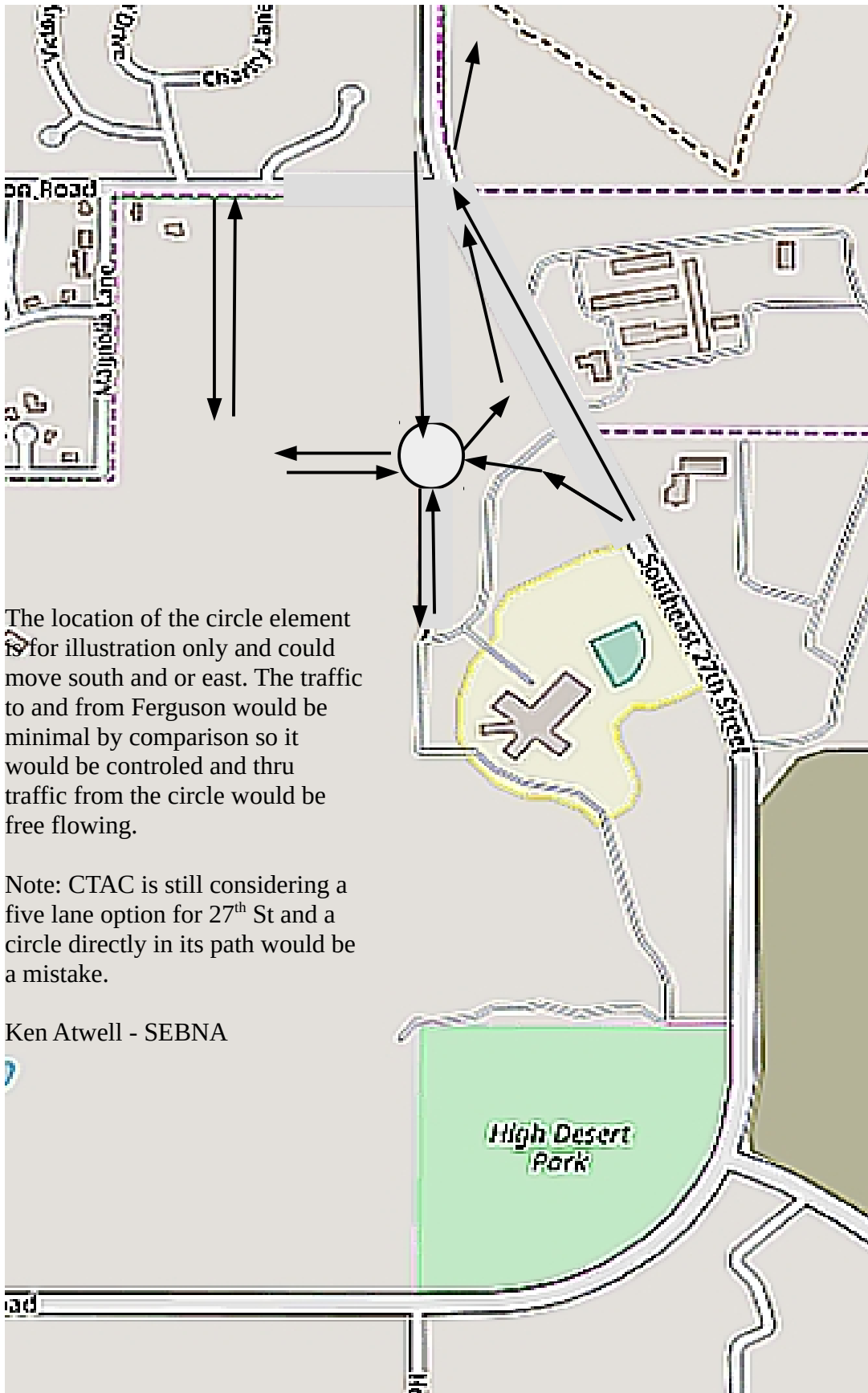


This approach is based on the belief that if we build an east-west connector as part of the SE area plan then it is a disservice to those who, because of lack of connectivity between and out of many subdivisions, rely on Ferguson for access. To turn Ferguson into anything more than a NEIGHBORHOOD collector would be very disruptive. The second objective is to minimize impact on the flow of a Major arterial with more circles than necessary. The change in elevation here makes an overpass possible.

Note: Access to DSL industrial area. Full access at this southern extreme of that site should not require full access.

