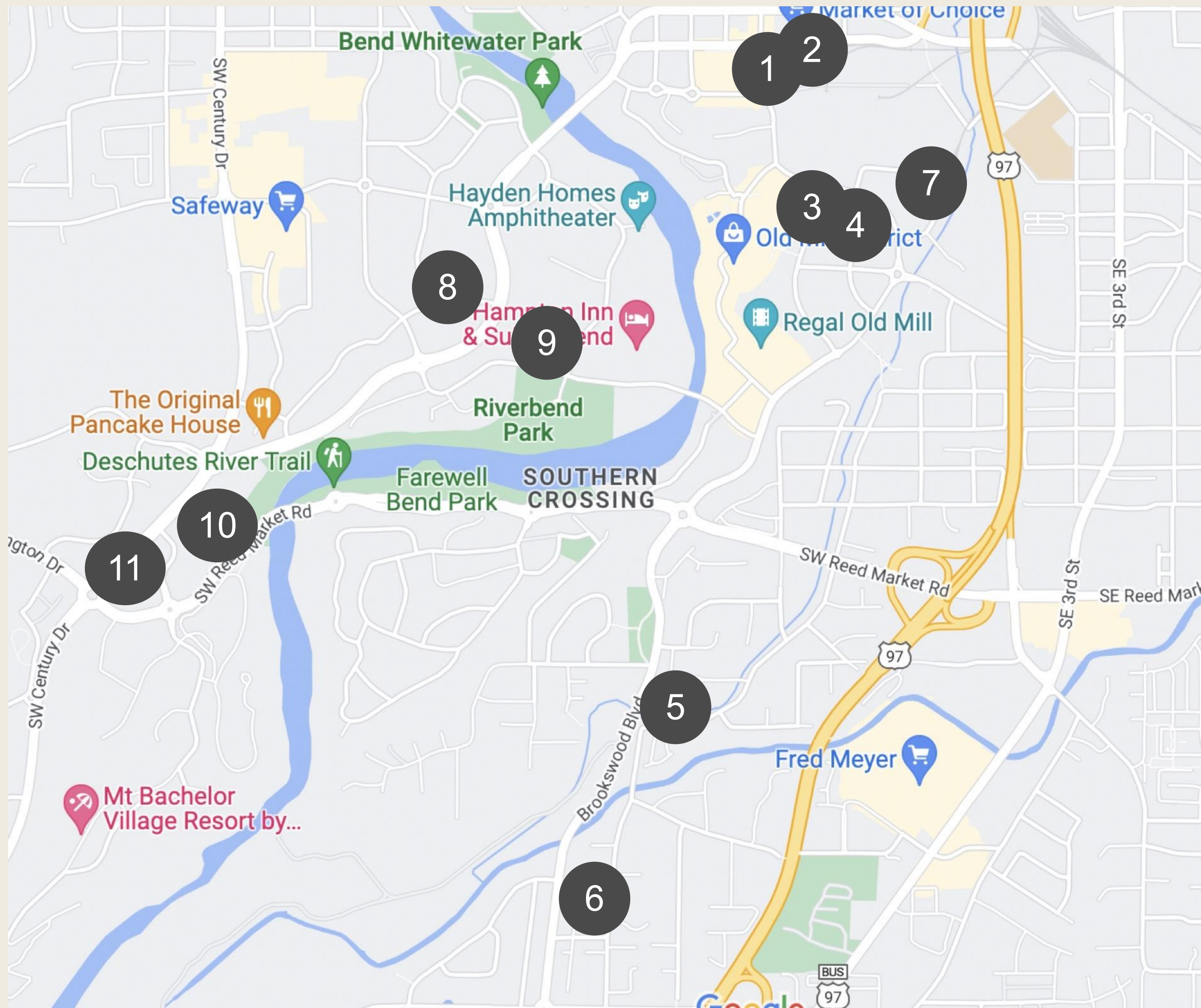




# New and Continuing Developments In Our Southern Crossing Neighborhood Association

DEBY DEWEESE  
Vice Chair/Land Use Chair

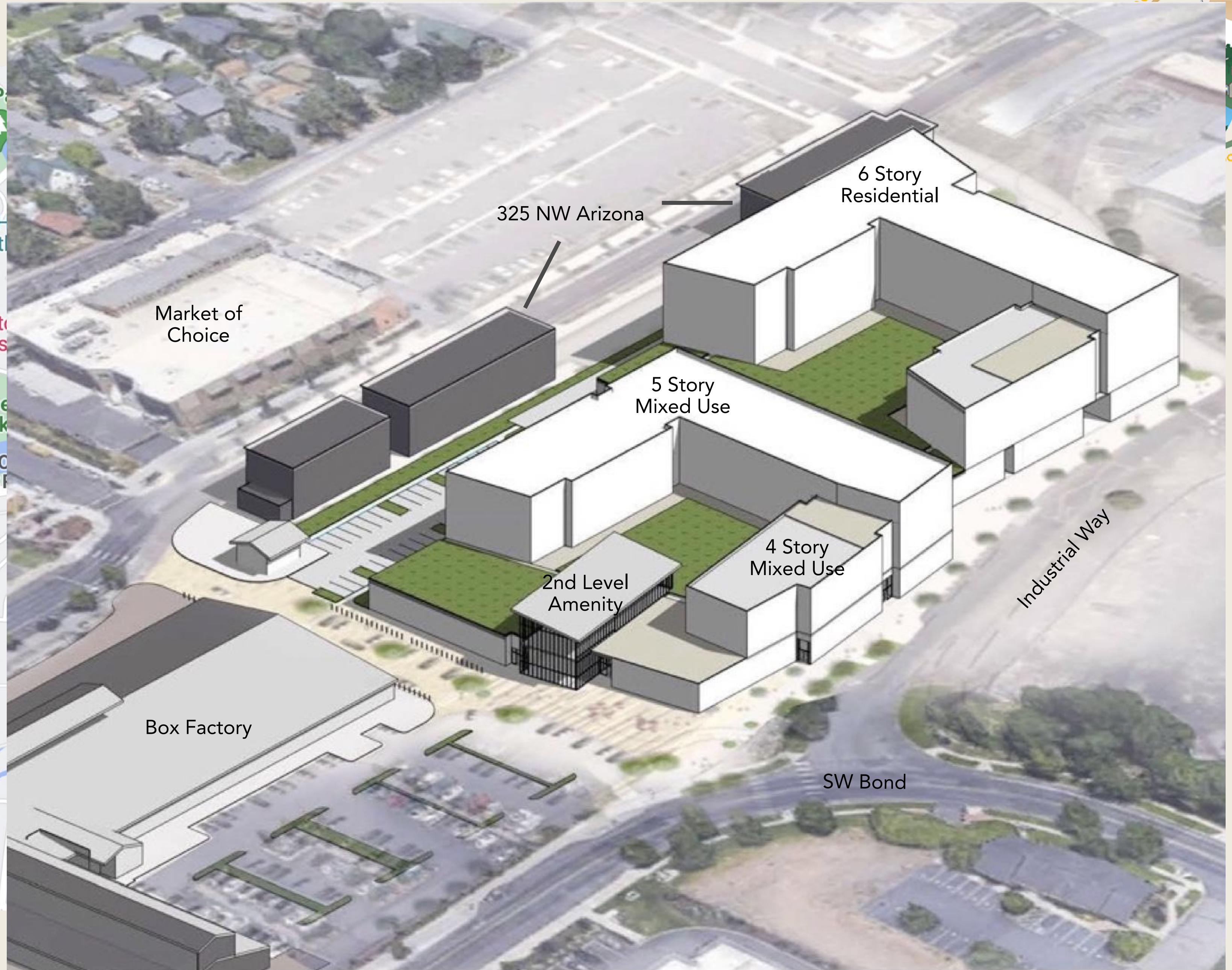
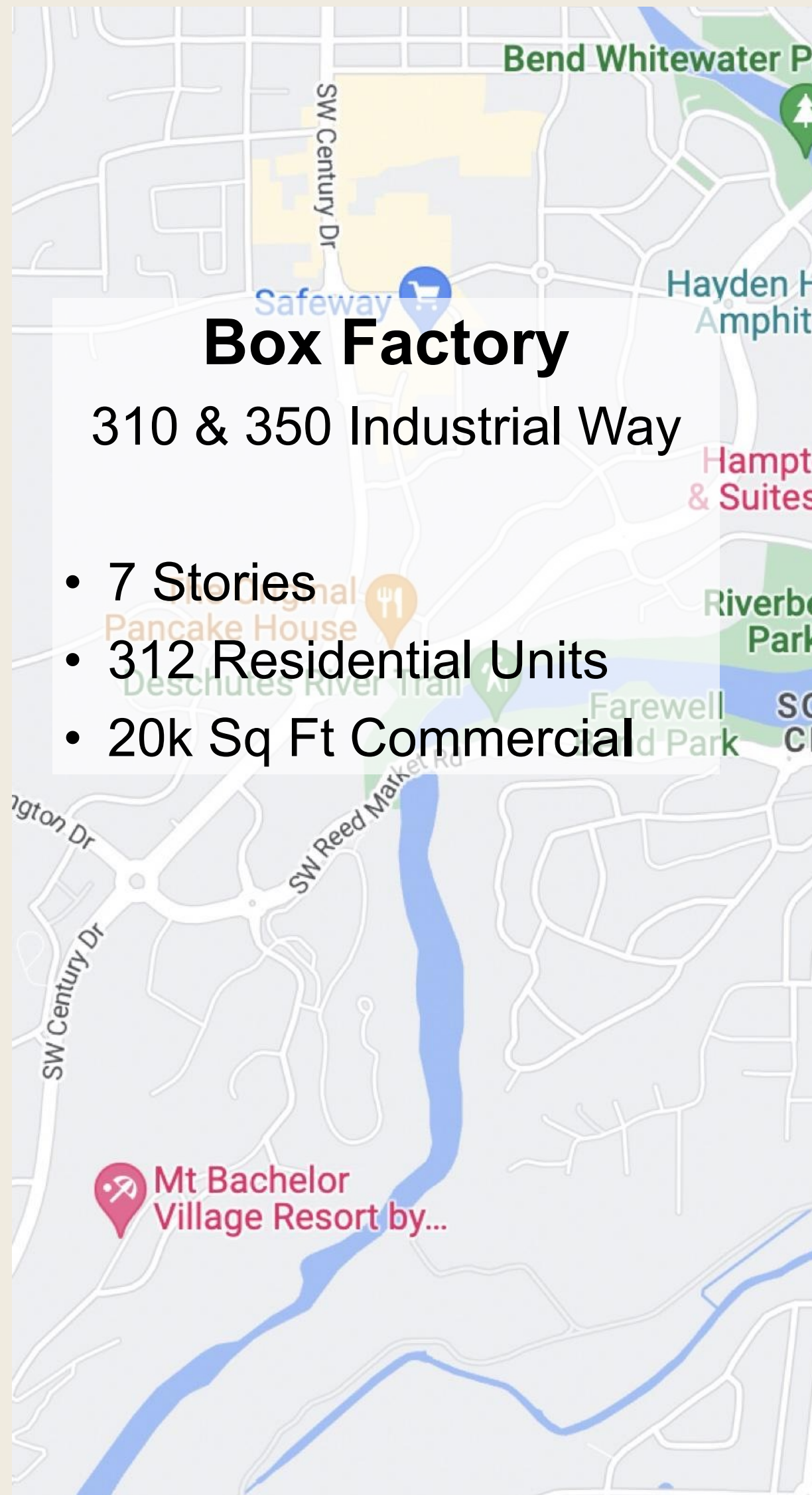


## Summary

- > 1100 Residential Units
- 1 Hotel
- 45,000 Sq Ft Commercial Space

## Dense Development

- Density driven by Oregon House Bill 2001 and Senate Bill 458
- City of Bend accepted these Bills and even took them further - despite Oregon allowing changes/reductions
- Other cities (incl Eugene) fought back and held multiple public meetings. Bend held only one after pressure from the NA's.



