



CITY OF BEND

One-Time Urban Growth Boundary Expansion (Senate Bill 1537)

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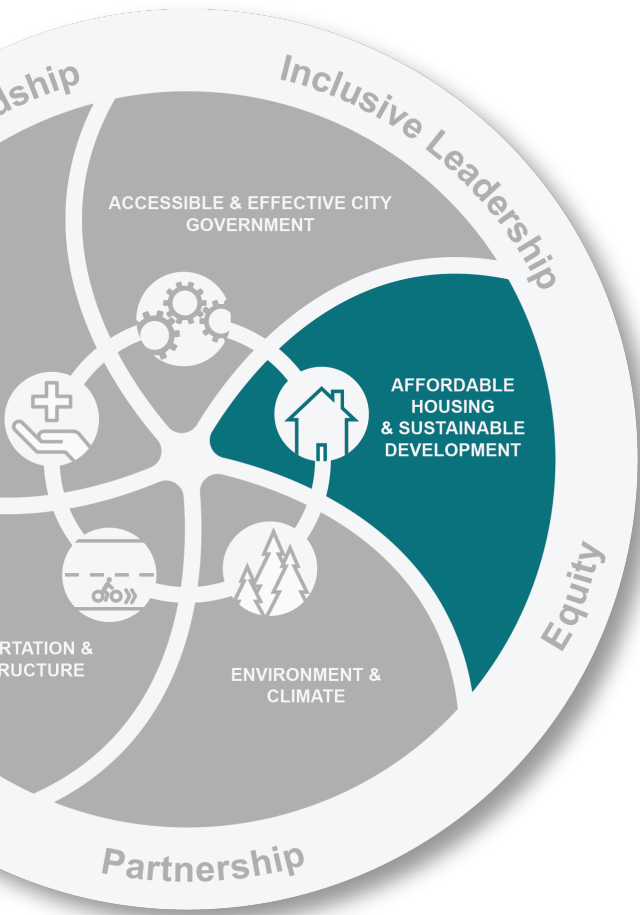
Ryan Oster, Engineering Director/City Engineer

December 4, 2024

Bend's Growth Plan

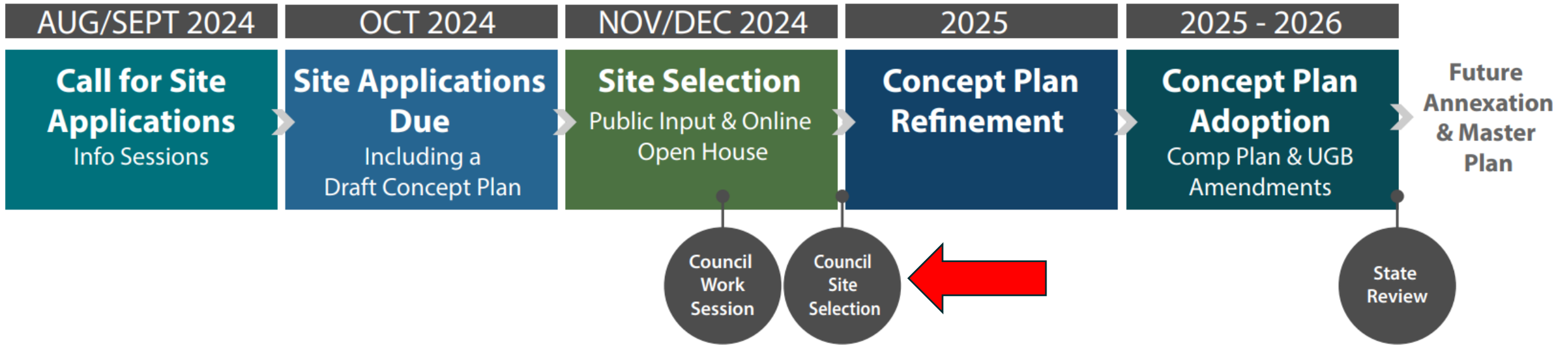


Senate Bill 1537 (SB 1537)



- Legislation allowing for a one-time, single site Urban Growth Boundary (UGB) addition of up to 100 net residential acres
- Accelerate housing, affordable housing
- Proposals must include 30% of the units as affordable to households earning:
 - up to 80% of Area Median Income (AMI) for rent, and/or
 - up to 130% Area Median Income (AMI) for sale
- City is eligible, meets the “need criteria”

