

PARKS

Alpenglow Park

Characterized by semi-arid high desert vegetation with mature stands of Ponderosa Pine, Junipers, and a basalt ridge designated as an area of special interest (ASI), this new park will provide opportunities for a wide array of recreation activities while retaining natural characteristics of the existing landscape.

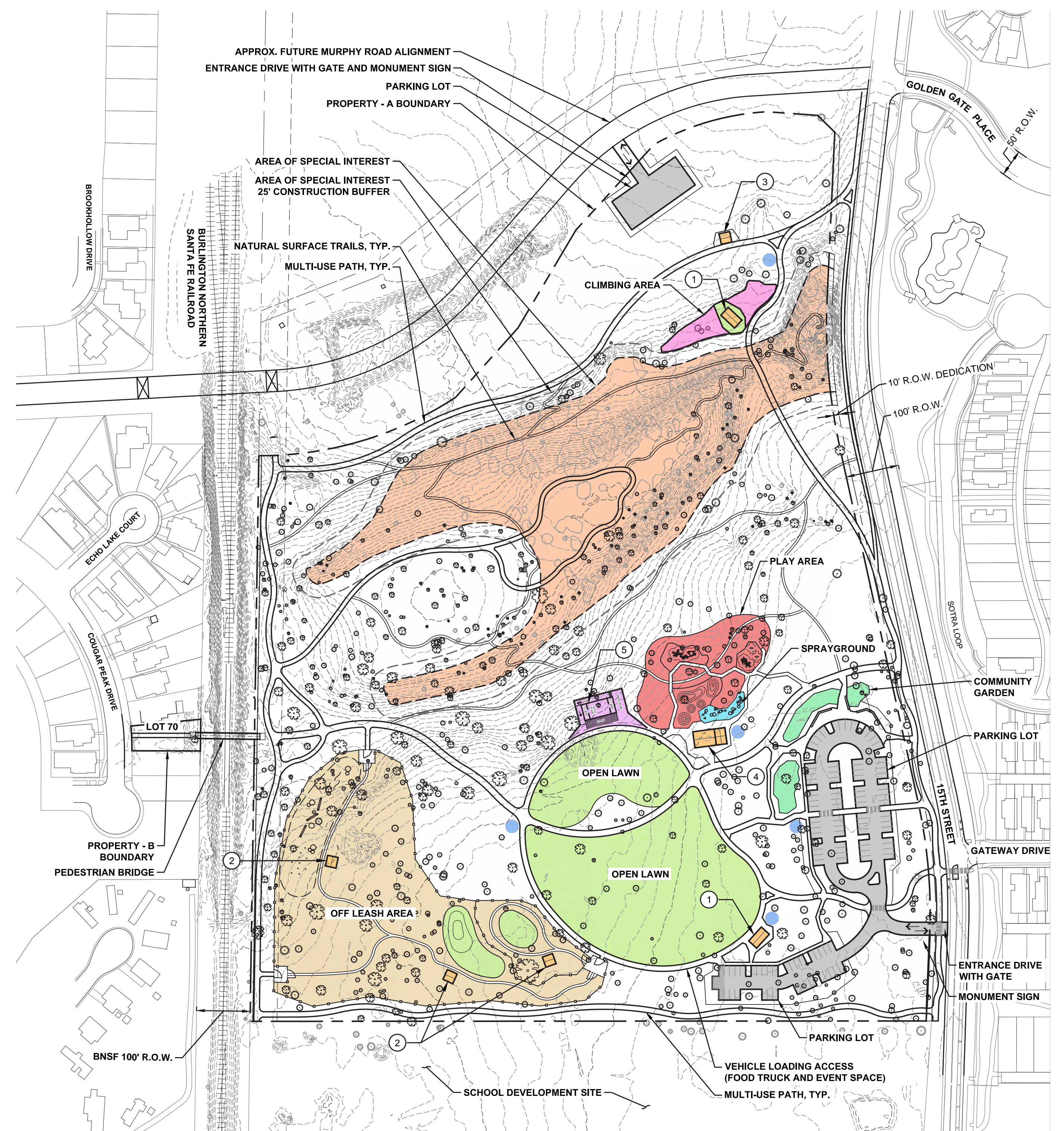
- **Park Type:** Community Park
- **Acres:** 37
- **Location:** west of SE 15th Street, south of Ferguson Road
- **Estimated Completion:** 2021

LEGEND

- PARKING
- AREA OF SPECIAL INTEREST
- OPEN LAWN
- DEMONSTRATION GARDEN
- STRUCTURE
- PLAY AREA
- SPRAYGROUND
- EVENT SPACE
- CLIMBING AREA
- BICYCLE PARKING