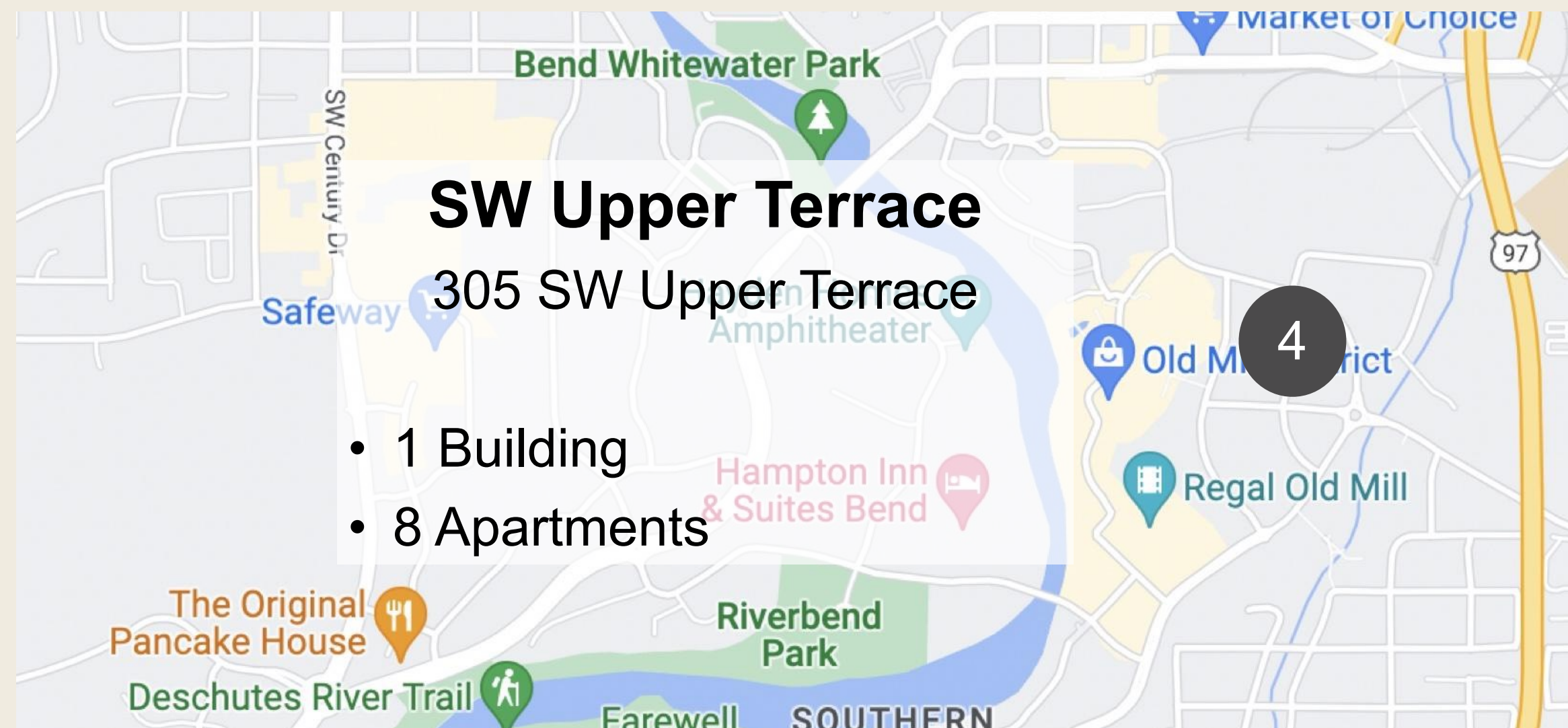
## NW Arizona

325 NW Arizona

- 3 Buildings
- 3 Stories
- 16 2-Story Lofts
- 12.6k Sq Ft Commercial





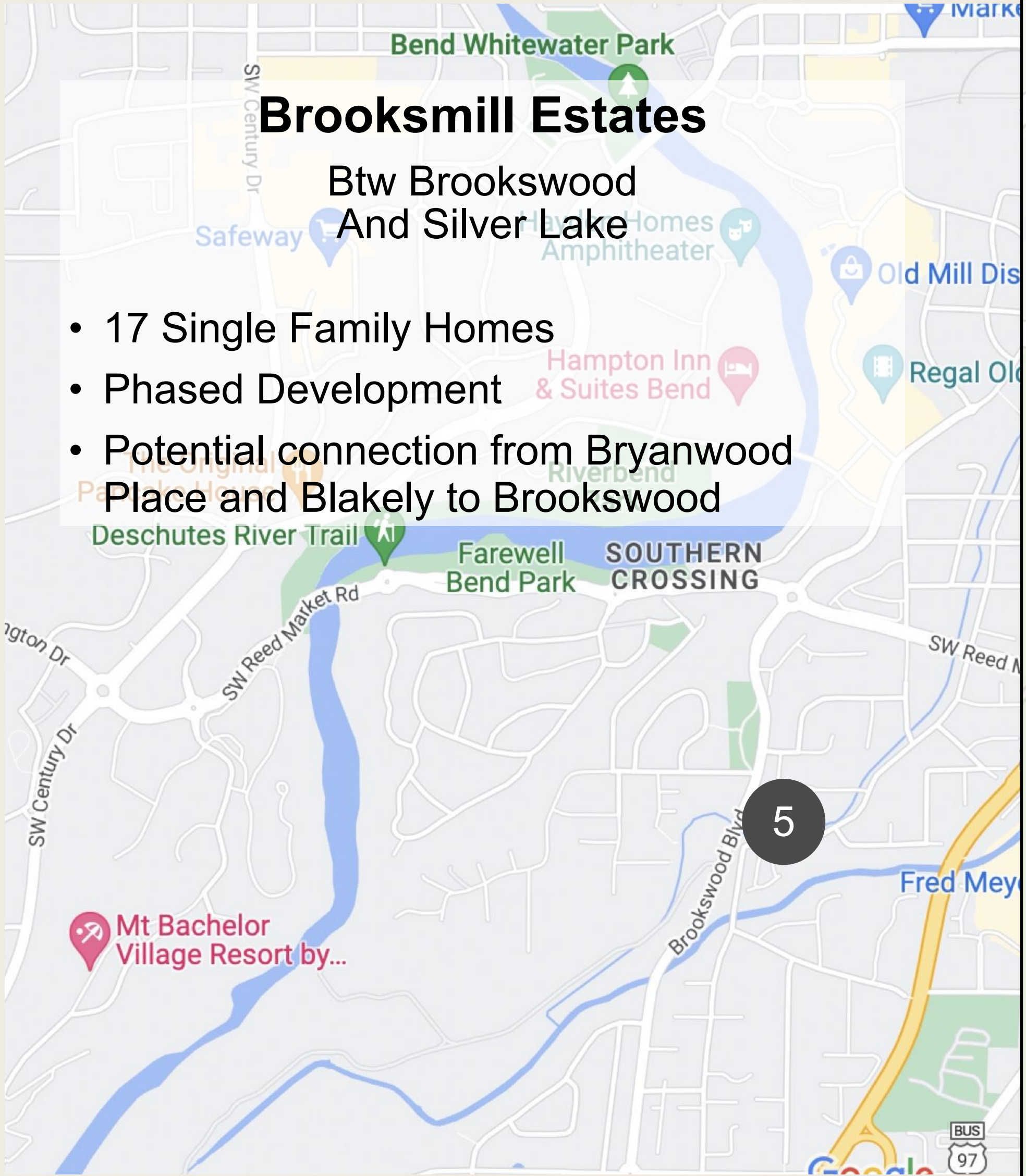
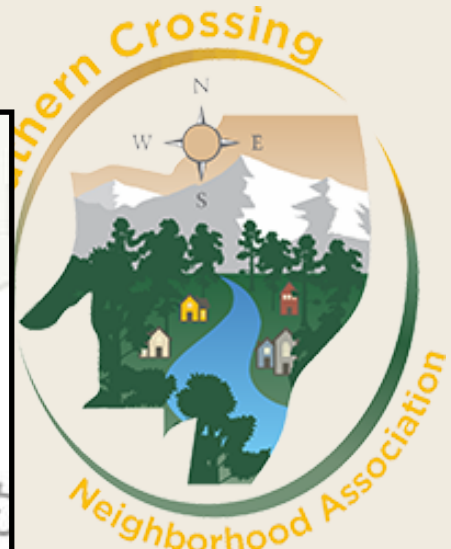