Process Overview



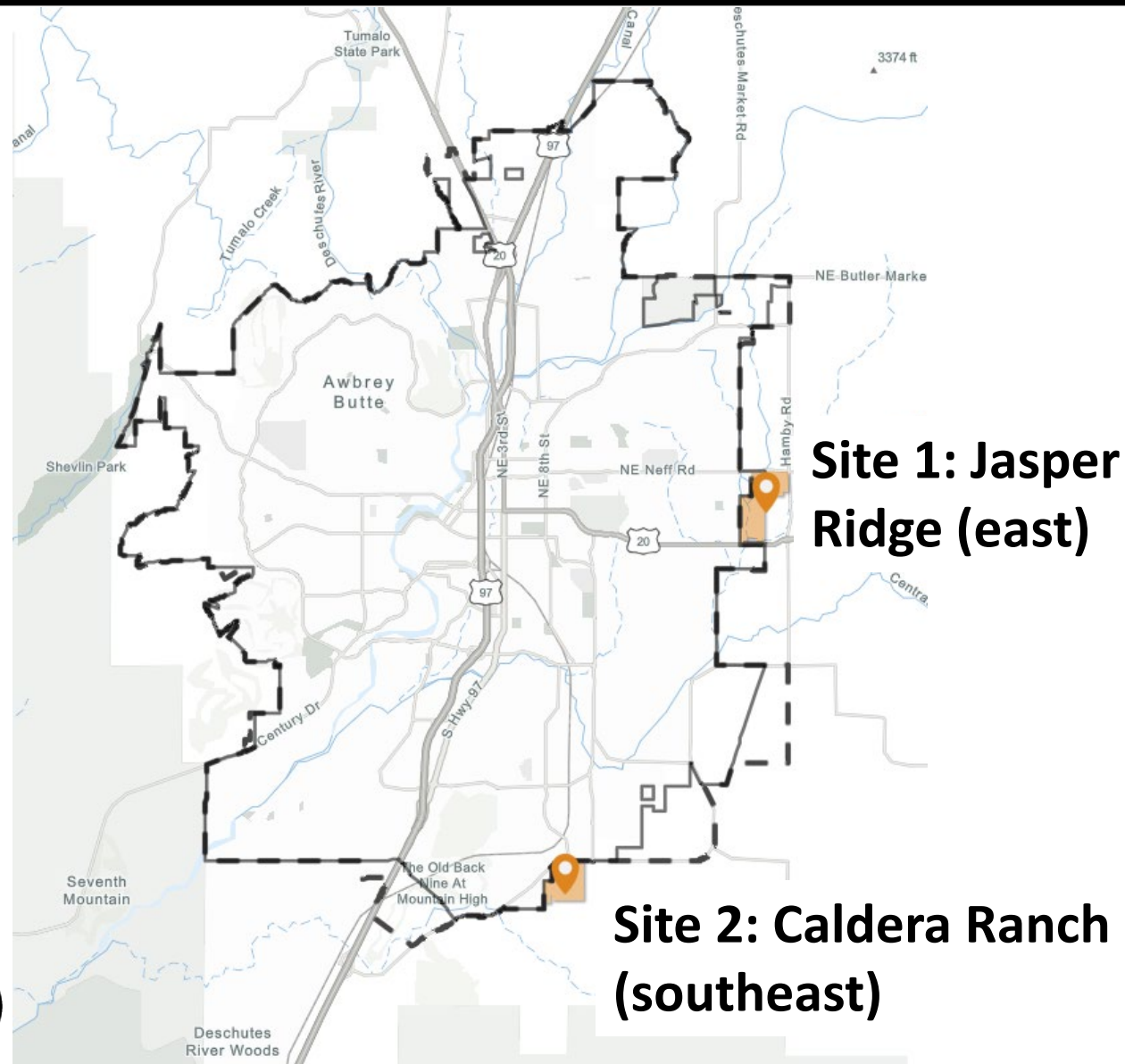
Site Concept Plan Requirements



- 30% Affordable Housing requirement
- Diversity of housing types and sizes
- Min. of 10 dwelling units/net residential acre
- Public open space and small-scale commercial or mixed-use
- Diverse, multi-modal transportation options and network connectivity
- Infrastructure serviceability



Overview of Proposals

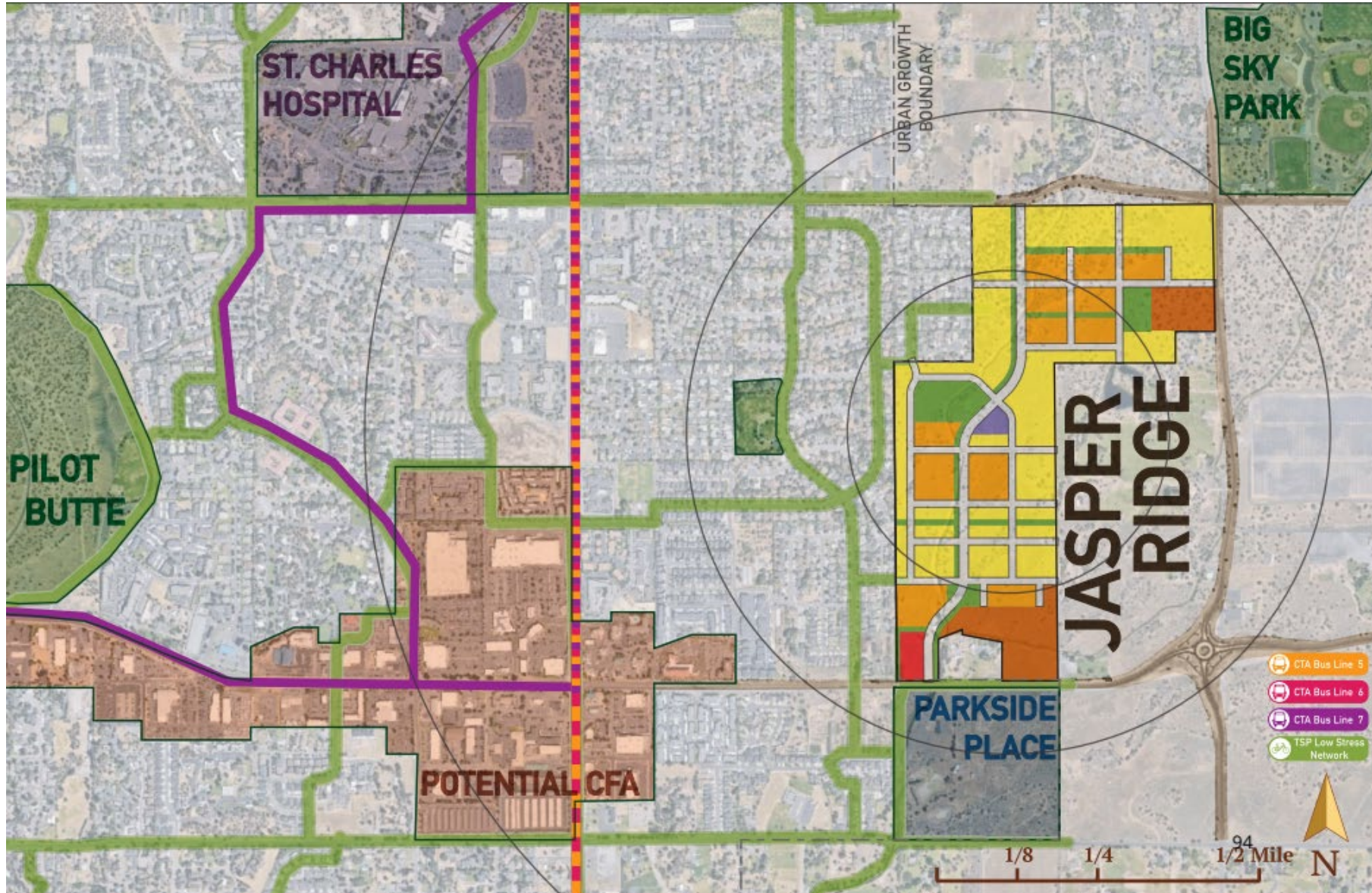


- Two sites with draft concept plans under consideration
- Council may choose one to proceed with a UGB and Comprehensive Plan Text and Map Amendments, may defer to a later date, or may choose to not proceed

