

Keeping Bend Beautiful

Katrina Langenderfer influences Bend through Landscape Architecture

by NOAH NELSON — CBN Feature Writer



KATRINA LANGENDERFER

Katrina Langenderfer Landscape Architecture (KLLA) is a full service landscape architecture firm that was founded in 2012 with a commitment to providing clients exceptional service along with a collaborative design process, through the use of responsive and open communication.

"We recognize the unique nature of every project and we strive to meet our client's expectations with innovative site-specific design solutions within both urban and natural environments," said the firm's founder and namesake, Katrina Langenderfer.

Katrina grew up in small-town Michigan, and recalls spending summers exploring the Great Lakes region and camping with her family. With a wealth of public lands to explore, Katrina grew up with an appreciation for nature and conservation, "From a young age, I knew I wanted to pursue a career path that would allow me to make a positive impact on both manmade and natural environments," Katrina said.

An influential learning experience would come in 2001, when Katrina was attending Michigan State University. She spent that summer interning for the National Park Service in Grand Teton National Park, working alongside the park's landscape architects and other professionals, like historians and biologists. "This cemented my passion for creating outdoor spaces," Katrina said. "I knew I wanted to work in a collaborative environment with a diverse set of professionals."

Upon graduating in 2002 with a degree in landscape architecture, Katrina took a job at a multi-disciplinary engineering firm that had an open position in Oregon. "Here I contributed to a wide variety of projects

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Redmond Airport Ramps Up for \$200 Million Expansion

Multi-Phase Plan for Terminal as Soaring Passenger Numbers Hit Million Mark

by SIMON MATHER — CBN Feature Writer

As 2023 gets underway, preparations are in full swing for the large-scale expansion of Redmond Airport, in a project estimated to top some \$200 million over several phases of improvements.

The need for a major increase in terminal capacity has become increasingly pressing as passenger numbers at the regional hub have rebounded from a 2020 low, with the post-pandemic recovery outpacing the national average.

Redmond Airport Manager Zachary Bass said the amount of people coming through the facility annually has now hit the one million mark — a milestone

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NEW VERANDA CONCEPT CONTEMPLATED AS PART OF REDMOND AIRPORT \$200 MILLION EXPANSION | RENDERING COURTESY OF REDMOND MUNICIPAL AIRPORT

Local Architects Share Upcoming Projects — Pages 10-22

Eastside Nightlife The Pilot Butte Taproom & Bend Poker Room

by NOAH NELSON — CBN Feature Writer

The Pilot Butte Taproom is the new business bringing life to a historic spot that many Bendites grew to love; the old Pilot Butte Drive-in location, just off of NE Greenwood Avenue. The Pilot Butte Taproom, which also encompasses the Bend Poker Room, is run by Kohlter Kee, who also oversaw the former Bend Poker Room before it moved to this new location.

Kee and his family bought and ran the old Bend Poker Room about two and a half years ago, when COVID was causing the business some troubles. After looking for a new space to take the business, they settled on the old Pilot Butte Drive-in building. After renovating the space for about nine or so months, they opened their doors to the public on December 2.

So far, business has been great, according to the owner. Kee says things have been steady, and people have been enjoying the new life brought to this well-loved and historic space. Formerly serving some of the best burgers and breakfast in town, the taproom has since been

converted into a bar space with brick oven pizza.

The main counter is now a bar and in place of many of the old booths that used to surround the massive fireplace are now poker tables, pulling in tons of guests who are hoping to leave the night a winner, while also enjoying the eight different TVs playing sports and the 24 unique taps pouring up local beer and cider.

While the taproom and poker room are the newest business ventures to grace the walls of this building, they are definitely not the first. The building was first

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RECENT TRANSACTIONS

Compass Commercial Real Estate Services broker **Dan Kemp, CCIM** represented the buyer, **Columbia Pacific Advisors**, in the sale of 20130 Badger Road in Bend. The 6.58-acre commercial land sold for \$8,000,000.

Tom Tapia, CCIM, Principal, & Brian Fratzke, CCIM, Principal, both of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Seller; and **Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc.**, represented the Buyer in the sale of 1693 SW Chandler Avenue, in Bend for \$7,000,000.

Broker **Ron Ross, CCIM** with **Compass Commercial Real Estate Services** represented the buyer, **Landlock Enterprises**, in the acquisition of 1280 SE Nehalem Street in Portland. The 12,000 SF multifamily complex was purchased for \$5,900,000.

Tom Tapia, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller; and **Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc.**, represented the Buyer in the sale of two lots, in Redmond for \$1,488,770.

Compass Commercial Real Estate Services brokers **Pat Kesgard, CCIM** and **Kristie Schmitt** represented the seller, **S & H Associates, LLC**, in the sale of an 8.86-acre industrial parcel located at the corner SW Airport Way and SW 19th Street in Redmond. **Compass Commercial** broker **Bruce Churchill** represented the buyer, **Kevin Spencer**. The commercial land sold for \$4,270,000.

Dan Steelhammer, Broker, of Fratzke

Continued on Page 30 ►

Kôr Community Land Trust Partnering with the Bend Chamber on an Employer-Supported Workforce Housing Pilot

Homeownership is out of financial reach for the majority of Bend's working population. Today, the Bend Chamber of Commerce and Kôr Community Land Trust announce a pilot project that will demonstrate a way that employers can assist their employees in owning their first home.

The Bend Chamber is sponsoring four of seven new homes in Kôr Community Land Trust's Poplar Community, thanks to financial support from Providence Health Plan and Bend Chamber members. The sponsorship helps support the difference between the cost to build these homes and what income-qualified home buyers can afford.

According to a recent employer survey contracted by the Chamber, 81 percent of local employers cited the cost of housing has a high impact on their ability to fill job vacancies and more than two-thirds of

those employers are seeing their revenue decline as a result. Additionally, 43 percent of regional employers have considered direct housing interventions to ease the cost of housing for their employees.

Through this pilot, local businesses can help their employees who are aspiring, first-time homebuyers to purchase their first home.

"We are so thrilled to be able to bring this pathway to home ownership for employees through our partnership with Kôr," said Katy Brooks, CEO of the Bend Chamber. "Obviously this is only one option for employers, but there are a variety of partnerships and creative ways for businesses to also secure new rental housing. We want to hear from employers who are considering

Continued on Page 30 ►

New Equitable Electric Vehicle Planning Group Announced in Central Oregon

350 Deschutes, a Central Oregon nonprofit, will use a five-figure planning grant from Pacific Power to support equity in the planning and access to electric vehicles and charging infrastructure throughout Central Oregon. "To support electrification in transportation, there is an abundance of grants, rebates and incentives available now and coming soon. One barrier is having staff available to identify all of these resources, secure technical assistance and develop plans. We hope to bring people together and make it easier for them. People will work towards developing an effective charging network throughout Central Oregon, including rural, underserved areas," says Diane

Hodiak, executive director of 350 Deschutes. "We want to invite any nonprofit, individual, government, electric cooperatives, schools or businesses to participate in the Pacific Power Electric Vehicle Planning Group (PPEV) planning group."

As a result of Pacific Power's generosity, this planning will be free of charge to everyone. Visit actionnetwork.org/events/ppev-central-oregon-planning-group to register. The planning group will review the huge incentives coming to Oregon as a result of the BiPartisan Infrastructure

Continued on Page 30 ►

Fire on the Mountain Brings Portland's Original Buffalo Wing to Bend's Campfire Hotel

Campfire Hotel will be the new Bend home to Portland's Original Buffalo Wing's restaurant, Fire on The Mountain (FOTM). Set to open in spring 2023 in a reimagined space formerly used as an auto sales lot, this will be FOTM first location in Central Oregon and join FOTM's existing locations in Portland and Denver

FOTM opened in 2005 at its original Portland location on N. Interstate Avenue in Portland. According to legend, the original Buffalo wing was invented years ago at the famed Anchor Bar in upstate New York. Forty years later, FOTM owners Sara Sawicki and Jordan Busch brought this Buffalo tradition to the Northwest

and have continued to share their secret sauce. Now the secret will be out in Bend with the opening of their newest location.

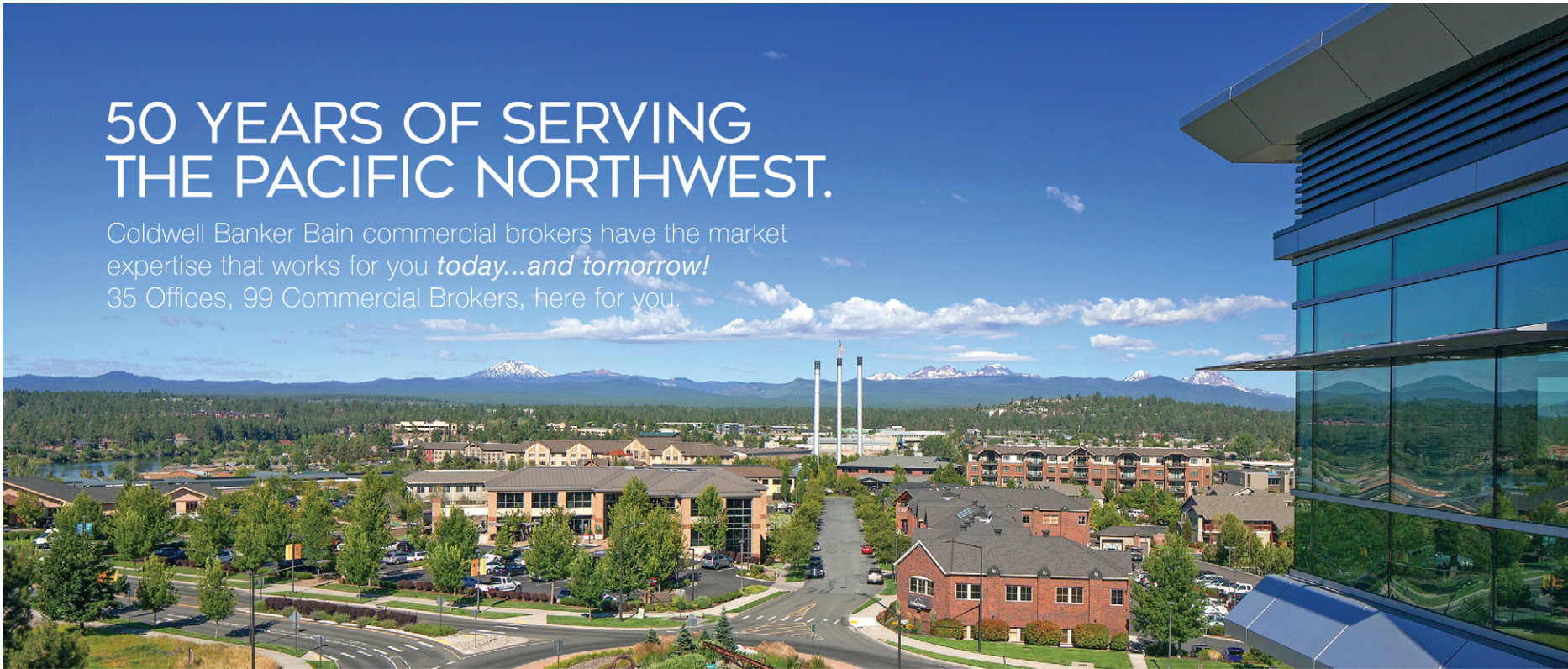
FOTM sources its wings from cage-free, antibiotic-free, hormone-free and humanely raised chicken. The restaurant also uses all-natural beef and pork that are both humanely and sustainably raised.

FOTM is expected to open in spring or early summer, joining Campfire Hotel's team of onsite food and beverage purveyors. That includes the new Juice Easy Cafe, a concept by master

Continued on Page 30 ►

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◆ The City of Bend won a \$150,000 Mobility Grant from Pacific Power to fund a rebate program to help low-income households in Bend purchase electric bicycles.

The electric bike (e-bike) instant rebate program will provide a rebate of \$2,000 each to 75 qualified transportation-disadvantaged, low-income households in Bend to be used toward the purchase of an e-bike. To qualify, applicants must be considered low-income and live within Pacific Power territory in Bend.

"Bend is an excellent city for e-mobility year-round," said Anthony Broadman. "In places where rebates have been offered, riders have replaced more than three car trips a week with e-bikes. I am grateful to our partners at Pacific Power who see the value of new, sustainable, climate-friendly options for getting around our city."

Pacific Power is providing grant fund-

ing to help businesses, cities and nonprofits take advantage of the cost-saving, clean benefits of electric mobility. The City of Bend joins several other organizations across Pacific Power's service area that have received grants for clean electric mobility projects through a competitive-evaluation process.

Funding for this grant is made possible by the Oregon Clean Fuels Program administered by the state Department of Environmental Quality. For more information visit PacificPower.net/EV.

The City will work with Commute Options to disperse the grant funds through a subrecipient agreement. Commute Options' mission is to increase access to transportation options across Oregon.

Commute Options will partner with local e-bike retailers and the rebate will be paid directly to the retailers, removing as many financial barriers as possible for participants. Participants will be able to visit a participating retailer and automatically deduct the \$2,000 from the purchase at the point of sale.

The rebates will be awarded via a lottery process and the first lottery will take place in the spring.

"I've had the good fortune of getting to and from City Hall for every council meeting over the last two years on an e-bike so I have seen what is possible," Broadman said. "The key now is to make sure that as many people in our community, especially those with fewer resources, have access to sustainable modes of transportation. Climate action

must be equitable."

◆ Bend City Councilors selected Megan Norris to fill the seat on the Bend City Council that was vacated when Melanie Kebler won the November election for Mayor. Norris will fill the seat for the remaining two years of Kebler's term.

Norris is a planning manager at Hayden Homes and a board member of the Deschutes Children's Foundation, according to her application materials, which also said her volunteerism includes: "working closely with local governments on a variety of issues – from housing to childcare to clean energy," and "... as the Childcare Accelerator for Central Oregon, I often met and presented at Bend Economic Development Advisory Board."

"I'm excited for Megan to join our Council team," said Mayor Melanie Kebler. "I appreciate that her viewpoint is rooted in her experiences as a Latina woman and her commitment to public service. She also has a strong personal history of working on issues that are top concerns for the Bend community, such as affordable housing, child care, and protecting our environment."

Fourteen people applied for the vacancy and four finalists were interviewed. Norris will be sworn in on January 18.

