



**WELCOME!**

**SOUTHEAST AREA PLAN ADVISORY COMMITTEE**

**MAY 2, 2019**

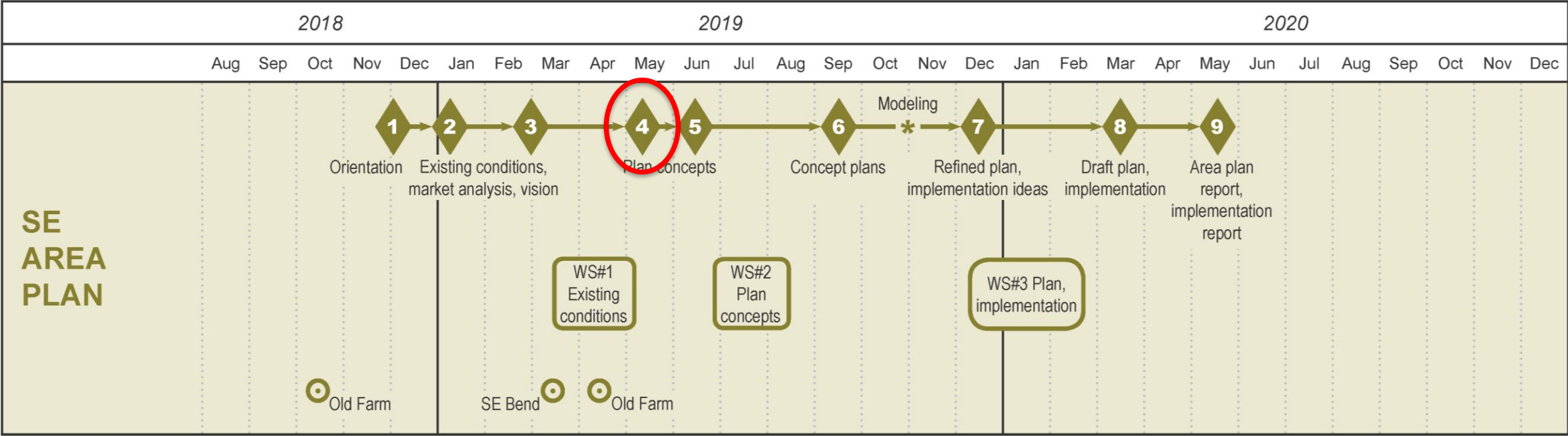


# WHERE WE ARE IN THE PROCESS



## BEND TRANSPORTATION AND LAND USE PROGRAM

*Southeast Area Plan Work Plan and Process*






# DRAFT LAND USE CONCEPTS

# WALKABLE NEIGHBORHOODS



 1/4 mile / 5-minute walking radius

 Future Walkable Neighborhoods

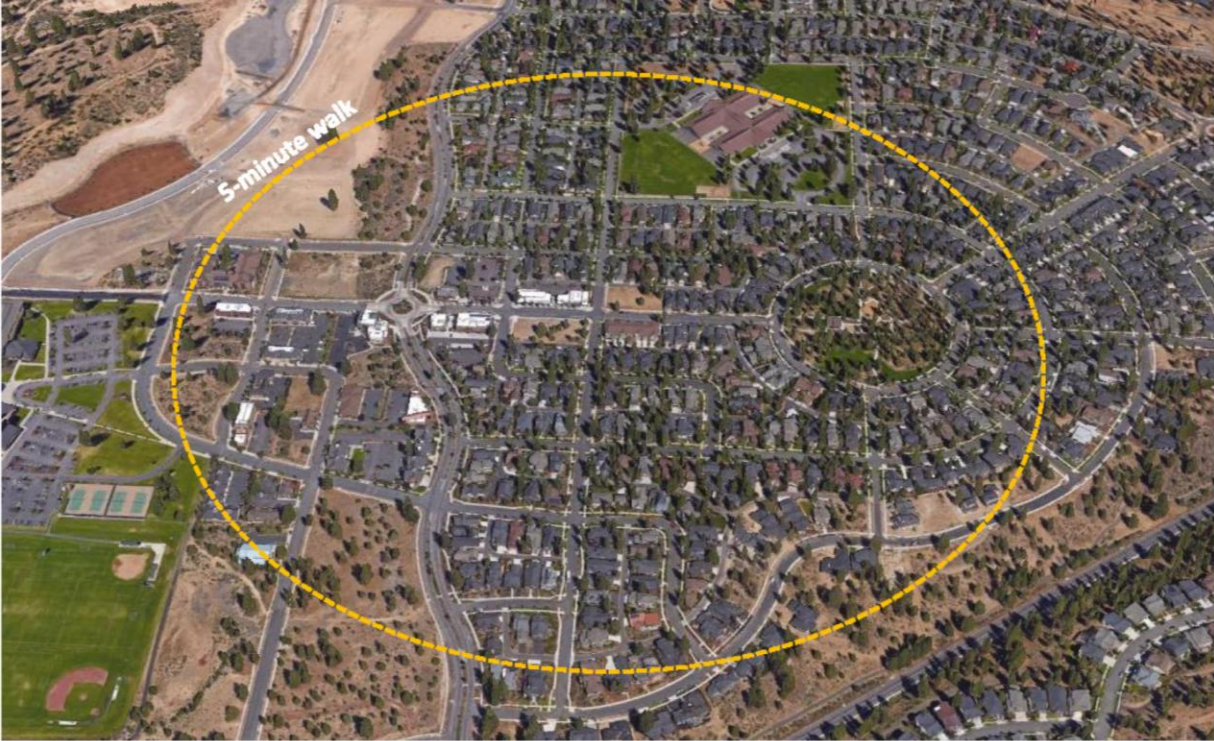


## Principles for Walkable Neighborhoods:

- New development creates recognizable neighborhoods with distinct identities.
- There is a robust network of sidewalk and trail connections within and between neighborhoods.
- Parks and schools are easily accessible for all neighborhoods by a network of safe, comfortable pedestrian connections.
- Neighborhoods provide walkable access to services, shopping, and other destinations.
- Open spaces, natural areas (such as significant trees and rock outcrops) and wildlife habitat and corridors are preserved where possible.