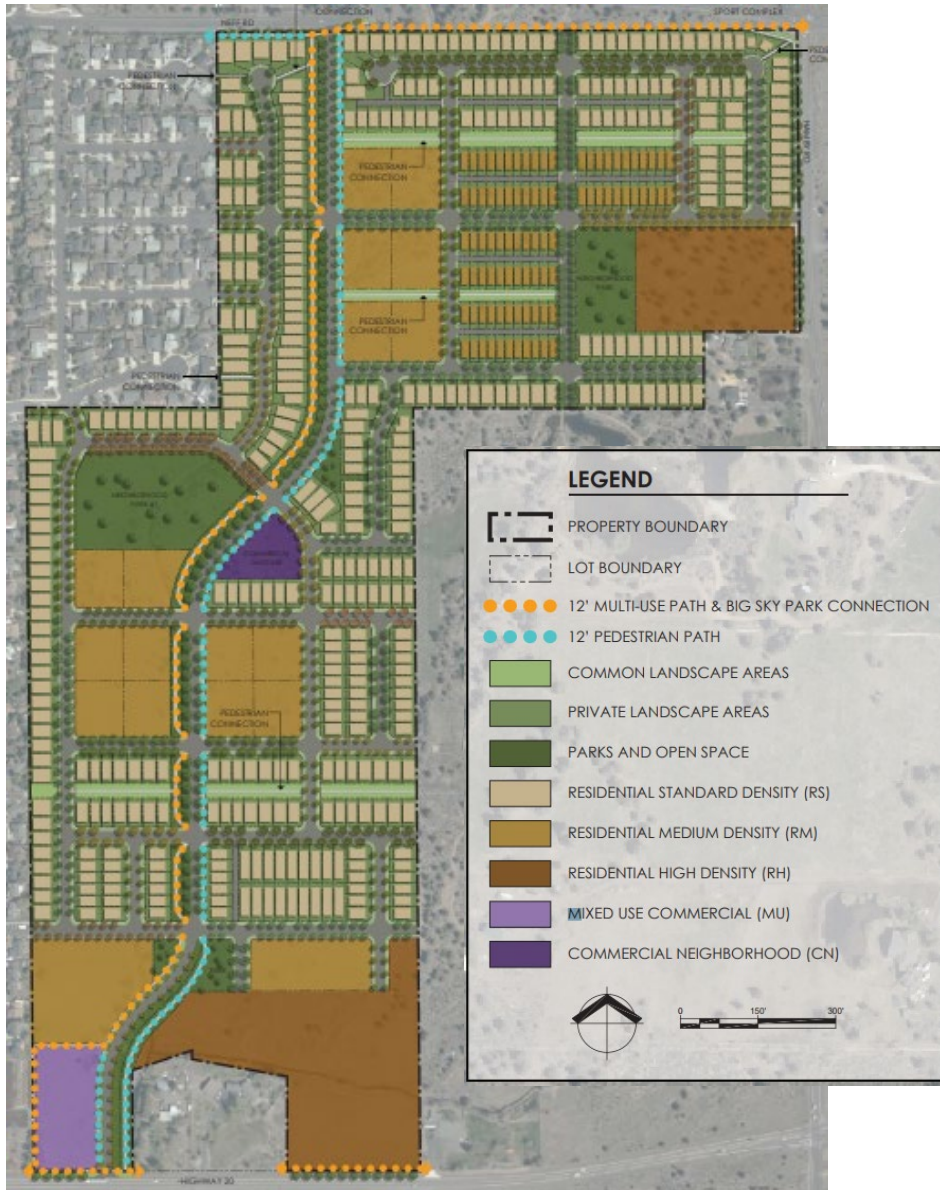
Site 1: Jasper Ridge

PLCITY20240560

Site 1: Jasper Ridge (east)



Site 1: Jasper Ridge Housing and Land Use



- **Total Site Size:** 132.38 acres (74.5 net residential acres)
- **Total Housing Units:** 1,091
- **Housing Mix (approx.):**
 - 2/3 single-unit detached and attached
 - 1/3 multi-unit attached
- **Commercial/Mixed Use (*purple*):**
 - 3 acres total (two locations)
- **Parks & Open Space (*green*):**
 - 13.2 total acres (10%)
 - 3.89 acres central neighborhood park

Site 1: Jasper Ridge Affordable Housing

CONCEPTUAL PHASING PLAN



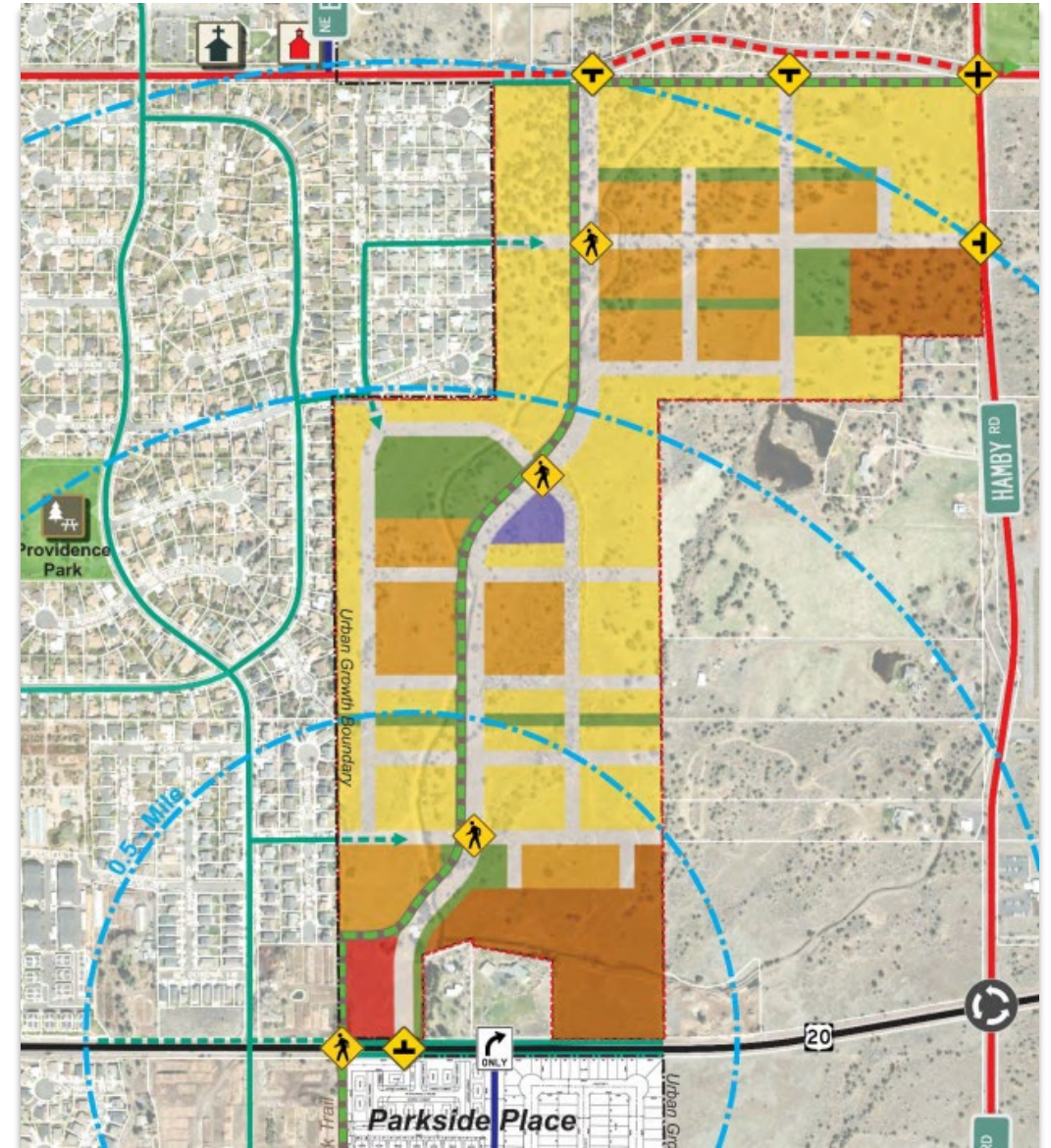
350 total Affordable Units (222 in years 1-3)