ARCHITECTURAL STRUCTURES

- ① MEDIUM SHADE STRUCTURE, ±875 SF (APPROX. 35'X25' FOOTPRINT, APPROX. 20' MAX. HEIGHT)
- ② SMALL SHADE STRUCTURE, ±144 SF (APPROX. 12'X12' FOOTPRINT, APPROX. 12' MAX. HEIGHT)
- ③ RESTROOM STRUCTURE, ±144 SF (APPROX. 12'X12' FOOTPRINT, APPROX. 12' MAX. HEIGHT)
- ④ LARGE SHADE STRUCTURE WITH MAINTENANCE AREA AND RESTROOM, ±2,700 SF (APPROX. 90'X30' FOOTPRINT, APPROX. 16' MAX. HEIGHT)
- ⑤ EVENT STAGE WITH RETAINING WALL, ±1,200 SF (APPROX. 30'X40' FOOTPRINT, APPROX. 20' MAX. HEIGHT)



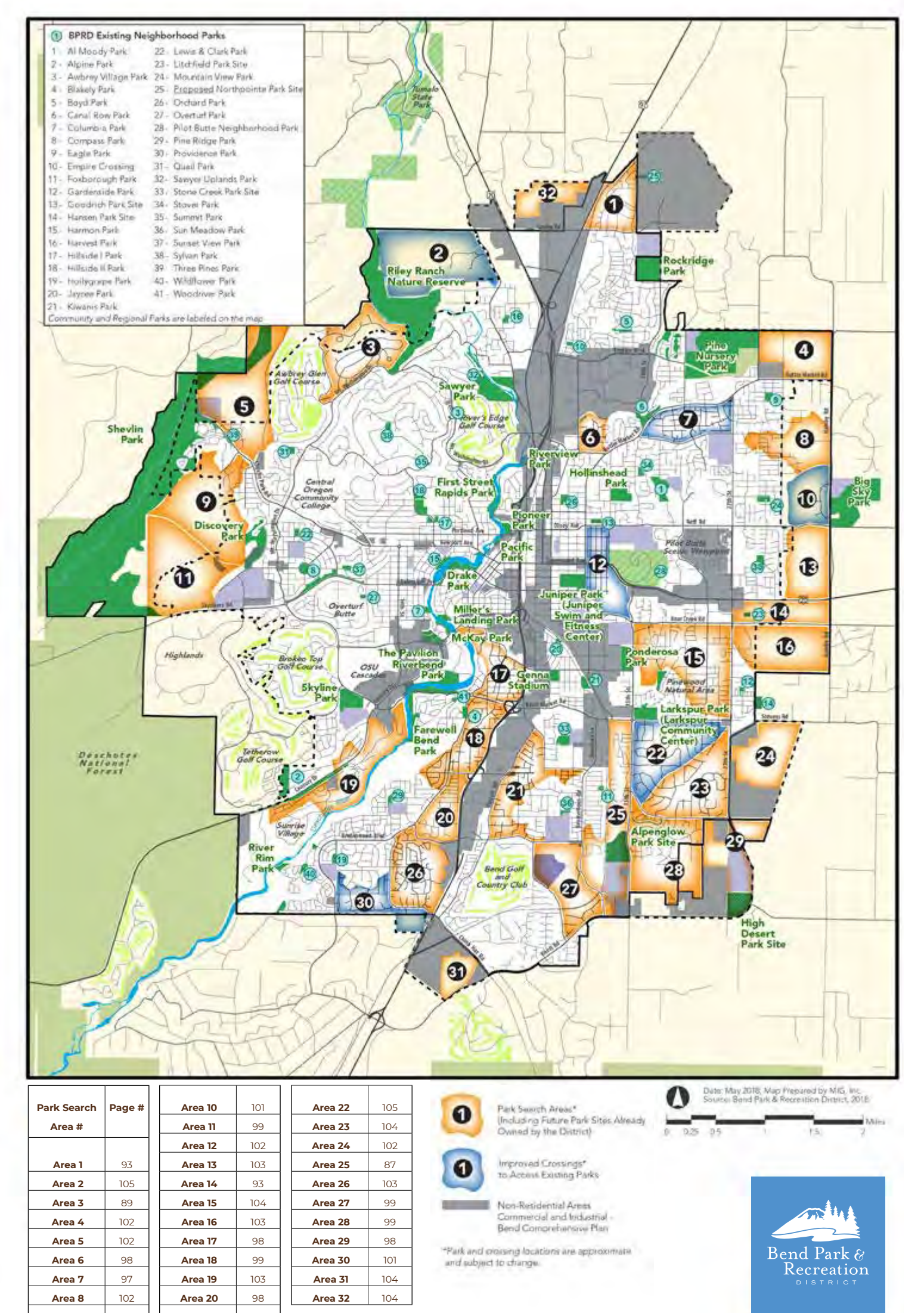
High Desert Park

This undeveloped site is located outside the Park District boundary across from the Deschutes County landfill. It is adjacent to the High Desert Middle School, and has native tree and shrub cover. A gas pipeline easement crosses the property.