# EXAMPLES OF WALKABLE NEIGHBORHOODS



**NORTHWEST CROSSING**  
*Bend, OR*



**SUNNYSIDE VILLAGE**  
*Happy Valley, OR*







# LOCAL LAND USE PRECEDENTS - RESIDENTIAL

*Standard Density*

*Medium Density*

*High Density*



*NW High Lakes Loop*



*Nova Loop*



*Westridge Avenue*



*NW Galveston Avenue*



*NW Labiche Lane*



*NW Crossing Drive*



# LOCAL LAND USE PRECEDENTS – MIXED EMPLOYMENT



*NW Mount Washington Drive*



*NW Charbonneau Street*



*Archie Briggs Road*



*NW York Drive*





# LOCAL LAND USE PRECEDENTS – COMMERCIAL



*SW Century Drive*



*NW Charbonneau Street*



*NW Crossing Drive*



*NW Milwaukee Avenue*





# LOCAL LAND USE PRECEDENTS – INDUSTRIAL



*SW Division Street*



*NW York Drive*



*American Lane*



*SE Textron Drive*



# PARTICIPANTS IN THE OWNER/STAKEHOLDER MEETINGS



Owner/Stakeholder Meetings	Round 1
West Area	Christen Brown, Jody Ward, Dixon Ward, Dean Wise, Steve Wilson
Central Area	Bruce and Donna Hubbert, John Stevenson, Al Eastwood and Jim Moran for Blue/Granacki, Lynette Blue
East/North Area	Jeff Reed, Dennis Cowell, Ralph Mabee, Steve Walkley
Owner/Stakeholder Meetings	Round 2
West Area	Jody Ward, Dean Wise, Shawn Wilson (Damian met with Steve Wilson before this meeting)
Central Area	Bruce and Donna Hubbert, Al Eastwood and Jim Moran, Wayne Schatz, Brent Kelleher, Sandy Schumacher, Jacob Schumacher, Jim Dillman
East/North Area	Dennis Cowell, Cal Gabbert







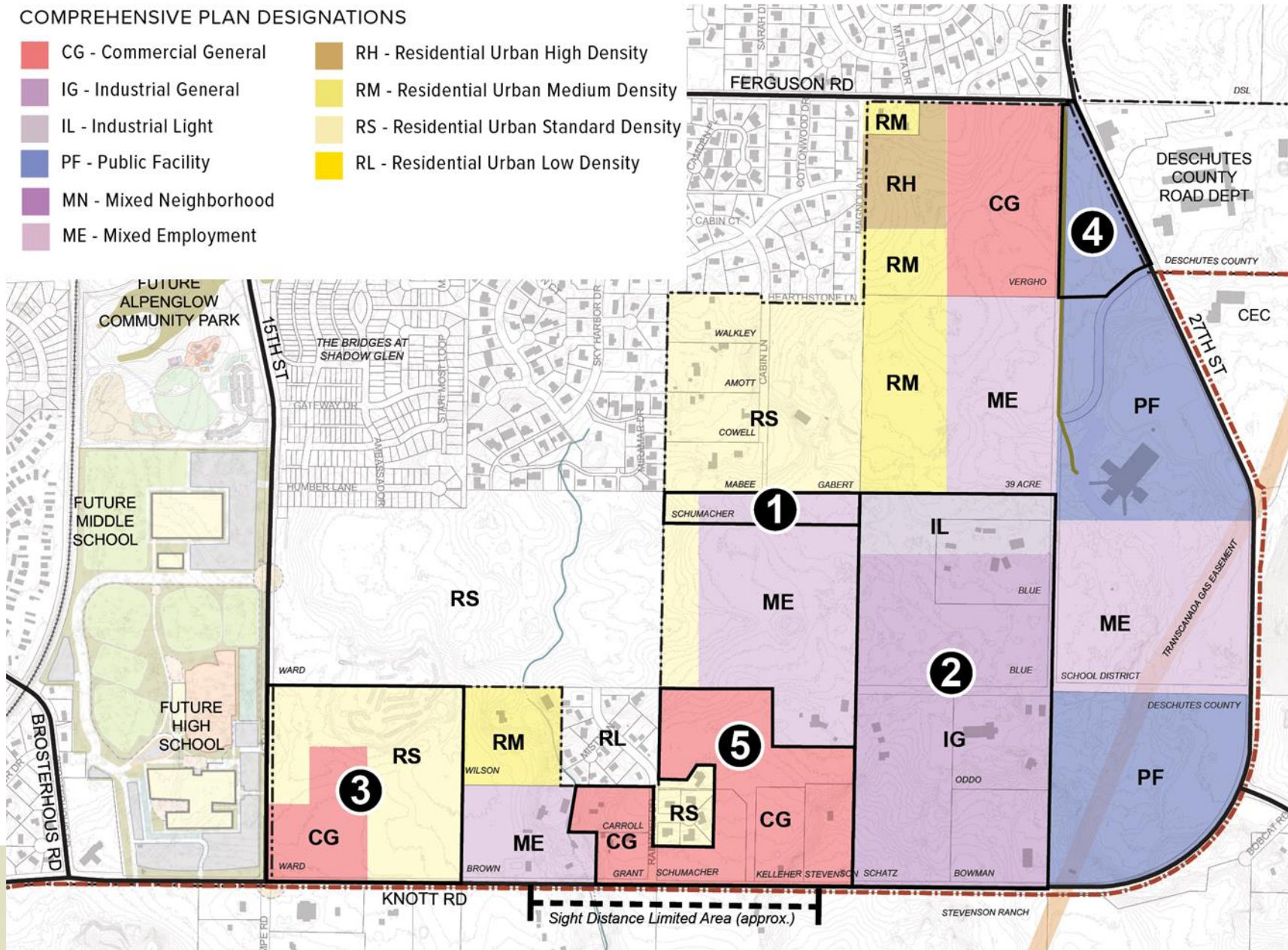


# EXISTING LAND USE DESIGNATIONS AND PROPOSED REFINEMENT AREAS



## COMPREHENSIVE PLAN DESIGNATIONS

<span style="color: red;">■</span> CG - Commercial General	<span style="color: brown;">■</span> RH - Residential Urban High Density
<span style="color: purple;">■</span> IG - Industrial General	<span style="color: yellow;">■</span> RM - Residential Urban Medium Density
<span style="color: grey;">■</span> IL - Industrial Light	<span style="color: lightyellow;">■</span> RS - Residential Urban Standard Density
<span style="color: blue;">■</span> PF - Public Facility	<span style="color: gold;">■</span> RL - Residential Urban Low Density
<span style="color: purple;">■</span> MN - Mixed Neighborhood	
<span style="color: pink;">■</span> ME - Mixed Employment	



## Draft Refinements:

1. Rotate existing RS designation perpendicular to Cabin Lane, adjacent to existing residential land uses. Extend ME designation west along property line.
2. Change existing IG designation to IL to remove split zone and better align with recommendations from the Market Analysis.
3. Shift CG designation to fill the southern 12 acres of the parcel, adjacent to Knott Road. Consider adding RH adjacent to the CG at 15th Street and Knott Road.
4. Redesignate northern corner of school property to CG to create a neighborhood shopping center with frontage on 27th Street.
5. See Sheet 2 for options.