The Council aimed to have the vacancy filled before beginning its goal setting process. Councilors take a number of inputs from the community and use them to help establish two-year goals which influence City operations and the General Fund budget. Inputs include results from a Community Survey which Councilors will receive on January 18 and listening sessions and roundtables on January 19. Goal setting meetings

will occur January 23 and 24.

DESCHUTES COUNTY

◆ Deschutes County is accepting applications from interested residents with public sector project management experience to serve on the Facility Project Review Committee. The committee provides recommendations to the Board of County Commissioners on pending and upcoming County building and facility projects, as requested by the Board.

The seven member committee includes members with construction, architecture, real estate and development experience.

The committee provides recommendations in the following areas: development options and alternative solutions, conceptual proposals, project scope, cost estimates and cost, contracting methodology and value engineering. The committee may also be asked to provide feedback and recommendations on whether to build, remodel, buy or lease a facility.

The Board of County Commissioners will assign projects for review based on the projected costs (in general, projects over \$200,000) and projects that are challenging, critical, or high profile. Projects will be limited to those that being considered or planned by the County. Projects will not include private development or projects from other governmental entities.

The committee meets quarterly, or on as needed basis. Meetings are typically held in Bend at the Deschutes County Services Center.

To apply visit deschutes.org/jobs. Applications will be accepted until January 31.



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Simple HR Solutions That Solve Big Company Problems

by HEATHER WALL, Director of Human Resources — Brightways Counseling Group

Human Resources (HR) — a position that is often referred to by company leaders as expensive event planners, paper pushers that adds barriers to business and takes the fun out of everything. To employees, HR is often viewed as the one that hires, disciplines and terminates, and often only caring about the policies that will best serve the company.

The reality of HR is that we are often operating in a reactive state due to the lack of infrastructure and consistent business practices from within. Because of this, HR professionals are not operating in the capacity that will best serve the company and its employees. Many leaders know the struggles tied to employing, training and managing employees. The laws are ever-changing and cumbersome, the cost and complexity of using HR and payroll systems are rapidly increasing, and (qualified) in-person HR support is often hard to find, or very expensive.



However, without the necessary HR infrastructure, the costs and changes associated with people management will continue to mount, and progress forward for any company will feel like an impossible venture. To minimize risk and expenses, create efficiencies and improve the morale of your employees; your company should invest in a qualified, and “strategic” HR Partner or HR service that will support your business goals and incorporate your mission, vision and values to all aspects of the business, (even if only temporary; you can have it created and empower your internal leaders to continue the efforts).

Along my HR journey, I have worked internally and as an external HR Consultant. I have worked with companies at all stages, all sizes, and in many industries and locations. One thing that I have seen to be true... there is always value in having an HR partner and investing in your people, processes and leaders.

Many years ago, I worked for a government-contracted company that employed engineers and military personnel. There was a major problem needing to be solved, and surprisingly, the solution was very simple. The problem was communication (lacking or inefficient). We needed to improve the communication and collaboration efforts amongst teams and departments to achieve the common goal. After consideration of the type of employees I was working with and the work environment we were in; I took a different approach to solving this common workplace problem. Rather than impose a training on communication styles and improvements, I opted for a recognition board. Yes, you read correctly; a simple corkboard, a handful of pushpins and a pile of colorful post-its. The task was simple; “employees, please post and share a thank-you message, or note of appreciation to the Recognition Board for a fellow colleague on a job well done.”

It seemed simple enough, but this was a heavily male-dominated workplace where many employees were remote. Well, in a few short weeks, that corkboard was covered in colorful post-it notes that had written on them, messages of positivity, gratitude and shout-outs galore. It was inspiring... and contagious. I began sharing a picture of the Recognition Board at the end of every month (especially for those remote employees, who by the way also joined in) and gave the actual post-its to the rightful recipients as a reminder to all that they contributed.

What this simple solution did was cultivate not only a work environment of collaboration and support; but a way to set aside one’s own opinions and come together as a team to problem-solve and communicate more efficiently. Major problem solved; the cost and process were simple, but the result was priceless.

As an HR Professional, I implore leaders to look within your company and examine the areas of concern and explore what solutions may be needed; get creative and think outside the box. A little effort and commitment can go a long way. Don’t be afraid to ask for help. You can Google ways to problem solve; look to BOLI for law updates, invest in SHRM (an annual membership for HR Professionals which includes forms, templates, guides, etc.), ask other business owners how they handle similar situations (aka network). Other resources include: SBA, Score Mentors and chamber of commerce. The odds are, some other business or HR Professional has seen your problem before and may have a great solution for you to explore.

Final note — The two best pieces of advice I can give any business owner; be consistent in everything you do (inconsistencies lead to discrepancies) and document. Document all conversations with employees (include full names of attendees, date (including year), and document in a way that someone will eventually see (aka, a lawyer). Save documentation in a secure place to reference later if a pattern occurs.

Heather Wall is the director of Human Resources at Brightways Counseling Group. She has 15 years in the HR profession, a master’s degree in management, SHRM-CP, certified strategic HR business partner, certified in strategic workforce planning and a certified human capital strategist.

Residing in Central Oregon for the last two years, Wall has worked with several small to mid-size business throughout the state of Oregon, Washington and California as a business partner focusing on building HR infrastructure and balancing compliance and culture within the workplace. In addition to her HR work, Wall volunteers as a Court Appointed Special Advocate (CASA) in Deschutes County, serving as an advocate for children in foster care. She resides in Sisters with her husband and two sons. In her spare time, she enjoys doing puzzles, playing in the snow and water (depending on the season), exploring new restaurants and spending time with friends and family.

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EarthCruiser Announces Expansion into Overlanding EV Market

Official Launch of a Pre-Order Deposit Program for a Slide-In Camper Designed for EV Trucks

by NICOLE JORDAN

EarthCruiser, a globally recognized brand behind the most accomplished 4x4 expedition vehicles available in the world, announces the expansion into overlanding products specifically for electric vehicles. This includes the official launch of a pre-order deposit program for slide-in campers engineered for the next generation of EV trucks.

EarthCruiser has a proven track record of over 15 years of building light, aerodynamic overlanding products designed to be efficient and capable and work off-grid for extended use. This requires deep knowledge of complex energy systems, weight distribution and aerodynamics. EarthCruiser is taking this unparalleled expertise and applying it to develop new approaches and designs to pave the way for electric vehicles in the overlanding sphere.

The shift to EVs is a certainty EarthCruiser has seen coming and been talking about for years. Industry stats and new government regulations demonstrate the momentum EV has with automakers and consumers. EarthCruiser is uniquely positioned to design products that excel within EV parameters

“We have been keenly following the evolution of EV vehicles and have been waiting until the time is right and the time is now,” said Lance Gillies, founder of EarthCruiser. “We are a company that loves to discover, innovate and test, over and over until we get it right. Our deep expertise in building world-renowned expedition vehicles makes it easier for us to roll into electric platforms compared to competitors.”

As electric vehicles enter the overlanding space, domestic automobile manufacturers require a partner with expertise in maximizing overland vehicle efficiency, and ensuring critical systems fit within a limited footprint and usage envelope. With impressive features that offer a smooth ride, breathtaking power and unbelievable off-road capabilities, electric vehicles open a new world of

possibilities to the overlanding community.

EarthCruiser’s innovation division, ECI (EarthCruiser Innovations), is currently developing products for the electrification of overlanding, including the slide-in truck camper for domestic EV trucks. EarthCruiser Innovation is currently in collaboration with key domestic automotive manufacturers and looks forward to expanding that division of the company. Further details to be announced at future dates in 2023.

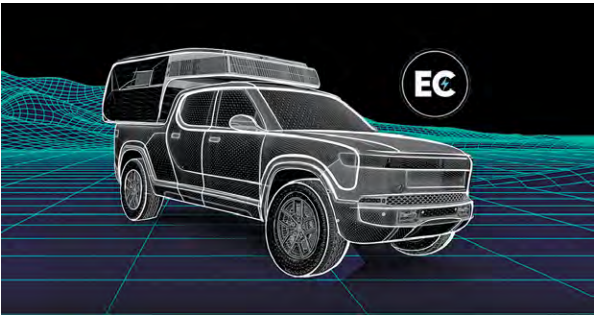
“There are many similarities with our current EarthCruiser habitat and one that would be required to function with an electric platform,” added Gillies. “It’s critical to maximize efficiency in order to allow vehicles to go further. Managing limited storable on-board energy capacity, operating within acceptable range envelope and staying safe and comfortable is the essence of an overlanding vehicle and we have been doing that for years. EarthCruiser is extremely good at energy efficiency and the amount of energy required to move an EC down a road is significantly less than our competitors.”

EarthCruiser EV Camper Pre-Order Program

The future is charged. Redefine your off-road mission. Introducing a new class of lightweight slide-in campers from the go-anywhere, do-anything adventure leader. Bred for everything that comes after it, this adventure-ready slide-in takes the most advanced EV, hybrids and conventional gas-powered trucks to places others wouldn’t dream.

Customers can place a fully refundable \$100 deposit to reserve their exclusive EarthCruiser slide-in camper. EarthCruiser recognizes that the customer voice and travel requirements are critical to the success towards the transition to renewable energy. As part of this deposit program, EarthCruiser Innovation will gather customer platform preferences for this product as it finalizes the development.

EarthCruiser understands that consumers will adopt



RENDERINGS | COURTESY OF EARTHCRIUSER

electric vehicles at different rates and has designed our new slide-in truck camper to transition with them. For customers that are not quite ready for an EV truck, the camper will work flawlessly with internal combustion engine vehicles. When customers are ready to transition to EV, after a few simple software updates, the camper will be ready for life on the back of an electric vehicle.

Reserve the EarthCruiser EV Camper at earthcruiser.com/reserve-your-ev-camper.

About EarthCruiser:

EarthCruiser USA designs, engineers and manufactures the world’s most accomplished overland adventure vehicles based in Bend. We are a company built on integrity and the pursuit of relentless quality and innovation in everything we do which is reflected in our products.

earthcruiser.com



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Demystifying Digital Marketing

by JIM DARCEY — SCORE Central Oregon

Everyone knows that an online presence is a critical marketing component for success in most businesses. Successful enterprises have developed a well-oiled digital marketing strategy that can include effective website presence, the right social media tools in use (Instagram, Facebook, linked in, etc.) and other factors. Some business owners and managers have harnessed these elements through their own personal trial and error; others hire companies to evolve and manage the process – in some cases at significant cost. For all the successes in this area, there are also many unproductive attempts. Why do some companies develop leads and new clients/sales from their online presence and others do not? What leads to digital/online marketing success? Are there some core basics that “make or break” your investment in this area? The answer is yes. Seeing many questions in this area arise from the SCORE* clients we consult, our organization has put together a workshop series to Demystify Digital Marketing. Who can benefit from attending? If you are just starting a business. You have a website that is not driving results. You are not sure which social media venues would work best for you. Even if you have invested in outside resources for a fee, when you “know the basics”, you know better how to ask the right questions and better detect whether

or not you are getting the value for what you are paying. If you are at a stage where you are “hands-on” in making your digital marketing work, this information should be extremely valuable. Subjects covered in the series will include branding, how results can be tracked and managed, how a website should be designed to be easily found and navigated, how the various social media platforms work and for whom they work best, plus much more. The two-part series is planned for February 2 and March 2. Each session will be an in-person workshop presentation that will run from 5:30-6:30pm, with time afterward for interaction and questions. The location is the downtown Deschutes Public Library. In addition, if they wish, attendees will be able to participate in an online session two weeks after each workshop to help participants with how to specifically implement the concepts that were presented. You can register to attend via this link: score.org/centraloregon/event/demystifying-digital-marketing. *SCORE is a volunteer mentor organization assisting business entrepreneurs in many areas to help them develop and grow their enterprises. More information on SCORE can be found at centraloregonscore.org.

Envision Bend Announces Community Vision Summit Event Details

by LEIGH CAPOZZI — Envision Bend

Envision Bend is looking forward to an impactful year with new leadership, the unveiling of research themes from broad community input at the forthcoming Vision Summit, creating new community vision and values statements, creating the first five-year vision action plan and commencement of work with the community to begin vision plan implementation. Community members are invited to Envision Bend’s Community Vision Summit: • All ages are welcome. Save the date! The Community Vision Summit will be hosted at COCC Wille Hall from 4:30-6:30pm on Tuesday, February 7. • The Community Vision Summit’s event focus will be to present the results of community input for the new greater Bend area Community Vision. Community members will have the opportunity to ask questions, provide feedback on vision strategies and projects and learn more about how to get involved in the vision planning and implementation process in the months ahead. • Vision Summit insights resulted from the Bend Vision Project community survey, which included 2,045 community surveys. Survey respondents represented our

diverse community within the greater Bend area with focused additional outreach to traditionally underserved and underrepresented community members. • Additional insights came from the Bend Vision Project community input sessions. Sixty-eight interviews were conducted with community leaders and connectors, and 17 focus groups were held including numerous sessions that were open to the general public as well as specific sessions designed to reach underrepresented communities and groups that have a finger on the pulse of critical aspects of our society such as business, food insecurity providers, teachers, healthcare workers, Latino residents and more. • The Bend Vision Project is our community’s first large-scale visioning project since 2005-2006. Envision Bend has a core belief in bringing all voices to the table, and with dramatic change in our community over the past decade, it was time to rethink and reposition Bend to ensure we are a resilient, inclusive and innovative community for the next generation and beyond. envisionbend.org



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Redmond Airport Expansion

Continued from page 1

reached far faster than previously forecast — as the region continues its rapid growth in population, business activity and tourism.

With so much traffic at the city-owned airport, holding and baggage claim areas, in particular, have become congested, and seating capacity strained throughout, while previous design limitations have seen second floor space underutilized.

Bass said the holding areas, at both pre- and post-security checkpoints, are struggling to handle volume and there are few options in terms of retail, food and concessions for travelers, adding, “With the expected continued increase in customers, the overall story is we just need more space and better amenities, which people are looking for, and now is the time to position for growth.”

The terminal last saw a major expansion in 2009, but since that time passenger numbers have more than doubled. Master planning regarding future needs has been in the works for several years, culminating in a Terminal Area Concept Plan (TACP) authored by aviation specialist consultants, Portland-based RS&H, released in late 2021.