# SW Upper Terrace

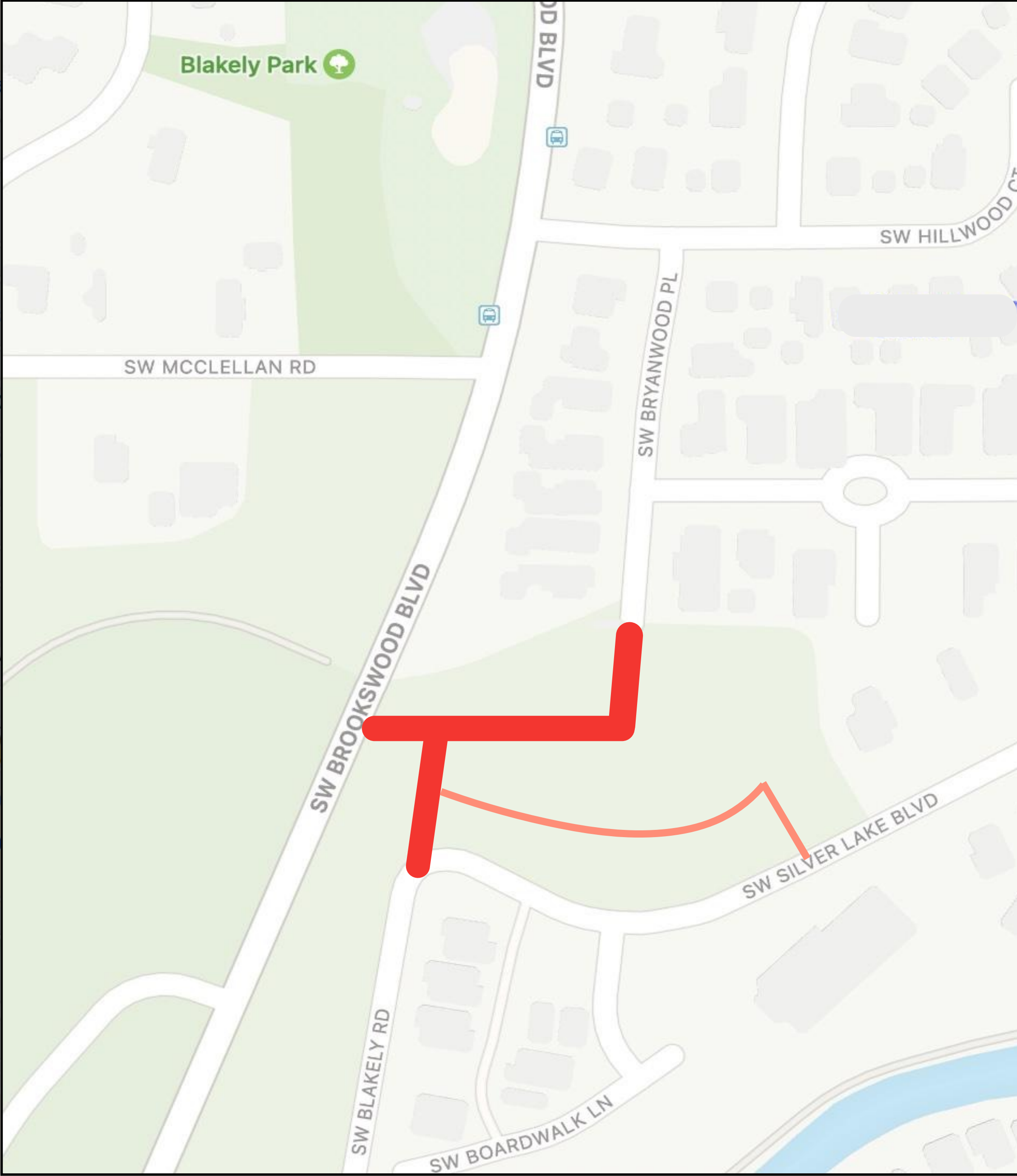
305 SW Upper Terrace

- 1 Building
- 8 Apartments





- 17 Single Family Homes
- Phased Development
- Potential connection from Bryanwood Place and Blakely to Brookwood

