a plan.

How Should We Grow?

URBAN GROWTH BOUNDARY REMAND

Project Goals	Urban Form Concepts
A quality natural environment	• Nature frames, and weaves through, the city
Balanced transportation system	• Streets, paths, bikeways and places for people • The city's street system is connected and legible
Great neighborhoods	• Walkable neighborhoods define the residential areas of the city • Small mixed-use neighborhood centers and activity centers
Strong active downtown	• Downtown is Bend's best mixed use center – the heart of the city

Note: This is for study purposes only. This is not a plan.

How Should We Grow?

URBAN GROWTH BOUNDARY REMAND

Project Goals	Urban Form Concepts
Strong diverse economy	• Employment areas are identifiable districts within the city
Connections to recreation and nature	• Connections to recreation and nature weave throughout, and outside of, the city
Housing options and affordability	• Housing follows a transect from higher to lower density – higher where transportation options and services exist; lower where transportation and services are more limited; provision of housing choice
Cost effective infrastructure	• Utilize existing infrastructure capacity prior to constructing new, high cost infrastructure

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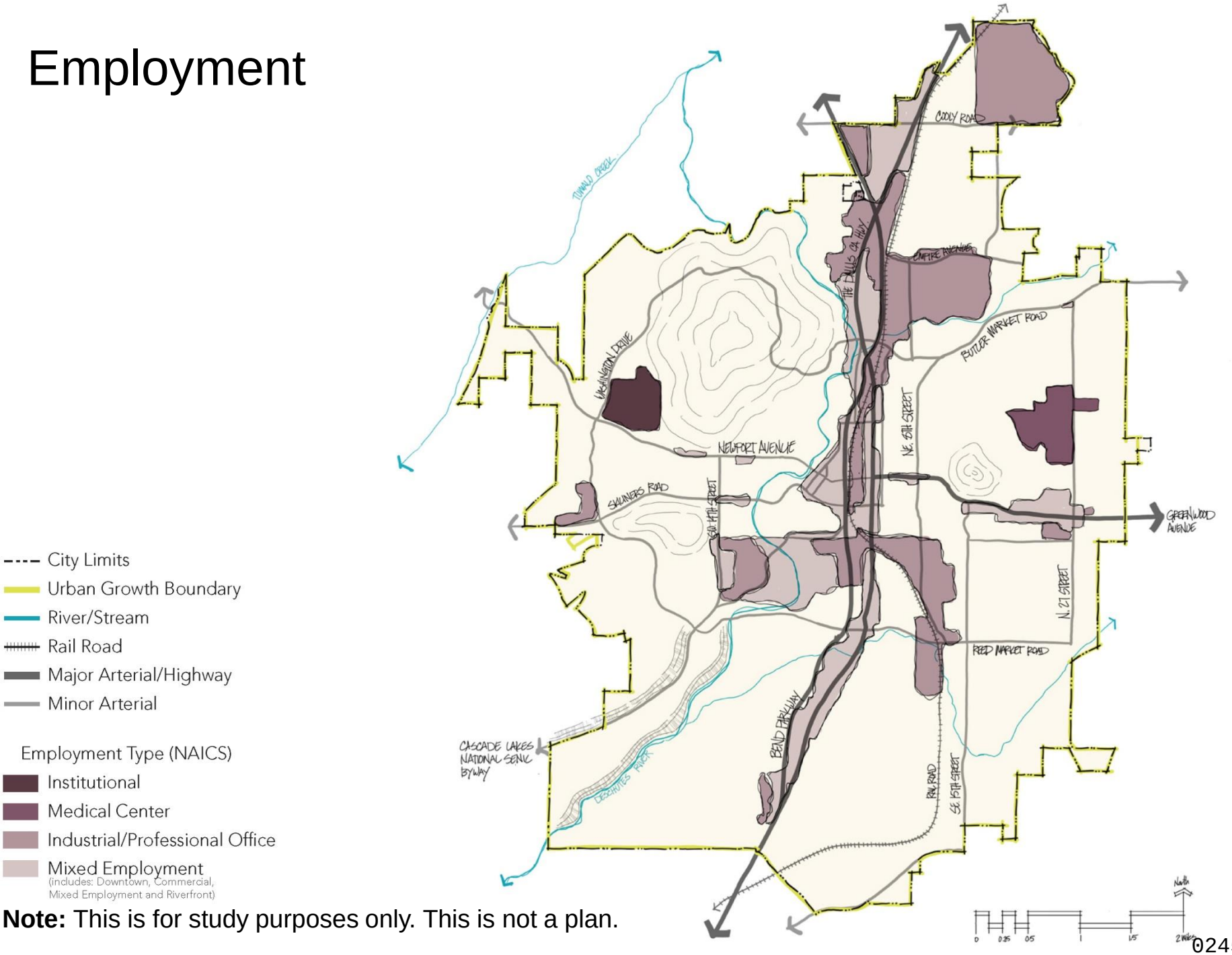
URBAN GROWTH BOUNDARY REMAND

MAKING BEND EVEN BETTER

Urban Form Factors

Note: This is for study purposes only. This is not a plan.

Employment



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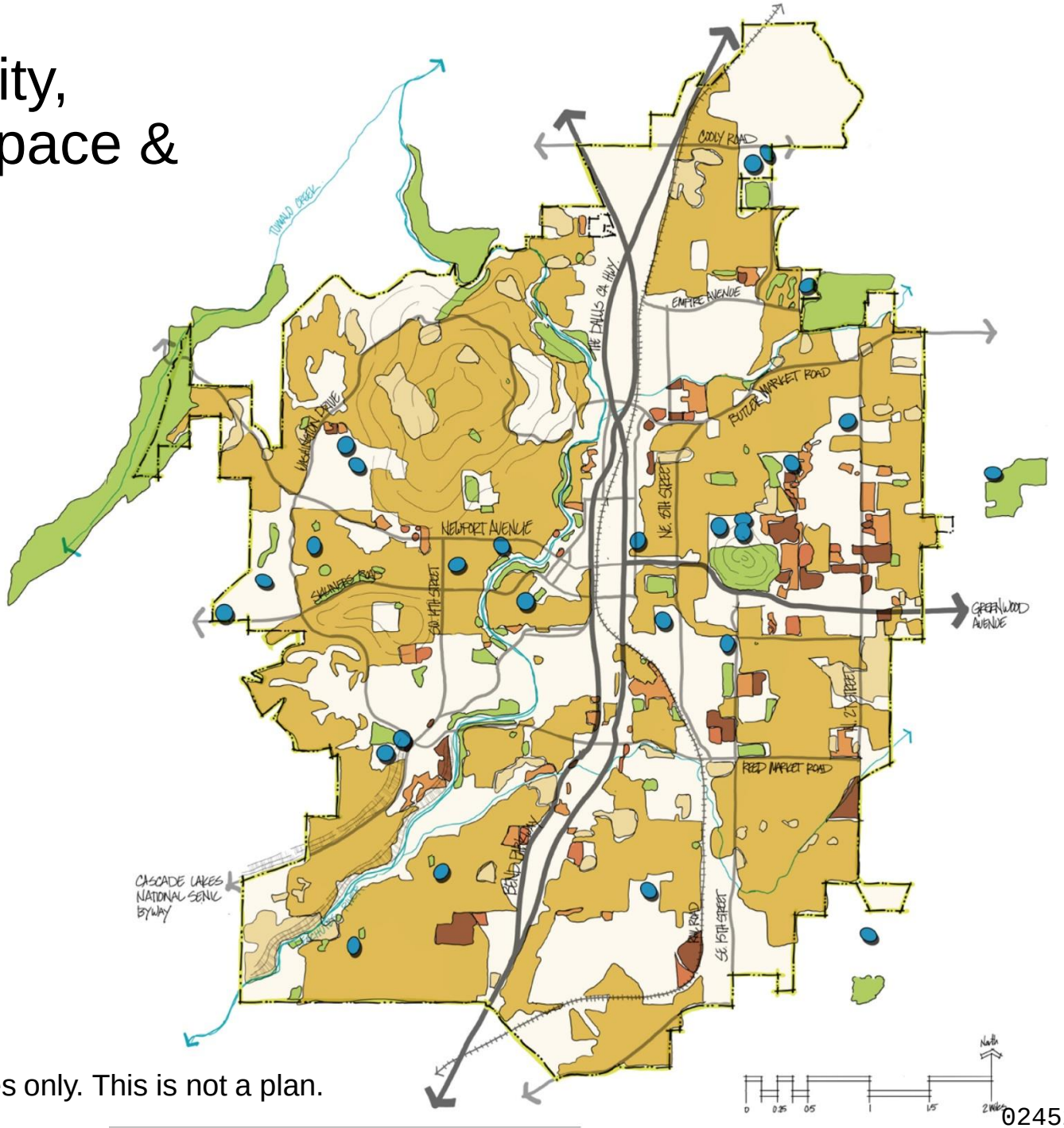
Housing Density, Parks/Open Space & Schools



- City Limits
- Urban Growth Boundary
- River/Stream
- Rail Road
- Major Arterial/Highway
- Minor Arterial
- Park/Open Space
- Schools

Single Family Residential

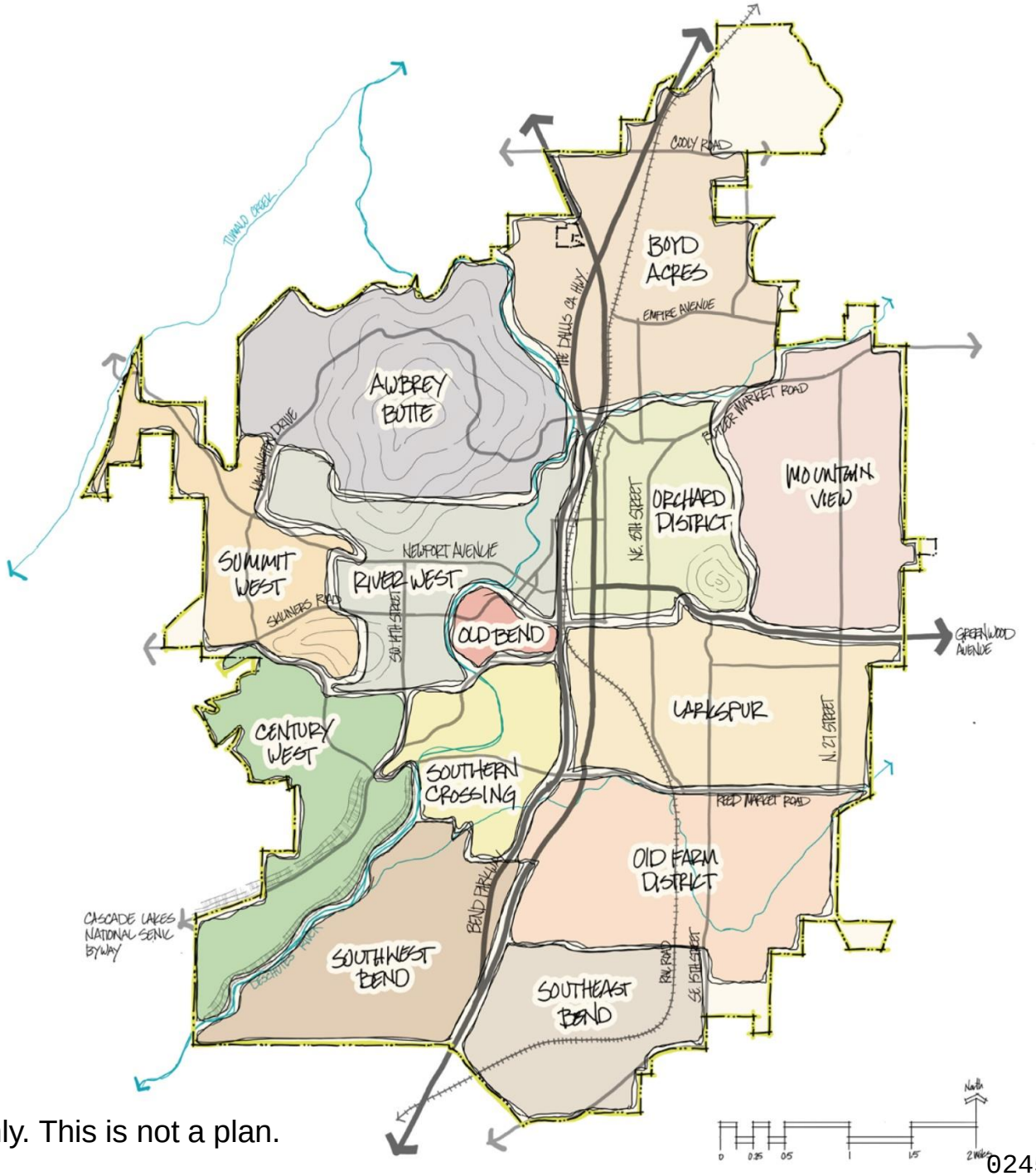
- Lot Size > 1 Acre
- Lot Size < 1 Acre

Multi-Family Residential

- Up to 6 units
- 7-49 units
- 50-204 units

Note: This is for study purposes only. This is not a plan.