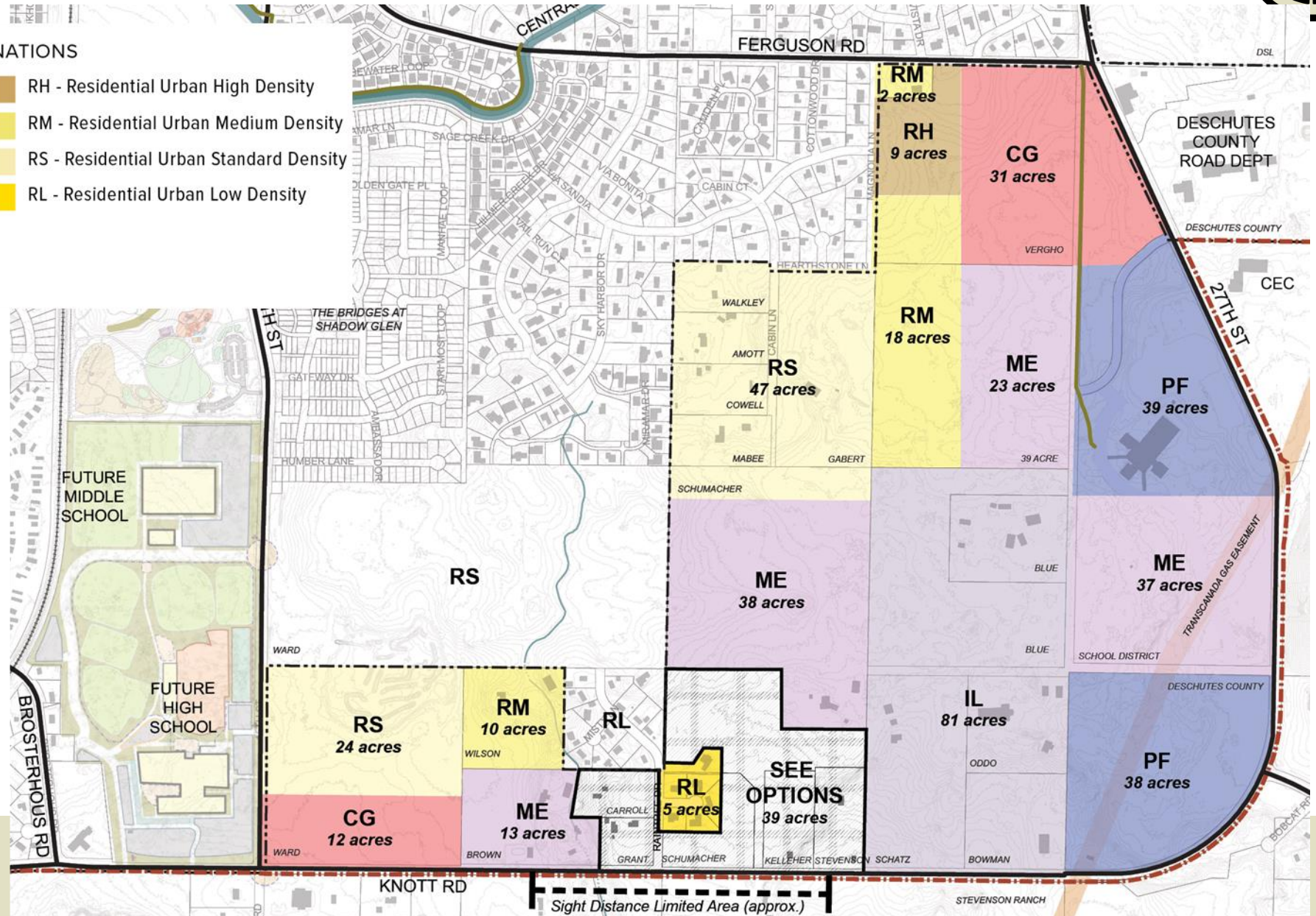


# DRAFT REFINED LAND USE DESIGNATIONS



## COMPREHENSIVE PLAN DESIGNATIONS

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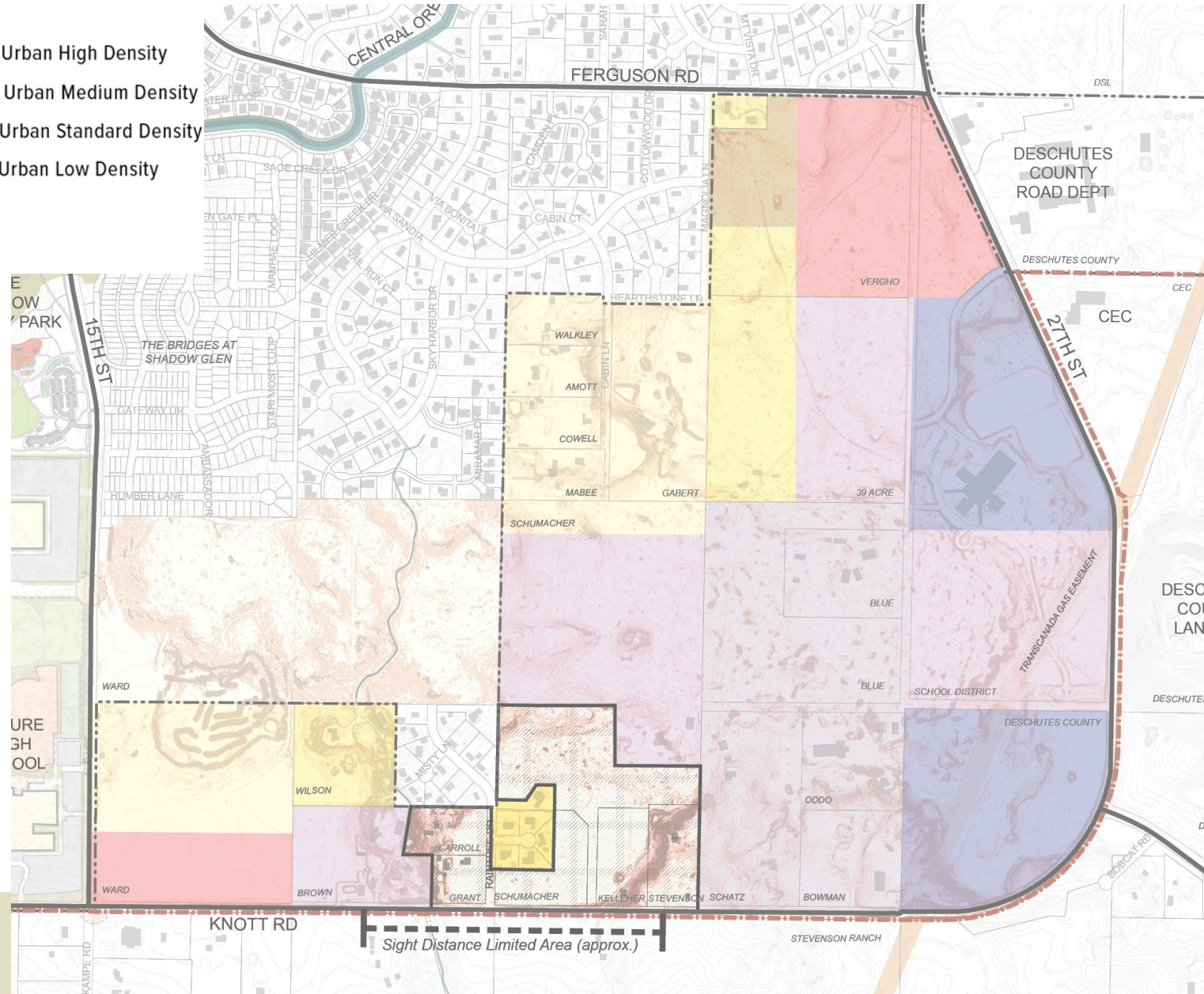