- 180 units @ 130% AMI for sale, primarily in mid-density (RM) zone (*orange*)
 - 72 built in years 1-3
 - 108 built in remaining phases
- 170 units @ 80% AMI for rent in the high density (RH) zone (*rust color*)
 - 150 built in years 1-3
 - 20 built in years 6-7

Timing of affordable housing dependent on yet to be determined serviceability.

Site 1: Jasper Ridge Connectivity

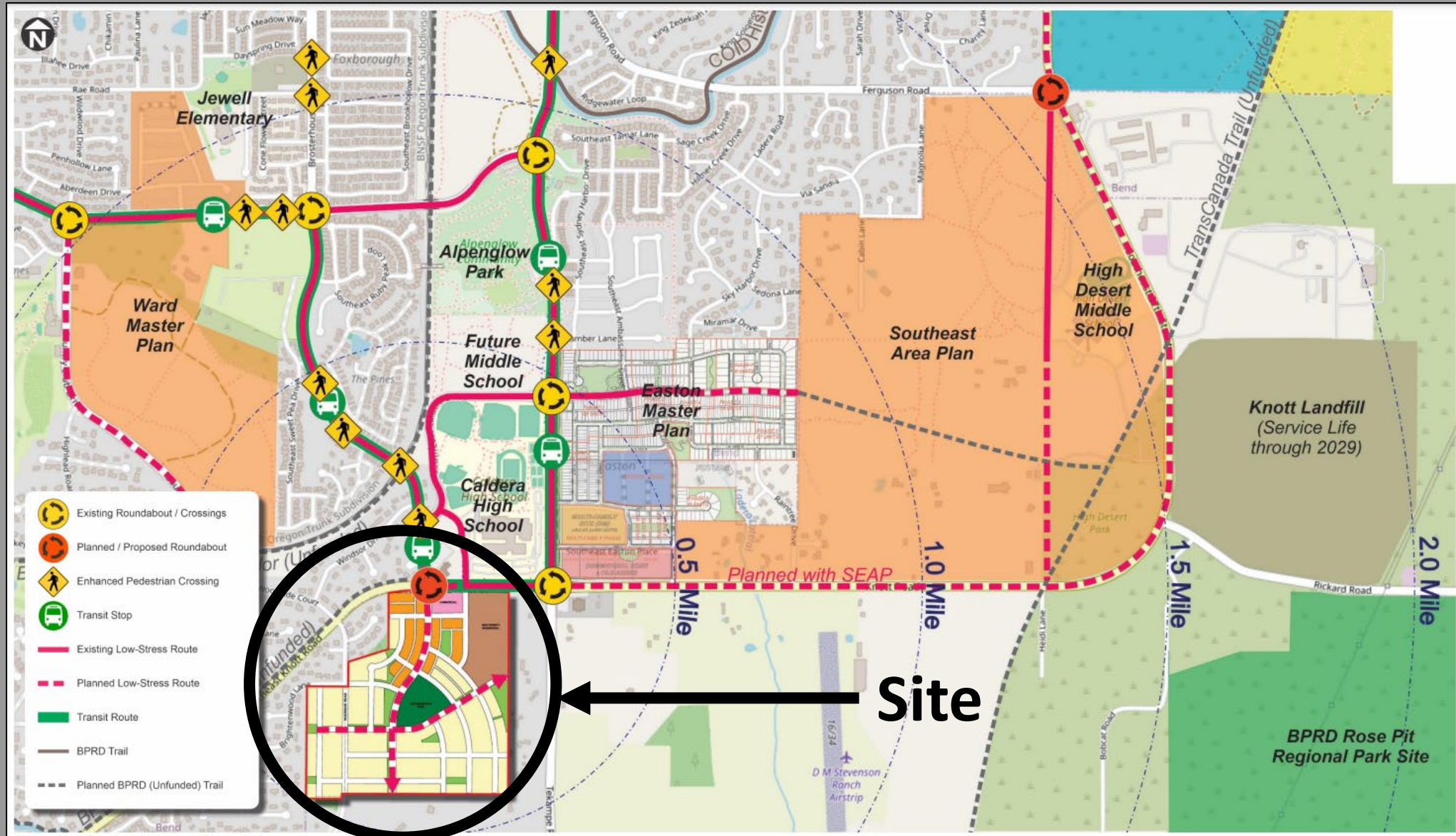
- Big Sky Trail (BPRD) along north-south collector road with open space connections
- Strong BPRD preference for trail outside of right-of-way; desire to minimize road and driveway crossings
- 12' path on Hwy 20 and connection to planned pedestrian undercrossing



Site 2: Caldera Ranch

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Site 2: Caldera Ranch (southeast)



Site 2: Caldera Ranch Housing and Land Use

CONCEPT PLAN AREA SUMMARY			
LEGEND	LAND USE	AREA (ACRES)	UNITS
	URBAN GROWTH BOUNDARY	N/A	N/A
	PROJECT BOUNDARY	±91.4*	N/A
	RESIDENTIAL STANDARD DENSITY (RS)	±39.2	±366
	RESIDENTIAL MEDIUM DENSITY (RM)	±7.1	±120
	RESIDENTIAL HIGH DENSITY (RH)	±9.6	±214
	COMMERCIAL LIMITED (CL)	±1.5	N/A
	NEIGHBORHOOD PARK	±4.5	N/A
	OPEN SPACE (TOTAL)	±9.2	N/A

* AREA EXCLUDES ±1.6 ACRES OF EXISTING WOODSIDE ROAD RIGHT-OF-WAY.

