



MEETING MINUTES

Southeast Area Neighborhood Roundtable on Growth and Future Planning

Location: Larkspur Community Center 1600 SE Reed Market Rd, Bend, OR.

Date: March 12, 2026

Time: 5:30 p.m.

Roundtable

1. Arrival and Mingle

2. Staff Presentations

Mayor Melanie Kebler welcomed the participants and provided an overview of the event, which focused on the growth activity in the southeast area of town.

Chief Operations Officer Russ Grayson introduced himself and Senior Strategist Future Growth Brian Rankin.

Rankin shared a graph of Bend's population growth since 1975, which grew from 20,000 to over 100,000 in 2021, with a projected population of 160,361 by 2050. Rankin provided an overview of state-wide planning and stated that cities are required by the state to have plans for land for 20 years of growth inside the Urban Growth Boundary (UGB), including infrastructure.

Rankin shared that under a new law, the Oregon Housing Needs Analysis identified that Bend must plan to accommodate over 34,000 new dwelling units in the next 20 years, and specified the number of units by affordability levels.

Rankin shared details about the 2016 Urban Growth Boundary expansion, which added 2,830 acres after years of public process. Rankin highlighted major public investments, such as the Southeast sewer interceptor project and the Murphy Corridor, and the 2020 Transportation Plan, which serves nearly every major road in Bend.

Rankin provided reassurance going forward, recognizing that big changes can be very disruptive. The plan calls for 62% of all residences being within a half mile of a school, 86% of



households within a half mile of commercial, which illustrates the City’s goal to provide amenities and create livable communities.

Rankins recognized community concerns over loss of commercial land and shared that City of Bend staff and Council are working with lobbyists to change the law that allowed the conversion of commercial land for affordable housing.

Rankin shared details on how the City partners with BPRD to dedicate land to open space and develop new parks. Rankin noted that with development comes many benefits, such as parks, schools and libraries.

Rankin discussed unique opportunities for affordable housing and highlighted Caldera Ranch and Steven’s Road Tract developments, which will include affordable housing, commercial, a school and parks. Rankin noted that these developments provide upwards of 800 deed-restricted units, which will help the City meet its housing goals and help provide for our community. Rankin added that these developments are built to higher standards of fire resistance. Rankin shared other ways the City is working to improve fire safety and reduce wildfire risk.

Rankin outlined the timeline for developing the upcoming 20-year growth plan, which plans for land through 2050.

Grayson discussed development activity and infrastructure occurring in the southeast area of town. Grayson reviewed recent projects, sharing a map with current and planned development projects and completed and upcoming City transportation projects. Grayson highlighted the planned Reed Market Road overcrossing, which is scheduled for late 2027, and will close Reed Market Road for over year, possibly two.

3. Old Farm, Larkspur and Southeast Bend Neighborhood Districts roundtable discussion with Bend City Council

Mayor Kebler invited the neighborhood district representatives to join City Council at the roundtable for discussion. Council members present were Mayor Melanie Kebler, Mayor Pro Tem Megan Perkins, Councilor Steve Platt, Councilor Megan Norris, Councilor Ariel Méndez, and Councilor Mike Riley. Councilor Gina Franzosa was excused.

Mayor Kebler asked the representatives to respond to the following prompts:

Fire Safety and Prevention: Please share your Neighborhood District’s questions, ideas, perspectives about fire safety and prevention, such as: what actions would you like the City to consider? What additional support or resources would help you feel more prepared?

- Concerns around wildfire evacuation in Caldera Ranch area and the need for evacuation routes, more awareness, and planning ahead for evacuation routes.
- Concerns around increasing costs of home hazard insurance



- Resource webpages sharing details about home hardening and wildfire mitigation
- Support, including financial support, for neighborhood cleanup events and home hardening
- Support for those who cannot evacuate on their own
- Zoning and lot size considerations
- Supporting neighbors

Growth, Infrastructure and Development: Please share you neighborhood District’s questions, ideas, perspectives about growth, infrastructure and development, such as: what types of commercial amenities would you most like to see added in this part of town, what changes to streets or sidewalks would make you feel safer traveling to work or school, what types of open spaces, parks and recreation opportunities would you like to see in your neighborhood?

- Support for preserving commercial
- Questions around timing for commercial development
- Concerns about congestion
- Sidewalk and traffic safety enforcement
- Incentives for small commercial development, such as small markets, childcare centers, restaurants, or bakeries.
- Complete communities
- Concerns over long timelines and disruptions caused by infrastructure improvements.
- Speeds around school zones

Looking Forward: What else would you like to share? What excites you most about the future of this part of town?

- Roundabout at 15th Street and Ferguson Avenue
- Traffic improvements
- Extended bus routes
- Appreciation completed projects: flashing lights in school zones and the roundabout at 15th Street and Wilson Avenue
- Main library moving to this area
- Teacher-specific housing in Legacy Village
- Roundabout at Knott Road and Country Club Drive
- Reed Market Road overpass being completed

Councilors thanked the community for attending and gave remarks, highlighting Council’s efforts and interest around driving speed reduction, traffic safety, improvements to regional transit, and housing growth.

4. Staff stations: Tables with subject matter experts on the following topics: Wildfire Preparedness, City Planning/Growth, Current Planning, Transportation Planning with Safety, Infrastructure/Capital Improvement Projects



Participants were invited to visit with staff at tables divided by the following topics:

- Transportation Planning
- Infrastructure Projects
- Wildfire Preparedness
- Growth Planning
- Current Projects

Respectfully Submitted,
Ashley Bontje, City Recorder



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