Using that document as a blueprint, preliminary work has already been undertaken and funds — in the form of federal backing and grants — are either in hand or expected imminently, to cover the approximate \$100 million first stage of redevelopment, which will include wholesale upgrades to the West departure lounge.

Bass said the initial phase of the project was the most critical and would include redesign of the second level, adding 50,000 square feet, with additional retail, dining, concessions and six to seven boarding access jet bridges to reduce the number of flights that passengers board via the tarmac.

He reiterated work will be paid for by the airport through its revenue and sources other than by the local taxpayer or a General Obligation bond, and that the beloved Roberts Field facility would retain its small-town Central Oregon feel.

The jet bridges would also provide more efficient boarding and alighting, which would prove particularly welcome in the extremes of winter and summer.

The TACP report stated, “To respond to the increase in demand the Airport recognized the need to consider elements of expansion to allow the facility to evolve and grow accordingly.

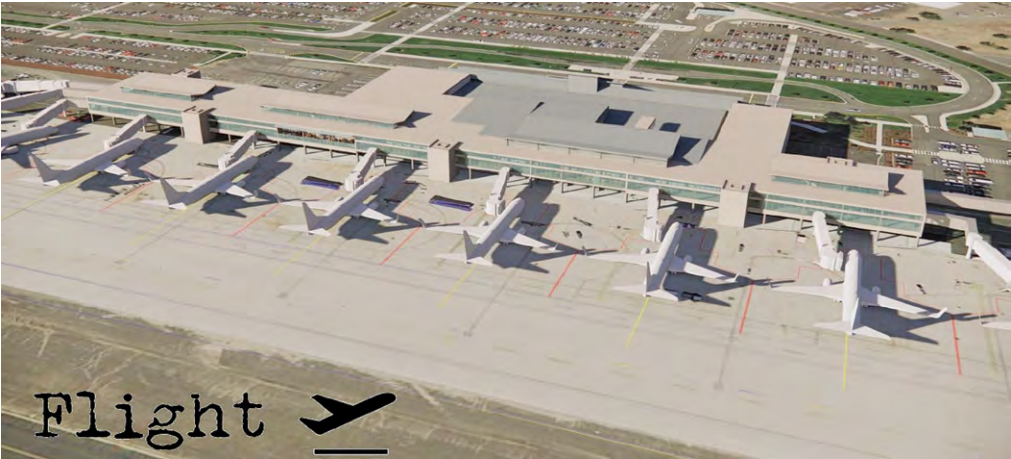
“Of initial importance was the ability to provide passenger boarding bridge access to the aircraft from a new second-level departure lounge area. Enlarging this airside element necessitated a review of all other landside and airside processing components to ensure that the facility remains balanced as it develops.”

Bass said customers could expect to see results of initial construction work by spring of next year.

Other elements of the future expansion are set to include:

- Phase 1: West departure lounge expansion and utility plant relocation
- Phase 2: Ticket area/ATO expansion and build-out
- Phase 3: Baggage claim expansion and reconfiguration
- Phase 4: East departure lounge expansion
- Phase 5: Interior reconfiguration and administration build-out (second floor)

The expansion plans were originally estimated to take up to 15 years to complete



REDMOND MUNICIPAL AIRPORT TERMINAL AREA CONCEPT PLAN RENDERING SHOWING NEW BOARDING ACCESS JET BRIDGES | RENDERINGS COURTESY OF REDMOND MUNICIPAL AIRPORT

but that timeframe could be halved thanks to the availability of funds from the recently passed sprawling infrastructure bill.

The facility hopes to land competitive funds in addition to an automatic allocation from the Bipartisan Infrastructure Law, as some \$2.9 billion has been set aside for airports across the U.S., for use in improving runways, taxiways, safety and sustainability projects, terminal improvements, airport transit connections and road work.

The overall \$1.2 trillion infrastructure bill includes billions of dollars to upgrade America’s transportation network, including roads, bridges and airports.

Design planning for the Redmond expansion included extensive stakeholder engagement through interaction with community leaders, airport tenants (airlines, rental cars, concessions), airport staff and passengers to identify elements/systems needing improvement.

Early discussions resulted in identifying a number of facility consideration “hotspots” as a starting point of the analysis.

To solicit additional perspectives on what elements function well at the airport and where there were opportunities for improvement, a survey was prepared and submitted to the variety of user groups for response.

The study revealed a number of areas prioritized as important, including: 1. Focus on mountain views, 2. Provide more concession options throughout, 3. Maintain small town feel of the airport, 4. Provide more ticket area queuing, ATO and airline operations space, 5. Provide more Airport Administration space and another large conference room, 6. Consider an upper-level area for the public to view the airfield, 7. Improve curbside and roadway access, 8. Provide more baggage make-up area and 9. Include more storage space (near baggage claim for unclaimed bags and for dedicated custodial).

The report’s recommended modifications would result in a facility that can accommodate capacity demands, improve ADA accessibility, increase energy efficiency, allow for Leadership in Energy and Environmental Design (LEED) certification, maximize operational efficiency and enhance the overall passenger experience.

A lodge aesthetic is exemplified in the existing facility through the use of heavy timber and stone. The proposed new design emphasizes the continued “use of warm and natural materials to create an authentic architecture that is rooted in context and connected to its place.”

Expanding on that theme, a familiar gabled roof style is proposed with exposed structure to create destinations at the east and west ends. At each end the exterior wall could be fully glazed extending up into the peak of the gabled roofs offering a maximized viewing position.

Bass, who has been at the airport helm since 2016, and successfully manages a \$20M+ annual budget to provide services to commercial airline customers, 126 based aircraft and over 2,500 acres of Airport property, said should the airport get all five phases finished, there could be around 12 additional gates — likely to incentivize more airlines to add additional connections.

Per a state of Oregon economic impact report, the full expansion could add over 200 jobs and produce an economic impact of close to \$40 million a year to the region.

New Redmond Mayor Ed Fitch, who took over the reins from long-time leader George Endicott this month, said, “Expansion of the terminal will continue to see the airport be a big economic driver for Redmond and the region in general.

“Along with adjoining 200-acre industrial site ready for development, and potentially bringing a thousand new jobs, and work on better highway connections, these are game changers and through all its preparations, I believe Redmond will end up being the true ‘hub’ for business growth in Central Oregon.”

flyrdm.com

Tuesdays, tournaments follow freezeout rules, while on Fridays, a game of no limit Texas Hold’em costs guests at least \$80 to buy in and play. Every Saturday in January, players have the chance to win a \$1000 grand prize, while other months might feature different themes.

Looking to the future, Kee and his family hope to maintain the success of the Bend Poker Room, while also growing the Pilot Butte Taproom into something as well known and well-loved as the old Pilot Butte Drive in. Kee mentioned that the Pilot Butte Taproom will be looking to continue renovations in the future, potentially adding in outdoor seating and inviting some food trucks, meaning that the Pilot Butte taproom might become a hotspot hangout destination for summer and spring.

As Bend’s Eastside continues to grow and expand, we can expect to find more and more social and nightlife businesses pop up on this end of town in the near future, all hoping to tap into our rapidly growing population. While the Pilot Butte Taproom is among one of the first, we will likely see similar business activity moving to this side of town within the coming years.

bendpokerroom.com



CONCEPT FOR EXTERIOR DECK ON UPPER LEVEL DESIGNED TO ENHANCE VIEWING OPPORTUNITIES BEFORE PASSENGERS BOARD AIRCRAFT

Pilot Butte Taproom

Continued from page 1

constructed in the late 1960s as an A&W fast food chain, hence the architectural style that has since become iconic. It became the Pilot Butte Drive-in in 1983, later becoming a Bend staple for comforting food, and now it has switched again in late 2022.

While pizza, local taps and TVs playing your favorite sport are a definite draw to the business, the main game is poker. Cash games start at 5:30pm every day and go until they close at 1am Thursdays are designed to help new players get into the scene with low buy-ins; each Thursday, the cash games are capped out at a \$100 max buy-in.

Tournaments are held nightly, and each day brings new activities and rulesets to keep guests entertained. For example, \$60 on Sundays will cover your tournament entry, door fee, pizza and football squares. Uniquely on

Cascade Business News Publishes 2023 Book of Lists — Central Oregon’s Best B2B Marketing Tool

Cascade Business News (CBN) has published its annual *Book of Lists*, an effective and valuable marketing tool for local businesses. The publication includes Central Oregon industry lists along with several thousand contacts and company information. This is the best time to boost your market share, and CBN offers the 2023 *Book of Lists* as a comprehensive listing of Central Oregon’s growing local industries.

The print version you’re reading now has 47 lists from many industries, and remains a critical business-to-business sales and marketing, as well as job-searching tool, for Central Oregon. Our online version boasts over 100 lists, and has taken the usability and technology to the next level, while allowing us immediate updates for ever-changing data. Download lists to a spreadsheet or PDF, sort the entire *Book of Lists* by number of employees or zip code and more. Define your target market and create your desired list.

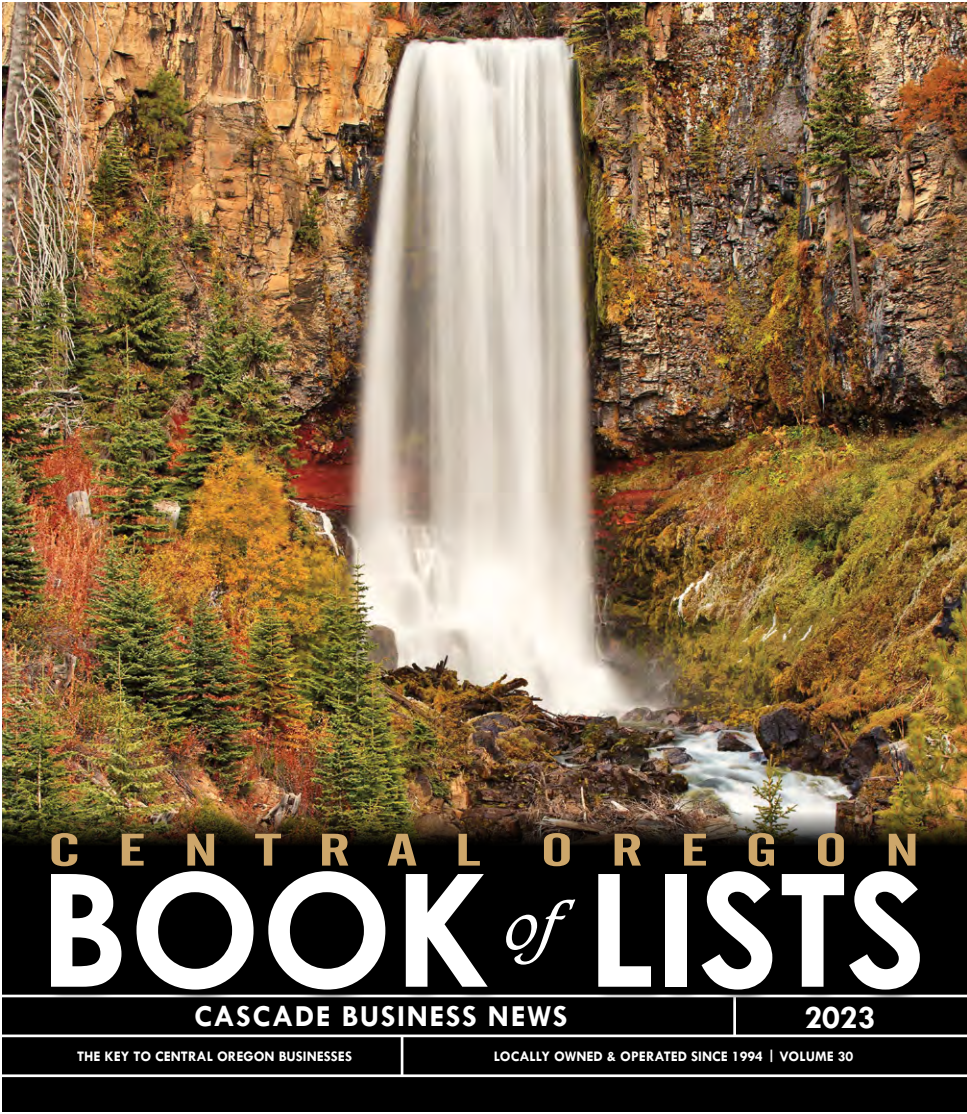
The daily compilation of these lists is a detailed endeavor of collecting information on the challenging landscape of Central Oregon businesses. Each list appears strategically during the course of the year in *Cascade Business News*.


Your business can take the opportunity to leverage both online and print versions of this regional sale and marketing tool for an annual subscription of just \$200. The *Book of Lists* is updated daily online (cbnbookoflists.com), and companies can use the web-based program that is accessible and downloadable as mailing lists, targeted industries and direct contact. The \$200 includes a \$35 annual subscription to CBN — the leader in business-related news and in-depth content in the Central Oregon area — online access to the data and a \$25 hard copy of the *Book* for easy reference at your fingertips, which was mailed the first week of January to paid subscribers.

“CBN is proud to play a part in “Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994” as we state on the masthead of *Cascade Business News*,” said Jeff Martin, president and CEO of *Cascade Business News*, “and we owe it to our incredible advertising and subscription base. Thank you, and Cheers to 2023!”

Need more information? Give us a call 541-388-5665 or send a request to subscribe@cbn.cascadebusnews.com.