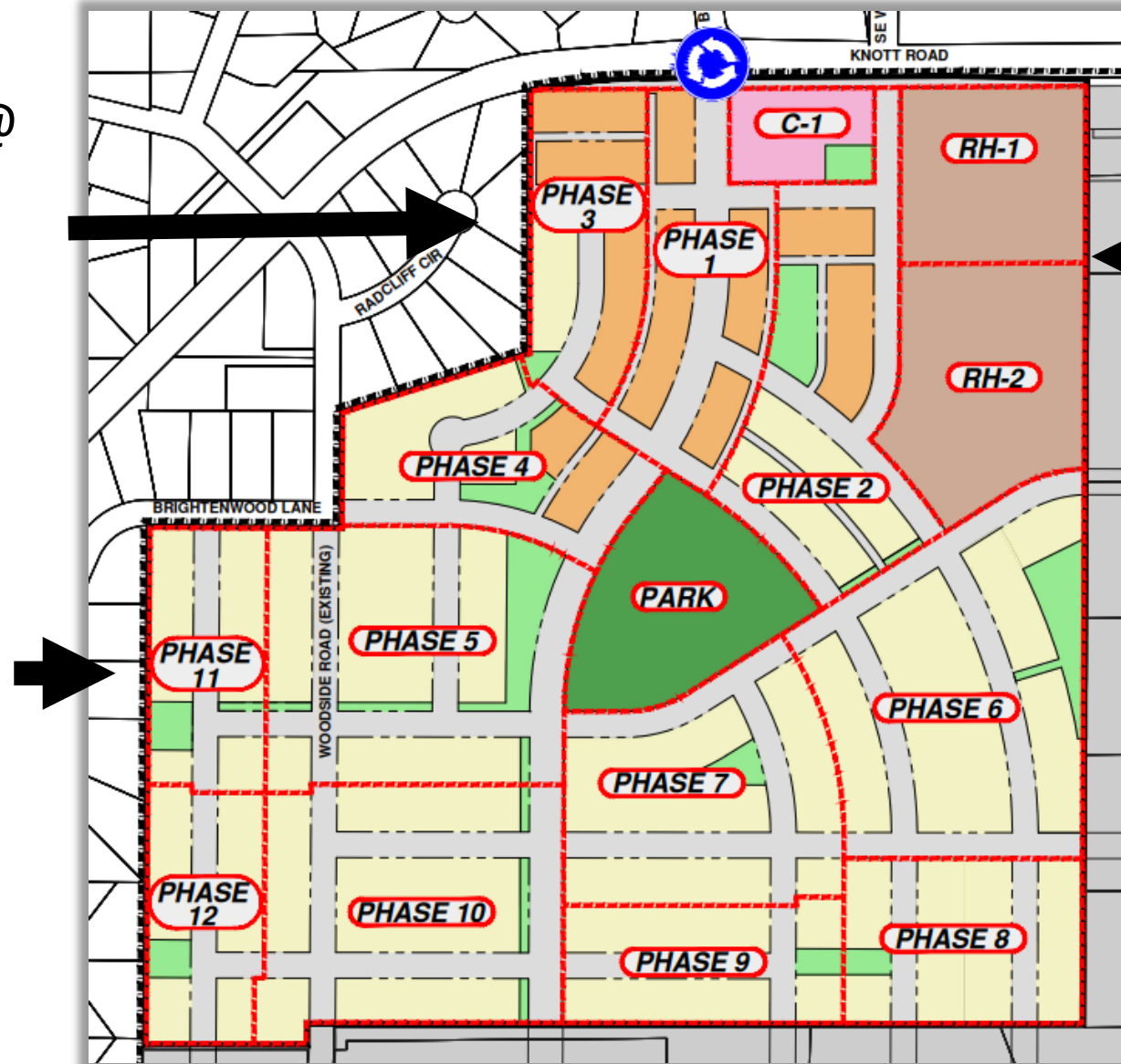


- **Total Site Size:** 91.4 acres (55.9 acres net residential acres)
- **Total Housing Units:** 700
- **Housing Mix (approx.):**
2/3 single-unit detached and attached
1/3 multi-unit attached
- **Commercial/Mixed Use (*pink*):**
 - 1.5 acres (one location)
- **Parks & Open Space (*green*):**
 - 9.2 acres total (10%)
 - 4.5 acres central neighborhood park

Site 2: Caldera Ranch Affordable Housing

14 townhome units @
130% AMI for sale
built in early (1-4)
phases (*orange*)

10 detached units @
130% AMI for sale
built throughout low
density (RS) zone
phases (2-12)
(*yellow*)



192 units @ 80% AMI
22 units @ 30% AMI
for rent, built in the
first phases (*brown*)

Site 2: Caldera Ranch Connectivity



- North-south separated 10' wide paths on both sides of Brosterhous Rd
- Two east-west LSN routes including 10'-12' separated paths on Knott (Arnold Canal Trail)
- Connection to SE 15th St Bend Bikeway
- BPRD support of trails

