**What is an Area Plan?**

An Area Plan is a plan adopted by the City Council for a specific geographic area.

- Implements the applicable goals and policies of the Comprehensive Plan
- Coordinates development
- Provides flexibility to tailor land use regulations
- Provides transportation and infrastructure plans to serve the land uses within the plan area

**Project Background**

In 2016 Bend expanded its Urban Growth Boundary (UGB) to accommodate the population forecast of 115,063 residents by 2028. Through this process, the City identified 10 “Expansion Areas” totaling 2,380 acres to include inside the UGB. The Southeast Area was one of those expansion areas.

This area provides the capacity for 820 housing units and 2,274 jobs, all necessary to serve forecasted growth. Now that the Southeast Expansion Area is inside the UGB, the City can plan for land use and infrastructure to serve current and future residents.

**Southeast Expansion Area**

“The Elbow”

The Southeast Expansion Area is located at the southeast edge of the city limits. It is bordered by Knott Road to the south, SE 27th Street to the east, and the city limits to the north and west. It includes High Desert Middle School and future High Desert Park site.

- 479 acres
- 31 parcels
- 27 property owners

**Timeline**

Work on the Southeast Area Plan began in the fall of 2018 and is expected to be completed by May of 2020.