Neighborhoods



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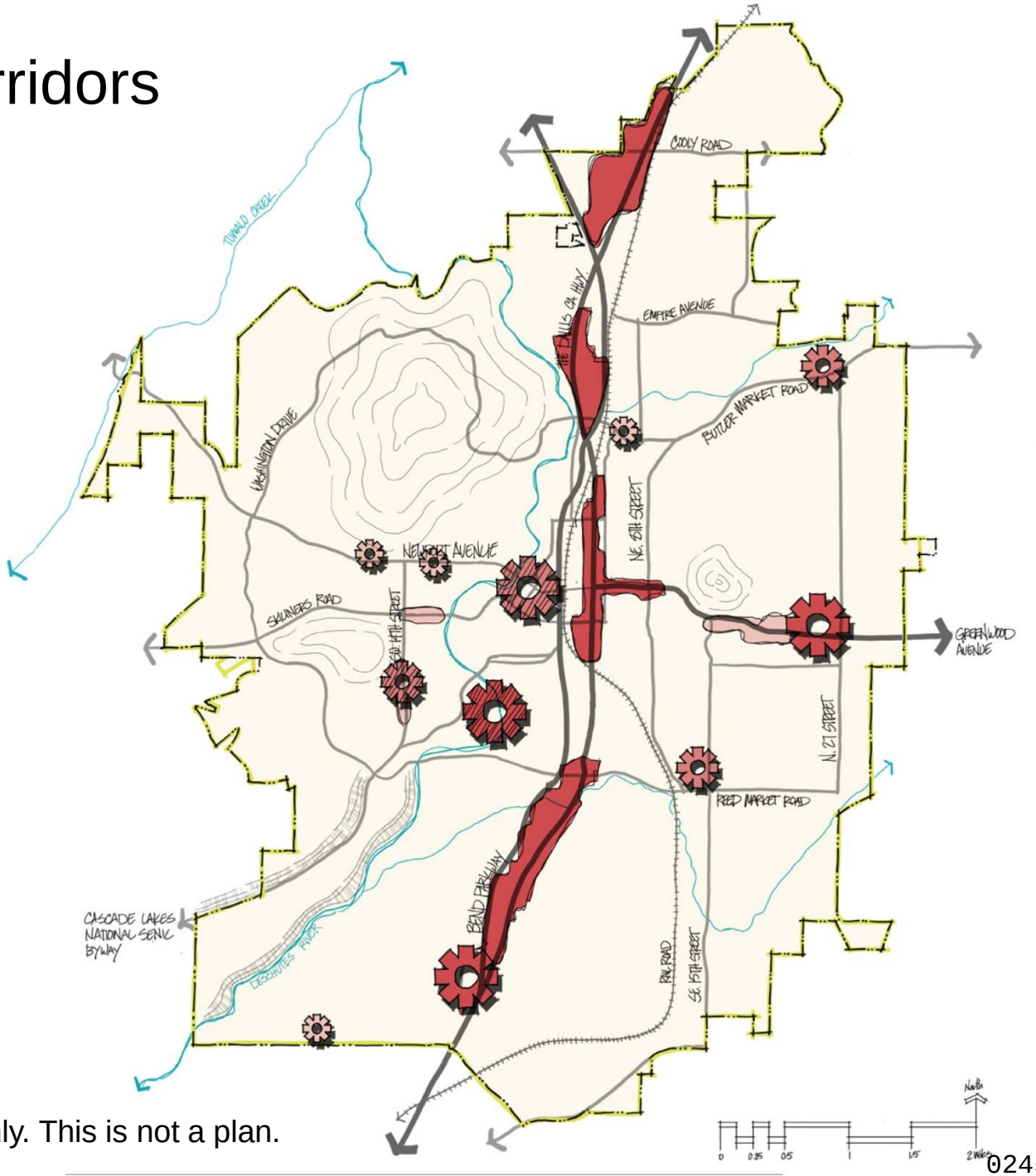
Centers and Corridors



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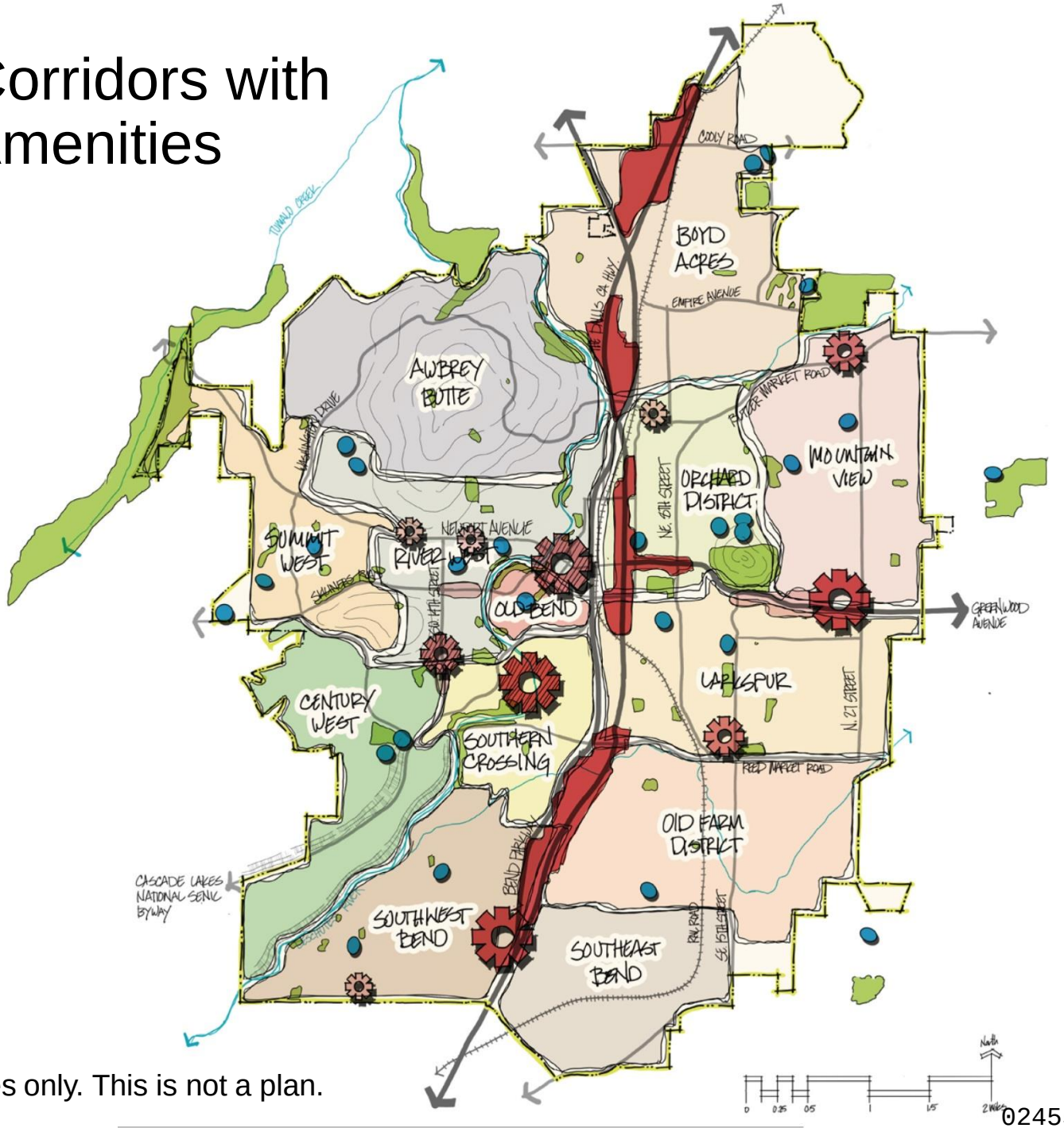
Centers and Corridors with Other Key Amenities



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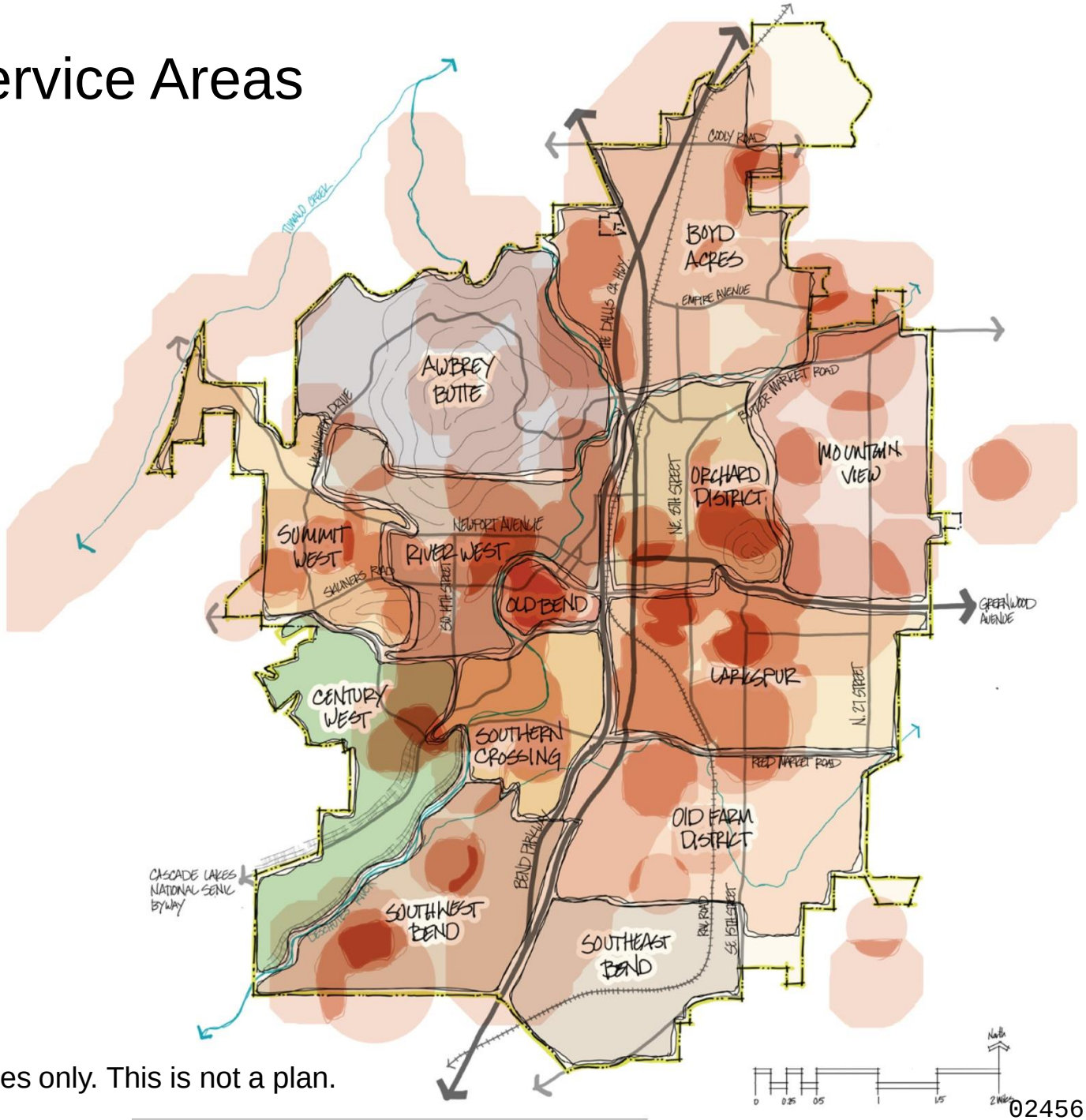
Composite Service Areas

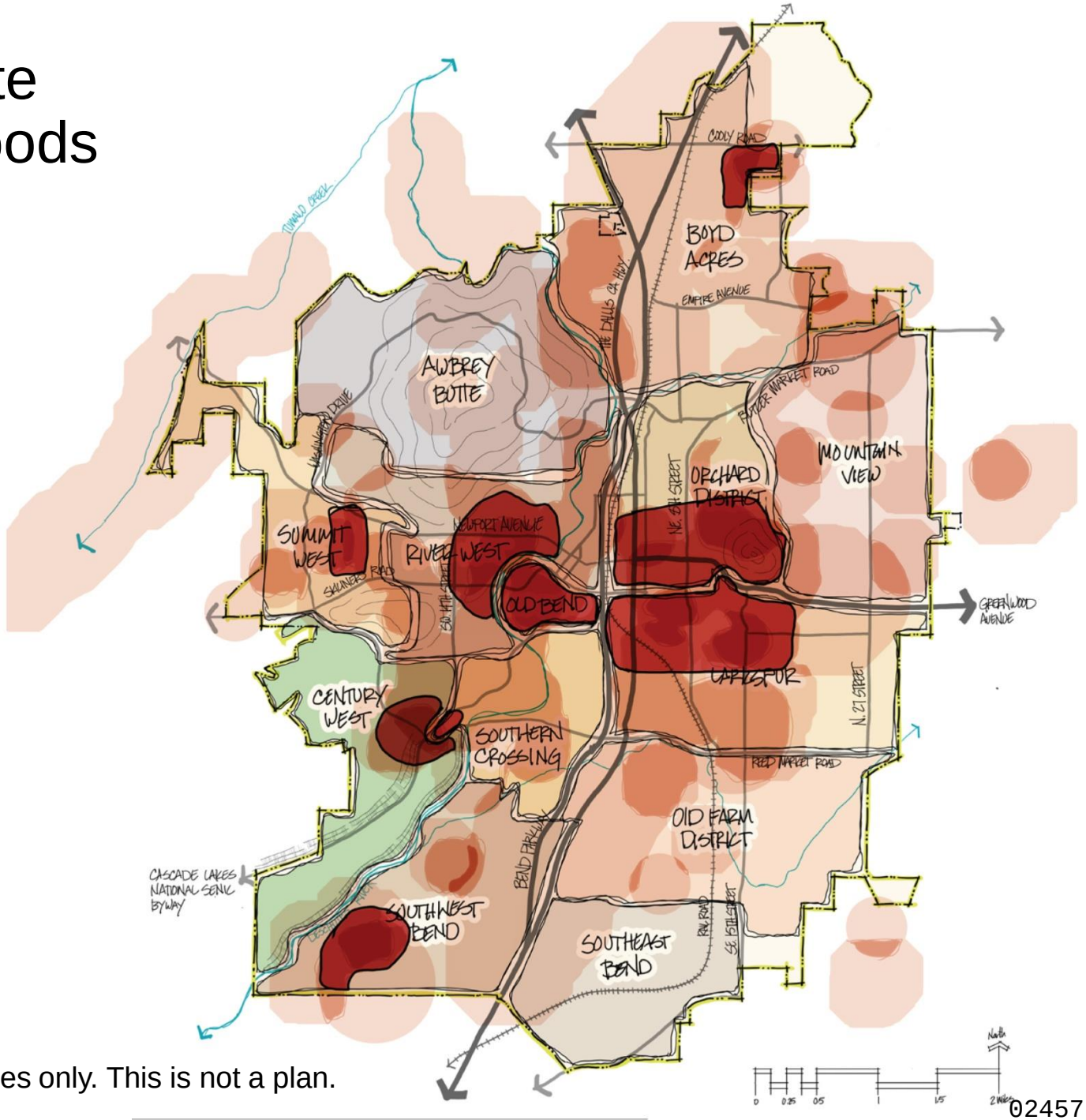


Neighborhood Completeness

- Level 1 - One Service Area
- Level 2 - Two Service Areas
- Level 3 - Three Service Areas

Note: This is for study purposes only. This is not a plan.