# DRAFT REFINED LAND USE AND SLOPES

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- 0 - 5 % Slope
- 5 - 10 % Slope
- 10 - 15 % Slope
- 15+ % Slope

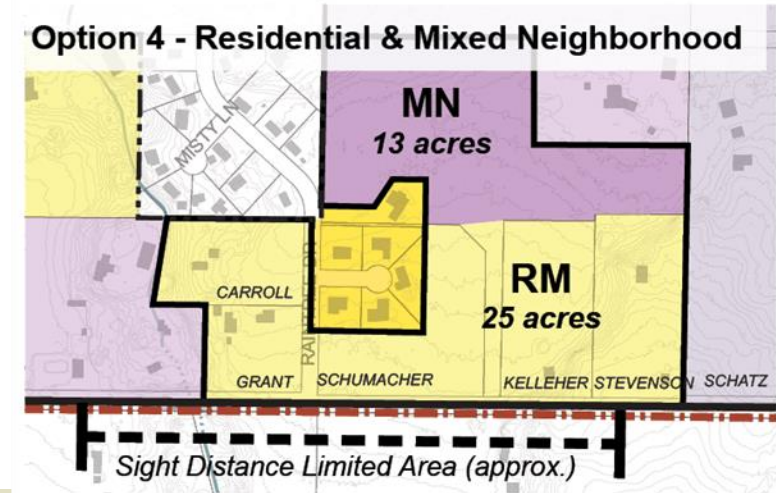
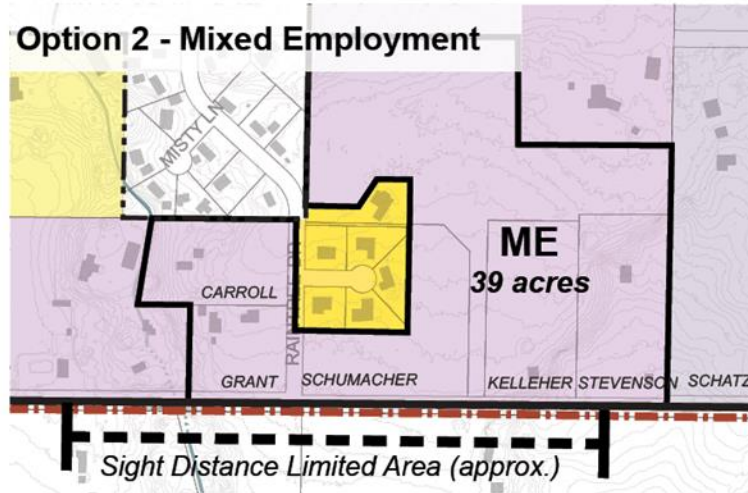
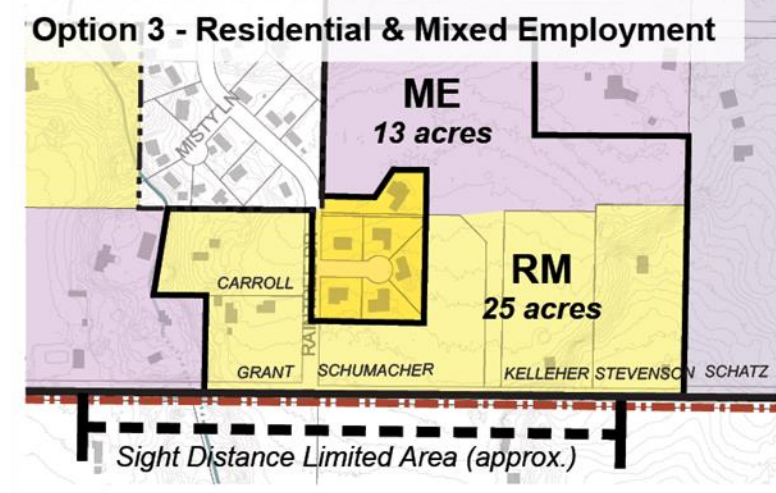
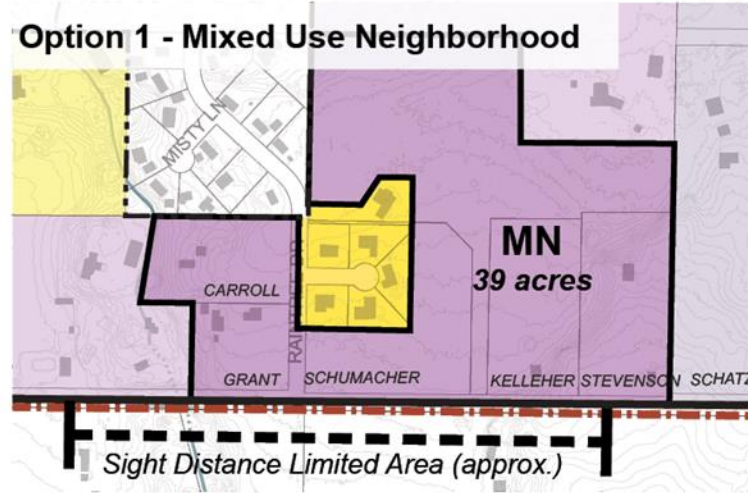




