



TECHNICAL MEMORANDUM 2A

Land Use Existing Conditions

US 97 Baker Road Interchange Area Management Plan (IAMP)

DATE May 19, 2021
TO John Bosket and Kayla Fleskes, DKS
FROM Darci Rudzinski, Kyra Haggart, Emma Porricolo, and Brandon Crawford, APG
CC US 97 Baker Road IAMP Project Team

INTRODUCTION AND PURPOSE

The purpose of the US 97 Baker Road IAMP is to ensure safe and efficient operations of the interchange area for all modes of travel through the 20-year planning horizon. The IAMP will identify transportation improvements, management strategies, and land use/policy actions needed to support planned development. The planning project is a partnership between the Oregon Department of Transportation (ODOT), Deschutes County, the City of Bend, and the Bend Metropolitan Planning Organization.

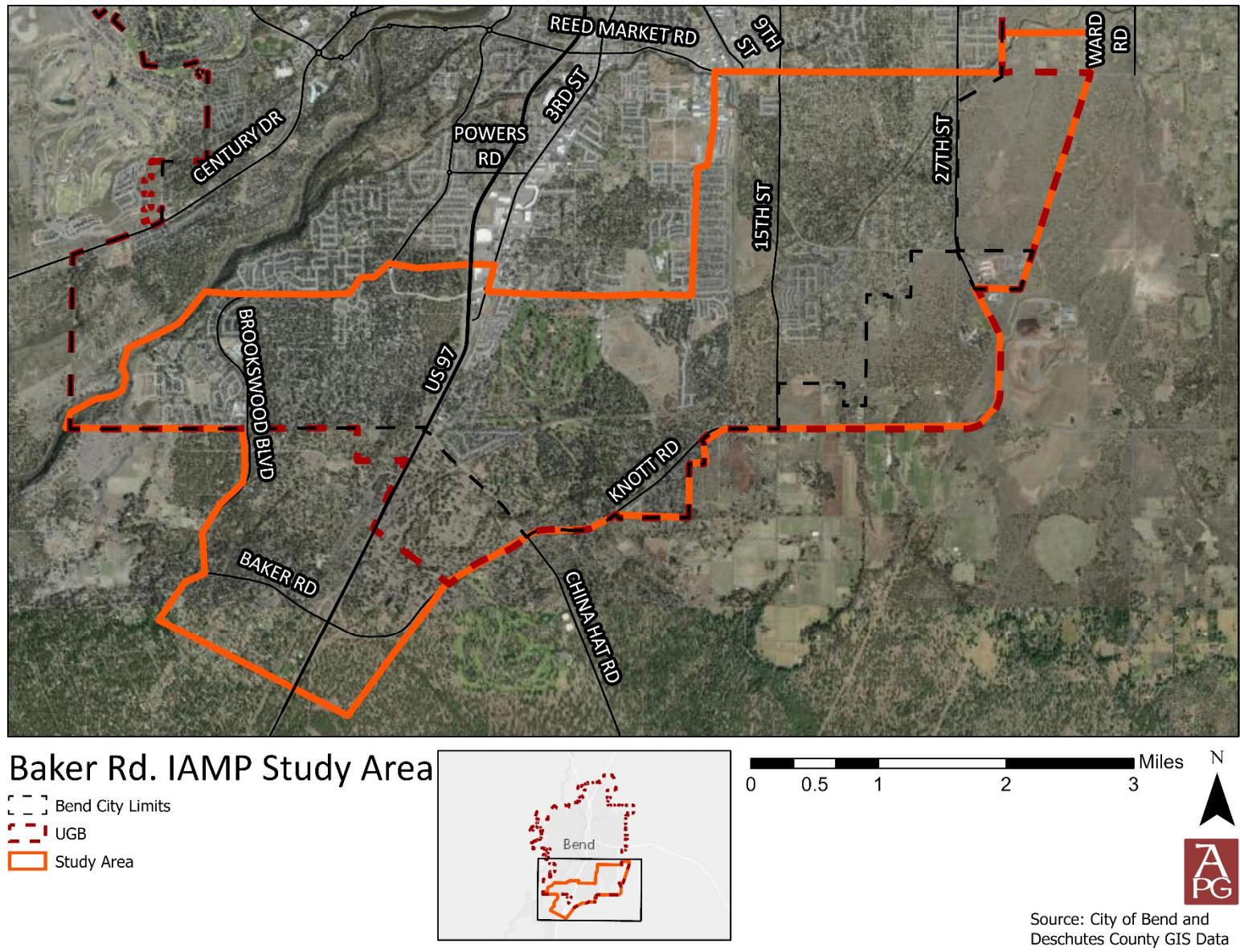
This memorandum describes existing land uses within the US 97/Baker Road interchange Study Area, and identifies the context, opportunities, and constraints that will inform alternatives development during later phases of the project.

EXISTING LAND USES

The Study Area boundaries, as described in Technical Memorandum #1, are shown in the maps and figures included in this memorandum. The analysis includes a description of adopted land use designations and existing uses in the Study Area. This review is intended to inform existing and future transportation needs in the vicinity surrounding the interchange.

The Study Area is located along the border of the City of Bend and Deschutes County and includes areas within the Bend Urban Growth Boundary (UGB), and within Bend city limits. The City of Bend expanded the UGB in 2016. The Bend jurisdictional boundaries, the UGB and the city limits, are shown in Figure 1.

Figure 1. IAMP Study Area Relative to Bend City Limits and UGB



LAND USE

Land located within the Bend city limits is subject to the City's land use and development regulations. Land located outside city limits but inside the UGB is also managed by the City, pursuant to an intergovernmental agreement with Deschutes County. All land located outside the UGB is subject to Deschutes County land use and development regulations.

The Bend Comprehensive Plan provides the basis for the City's zoning and associated land use regulations, which are implemented through the Bend Development Code (BDC). Similarly, the County's Comprehensive Plan designations inform land use regulations in the Deschutes County Code. City and County land use designations are shown in Figure 2.

Figure 44 depicts current zoning on parcels within the Study Area. Parcels within the UGB that are currently located in Deschutes County and have County zoning will be rezoned to City of Bend zoning upon annexation.

A summary of permitted land uses and the associated requirements that govern development and redevelopment in the Study Area is provided in the following sections. This overview provides an indication of the type and intensity of land uses that can be expected within the 20-year planning horizon, which in turn will affect future traffic generation. The number of trips that specific uses generate, and where those uses are located within the community, will have a bearing on planning for appropriate types of transportation solutions.