Most Complete Neighborhoods



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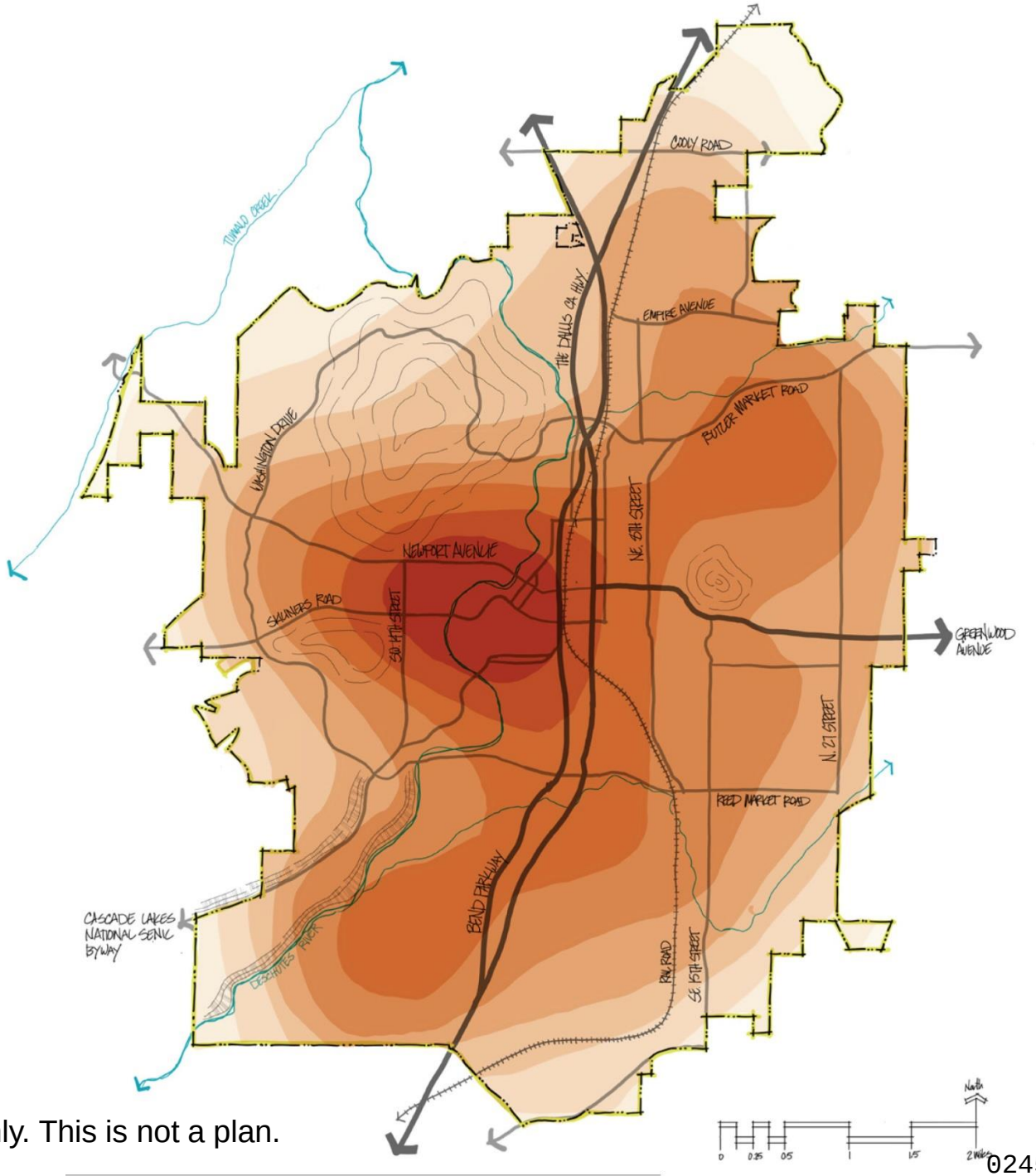
Connectivity



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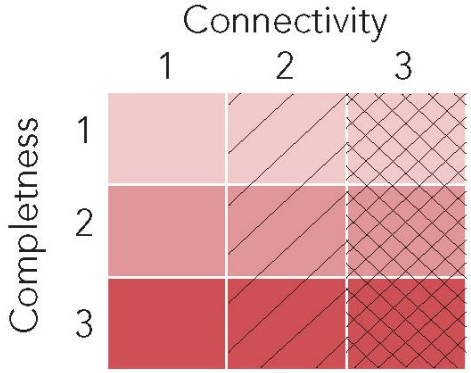
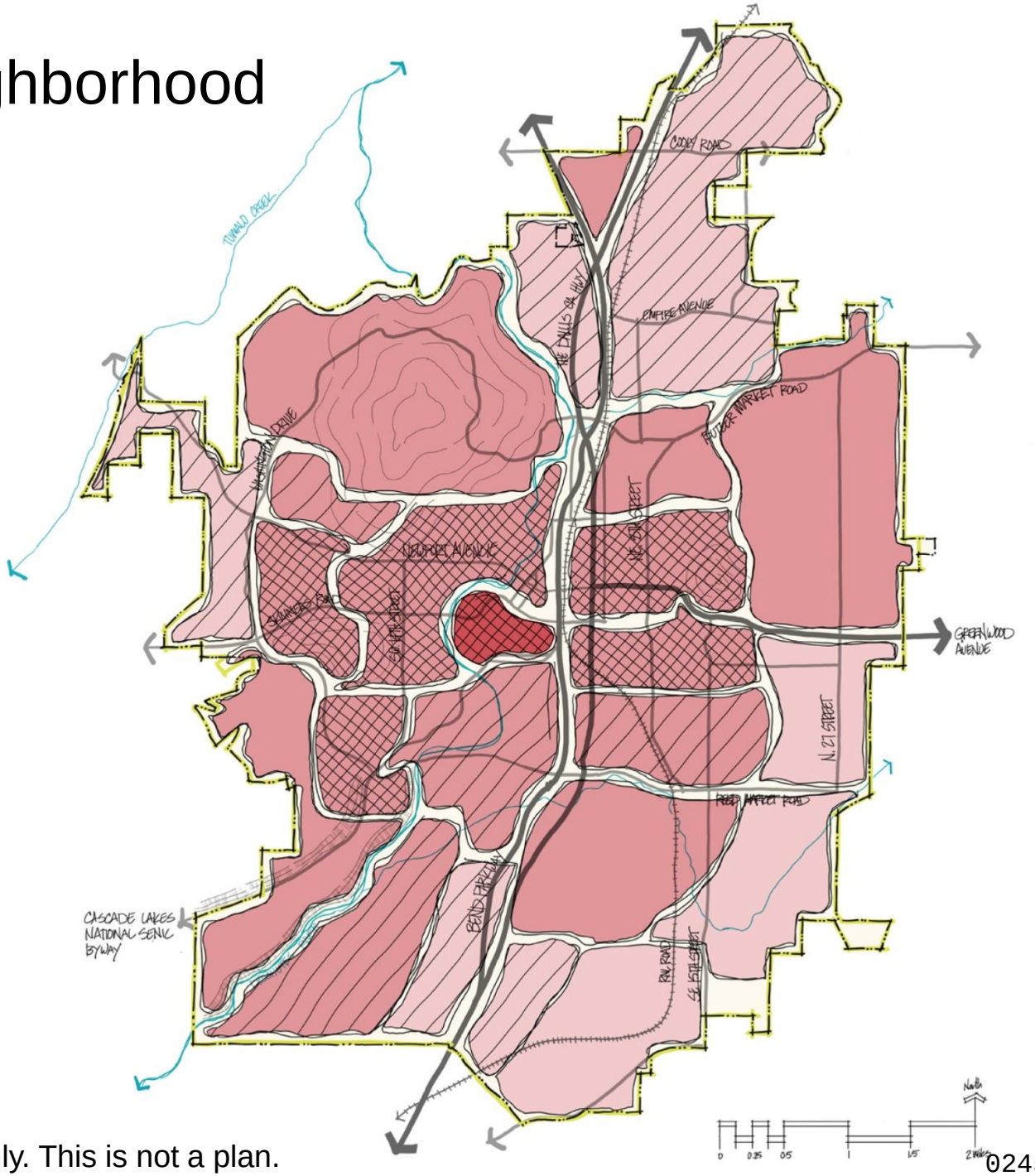
Preliminary Neighborhood Typologies





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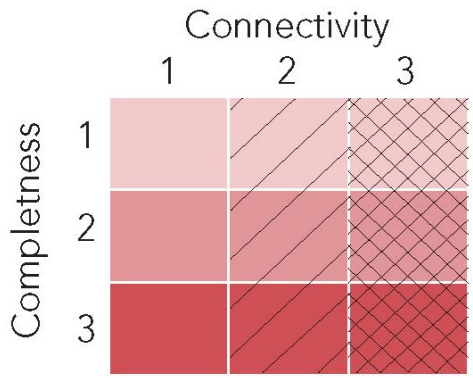
Preliminary Neighborhood Typologies with Amenities



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Considerations for Future Form

URBAN GROWTH BOUNDARY REMAND

- How to define and distribute housing choice and ensure affordability?
  - Existing housing types
  - Transit Oriented Development
  - Active Transportation Oriented Development
  - Clustered Development
- Implications on architectural character?
- How to integrate livability and sustainability?

Note: This is for study purposes only. This is not a plan.

URBAN GROWTH BOUNDARY REMAND

MAKING BEND EVEN BETTER

Urban Form
10.13.14

Note: This is for study purposes only. This is not a plan.

City of Bend
UGB Employment Lands Technical Advisory Committee
Meeting #3
Meeting Notes
Date: October 13, 2014

The UGB Employment Lands TAC held its regular meeting at 2:30 p.m. on Monday, October 13, 2014 in the Bend City Hall Council Chambers. The meeting was called to order at 2:34 p.m. by Jade Meyer, Chair.

Roll Call

✓Ken Brinich	✓Ron White	✓Ann Marie Colucci
✓Peter Christoff	✓Wallace Corwin	✓William Kuhn
✓Brian Fratzje	✓Jade Meyer	☐ Tom Hogue
✓Wesley Price	✓Jennifer Von Rohr	☐ Todd Dunkelberg
✓Cindy Tisher	✓Joe Dills	☐ Scott Ramsay

Discussion

Welcome and Agenda Review. After the meeting was called to order, Jon Pheanis of the consultant team did a recap of the Urban Form discussion. The TAC brainstormed ideas and came to the conclusion that the preliminary typologies need to be better clarified. The regional, community and local servicing areas were not accurate as to which communities are actually using such services. Defining employment vs. employee map for "completeness" would also address the proximity to transportation and amenities in those areas especially when using the information to see industrial vs. professional and what is missing in those areas for "completeness". Jon Pheanis agreed that those ideas will be addressed.

Redevelopment Analysis. The TAC then moved into the discussion and action item of Redevelopment Analysis. Bob Parker showed 13 potential study areas (See pages 11 & 12 of the meeting packet) for redevelopment. Bob Parker referred to a slide with seven steps in documenting a redevelopment assumption and TAC went through posing an initial review question about current zoning and what were the recommendations on new zones or re-zones for that area to distinguish what was considered priority to increase employment. TAC requested more information to Table 1. Study Areas on page 9, requesting Tom Hogue explain the minimums for employment per acre vs. density as related to redevelopment. TAC's preliminary recommendation for first priority study area is #2, #4, #8, #9, #12 and #13. TAC agreed to remove study are #11 off of list for now.

TAC confirmed that Phase 1 has another 8-9 months worth of work to continue until Phase 2.

Action Items/Next Steps

Action	Assigned To
Urban Form	**Jon Pheanis**
Redevelopment Analysis	**Bob Parker**
Employment per acre vs. Density	**Tom Hogue**

Meeting adjourned at 5:04 p.m. by Jade Meyer.

THE ADU GAUNTLET: SELECTED RESTRICTIONS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUs) IN CASCADIAN CITIES, EARLY 2013.

(Attached units, such as secondary suites and in-law apartments = AADUs; detached units, such as laneway houses and backyard cottages = DADUs.)

Please help us fact check and fill in the blanks!

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Vancouver, BC	1 AADU + 1 DADU	0	no	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit)	AADUs: ≥400 sq. ft. and ≤area of primary dwelling. (Smaller permitted in condo AADUs.) DADUs: 280 - 500 sq. ft. (plus 220 sq. ft. garage, which most residents use as living space), and ≤12.5% of lot.	AADUs in virtually all residential zones, even inside condos, where space and layout permit. DADUs: most single-family lots in city (including lots ≥33 ft. wide that adjoin lanes/alleys).	no	643,000	96
Seattle, WA	1	1	yes	Units share one occupancy quota (≤8 in both units, if any unrelated).	AADUs ≤1,000 sq. ft.; DADUs ≤800 sq. ft. and ≤40% of rear yard.	Most residential zones, but lot and unit size and characteristics must fit requirements. DADUs: sites ≥4,000 sq. ft. and ≥25 ft wide and ≥75 ft deep.	no	608,660	58
Portland, OR	1	0	no	Units share one occupancy quota (≤6, if unrelated).	≤800 sq. ft. and ≤75% of primary unit. ADU & other accessory structures (such as garage, shed) cover ≤15% of total site.	All lots in residential zones with a house, attached house, or manufactured home.	yes	583,776	72
Surrey, BC	1	1	yes	Surrey has no occupancy limits.	≤969 sq. ft. and ≤40% of primary unit. ADU attached to garage (coach house): ≤500 sq. ft. above garage and ≤430 sq. ft. at grade.	AADUs in detached single-family houses in certain zones. DADUs: in certain zones, on lots with detached single-family houses that are either corner lots or have rear lane/alley access and are ≥95 ft. deep.	Usually no, but yes in some zones.	468,000	47
Burnaby, BC	1 AADU (but only for family members); 0 DADUs	0	no, but occupants must be related	3 unrelated in main dwelling + 2 adults in ADU, must be related to persons living main dwelling	No size limit.	In single-family and two-family dwellings in most residential zones. Also permitted inside some condos.	Not applicable because DADUs banned.	223,000	36
Spokane, WA	1	1	yes	Both units share one occupancy quota (≤6, if any unrelated)	AADU: 250 - 800 sq. ft., not counting its garage, and ≤50% of total footprint of primary dwelling. DADU: Footprint of DADU ≤ footprint of primary dwelling. Combined footprint of all detached accessory structures (e.g., DADU + garage) ≤15% of lot. DADUs: ≤600 sq. ft. and DADU's area, minus its garage, counts toward floor-area ratio allowed in its zone.	On all residential lots with attached, detached, or manufactured single-family dwellings that lack a home-based business. In addition, AADUs allowed only where footprint of primary unit is ≥800 sq. ft., not counting garage.	yes	208,916	41
Boise, ID	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit)	ADU ≤10% of lot and ≤600 sq. ft. and ≤1 bedroom.	All lots in residential zones.	yes	206,000	43
Tacoma, WA	1	1	yes	≤4 people in ADU. Also, as for other single-family dwellings, must have ≥300 sq. ft. per person. (This rule makes real limit ≤3 people, because no ADU can be >1,000 sq. ft.)	300 - 1,000 sq. ft. and ≤40% of combined area of primary and accessory unit and ≤10% of lot.	Residential lots with detached single family houses that meet minimum lot size requirement of their zone. In R-2 zone, e.g., lot ≥5,000 sq. ft.	yes	198,000	38