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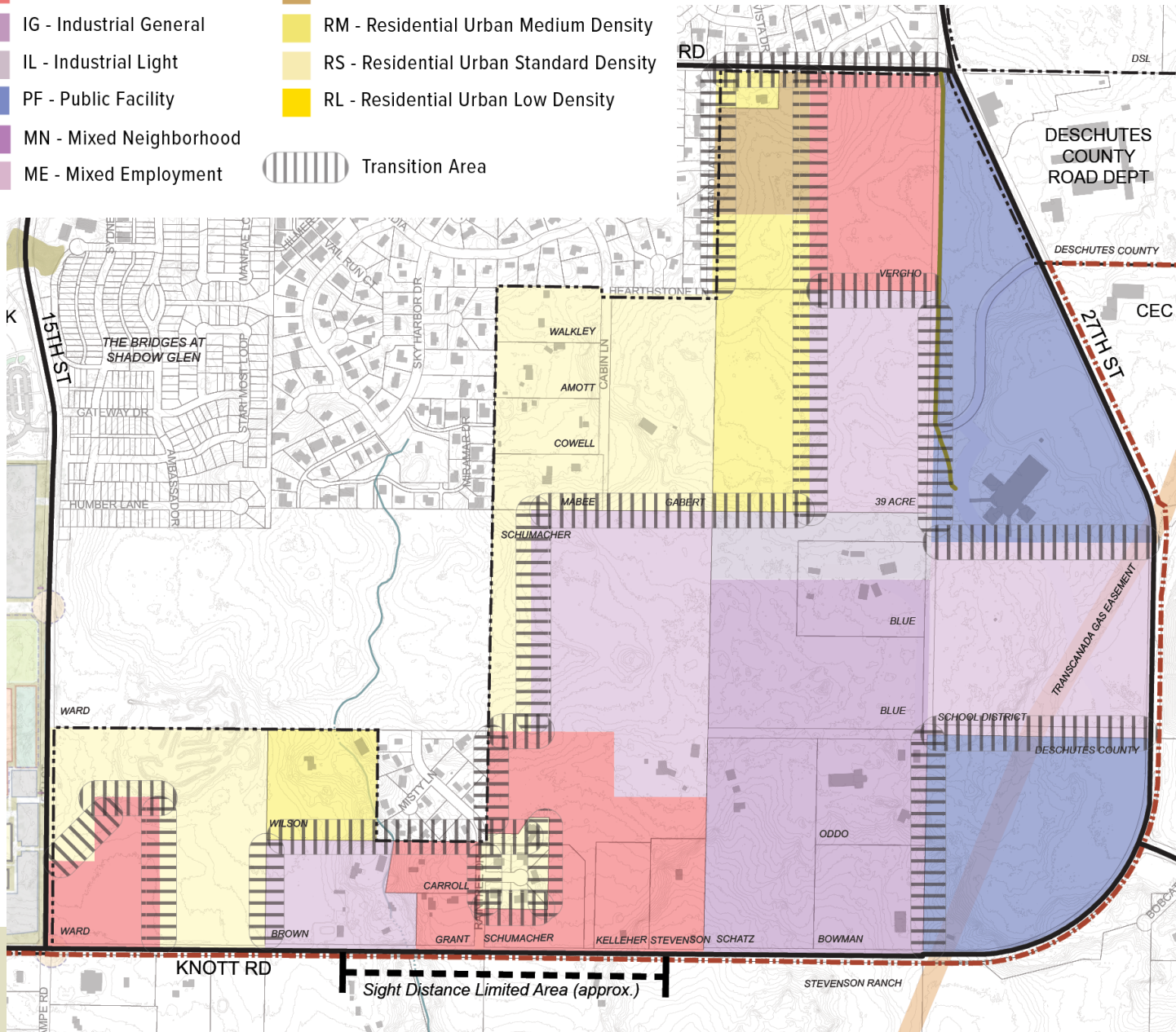
# DRAFT REFINED LAND USE DESIGNATIONS – OPTIONS FOR CENTRAL KNOTT ROAD AREA