- **Park Type:** Community Park
- **Acres:** 33
- **Location:** 60895 Southeast 27th Street

Neighborhood Parks

The Bend Park & Recreation District (BPRD) updated their Comprehensive Plan in July 2018. The Plan identifies two park search areas which overlap partially with the Southeast Expansion Area. These are park search areas #28 and #29, shown in the map at right. The District would look to acquire and develop neighborhood parks within these areas, to allow residents close-to-home opportunities to recreate and gather together. Neighborhood parks average about four acres in size and typically include amenities such as playgrounds, open lawn areas, and picnic shelters.



SCHOOLS

New High School and Middle School

The Bend-LaPine School District currently owns 74.5 acres in the Southeast Expansion Area, including the High Desert Middle School.

The District recently received land use approval for a new high school and middle school to be located west of SE 15th Street, shown in the concept plan at right. Planning for the high school is underway and it is expected to be open as soon as the fall of 2021.

As part of the development of this project the District plans to build the following transportation improvements:

- A roundabout at Knott Road and SE 15th Street
- A collector road connecting Brosterhous Road and SE 15th Street
- A local access road
- A network of multi-use paths surrounding the perimeter of the site and connecting to Alpenglow Park and SE 15th Street

Future Elementary Schools

The District has identified 21 acres for a future elementary school in the DSL expansion area located northeast of the Study Area. Another elementary school will be needed in the Southeast Expansion Area to serve future residents.



LEGEND

- PERIMETER FENCE
- BUILDING
- PARKING - ASPHALT
- PLAZA - Concrete Paving, - Planting, - Seating.
- NATURAL TURF FIELD
- OPENSACE - Tree Preservation Priority, - Hard Surface Termination, - Existing Vegetation, or - Native Planting, - Ornamental Planting at Entries, Plazas, and Building Perimeter.