Comprehensive Plan Designations

Deschutes County

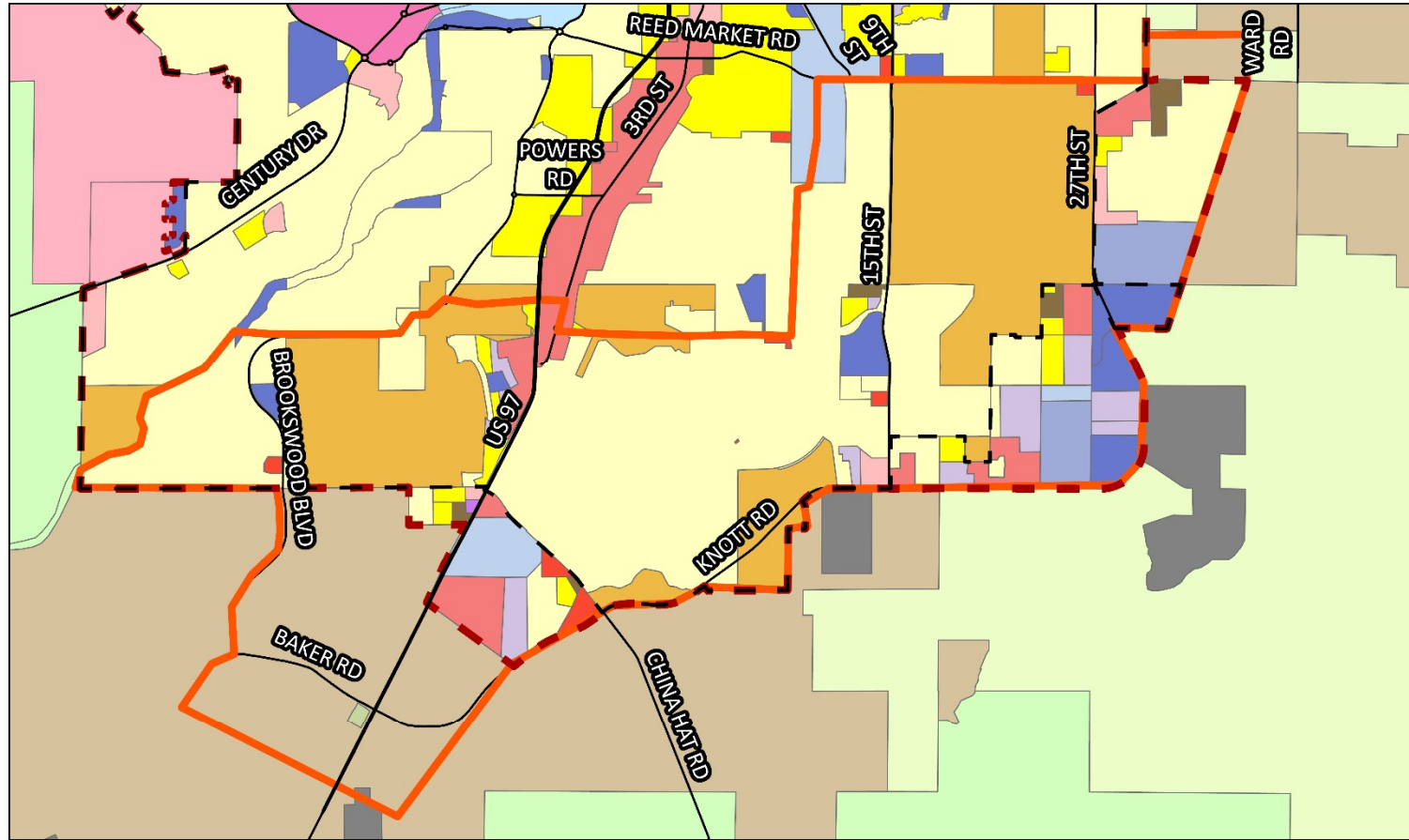
The Deschutes County Comprehensive Plan map illustrates the land use categories that indicate the various types of development permitted outside the Bend UGB. There are two portions of the Study Area located outside the Bend UGB in Deschutes County: 140 acres in the northeastern corner north of Stevens Road and east of SE 27th Street, and the southwestern portion located southwest of the Bend UGB and encompassing the Baker Road interchange. The majority of Deschutes County land located inside the Study Area is designated Rural Residential Exceptions Area (RREA). This is a special designation for land that does not warrant farm or forest zoning, as determined through a Statewide Goal 2 exceptions process. The major determinant in designating land RREA was that many of these areas were platted for residential use before Statewide Planning Goals were adopted. A small parcel of land located west of US 97 and south of Baker Road—the site of the Riverwoods Country Store—is designated as Rural Commercial (RC), and another small portion in the southernmost tip of the area east of Scale House Road is designated as Surface Mining (SM).

City of Bend

The majority of the Study Area is located within the Bend UGB and is subject to Bend Comprehensive Plan land use designations. Areas located inside the UGB but outside current city limits are referred to as UGB Expansion Areas and are discussed at the end of this section.

The western portion of the Study Area is primarily designated as Standard Density Residential (RS), which provides for a variety of residential housing types at a scale compatible with single-family homes and Low Density Residential (RL), which provides for low density residential development with a maximum of approximately four dwellings per acre.

Figure 2. US 97 Baker Road IAMP Comprehensive Plan Designations



Baker Rd. IAMP: Comprehensive Plan Designations

0 0.5 1 2 3 Miles

<ul style="list-style-type: none"> Bend City Limits UGB Study Area 	<ul style="list-style-type: none"> Commercial Limited (CL) Industrial General (IG) Industrial Light (IL) Mixed Employment (ME) Mixed Neighborhood (MN) Mixed Riverfront (MR) Mixed Urban (MU) 	<ul style="list-style-type: none"> Public Facilities (PF) Res. High Density (RH) Res. Low Density (RL) Res. Medium Density (RM) Res. Standard Density (RS) 	<ul style="list-style-type: none"> Agriculture (AG) Forest Rural Community (RC) Rural Res. Exception Area (RREA) Surface Mining (SM) Urban Reserve Area (URA)
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Source: City of Bend and Deschutes County GIS Data

These designations are reflective of the current uses in the area, which are primarily single-family residential. There is also a 26-acre parcel designated for Public Facility (PF) use west of Brookwood Boulevard—the site of Elk Meadow Elementary School—as well as an 8-acre node designated Convenience Commercial (CC), which is intended for relatively small commercial areas to meet the frequent shopping and neighborhood service needs of nearby residents.

The area located immediately west of US 97 through the Study Area is designated a mix of General Commercial (CG), Mixed Employment (ME), PF, Mixed Neighborhood (MN), High Density Residential (RH), Medium Density Residential (RM), and Low Density Residential (RL) designations. The CG plan designation provides a broad mix of commercial uses that have large site requirements. Areas designated CG are typically oriented to higher classification roadways such as US 97 and provide services to the entire city and surrounding areas. The Mixed Employment designation provides for a broad mix of employment uses and mixed-use development and is intended to provide a transition between different employment and residential uses. In this context, it provides a buffer between the CG land adjacent to US 97 and the RM, RS, and RL lands to the west. The Medium Density Residential designation is intended to provide for a mix of housing types, with an emphasis on multifamily residential and medium-scale attached housing types, and opportunities for limited neighborhood commercial uses.

The area east of US 97 and south of China Hat Road is a mix of CG, ME, Commercial Convenience (CC), Industrial Light (IL), and Residential Standards Density (RS) designations. East of US 97 and north of China Hat Road is primarily designated RS, though the large area between US 97 and Country Club Drive is largely made up of the Lost Tracks Golf Course. Some areas to the north and south of this central portion are designated RL, reflecting the low-density nature of existing development, and there is another small parcel of CC located southwest of the intersection of Murphy Road and Brosterhous Road. East of the railroad is primarily a mix of RS and RL land; however, the area north of Knott Road and immediately west of SE 15th Street includes land designated PF for the future development of the new Caldera High School, as several parcels designated as CC, ME, RM, High Density Residential (RH), and Limited Commercial (CL). The RH designation, located east of SE 15th Street and south of Ferguson Road, provides for primarily high-density multifamily residential, with opportunities for neighborhood commercial uses. The CL designation provides locations for a wide range of retail, service, and tourist commercial uses and is intended for commercial uses which may be auto-oriented, yet also provide multi-modal access. East of SE 15th Street, the City recently approved the Easton Master Plan, which will develop 80 acres of currently vacant RS land. There is also a node of CC designated land at the southwest corner of Reed Market Road and SE 27th Street.