COMPREHENSIVE PLAN DESIGNATIONS

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- Transition Area



# TRANSITIONS TOOLBOX



Street



Multi-use path



Landscaping



Additional setback



Natural feature



Alley





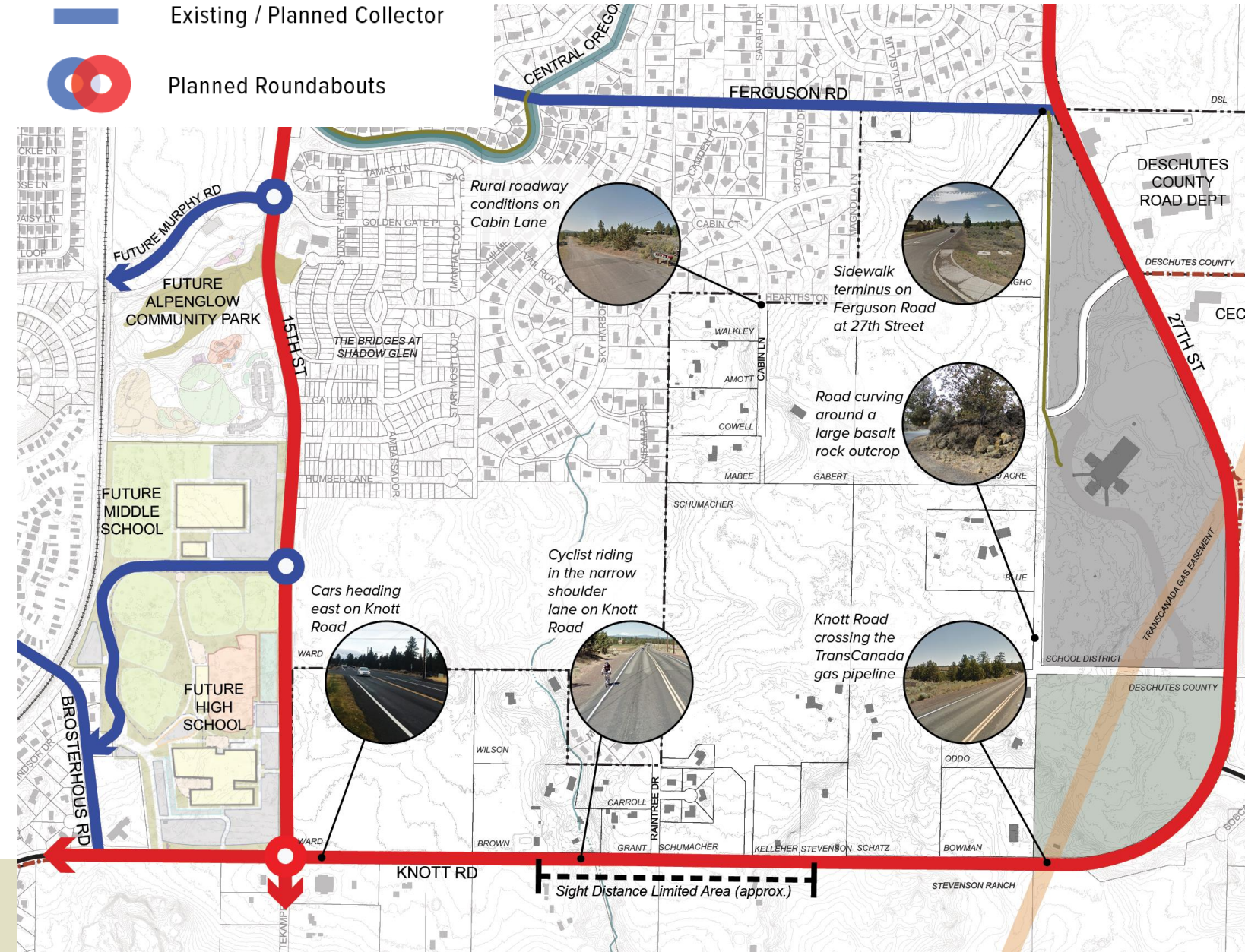


# DRAFT TRANSPORTATION CONCEPTS

# TRANSPORTATION ISSUES



- █ Existing Arterial
- █ Existing / Planned Collector
- Planned Roundabouts



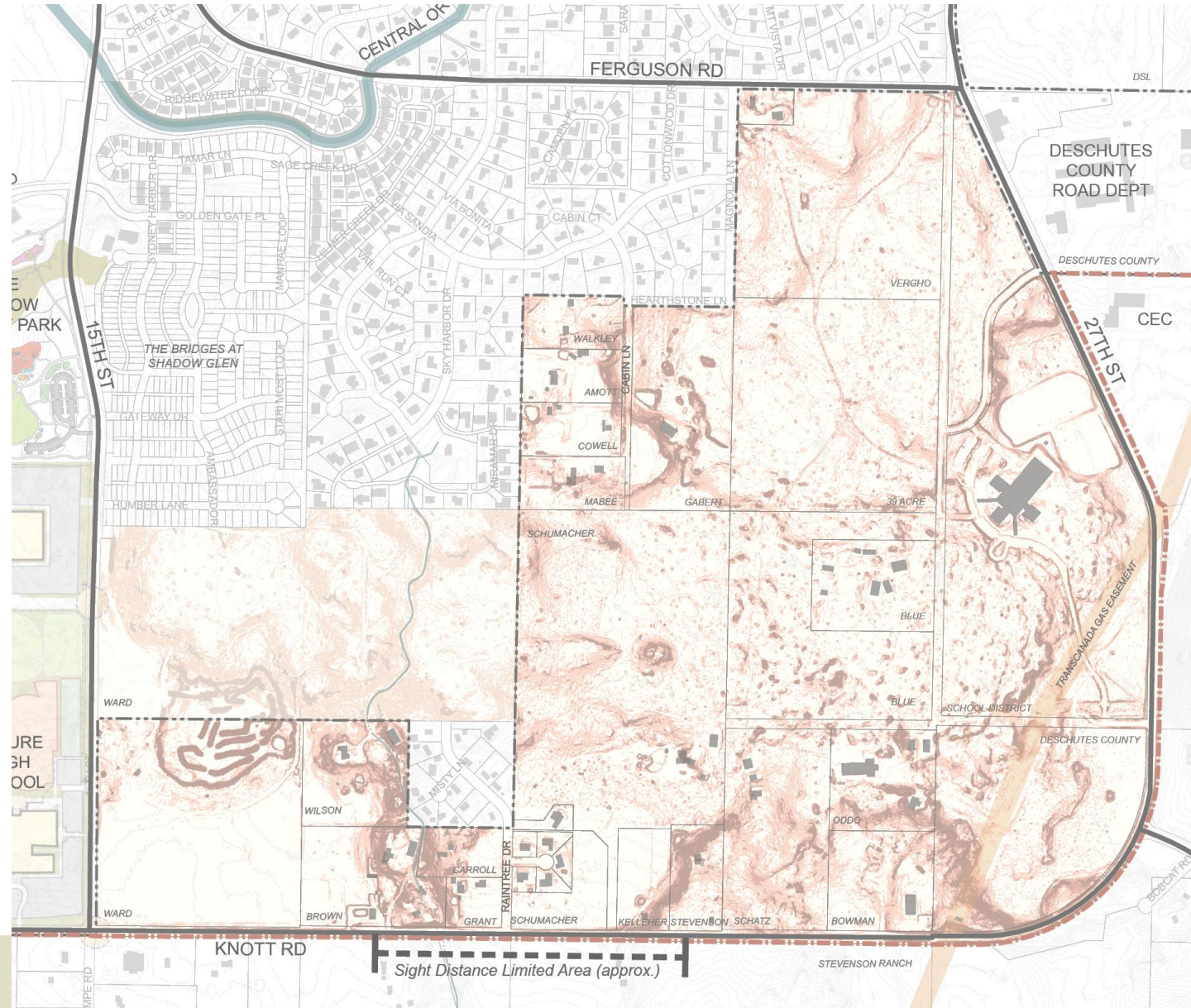
- Traffic on Knott Road and 27th Street exceeds the posted speed limit.
- Limited sight distance due to two ridges on Knott Road creates safety concerns, particularly for turning movements around Raintree Drive.
- Existing arterials and collectors need to be upgraded to the City's urban standards, including construction of sidewalks and bike lanes.
- Need for new east-west and north-south collectors running through the area to support new neighborhoods and connect 15th Street to Knott Road, Ferguson Road, and 27th Street.
- Steep topography and basalt rock outcrops may present challenges for new road construction.
- Future collectors should, where possible, follow lot lines and limit impacts to future development.



