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

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.
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.
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.

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.
### GUIDING PRINCIPLES

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

<table>
<thead>
<tr>
<th>Create a complete community.</th>
<th>Design and build a walkable and connected transportation network.</th>
<th>Create vibrant public spaces.</th>
<th>Preserve views and the natural landscape.</th>
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<tbody>
<tr>
<td>Implement the Comprehensive Plan’s guidance for a mix of uses and refine that direction with ideas from the area-planning process.</td>
<td>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.</td>
<td>Plan for public spaces such as streets, parks, schools, and commercial centers, so there is a vibrant outdoor life throughout the community.</td>
<td>Integrate views, trees, and rock outcrops into new development and public spaces.</td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
<td>Create funding strategies, phasing plans, and other actions to ensure that needed infrastructure is delivered in a timely and predictable manner.</td>
<td>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.</td>
</tr>
</tbody>
</table>
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.