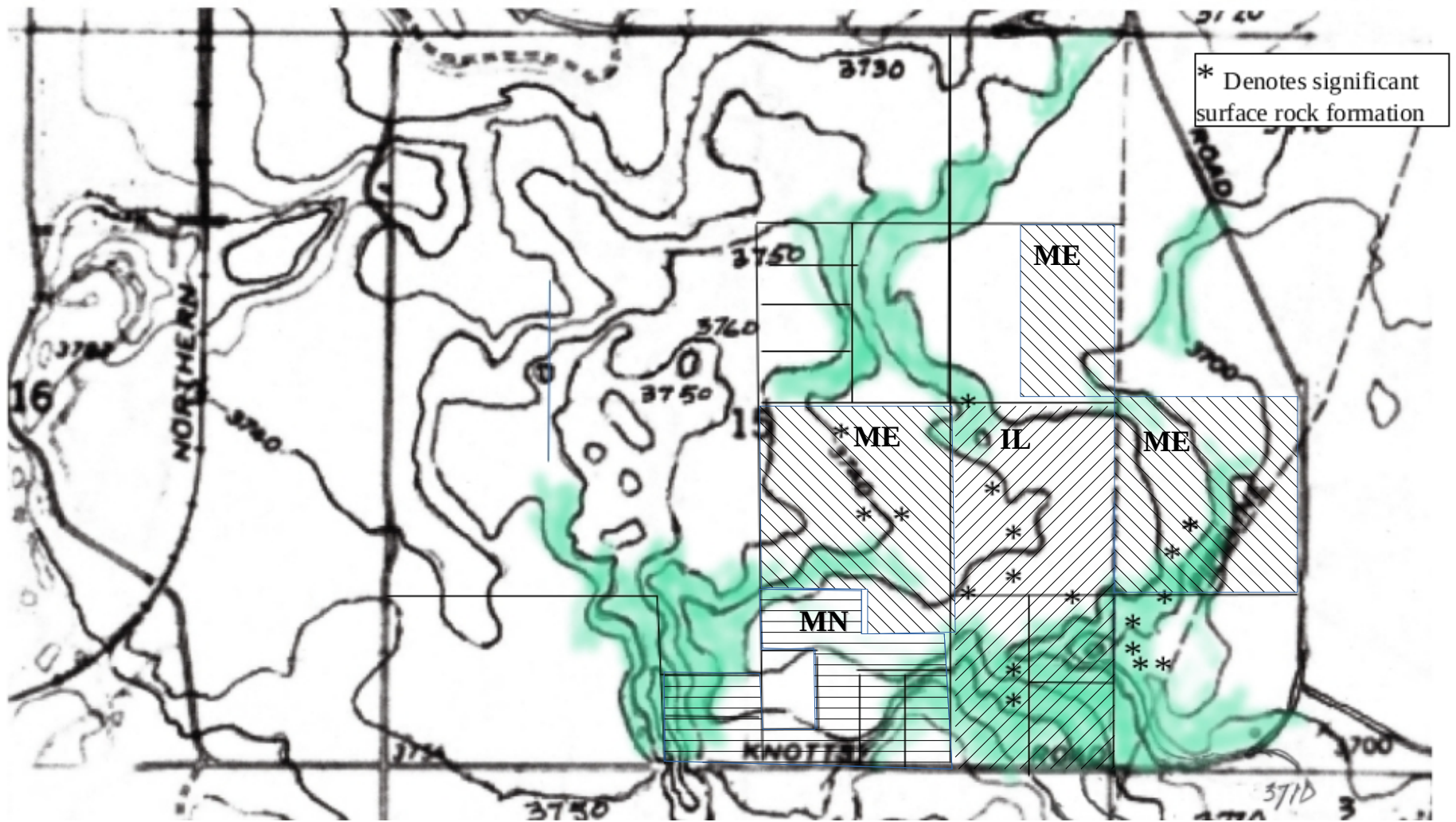
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The location of the circle element is for illustration only and could move south and or east. The traffic to and from Ferguson would be minimal by comparison so it would be controlled and thru traffic from the circle would be free flowing.