UGB Expansion Areas

The 2016 decision to expand Bend's UGB included designating ten expansion areas, four of which are located in the Study Area:

- The Southwest Expansion Area located south of the city limits and west of US 97;
- The "Thumb" Expansion Area located south of city limits and east of US 97;
- The Southeast Expansion Area (previously referred to as the "Elbow") located in the southeast corner of the UGB south of Ferguson Road and east of SE 15th Street; and
- The DSL Expansion Area located south of Reed Market Road and east of SE 27th Street.

All four expansion areas received Comprehensive Plan designations as part of the UGB expansion process. Under the conditions of the UGB decision, the Southeast Expansion Area is required to undergo

an area planning process to coordinate infrastructure and development plans across multiple property owners and support complete and cohesive new communities. The other three expansion areas are subject to the City's master plan requirements.

SOUTHWEST EXPANSION AREA

The Southwest Expansion Area, which is currently comprised of vacant land, is expected to provide for **240 future housing units** and **80 future jobs**.¹ The western portion is designated RS, with density increasing to the east to RM and RH designations. The area adjacent to US 97 is designated as CL and Mixed Use Neighborhood (MN), which is intended to provide for neighborhood-scaled, pedestrian-oriented mixed use centers and corridors with a range of residential, retail, service, and office uses that are compatible with adjacent development.

THUMB EXPANSION AREA

The Thumb is also currently vacant and is expected to provide the City with **266 future housing units** and **1,573 future jobs**.¹ The western portion of the area adjacent to US 97 is designated CG to the north and south, and Light Industrial (IL) in the middle portion. The Light Industrial designation provides for light industrial uses and limited heavy commercial and corporate office uses in areas with easy access to high-classification roads. To the south and east, the area includes a swath of ME land that provides a transition to the residential land—primarily RS, with some RM and RH in the northeast portion adjacent to the city limits. There are also two large areas of land designated CC.

SOUTHEAST EXPANSION AREA

The Southeast Expansion Area consists of 446 developable acres divided into 31 parcels that are owned by 27 property owners. The area is largely vacant, with some low-density single-family residential uses and the High Desert Middle School located west of SE 27th Street. It is expected to provide for **819 new housing units** and **2,274 new jobs** in the future.¹ The area is currently wrapping up a two-year area planning process, as required by the 2016 UGB decision. The Southeast Area Plan brought together property owners, area residents, and other stakeholders to create a refined plan for land use and transportation, along with implementing land use regulations and funding strategies.² The plan designations adopted with the 2016 UGB expansion still apply today; however, the anticipated adoption of the Southeast Area Plan will amend the Comprehensive Plan map to be consistent with the Area Plan recommendations and findings (see Figure 3).

The adopted plan designations in the Southeast Expansion Area include two large portions of PF land located west of SE 27th Street. The northern portion is the site of the High Desert Middle School, and in the south is a site owned by the Bend Park & Recreation Department and future community park. There are also several large parcels of ME land in the central part of the expansion area, as well as land designated for IL and approximately 80 acres of land designated General Industrial (IG), which is intended to provide for light and heavier industrial uses in an industrial environment that minimizes conflict between industrial and nonindustrial uses. The northern portion of the area includes CG land south of Ferguson Road, as well as an area designated for future RM and RH development. The area along either side of Cabin Lane, which is currently developed with single-family residential uses, is designated RS. Along Knott Road to the south is a large portion of land designated CG, with a small node

¹ Bend Urban Growth Boundary Implementation Return on Investment Analysis, Table 2

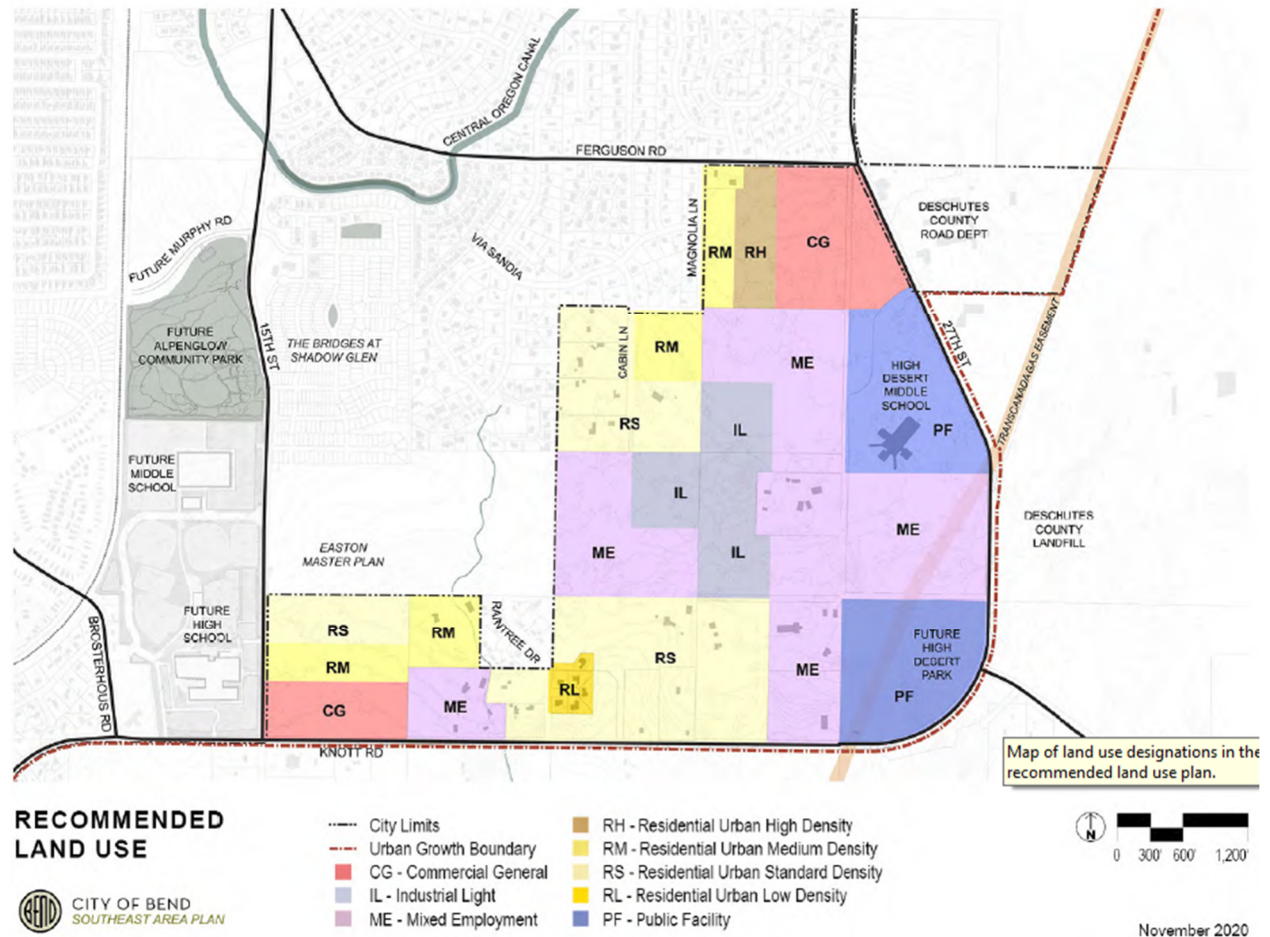
http://bend.granicus.com/MetaViewer.php?view_id=9&clip_id=424&meta_id=23134

² <https://www.bendoregon.gov/government/departments/growth-management/land-use-planning/southeast-area-plan>

of RS land reflecting the existing Knott’s Landing residential development. The area to the west includes both RS and RM designations, with a node of CG at the northeast corner of SE 15th Street and Knott Road.