# SLOPE ANALYSIS



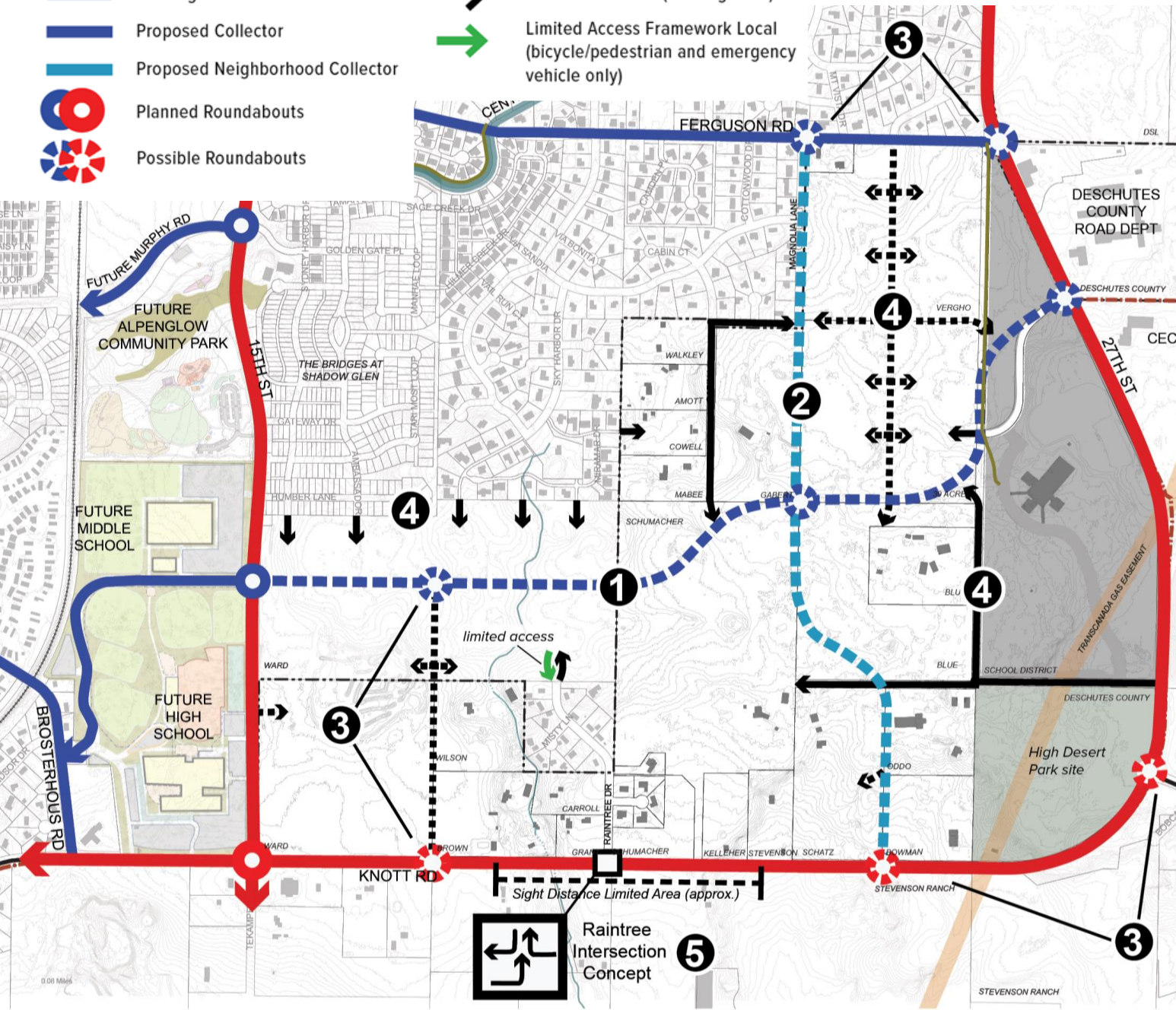
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-  Existing Arterial
-  Existing / Planned Collector
-  Proposed Collector
-  Proposed Neighborhood Collector
-  Planned Roundabouts
-  Possible Roundabouts
-  Framework Local (Location TBD)
-  Framework Local (Existing ROW)
-  Limited Access Framework Local (bicycle/pedestrian and emergency vehicle only)

# DRAFT STREET PLAN







1. Proposed east-west collector alignment provides an additional connection from 15th Street east to 27th Street and avoids areas with steepest topography and the TransCanada pipeline.
2. Proposed north-south neighborhood collector extends south from Ferguson Road at Magnolia Lane and connects to Knott Road west of the High Desert Park site.
3. Possible roundabout locations mitigate high-speed issues throughout the area and improve turning movements at intersections.
4. A network of framework local streets provide low volume connections through neighborhoods.
5. Proposed right-in/right-out/left-in intersection concept at Raintree Drive and Knott Road improves safety of turning movements in the sight distance limited area.