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Architects in Central Oregon

Architects *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Architects	Projects	Services
Appropriate Architecture, LLC 2253 SE Pilatus Lane Bend, OR 97702	541-598-4457	N/A	www.apparcllc.com mark@apparcllc.com	Mark E. Ward	1	2008	1	Various custom residences, additions, remodels & ADUs.	Residential architecture with an emphasis on environmentally appropriate “design.”
BBT Architects, Inc. 1140 SW Simpson Ave., Ste. 200 Bend, OR 97702	541-382-5535	541-389-8033	www.bbtarchitects.com ralexander@bbtarchitects.com	Renee Alexander	15	1976	8	Caldera High School, Skyservice FBO, Heart of Oregon Corps Campus, Warm Springs K-8 Academy, Hermiston Elementary School Prototypes, Jefferson County Health & Wellness Campus.	Commercial, educational, industrial, manufacturing, aviation, healthcare, higher educational institutions, historical renovations, master planning, laboratories, technological facilities.
Blaise Cacciola Architect LLC 1465 SW Knoll Ave., Ste. 250 Bend, OR 97702	541-728-0375	N/A	www.bca-architect.com blaise@bca-architect.com	Blaise Cacciola	10	2010	4	Pharmaceutical CDMO Facility planning & design, BasX expansion, Healthcare Imaging Center expansion & remodel, Medline Office & Manufacturing facility expansion, new commercial office development.	Architecture - feasibility, planning & design services for commercial, industrial, R&D, laboratory, manufacturing & healthcare.
BLRB Architects 721 SW Industrial Way, Ste. 130 Bend, OR 97702	541-330-6506	N/A	www.blrb.com bend@blrb.com	Seth Anderson	17	2010	8	The Hixon Mixed Use; North Star Elementary School; Central Oregon Council on Aging Remodel; Pilot Butte Middle School Renovations; 181 Franklin Mixed Use; Bethlehem Inn Bend House-less Shelter; Bethlehem Inn Redmond Remodel; Sisters Elementary School; 954 Emkay Mixed Use; Shepherds House Remodel & more.	Programming, feasibility studies, land use, design, permitting & bidding, bond measure support & sustainable design for mixed-use, k12 education, multi-family, senior living, commercial, civic & non-profit projects.
Cheryl Heinrichs Architecture 1965 NW Second St. Bend, OR 97703	541-382-8914	N/A	www.CHArchitecture.com Cheryl@CHArchitecture.com	Cheryl Heinrichs	1	1995	1	Custom homes in Central Oregon, including: North Rim, Shevlin Commons, Awbrey Butte, Northwest Crossing, private view lots; Olympia WA & Jackson Hole WY. CHA has a second office in Olympia, WA.	Creating high quality, extremely energy efficient, modern homes with subtle complexities & a hint of edginess.
COLE Architects (Previously DKA Architecture & Design PC.) 780 NW York Dr., Ste. 201 Bend, OR 97703	541-383-1898	N/A	www.colearchitects.com ians@colearchitects.com	Ian Schmidt, Kimberly Stroup, Phil Doza, John Kvapil	7	2000	4	Partners In Care Hospice House, The Cove Indoor Aquatic Facility (Sunriver Resort), Deschutes Brewery & Public House, Tower Theatre, Sage Springs Spa (Sunriver Resort), Audi Bend, BMW of Bend, Porsche of Bend, Brookswood Lodge, Northwest Crossing (Bend), AmeriTitle (Redmond, Klamath Falls, Roseburg), Westside Medical Center & more.	Commercial, hospitality, residential, resort, restaurant, medical, mixed-use, tenant improvements, historic preservation, religious, master planning, interior design.
Darren Thomas Architecture + Planning LLC 2516 NW O'Brien Court Bend, OR 97703	541-350-2361	N/A	dthomasarchitect@gmail.com	Darren Thomas	0	2005	1	Clearwater Crossing in NWX, Pacific Pizza Building, Life & Times Building, Trend Building in NWX (Washington DC Restaurant).	Residential & commercial, full service architectural design & planning.
Erik Oldham Architect LLC 2676 NW Pickett Ct. Bend, OR 97703	541-350-2352	N/A	www.erikoldham.com eoldham@Bendbroadband.com	Erik Oldham	1	2003	1	Shevlin Commons Residence, Estes Park Residence, Lot 10 Project, Bear Valley Residence, Montlake Residence & more.	Single- & multi-family residential, commercial & institutional architecture. Practical, economical & responsible designs.
HD Architecture, Inc. 325 NW Vermont Pl., Ste. 109 Bend, OR 97703	541-383-3831	N/A	www.holbrookdesign.com gary@holbrookdesign.com	Gary A. Holbrook	2	2003	1	Hanai, Fire on the Mountain, Sisemore Historic Residence, Winged Addition, Odin Falls Ranch Remodel, Midtown Manor.	Custom residential, multi-family & light/mixed-use commercial. Meeting tight budgets with quality design.
James E. Burquist, Architect/Builder 64245 Old Bend Redmond Hwy. Bend, OR 97701	541-388-2676	541-388-2676	jbachitect@bendbroadband.com	James Burquist	2	1993	1	Private residences - list available upon request.	Remodels, additions & custom homes.
Karen Smuland Architect, LLC 1532 NW Harmon Blvd. Bend, OR 97703	541-788-4357	N/A	www.ksmulandarchitect.com karen@ksmulandarchitect.com	Karen Smuland	1	2003	1	Residences in Central Oregon including Westgate, Shevlin Commons, The Tree Farm, Northwest Crossing, Aspen Lakes, Tetherow, Awbrey Butte, Pronghorn & Eagle Crest.	Custom residential architectural design.
LRS Architects 1777 SW Chandler Ave., Ste. 270 Bend, OR 97702	541-668-9550	N/A	lrsarchitects.com gmitchell@lrsarchitects.com	Mike Gorman, Jim Landin, Greg Mitchell	13	2021	4	Deschutes County Courthouse Expansion, 515 Century Mixed-Use, 69 Newport Mixed-Use, Canal Commons I & II Apartments, New Subaru of Bend, Phoenix Crossing Apartments, Mosaic Medical Connors, Solis @ Petrosa Apartments, Solis @ Petrosa Retail, Touchmark Senior Living, Bunkhouse Hotel Madras, Ball Janik Headquarters & more.	Architecture, interiors & planning (multifamily, civic, office/workspace, retail, senior living, auto).
Mayes Architecture & Planning, Inc. 473 W Hood Ave., Ste. 100 PO Box 3500-155 Sisters, OR 97759	541-549-8330	N/A	www.mayesarchitecture.com Chris@MayesArchitecture.com	Chris Mayes	2	2010	1	Heritage Building - Tumalo, Oxbow Flats Apartments - Sisters, Torizaka Art Gallery - Sisters, Frontwater Holdings Industrial Building s- Redmond, Roundhouse Foundation - Sisters, Laird Superfood Warehouse C - Sisters Grandstay Hotel & Suites - Sisters Custom homes & remodel/additions.	Commercial & residential architecture, new construction & remodel/additions.
Mount Bachelor Design Studio Architecture & Planning 3195 NW Kidd Pl. Bend, OR 97703	541-317-2950	N/A	www.mbdсарchitects.com mbds@bendcable.com	Donovan Donnally, Matt Burke, Howard Spector	3	1998	1	RESIDENTIAL: Custom homes throughout central Oregon, including Sunriver, Crosswater, Awbrey Glen, Awbrey Butte, Black Butte Ranch, Aspen Lakes, Broken Top, Pronghorn, Caldera Springs, Tetherow, North Rim, Eagle Crest, Brasada Ranch. COMMERCIAL: Sunriver hangars, Solena Winery, ACE Hardware La Pine addition.	Custom homes, commercial, master planning, landscape concept plans.
Neal Huston & Associates Architects, Inc. 520 SW Powerhouse Dr., Ste. 621 Bend, OR 97702	541-389-0991	541-389-1344	www.nealhuston.com ngh@nealhuston.com	Neal Huston	5	1976	3	BOTC - Eddie's Corner, Simple Living, Ronald McDonald House, BOTC - Sunriver, Tree House Farewell Bend Monument, BDA - Minnesota Street, Desert Translation, Rotary Larkspur Park, Borden's Corner, Light & Bright Heroes Memorial, Brian's Cabinets, Simple Beauty, Blj - Interiors, Best of Both Worlds, Community First Bank, Cascades Retreat, Groza Building, Grounded, Jackson's Corner, House on the Knoll, Old Bend Firehall, Timber, Strictly Organic Coffee, In & Out & more.	Commercial, industrial, residential, interiors, space planning, tenant improvement, consultation. Site use studios, sustainable/green evaluation & assessment & digital 3D modeling, community design review.
Olin Architecture LLC 920 NW Bond St., Ste. 204B Bend, OR 97703	541-508-9579	N/A	www.olinarchitecture.com brandon@olinarchitecture.com	Brandon Olin	2	2012	1	Tetherow, Bonneville, Marken Heights, Shevlin Meadow residential & Tech Center commercial remodel, Va Piano Tasting Room.	Residential homes from new homes to remodel & additions, custom commercial & adaptive re-use projects.
Pinnacle Architecture, Inc. 960 SW Disk Dr., Ste. 101 Bend, OR 97702	541-388-9897	N/A	www.pinnaclearchitecture.com pinnacle@parch.biz	Jessica Biel, Peter Baer	14	1990	6	400 Bond Office (Bend), Midtown Place Multi-Family Housing (Redmond), Aviva Health Medical Office Building (Roseburg), Cascades of Bend Senior Living Renovation (Bend), Red Canyon Affordable Housing (Redmond & Madras), Deschutes County Stabilization Center (Bend).	Architecture, master planning, interior design, sustainability.
PKA Architects 220 S Pine St., Ste. 209 Sisters, OR 97759	541-904-0765	N/A	www.pkaarchitects.com info@pkaarchitects.com	Timothy Clem	2	2015	1	Sky Lakes Collaborative Health Center, Klamath Falls; Sky Lakes Pediatric Therapy Clinic Study, Klamath Falls; Harney District Hospital Specialty Clinic Study, Burns & more.	All aspects of medical architecture including architectural design, master planning & interiors.
Schechter Architect, LLC 2962 NE Red Oak Dr. Bend, OR 97701	541-408-3638	N/A	www.Schechterarchitect.com Lawrence@Schechterarchitect.com	Lawrence Schechter	1	2012	1	Kalov/Friore residence - remodel/sustainable upgrade, Bend; Maddigan Morris residence-LEED Platinum, Tumalo; Net Zero Energy residence NW Crossing, Bend; Minnesota St. storefront restoration (from Toomies Restaurant to Pave Jewelry, Bend & more.	Residential & Commercial Architecture & Planning - new & remodel/upgrade.
Schertzinger & Party Architect, LLC 515 SW Cascade Ave., #7 Redmond, OR 97756	541-548-8884	N/A	www.SandP-LLC.com bill.s@sandp-llc.com	Bill Schertzinger	1	1999	1	Country Side Living Memory Care, Redmond, Highland Baptist Church Addition, Redmond & more.	Commercial, retail, light industrial, multi-family complexes, custom residential, site planning & architectural model building.
Scott Gilbride, Architect, Inc. 345 NW Saginaw Ave. Bend, OR 97703	541-388-3768	N/A	www.scottgilbride.com scott@scottgilbride.com	Scott Gilbride	2	1989	1	Residential homes & accessory buildings - site-specific designs for discerning clients.	No preconceived ideas; design will emerge from the site considerations & the client's programming wish list. Alternate technologies & methods will often be incorporated & challenging programs or innovative methods are welcome.

A New Recipe for Design Communication in Construction

by KYLE BURKE, Project Architect & BENNETT SAPIN, Project Architect — BBT Architects

Fans of the reality series, *The Great British Baking Show*, are likely familiar with a segment called the “technical challenge.” Contestants are asked to bake a specific creation of the judges’ choice using a sparse recipe that omits a single key piece of direction. This task leads to frantic contestants guessing what the final baked item is supposed to look like and what key direction was left out. While the contestants throw ingredients together, we eat our popcorn at home, entertained at their expense, knowing that they are in for a big surprise when they hand in their bake to the steely-eyed host, Paul Hollywood.

Unfortunately, this is how we sometimes feel as architects watching a contractor struggle to deduce what our elaborately designed cake is supposed to look like. We spend months working in sophisticated three-dimensional models, creating photo-realistic images to help clients visualize our designs. However, these straightforward, visually compelling images can exist in sharp contrast to the technical drawings that we provide to contractors to build our designs.

Despite technological advancements that allow architects to produce drawings faster and more accurately than ever, the actual set of printed drawings provided to contractors mostly has gone unchanged over the last 50 years. How do we advance beyond providing contractors a complicated recipe of two-dimensional



Kyle Burke



Bennett Sapin

drawings and expecting that they will fully understand our vision? At BBT, we believe that it starts by sharing a photo of the finished cake.

Real-time rendering software has proliferated throughout the design industry, allowing designers to create near photo-realistic imagery almost in an instant.



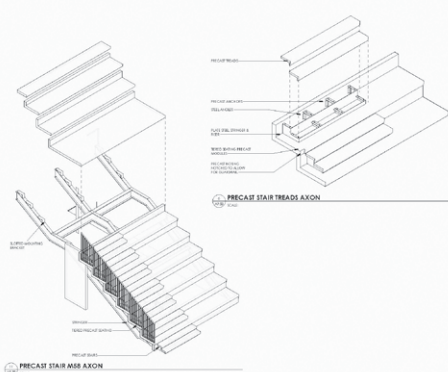
PHOTO-REALISTIC RENDERING OF LEARNING STAIRS AT CALDERA HIGH SCHOOL

This technology not only allows us to design three-dimensionally in real-time, it also enables us to virtually walk clients through their future spaces. For anyone without formal training in reading architectural plans, sections and details, these tools portray designs in the same

way that most people see and interact with their daily surroundings. Our internal design teams often use the same rendering programs to visualize complex building systems to check for conflicts among structural systems, mechanical ductwork and piping configurations. For even the most experienced architects and engineers, seeing the relationship between components has resulted in finding conflicts sooner, leading to thought-out solutions before a contractor even reviews a drawing.

In addition to illustrative renderings, one of the greatest tools at our disposal is the ability to create three-dimensional “axonometric” details. These drawings can communicate how various components meet in three-dimensional space. They also convey technical information that wouldn’t normally be included in a rendering. When paired with a standard two-dimensional drawing, this unique format describes difficult concepts such as sequencing, overlapping layers and terminations. We see these details as the best of both worlds; they contain technical information, show the relationship between components, and sometimes can even be nice to look at. You could say it’s like having your cake and eating it, too.

Using different tools and methods to convey the intention of our design also creates a more balanced team relationship with the contractor. Through renderings, three-dimensional



3D DETAILS OF LEARNING STAIRS | PHOTO COURTESY OF BBT ARCHITECTS

diagrams and virtual environments, the architect’s process helps inform and involve the contractor and opens doors to collaboration. Our goal is to provide builders with a recipe and a photo because while it’s good fun to watch someone’s cake fall apart, it’s much sweeter when the cake comes together just as you planned it.

Kyle Burke is a project architect at BBT. His experience includes large-scale, multi-disciplinary projects from healthcare to higher education. At ease with various technologies, Burke knows the best ways to share project development with contractors and clients depending on the phase and objective.