The Southeast Area Plan’s proposed refinements to the plan designations would result in an increase in the number of housing units and jobs in the area, with **1,231 future housing units** and **2,802 future jobs** projected.³ The refinements to the plan designations would remove the IG-designated land, convert the southern portion of CG land to RS, and increase the density of the RM land south of Ferguson Road to RH. A map of the proposed plan designations from the Southeast Area Plan is provided below.

Figure 3. Southeast Area Plan Land Use Refinements



DSL EXPANSION AREA/ STEVENS ROAD TRACT

The DSL Expansion Area, also known as the Stevens Road Tract, is a 320-acre area located east of SE 27th Street and south of Stevens Road. The currently vacant area is anticipated to provide for **1,001 future housing units** and **880 future jobs**.⁴ The tract was previously owned by the Department of State Lands (DSL), but has been sold to a private property owner. The southern portion of the area is designated as IG. To the north, a large portion of the area is designated RS, with several smaller parcels of RH and RM

³ Bend Southeast Area Plan November 2020 Draft Summary Report, Table 1
<https://www.bendoregon.gov/home/showpublisheddocument?id=48197>

⁴ Bend Urban Growth Boundary Implementation Return on Investment Analysis, Table 2

land adjacent to Stevens Road and SE 27th Street, respectively. There is also a strip of land designated CL in the central portion of the area fronting on SE 27th Street, as well as an area of CG land adjacent to Stevens Road.

Zoning and Special Districts

Zoning districts are intended to implement the respective jurisdictions' Comprehensive Plan land use designations and their corresponding land use policies. The BDC and Deschutes County Zoning Ordinance (Deschutes County Code Title 18) implement policies established in the Bend Comprehensive Plan and Deschutes County Comprehensive Plan, respectively, through the formation of zoning districts. The zoning requirements establish allowed uses and associated development regulations, permitted uses, and lot standards. City and County zoning within the Study Area are shown in

Figure 4.

Deschutes County

The majority of Deschutes County land located inside the Study Area is zoned Rural Residential – 10 Acre Minimum (RR10). The RR10 zone implements the RREA Comprehensive Plan designation and is intended to provide rural residential living environments and standards for rural land use and development consistent with rural character. The northeast portion of the Study Area is zoned Multiple Use Agricultural Zone – 10 Acre Minimum (MUA) (DCC 18.32), which provides for uses compatible with a rural character and consistent with the capacity of the natural resources of the area. One of the stated purposes of the zone is to preserve and maintain agricultural lands that are not suited to full-time commercial farming for diversified or part-time agricultural uses, while providing an orderly and efficient transition from rural to urban land use. The minimum lot size allowed in the MUA zone is 10 acres. Buildings are limited to 30 feet in height. Permitted uses are agricultural, low-density housing, forestry, and animal-related activities (i.e., noncommercial horse stables and events). A small parcel of land located east of US 97 and south of Baker Road—the site of the Riverwoods Country Store—is zoned RC, and another small portion in the southernmost tip of the area east of Scale House Road is zoned SM. Both the RC and the SM zones are intended to implement the policies set forth for corresponding Comprehensive Plan designations.

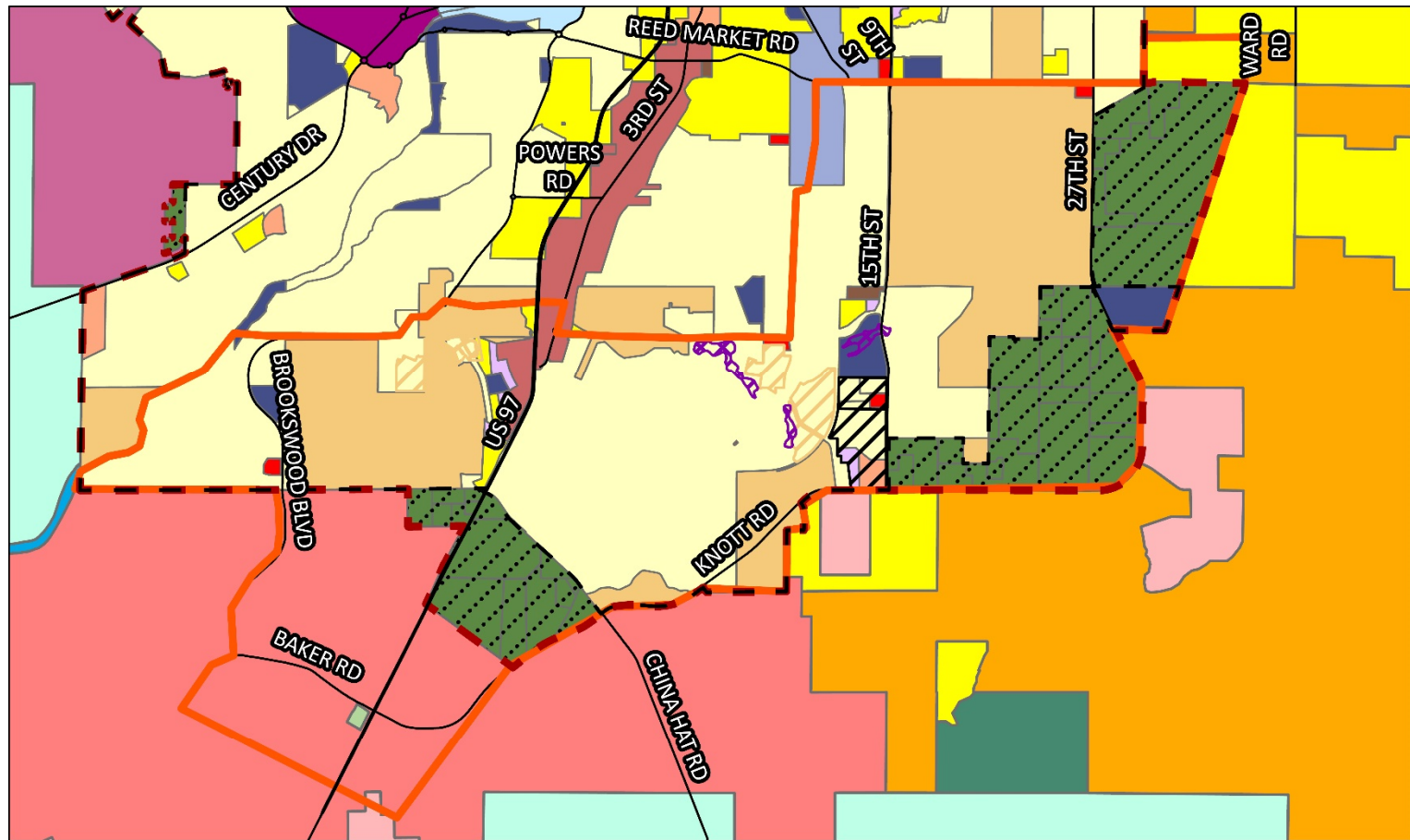
Deschutes County also regulates development through the use of Combining Zones, also known as overlay zones. A combining zone is a special zoning district, placed over an existing base zone(s), which identifies unique conditions and regulatory standards in addition to those in the underlying base zone. There are several areas where the Landscape Management (LM) Combining Zone applies, including the US 97 corridor and the Deschutes River corridor. The purpose of the LM Combining Zone is to maintain scenic and natural resources and to maintain and enhance scenic vistas and natural landscapes as seen from designated roads, rivers, or streams.

