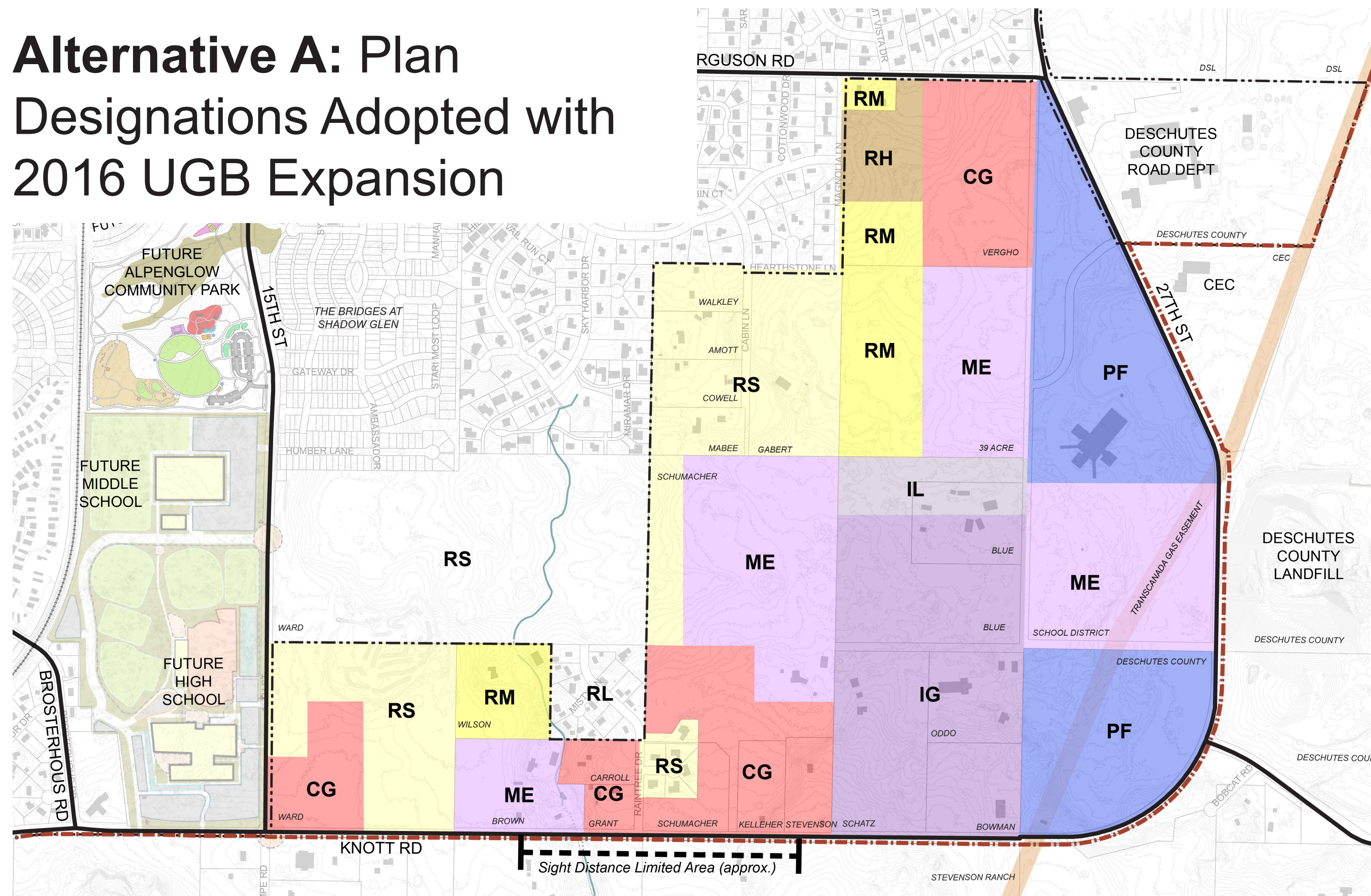




DRAFT PLAN CONCEPTS

Place a dot on the option that you feel would be best for the Southeast Area

Alternative A: Plan Designations Adopted with 2016 UGB Expansion



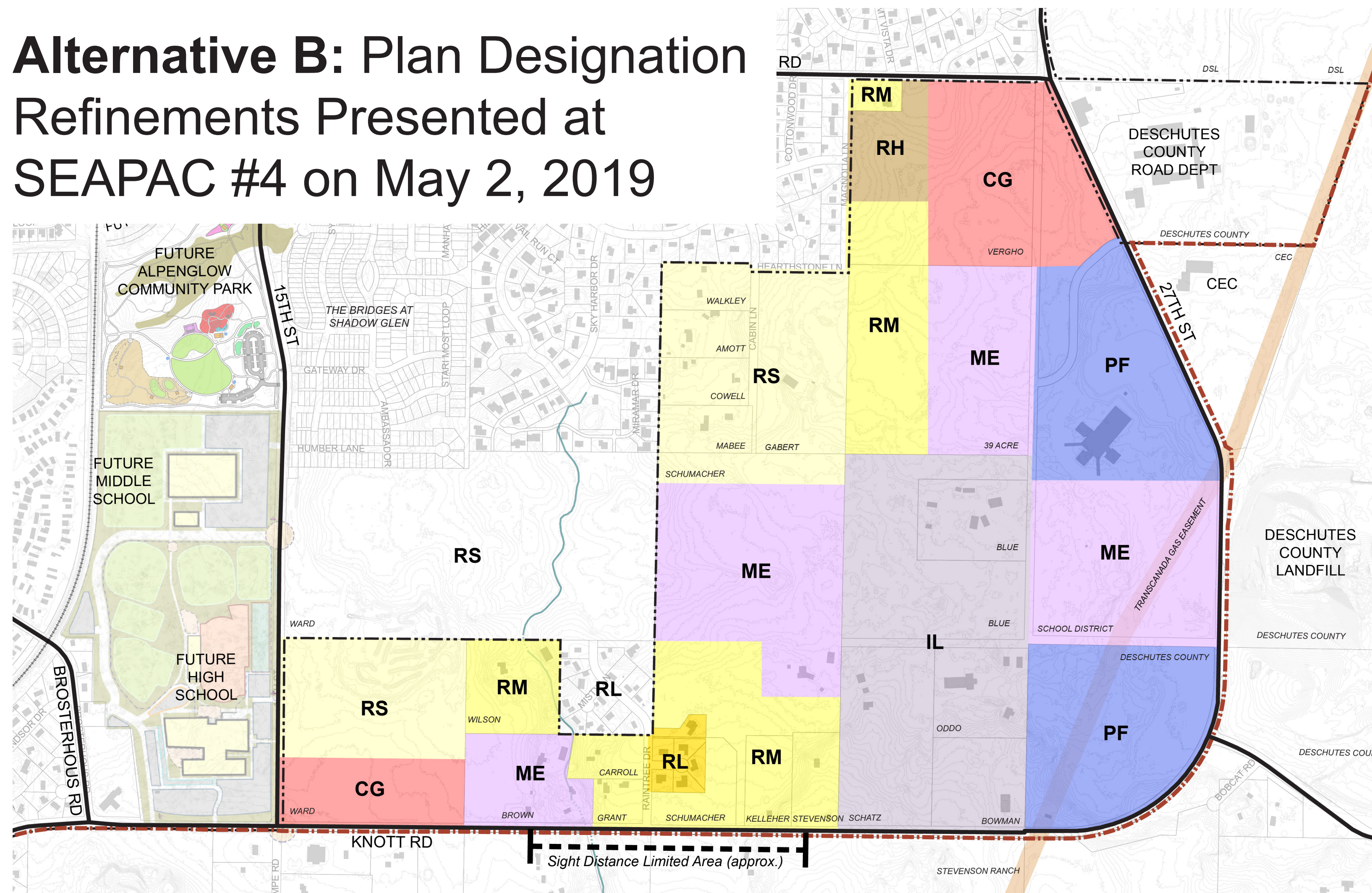
PROS

- Designations currently adopted for Southeast Expansion Area or “the Elbow”
- Based on citywide analysis of future land need completed with 2016 UGB expansion
- Includes land for housing, commercial, industrial, mixed employment, and public facilities