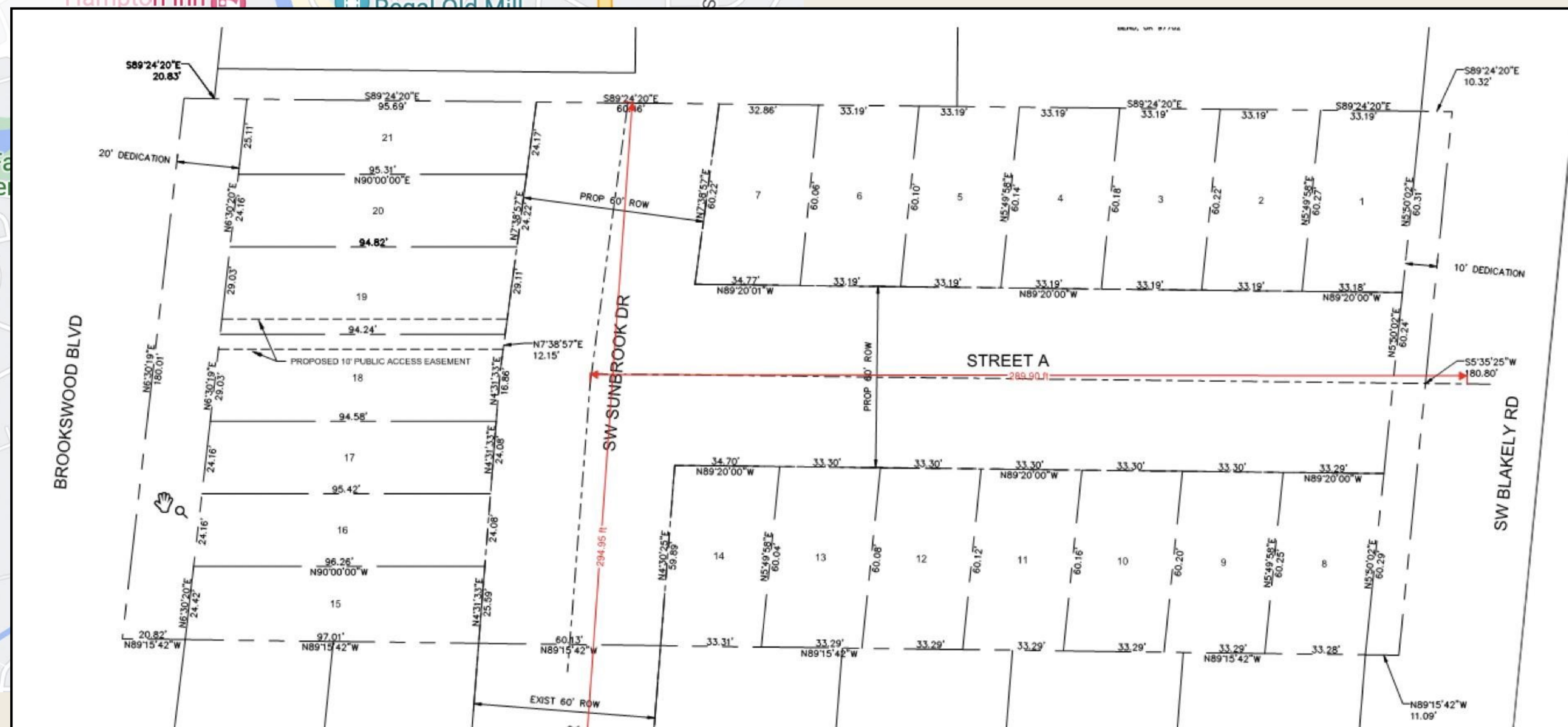
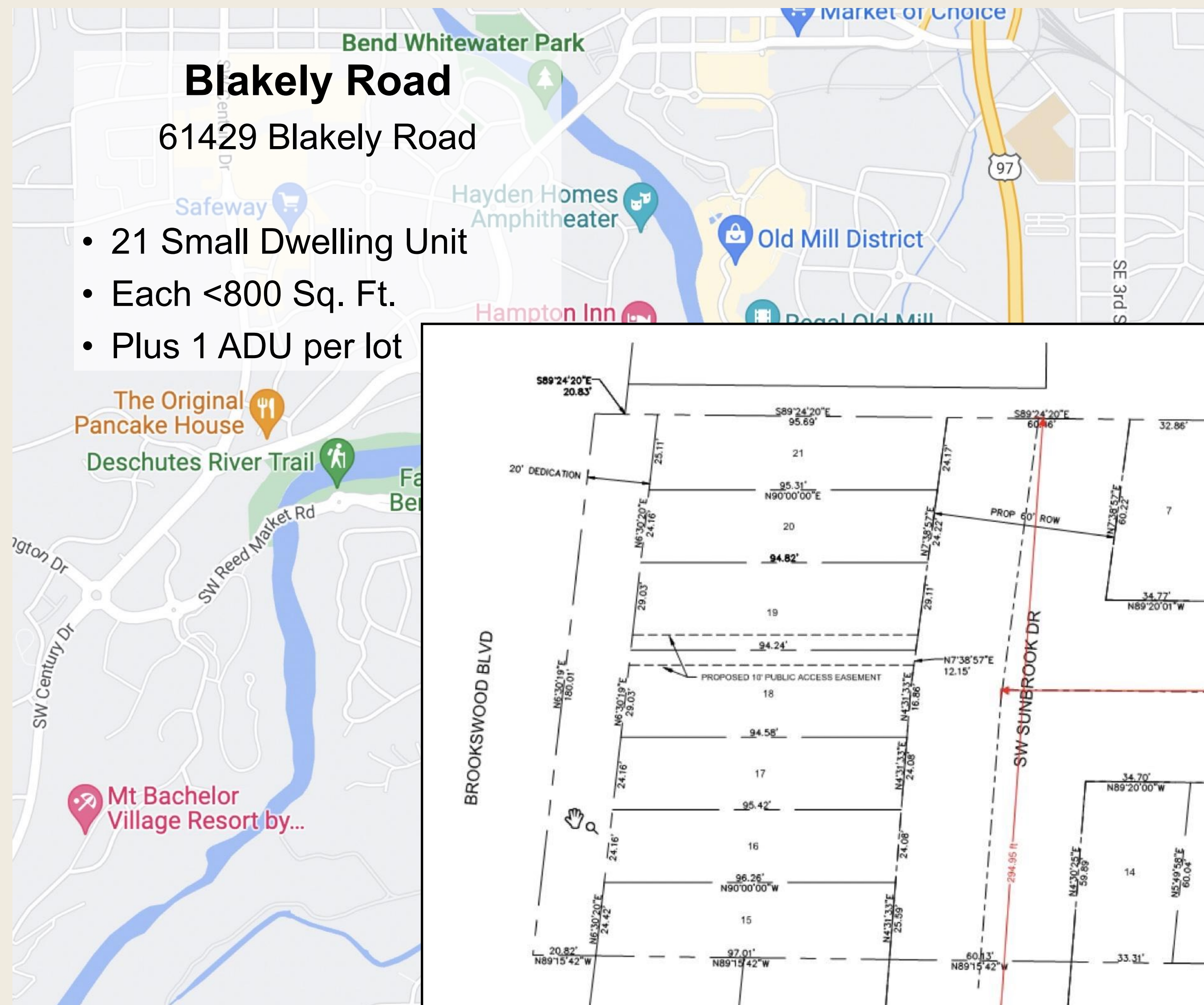