City of Bend

The BDC regulates land use and development within Bend’s incorporated city limits. The zoning districts implement the plan designations and associated policies of the Bend Comprehensive Plan. Zoning districts within the Study Area include: CC, CG, CL, IL, ME, PF, RH, RL, RM, RS. The four UGB Expansion Areas are zoned Urbanizable Area (UA). A summary of zoning district intents and associated development regulations are described in the following sections.

In addition to the zoning districts, the City regulates development in specific areas through the use of Special Planned Districts, Refinement Plans, Area Plans, and Master Plans. These districts act similar to overlay zones and are intended to describe in more detail the type of development planned for a specific area than is typically found in a Comprehensive Plan designation or zone district. There are four special districts in the Study Area: the River Vale Master Plan, the Murphy Crossing Refinement Plan, the 15th Street School Overlay Zone, and the Manufactured Home Park Redevelopment Overlay.

Figure 4. US 97 Baker Road IAMP Zoning and Special Districts Map



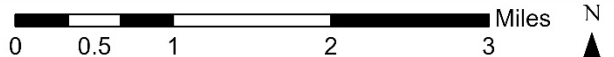
Baker Rd. IAMP: Zoning Designations

- Bend City Limits
- UGB
- Study Area
- Bend Expansion and Opportunity Areas
- Special Districts**
- 15th Street School Overlay Zone

- Manufactured Home Park Redevelopment
- Upland Areas of Special Interest
- Bend Zoning**
- Commercial Convenience (CC)
- Commercial General (CG)
- Commercial Limited (CL)
- Industrial Light (IL)
- Mixed Employment (ME)
- Mixed Riverfront (MR)
- Mixed Urban (MU)
- Public Facilities (PF)
- Res. High Density (RH)
- Res. Low Density (RL)

- Res. Medium Density (RM)
- Res. Standard Density (RS)
- Urbanizable Area (UA)
- Tualalo/Redmond/Bend Subzone (EFUTRB)
- Forest Use 1 (F1)

- Forest Use 2 (F2)
- Flood Plain (FP)
- Multiple Use Ag. (MUA10)
- Rural Commercial (RC)
- Rural Residential (RR10)
- Surface Mining (SM)
- Urban Reserve Area (UAR10)



Source: City of Bend and Deschutes County GIS Data

Residential Zones (BDC 2.1)

RESIDENTIAL URBAN LOW DENSITY (RL)

RL is a large-lot residential zone found in the western part of the Study Area west of the US 97 corridor, in the central part of the area along the southern boundary of the city limits, and in the eastern part of the area adjacent to the Southeast and DSL Expansion Areas. For purposes of subdividing property, the minimum lot size is 10,000 square feet. The residential density range is 1.1 to 4.0 dwelling units per gross acre. The maximum lot coverage permitted in the zone is 35 percent. Buildings in this district are limited to 30 feet in height. Allowed uses are limited to single-family dwellings, home occupations, and uses and buildings accessory to an allowed use. Conditional uses are also limited and include recreational uses, schools, and neighborhood commercial uses (e.g., offices and childcare facilities).

RESIDENTIAL URBAN STANDARD DENSITY (RS)

The intent of the RS Zone is to provide for urban residential densities in places where community sewer services are or will be available. The majority of land in the Study Area is zoned RS, including the westernmost portion north of Buck Canyon Road Study Area and north and west of the Southeast Expansion Area. New lot development must have an overall density range of 4.0 to 7.3 units per gross acre, subject to residential compatibility standards. The minimum lot area is 4,000 square feet. The maximum required lot coverage varies by the type of development, with a maximum of up to 60 percent coverage for multifamily housing. Buildings in this district are limited to 30 feet in height. The RS Zone is principally a single-family zone, but small-scale multifamily (e.g., townhomes, triplexes, and duplexes), bed and breakfasts, and home occupations are allowed. Conditional uses include neighborhood commercial uses such as offices, personal service, and public uses such as libraries and schools.

RESIDENTIAL URBAN MEDIUM DENSITY (RM)

The RM Zone is intended to provide land for a mix of attached and multifamily housing types in locations that are convenient to service commercial uses and future transit opportunities. Parcels in the Study Area with this residential zone are located west of US 97 south of Murphy Road, and east of SE 15th Street north of the Murphy Road extension. The residential density range in the district is 7.3 to 21.7 units per gross acre and must provide a transitional use area between other residential districts and other less restrictive areas. The minimum lot area for this zone is 2,500 square feet for single-family detached housing and 1,600 square feet per unit of single-family attached housing or townhomes. The maximum required lot coverage varies by the type of development, with a maximum of up to 60 percent coverage for multifamily housing. Buildings in this district are limited to 35 feet in height. A number of neighborhood commercial uses are also permitted in the RM zone, including childcare facilities, laundromats, retail sales, personal services, offices and clinics, and mixed use buildings.

RESIDENTIAL URBAN HIGH DENSITY (RH)

The RH Zone is intended to provide primarily high-density multifamily residential housing in locations close to shopping and services, transportation, public open space. Parcels in the Study Area with this residential zone are located west of US 97 south of Murphy Road, and east of SE 15th Street north of the Murphy Road extension. The residential density range in the district is 21.7 to 43.0 units per gross acre and must provide a transitional use area between other residential districts and other less restrictive areas. The minimum lot area for this zone is 1,600 square feet per unit of single-family attached housing or townhomes, with no maximum lot coverage. Buildings in this district are limited to 45 feet in height. Similar to the RM district, a number of neighborhood commercial uses are also permitted in the RH

zone, including childcare facilities, laundromats, retail sales, personal services, offices and clinics, and mixed use buildings.

Commercial Zones (BDC 2.2)

GENERAL COMMERCIAL (GC)

CG zoning in the Study Area is located along the US 97 corridor. The district is intended for a broad mix of commercial uses that have large site requirements, are oriented to the highway, and provide services to the traveling public. A wide range of retail, service, and tourist commercial uses are allowed. The CG zone allows retail, automobile sales and service, and certain trades (some required to operate entirely within an enclosed building), offices and clinics, hospital, convention centers. Some industrial uses are also permitted; most are conditional uses, including transportation/distribution centers and manufacturing and production. In the CG zone, the maximum building height in the zone is 55 feet and development is subject to design standards for commercial development, which may alter the maximum height permitted.

CONVENIENCE COMMERCIAL (CC)

There are four nodes of CC zone districts in the Study Area: in the eastern portion of the area west of Brookwood Boulevard, in the central portion in the southwest corner of Murphy Road and Brosterhouse Road, west of SE 15th Street north of SE Caldera Drive, and in the eastern area at the southwest corner of Reed Market Road and SE 27th Street. The district is intended to be located adjacent to residential districts and for uses that are larger in scale and area than neighborhood commercial uses, providing for the frequent shopping and service needs of nearby residents. The zone is intended to provide locations for a wide range of small- and medium-sized businesses and services as a convenience to the neighboring residential areas. New convenience commercial nodes are required to develop in the form of commercial centers rather than strips and be limited in size (up to 5 acres). Allowed uses include small retail uses, restaurants, offices and clinics, lodging, entertainment and recreation facilities, day care facilities, mixed use buildings, and some public and institutional uses. The maximum building height in the zone is 35 feet.

LIMITED COMMERCIAL (CL)

Land zoned CL in the Study Area is located in the northwest corner of SE 15th Street and Knott Road. The district provides for a wide range of retail, service, and tourist commercial uses along highways or in new commercial centers. Allowed uses include most commercial, public, and institutional uses, as well as some industrial uses on a conditional basis. The maximum building height in the zone is 55 feet.