MONUMENT SIGN
Ref. MP.8

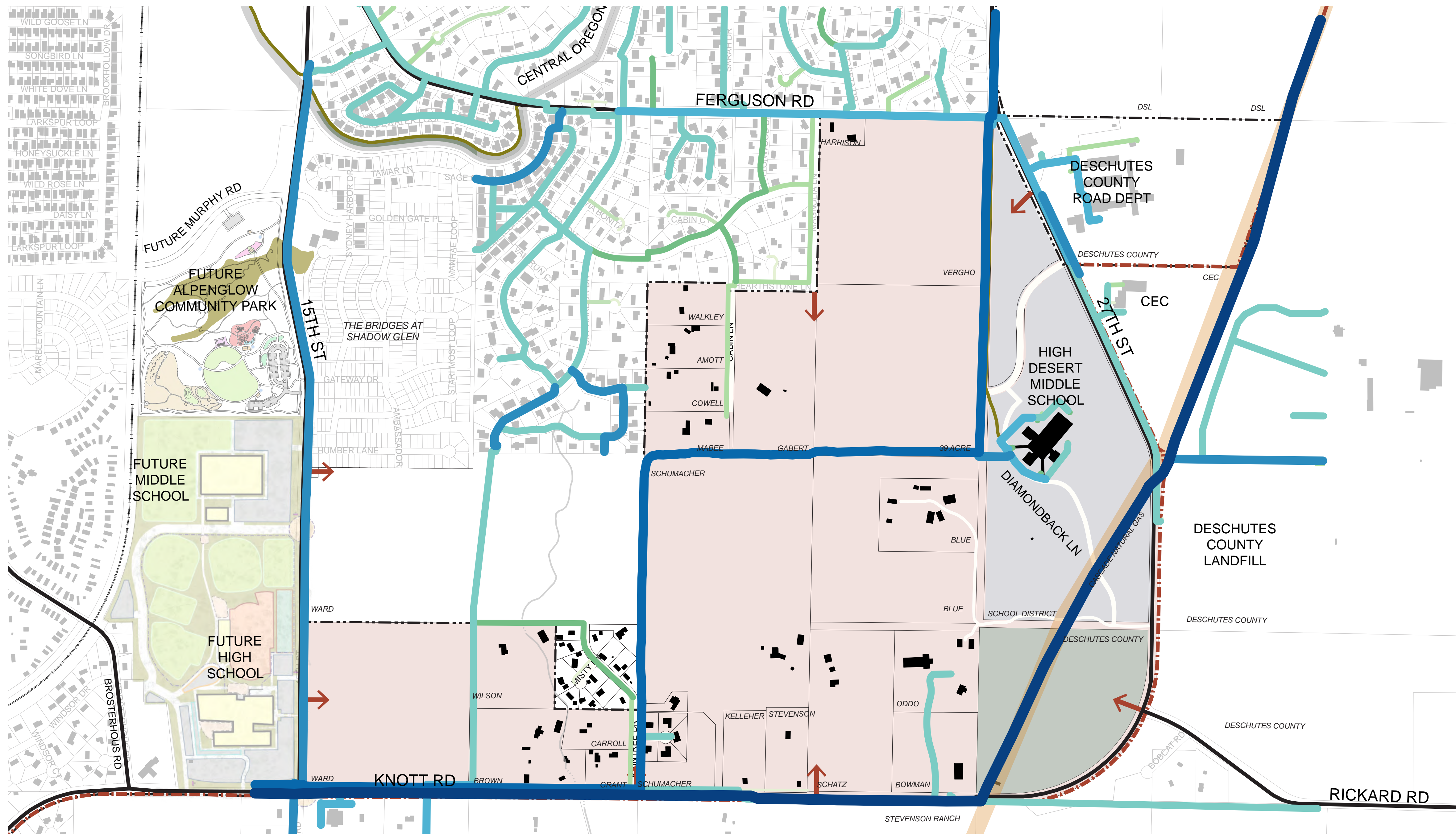
PARKING REQUIREMENT

HIGH SCHOOL (PHASE 1): 1.5 spaces per classroom, plus 1 space per 10 students. Plus, 1 space per 4 seats in assembly.	MIDDLE SCHOOL (PHASE 2): 1 space per 4 seats in an auditorium.
Classrooms: 59	Seats in assembly: 800
Students: 1,600	Minimum Required Parking: 200 Stalls
Seats in assembly: 600	PROPOSED PARKING CO. NT RANGE: 200-250
Minimum Required Parking: 399 Stalls	
PROPOSED PARKING CO. NT RANGE: 500-599	
(1) 7 spaces shall be Accessible per OSSC, current version. (2) of total shall be Accessible per OSSC, current version.	

WATER

Avion Water

Avion Water is the primary water provider for the Southeast Expansion Area. They recently constructed a new well on China Hat Road and are planning to extend a 24-inch water line that runs along Knott Road to the north and east to provide additional capacity for future growth.

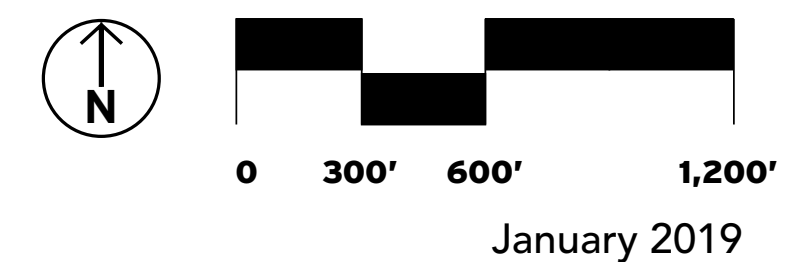


STUDY AREA AVION WATER



- Utility Easement
- Future Parks
- Existing School
- Area of Special Interest
- Study Area
- Existing Trail
- Existing City Boundary
- Urban Growth Boundary
- Proposed Road Connection
- Existing Major Road
- Existing Buildings (2004)
- Tax Lots
- Canal
- Railroad

- #### AVION WATER LINE SIZE
- 2-dom
 - 3-dom
 - 4-dom
 - 6-dom
 - 8-dom
 - 10-dom
 - 12-dom
 - 18-dom
 - 20-dom