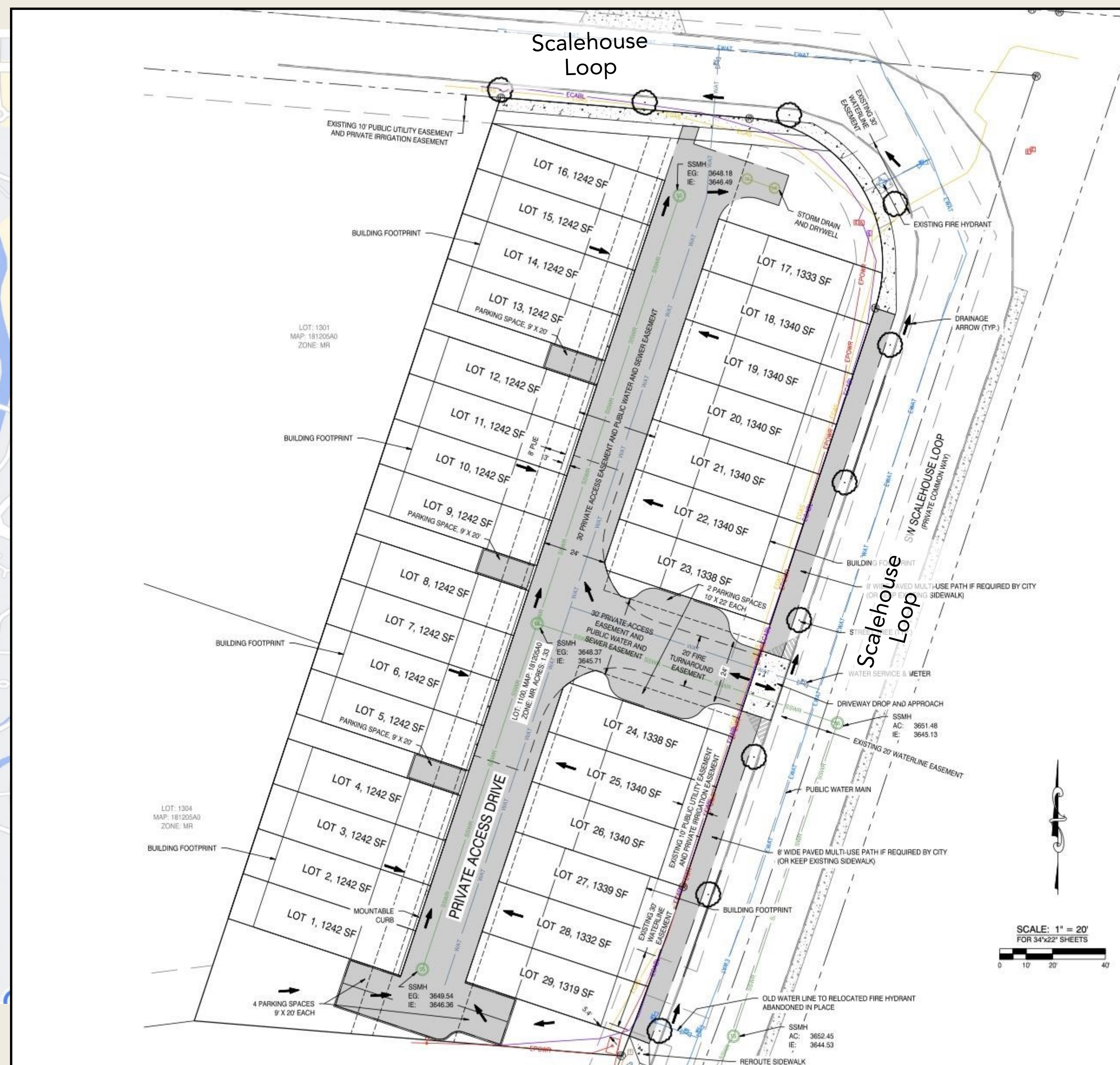
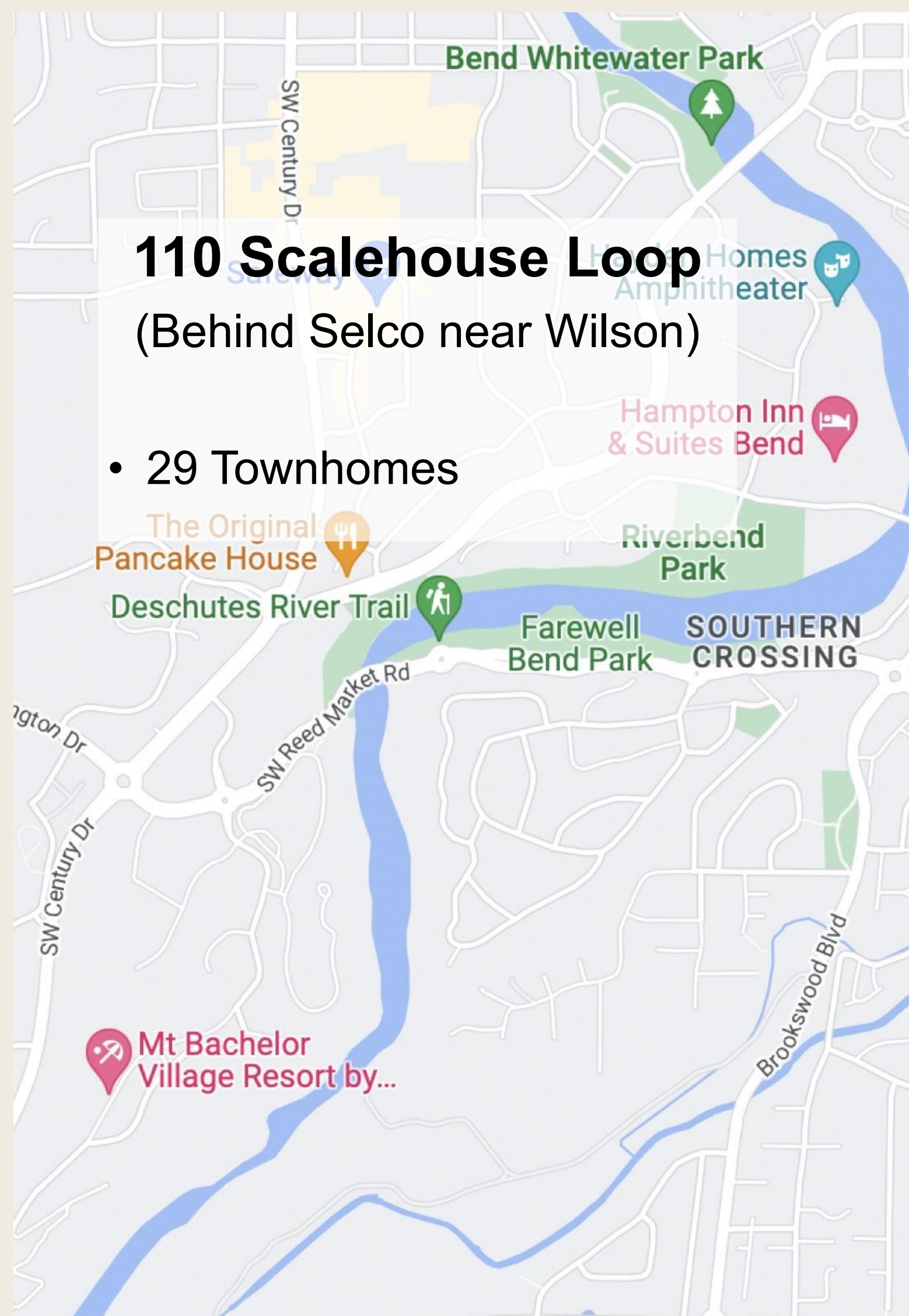