CONS

- Doesn't account for topography in southern and southeastern portions of study area
- Areas designated CG and IG have topography issues that will limit their attractiveness to the market
- Access limitations on Knott will further limit commercial development of CG and IG areas

Alternative B: Plan Designation Refinements Presented at SEAPAC #4 on May 2, 2019



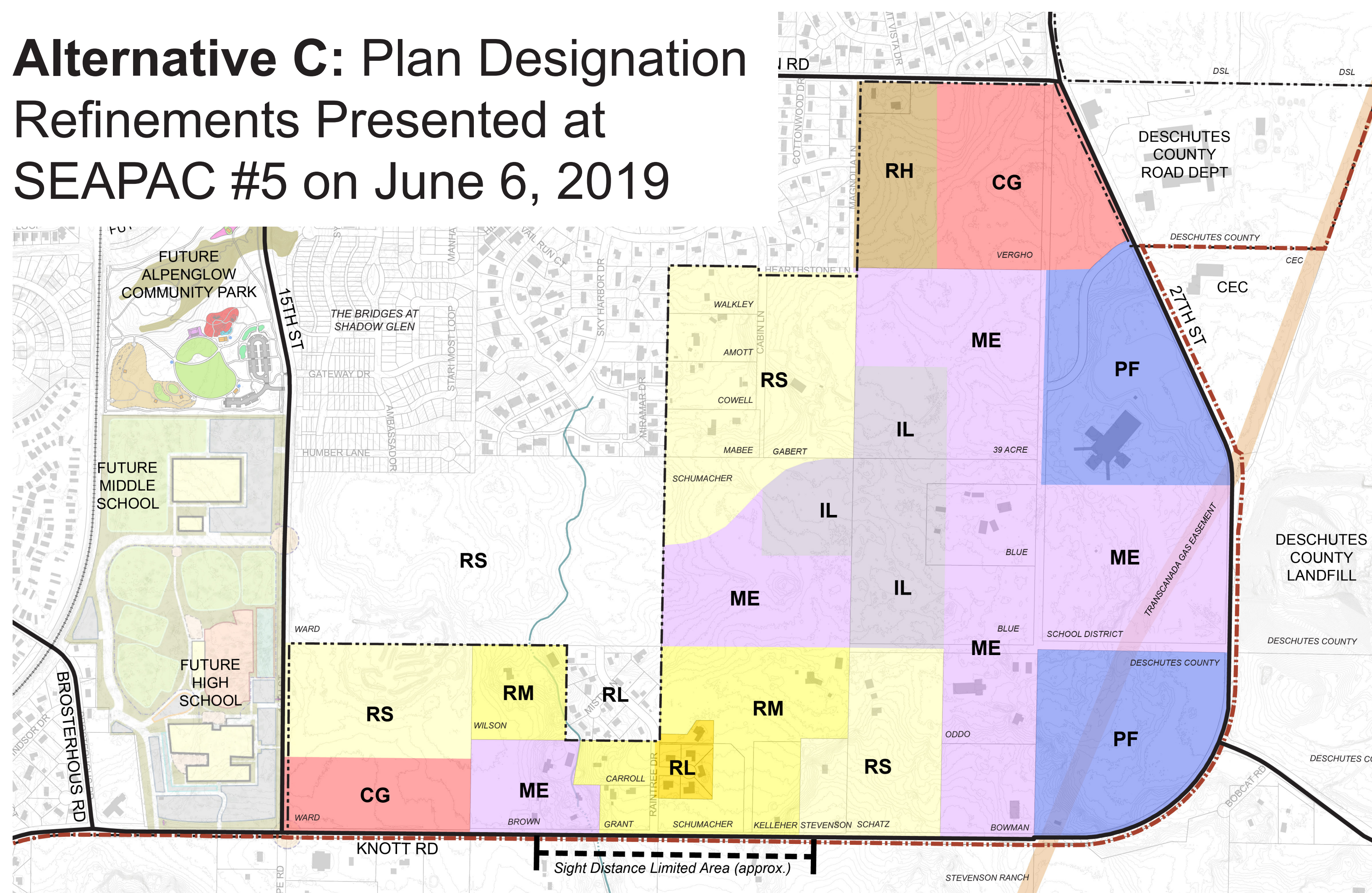
PROS

- IG changed to IL based on market and land use analysis
- RM along Knott recognizes existing residences, allows for additional housing to be developed with topography
- CG at Knott and 15th rearranged to provide for 12 acres along Knott for larger commercial development
- CG replaces PF in corner of School District property

CONS

- IL area between Rm and High Desert Park has topography with slopes greater than 15%
- IL and ME areas, as mapped, include existing residences – compatibility with potential light industrial businesses

Alternative C: Plan Designation Refinements Presented at SEAPAC #5 on June 6, 2019



PROS

- Changes based on refined alignment for new collectors and more detailed topographic analysis
- IL moved to center of study area to utilize intersection of two proposed collectors, which provides buffers between light industrial and residential uses
- ME replaces IL in the southern part of study area; is more compatible with High Desert Park; provides transition between IL and school/residential uses
- RS replaces IL in some of the southern study area in response to topography and existing residences, and provides some additional land for housing