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Richmond, BC	1 AADU, 1 DADUs	1, if on arterial streets	no	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	AADU: 355 - 969 sq. ft. and ≤40% of total floor area of both units. DADU: 355 - 753 sq. ft., combined with main dwelling ≤floor area ratio for lot. ADU attached to garage (coach house): 355 - 646 sq. ft., ≥75% of floor area above a garage or ≤60% in certain zones.	AADU: In single-family houses large enough to accommodate them. DADUs (coach houses attached to garage and free standing "granny flats"): in specified zones, must have vehicle access to a rear lane/alley.	yes	190,000	70
Yakima, WA	1	1	no	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. and ≤50% of primary dwelling.	On residential lots with detached single-family dwellings and lots ≥10,890 sq. ft. (a quarter acre).	yes	162,000	45
Eugene, OR	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. (more for certain flats)	AADUs: lots ≥4,500 sq. ft. (which includes most single-family lots in city). DADUs: lots ≥6,000 sq. ft.	no	156,185	56
Salem, OR	0	ADUs not allowed	ADUs not allowed	ADUs not allowed.	ADUs not allowed	Nowhere	ADUs not allowed	155,000	-
Abbotsford, BC	1 AADU, 0 DADUs	1	yes	?	AADUs ≤969 sq. ft. and ≤40% of floor area of entire house.	Residential lots in specified residential zones (mostly low to medium density zones).	Not applicable because DADUs banned.	133,000	28
North Vancouver, BC	1	1	yes	≤3 unrelated in main, ≤4 (must be related) in ADU.	AADUs: 400 - 969 sq. ft. and ≤40% of total floor area of house. DADUs: ≤800 sq. ft. and ≤15% of lot area	In single-family houses. DADU: lots ≥ 3,900 sq. ft.	yes	132,000	38
Langley, BC	1 AADU, 0 DADUs	1	yes	Each unit gets its own occupancy quota (e.g., ≤4 unrelated persons in each unit).	≤40% of total floor area of house and ≤969 sq. ft.	In single-family houses. No DADUs.	Not applicable because DADUs banned.	129,000	38
Coquitlam, BC	1 AADU, 0 DADUs	1	?	?	AADUs ≤40% of total floor area of house.	In single-family dwellings that have no lodgers or boarders. No DADUs.	Not applicable because DADUs banned.	126,000	22
Bellevue, WA	1	1	yes	Units share one occupancy quota (≤6, if any unrelated).	300 - 800 sq. ft. and ≤40% of combined floor area of units, not including garage.	In existing single-family houses where no home-based business is located, ≥3 years after final inspection approval. DADU: lots ≥ 3,900 sq. ft.	?	122,363	39
Gresham, OR	1	1 or more, depending on unit characteristics	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	AADUs ≤900 sq. ft.; DADUs ≤750 sq. ft.	Lots with single-family houses in all residential zones. DADUs must attach to a garage.	yes	105,594	49
Everett, WA	1 AADU, 0 DADUs	1 (plus 2 for primary dwelling)	yes	Both units share one occupancy quota (e.g., ≤4 adults, if unrelated).	≤40% of total floor area of house and ≤800 sq. ft	On lots of ≥5,000 sq. ft. where there is a single-family house.	yes	103,000	29
Kent, WA	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	AADUs: ≤40% of primary unit. DADUs: ≤800 sq. ft. and ≤33% of primary unit.	On all lots with single-family dwellings.	no	92,000	53
Hillsboro, OR	1	1	yes	≤5 unrelated in primary dwelling + ≤3 related or unrelated in ADU.	250 - 750 sq. ft. and ≤75% of primary unit.	In most single-family residential zones.	yes	91,611	43
Vancouver, WA	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤6 unrelated persons in each unit).	300 - 800 sq. ft and ≤40% of primary unit.	Residential lots ≥4,500 sq. ft.	yes	91,000	38

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Beaverton, OR	1	1	yes	Each unit gets its own occupancy quota (e.g., ≤5 unrelated persons in each unit).	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	In most single-family residential zones.	yes	89,803	39
Victoria, BC	1	0	no	Victoria has no occupancy limit.	AADU: ≤968 sq. ft. and ≤40% of primary unit. DADU: ≤400 sq. ft. or ≤600 sq. ft. on permitted larger lots	In most single-family neighborhoods, AADUs in detached single-family houses that are ≥1,600 sq. ft.,	yes	83,000	60
Nampa, ID	No limit on AADUs, 2 DADUs	0	no, but the units are not to be rented separately	Both units share one occupancy quota (≤6 unrelated people).	AADU: no limit, but only one bedroom and kitchenette only (no 220 watt power source) DADUs: must be smaller than primary dwelling, but only one bedroom and kitchenette only (no 220 watt power source)	Most residential zones.	no	82,000	67
Bend, OR	1	1	no	no limit	≤600 sq. ft. and ≤40% of primary unit.	In several residential zones.	yes	76,639	46
Meridian, ID	1	0	yes	Both units share one occupancy quota (≤10 people, if any unrelated).	≤700 sq. ft. and ≤1 bedroom.	On lots with single-family dwellings.	yes	75,000	58
Medford, OR	1	1	?	?	≤900 sq. ft. and ≤50% of primary unit.	?	yes	75,000	20
Springfield, OR	1	1	yes	?	300 - 750 sq. ft. and ≤40% of primary unit.	All low-density residential zones, except one historic district.	yes	59,403	27
Idaho Falls, ID	0	ADUs not allowed	ADUs not allowed	ADUs not allowed	ADUs not allowed	Nowhere	Not applicable because DADUs banned.	57,000	-
Corvallis, OR	1	0	yes	?	≤900 sq. ft. and ≤40% of primary unit	On very large lots in low-density residential zones (≥8,000 sq. ft. for DADUs, ≥6,000 sq. ft. for AADUs); on smaller lots in denser zones (≥3,500 sq ft. for DADUs, ≥2,500 sq. ft. for AADUs).	yes	54,462	39
Tigard, OR	1 AADU, 0 DADUs	1	yes	No occupancy limit.	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	AADUs in all residential zones on lots with single-family houses. No DADUs.	?	49,011	34
Lake Oswego, OR	1	1	yes	≤2 in ADU.	250 - 800 sq. ft. or total floor area of all buildings on site ≤40% of lot size ("floor-area ratio" of 0.4). ≤1 bedroom.	All residential zones, on lots with single-family dwellings.	no	37,046	48
Oregon City, OR	1	0 or 1, depending on site characteristics	yes	?	300 - 800 sq. ft. and ≤40% of primary unit and ≤2 sleeping areas.	On lots in single-family zones.	yes	32,211	38
Tualatin, OR	1 AADU, 0 DADUs	1	?	?	≤800 sq. ft. and ≤50% of primary unit. No DADUs.	AADUs in certain residential zones on lots with single-family houses. No DADUs.	Not applicable because DADUs banned.	26,054	19
West Linn, OR	1	0 or 1, depending on site characteristics	?	Both units share one occupancy quota.	250 - 1,000 sq. ft. and DADUs: ≤30% of primary unit.	In residential zones on lots with single-family houses.	yes	25,392	48
Forest Grove, OR	1	1	yes	?	≤720 sq. ft. and ≤30% of primary unit.	In residential zones on lots with single-family houses.	yes	21,460	31
Milwaukie, OR	1	1	yes	No occupancy limit.	≤600 sq. ft. and ≤40% of primary unit.	In residential zones on lots with single-family houses.	yes	20,291	41
Ashland, OR	1	0 or 1, depending on site characteristics	No	?	DADUs: ≤1,000 sq. ft. and ≤50% of primary unit.	On lots in single-family residential zones. Conditional Use Permit required. (In most cities, such permits are expensive and time consuming to get.)	no	20,078	51
Wilsonville, OR	1	1, waived in rare circumstances	No	?	≤800 sq. ft. and ≤2 bedrooms (unless specified otherwise in adopted city plans).	On all lots with attached or detached single-family dwellings.	yes	19,715	45
Sherwood, OR	1	1	yes	?	≤40% of primary unit.	On lots with single-family dwellings.	yes	16,115	35

CITIES	NUMBER OF ADUs ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON THE SITE?	HOW MANY PEOPLE MAY LIVE ON THE LOT?	HOW BIG MAY ADUs BE? (IN FLOOR AREA)	WHERE IN THE CITY ARE ADUs ALLOWED?	MUST ADU MATCH HOUSE IN EXTERIOR DESIGN?	CITY POPULATION	ADU-FRIENDLINESS SCORE (0-100)
Troutdale, OR	1	1	?	?	≤750 sq. ft. and ≤1 bedroom.	On lots with detached single-family dwellings, where the dwellings are ≥1,800 sq. ft., and the subdivision was recorded after July 27, 2000.	yes	15,595	28
Happy Valley, OR	1	1	yes, but owner may instead appoint a family member to live in one of the units as a caretaker	Both units share one occupancy quota (≤6, if any unrelated).	AADUs: ≤50% of primary unit. DADUs: ≤50% of primary unit and ≤1,000 sq. ft.	On lots with detached single-family dwellings. ADUs may not have their own garages, if the primary unit already has a garage.	yes	14,965	34
Cornelius, OR	1	1	yes	ADU: ≤2; or 1, if ADU is ≤500 sq. ft.	250 - 800 sq. ft and ≤30% of primary unit and ≤1 bedroom and coverage of lot by all structures ≤50% of ground area.	?	no	12,000	28
Gladstone, OR	1	1	yes	?	≤400 sq. ft. and ≤1 bedroom.	On lots with detached, single-family units.	yes	11,500	28
Damascus, OR	1	0	yes, but owner may instead appoint a caretaker to live in one of the units and serve as manager of both	?	≤800 sq. ft. and ≤40% of primary unit	?	no	10,656	38

Cities listed above Idaho Falls are most-populous in Cascadia, in order of size. Beneath Idaho Falls are selected smaller cities. Sources: City land-use codes and other documents from each city, along with consultations with planners from many cities. Developed in collaboration with the green building team at the Oregon Department of Environmental Quality, Portland, Ore. Much of this information was gathered by volunteers, not by Sightline staff. Please let us know of any errors or additional information to include. A fuller version of this table, with more details and citations, is posted at: http://www.deq.state.or.us/lq/sw/wasteprevention/greenbuilding.htm#current.

Selected Restrictions and Requirements for Accessory Dwelling Units (ADU) in Cascadian Cities, Early 2013

NOTE: This table is for information purposes only and is not guaranteed to be accurate. Please check with your local building permit office for property specific ADU zoning laws. Please contact us at "palmeri.jordan@deq.state.or.us" to help correct any errors you encounter in this table.