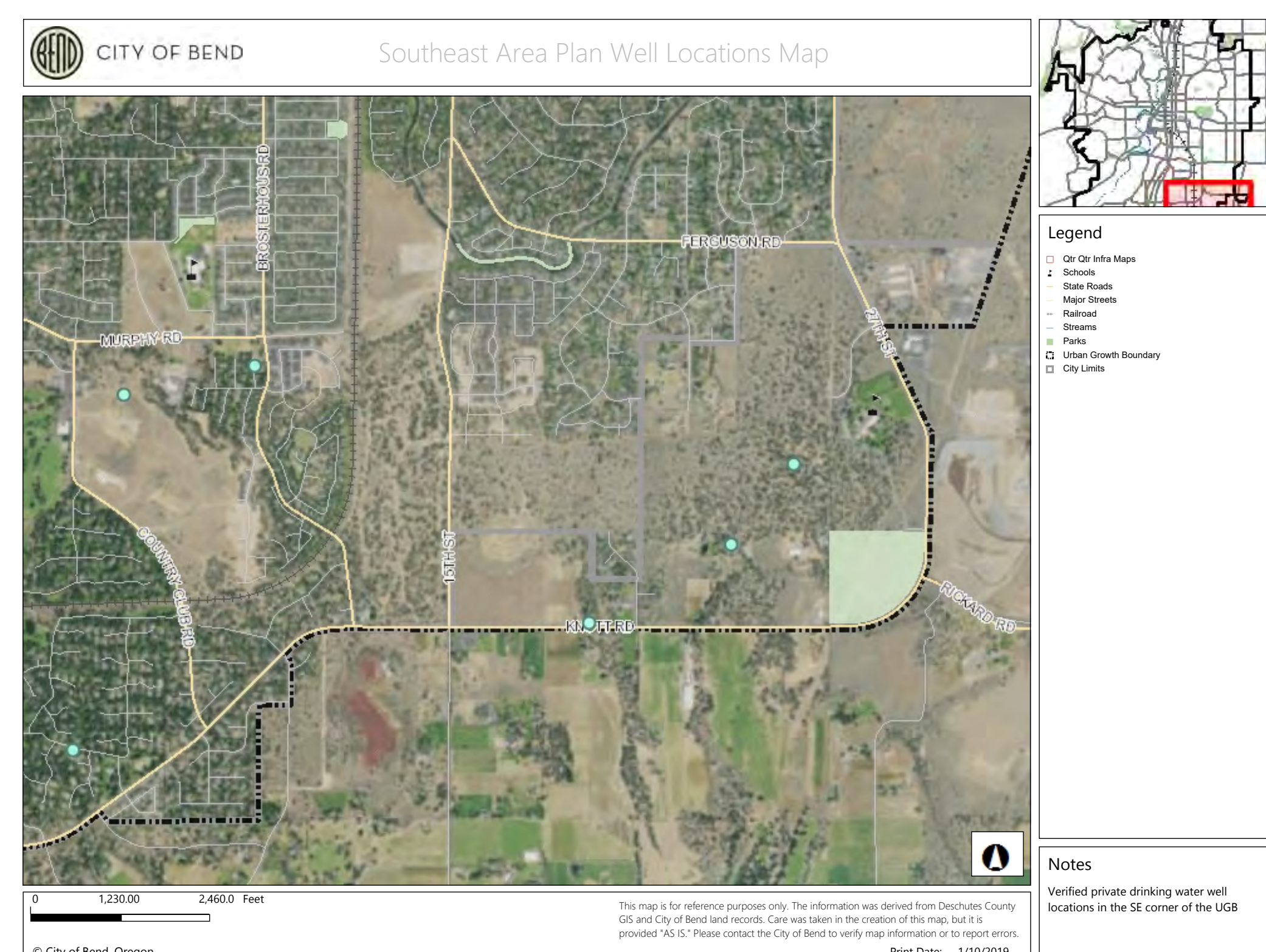
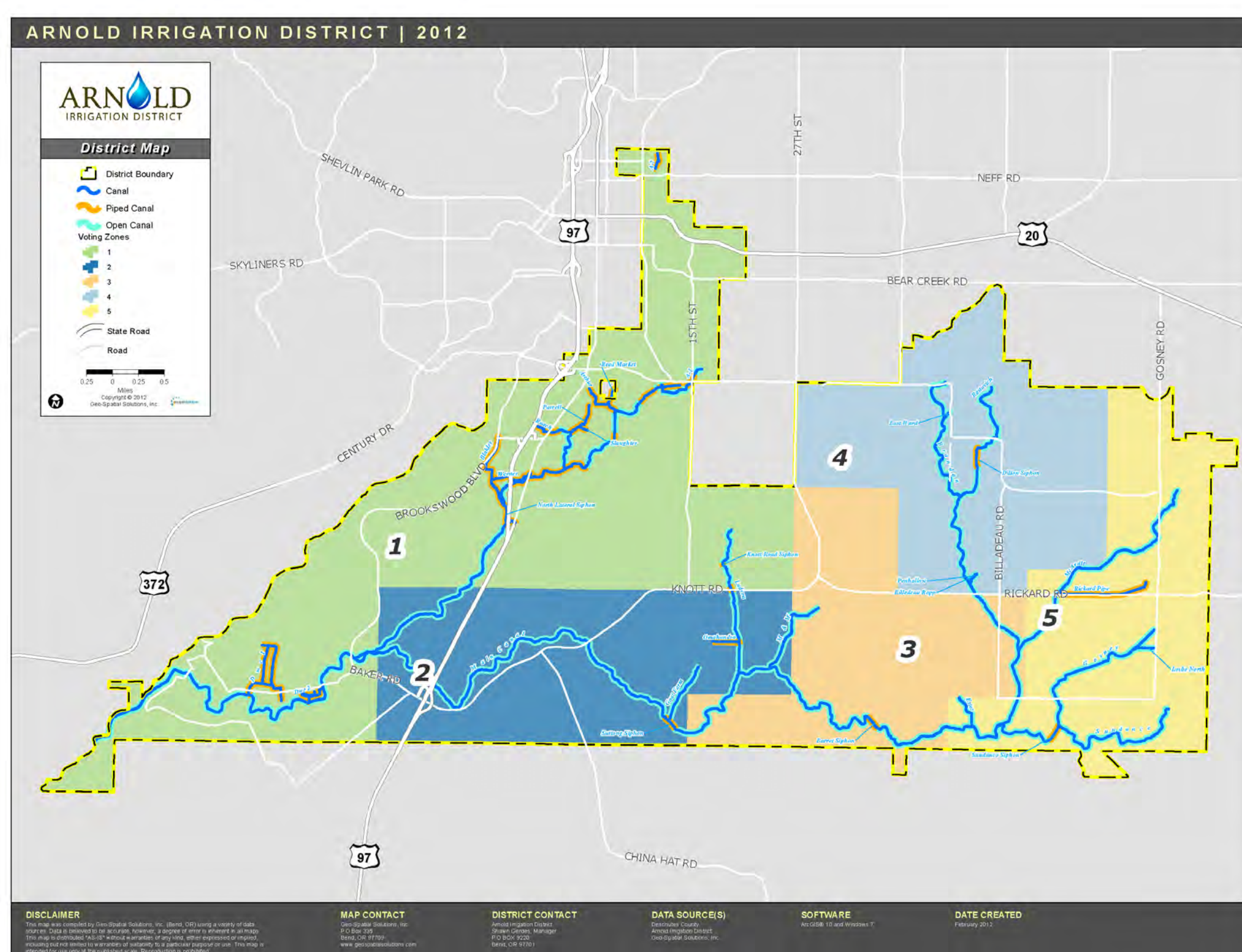
January 2019