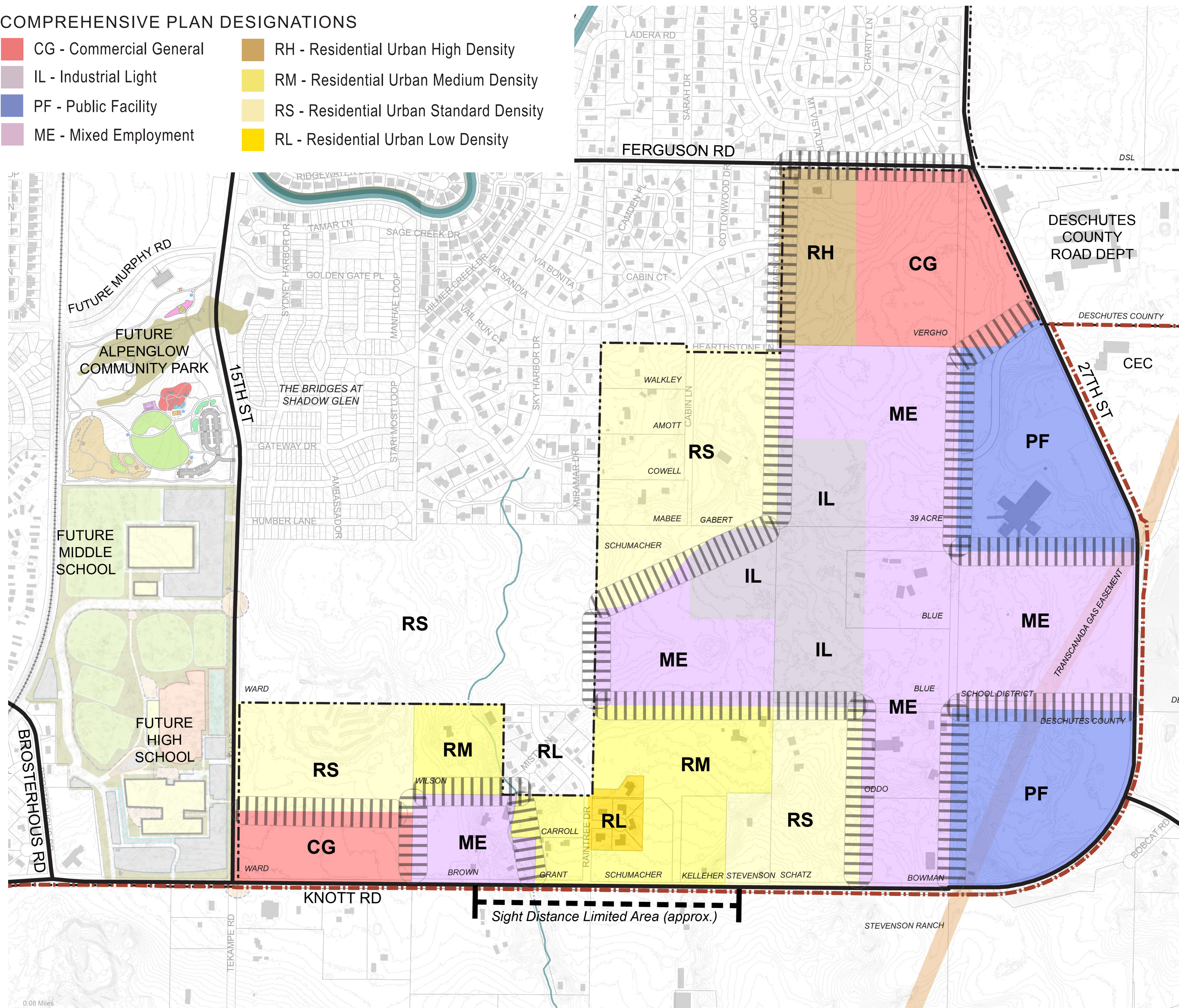
CONS

- RH area to the north may need to be reduced to provide land for a variety of housing types
- ME provides for mix of employment and commercial uses; does not allow industrial uses to the same extent as IL

TRANSITIONS TOOLBOX

COMPREHENSIVE PLAN DESIGNATIONS