# Blakely Road

61429 Blakely Road

- 21 Small Dwelling Unit
- Each <800 Sq. Ft.
- Plus 1 ADU per lot







## SW Emkay Drive

954 SW Emkay Drive

- 6 Stories
- 202 Residences
- 1740 Sq Ft Commercial



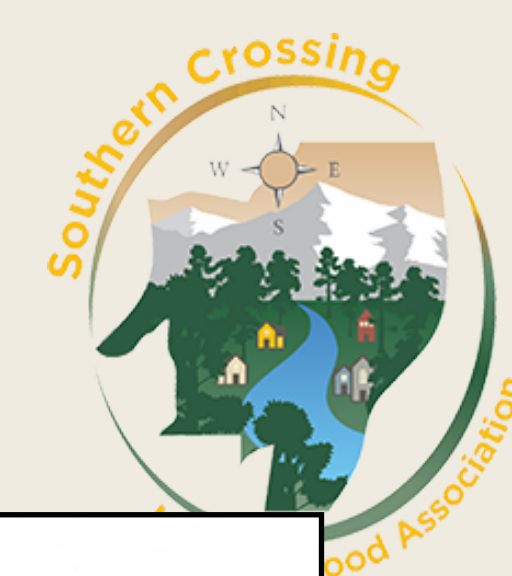


## Bri

419 SW Shevlin Hixon Dr  
(Across from River Bend Park)

- 5 Stories (164 ft tall)
- 168 Apartments
- Seniors only

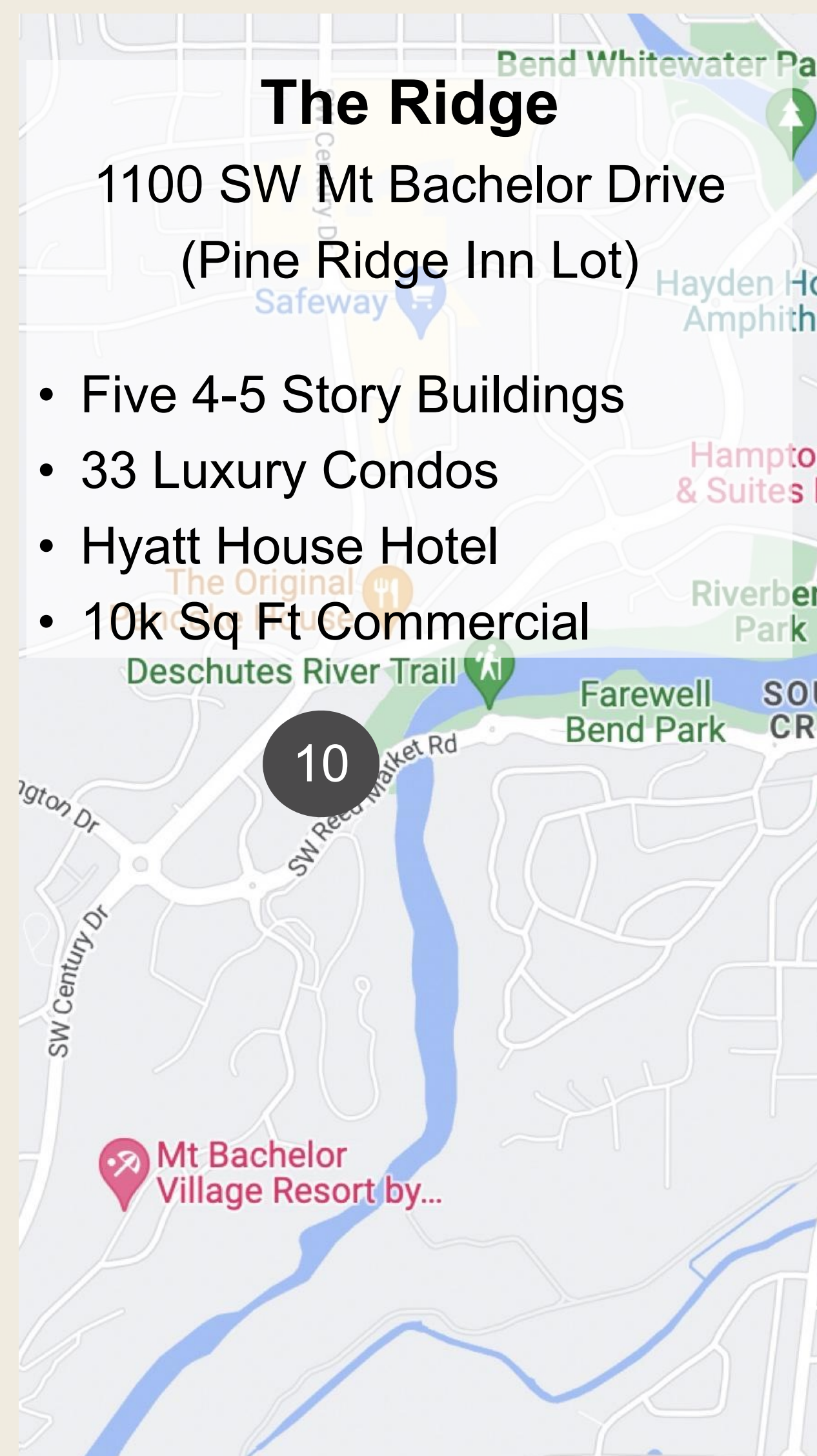




## The Ridge

1100 SW Mt Bachelor Drive  
(Pine Ridge Inn Lot)

- Five 4-5 Story Buildings
- 33 Luxury Condos
- Hyatt House Hotel
- 10k Sq Ft Commercial

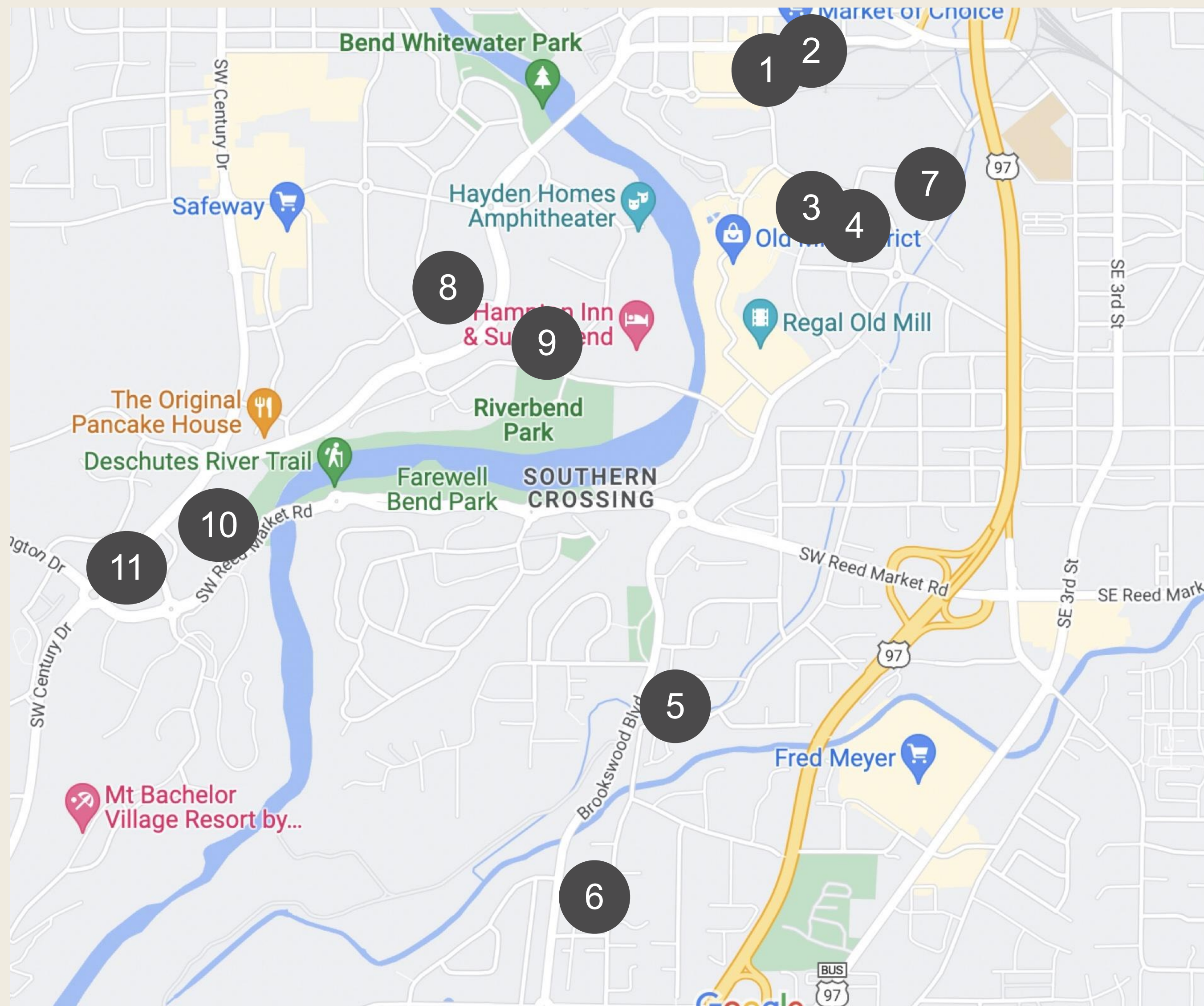


## Mt Bachelor Drive

1081 SW Mt Bachelor Drive

- 5 Stories
- 297 Residences





## Biggest Concern is Always Traffic

- Just these 11 projects = nearly 70% increase in housing units in SCNA. This could double traffic in our area.
- Similar growth all over Bend. Those tenants and homeowners will visit the Old Mill & Box Factory - adding to traffic in SCNA.
- City Code ignores “cocktail effect” in traffic planning.
- Code is King - get involved earlier in Code Development! Ask to be put on the email list for Code changes:

**[phardie@bendoregon.gov](mailto:phardie@bendoregon.gov)**

- Join the new SCNA Transportation Committee. [hello@bendscna.org](mailto:hello@bendscna.org)

# shorturl.at/bciqr

Go to the URL above for details about a public meeting for a proposed development of three commercial buildings with 31,000 square feet of retail and 9 residential units in the Old Mill District at the intersection of SW Mill A Drive and SW Powerhouse Drive.

The virtual meeting will be held via Zoom on Monday, October 24, 2022 at 6:00 pm.

# **COLD Land**

**View Easement - April 1, 2034**

**Main Trails/Canopy Trail**

Thank you

for letting me serve as your Vice  
Chair/Land Use Chair for the  
past 5 years!