Arnold Irrigation District

Arnold Irrigation District is the irrigation district delivering irrigation water to the Southeast Expansion Area, which falls within zones 1 and 3. The District's Ladera Lateral runs north of Knott Road into the Southeast Expansion Area.

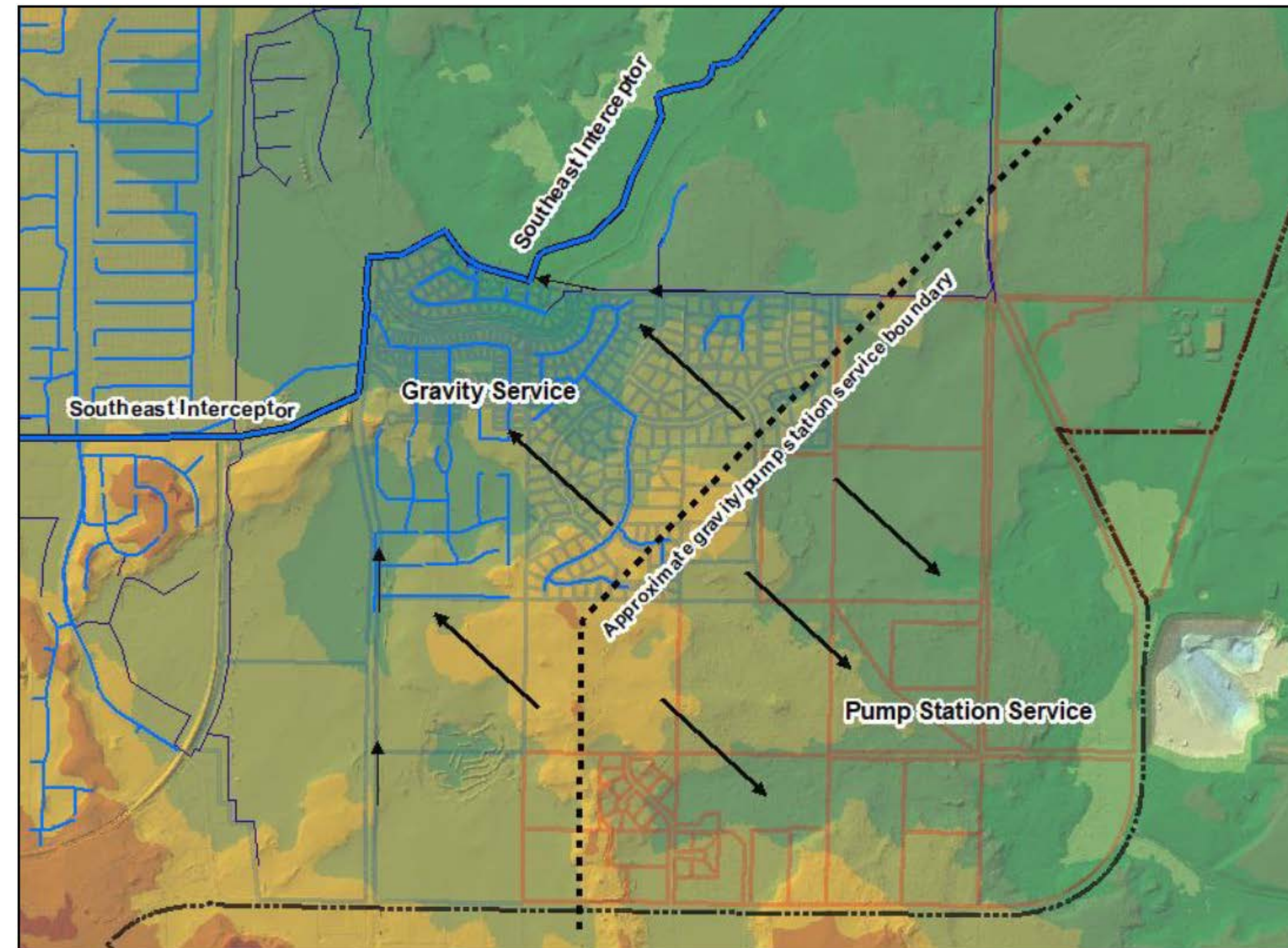
Well Locations

The study area contains a few private drinking water/irrigation wells, which were recently field verified by City staff. These well locations are important to consider as road alignments and necessary stormwater drainage and infrastructure within the project area are identified.