CITIES	PARKING	UNIT SIZE	DEVELOPMENT REQUIREMENTS	NUMBER OF ADUS PER PARCEL	SETBACKS & ORIENTATION	OWNER OCCUPANCY	BUILDING HEIGHT	DESIGN	WATER, SEWER, AND LANDSCAPING	NUMBER OF RESIDENTS IN ADU	CITY POPULATION	AVERAGE NUMBER OF PERMITS PER YEAR (2009-2013)	COST OF SYSTEM DEVELOPMENT CHARGES	INCENTIVE PROGRAMS	ORDINANCE NUMBER	Notes
Ashland, OR	One additional parking space must be provided on the property for the suite (minimum 2 spaces required).	Geometry exists between 400sf-800sf (not less than 30 m² (322.9 ft²) or 40% of the total floor area of the principal building, whichever is less)	Public health authority (Environmental health department) approval is required for confirmation of acceptable septic disposal for properties not connected to City sewer services (Agricultural and Rural Residential).	only one suite permitted per lot where the zoning does not permit secondary suites. Properties which already contain a second residence cannot have a secondary suite unless the existing second residence is removed or converted to a non-residential use.	unknown	The owner occupying the suite must be owner occupied	unknown	unknown	unknown	unknown	133,000	unknown	unknown	unknown			
Bellevue, WA	Off-street parking lots requiring 4 or more parking spaces shall be subject to the provisions of Chapter 19.92. You can have on-street parking if there's 50 linear feet of uninterrupted curb in front of property. More than 300sqft unit requires 2 parking spaces.	The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1000 sq. ft. GHFA.	Accessory Residential Units (ARU) and in the Single-family Residential Zones (R-1, R-3.5, R-5, R-7.5, R-10) ARUs require a Conditional Use Permit	The maximum number of dwelling units shall not exceed 2 per lot.	The proposal must conform with the overall maximum lot coverage and setback requirements of the underlying zone.		No structure shall be over thirty-five (35) feet or two and one-half (2 1/2) stories in height, whichever is less. Structures within the Historic District shall not exceed a height of 30 feet	Must conform to typical residential design standards but not required to match the existing home		unknown	70,872	18	44.744	none		http://www.mybellevue.com/Code.asp?id=21041&ref=21041	SDCs based on 660 sqft unit; Conditional use permits fees included in SDC estimate.
Bremerton, OR	One off street parking space must be provided.	The proposed accessory dwelling unit shall be no more than fifty percent (50%) of the gross floor area of the primary detached dwelling or 800 square feet, whichever is less.	An Accessory Dwelling Unit application may be requested for a property with a detached dwelling as the principal use in any zoning district that allows accessory dwelling units.	The maximum number of accessory dwelling units permitted per residential lot.	Accessory dwellings shall be consistent with the applicable setback, height and lot coverage standards of the district. The entrance to the accessory dwelling unit shall not face the front property line	Either the primary or accessory dwelling units shall be occupied by the property owner at any time the accessory dwelling unit is occupied	unknown	The exterior finish materials of the unit shall be the same as the detached dwelling in terms of type, size, placement, and finish.	unknown	unknown	77,845	unknown	unknown	unknown	http://www.ci.bremerton.wa.gov/DocumentCenter/Home/View/5301		
Bothell, WA	At least one off-street parking space at addition to any parking required for the primary residence.	At least 300 square feet, and no more than 800 square feet, excluding garage area. At least one room must contain not less than 120 square feet of floor area. If the ADU is located on a single floor, the director of Planning & Community Development (PCD) may allow an increase so that floor area may be efficiently used. The area +/- 40% of the combined area of the ADU and primary residence. Garage space not included.	ADUs allowed within existing single-family dwellings that received their final inspection approval at three years prior. A site may not contain both an accessory dwelling unit and a business	unknown	unknown	An owner of the property must occupy either the primary residence or the ADU.	unknown	unknown	unknown	The combined number of occupants in the primary residence and the ADU may not exceed the number allowed by the definition of "family." Land Use Code (LUC) 20.50.026	1,222,763	unknown	unknown	unknown	http://www.codepublishing.com/wa/bothell/#!LUC		10-10-476
Bend, OR	One off street parking space must be provided.	Maximum floor area shall not exceed 600 SF, or 40% of the living space of the primary dwelling.	ADUs allowed in the SR 2 1/2, RL, and RS zones. Housing density standards for not apply to ADUs	One accessory dwelling unit is permitted per residential lot.	ADUs must incorporate doors, porches, balconies, and/or windows on minimum of 40% of front elevations, and 20% of side and rear elevations.	unknown	Detached ADUs shall not exceed 28 ft. and no two stories be taller than the primary dwelling.	unknown	unknown	The combined number of occupants in the primary residence and the ADU may not exceed the number allowed by the definition of "family." Land Use Code (LUC) 20.50.026	76,639	10	44.000	none	http://www.codepublishing.com/or/bend/		14-100.5
Boulder, CO	One off street parking space must be provided.	Size is a minimum of 190 SF and may not exceed 1/3 of the total floor area of the principal structure.	The accessory dwelling unit is created only in a single-family detached dwelling unit on a lot of 6,000 SF or more	One accessory dwelling unit is permitted per residential lot.	Setbacks shall comply with accessory building setbacks. Entrances to an accessory unit may face the side of the lot fronting on the street only if such entrance is adequately and appropriately screened in a manner that does not detract from the single-family appearance of the principal dwelling	Owner shall occupy either the ADU or primary dwelling.	Maximum height of accessory buildings with an owner's accessory unit shall not be greater than 20 feet	An owner's accessory unit shall have a minimum of sixty square feet of private open space provided for the exclusive use of the occupants of the owner's accessory unit.	An owner's accessory unit shall have a minimum of sixty square feet of private open space provided for the exclusive use of the occupants of the owner's accessory unit	The occupancy of any accessory unit must not exceed two persons.	97,385	unknown	unknown	unknown	http://library.municode.com/index/2010/2010_ORD5614.htm		14-04.13
Boise, ID	One space required for ADU	That the accessory dwelling unit (ADU) is not larger than ten percent (10%) of the lot area or 900 square feet, whichever is smaller, and that the ADU has not more than one bedroom.	Can be added to a single family dwelling by: Internal conversion of an existing living area, basement, or attic; Conversion of a garage is not permitted unless required parking can be sited legally elsewhere on the property, in addition to the primary dwelling unit. An addition to an accessory structure such as a detached	one allowed	unknown	Yes. Required	unknown	That the design of the accessory dwelling unit is compatible with the existing neighborhood by taking into account height, bulk, and site location, and incorporating materials, colors and a design roof that is compatible with and complements the architectural theme and style of the principal dwelling unit.	unknown	3 unrelated people or a blood related family of any size	256,000	unknown	unknown	unknown	http://citydocs.cityofboise.org/pages/documents/2148.pdf		14-06.13
Corvallis, OR	One additional off-street parking space shall be provided, unless waived by the planning commission.	A minimum of 250 SF of floor area for each occupant, and there shall be no more than two occupants, and the unit shall not exceed 800 square feet, or 30 percent of the total floor area of the primary dwelling) area occupied by the home, and all accessory buildings and structures on the lot shall not exceed 50 percent of the lot area.	A second or secondary, self-contained, one-bedroom living unit with separate entrance and kitchen, developed in conjunction with an existing single-family home and usually created in one of the following ways:Uses existing space in the primary dwelling,From a combination of existing and newly created space associated with the primary dwelling; from space within an existing accessory building, such as a detached garage; or from the addition of a new accessory building associated with an existing single-family home.	unknown	Minimum Yard Area Setbacks: Front Yard as measured from the furthest extension of the home, including porch or decks, shall not be less than 10 feet. Accessory structures, garages or carports shall not be less than 20 feet; No Rear Yard shall be less than 10 feet in depth, minimum width of side yards shall be not less than five feet, as measured from the foundation of the home. On corner lots the side yard facing the street shall not be less than 10 feet; No accessory building or other structure or building shall be closer than three feet from a side or rear property line; see CDC 16.110.030.	The owner(s) of the primary dwelling shall occupy at least one of the units.	Maximum Height. No building shall exceed 35 feet, except for a chimney, radio or television antenna.	The exterior contemporary design and building materials are consistent with those of the primary dwelling, and there shall be only one front door facing the street	unknown	There shall be no more than two occupants	unknown	unknown	unknown	http://www.ci.corvallis.or.us/index.aspx?page=1	Web site itself Search City Code and 16.16.040	
Everett, WA	If the parking requirement for the primary dwelling unit is met, no additional off-street parking needs to be provided for the ADU.	The ADU shall not exceed either 40 percent of the gross floor area of the primary structure, exclusive of garages, or the gross floor area of a two car garage (which is 440 sq. ft., whichever is greater) but in no case shall the ADU exceed 900 sq. ft.	In the RS-1, RS-3.5 and RS-5 Zones, the minimum lot area to construct an ADU shall be 8,000 and 6,000 sq. ft. respectively. In the RC-6, RS-6, and RS-9(U) Zones, the minimum lot area to construct an ADU shall be 3,500 sq. ft. for a detached unit and 2,500 sq. ft. for an attached unit.	One accessory dwelling unit is permitted per residential lot.	The ADU shall meet all applicable City codes, such as requirements for setback standards for the primary residence, height standards, building code provisions, etc. The primary entrance door to a detached ADU shall be located (i.e. or more towards the interior of the lot from the abutting side yard setback line	The owner of the lot shall occupy either the primary residence or the ADU	unknown	Accessory units shall conform to the design of the primary unit with similar doors, windows, roof pitch, and siding color.	The entrance to the ADU shall be oriented or appropriately buffered to protect the privacy of, and otherwise minimize impacts to, adjacent properties	unknown	54,667	unknown	unknown	unknown	http://www.ci.everett.wa.us/Envision/content.aspx?sitenav=/Content_Nav/Envision_Nav/Envision_Chp_Policies.htm		
Gresham, OR	Not address in code yet. (April or May)	Accessory dwellings shall not exceed 800 square feet of floor area, or 40% of the primary dwelling unit floor area, whichever is smaller.	The unit can be a detached cottage, a unit attached to a garage, or in a portion of an existing house.	A maximum of one (1) accessory dwelling unit is allowed per legal lot	Not address in code yet. (April or May)	The primary residence or accessory dwelling shall be owner occupied. Alternatively, the owner may appoint a resident caretaker of the principal home and manager of the accessory dwelling. The owner may be required to provide evidence of owner-occupancy upon request by the City	The building height of a detached accessory dwelling shall not exceed the height of the primary dwelling	Oregon Structural Specialty Code. The accessory dwelling shall comply with applicable building code	The decision making body may require a landscape hedge or fence be installed on the property line separating a detached accessory dwelling from an abutting single family dwelling, unless the applicant and the owner of the abutting single family dwelling agree in writing not to install the hedge or fence, and such evidence is presented to the City.	10,450	Not address in code yet. (April or May)	unknown	unknown	unknown	http://www.greshamoregon.gov/		
Durham, OR	Unknown	An ADU shall not be larger than 33 percent of the habitable area of the primary residence (excludes garage) or 600 square feet, whichever is less.	Allowed in residential districts; requiring the appearance and scale of single unit detached residences be created within or shall share a common wall with the primary residence. A garage may not be converted to an ADU unless replaced with a new garage.	unknown	unknown	No more than 2 persons shall reside in an ADU at any time and the primary residence or the ADU shall be owner occupied. The City may require the owner of the primary residence to record a deed restriction on the property to that effect.	unknown	2.1.5 The primary entrance to the ADU shall not be newly constructed on the façade of the primary residence that faces public right of way (7.1.6.) All site design requirements of the zoning district shall apply to the ADU. See also 7.1.7 for additional design information	unknown	unknown	1,779	unknown	unknown	unknown	http://www.durhamoregon.us/Planning/LandUseCode/tabid/156/Default.aspx	Durham Land Use Code : Supplemental Land Use Regulations - 7.1.1.	
Eugene, OR	One off street parking space must be provided.	Dwelling unit shall not exceed 800 SF, unless occupying the full story of a multistory structure.	Except for Bed Tax, the lot shall be at least 6,000 SF. Any lot shall contain at least 13,500 SF.	One accessory dwelling unit is permitted per residential lot.	unknown	Owner shall occupy either the ADU or primary dwelling.	If located within 20 ft. of a property line, ADU shall not exceed 15 ft.	The primary entrance to an ADU shall be defined by a roofed porch.	Outdoor storage and garbage areas shall be screened from view from adjacent properties.	unknown	156,185	15	44.594	none	http://www.ci.eugene-or.gov/DocumentCenter/Home/View/2913		
Kirkland, WA	Three off-street parking spaces shall be provided for the principal and accessory dwelling units. When the property abuts an alley, the off-street parking space for the accessory dwelling unit shall gain access from the alley, unless topographic details such access impossible.	Floor areas of ADU shall not exceed 40 % of the building area or 800sf whichever is less	Within single-family or lot >= 9000 sf, by a. altering interior space of the dwelling; b. Converting an attic, basement, attached garage, or other previously unheated portion of a dwelling or attached accessory structure; or c. Addition of attached living area onto an existing dwelling	1 per lot	unknown	Either the primary dwelling or the ADU must be occupied by the owner	unknown	The single-family appearance and character of the dwelling shall be maintained when viewed from the surrounding neighborhood. Only one entrance to the residential structure may be located on any street side of the structure; provided, that this limitation shall not affect the eligibility of a residential structure which has more than one entrance on the front or street side	unknown	Total number of residents in primary and ADU may not exceed the number of persons defined by "family" in the title	unknown	unknown	unknown	http://www.ci.kirkland.wa.us/sites/default/files/Kirkland_Zoning_Code.pdf		
Fairview, OR	The development of the accessory dwelling shall provide an additional on-site parking space if the primary dwelling has less than four on-site spaces available before construction of the accessory unit.	The total square footage of the accessory dwelling shall not exceed 300 square feet. On a lot less than one acre, an accessory dwelling unit may be constructed above a detached garage. However, the floor area of the accessory dwelling unit cannot exceed 550 square feet and the floor area of the detached garage, excluding the accessory dwelling unit, cannot exceed 1,000 square feet;	Accessory dwelling units shall be constructed only over the garage - see FMC 19.20.110(B) (ORL 6-2005 § 1); Complies with Oregon Structural Specialty Code; The number of accessory dwelling units is not to exceed 50 percent of the lots within any block; The accessory dwelling and all other buildings and impermeable surfaces shall not exceed the 75 percent lot coverage requirement in FMC 19.20.070.	A maximum of one accessory dwelling unit is allowed per lot.	When a zero-lot line house shares a side property line with a non-zero-lot line development, the zero-lot line building shall be set back from the common property line by a minimum of 10 feet;	The primary residents or accessory dwelling shall be owner occupied. Alternately, the owner may appoint a family member as a resident caretaker of the principal house or of the accessory dwelling.	The building height of detached accessory dwellings (i.e., separate cottages) shall not exceed 20 feet, as measured in accordance with FMC 19.30.080)	Oregon Structural Specialty Code?	A minimum four-foot hedge or sight-obscuring fence may be required to buffer a detached accessory dwelling from dwellings on adjacent lots, when buffering is necessary for the privacy and enjoyment of yard areas by either the occupants or adjacent residents	unknown	0.000	unknown	unknown	unknown	http://www.codepublishing.com/OR/Fairview/?Fairview15/Fairview1502.html	Fairview Municipal Code 16.16.010 applies to all ADU	15-19.007.0