Bennett Sapin is a project architect at BBT. A background in history helps him appreciate how the past informs the built environment. This comprehensive view, combined with his technological experience, gives Sapin a unique perspective in translating a client’s vision into a building’s design.

bbtarchitects.com



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Our core values nurture our relationships with the design and construction community, guide our decisions today and in the future, and help us find the determination to explore new ideas and opportunities.

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BBT Architects ~ 2023 Projects

District-Wide Bond Projects

Project Owner: Central Point School District
Project Address: Central Point, Oregon
Sq Ft: various
Budget: various
Contractor: S&B James
Estimated Completion Date: Spring 2023

Hermiston High School Addition

Project Owner: Hermiston School District
Project Address: 600 S First St., Hermiston, OR 97838
Sq Ft: 26,640 sq. ft.
Budget: \$12.8M
Contractor: Fowler
Estimated Completion Date: Fall 2023

Highland Hills Elementary School

Project Owner: Hermiston School District
Project Address: 450 SE Tenth St., Hermiston, OR 97838
Sq Ft: 11,700 sq. ft.
Budget: \$6.5M
Contractor: TBD
Estimated Completion Date: Fall 2024

Desert View Elementary School

Project Owner: Hermiston School District
Project Address: 1225 SW Ninth St., Hermiston, OR 97838
Sq Ft: sitework
Budget: \$2M
Contractor: TBD
Estimated Completion Date: Fall 2023

Loma Vista Elementary School

Project Owner: Hermiston School District
Project Address: 2095 NE Tenth St., Hermiston, OR 97838
Sq Ft: 67,120 sq. ft.
Budget: \$22.5M
Contractor: KNCC
Estimated Completion Date: January 2023

Rocky Heights Elementary School

Project Owner: Hermiston School District
Project Address: 650 W Standard Ave., Hermiston, OR 97838
Sq Ft: 67,120 sq. ft.
Budget: \$23.4M
Contractor: KNCC
Estimated Completion Date: January 2023

Vern Patrick Elementary School

Project Owner: Redmond School District
Project Address: 3001 SW Obsidian Ave., Redmond
Sq Ft: 10.800 sq. ft.
Budget: \$6.7M



WALKER ELEMENTARY SCHOOL — ASHLAND SCHOOL DISTRICT

Contractor: Griffin
Estimated Completion Date: Summer 2023

Obsidian Middle School

Project Owner: Redmond School District
Project Address: 1335 SW Obsidian Ave., Redmond
Sq Ft: 8.406 sq. ft.
Budget: \$4.3M
Contractor: Griffin
Estimated Completion Date: February 2025

Tom McCall Elementary and Elton Gregory Middle School

Project Owner: Redmond School District
Project Address: 1200 NW Upas Ave., Redmond
Sq Ft: 10.000 sq. ft.
Budget: \$6.4M
Contractor: Griffin
Estimated Completion Date: Summer 2023

District Bond Projects

Project Owner: Ashland School District
Project Address: Ashland, Oregon
Sq Ft: various
Budget: various
Contractor: Adroit Construction
Estimated Completion Date: Summer 2023

Kitchen Renovation

Project Owner: Awbrey Glen Golf Course
Project Address: 2500 Awbrey Glen Dr., Bend
Sq Ft: 500 sq. ft.
Budget: \$564,513
Contractor: R&H
Estimated Completion Date: January 2023

Cart Storage/Dining Area

Project Owner: Awbrey Glen Golf Course
Project Address: 2500 Awbrey Glen Dr., Bend
Sq Ft: 12,000 sq. ft.
Budget: \$2M
Contractor: R&H
Estimated Completion Date: Spring 2024

Seven Peaks School Visioning and Planning

Project Owner: Seven Peaks School
Project Address: 19660 Mountaineer Way, Bend
Budget: TBD
Estimated Completion Date: TBD

Administrative Building Seismic Upgrades

Project Owner: Bend-La Pine Schools
Project Address: 520 NW Wall St., Bend
Sq Ft: TBD
Budget: TBD
Contractor: TBD
Estimated Completion Date: TBD

Bend-La Pine Schools, District Warehouse

Project Owner: Bend-La Pine Schools
Project Address: 151 NE Ninth St., Bend
Sq Ft: TBD
Budget: TBD
Contractor: TBD
Estimated Completion Date: TBD

Bend-La Pine Schools, Juniper Elementary School Window Replacement

Project Owner: Bend-La Pine Schools



LOMA VISTA ELEMENTARY SCHOOL — HERMISTON SCHOOL DISTRICT | RENDERINGS COURTESY OF BBT ARCHITECTS

Project Address: 1300 NE Norton Ave., Bend
Budget: \$500k
Contractor: TBD
Estimated Completion Date: Summer 2023

Kenwood Elementary School Lighting Replacement

Project Owner: Bend-La Pine Schools
Project Address: 701 NW Newport Ave., Bend
Sq Ft: 33,956 sq. ft.
Budget: \$286k
Contractor: TBD
Estimated Completion Date: Summer 2023

La Pine High School Gymnasium

Project Owner: Bend-La Pine Schools
Project Address: 51633 Coach Rd., La Pine
Budget: \$682k
Contractor: TBD
Estimated Completion Date: Summer 2023

Marshall High School Building 100

Project Owner: Bend-La Pine Schools
Project Address: 1291 NE Fifth St., Bend
Sq Ft: 6,150 sq. ft.
Budget: \$1.6M
Contractor: TBD
Estimated Completion Date: Fall/Winter 2023

Central Campus Development

Project Owner: Heart of Oregon Corps
Project Address: 835 E Hwy. 126, Redmond
Sq Ft: TBD
Budget: \$4.4M
Contractor: R&H
Estimated Completion Date: January 2025

Warm Springs K-8 Academy Addition

Project Owner: Jefferson County School District
Project Address: 50 Chukar Rd., Warm Springs
Sq Ft: 8,050 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: Fall/Winter 2023

KNCC Headquarters

Project Owner: Kirby Nagelhout Construction Company
Project Address: 20635 NE Brinson Blvd., Bend
Sq Ft: 16,665 sq. ft.
Budget: TBD
Contractor: KNCC
Estimated Completion Date: Winter 2023

Facility Concept Design

Project Owner: Pioneer Relief Nursery
Project Address: 1312 SW Second St., Pendleton, OR 97801
Budget: TBD
Contractor: TBD
Estimated Completion Date: Summer 2023



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BLRB Architects ~ 2023 Projects

Sisters Elementary School

Architect Names: Greg McCracken, Principal; Heidi Slaybaugh, Project Manager; Eric Nielson, Project Architect
Project Type: Schools
Project Owner: Sisters School District
Project Address: 2155 W McKinney Butte Road, Sisters, OR 97759
Sq Ft: 78,612 sq. ft.
Budget: \$36 Million
Contractor: SunWest Builders
Estimated Completion Date: April 2024
Brief Description/Amenities: New two-story elementary school for the Sisters School District nestled between the existing middle and high schools for one cohesive campus. The new facility will feature a double gym space, large multi-use room, commercial kitchen, large library, STEM rooms, dedicated Life-Skills rooms, and 24 classrooms. There will be three playground areas, a large playfield, lengthy student drop off/pick up lane, visitor parking lot, and a new shared parking lot for staff and patrons of Reed Stadium. This will replace their existing facility on East Cascade Avenue.

Project Owner: Star Pacific Holdings
Project Address: 1285 NW Wall St., Bend
Sq Ft: 118,000 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: Spring 2026
Brief Description/Amenities: 112 apartment homes in four stories over two levels of parking. Amenities include a leasing office, lobby lounge, game room, cowork zone, elevated courtyard (BBQs, pizza oven, firepits, seating), and wellness center for residents (gym, spa, and saunas).

HRA 954 Emkay Mixed Use

Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Horizon Realty Advisors
Project Address: Bend
Contractor: CS Construction
Estimated Completion Date: Oct. 2023

Hayden Homes Service Center

Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Hayden Enterprises, Inc.
Project Address: Redmond
Contractor: TBD
Estimated Completion Date: TBD

NW Wall Street Multifamily

Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Type: Housing



NW WALL ENSCAPE | RENDERINGS COURTESY OF BLRB ARCHITECTS



SISTERS ELEMENTARY | RENDERINGS COURTESY OF BLRB ARCHITECTS

Robal Lane Mixed-Use

Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Four Seasons Greentree, LLC
Project Address: Bend
Contractor: TBD
Estimated Completion Date: TBD

Architect/Project Manager
Project Type: Housing
Project Owner: WW Real Estate Holdings, LLC
Project Address: Deschutes County
Contractor: TBD
Estimated Completion Date: TBD

Raintree65 Mixed Use Community

Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Velocity Us Properties, Inc.
Project Address: Bend
Contractor: TBD
Estimated Completion Date: TBD

HRA Century Mixed Use

Architect Name: Seth Anderson, AIA, Project Manager
Project Type: Housing
Project Owner: Horizon Realty Advisors
Project Address: Bend
Contractor: CS Construction
Estimated Completion Date: TBD

Grand Ronde Creekside Elder Housing

Architect Name: Eric Nielsen, Project Manager
Project Type: Housing
Project Owner: Confederated Tribes of Grand Ronde
Project Address: Grand Ronde, Oregon
Contractor: Baldwin General Contracting
Estimated Completion Date: April 2023

Tap House

Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: (Undisclosed)
Project Address: Roseburg, Oregon
Contractor: TBD
Estimated Completion Date: TBD

HRA Chase Village Arboretum

Bend Equine Expansion

Architect Name: Seth Anderson, AIA,

Continued on Page 14 ►



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HRA Century



954 Emkay

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B
 LRB Architects ~ 2023 Projects

Continued from page 13

Architect Name: Jonah Jensen, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Horizon Realty Advisors
Project Address: Eugene, Oregon
Contractor: TBD
Estimated Completion Date: Aug. 2024

Britton Place North
Architect Name: Terry Bills, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Calida Residential, LLC
Project Address: Lacey, Washington
Contractor: TBD
Estimated Completion Date: August 2024

Williams Crossing
Architect Name: Terry Bills, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Horizon Realty Advisors
Project Address: Lacey, Washington
Contractor: TBD
Estimated Completion Date: Sept. 2024

Modera Century West Apartments
Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Mill Creek Residential
Project Address: Bend
Contractor: MCRT PNW
Estimated Completion Date: Fall 2025

Multifamily Apartments
Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Calida Residential, LLC
Project Address: Cornelius, Oregon
Contractor: TBD
Estimated Completion Date: TBD

TheVero at Bethlehem
Architect Name: Amy McCarthy-Smith, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Columbia Pacific Advisors
Project Address: Hanover, PA
Contractor: KBE Building Corporation
Estimated Completion Date: Feb. 2023

The Vero at Newark
Architect Name: Amy McCarthy-Smith, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Columbia Pacific Advisors
Project Address: Newark, Delaware
Contractor: KBE Building Corporation
Estimated Completion Date: Feb. 2023

The Vero at Chesapeake
Architect Name: Amy McCarthy-Smith, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Columbia Pacific Advisors
Project Address: Chesapeake, Virginia
Contractor: KBE Building Corporation
Estimated Completion Date: Feb. 2023

The Vero at Orange
Architect Name: Amy McCarthy-Smith, AIA, Architect/Project Manager
Project Type: Housing
Project Owner: Columbia Pacific Advisors
Project Address: Orange, Connecticut
Contractor: KBE Building Corporation
Estimated Completion Date: Feb. 2023

Senior Housing
Architect Name: Sarah Fischer, AIA, Architect/Project Manager
Project Type: Housing

Project Owner: Elton Companies
Project Address: Eagle, Idaho
Contractor: TBD
Estimated Completion Date: Jan. 2025

Madras High School Improvements
Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Type: Schools
Project Owner: Jefferson School District
Project Address: Madras
Contractor: Griffin Construction
Estimated Completion Date: Sept. 2023

Trinity Lutheran School
Architect Name: Amy Vohs, AIA, Architect/Project Manager
Project Type: Schools
Project Owner: Trinity Lutheran
Project Address: Bend
Contractor: TBD
Estimated Completion Date: Aug. 2025

BLS Bear Creek Elementary School Remodel
Architect Name: Eric Nielsen, Project Manager
Project Type: Schools
Project Owner: Bend-La Pine Schools
Project Address: Bend
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Jan. 2023

Central Christian Secondary School
Architect Name: Jonah Jensen, AIA, Architect/Project Manager
Project Type: Schools
Project Owner: Central Christian Schools
Project Address: Redmond
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Aug. 2023

Manufacturing Facility
Architect Name: Sarah Fischer, AIA, Architect/Project Manager
Project Type: Commercial/Industrial

Project Owner: JEMCO
Project Address: Kirkland, Washington
Contractor: TBD
Estimated Completion Date: TBD

Churchill Mortgage Tenant Improvement
Architect Name: Lee Georgetown, AIA, Architect/Project Manager
Project Type: Commercial/Industrial
Project Owner: Churchill Mortgage
Project Address: Bend
Contractor: The Family Handyman, LLC
Estimated Completion Date: Jan. 2023

Sunriver Airport FBO
Architect Name: Eric Nielsen, Project Manager
Project Type: Commercial/Industrial
Project Owner: Sunriver Airport, LLC
Project Address: Sunriver
Estimated Completion Date: Sept. 2024

Lane County Cottage Grove Transfer Station
Architect Name: Sarah Fischer, AIA, Architect/Project Manager
Project Type: Civic
Project Owner: Lane County
Project Address: Unincorporated Lane County, Oregon
Estimated Completion Date: Design 2022-2023, Construction 2025

Negus Transfer Station
Architect Name: Sarah Fischer, AIA, Architect/Project Manager
Project Type: Civic
Project Owner: Deschutes County
Project Address: Redmond
Contractor: Kirby Construction
Estimated Completion Date: Sept. 2023

See additional 2023 Projects at
 CascadeBusNews.com/2023-Projects



Partners In Care Hospice House, Bend / BBCO Award / Senior Housing News Award



Marshall High School / Bend



AAA / Bend



Partners In Care Hospice House / Bend



Porsche Bend



The Cove Indoor Pool / Sunriver



The Cove / Sunriver

LRS Architects ~ 2023 Projects

Deschutes County Courthouse Expansion

Architect Name: Mike Gorman, Paul Boundy

Project Owner: Deschutes County

Project Address: Bend

Sq Ft: 50,000 sq. ft.