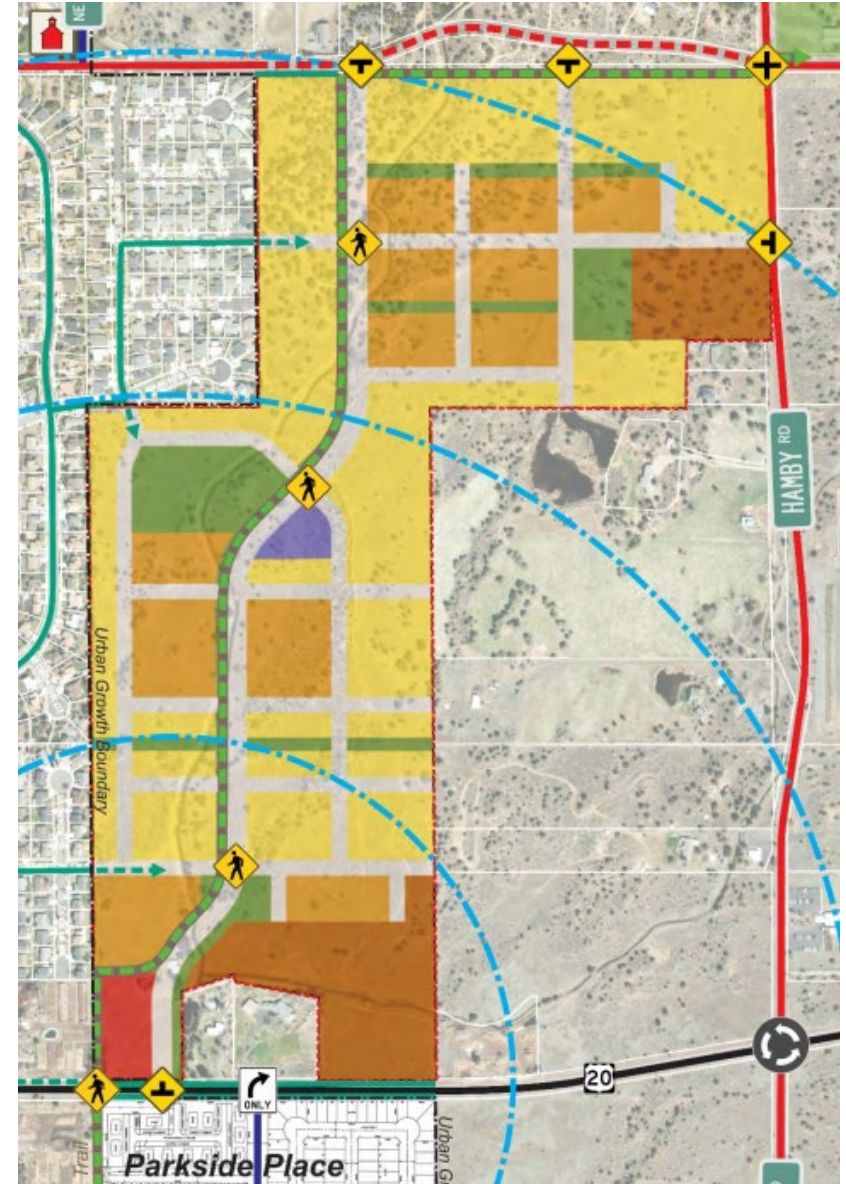
Key Site Selection Considerations

Transportation Improvements

Site 1: Jasper Ridge (east)

- HWY 20 access (TSP amendment)
- Future north-south collector/HWY 20 alignment issues
- Neff Rd. realignment and rebuild (BPRD trail), Hanby Rd. improvements, and jurisdictional transfer

More off-site improvements and will require greater coordination with ODOT, Deschutes Co., and the City.



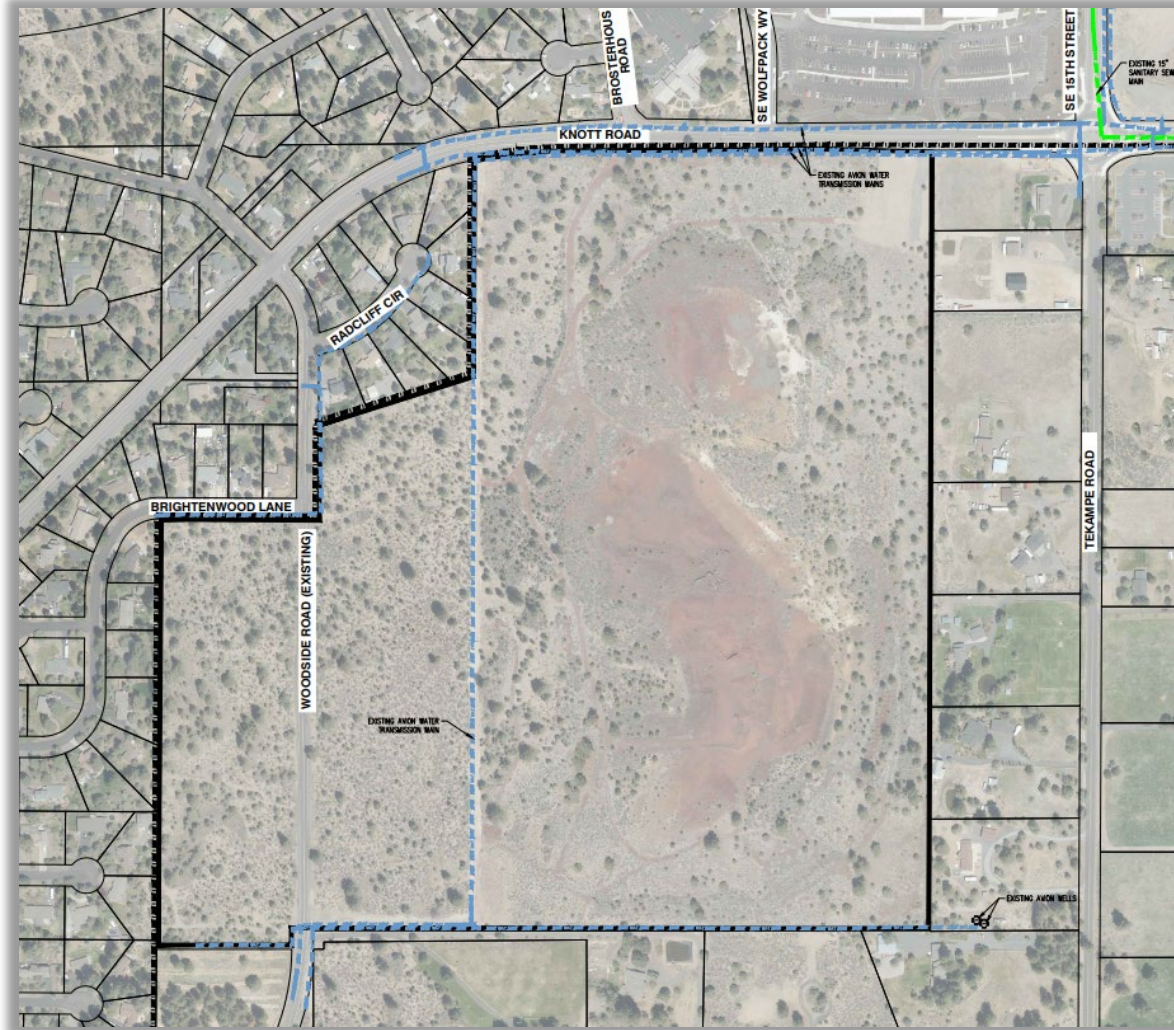
Transportation Improvements

Site 2: Caldera Ranch (southeast)

- Knott Road frontage improvements, potential Brosterhaus/Knott Road roundabout (timing dependent)
- Woodside Ct. improvements, possible left turn bay on Knott at Woodside



Water Serviceability



Site 2: Caldera Ranch (southeast)