Accessory Dwelling Units - Design and Development Standards

Last Updated 05/30/13
Metro Cities Added 04/09/13

Forest Grove, OR	One (1) additional off-street parking space shall be provided in addition to the required parking for the primary dwelling.	Any addition shall not increase the gross floor area of the original dwelling by more than 10%. The gross floor area of the accessory dwelling unit shall not exceed 20% of the primary dwelling's gross floor area, or 720 square feet, whichever is less	Accessory dwelling units are allowed in conjunction with a single-family dwelling in any residential zone, subject to compliance with the accessory dwelling unit standards in Article 7.	One (1) accessory dwelling unit may be allowed in conjunction with a single-family dwelling in any residential zone, subject to compliance with the accessory dwelling unit standards in Article 7.	unknown		The owner(s) of the primary dwelling shall occupy at least one (1) of the units;	unknown	The accessory dwelling unit shall have exterior siding and roofing similar in color, material and appearance to that used on the primary dwelling; and	unknown	unknown	77,460	unknown	unknown	unknown	http://www.forestgrove-or.gov/sites/default/files/fileattachments/community_development/page/1061/adu_design_standards.pdf	Article 7 10.7 Development Code
Gladstone, OR	One (1) off-street parking space shall be provided in addition to the off-street parking space required by ORC Chapter 17.48 (off-street parking and loading) for the primary dwelling unit.	The floor area of an accessory dwelling unit shall not exceed 40% of the floor area of the primary dwelling unit or 800 square feet, whichever is less, unless the accessory dwelling unit is located entirely on a single floor.	City of Gladstone consents to the application and enforcement of County Building regulations within the City of Gladstone (Clackamas County)) ...units may be created as a detached structure or within, or as an addition to, a detached single-family dwelling or accessory structure.	One accessory dwelling unit per lot shall be permitted. An accessory dwelling unit shall not be permitted on a lot occupied by two or more dwelling units	An accessory dwelling unit that comply with the minimum yard requirements	Either the primary dwelling unit or the accessory dwelling unit shall be owner-occupied for as long as the other unit is being rented or otherwise occupied. Prior to issuance of a building permit establishing an accessory dwelling unit, a deed restriction requiring owner-occupancy of one of the units shall be recorded in the Clackamas County Clerk's Office in a form prescribed by the City.	Maximum building height established in ORC Section 17.12.050 - Maximum building height shall be thirty-five feet (35').	Only one entrance, other than a vehicular entrance to a garage, may be located on the street-facing façade of the structure containing the primary dwelling unless this structure had additional entrances before the accessory dwelling unit was created and the number of entrances will not be increased; The exterior finish materials--including siding, trim and roofing--of an accessory dwelling unit shall be the same or visually similar to those of the primary dwelling unit with respect to type, size, placement and color; The roof pitch of an accessory dwelling unit shall be the same as the predominant roof pitch of the primary dwelling unit; The windows of an accessory dwelling unit shall be the same or visually similar to those of the primary dwelling unit; The eaves on an accessory dwelling unit shall project from the structure walls the same distance as the eaves on the primary dwelling unit	An accessory dwelling unit shall comply with the minimum yard requirements and maximum building height established in ORC Section 17.12.050.	occupation of the ADU subject to ORC Chapter 17.70 (home occupations).	11,500	unknown	unknown	unknown	http://gcode.us/codes/gladstone/	
Gresham, OR	One off-street parking space, in addition to that which is required by the Development Code for the primary dwelling unit, shall be provided, or as many spaces deemed necessary by the approval authority to accommodate the actual number of vehicles used by both the occupants of the primary dwelling and the accessory dwelling, whichever is greater.	An accessory dwelling shall have a maximum floor area of 900 square feet.	The proposed accessory dwelling is located either; within or added to a single family dwelling; or, separate, free-standing units shall be permitted and the accessory dwelling must at least have a common wall, floor, or ceiling with the single-family dwelling or garage, over a garage; or over a garage which is under construction	Not more than one accessory dwelling per existing primary single-family dwelling	Accessory dwellings shall be consistent with the applicable setback, height and lot coverage standards of the district. accessory structures shall conform to buffering and screening, and height transition standards where applicable. Shall not result in any new door entrance on an exterior wall facing a front yard property line.	Either the ADU or the primary residence must be occupied by the owner.	unknown	The exterior of the proposed accessory dwelling unit shall match the main residence in terms of finish materials, roof pitch, trim, and window proportion and orientation.	unknown	unknown	103,594	1.1	41,000	none	http://greshamoregon.gov/Family-Apartments/planning-services/development-permits/default.aspx?id=2313	
Happy Valley, OR	The ADU shall provide an additional on-site parking space if the primary dwelling has less than four on-site spaces (for example, existing of a garage and driveway) available before construction of the accessory unit	The maximum gross habitable floor area (GHFA) of an ADU in conversion of existing space within a primary dwelling such as a basement or addition shall not exceed fifty (50) percent of the GHFA of the primary residence on the lot. Construction of a new structure that is attached by means of a breezeway or similar feature does not qualify as an attached structure. For a detached ADU, the GHFA shall not exceed fifty (50) percent of the GHFA of the primary residence on the lot, and shall not exceed a maximum of one thousand (1,000) square feet, whichever is less. The floor area of any garage in the primary dwelling shall not be included in the total calculation of GHFA.	ADUs shall be allowed only in conjunction with permits pertaining one single-family dwelling. The ADU may be created by converting existing living area or adding floor area, or construction of a new structure that is either attached or detached. For example, conversion of space above a primary dwelling's detached garage would qualify as a detached ADU. However, no detached ADU structure may include a secondary garage (one garage for the primary dwelling is exempt for the ADU) separate from the primary dwelling. Unless said secondary garage existed prior to the submittal of development plans for the ADU.	One ADU per parcel is permitted.	ADU's must meet the setbacks of the underlying zone.	Either the primary dwelling or the ADU must be owner occupied. Alternatively, the owner may appoint a family member as a resident caretaker of the primary dwelling or of the ADU.	The building height of the ADU may not exceed fifty (50) percent of the building height of the primary structure or twenty-five (25) feet, whichever is higher.	Only one entrance shall be located on the front of the primary dwelling or any portion of the primary dwelling abutting a street, unless the dwelling contained additional entrances before the accessory residential unit was created. To maintain an architectural character similar to the primary dwelling, the ADU shall have siding and roofing materials and exterior paint colors that generally match the siding and roofing materials, and exterior paint colors of the primary dwelling.	A minimum six-foot hedge or site-obscuring fence may be required by the Planning Official or designee to buffer a detached ADU from dwellings on adjacent lots, when buffering is necessary for the privacy and enjoyment of yard areas of adjacent properties.	See definition of HOUSEHOLD 16.12.030 (Exhibit 3)	13,093	unknown	unknown	unknown	unknown	http://qcode.us/codes/happyvalley/	Happy Valley Municipal Code 16.44.05
Hillsboro, OR	At least one (1) off-street parking space shall be provided for the accessory dwelling unit	The floor area of an accessory dwelling unit may be no large as 50% of the existing dwelling's total floor area, and may not exceed 400sf.	A single family accessory dwelling unit may be provided in conjunction with a detached single-family a single family accessory dwelling unit may be provided in conjunction with a detached single family dwelling in the R-5, R-4, R-6, R-10, R-15, R-20, R-25+, TO:RD-12 or TO:RD-25 Districts	One accessory dwelling unit is permitted per residential lot.	A detached accessory dwelling unit shall be located behind or a minimum of twenty (20) feet behind the front façade foundation of the primary dwelling and for all other types of accessory dwelling units, the minimum front yard setback shall be that of the underlying... The entrance to the accessory dwelling unit shall not face the front property line	Either the primary or accessory dwelling units shall be occupied by the property owner at any time the accessory dwelling unit is occupied	The primary dwelling shall be at least two-stories when the accessory dwelling unit is to be provided over a garage; no height requirement for separate ADU.	The exterior appearance of any construction to create the accessory dwelling unit shall be architecturally consistent with the exterior of the primary dwelling (e.g., similar exterior building materials, window treatment and colors, and/features) style, roofing form, and other architectural features)	unknown	91,611	unknown	unknown	unknown	unknown	https://www.ci.cambridge.or.us/sites/default/files/fileattachments/planning/page/3961/adu_design_standards_-_march_2013.pdf	
Idaho Falls, ID	**Idaho Fall does not appear to allow accessory dwelling units**															
Kennewick City, OR	**Mobile Home area only.**	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	Doesn't have ADU's	673	unknown	unknown	unknown	No URL - For more information call 509-585-9710 I spoke with Judy JC doesn't have ADU's.	JC is a Manufactured Housing Area - the only built structures are storage things that people might put up beside their mo
Kent, WA	unknown	The ADU, as well as the main dwelling unit, must meet all applicable setbacks, lot coverage, and building height requirements. An ADU within a single-family house shall be limited to forty (40) percent of the principal unit. The size of a detached ADU, shall be up to eight hundred (800) square feet or thirty-three (33) percent of the size of the principal unit, whichever is smaller. (There are some exceptions for buildings in existence prior to 11/1991)	ADU may be added to, created within, or detached from and on the same lot with a single-family dwelling. One (1) ADU per dwelling unit is allowed outright within all SR, single-family residential zones, and single-family dwellings within the city.	Not addressed (1 per Single family dwelling)	The ADU, as well as the main dwelling unit, must meet all applicable setbacks, lot coverage, and building height requirements	One (1) of the dwelling units shall be owner occupied as the owner's principal residence for at least six (6) months a year.	The ADU, as well as the main dwelling unit, shall meet all applicable setbacks, lot coverage, and building height requirements	unknown	170,918	unknown	unknown	unknown	unknown	http://www.codepublishing.com/WA/Kent/html/Kent04/Kent0405.html	15-06.250 Kent Zoning
King City, OR	No addition parking space is required for an ADU if it is created on a new with an existing house, attached house, or manufactured home and one building street has a paved width of at least twenty-eight feet) One additional parking space is required when the ADU is created at the same time as the house, attached house, or manufactured home	Size of attached or detached ADU shall not exceed fifty-three percent of the living area of the existing dwelling or eight hundred square feet, whichever is less.	Lot size must be a minimum of seven thousand five hundred square feet; May be created by: Converting existing living area, attic, basement or garage; Adding floor area; Constructing a detached ADU on site with an existing house, attached house or manufactured home OR Constructing a new house,...etc.	unknown	Setbacks shall provide side and rear setbacks that comply with the applicable zone district and a front yard setback which is ten feet greater than the existing dwelling	unknown	The maximum height allowed for an accessory dwelling unit shall meet the standard of the applicable zone district for an attached unit and be twenty-five feet for a detached unit.	Attached ADU must be consistent with the design of the existing dwelling (types, size and placement of exterior finish and trim;roof pitch;proportion and orientation of new windows; Eaves; only one building entrance on the façade for the two dwellings.	unknown	unknown	7,472	unknown	unknown	unknown	unknown	http://www.ci.king-city.or.us/DocumentCenter/Home/View/1	15.120.10
Lake Oswego, OR	Lots must be large enough to allow one off-street parking space for the secondary unit in addition to the required parking for the primary dwelling	Max of one bedroom and an area of 800 sq. ft., or a total FAR of 0.4: 1 for all buildings) Minimum: One person - 250 sq. ft.; Two persons - 300 sq. ft.	Allowed in conjunction with a single-family dwelling by conversion of existing space, by means of an addition, or as an accessory structure on the same lot with an existing dwelling; Public services are to serve both dwelling units; No more than 1 additional unit is allowed; conformance with the site development requirements of the underlying zone.	One per lot	The reviewing authority may impose conditions regarding buffering and orientation of the secondary unit	One unit shall be occupied by the property owner. The owner shall be required to record a declaration of restrictive use in the appropriate County Clerk deed records prior to issuance of a building permit for the secondary dwelling unit on the lot. The declaration shall state that use of the parcel is subject to compliance with the City of Lake Oswego's secondary dwelling unit requirements, including the requirement that one of the dwellings on the lot be occupied by the property owner to permit usage of a secondary dwelling unit on the lot.	The reviewing authority may impose conditions regarding height modifications	unknown	The reviewing authority may impose conditions landscaping	No more than two persons in the secondary unit	37,066	unknown	unknown	unknown	http://www.codepublishing.com/or/lakeoswego/	Guesthouse OK as long as no kitchen space or cooking facilities are included (not an ADU)
Langley, BC	1 additional parking space	Floor space must be less than 40% of the building and not greater than 90 s.meters	Allowed within home not as detached structure	No more than 1 Secondary Suite per lot	Unknown	Registered owner of the property must live in the the SF Residence or the Secondary suite	unknown	unknown	unknown	unknown	108,472	unknown	unknown	unknown	http://www.city.langley.bc.ca/plan_prj/building/second_suite.htm	reference to BC Building Code made. (Only available online with purchase)

Maywood Park, OR	BUILDING PERMITS ARE ISSUED THROUGH CITY OF TROUTDALE										754	unknown	unknown	unknown	www.cityofmaywoodpark.com	Website is not a Gov site. BUILDING PERMITS ARE ISSUED THROUGH CITY OF TROUTDALE
Medford, OR	A parcel containing a primary dwelling unit and an ADU shall provide a minimum of two off-street parking spaces designed in accordance with City of Medford standards.	The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 50 percent of the GHFA of the primary dwelling on the lot, or shall not exceed a maximum of 900 square feet, whichever is less.	ADU's shall comply with [illegible] setback requirements [illegible]	One accessory dwelling unit is permitted per residential lot.	Only one entrance may be located on the front of the existing dwelling, unless the existing dwelling contained more than one entrance before the addition of the ADU.	unknown	unknown	In order to maintain a consistent architectural character, it is recommended that similar building materials, architectural design and colors be used so that the ADU blends with the general appearance of the primary dwelling.	unknown	unknown	74,907	unknown	unknown	unknown	http://www.ci.medford.or.us/CodePrint.asp?CodeID=4030	
[illegible], SD	unknown	Secondary dwelling units shall be limited to a maximum of seven hundred (700) square feet and one bedroom in size. (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)	May be within or attached to the primary dwelling; a detached structure; or above or beside a detached structure, such as a garage. Detached secondary dwelling units shall be located to the side or rear of a primary dwelling. No portion of the secondary dwelling unit shall be located in front of the primary dwelling unit.	One secondary dwelling unit is permitted on the same property in conjunction with and clearly subordinate to a single-family dwelling	unknown	the property owner shall reside on the property for more than six (6) months in any twelve (12) month period.	unknown	The secondary unit shall be consistent in design with the single-family dwelling, including roof pitch, siding, color, materials, and window treatments	unknown	Total number of residents in primary home and ADU must not exceed 10 family members (Chapter 1 Article A "Family")	26,750	unknown	unknown	unknown	http://www.sterlingcodifiers.com/codebook/index.php?book_id=[illegible]	11-4-3-12: DWELLING, SECONDARY
[illegible]	Off-street parking shall be provided. If new parking must be constructed to meet minimum required parking, it shall be located contiguous to existing parking.	Maximum unit size of 600 sf and shall not exceed 40% of the gross floor area of the primary structure.	Accessory dwelling units may be allowed in conjunction with a detached single-family dwelling by conversion of existing space, or by means of an addition.	One accessory dwelling unit is permitted per residential lot.	No portion of a building that encroaches within a required yard setback may be converted to or used as an accessory dwelling unit. For fronting lots, only 1 entrance to the residential structure shall face the street. Exterior access to the accessory unit shall be located in side or rear yards or by means of the existing main entrance	either the ADU or the primary residence must be occupied by the owner.	unknown	All exterior modifications shall be consistent with general design characteristics of single-family residential design	unknown	No occupancy limit.	30,251	less than 1	59,797	none	http://www.ecode.us/codes/[illegible]	
North Vancouver, BC	Family suites shall be provided with one accessory off-street parking space pursuant to Section 404 of this Bylaw.	a minimum and a maximum internal residential floor area of 41.8 m2 (450 square feet) and 92.9 M2 (1,000 square feet) respectively, and shall not occupy more than 40 percent of the gross floor area of the principal building in which it is located	Family suites: accessory to a one-family residential dwelling only, and shall provide for the residential accommodation of the relative of the occupant located within the one-family residential dwelling	Family suite: not more than one family suite shall be permitted within a one-family residential dwelling	unknown	the occupier of the secondary suite shall be a relative of the occupier of the one family residential dwelling	unknown	unknown	unknown	Less than or equal to 4 (four)	48,196	unknown	unknown	unknown	http://www.cnv.org/bylaws/bylaws/[illegible].pdf	
Oregon City, OR	No additional parking space is required for the accessory dwelling unit if it is created on a site with a principle dwelling unit and the roadway for at least one abutting street is at least twenty-eight feet wide. One additional parking space is required for the accessory dwelling unit as follows: when none of the roadways in abutting streets are at least twenty-eight feet wide; or when the accessory dwelling unit is created at the same time as the principle dwelling unit.	The ADU cannot be more than forty percent of the principle dwelling unit's total floor area; or be more than eight hundred square feet; or be less than three hundred square feet; or have more than two sleeping areas. Detached ADUs shall comply with the requirements OCMC Chapter 17.54.010 — Accessory Buildings and Uses - including building footprint, height, placement, exterior building materials, etc.; in the historic overlay district pursuant to OCMC Chapter 17.40, shall be subject to the Design Guidelines for New Construction in Historic Districts.	The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. The ADU may be attached to, or detached from, the principle dwelling unit. The installation of an ADU shall be allowed in single-family zones subject to the specific development, design, and owner-occupancy standards in this section. ADUs are not permitted on the same lot as a nonconforming use.	Only one ADU may be created per lot or parcel	Any additions to the existing dwelling unit shall not encroach into the existing setbacks in the underlying zone. However, access structures (e.g. stairs or ramps) may be allowed within the setback if no access can be provided to the unit without encroaching with the setback area.	The property owner, which shall include title holders and contract purchasers, must occupy either the principle dwelling unit or the ADU as their permanent residence, for at least seven months out of the year, and at no time receive rent for the owner-occupied unit.	The ADU shall not exceed the height of the principle dwelling unit.	The Exterior of the ADU shall be compatible with the principle dwelling unit; The exterior finish material must be the same as the principle dwelling unit; or visually match in type, size and placement the exterior finish material of the principle dwelling unit. Trim must be the same in type, size, and location as the trim used on the principle dwelling unit. Windows must match those in the principle dwelling unit in proportion (relationship of width to height) and orientation (horizontal or vertical). Eaves must project from the building walls at the same proportion as the eaves on the principle dwelling unit	unknown	unknown	[illegible]	unknown	unknown	unknown	http://library.municode.com/index.aspx?clientId=14540	17.34.090
Portland, OR	No additional parking required; existing parking must be maintained.	ADU may be no more than 75% of the living area of the primary dwelling unit or 800 SF. Combination of all detached accessory structures may not exceed 15% of the total area of the site.	ADU allowed in any R zone with a house, attached house, or manufactured home.	One accessory dwelling unit is permitted per residential lot.	ADU must be at least 60 ft. from front lot line, 6 ft. behind house, attached house, or manufactured home. One entrance on the facade of ADU.	No owner occupancy requirement.	18 FT. Maximum height allowed for detached ADU	ADUs shall be compatible with desired character or neighborhood, respect bulk scale, smaller than existing house.	unknown	Total number for both units may not exceed that allowed for a household.	583,776	51	410,000	yes - SDC waiver	http://www.portlandonline.com/bds/[illegible]	Avg permits includes 2002-2012. SDC waiver from 4/10 - 6/13
Richmond, BC	where a secondary suite is on a lot fronting an arterial road, one additional on-site parking space must be provided for the exclusive use of the secondary suite; the required on-site parking spaces for the single detached housing may be provided in a tandem arrangement with one parking space located behind the other.	a minimum floor area of at least 33.0 m² and must not exceed a total floor area of 90.0 m² in single detached housing	the secondary suite must be completely enclosed within the same building as the dwelling unit and not in a detached accessory building	no more than one secondary suite shall be permitted per principal dwelling unit	unknown	unknown	unknown	the secondary suite must be residential and integrated with the dwelling unit so as not to externally appear as a separate unit; internal access must be maintained between the secondary suite and single detached housing except for a locked door	unknown	unknown	[illegible]	unknown	unknown	unknown	http://www.richmond.ca/__shared/assets/specificuse[illegible]24334.pdf	5.4
Rivergrove, OR	Residential units less than 500 SF and 1 bedroom (except for over the garage units) require 1 additional parking space	habitable floor space of the building.	A Secondary Dwelling = a residential unit either within the primary residence or above a garage; permitted only in conjunction with single family dwellings and will be permitted both within and outside the Flood Hazard District.	unknown	Front setback 25ft.; Side setback 10 ft.; Side setback corner lot 15 ft.; Rear setback - 25 feet (from the rear lot line or the ordinary high water mark - whichever is greater). JORDAN... Not sure if this information applies to ADUs or main dwelling. See these documents. Link at end of row. Search Secondary Dwelling Unit.	unknown	25 feet Maximum	unknown	unknown	unknown	350	unknown	unknown	unknown	http://rivergrove.home.comcast.net/[illegible]	Not a gov site; ADU is called a Secondary Dwelling Unit; 5.055; Link to document...
Salem, OR	ADUs are not currently allowed in Salem.											unknown	unknown	unknown		
Salt Lake City, UT	One additional on-site parking space is required for an accessory dwelling unit.	The maximum size of an accessory dwelling unit may be no more than 50% of the square foot of the principal dwelling unit or 650 square feet whichever is less.	Accessory dwelling units may be incorporated within or added onto an existing house, garage, or other accessory structure, or may be built as a separate, detached structure on a lot where a single-family dwelling exists.	One accessory dwelling unit is permitted per residential lot.	Shall be located no closer than thirty (30) feet from the front property line and shall take access from an alley when one is present. May utilize an existing street-facing front facade if located at least (20) feet behind the front facade of the principal dwelling, or install a new entrance to the ADU as long as the entrance is facing the rear or side of lot.	Accessory dwelling units shall only be permitted when the property owner lives on the property within either the principal dwelling or accessory dwelling unit.	Accessory dwelling units may be of the same height as that which is allowed in the zoning district for the principal dwelling on the property.	Some communities impose exterior design standards while others do not address ADU architectural design at all.	unknown	The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a family as defined in the zoning code.	[illegible]	unknown	unknown	unknown	http://s3.amazonaws.com/peakdemocracy/public/uploads/[illegible]ADUDraftOrdinance2011.pdf	
San Diego, CA	One standard off-street parking space is required for each bedroom in the companion unit, with a minimum of one parking space. If unit is greater than 640 SF, two off-street spaces are required.	The gross floor area shall be included in the FAR calculation for the premises. The gross floor area of the companion unit shall not exceed 1200 SF) and may not exceed 10% of the main unit.	permitted as a limited use in all zones with an "L" in the Use. Unit may be attached or detached.	One accessory dwelling unit is permitted per residential lot.	The companion unit entrance shall not be located on the building street wall or within the front 50% of the structure.	Neither the primary unit nor the companion unit may be sold or conveyed separately and the record owner shall reside in the primary unit or the companion unit.	Units above a garage - 21 ft. (flat roofed); 30 ft. (sloped roof). Detached units - 15 ft. w/out chimney or flues; 17 ft. with a chimney or flue.	Companion unit shall be constructed with the same siding and roofing materials as the primary dwelling unit.	unknown	No occupancy limit.	[illegible]	unknown	unknown	unknown	http://www.sdcounty.ca.gov/dplu/docs/ZC009.pdf	
Santa Cruz, CA	One parking space per studio & one one bedroom; two spaces on site for each two bedroom.	>500 SF for lots b/w 5,000-7,000 SF. Lots larger than 7,500 ADU may be up to 640 SF; lots up to 10,000 ADUs may be up to 800 SF. Combination of buildings may not be greater than 30% of rear yard area.	SF home must exist, or be constructed on any lot with ADU.	One accessory dwelling unit is permitted per residential lot.	Side and rear yard (3 ft.); 10 ft. b/w buildings; ADUs greater than one story meet side & rear setbacks of 5 ft. and 10 ft. respectively. Entrance to the ADU shall face interior of lot, unless accessible from alley or public street.	Property owner must occupy primary residence or ADU	One story-13 ft.; One and one-half story-22 ft.	Shall relate to the design of the primary residence (wall materials, window types, door and window trims, roofing, roof pitch)	Open space and landscaping must be useful for both the ADU and primary residence; landscaping should provide screening and privacy.	unknown	[illegible]	unknown	unknown	unknown	http://www.cityofsantacruz.com/Modules/ShowDocument.aspx?documentid=[illegible]	
Seattle, WA	One off-street parking space required for ADU; may be provided tandem with parking for primary dwelling.	Attached ADUs limited to 1,000 SF; detached ADUs limited to 800 SF, including garage and storage areas.	Allowed on sites with a minimum lot size 4,000 SF and minimum width of 25 SF. ADU may cover up to 40% of rear yard.	One accessory dwelling unit is permitted per residential lot.	Must be located at least 5 ft. from rear and side lot lines; ADU may be located on lot line if adjacent to alley. Only one entrance may be located on each street facing facade.	Property owner, with at least 50% interest in property, must occupy primary residence or ADU for at least 6 months of each calendar year.	Roof peak of detached ADU may not extend more than 15 ft. above roof peak of principal dwelling.	unknown	unknown	Total number of people occupying both primary residence and ADU may not exceed 8.	608,660	unknown	unknown	unknown	http://clerk.seattle.gov/~scripts/nph-brs.exe?d=CODE&s1=23.44.041.snum.&Sect5=CODE1&Sect6=HITOFF&l=20&p=1&u=/~public/code1.htm&r=1&f=G	
Sherwood, OR	Additional parking shall be in conformance with the off-street parking provisions for single-family dwellings.	The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 40% of the GHFA of the primary residence on the lot.	One ADU per residence may only be created by: Converting existing living area, attic, basement or garage; Adding floor area; Constructing a detached ADU on a site with an existing house; or Constructing a new house with an internal or detached ADU. An ADU shall not be partitioned or divided off from the parent parcel	One Dwelling unit per residence	The ADU shall comply with the setback and dimensional requirements of the underlying zone. In addition, there shall be a minimum ten (10) foot separation between the primary residence and the ADU.	The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, for at least six months out of the year, and at no time receive rent for the owner-occupied unit.	Dimensional requirements are the same as the dimensional requirements of the underlying zone [illegible] (response from Sherwood to FAX height)	The primary entrance to the ADU shall be located in such a manner as to be unobtrusive from the same view of the building which encompasses the entrance to the principal unit. The ADU shall be designed so that, to the degree reasonably feasible, the appearance of the building conforms to the original design characteristics and style of the building, and appears to be a single-family residence.	Same as landscaping on residential property; there are no specific requirements for open space or landscaping concerning ADUs.	The total number of individuals that reside in both units may not exceed the number that is allowed for a household.	[illegible]	unknown	unknown	unknown	http://library.municode.com/index.aspx?clientId=16625	