Budget: \$44 million

Contractor: TBD

Est. Completion Date: 2025

Brief Description/Amenities: LRS is working with the County to remodel and expand the existing courthouse, originally built in 1977 in Downtown Bend. Concepts recently presented include two options: a three-story facility with one floor for future needs, or a four-story, with twice that room and flex space. The basement will include secure parking and in-custody transport. Updated security checkpoints, courtrooms, chambers and support staff offices will encompass the first and second floors.



515 CENTURY

515 Century Mixed-Use

Architect Name: Greg Mitchell, Eeshoo Rehani, Jim Landin

Project Owner: Undisclosed

Project Address: Century Drive, Bend

Sq Ft: 148,000 sq. ft.

Budget: \$38 million

Contractor: Pence Construction

Est. Completion Date: Spring 2024

Brief Description/Amenities: A new six-story, 129-unit, market-rate apartment building located just east of the OSU-Cascades campus. The building sits on a challenging linear site and consists of two levels of structured parking with four levels of wood framed apartments on top with various unit mixes and views of the Cascades. Due to constrained linear site area, a centrally located vertical lobby, punctuated with extensive storefront and high-volume entry canopy is designed off Century Drive. The project will boast quality interior finishes and a myriad of tenant amenity spaces that include a lounge, west facing outdoor roof deck, co-working spaces and a fitness room. The project also includes a 1,200-square-foot stand-alone single-story retail building on the south boundary abutting the OSU campus.



BRITTA APARTMENTS

Britta Apartments

Architect Name: Jeff Reynoldson, Mike Gorman

Project Owner: JMC Development

Project Address: Bend

Sq Ft: 145,000 sq. ft.

Budget: \$38 million

Contractor: CS Construction

Est. Completion Date: Spring 2024

Brief Description/Amenities: A new 178-unit market-rate apartment complex consisting of three three-story buildings on a 4.95-acre lot. The units will be a combination of one-bedroom, two-bedroom and studios.



BUNKHOUSE HOTEL

Bunkhouse Hotel

Architect Name: Jim Landin, Jeff Reynoldson

Project Owner: The Bunkhouse, LLC

Project Address: Madras

Sq Ft: 23,121 sq. ft.

Budget: \$7.2 million

Contractor: Griffin Construction

Est. Completion Date: Winter 2023

Brief Description/Amenities: The Bunkhouse is a new three-story hotel, with 50

rooms consisting of double queen beds (20 units), king beds (20 units) and king rooms with kitchenette (ten units). The hotel contains a breakfast lounge on the top floor with expansive views to the East and offers guests an indoor/outdoor fireplace to lounge and enjoy the view along with a spacious deck. The hotel will provide a luxurious place to stay in Madras.



LINCOLN CITY AFFORDABLE HOUSING | RENDERINGS COURTESY OF LRS ARCHITECTS

Lincoln City Affordable Housing

Architect Name: Calista Fitzgerald, Trish Nixon

Project Owner: Innovative Housing Inc (IHI)

Project Address: Lincoln City, Oregon

Sq Ft: 98,932 sq. ft.

Budget: \$26 million

Contractor: GBC Construction

Est. Completion Date: Early 2024

Brief Description/Amenities: This 107-unit community includes a mix of one, two and three bedrooms in both flats and townhomes housed in 8 garden style buildings. A centralized community building provides common space for general resident use, a community laundry room, property management and residential services offices. A covered outdoor area and adjacent outdoor play area. The 4.38-acre site has 70' of grade change, providing unique opportunities. Several buildings are built into the hill with primary unit entries off different sides and levels. A series of retaining walls throughout provide usable outdoor space, parking and a series of walkways that connect the buildings closest to Hwy. 101. A pedestrian walkway system includes access to a public nature trail.

Parkview @ Terwilliger Plaza

Architect Name:

Dan Purgiel, Peter Houseknecht

Project Owner: Terwilliger Plaza

Project Address: Portland, Oregon

Sq Ft: 370,000 sq. ft.

Contractor: Walsh Construction

Est. Completion Date: 2023

Continued on Page 16 ►



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RS Architects ~ 2023 Projects

Continued from page 15

Brief Description/Amenities:

Terwilliger Plaza is a new concrete high-rise with a steel framed skybridge connecting the building to the existing senior living campus. The building's U-shape creates an outdoor courtyard and amenity space while also providing stunning views of downtown, mountains, the Willamette River and wooded hillsides. Sustainably designed with passive house principles, the building is projected to use fifty percent less energy than current energy compliant buildings. In addition to its significant sustainable features, the building's skybridge connector doubles as an artist gallery, responding to community building goals and supporting the Terwilliger residents' interest in art.



PARKVIEW @ TERWILLIGER PLAZA



SOLIS @ PETROSA APARTMENTS

Solis @ Petrosa Apartments

Architect Name: T Paul Frank, Dean Masukawa, Matt Dreska
Project Owner: Pahlisch Homes
Project Address: Deschutes Market Road, Bend
Sq Ft: 148,000 sq. ft.
Budget: \$24 million
Contractor: Pahlisch Commercial
Est. Completion Date: June 2023

Brief Description/Amenities: LRS is working with Pahlisch Homes on a ten-acre multi-family housing development located on the northwest corner of the new 177-acre mixed use community in northeast Bend. The Solis @ Petrosa Apartments are comprised of eight garden-style apartment buildings and one four-story corridor building, containing a mixture of studios, one bedroom and two-bedroom units. The development includes premium amenities such a pool, clubhouse, bike trails and more than 22 acres of open space and a 5.3-acre park.

Subaru of Bend

Architect Name: Mike Gorman, Eric Kern
Project Owner: Matt Thomas
Project Address: 2060 NE Hwy. 20, Bend
Sq Ft: 115,000 sq. ft.
Contractor: Empire Construction and Development
Est. Completion Date: Spring 2023
Brief Description/Amenities: The Subaru of Bend car dealership is expanding its



SUBARU OF BEND

original building footprint to 115,000 sq. ft. The original dealership was built in the 1970s by Merrill "Pat" Thomas. The remodel/expansion, which began in 2021 includes: an expanded, high-tech service department; parts department; showrooms; parking garage with two elevator lifts for client and employee vehicles and office space.



TOUCHMARK IN THE WEST HILLS, SKY LODGE | RENDERINGS COURTESY OF LRS ARCHITECTS

Touchmark in the West Hills, Sky Lodge

Architect Name: Janice Sanada, Dan Purgiel
Project Owner: Touchmark
Project Address: Portland, Oregon
Sq Ft: 117,000 sq. ft.
Contractor: Andersen Construction Co.
Est. Completion Date: 2023

Brief Description/Amenities: Sky Lodge is the next phase of Touchmark's resort-style senior living community. Perched on a sloped site, the new 56-unit Independent Living building offers expansive scenic views and connects to the existing campus through a path. Exterior materials such as the use of stone masonry and CMU on the base complement the original building's architecture. Custom metal panels reminiscent of wood make up the skin of the building creating a rhythmic and iconic rich pattern. A cantilevered exterior deck on the ground level floats over the backside landscape.



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Working Together to Develop Alternative Solutions to Bend's Housing Problem

by **PETER BAER, President & Principal-in-Charge — Pinnacle Architecture**

Born and raised in Bend, I have seen our city grow and change over the decades. However, in the last ten years, our population has swelled exponentially. The effects of this growth can seem overwhelming from housing costs to labor and workforce shortages to traffic congestion. A survey commissioned by the Bend Chamber of Commerce in the fall of 2021 revealed that Bend residents see rising housing costs as the biggest problem resulting from Bend's rapid growth.

So... what can we do to solve this problem? We do not have a crystal ball, but we can learn from other communities that have faced these challenges with varying degrees of success. Bend's housing problem is multi-faceted, and although the conversation is often focused on housing density and land-use regulations, I would like to explore additional paths to overcoming our challenges.

I am not discounting the importance of 'building up' and 'building in' to create more workforce housing in Bend. In fact, I believe that some of the most effective and efficient ways to create more housing are the supplementation of additional dwelling units (ADUs), multi-family housing developments, single-family housing conversions and smaller yards. However, there are two other solutions that I want to address — alternative building methods and cultural shifts in the way we see housing.

The rapid technological advancements we have experienced over the last decade have not missed the construction sector — there are more ways to build than ever before. Modular housing is a smart option for creating affordable homes — using



pre-engineered, factory-fabricated homes that are transported to a homesite in sections and assembled. The bulk purchase of materials and finishes along with the decreased on-site construction time greatly decreases the cost. The eminent issue with modular building in Central Oregon is the cost of transportation given the lack of access to a local modular home manufacturer. Years ago, Bend was home to Fuqua Homes, which provided jobs and manufactured housing in Central Oregon. Unfortunately, Fuqua Homes went out of business during the 2008 recession. I would not be surprised to see another modular or manufactured home supplier open shop in our region in the near future, creating greater access to affordable home options and some manufacturing employment opportunities. Last year saw a rise in home construction via 3D printing, with two developments right here in Oregon — one in John Day and another in Medford. As this technology becomes more widely available, it could greatly benefit our community.

In addition to the tangible solutions, some cultural adjustments could lead to improved access to housing. Living in a multi-generational household alleviates housing costs for families and offers a slew of other benefits, like childcare and elder care support. Personally, our family has lived next to our parents for 22 years. My kids grew up within a stone's throw of their grandparent's home. They take care of each other and are still remarkably close. Helping each other with chores like housework, computers, shopping and transportation. It is a fantastic way to develop patience, understanding, trust and humor. Not to mention all the money saved on child and elder care. Do you have family, friends or neighbors who might be interested in this arrangement?

The recent shift to remote work also offers flexibility when choosing housing locations regarding access to transportation, and proximity to the workplace. Although having consistent access to a vehicle has many conveniences, limiting the number of cars and trips in your household saves time and money. It can also open space to create a garage conversion for an additional dwelling unit, allowing for rental income and decreasing your transportation expenses.

As Bend continues to grow, it is our shared responsibility to develop solutions to ensure our community continues to be a wonderful place to live, work and visit. To stay up to date on growth solutions in our community and learn more about how you can positively impact Bend's housing shortage, I urge you to follow Building a Better Bend — a nonprofit that organizes a lecture series that brings experts to Central Oregon to share innovative ideas as well as examples of initiatives that have found success in other communities. Learn more at buildingabetterbend.org.

Peter Baer is the principal architect and founder of Pinnacle Architecture. Founded in 1990, he has built the firm on the foundation of a solid commitment to continuous improvement and client satisfaction. His portfolio of work is vast and varied, and the theme of enhancing lives and communities has been a constant. Baer can be reached at 541-388-9897x12 or Peter@parch.biz

Pinnacle Architecture ~ 2023 Projects

Historic St. Francis of Assisi Catholic Church Remodel

Owner: Historic St. Francis of Assisi Catholic Church
Project Address: Bend
Sq Ft: 950 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Winter 2023
Brief Description/Amenities: Interior remodel including A/V, lighting and HVAC upgrades, and a sanctuary remodel.

Shepherd's House Ministries Redmond Remodel

Owner: Shepherd's House Ministries
Project Address: Redmond
Sq Ft: 8,604 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Winter 2023
Brief Description/Amenities: Conversion of a former church into a support facility for individuals struggling with trauma and addiction.

Aspen Springs Interior Remodel

Owner: Community Counseling Solutions
Project Address: Hermiston, Oregon
Sq Ft: 8,208 sq. ft.
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Interior remodel to create one wing for seclusion and civil commitment, and another wing for acute care.

Cow Creek Village Station Remodel

Owner: Cow Creek Band of Umpqua Tribe of Indians
Project Address: Roseburg, Oregon
Sq Ft: 7,500 sq. ft.
Contractor: Seven Feathers
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Addition of two exam rooms, an office, gathering space, dietary training area and reception area.

Colonia Paz

Owner: Farmworker Housing Development Corporation
Project Address: Lebanon, Oregon
Sq Ft: 128,100 sq. ft.
Contractor: LMC Construction
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Two-phased development of a three-building affordable housing community — a total of 140 homes.

Deschutes County Public Safety Campus Master Plan Update

Owner: Deschutes County
Architect: Pinnacle Architecture + KMB Architects
Project Address: Bend
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Develop short-, mid- and long-term plans for the public safety campus.



Pinnacle Architecture ~ 2023 Projects

Continued from page 17

Hope Village Expansion

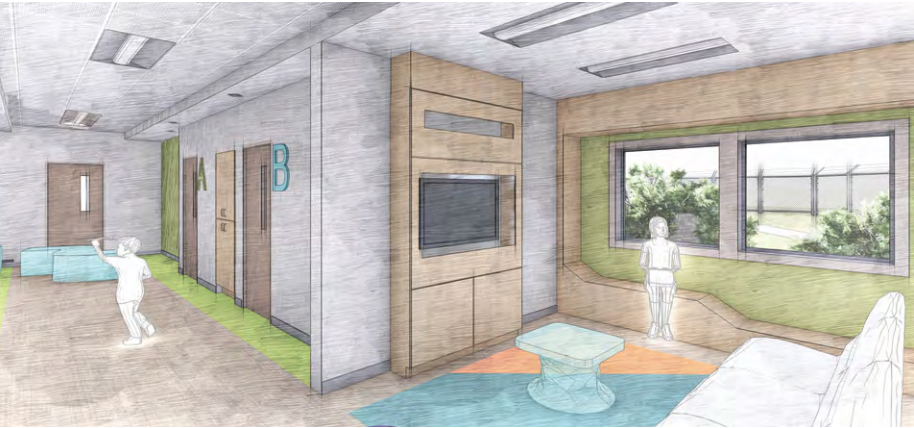
Owner: Hope Village, Inc.
Project Address: Canby, Oregon
Sq Ft: 24,000 sq. ft.
Contractor: Triplett Wellman Contractors
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Addition of six, two-unit cottage homes to the existing Hope Village community.

North County Service Hub Renovation

Owner: Deschutes County
Project Address: Redmond
Sq Ft: 23,000 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Renovation of two existing buildings to create a behavioral health campus.

Clackamas County Behavioral Health Red Soils Campus Relocation

Owner: Clackamas County
Project Address: Milwaukie, Oregon
Sq Ft: 48,000 sq. ft.
Budget: Estimated \$5 million
Contractor: TBD
Estimated Completion Date: Fall 2023
Brief Description/Amenities: Transforming a leased office space into a behavioral health facility.