Mixed Use (ME) Zones (BDC 2.3)

ME zones in the Study Area are located west of US 97 serving as a transition from the CG areas along the highway to the RM zoned land to the west, as well as two parcels east of SE 15th Street north of Knott Road and north of the Murphy Road extension. The ME zone is intended to provide a broad mix of uses that offer a variety of employment opportunities. Where ME districts are located 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 must be within easy walking distance to the commercial and employment uses. Where residential uses are part of a mixed-use development in which nonresidential uses occupy at least the floor area equivalent to the entire ground floor of the development, there is no minimum residential density standard except for properties located within 660 feet of a transit route. Where

residential uses are part of a mixed-use development in which nonresidential uses occupy less than the floor area equivalent to the entire ground-floor area, the minimum density standards of the RM zone apply. Buildings are limited to 45 feet in height. Allowed uses include most commercial, public, institutional, and light industrial uses, as well as residential uses as part of mixed use developments.

Industrial Zones (BDC 2.4)

INDUSTRIAL LIGHT DISTRICT

The IL zoning district covers a small portion in the eastern part of the Study Area, west of the BNSF Railroad, on land surrounding the American Lane industrial area. It is intended to provide for heavier commercial and light industrial uses with easy access to collector and arterial streets. Permitted uses include light manufacturing; wholesale warehousing; production offices; wholesale processes; food and beverage processing and packaging; vehicle repair, rental, or storage; and medical labs. Conditional uses include fuel distribution and outdoor commercial uses (e.g., building and garden supply), and small-scale personal and professional services up to 2,500 square feet. In the IL zone, the maximum building coverage permitted is 80 percent of the site, and maximum building height is 50 feet.

Public Facility Zone (BDC 2.6)

PF zoning in the Study Area is located in the western portion of the area east of Brookwood Boulevard (Elk Meadow Elementary School), west of US 97 and south of Murphy Road, west of SE 15th Street at the site of the future Alpenglow Community Park, and east of SE 27th Street at the Deschutes County Road Department. The PF district is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, special districts, or nonprofit organizations which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government or special district. Only public facility uses are permitted in the PF zones. Development standards for the PF zone are few, but do require building height to be under 35, or 55 feet when a setback of 100 feet can be provided.

Urbanizable Area Zone (BDC 2.8)

The UA zone, which is applied to all four UGB Expansion Areas in the Study Area, is intended to preserve large areas of underdeveloped or rural land for future urban development prior to annexation. Permitted uses and building height for the zone are determined by the underlying district, which is the RS zone for the subject parcels. The maximum lot size is 20 acres, and the maximum lot coverage is 15 percent for lots 1 acre or larger, or 35 percent for lots less than 1 acre. Development standards for the zone are expected to be further refined through the master or area planning process, which must be adopted prior to any development in the expansion areas.

Special Districts

River Vale Master Plan District (BDC 2.7.3400)

The area regulated by the River Vale Master Plan is approximately 37.4 acres located on the east side of the Deschutes River, at the west end of River Rim Drive. The master planned development creates overlay development standards that will supersede the development standards of the underlying zoning district within the master plan boundaries. Where no special standards are provided by the district, the applicable standards of the underlying zone apply. The minimum lot size in the River Vale district is 8,000 square feet, with a density range of 2 to 2.2 units per gross acre. Lots over 15,000 square feet

have a maximum coverage of 35 percent. For lots under 15,000 square feet the maximum coverage is 50% for single-story homes and 35% for other uses.

Murphy Crossing Refinement Plan District (BDC 2.7.800)

The Murphy Crossing Refinement Plan district is located immediately west of the US 97 corridor, on land zoned a mix of RS, RM, ME, CG, and PF. This district creates overlay development standards for residential, commercial, and mixed-use districts and designated open space within the plan boundaries. These standards are intended to provide a variety of employment opportunities and housing types; locate residential uses adjacent to the existing neighborhoods west of the site; create opportunities for large-scale retail uses as well as community commercial and small-scale businesses in selected locations to foster a mixed-use district; and ensure compatibility of uses within the development and within the surrounding area. Allowed uses are regulated by the underlying zones and include single-family and multifamily residential uses, commercial/mixed use buildings, and recreation facilities. Special development standards include minimum lot size requirements for RS and RM base zones, lot coverage requirements, and building height.

15th Street School Overlay Zone (BDC 2.7.3600)

The site of the under-construction Caldera High School and another future middle school, west of SE 15th Street and north of Knott Road, is subject to the 15th Street School Overlay Zone. The overlay is intended to create standards specific to the siting of a high school and middle school on one campus. The purpose of the requirements is to provide special regulations and standards to properly site a large educational facility and encourage multi-modal connectivity and transit. Building height in the district is limited to 50 feet, except for gyms, theaters, and auditoriums where the limit is 70 feet. There is no requirement for lot area or coverage in the overlay zone. The land uses listed in the underlying zoning district as permitted or conditional are also permitted or conditionally permitted in the 15th Street School Overlay Zone.

Manufactured Home Park Redevelopment Overlay (BDC 2.7.900)

The Manufactured Home Park Redevelopment Overlay is located in the western part of the Study Area west of US 97 and in the central part of the Study Area west of the BNSF Railroad. This overlay is intended to provide an incentive to current manufactured park owners to continue the use of the land as a manufactured home park and, when redevelopment occurs, provide a mechanism for capturing a portion of the redevelopment potential as replacement affordable housing. The Manufactured Home Park Redevelopment Overlay creates development standards for increased residential housing and, where appropriate, commercial, and mixed-use development and designated open space within existing manufactured home park boundaries.

Current Land Uses and Developable Land

An inventory of existing land uses and vacant and developable land was produced using Deschutes County's tax assessor data for tax lots located within or partially within the Study Area. Each tax lot is classified in accordance with Oregon Revised Statute 308.215⁵ and, except for specially assessed properties, the classification is based on the highest and best use of the property. Tax assessor information provides a basic inventory of existing land uses and vacant and developable land for tax lots within the Study Area.

⁵ <https://www.oregonlaws.org/ors/308.215>

The Study Area is comprised of residential, industrial, commercial, public, and miscellaneous uses. Current uses are shown in Figure 55. Within Bend city limits, the majority of properties are residential, with commercial nodes, as well as one industrial area straddling the northwestern-most Study Area boundary. Other land, categorized as “miscellaneous,” is dedicated to public uses such as the Deschutes County landfill, High Desert Middle School, Morningstar Christian School, and (future) High Desert Park.

Just north of the US 97 and the Baker Road interchange are residential uses, and south of the interchange are commercial and miscellaneous uses. The commercial property at the southwest corner of the interchange is the site of the Riverwoods Country Store. Just south of the store is Morningstar Christian School. Southwest of the interchange is a large vacant parcel with no current use identified.

Figure 6 shows the vacant and redevelopable properties within the Study Area. Properties shown as vacant are based on County property class codes. Redevelopable properties are given their designation by using a basic land to improvement value ratio based on the most recent County assessment of property values.⁶ Figure 6 shows the developed residential area in Bend and the residential community west of the interchange located in Deschutes County. Much of the vacant and redevelopable land in the Study Area is located in the Bend UGB expansion areas – Southwest, the “Thumb,” Southeast, and DSL Expansion Areas. Note that, consistent with County tax assessor data, Figures 6 and 7 show both the Deschutes County Landfill and the site of the new Bend-LaPine School District High School (Caldera School) as vacant sites. Both are currently committed to existing and future uses. There may be potential for redevelopment of certain landfill cells once their contents have settled; however, it is highly unlikely to occur in the planning horizon for this plan.