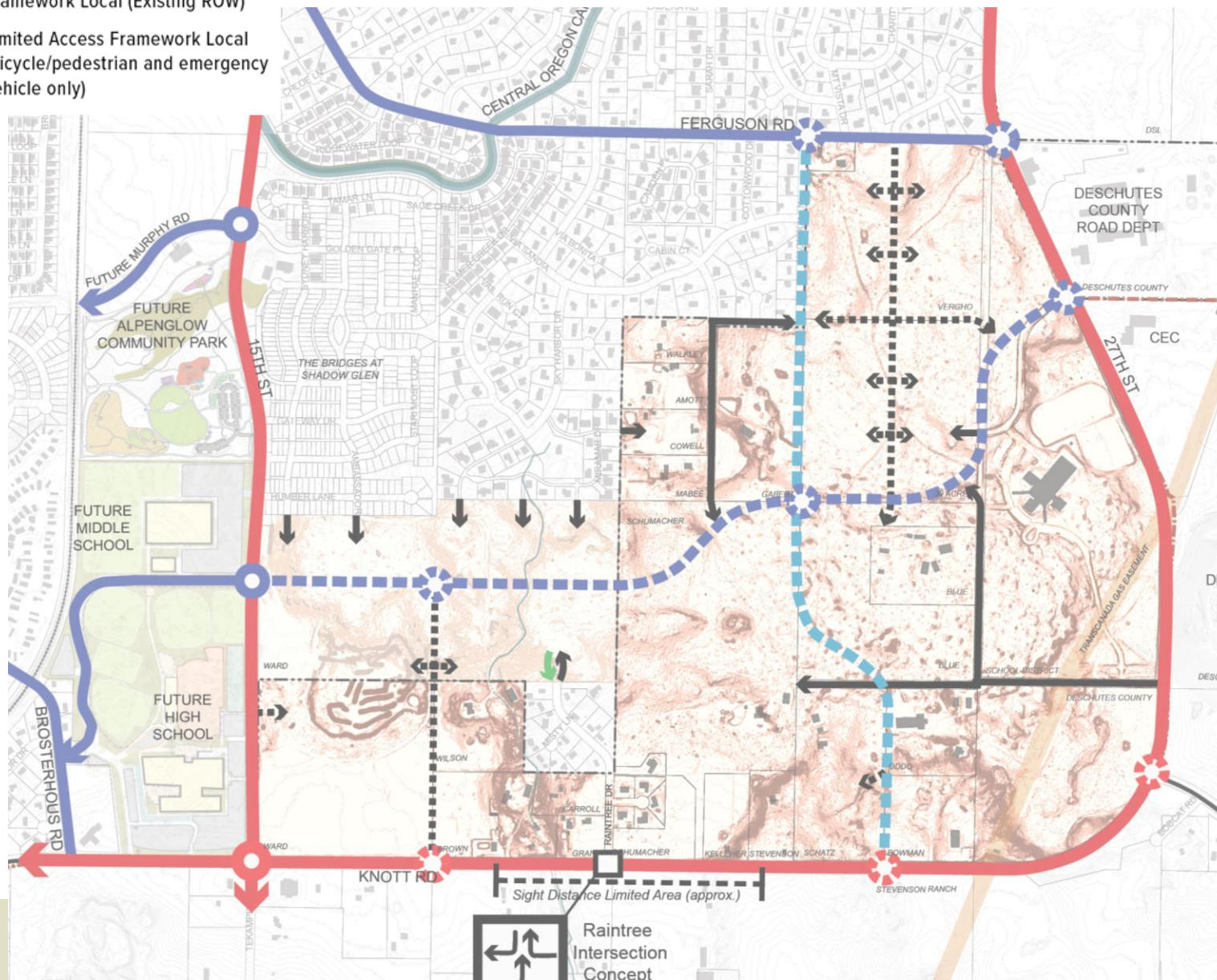


# DRAFT STREET PLAN AND SLOPES

-  Existing Arterial
-  Existing / Planned Collector
-  Proposed Collector
-  Proposed Neighborhood Collector
-  Planned Roundabouts
-  Possible Roundabouts

-  0 - 5 % Slope
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-  Framework Local (Location TBD)
-  Framework Local (Existing ROW)
-  Limited Access Framework Local (bicycle/pedestrian and emergency vehicle only)

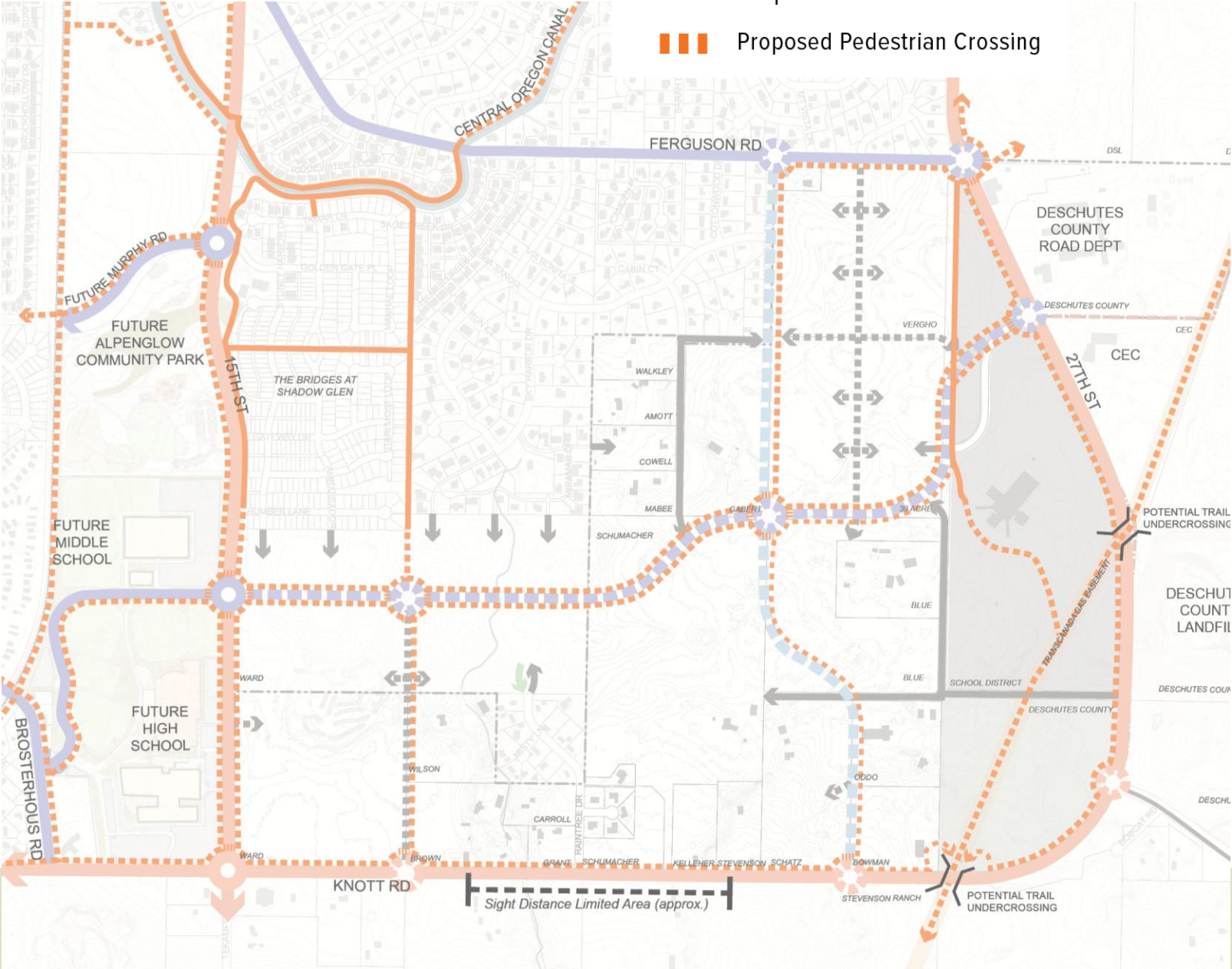




# DRAFT TRAILS PLAN



- Existing Trail
- Proposed Trail
- Proposed Pedestrian Crossing



## Trail Principles:

- Paved multi-use trails are recreational and also serve an important role in providing low-stress active transportation options.
- A robust network of trails and pedestrian crossings will provide safe, comfortable pedestrian and bicycle access to key destinations such as parks and schools.
- New trails will be developed to fit with the natural landscape, and where possible, preserve significant natural features such as trees and rock outcrops and wildlife corridors.
- The multi-use trail network is supported by the sidewalk network on low-stress low volume framework local streets .
- Where possible, trails will connect to the larger regional trail network.