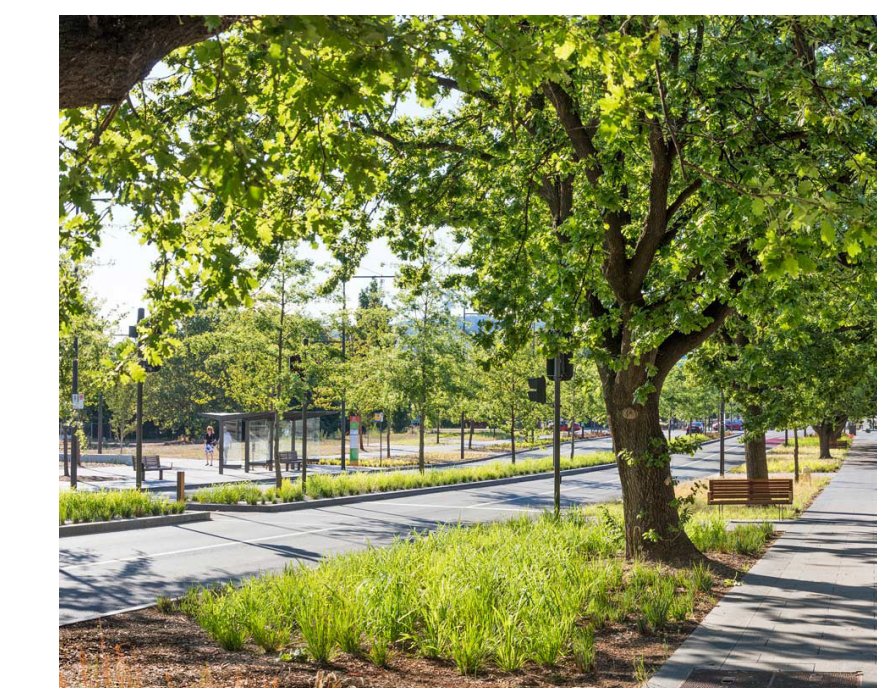
- CG - Commercial General
- RH - Residential Urban High Density
- IL - Industrial Light
- RM - Residential Urban Medium Density
- PF - Public Facility
- RS - Residential Urban Standard Density
- ME - Mixed Employment
- RL - Residential Urban Low Density