Figure 7 shows vacant and redevelopable parcels by zoning designations. Most redevelopable parcels are smaller parcels found west of US 97 and are primarily residential properties. Redevelopable parcels east of Bend city limits are under the Urbanizable Area zone (west of 27th Street) or zoned for natural resource protection (north of Reed Market Road). South of Bend city limits, there are vacant lands east of US 97; west of US 97 lies a primarily developed residential neighborhood, with pockets of vacant or redevelopable land, mostly clustered north of Baker Road.

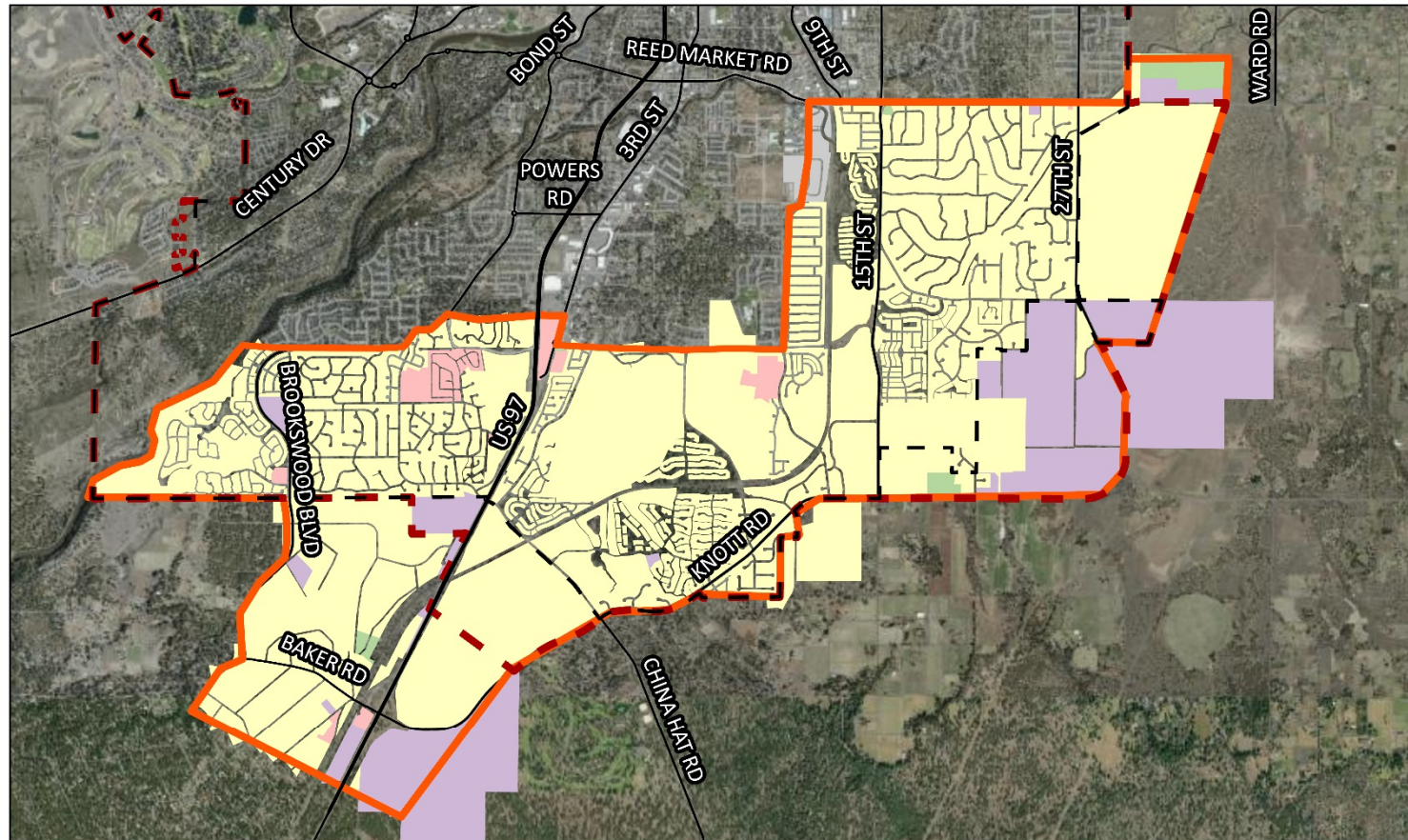
As shown in Table 1 and Figure 7, current residential is the most prevalent land use type for parcels considered redevelopable and vacant. There are also quite a few parcels categorized as “miscellaneous,” which primarily consists of large parcels within the Bend expansion areas. As previously described, those areas are expected to go through a master or area plan process prior to annexation. It is possible for the zoned uses to change through the development of those plans. Most developed parcels are also residential properties, followed in number by industrial properties. Additionally, there are 44 vacant commercial and industrial parcels in the Study Area.

⁶ Properties shown as redevelopable are based on a land value to improvement value ratio of 2:1.

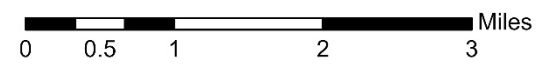
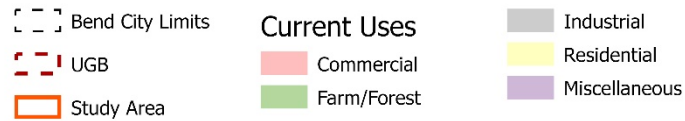
Table 1: Vacant and Redevelopable Land in Study Area

Current Use	Developed Parcels	Redevelopable Parcels	Vacant Parcels	Total
Residential	5804	221	531	6556
Commercial	22	4	41	67
Farm	7	22	6	35
Miscellaneous	39	27	87	153
Public Use	5	1	2	8
Industrial	41	3	3	47
Total	5918	278	670	6866