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SUDDEN SERVICE



SEQUOIA CROSSINGS | RENDERINGS COURTESY OF PINNACLE ARCHITECTURE

Sequoia Crossings

Owner: Salem Housing Authority
Project Address: Salem, Oregon
Sq Ft: 48,335 sq. ft.
Contractor: LMC Construction
Estimated Completion Date: Fall 2023
Brief Description/Amenities: New 60-unit affordable housing community funded by OHCS.

Crook County Justice Center

Owner: Crook County
Architect: Pinnacle Architecture + KMB Architects
Project Address: Prineville
Sq Ft: 68,850 sq. ft.
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Winter 2024
Brief Description/Amenities: New justice center with three courtrooms, supporting spaces, offices and Sherriff's department.

Regional Youth Crisis Center

Owner: Community Counseling Solutions
Project Address: Boardman, Oregon
Sq Ft: 13,040 sq. ft.
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Spring 2024
Brief Description/Amenities: Overnight behavioral health facility focused on caring for young children.

NeighborImpact Redmond Food Warehouse Expansion

Owner: NeighborImpact
Project Address: Redmond
Sq Ft: 13,625 sq. ft.
Contractor: TBD
Estimated Completion Date: Spring 2024
Brief Description/Amenities: New food bank that includes a warehouse, administrative space and community space.

Spencer Court

Owner: Housing Works
Project Address: Redmond
Sq Ft: 56,073 sq. ft., four three-story buildings and one community building
Contractor: TBD
Estimated Completion Date: Summer 2024
Brief Description/Amenities: New 60-unit affordable housing community funded by OHCS.

Sunriver Public Safety

Owner: Sunriver Service District
Architect: Pinnacle Architecture + KMB Architects
Project Address: Sunriver
Sq Ft: 29,981 sq. ft.
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Renovation and addition to the existing fire department.

Oregon Tech Residence Hall

Owner: Oregon Tech
Architect: Pinnacle Architecture + Mahlum
Project Address: Klamath Falls, Oregon
Sq Ft: Estimated 85,000 sq. ft.
Budget: Estimated \$28 million
Contractor: TBD
Estimated Completion Date: Spring 2025
Brief Description/Amenities: New residence hall to include a minimum of 500 beds.

Bridges on Broadway

Owner: Homes for Good
Project Address: Eugene, Oregon
Sq Ft: 29,300 sq. ft.
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Conversion of a hotel into 39 units of Permanent Supportive Housing.

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Stemach Design & Architecture ~ 2023 Projects



La Pine CHC Wellness Center

Project Owner: La Pine Community Health Center
Project Address: First Street & Bluewood Ave., La Pine
Area: 26,000 sq. ft.
Budget: \$11,600,000
Contractor: TBD
Estimated Completion Date: Summer 2024
Brief Description/Amenities:
La Pine Community Health Center will be expanding their health facility functions with a new three-story, 26,000-square-foot building, on a lot adjacent to the current clinic. Currently in the construction documentation phase, the project is expected to begin construction in mid-2023. Stemach Design and the LCHC team have developed a multi-tenant medical office facility that addresses the current and future needs of the south Deschutes County and north Klamath and Lake county areas. Tenants within the building will include a cafe or small restaurant, a dental clinic, behavioral health services, radiology services and house the administrative functions for La Pine CHC. Located in the downtown core area of La Pine, this new building emphasizes long-term sustainability, anticipated growth and medical needs, with a focus on community integration.

3D VIEWS



Catalyst

Project Owner: Petrich Properties
Project Address: 821 NE Second Street, at Hawthorne Ave., Bend
Area: 2,480-square-foot building footprint (existing, relocated); w835-square-foot (new)
Budget: undetermined
Contractor: TBD
Estimated Completion Date: Winter 2023
Brief Description/Amenities:
Relocation of a Bend favorite hangout, the Spoken Moto (Pine Shed) building will ‘catalyze’ the Bend Central District. Creation of an outdoor event space where activities can be held while providing flexible enclosed spaces for indoor gatherings. Five or six food trucks shall focus on local sustainable food. Catalyst creates a public space that brings new life to the center of Bend, to celebrate community and showcase culture that is readily accessible to all who visit. Building features shall include a new bar and seating area, along with cooler space, restrooms and storage. Exterior improvements and features include outdoor performance stage area, food truck spots with hookups, new landscaping and plentiful bicycle parking.



PACIFICORP CENTRAL OREGON OPERATIONS | RENDERINGS COURTESY OF STEMACH DESIGN & ARCHITECTURE

PacifiCorp Central Oregon Operations

Project Owner: PacifiCorp
Project Address: 21000 NE Cooley Rd., Bend
Area: 70,000 sq. ft.
Budget: \$ 29 million
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Spring 2024
Brief Description/Amenities:
This new facility, located at Bend’s Juniper Ridge area, will be the first new service center that Pacific Power has developed in over 25 years. The facility, comprised of a 16,000-square-foot administration office, 18,000-square-foot warehouse, 33,000-square-foot truck storage with 53 bays and a 3,300-square-foot separate mechanics shop, will serve for all of the Central Oregon area utility operations, consolidated into one location. Other features on the 19.35-acre site include covered storage and parking, and uncovered visitor and staff parking, material storage and staging areas and loading/delivery. The PacifiCorp facility is submitted for LEED Gold certification. Currently beginning construction, the project is anticipated for completion in mid-2024.

Architects (Listed Alphabetically)

CONTINUED FROM PAGE 10

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Architects	Projects	Services
Sexton Design LLC 301 NW Greyhawk Ave. Bend, OR 97703	541-550-0422	Same as phone	www.sextonhomedesign.com vernsextondesign@gmail.com	Vernon Sexton	3	1974	1	Mt. Bachelor Pine Martin Lodge, Nancy's Bakery, custom homes in NorthWest Crossing, Awbrey Village, Awbrey Butte & Awbrey Glen.	Commercial & residential architecture, computer illustration & graphic design.
Starr Designs & Architecture, LLC 1534 NE Burgess Pl Bend, OR 97701	805-801-6840	N/A	www.starrdna.com ryan@starrdna.com	Ryan Starr	0	2018	1	Residential & commercial project types including, but not limited to: restaurants, bars, hospitality, convention center & retail	Architectural design & permitting services from predesign (including code analysis for property research) through design, permitting & construction administration
STEELE Associates Architects LLC 1567 SW Chandler Ave., Ste. 203 Bend, OR 97702	541-382-9867	541-385-8816	www.steele-arch.com ssteele@steele-arch.com	Scott Steele	20	1996	6	Hydro Flask, 18th Street Sportsplex, Cement Elegance, Nanometrics, Grace BioLabs, Mt. Bachelor ALF/MC, Silver Rail Elementary, VA Bend, 919 Bond, COCC/Crook County Open Campus, Madras City Hall/Police, Franklin Crossing, Norton Apartments, Shevlin Wellness, ORION Eye Center, BMC Surgery Center, Midstate Electric & more.	Architecture, interiors, planning, sustainable design, master planning, retail, hospitality, apartments, medical, commercial, residential, senior, ALF/MC, K-12 & education, mixed-use, industrial, tech, research, hospitality, public, project management.
Stemach Design + Architecture 550 SW Industrial Way, Ste. 135 Bend, OR 97702	541-647-5661	N/A	www.stemachdesign.com info@stemachdesign.com	Rachel Stemach, Stacey Stemach	8	2013	4	Pacificorp Central Oregon Operations at Juniper Ridge, Red Oaks Square remodel, La Pine Community Health Wellness Center, The Quad at Skyline Ridge, Pole Creek Ranch (Sisters), Sullivan Orthodontics NWX, The Grove Market hall restaurant vendors, Catalyst at 2nd Street, East End, The Box Factory & more.	Commercial, medical, mixed-use, multi-family, educational, historic preservation, interior design, sustainable/ Net-Zero/LEED projects.
Tekneek Architecture PC. 498 West Sixth St., Ste. 103 Redmond, OR 97756	541-788-2006	N/A	www.tekneekarchitecture.com larry@tekneekarchitecture.com	Larry Wright	3	2004	1	Commercial & residential	Commercial & residential architecture.

The Power of Rendering in Real Time

by **ANDY HARMON, Senior Associate — STEELE Associates Architects**

The design and construction process is complex, more so now than ever before. Developing a building in the current market conditions can be expensive as projects today are experiencing escalating costs due to rising interest rates, tight labor markets, material shortages and supply chain disruptions. Public agencies and developers know this all too well and rightly need to understand where every dollar is going and what benefit it brings. They need assurance that their investment will benefit the end user and contribute to the vitality of the local community in addition to providing reasonable returns. In this environment, architects must strive to deliver a design that not only serves a specific program or function but one that is also uplifting, inspiring, complementary and attractive. We are tasked with doing this on time and on budget. Accordingly, we must be able to not only deliver on this promise but prove it ahead of time during the design phase of a project through drawings, sketches, models and renderings.



Renderings serve an important role in communicating the design of a building to a client. In architecture, rendering is the general term for the technique of processing an image or drawing with color, linework manipulation and shading to make it appear three-dimensional. Renderings can be done by hand or generated by computers. While renderings are effective at making a proposed building appear attractive; they are inherently static and often highly stylized thus failing to provide a client with a true picture of what the building will actually look and feel like when constructed.

When renderings fall short of providing a client with a complete picture of what the building will be, a three-dimensional scale physical model is often employed to provide additional perspectives. These are typically built by hand, a time-consuming and expensive process. While innovations in machining including laser cutters, CNC milling and 3D printing made them more accurate and faster to build, physical models also have inherent drawbacks. While they work well to convey the overall three-dimensional massing and articulation of a building; allowing a client to view the model from different perspectives; they fall short in their ability to render real materials accurately at a reduced scale and often left out the interior spaces altogether. A well-constructed model might come apart exposing the interior spaces, but these are scale models and convey little of the true experience of a real building, inside and out, in shifting light and varying weather. Further, physical models are difficult and time-consuming to change, limiting the ability of the architect to efficiently work through successive iterations of the design.

Working in concert, renderings and physical models did a serviceable job of

communicating what the constructed project may look like and perhaps a little bit of what the building might feel like however, these two modes of representation were rarely on the same page due to the vastly different speeds and complexity of their production. This representational deficit has pushed impressive technological advancements in three-dimensional digital modeling. There are now several quality three-dimensional digital modeling programs in use today and they have progressively improved since their inception a little over 20 years ago. Our office works exclusively in Revit (an advanced three-dimensional digital modeling software), and we have been perfecting our aptitude with these tools for well over a decade. As the software (and the hardware that runs it) becomes more sophisticated and powerful, we have been able to add an ever-increasing level of detail and information to our digital models. Similarly, rendering engines have also gotten progressively better and we are now able to render our digital models in real-time as we develop the design. With the arrival of ubiquitous videoconferencing and screen-sharing capabilities, our clients can step into our designs from anywhere on earth and watch the design take shape and evolve in real-time. We can walk a client through any part of the digital model, on any path, in real-time and let them experience the building for themselves. This can be done in a white space with no finishes to leave room for their imaginations or fully finished out and furnished, complete with avatars of the future users going about their virtual lives.

This technology, in the hands of savvy architects and designers, has fused drawings with models and brought renderings to life, akin to walking into a painting and having a look around. Real-time renderings have proven to be an efficient and engaging way for our clients to secure a greater understanding of what the constructed project will be long before construction begins. This level of interactive engagement and design comprehension is a tremendous value to our clients.

And the future is bright, virtual reality headsets have made leaps and bounds in recent years and technology from the gaming industry is developing at a rapid pace. The integration of this technology with architectural design software is still young but we fully expect to be wowing clients with an even more immersive experience soon, one where they hold the keys and are free to roam around, drill down and explore the possibilities like never before.

Andy Harmon is a senior associate and building envelope specialist at STEELE Associates Architects. STEELE Associates Architects has designed over 1,500 award-winning public and private projects throughout the western and southwestern states over the past 26 years.

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STEELE Associates Architects ~ 2023 Projects



27TH & REED - CASCADE LAKES BREWPUB

27th & Reed – Cascade Lakes Brewery

Project Owner: Andy Rhine and Bruce Rhine
Project Address: 21175 SE Reed Market Rd.
Sq Ft: 5,092 sq. ft.
Contractor: Empire Construction and Development
Estimated Completion Date: May 2023
Brief Description/Amenities: This will be Cascade Lakes Brewery's third brewpub. The pub will be located on the east side of the bend and offer a slightly different menu than their other locations. The restaurant will provide a variety of family friendly dining options with outdoor and indoor dining as well as an occupiable roof top bar and patio seating. The pub will have a full service kitchen and bar.

143 Canal Apartments East

Project Owner: Empire Construction and Development
Project Address: 3455 SW Canal Blvd., Redmond
Sq Ft: 66,000 sq. ft.
Contractor: Empire Construction and Development
Estimated Completion Date: Fall 2023
Brief Description/Amenities: Three 18-plex apartment buildings, one 12-plex apartment building.

Battle Ground Senior Living Community

Project Owner: Undisclosed
Project Address: Battle Ground, Washington
Sq Ft: 115,000 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2024
Brief Description/Amenities: A new senior living community featuring 82 assisted living units and a 48-bed memory care with extensive amenities including exercise and yoga facilities, salon, bistro and country store, theatre, game room, library, art studio, chapel, lounge, wine bar and demonstration kitchen.



BLACK DIAMOND LOFTS

Black Diamond Lofts

Project Owner: Undisclosed
Project Address: Arizona Ave.
Sq Ft: 9,000 sq. ft.
Budget: Undisclosed
Contractor: Undisclosed
Estimated Completion Date: 2023
Brief Description/Amenities: A new mixed-use building with two-story loft units over street level commercial in the growing Southern Crossing neighborhood.

Boone Ridge Retirement Community

Project Owner: Undisclosed
Project Address: Salem, Oregon
Sq Ft: 147,000 sq. ft.
Contractor: Undisclosed

Estimated Completion Date: Jan. 2023

Brief Description/Amenities: Upscale retirement community featuring 133 residential apartments with extensive amenities including pool, spa and sauna; state-of-the-art exercise and yoga facilities; full-service salon; bistro and country store; theatre; game room with duck-pin bowling and golf simulator; music room; library; art studio; chapel; multiple lounges; wine bar and demonstration kitchen. Additionally, the project features a full-service staff daycare facility with playground. Outside one can find extensive patios with water features, fire pits, seating areas, bocce court, putting green and exercise areas.