Last Updated 10/30/12
Pedro Cline Added 01/09/13

Accessory Dwelling Units - Design and Development Standards

Springfield, OR	One additional 9'x20' paved, off-street parking space must be provided	The size of ADU shall not exceed 40% of primary dwelling outdoor of garage) Within this standard the minimum area shall not be less than 300 sq. ft. but may not be larger than 750 sq. ft	Accessory dwelling units are permitted within the city limits in low density residential zoning districts, except the Westbrae historic district and where there is an existing primary dwelling	One accessory dwelling unit is permitted per residential lot.	ADUs must meet setback, height, lot/street size and coverage, and access, and building code standards. If a pedestrian entrance to the ADU is proposed, a hard surface walkway a minimum of 3 ft. wide shall be required from the primary entrance of the ADU to the street or walkway serving the primary dwelling provided not only one entrance may be located on the front or street side of each residence.	The ADU may not be occupied prior to occupancy of primary dwelling. One of the dwelling units in the structure or on the lot shall be occupied by one or more owners of the property as the owner's permanent and principal residence. The owner-occupant must occupy the owner-occupied dwelling unit for more than six months of each calendar year. The owner-occupant may not receive rent for the owner-occupied dwelling unit.	Height of ADU may not exceed height of primary house	The exterior finish, roof pitch, trim and siding of the ADU must match that of the primary residence	unknown	unknown	29 sqft	1 ?	14,000	unknown	http://www.ci.springfield.or.us/dpw/Each%20Unit%20Development%20Standards%20(Accessory_Dwellings_Units_ADUs)%20.pdf	
Spokane, WA	One additional off-street parking space is required for the accessory dwelling unit. Existing required parking for the house, attached house or manufactured home must be maintained or replaced on-site.	Lot Limitation. The building coverage for the detached accessory dwelling unit may not be larger than the building coverage of the house, attached house or manufactured home. The combined building coverage of all detached accessory structures may not exceed fifteen percent of the total area of the lots. ; 1.3Internal ADU. Before the establishment of an internal ADU the footprint of the principal structure, excluding an attached garage, must be not less than eight hundred square feet. The size of the internal ADU must be not less than two hundred fifty square feet and not more than eight hundred square feet, excluding any related garage area. 2.A detached ADU shall not exceed six hundred square feet. 3.FAR.The square footage of an ADU, excluding any garage, is counted as part of the floor area ratio (FAR). Internal ADUs may not exceed fifty percent of the total square footage of the principal structure's building footprint.	Must be combined with a garage or be the only other structure on the rear yard setback; are subject to the development standards of the underlying zone (density) May be created by a: Converting existing living area, attic, basement or garage.; Building floor area. (C. Constructing a detached accessory dwelling unit on a site with an existing house, attached house or manufactured home; or d. Constructing a new house, attached house or manufactured home with an internal or detached accessory dwelling unit. PROHIBITED on a site with a home occupation	Unit per lot in conjunction with a detached single family residence	a.side/ rear) from the front lot line, or 2.a/c feet behind the primary structure; c.are specified for rear and side yard setbacks in Table 17C.110-3 for primary structures for attached ADUs and accessory structures for detached ADUs.	The owner of the property shall occupy one of the dwelling units as their principal residence. The owner-occupant must occupy the dwelling unit for more than six months of each calendar year.	30 or 33 feet (see 17.C 330-1 Figure A)	Only one entrance may be located on the façade facing the street, unless additional entrances were in existence before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks. The exterior finish material must be the same or visually match in type, size, and placement, the exterior finish material. The roof pitch must be the same as the predominant roof pitch. Trim must be the same in type, size and location as the trim used. Windows must match in proportion (relationship of width to height) and orientation (horizontal or vertical) unless this conflicts with building code regulations.	unknown	The total number of people that live in both units may not exceed six unrelated individuals. The number of related individuals is not regulated.	900-950	unknown	unknown	unknown			
Sonoma, CA	Parking requirements. - One extra parking space must be provided for the secondary suite, for a total of three spaces per lot. The additional parking space may be provided outside in minimum size of 2.75 m by 6.0 m) or enclosed in a garage or carport (if a single garage or carport is permitted in the zone).	The secondary suite must not exceed 90 square metres (969 sq.ft.) and must occupy less than 40% of the habitable floor area of the building (as set out in the BC Building Code).	A secondary suite can only be located in a single family home, and not in a semi-detached or duplex building (in Zone Dependent. See code) ; Only one secondary suite is permitted per single family home.	unknown	unknown	The owner must live on the property in either the main dwelling unit or the secondary suite.	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown	www.parks.ca/files/Caples_to_Zhang_Jan_2011.pdf	http://www.ci.sonoma.ca.us/departments/planning/documents/ordinance_to_zoning_12000.pdf	
Bonita, BC	unknown	unknown	Coach house zone; in combination with one single family dwelling on the lot: (a) One secondary suites or (b) One coach house where the lot is a corner lot; or (c) One coach house where the lot is an interior lot with a minimum lot depth of 35 metres (115 ft.) and rear lane access.	1 per lot	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown		http://www.ci.surrey.bc.ca/departments/PLAN/PLAN-Zoning_12000.htm	
Tacoma, WA	One off-street parking space shall be required for the ADU	Shall not exceed 40 percent of the total square footage of the main building and the ADU combined, after modification or construction. In addition, the maximum square footage of a detached ADU shall not exceed 50% of the square footage of the lot. An ADU shall not contain less than 300 square feet or more than 1,000 square feet.	The ADU shall be permitted as a second dwelling unit added to or created within the main building or, when allowed, permitted as a detached unit internally located in the rear yard and/or adjacent to alleys. A detached ADU shall not be located in front of the main building or in the side yard setback. The lot must meet the standard minimum lot size requirements for a single-family detached dwelling in the applicable zoning district. (See example, in the R-2 zoning district a single-family lot must be at least 7,200 square feet in order to build a detached ADU.)	One dwelling unit per residence	Detached ADUs shall be setback a minimum of 5 feet from the side and rear property lines, except when the detached ADU abuts an alley where no setback along the alley shall be required.	The property owner (i.e., the builder or contract purchaser) must maintain his or her residence in the main building or the ADU. Owners shall sign an affidavit which attests to their occupancy and attests that, at no time, shall there reserve rent for the owner-occupied unit. Falsely attesting owner-residency shall be a misdemeanor subject to a fine not to exceed $1,000, including all statutory costs, assessments, and fees. In addition, ADUs shall not be subsidized or otherwise connected in ownership to the owner-occupied unit.	The maximum height limit for detached ADUs shall be the same as for other detached accessory structures (see Section 13.06.100.D); provided that two-story structures, where a detached ADU is located on the second floor, may be allowed up to 24 feet in height with the approval of a conditional use permit.	match the roof forms for windows, siding, roof, style, etc....Only one ADU shall be on side or rear of home and not visible from the street	unknown	The maximum number of occupants in an ADU shall be 4 persons. Maximum occupancy may be further limited by the minimum building and Structures Code in Title 2. For single family dwellings and duplexes, the maximum number of residents of each dwelling unit shall not exceed the gross area divided by 300, rounded to the nearest whole number.	598 ???	unknown	unknown	unknown	unknown	http://cms.cityofsoutsome.org/Portals/0/pdf/Planning/Zoning/ADU%20Handbook.pdf		code section 13.06.100
Tigard, OR	In addition to the number of parking spaces required for the primary residence, as established in Chapter 18.765, one parking space shall be provided for the accessory residential unit. This parking space shall be paved and/or screened	may not exceed 10% of the size of the primary unit, up to a maximum of 800 square feet	1 ADU is allowed per parcel, and only in areas where single-family homes are permitted	Setback are the same as the single-family home on the lot, as the ADU must be within or attached to the single-family home (see 18.715.020.B.5.b-d). The door to the ADU cannot be on the front facade unless it is pre-existing (18.715.020.B.7).	Setback shall comply with the building setbacks and height requirements of the underlying zone and overlay zone, if applicable.	State building Code	height requirements shall comply with the underlying zone and overlay zone, if applicable.	The front door of the accessory residential unit shall not be located on the front facade of the primary unit unless the door is already existing	Open space and landscaping requirements are identical to the single-family home on the parcel	The number of residents permitted to inhabit the accessory residential unit is regulated by the State building Code	48,411	unknown	unknown	unknown	http://www.tigard-or.gov/community_development/pdf/adu_code.pdf	Questions? John Floyd Associate Planner 503-718-2429	
Truckee, CA	One off-street parking space, in addition to that which is required for the primary dwelling, shall be provided for the accessory residential unit. All designed parking spaces had comply with Chapter 6, Off-Street Parking and Loading, of this code.	Shall not exceed 710 square feet in area	Accessory residential unit is a second dwelling unit either within or added to a detached single-family dwelling only allowed in conjunction with a detached single-family dwelling with a gross floor area of at least 1,800 square feet on a lot within a subdivision recorded after July 27, 2005.	unknown	Setbacks shall comply with the building setbacks and height requirements of the underlying zone and overlay zone, if applicable.	State building Code	height requirements shall comply with the underlying zone and overlay zone, if applicable.	Shall not have more than one bedroom or sleeping room; Only one entrance shall be located on the front of the primary dwelling or any portion of the primary dwelling facing a street, unless the dwelling contained additional entrances before the accessory residential unit was created. In order to maintain an architectural character similar to the primary dwelling, the accessory residential unit shall have siding and roofing materials and exterior paint colors that match the siding and roofing materials, and exterior paint colors of the primary dwelling	unknown	unknown	19,551	unknown	unknown	unknown	unknown	http://www.tahoetruckee.com/planning/documents/Accessory%20Residential%20Units.pdf	Truckee Development Code § 1005 - Multi-Family Accessory Residential Units	
Truckee, CA	In addition to the parking spaces required in TRC 10.370 for the detached single-family dwelling, one paved on-site parking space shall be provided for the accessory dwelling unit and the space shall not be within five feet of a side or rear property line.	An accessory dwelling unit shall not exceed 50% of the gross floor area (inside and garage) of the existing detached single-family dwelling up to a maximum of 800 square feet	An accessory dwelling unit shall be within a detached single-family dwelling or in or partly in, an addition to a detached single-family dwelling in the R1 Planning District or in the RM1 Planning District in a small lot Subdivision.	There shall be no more than one accessory dwelling unit per lot	The accessory dwelling unit's front door shall not be located on the same street frontage as the detached single family dwelling's front door unless the door for the ac-accessory dwelling unit already exists.	unknown	requirements of the underlying zone and overlay zone, if applicable.	unknown	unknown	unknown	74,844	unknown	unknown	unknown	http://www.tahoetruckee.com/Planning/Documents/Ordinances/Ordinance%20No%20-%20Allowing%20Accessory%20Dwelling%20Units%20Ministerially%20Consistent%20with%20State%20Law%20-%20Final.pdf		
Vancouver, BC	unknown	Floor area may not exceed 0.123 multiplied by the site area, and 70 m^2. Floor area of ADU must be at least 29 m^2.	Allowed on strata-titled lot on open lane; located on a corner served by an open lane; or double-fronting sites served by streets at front and back. Sites must be at least 30 meters wide.	One accessory dwelling unit is permitted per residential lot.	Located within 2.1 m of rear property line; at least 4.9 m from 27 holms; at least .6 m from rear property line at lane.	unknown	May not exceed 6.1 m to the ridge of roof. May not exceed one story; a partial second story may not exceed 60% of ADU footprint.	unknown	unknown	unknown	693,000	unknown	unknown	unknown	http://vancouver.ca/commcntsvc/planning/pdf/guidelines/rs/rsadu.pdf		
Vancouver, WA	Additional on-site parking of one space is required in conjunction with the establishment of an ADU.	An ADU shall not exceed 40 % of the gross floor area of the primary dwelling unit's floor area. An ADU shall not be larger than 1,000 square feet (whichever is less). The gross floor area of an ADU shall not be less than 200 square feet area if this exceeds the maximum requirement	An ADU may be located either within, attached to, or detached from the primary structure. An ADU shall not be established on any parcel smaller than 4,000 square feet.	Only one ADU may be created in conjunction with each single-family residence.	Add-ons to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures.	unknown	The ADU shall be visually subordinate to the primary unit. Specifically, new detached structures, or additions to existing structures, created for the purpose of establishing ADU, shall not comprise more than 40 % of the total front elevation of visible structure, including the combined ADU and primary unit.	An ADU, either attached or detached, shall be consistent in design and appearance with the primary structure. Specifically, the roof pitch, siding materials, color and window treatment of the ADU shall be the same as the primary structure.	unknown	unknown	161,791	unknown	unknown	unknown	http://www.cityofvancouver.us/Portals/0/pdf/planning/Code%20Amendments/Ordinances/2012/M-3670%20Exhibit%20B_Attachment%20A%20Vol-2.pdf.html		
Victoria, BC	A homeowner is not required to provide additional parking for a secondary suite	A secondary suite must not exceed the lesser of 90 square metres (968 square feet) or 40% of the total floor area of a home; a building containing a secondary suite must have a floor area of at least 150m2 at all floor levels permitted	secondary suites are permitted in single family detached house in R1-B, R1-A and R1-G zones; however they may also be permitted in other zones.	unknown	unknown	unknown	unknown	Match or complement the design / materials and style of the existing building; adding windows and/or doors, match or complement the design and style of the existing windows and doors	Provide additional paving and try to preserve landscaped areas; use decorative permeable materials such as brick or stone pavers. Screen and landscape parking spaces; to minimize the amount of light and noise that may spill over to adjacent properties. ; Screen and landscape parking spaces; to minimize the amount of light and noise that may spill over to adjacent properties.	unknown	80,917	unknown	unknown	A grant program: offer homeowners a grant equal to 25% of construction costs of one secondary suite, up to a maximum grant of $5000; also Create Mortgage and Housing Corporation's Residential Rehabilitation Assistance Program ; Also possible Tax Credit	http://www.victoria.ca/cityhall/boards/pdf/heritage/Secondary%20Suite%20Incentive%20Program%20Report%20-%20Jan%202011.pdf	Zoning Regulation Bylaw, p.3	

