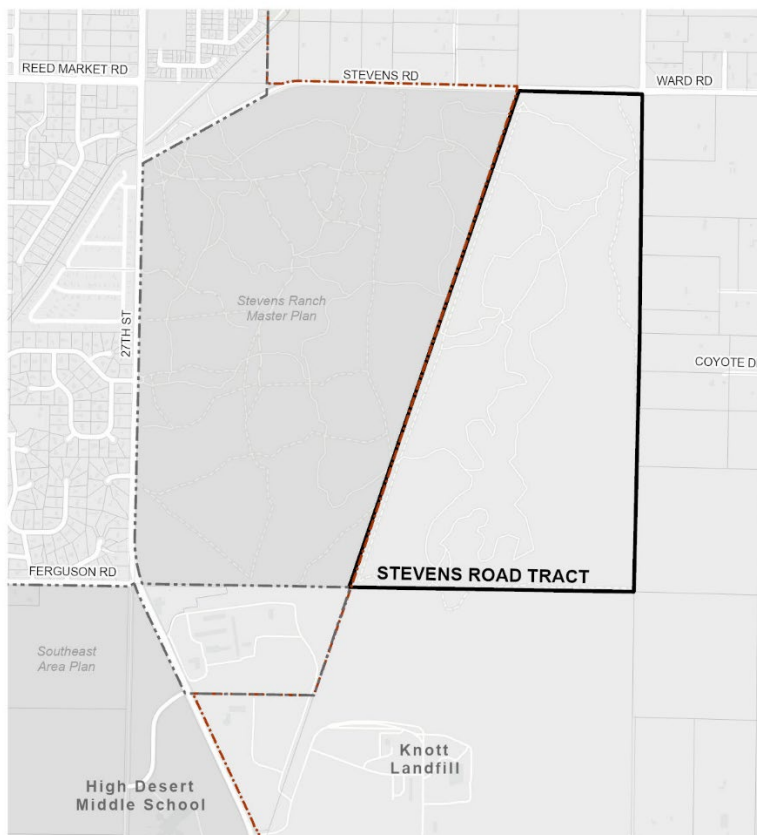


FAQ: Stevens Road Tract

In 2021, the state Legislature passed a unique bill that allows Bend to bring in 261 acres of land in southeast Bend into the Urban Growth Boundary. More than two years later, here is what you need to know about what is to come.

What is the Stevens Road Tract?

The Stevens Road Tract is 261 acres. This property is the eastern portion of a 640-acre property east of 27th Street and the Stevens Ranch Master Plan property. It is bound by Stevens Road to the north and a County-owned property to the south. To the east, a large rocky ridge line separates this area from a small neighborhood of homes on a bluff located in Deschutes County.



STEVENS ROAD TRACT
CONCEPT PLAN
Project Area
11/8/2021

 Stevens Road Concept Plan Area
 City Limits
 Urban Growth Boundary (UGB)
 Taxlots
 UGB Expansion Areas



What will be developed here?

How this land will be developed is outlined by a concept plan, which is the product of over a year of public input. The plan envisions a complete community, with housing, businesses, schools, parks and trails. The land will be zoned for a variety of housing types, such as single family homes, duplexes, triplexes and apartment complexes. Twelve acres will dedicated deed-restricted affordable housing. Additionally, 6 acres must be dedicated to housing where community members who are teachers or otherwise work for the public school system are given priority.



What else needs to happen before this land can officially be brought into the UGB and developed?

Before all of these homes and businesses can be built, the Bend City Council must approve a set of planning amendments related to the Stevens Road Tract. These planning amendments spell out not only where these uses will be, but how it should be done once a developer buys the land. It will help guide the developer to build in a way that makes sense and creates complete communities. For example, the planning amendments include an inventory of artifacts and natural resources on site, so developers can consider significant trees and rock outcroppings as they design. The amendments will guide developers to not just build housing, but build it in a way so that area is a walkable, mixed use, and well-connected community.

How do I stay involved?

Want to learn more about what this area will look like in the future and offer your thoughts on it? The City will host an informational 5 p.m. to 7 p.m. on Oct. 19 at Caldera High School with light refreshments.

LAND USE CONCEPT

ALTERNATIVE 3

- High Density Residential (RH)
- Medium Density Residential (RM)
- Standard Density Residential (RS)
- Regulated Affordable Housing
- Commercial (C)
- Mixed Employment (ME)
- Parks
- Conceptual Trails

Notes

1. All land uses and locations are preliminary and conceptual.
2. Streets are illustrative and represent a framework – not all streets are shown.
3. The concept plan is subject to future Comprehensive Plan policy and master plan implementation.



CITY OF BEND
STEVENS ROAD TRACT CONCEPT PLAN