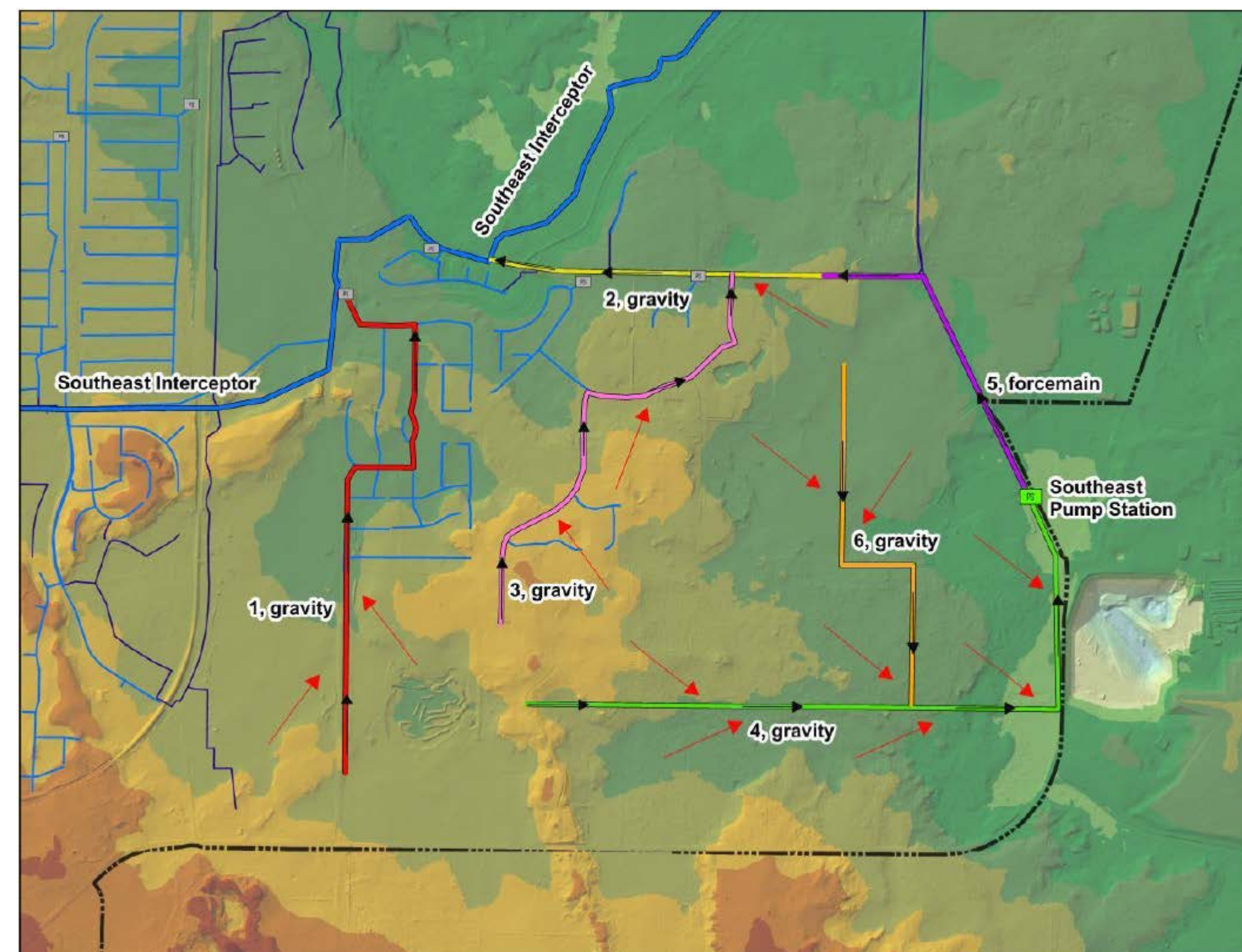


SEWER

The Southeast Area will be served by the Southeast Interceptor. Due to topography, some of the area will be served via gravity and some will be served by a regional pump station. Areas north and west of this boundary can be served via gravity sewers while areas to the south and east of the boundary will be served via pump station. The map below illustrates the general ground surface topography and approximate boundary between gravity and pump station service areas.