Transitions Toolbox:

This map uses Alternative C to show potential Transition Areas where the code could require the use of a toolbox of treatments to promote compatibility between different land use designations. One or more of the following treatments would be used to buffer between different land uses in these areas:

Street



Multi-use path



Landscaping



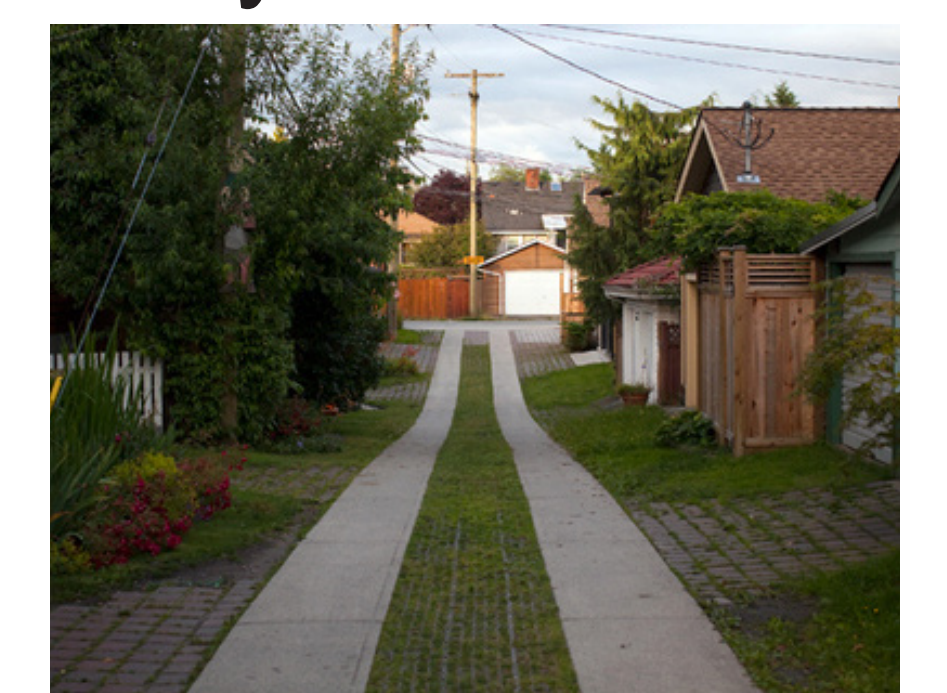
Additional setback



Natural feature



Alley



- Existing City Boundary
- Existing Trail
- Piped Canal
- Urban Growth Boundary
- Tax Lots
- Canal
- Area of Special Interest
- Railroad
- Utility Easement
- Potential Transition Area