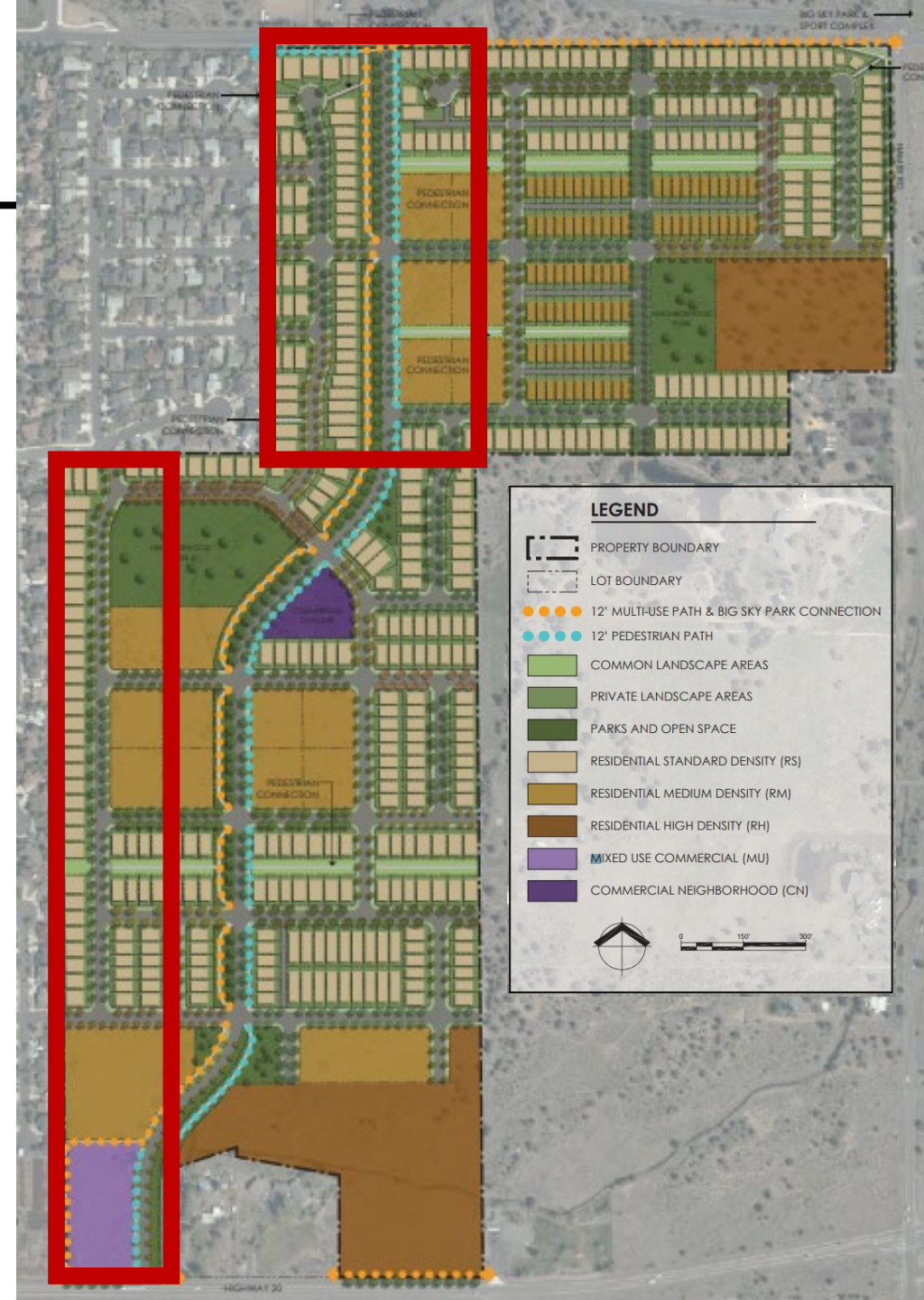
- Fully served by Avion – existing capacity and water service to site
- \$500k in future off-site improvements (not needed for service, likely phase 4 and 8)



Water Serviceability

Site 1: Jasper Ridge (east)

- Sequencing relies on City service area first (*shown in red*). Primarily low-density, market rate units.
- Majority of site served by Avion water
- Est. \$7 million in off-site improvements needed (estimated min. 3-5 years, built by others, uncertainty)
- Future potential service area swap may be possible – but not guaranteed. Uncertain timing, resources, complexity, and risk.



Sewer Serviceability

- Current sewer capacity for both sites
- Consideration of future collection system improvements (beyond proportionality test for either individual site)
- Needed larger scale improvements are currently being evaluated by the collection system master plan



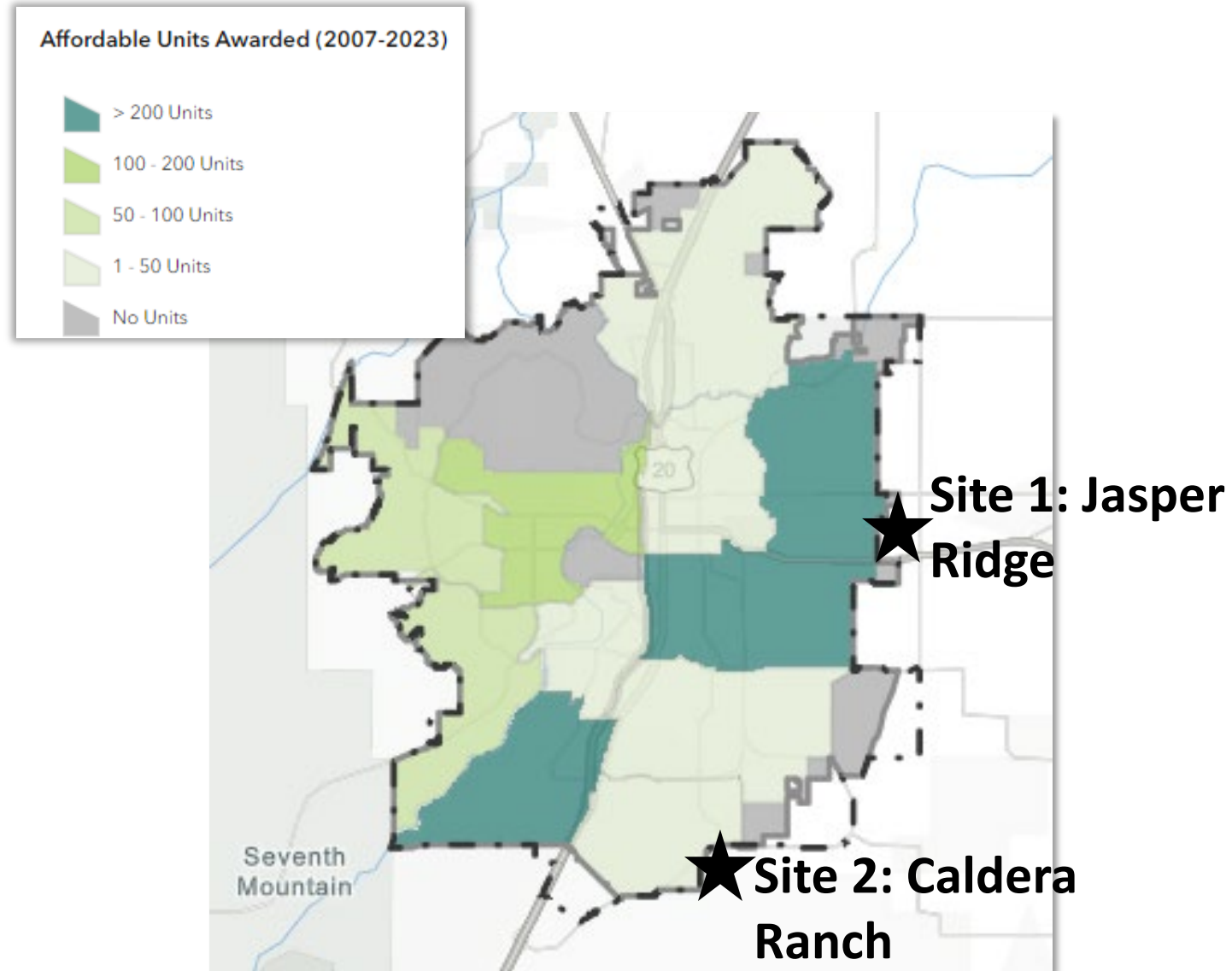
Affordable Housing Concentrations

Jasper Ridge (Site 1) vicinity:

- Higher concentration of City-awarded affordable units
- Higher concentration of very low and low-income populations (33%)

Caldera Ranch (Site 2) vicinity:

- Lower concentration of City-awarded affordable units
- Very few low-income persons



Affordable Housing

Affordability Level	Jasper Ridge (Site 1)	Caldera Ranch (Site 2)
30% AMI or less	0	22 multi-unit attached, for rent high density (RH) zone built in the first phases
80% AMI or less	170 multi-unit attached, for rent high density (RH) zone along HWY 20 timing dependent on City-Avion service area swap	192 multi-unit attached, for rent high density (RH) zone built in the first phases
130% AMI or less	180 single detached and attached units for sale dispersed primarily in mid-density zone built with each phase	24 single detached and attached units for sale dispersed throughout low- mid- density zones (1/2 built in phases 1-4, 1/2 built in phases 2-12)
Total Affordable Units	350 (32% of total units)	238 (34% of total units)

Public Engagement & Comments

Engagement:

- Council work sessions (Jun & Nov)
- Public Q&A session (Aug)
- Project web page
- Press releases & community newsletter
- Public online open house and survey

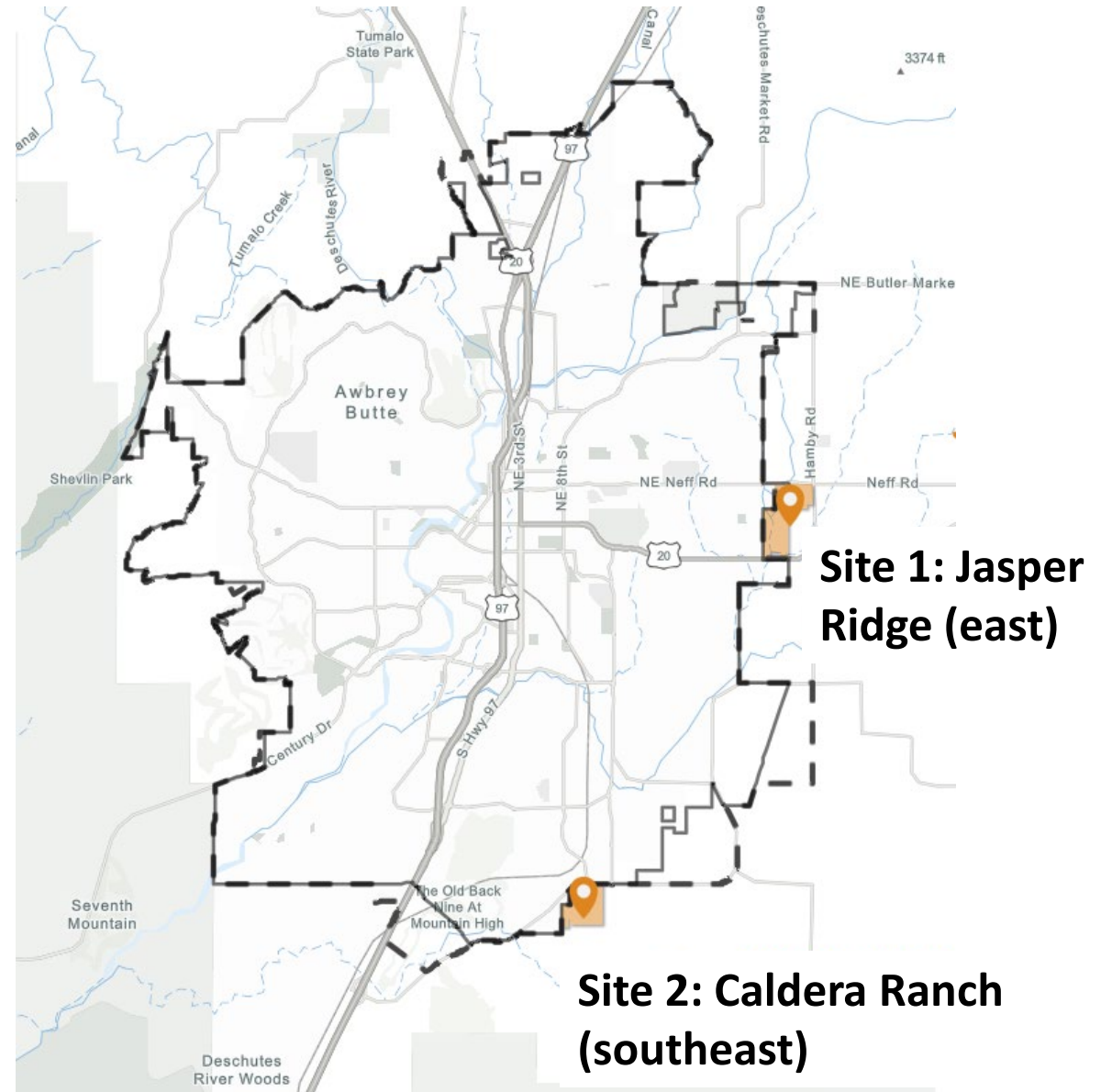
Key Public Comment Themes:

- Focus on infill prior to expansion
- Quality of life impacts for existing abutting residences
- Existing inadequate infrastructure (water availability, roadway congestion)
- Multi-modal access and proximity to employment / destinations
- Wildfire and evacuation egress (Caldera)



Summary

- Major differences in:
 - timing/AMI levels of affordable housing
 - infrastructure serviceability – certainty/timing
- Jasper Ridge (Site 1) has more dependencies and complexity. Timing relies on future, undetermined water service area swap. Would require additional due diligence.



Applicant Presentations

Discussion



- Council may choose to:
 - Select a site for future UGB and Comprehensive Plan Text and Map Amendments;
 - Continue the hearing or defer decision to a later date; or
 - Not proceed with a one-time UGB expansion.
- Council direction on Concept Plan elements for Resolution





To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact BreAnne Gale at bgale@bendoregon.gov or 541-323-8573; Relay Users Dial 7-1-1.