Accessory Dwelling Units - Design and Development Standards

Last Updated 10/10/13
Metro Cities Added 01/01/13

Town, City, ETC	One off-street parking space for the ADU shall be provided in addition to the required parking for the primary dwelling except in those cases where the existing dwelling has a paved width of 28 feet or more and allows tandem parking.	Area between 250 and 1,000 square feet. If the ADU is located in an accessory structure, then it shall not exceed 50 percent of the gross square footage of the primary dwelling, except that an ADU may be a minimum of 250 square feet in size regardless of the size of the primary dwelling. 1 person - 250 SF 2 persons - 500SF. Existing accessory structures such as large workshops, offices, garages, etc., constructed prior to January 2000, that exceed dimensional standards prescribed above for ADUs may be converted into ADUs in the future so long as the occupied or unoccupied area is modified to less than 1,000 square feet.	Allowed in conjunction with an existing primary single-family dwelling by conversion of existing space inside the primary dwelling) by means of an addition to an existing dwelling by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling.	No more than one ADU is allowed.	Must conform with the setback and lot coverage requirements of the underlying zone. The detached ADU shall be at least 10 feet behind the front building line of the primary dwelling so as to maintain the primary status of the single-family home. The only exception allowed shall be for an ADU which is located above a detached garage, in which case, the setback of the ADU may be the same as that of the garage below; each exterior entrance of the ADU shall be located on either the rear or side of the ADU so that the main entrance to the primary dwelling will not be in conjunction with the entrance to the ADU; Exterior stairs serving the ADU shall not face the front property line.	One family as defined by the Community Development Code.	The maximum height allowed for a detached ADU is 16 feet(as measured using Building Codes methodology). Attached ADUs may be higher than 16 feet, but cannot exceed the height of the existing primary dwelling.	Existing structures are not required to meet the design standards of subsections (B)(1) through (6) of section 34.650, but shall conform to them to the greatest extent feasible. Exterior finish material. The exterior finish material must be the same, or visually match in type, size, and placement, the exterior finish material of the primary dwelling; roof pitch must be the same as the predominant roof pitch of the primary dwelling; trim on edges of elements on the addition must be the same in type, size, and location as the trim used on the rest of the primary dwelling; windows must match those in the primary dwelling in proportion (relationship of width to height). Second-floor windows on the ADU should be placed and sized so as to achieve a reasonable amount of privacy for the abutting property owner(s). Eaves must project from the building make the same distance as the eaves on the rest of the primary dwelling.	unknown	One family (as defined in the community Dev. code)	29,197	unknown	unknown	unknown	http://www.codepublishing.com/CA/Yreka/html/YC...	Community Development Part 34.650
Anywhere, CA	Parking: Each ADU shall have one standard sized parking space on the same lot. Where an off-street parking space is not available to serve the ADU, assigned, parking may be considered to satisfy this requirement if all of the following are present: Designated parking exists along the frontage of the lot, or within 100' of the front lot line of the lot (with no more than 20% of the lots in a block, will have ADUs. [Exceptno villages where there is no additional parking requirement]	no greater than 800 square feet with not more than two bedrooms, unless the size and density of ADUs are otherwise provided in an adopted Neighborhood Plan or Stage II Development Plans. Larger units shall be subject to standards applied to duplex housing. [In Old Town max SF is 600]	On the same lot as the detached or attached single-family dwelling to which it is accessory, shall be permitted outright, subject to the standards and requirements of this Section; Accessory Dwelling Units may be either attached or detached, but are subject to all zone standards for setbacks, height, and lot coverage, unless these requirements are specifically waived through the Planned Development waiver or Variance approval processes.	One accessory dwelling unit per lot	Setbacks, lot coverage and height of the zone apply to ADU's	There are no occupancy requirements addressed in the code	Setbacks, lot coverage and height of the zone apply to ADU's	must be of substantially the same exterior design and architecture (i. e. Materials, windows, doors, and roofing materials) as the primary dwelling unit on the property.	unknown	No Maximum number of residents addressed in code.	29,715	unknown	unknown	unknown	http://library.municode.com/index.aspx?clientId=... Section 4.113(.11) Accessory Dwelling Units.
Wasatch Front, UT	In addition to the single family parking requirements, there shall be one additional parking stall provided for the ADU.	The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 600 square feet GHFA.	ADU's are permitted in single family zones, and in the single family areas of the Town Center Zone. Meet the standards of the State Uniform Building Code: Created by Converting existing living area, attic, basement, or garage of a single-family unit; Adding floor area to a single family unit; Constructing a detached ADU on a single family site; Constructing a new house or detached house with an internal or detached ADU.	One accessory dwelling unit per single family residence	The ADU shall comply with the setback, and dimensional requirements of the underlying zone.	The property owner, which shall include the holders and devisees purchasers, must occupy either the principal unit or the ADU as their permanent residence for at least six months out of the year, and at no time receive rent for the owner-occupied unit.	unknown	It a separate entrance is provided, the primary entrance to the ADU shall be located in such a manner as to be visually secondary to the main entrance of the principal unit; The ADU shall be designed so that, to the degree reasonably feasible, the appearance of the building conforms to the original design characteristics and style of the primary building.	unknown	The total number of individuals that reside in both units may not exceed the number that is allowed for a household.	2,947	unknown	unknown	unknown	http://library.municode.com/index.aspx?clientId=... 294-020 Zoning and Development Code
Yakima	At least off-street parking shall be provided as required in Chapter 15A.06 for both the ADU and the primary residence, located on the lot they are intended to serve.	The ADU's floor area shall be comprised of not more than 800 square feet.	The accessory dwelling unit may be attached to the primary residence; or attached to or above a detached garage located not more than one hundred feet from the primary residence; ADUs shall not be allowed on parcels containing a common wall dwelling, zero lot line dwelling duplex, multi-family dwelling, or a commercial or industrial structure/use.	A permit(s) shall exist on no more than one single-family residence and one ADU.	The ADU shall have the same building setbacks as the primary structure.	unknown	unknown	The front entrance to the ADU shall not be visible from a right-of-way or access easement. The ADU's exterior walls shall be designed, so as to be similar in style, color and building materials to the primary detached dwelling	unknown	unknown	30,800	unknown	unknown	unknown	http://www.codepublishing.com/WA/Yakima/html/Yakima15A/Yakima15A06.html#15A.06.040	See 15A.06.040

URBAN GROWTH BOUNDARY REMAND

BEND

Sign in Sheet

9

Meeting: Employment TAC

Date: 10/13/14

Location: City Council Chambers, Bend City Hall

Name	Organization	Email Address
Wally Cowgill	BEDAB	
Dale VanValkenburg	Brooks	
Sid Snyder		
Scott Edelman	DLCD	
Ken Brinich		
Brian Meece	?	
Tyler Leeds	Bulletin	
Glen Bolen	Fregonese Associates	
Bill Robie	N/A	bill@billrobie.com
Wes Price	Hartrigan Price Frank	
Jade Mayer	Brooks Resources	jade@brooksresources.com
ANN MARIE CONCEL	PATRICK REAL PROPERTY SERVICES	ANNMARIE@BENDPATRICK.COM
BRIAN FRATZKE	BEND CHAMBER / COAR	
Jennifer von Rohr	WHPacific / 2030	Funrohr@whpacific.com
for DL	APG	
Ron White	TDLLC	
Peter Christoff	Murrill O'Sullivan, LLP	pete@murrill-osullivan.com

URBAN GROWTH BOUNDARY REMAND

BEND

Sign in Sheet

Meeting: Employment TAC 2

Date: 10/13/14

Location:

Name	Organization	Email Address
Cindy Tisher		cindytisher@gmail.com
Kurt Petrich	KRTD	
Rondo		

URBAN GROWTH BOUNDARY REMAND

BEND

Sign in Sheet

Meeting: RESIDENTIAL TAC #3

Date: OCT 13, 2014

Location: CITY HALL COUNCIL CHAMBERS

Name	Organization	Email Address
Sid Snyder		On file
Lynne McConnell		
Kat Jongenderfer	HHPR	—
Kristina Barragan		
Scott Edelman	DLCD	
MIKE TILLER	BPSD	—
Kurt Petrich	KAFP Properties	—
GREG EVERETT		
Kirk Schueler		—
Gordon Howard	DLCD	
Randy		
JON PHEASANT	KLG INC.	
Glen Boler	Fregonese Associates	glenb@frego.com
Bill WAGNER	Bend PC	
Dale VanValkenburg	Brooks	
Myles Conway	Morton Law	mconway@mortenlaw.com
Laura Fritz	Planning Commission	
MIKE O'NEIL	SOLAIRE	alj250@gmail.com
AL JOHNSON		

URBAN GROWTH BOUNDARY REMAND

BEND

Sign in Sheet

Meeting: Residential TAC #3

Date: October 13, 2014

Location: City Hall

Name	Organization	Email Address
Joe Dills	APG	
Ian Kemper	HW	
Stacy Stanush	Stanush Design	stacy@stanushdesign.com
DAVID FORD	WBPC/NWX	DAVID@NORTHWESTCROSSING.COM
Don Senecal	HLC	dons@bendbroadband.com