

NOTICE OF NEIGHBORHOOD MEETING

A neighborhood meeting will be hosted by local property owner New Villages Group and architect BUILD LLC for a proposed development located at 2195 and 2233 NE 8th St in Bend. The project team will share their current site plan with related exhibits along with City of Bend office of Community Development project information.

Meeting time/ location:

Wednesday 11/2, from 5-6pm

Orchard Shop space (see map on opposite side)

2195 NE 8th Street, Bend, OR 97701

Please send us a note at the following email address to be placed on the meeting reminder. We also welcome you to contact us for further information about the project if you are unable to attend the meeting. NVG@buildllc.com.

Project Description

The proposed project is located on (2) tax parcels, just north of Vail Lane and is bounded by NE 6th St (west) and NE 8th (east) with access from 7th St. on the south and 6th St. on the west.

The property is 4.931 acres in size and zoned Medium Density Residential "RM". Per current Bend Development Code standards, this zoning allows for 21.7 units per acre, and building heights up to 40'.

The project team's current site plan conforms to Bend Development Code provisions for building setbacks, on-site parking for both vehicles and bikes, access and connectivity. The current proposal does not require the development team to apply for any deviations or variances.

The design program consists of a series of low rise apartment buildings in the center of the two sites, with taller apartment buildings along the east end (setback from NE 8th St).

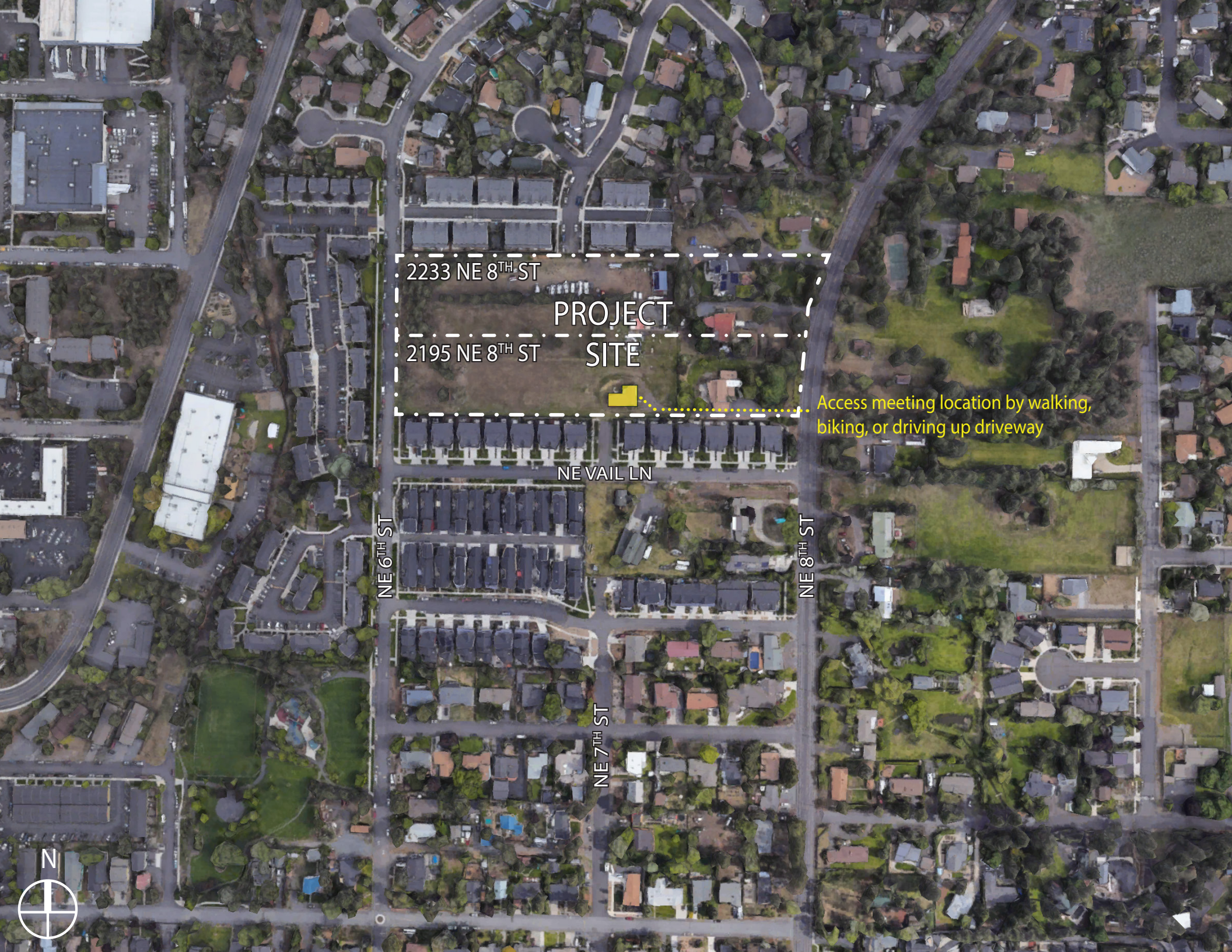
This is a market-rate apartment project weighted toward larger family-type 2 and 3 bedroom units. It is also a pilot project to demonstrate the ability to use profit sharing to provide down payment assistance to households that meet the income requirements for purchasing a home but need help to generate the a down payment to purchase their first home (elsewhere). The success of the down payment assistance program depends on residents:

1. Understanding that they have a vested interest in caring for the property & the neighborhood.
2. Choosing to remain as our residents for substantially longer terms than the average Bend tenant.

Elements of the design program intended to facilitate a rental tenure of 4 plus years, include:

- a. Comfortably-sized units with adequate storage for a variety of renters (singles, couples and young families)
- b. Elevated sense of privacy (within homes and in accessing homes)
- c. Covered parking via carports.
- d. Large individual exterior storage units (mostly as part of the carport structures)
- e. Certified Family Child Care (home occupation) units to provide on-site child care.
- f. Programmed exterior landscape and amenity spaces
- g. Interior amenity spaces – "third place" for remote work and social gatherings, workout facility

The team intends to make their formal land use application this year, with construction estimated to begin in late 2023.



2233 NE 8TH ST

PROJECT
SITE

2195 NE 8TH ST

Access meeting location by walking,
biking, or driving up driveway

NE VAIL LN

NE 6TH ST

NE 8TH ST

NE 7TH ST

N