TRANSITIONS BETWEEN LAND USES: LOCAL EXAMPLES



Reed Market Road Area



Boyd Acres Area



Bear Creek Road Area



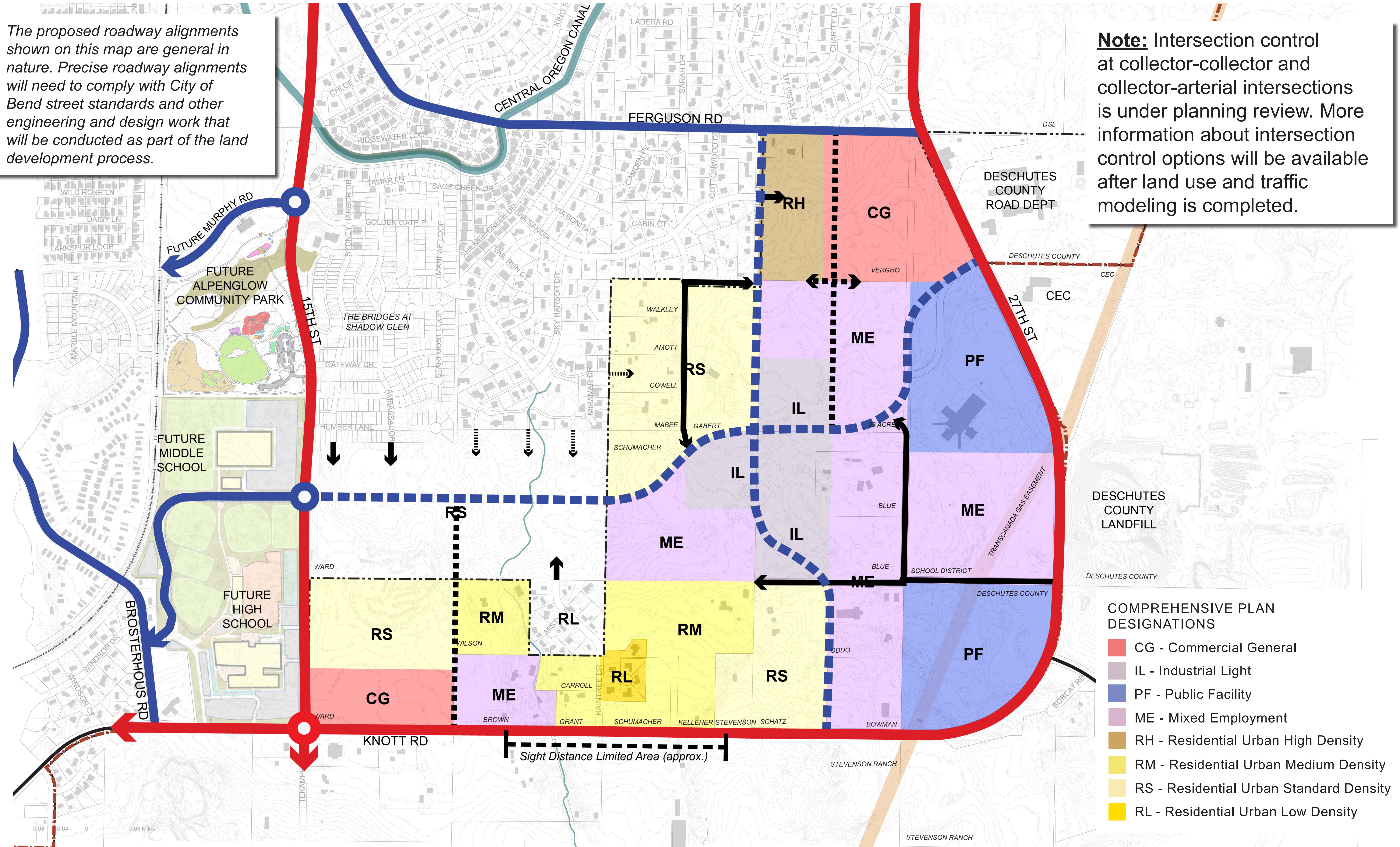
Century Drive Area



LAND USE & STREETS

The proposed roadway alignments shown on this map are general in nature. Precise roadway alignments will need to comply with City of Bend street standards and other engineering and design work that will be conducted as part of the land development process.

Note: Intersection control at collector-collector and collector-arterial intersections is under planning review. More information about intersection control options will be available after land use and traffic modeling is completed.



- COMPREHENSIVE PLAN DESIGNATIONS**
- CG - Commercial General
 - IL - Industrial Light
 - PF - Public Facility
 - ME - Mixed Employment
 - RH - Residential Urban High Density
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 - RS - Residential Urban Standard Density
 - RL - Residential Urban Low Density

- Existing Arterial
- Existing / Planned Collector
- - - - Proposed Collector/Neighborhood Collector
- Planned Roundabouts
- - - - Framework Local (Location TBD)
- Framework Local (Existing ROW)
- Street Extension
- Street or Path Extension (TBD during development review)