Sewer infrastructure will utilize road corridors, and any changes to road layout will also impact sewer layout. The following map shows the preliminary sewer infrastructure with numbering for each sewer alignment. These concepts are subject to change as both land use/zoning and roadways alignments are refined.



STORMWATER

Discussions with City staff have identified a need to determine the lowest point for a future regional stormwater retention pond to serve the area.

Glossary of Terms -

ONSITE CONTROLS seek to increase permeability, reduce impervious surface area and directly connected impervious areas to increase retention and detention through such practices as (a) reduced building and parking footprints, (c) rain gardens, (d) disconnected downspouts, (e) permeable pavement or decks/benches, (f) green roofs, (g) cisterns, (h) underground injection controls.

NEIGHBORHOOD STREETSIDE CONTROLS are controls in the public right of way or private streetside designed either to retain or detain stormwater to reduce the amount or rate of runoff. These may include (a) green streets bioinfiltration, planter boxes, (b) filter strips, or underground injection controls.

REGIONAL (SUBDIVISION) CONTROLS are designed to take, detain/retain the stormwater from multiple lots through a retention or detention basin or swale.

Accommodation Information for People with Disabilities: To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Utility Department at (541) 317-3000 ext. 2, utilities@bendoregon.gov, Relay Users Dial 7-1-1.

DRAINAGE TO UNDERGROUND DRINKING WATER PROTECTION AREAS

- Small Infill Lot
 - Onsite & Streetside Controls
- New Developments or Large Redevelopments
 - Combination: Onsite, Streetside, and Regional
 - Onsite and Regional

DENSITY OPPORTUNITY AREAS

- Small Infill Lot
 - Onsite
 - Regional
 - Combination: Onsite, Streetside, and Regional
- New Developments or Large Redevelopments
 - Regional
 - Combination: Onsite, Streetside, and Regional

DRAINAGE TO THE RIVER

- Small Infill Lot
 - Onsite & Streetside Controls
 - Onsite
- New Developments or Large Redevelopments
 - Combination: Onsite, Streetside, and Regional
 - Onsite and Regional

LESS SENSITIVE DRAINAGE AREAS

- Small Infill Lot
 - Onsite
- New Developments or Large Redevelopments
 - Onsite
 - Combination: Onsite, Streetside, and Regional

GEOLOGIC CHALLENGES

- Small Infill Lot
 - Combination: Onsite, Streetside, and Regional
- New Developments or Large Redevelopments
 - Combination: Onsite, Streetside, and Regional
 - Onsite and Regional

Stormwater Public Advisory Group Recommendations - Fall 2018

The City of Bend Stormwater Public Advisory Group has been focused over the last 18 months on how best to handle stormwater with increasing density as needed to meet State land use goals related to UGB expansion, and as the City becomes more urbanized. The following represent the results of prioritization exercises in a perfect world without additional complications, regulatory requirements, competing needs, etc. To that end, the PAG recognizes the need for and highly prioritizes flexibility especially for last lot small infill projects.



UTILITY DEPARTMENT

GUIDING PRINCIPLES

Place a dot on the guiding principle that is most important to you

Create a complete community.

Implement the Comprehensive Plan's guidance for a mix of uses and refine that direction with ideas from the area-planning process.

Design and build a walkable and connected transportation network.

Create a network of connected streets and paths that serve all travel modes and are walkable and bike-friendly. Build "sidewalks to somewhere." Implement the City's low stress bike network plan. Lay the groundwork for an area that is well-served by public transportation.

Create vibrant public spaces. *Plan for public spaces such as streets, parks, schools, and commercial centers, so there is a vibrant outdoor life throughout the community.*

Preserve views and the natural landscape. *Integrate views, trees, and rock outcrops into new development and public spaces.*

Create a sense of identity. *Plan the Southeast Expansion Area so that, when built, it will be recognized as a distinctive place with a strong sense of identity. All development—public and private—will contribute to reinforcing this sense of place.*

Support a thriving employment area. *Guide the plan so that target industries and businesses are attracted by the unique advantages of locating in this area, and so that residents of the Southeast Expansion Area have the opportunity to live and work in their community.*

Deliver needed infrastructure. *Create funding strategies, phasing plans, and other actions to ensure that needed infrastructure is delivered in a timely and predictable manner.*

Develop an economically viable plan. *The plan is fully implementable because it is appealing to the market, cost-effective, and addresses fiscal realities. The infrastructure needed to support new development in the area can be built because funding mechanisms are aligned with needs and costs.*

PROJECT VISION

Vision Statement

Our vision is that the Southeast Expansion Area becomes a complete and walkable community and a welcome addition to Southeast Bend. Houses, businesses, parks and schools are compatible neighbors, and have well-planned transitions between them. The mix of uses are highly connected by neighborhood streets, paths, and open spaces. The area has an active and vibrant outdoor life; it is a place where neighbors are out walking, biking, and interacting daily. The Southeast Expansion Area is a unique and successful community in Bend.