Figure 5. US 97 Baker Road IAMP Current Land Uses

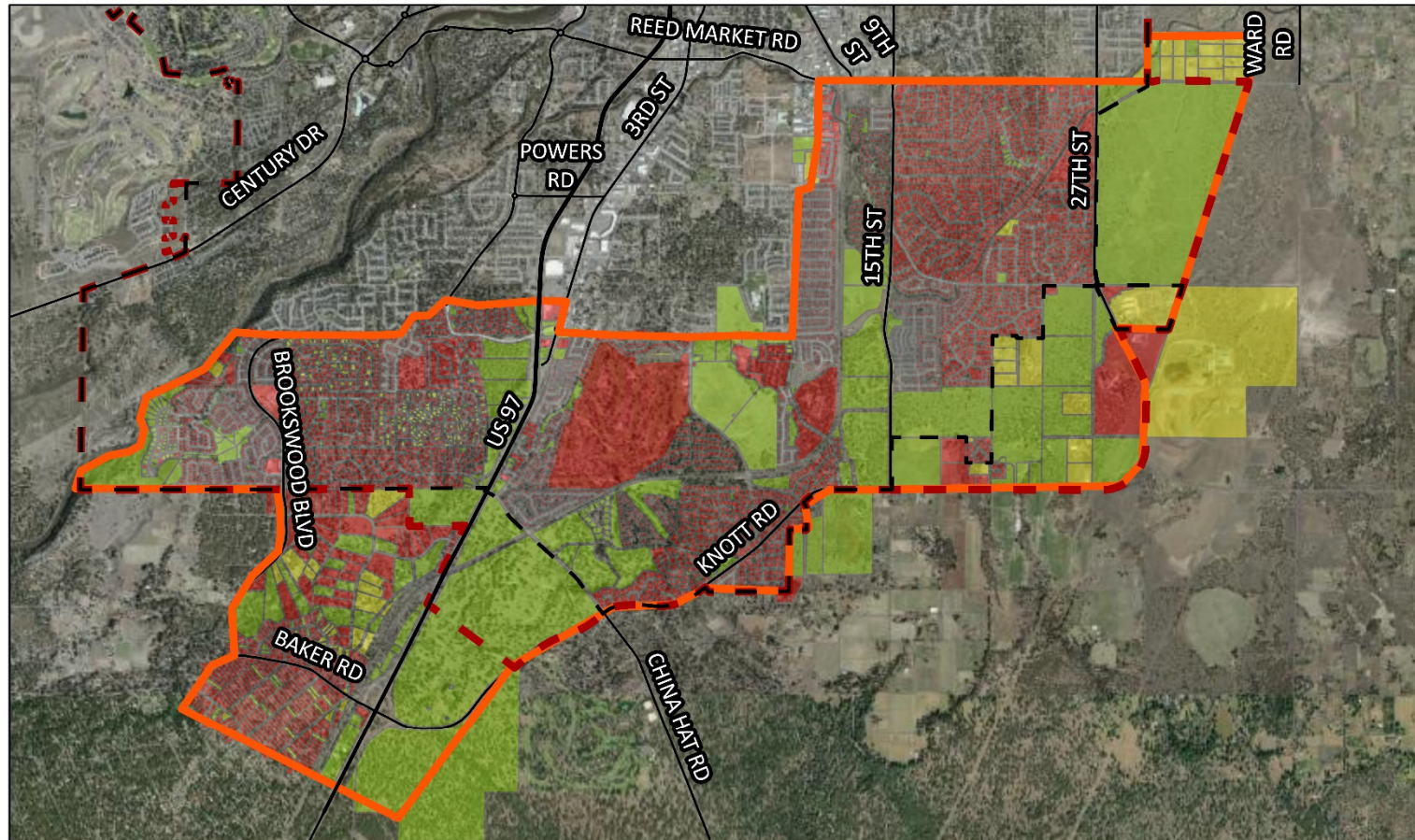


Baker Rd. IAMP: Current Land Uses



Source: City of Bend and Deschutes County GIS Data

Figure 6. US 97 Baker Road IAMP Vacant and Redevelopable Land



Baker Rd. IAMP: Buildable Lands Inventory

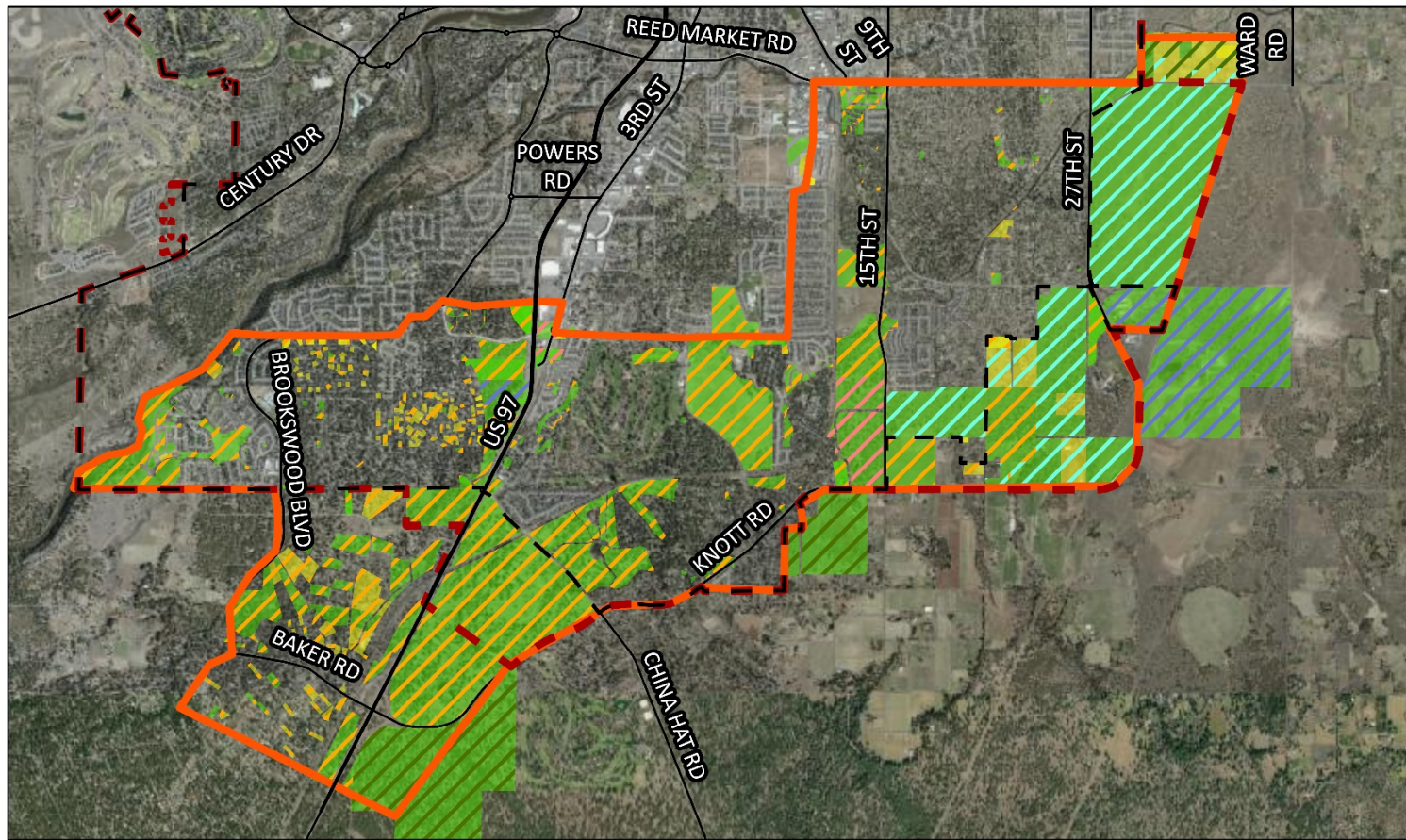
- Bend City Limits
- UGB
- Study Area

- Development Status**
- Developed
 - Redevelopable
 - Vacant

0 0.5 1 2 3 Miles

Source: City of Bend and Deschutes County GIS Data

Figure 7. US 97 Baker Road IAMP Vacant and Redevelopable Parcels and Zoning Designation



Baker Rd. IAMP: Vacant and Redevelopable Zoning

0 0.5 1 2 3 Miles

<ul style="list-style-type: none"> Bend City Limits UGB Study Area <p>Developable Zone</p> <ul style="list-style-type: none"> Redevelopable, Commercial Redevelopable, Industrial 	<ul style="list-style-type: none"> Redevelopable, Mixed Use Redevelopable, Natural Resources Redevelopable, Public Facility Redevelopable, Residential Redevelopable, Urbanizable Area Redevelopable, Commercial Redevelopable, Industrial 	<ul style="list-style-type: none"> Vacant, Mixed Use Vacant, Natural Resources (Ag. & Surface Mining) Vacant, Public Vacant, Residential Vacant, Urbanizable Area Vacant, Commercial Vacant, Industrial
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N

Source: City of Bend and Deschutes County GIS Data