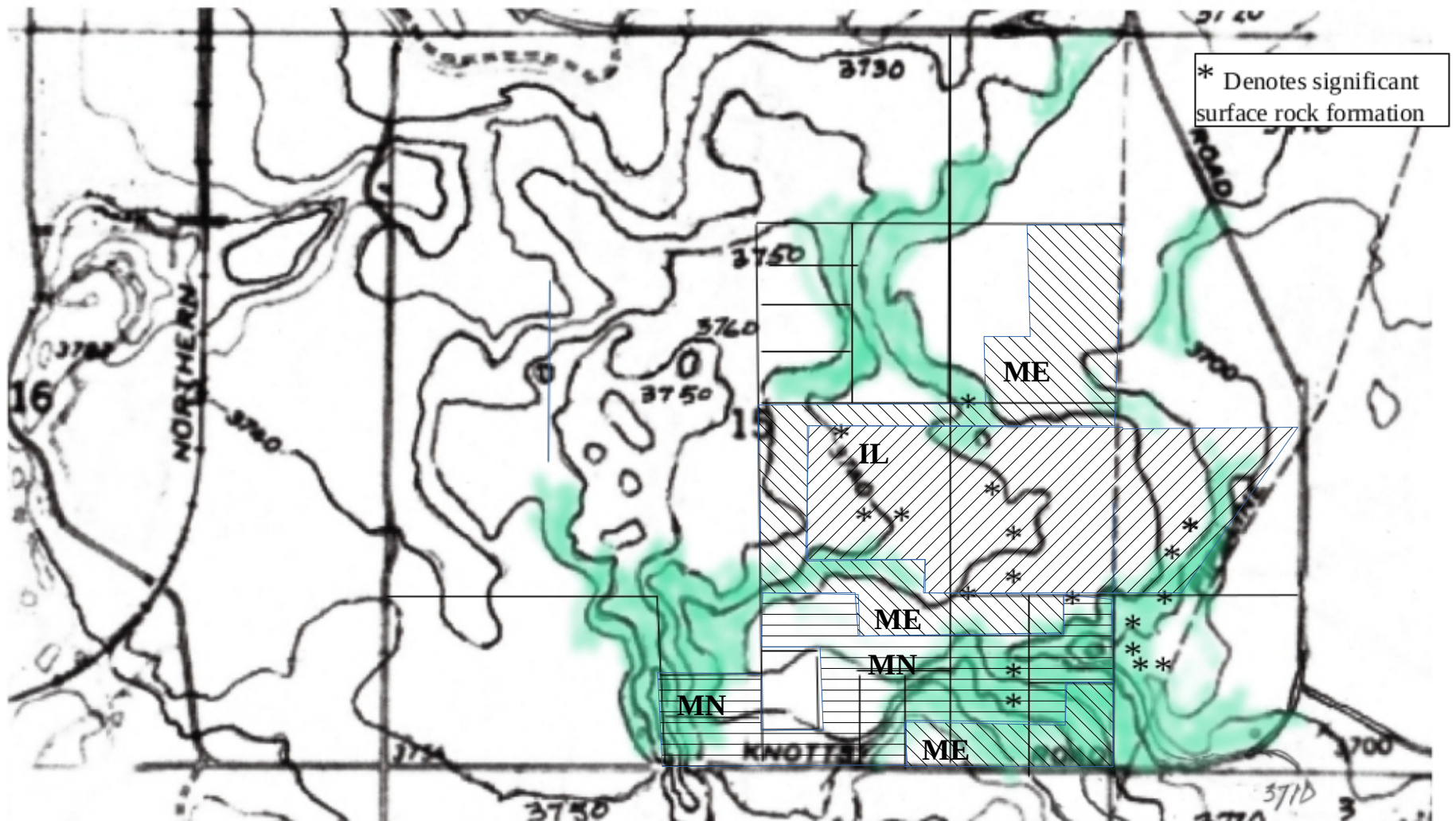
Note: CTAC is still considering a five lane option for 27th St and a circle directly in its path would be a mistake.

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Current Proposal

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Suggested Revision

Based on topography and Exhibit 26 of the ECONorthwest Market Analysis, source: City of Bend, 2016 Economic Opportunity Analysis

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Exhibit 26. Site Characteristics for Target Industries

Source: City of Bend. (2016). Economic Opportunities Analysis, Bend's Growth to 2028.

Site Category	Target Industries	Typical Site Size (Acres)	Topography	Land Use Buffers	Prefers Street Visibility	Suitability Level for Southeast Expansion Area
Large Industrial and Flex ²²	Renewable Energy, Information Technology	50 to 250	<u>0% to 5% slope</u>	Compatible with industrial or agricultural uses	No	Low
Medium Industrial and Flex	Specialty Manufacturing, Aviation - Aerospace, Secondary Wood Products, Recreation Equipment, Renewable Energy, Information Technology	10 to 75	<u>0% to 5% slope</u>	Compatible with industrial or agricultural uses	No	Medium
Small Industrial	Specialty Manufacturing, Aviation - Aerospace, Secondary Wood Products, Recreation Equipment, Renewable Energy, Information Technology	Less than 10	<u>Less than 10% slope</u>	Compatible with some commercial, industrial, or agricultural uses	No	High
Large Commercial / Office	Higher Education	10 to 50	<u>Less than 10% slope</u>	Compatible with commercial and mixed uses	Yes	High
Medium Commercial / Office	Information Technology, Large medical offices, Hospitality, Higher Education	5 to 20	Less than 15% slope	Compatible with commercial and mixed uses	Yes	High
Small Commercial / Office	Small medical offices	Less than 2	Less than 15% slope	Compatible with commercial, mixed uses, and residential	Yes	High

²¹ It should be noted that the City of Bend has designated two other UGB expansion areas for large lot industrial projects. These are: (1) the Juniper Ridge area, and (2) The DSL Properties. For further discussion see: The City of Bend Comprehensive Plan, Chapter 11, Growth Management, Pages 22-23

²² Ibid.