Canal Mixed Use

Project Owner: Westmount LLC
Project Address: 4270 SW Canal Blvd., Redmond
Sq Ft: 28,000 sq. ft.
Contractor: Empire Construction and Development
Estimated Completion Date: Summer 2023
Brief Description/Amenities: Four-story mixed-use building with an occupiable rooftop. The building will include two floors of apartments, one floor of office space and a ground floor suitable for retail or small restaurant.

275 NE Second St. Warming & Cooling Shelter

Project Owner: City of Bend
Project Address: 275 NE Second St., Bend
Sq Ft: 10,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Summer 2023
Brief Description/Amenities: Remodel existing warming/cooling shelter to add new commercial kitchen, new roof, new showrooms and ADA upgrades.

Division St. Shelter

Project Owner: City of Bend
Project Address: 2346 NE Division St., Bend
Sq Ft: 9,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Remodel old Bend Value Inn for transitional apartments for homeless relief working with NeighborImpact.



COMPASS CORNER | RENDERINGS COURTESY OF STEELE ASSOCIATES ARCHITECTS

Compass Corner

Project Owner: Hotel Management, LLC.
Project Address: Lots 11-12, Compass Corner.
Sq Ft: 50,000 sq. ft.
Contractor: Stilson Builders
Estimated Completion Date: 2025
Brief Description/Amenities: Four-story mixed-use development. Forty-eight apartments and 4,500 sq. ft. of retail/commercial space. Outdoor neighborhood plaza area.

Downtown Bend Library Renovation

Architect Name: STEELE Associates and The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 600 NW Wall St., Bend
Sq Ft: 34,000 +/-

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STEELE Associates Architects ~ 2023 Projects

Continued from page 20

Budget: \$19,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2025
Brief Description/Amenities:
Library renovation to serve the citizens of Bend and Deschutes County.

La Pine Library Renovation
Architect Name: STEELE Associates and The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 16425 First St., La Pine
Sq Ft: 8,000 +/-
Budget: \$2,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities:
Library renovation to serve the citizens of La Pine and Deschutes County.

Redmond Library
Architect Name: STEELE Associates and The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 827 SW Deschutes Ave., Redmond
Sq Ft: 35-40,000 +/-
Budget: \$40,000,000+/- TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2024
Brief Description/Amenities:
New replacement Library to serve the citizens of Redmond and Deschutes County.

Sisters Library Renovation
Architect Name: STEELE Associates and The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 110 N Cedar St., Sisters
Sq Ft: 8,000 +/-
Budget: \$2,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities:
Library renovation to serve the citizens of Sisters and Deschutes County.

Stevens Ranch Library
Architect Name: STEELE Associates and The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: TBD
Sq Ft: 100,000 +/-
Budget: \$80,000,000 TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2024
Brief Description/Amenities:
New Library to serve the citizens of Deschutes County.

Sunriver Library Renovation
Architect Name: STEELE Associates and The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 56855 Venture Ln., Sunriver
Sq Ft: 8,000 +/-
Budget: \$2,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities:
Library renovation to serve the citizens of Sunriver and Deschutes County.



GOSS DAYCARE

Goss Daycare
Project Owner: Virginia Goss
Sq Ft: 9,500 sq. ft.
Contractor: TBD
Estimated Completion Date: Spring 2024
Brief Description/Amenities:
New daycare center in the new Discovery West neighborhood.



HUNNELL MIXED USE

Hunnell Mixed Use
Project Owner: Withheld
Project Address: Hunnell Road, Bend
Sq Ft: 126,800 sq. ft.
Budget: Withheld
Contractor: TBD
Estimated Completion Date: 2024-2025
Brief Description/Amenities:
Five-story mixed-use building with three floors of mini-storage and two floors of apartments. Spectacular views of mountains to the south and west. Large roof top resident plaza. Fifty apartments ranging from studio to two-bedroom corner units located on floors four and five. Three levels of secured mini-storage with separate elevator and entrance.



JENKINS INDUSTRIAL SPEC BLDG.

Jenkins Industrial Spec Bldg.
Project Owner: Matt Jenkins
Project Address: NE Cooley Rd. Bend
Sq Ft: 15,150 sq. ft.
Contractor: Empire Construction and Development
Estimated Completion Date: Spring 2024
Brief Description/Amenities:
Speculative leasable light industrial space for future tenants in Juniper Ridge.

ODOT — Coos County Maintenance Station — Phase I
Project Owner: Oregon Department of Transportation
Project Address: Coos Bay, Oregon
Sq Ft: 2,500 sq. ft.
Budget: \$17,453,965
Contractor: Knife River Materials, South Coast
Estimated Completion Date: Dec. 2025
Brief Description/Amenities:
Develop a new 78-acre site and provide all utility stubs for future maintenance station buildings. Work includes the installation of a 1,150-square-foot generator building, 900-square-foot pump house, 300,000-gallon fire pond, 650' long x 40' high pile driven retaining wall, gabion basket retaining walls, septic system, detention ponds and prep for all future buildings.



REDMOND WETLANDS COMPLEX

Redmond Wetlands Complex
Project Owner: City of Redmond
Project Address: 5801 Northwest Way, Redmond
Sq Ft: 12,474 sq. ft.
Budget: Withheld
Contractor: TBD
Estimated Completion Date: 2025
Brief Description/Amenities:
The main division building for the new City of Redmond Water Treatment Facility. The building will house offices, conference rooms, lockers, laundry, lab space and a public lobby with interactive displays for tours.



RIDGEVIEW VETERINARY CLINIC

Ridgeview Veterinary Clinic
Project Owner: Caelli Edmonds
Project Address: 4651 SW 43rd St., Redmond
Sq Ft: 4,400 sq. ft.
Budget: TBD
Contractor: Empire Construction and Development
Estimated Completion Date: Summer 2024
Brief Description/Amenities:
Located at the south end of Redmond near Ridgeview High School. Central Oregon's first-ever full veterinarian hospital; services include general practice veterinarian clinic (14) exam rooms, surgery center, ultrasound, x-ray, lab, pharmacy.

The Eight
Project Owner: Arrowood Development
Project Address: 318 SW Bluff Drive
Sq Ft: 2300 sq. ft. per unit
Estimated Completion Date: 2023
Brief Description/Amenities:
Four duplex townhomes for total of eight units. Three stories with two car garage, flex space, living level and bedroom level.

Emigrant Creek IAFF
Project Owner: United States Forest Service
Project Address: Hines, Oregon
Sq Ft: 15,000 sq. ft.
Budget: \$4,500,000
Contractor: Griffin Construction
Estimated Completion Date: Winter 2022
Brief Description/Amenities:
New USFS facility in Hines, Oregon.



USFS SISTERS RANGER DISTRICT COMPOUND

Sisters Ranger District Compound
Project Owner: USFS
Project Address: US-20 and S Pine St, 391 W Cascade Ave., Sisters
Sq Ft: 13,300-square-foot admin building, 6,300-square-foot storage building
Budget: \$8,000,000
Contractor: TBD
Estimated Completion Date: Summer 2023 — storage building and fall 2024 — admin building.
Brief Description/Amenities:
Masterplan and new administration building to replace the old one, new storage building, improved parking areas and vehicle circulation, added site security, better pedestrian connectivity and interpretive kiosk.



VRCCO

Veterinary Referral Clinic of Central Oregon (VRCCO)
Project Owner: Mauricio Dujowich, Matt Vaughan, Jennifer Bentley
Project Address: 62889 NE Oxford Ct.
Sq Ft: 26,000 sq. ft.

Budget: \$13 Million
Contractor: Empire Construction and Development
Estimated Completion Date: Sept. 2023
Brief Description/Amenities:
Located in NE Bend in the South Brinson Business Park off Brinson Blvd. Central Oregon's first-ever full veterinarian hospital. Services include 24/7 emergency room, general practice veterinarian clinic (14) exam rooms, physical therapy with aquatic underwater treadmill for hydrotherapy, surgery center with four operating rooms, dermatology, neurology, oncology, ophthalmology, fluoroscopy, endoscopy, ultrasound, x-ray, MRI, CT, lab, pharmacy. Other unique/notable program: large convention/ meeting room to host regional continuing education and training events, administration offices, on-site daycare up on the second floor for staff to bring their children to work so they don't have to stress about the challenges of securing reliable childcare in Central Oregon, food truck lot and beer garden with a pavilion shelter for the "fur parents" and the neighborhood to enjoy year-round, fireman pole for docs to slide down from second floor into the E.R. in the event of an emergency.



WHITE OAK VILLAGE — MEMORY CARE

White Oak Village — Memory Care
Project Owner: Undisclosed
Project Address: Clark County, Washington
Sq Ft: 40,000 sq. ft.
Budget: Undisclosed
Contractor: Dominion Construction
Estimated Completion Date: Fall 2024
Brief Description/Amenities:
A new 68-bed, 40,000-square-foot state-of-the-art memory care facility that will provide much needed memory care services in Clark County, Washington.



WILEY CREEK MEMORY CARE | RENDERINGS COURTESY OF STEELE ASSOCIATES ARCHITECTS

Wiley Creek Senior Living — Memory Care
Project Owner: Undisclosed
Project Address: Sweet Home, Oregon
Sq Ft: 30,000 sq. ft.
Budget: Undisclosed
Contractor: Dominion Construction
Estimated Completion Date: Fall 2023
Brief Description/Amenities:
A new 48-bed, 30,000-square-foot state-of-the-art memory care facility that extends the cycle of care at an exiting independent and assisted living campus in Sweet Home, Oregon.

Lot E
Project Owner: Withheld
Project Address: Arizona Avenue, Bend
Sq Ft: 20,490 sq. ft.
Budget: Withheld
Contractor: TBD
Estimated Completion Date: Late 2024
Brief Description/Amenities:
Five-story mixed use building with first floor commercial and 13 loft-style apartments on four floors. First floor commercial is 5,100 sq. ft. with exterior brick and glazing along a pedestrian friendly walk. Apartments are two-story loft units with expansive windows. Personal bike storage provides on first floor for residents.

See additional 2023 Projects at
CascadeBusNews.com/2023-Projects

Katrina Langenderfer

Continued from page 1

that included riparian and wetlands restoration projects, parks, trails, streetscape and highway infrastructure development, and general commercial and residential developments,” she said. “This firm transferred me to its Bend office in 2005, and I have called Central Oregon my home ever since.”

Having led her firm now for over a decade, Katrina still finds herself chasing those ideals that she felt while growing up; to positively impact both manmade and natural environments. As such, KLLA provides architectural expertise on projects like park and recreation facilities, sport and field facilities, urban design, streetscapes, public infrastructure and more. “Providing landscape architectural services for parks and outdoor public spaces is one of my firm’s niches,” she said.

With Central Oregon’s population growing at such a rapid rate, KLLA has found themselves working on a diverse range of projects, serving both

public and private clients. During the Covid-19 Pandemic, the Bend Park and Recreation district unveiled three new or renovated parks: the Juniper Park Playground renovation, Empire Crossing Park and Pacific Crest Athletic Fields. All of these projects included landscape architectural design from KLLA.

“The timing for these projects opening could not have been better, as the demand for parks, open spaces and trails was high,” Katrina said. “I think all of us were feeling a little cooped up indoors and looking for fun, new places to spend time and explore outside.”

Another project that KLLA led, the 37-acre Alpenglow Community Park, had its grand opening last summer. “It was wonderful to see so many people enjoy the park on opening day and bring the space to life,” Katrina said.

Looking to the future, Katrina hopes to continue producing high quality projects while remaining conscious of the social issues related to urban expansion, “I think we need to evolve our designs to meet our region’s shifting climate and environmental conditions,” she said. “As the built environment continues to encroach into prior



ALPENGLLOW PARK

undeveloped landscapes, local landscape architects have a significant role to play when initiating ethical design in these spaces.”

For Bend’s growing population, Katrina sees more high density housing in the town’s future. To accommodate for this somewhat new style of development, she and her firm expect to see an emphasis on building and maintaining public spaces like parks and trails. “I believe the development of public and open spaces like these will be key to significantly increasing the livability of our existing

and new neighborhoods.”

Aside from parks, trails and other open spaces, Katrina hoped to positively impact the future of Bend by guiding other projects around the city, “I hope to continue working on streetscape and infrastructure projects that provide not only vehicular transportation options, but also provide safe multimodal options for cyclists and pedestrians as well,” she said. “Improved regional connectivity, as Central Oregon continues to grow will strongly influence the livability of our High Desert cities.”



JUNIPER PARK



EMPIRE CROSSING | PHOTOS COURTESY OF KATRINA LANGENDERFER LANDSCAPE ARCHITECTURE

Landscape Architects (Listed Alphabetically)

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Botanical Developments 100 NE Hawthorne PO Box 6326 Bend, OR 97701	541-617-5926	541-617-0443	www.botanical-developments.com ron@botanical-developments.com	Ron Kidder	40	2000	Landscape architecture, construction, maintenance & habitat restoration company committed to ecologically sound landscape practices.
Dappled Earth - Designs to Nurture Life PO Box 97 Powell Butte, OR 97753	541-350-7436	N/A	www.DappledEarth.com eileen@DappledEarth.com	Eileen Obermiller	1	2007	Landscape architecture, land use planning & design of residential & commercial, resort, park & neighborhood properties.
David Evans & Associates, Inc. 320 SW Upper Terrace Dr., Ste. 102 Bend, OR 97702	541-389-7614	541-389-7623	www.deainc.com tam@deainc.com	Todd Marcum	2	1986	Engineering, surveying, planning, landscape architecture, natural resources management, construction engineering services.
Katrina Langenderfer Landscape Architecture 48 SE Bridgeford Blvd., Ste. 200 Bend, OR 97702	541-749-8526	N/A	www.KLLandArch.com info@KLLandArch.com	Katrina Langenderfer	1	2012	Katrina Langenderfer Landscape Architecture provides comprehensive & integrated master planning & design services for park & recreation facilities, trails, transportation corridors/urban streetscapes, commercial, institutional, residential & environmental site development. Services include master planning/site planning, site design, landscape & hardscape design, irrigation design, illustrative digital graphics/visual communication & construction documentation.
SZABO Landscape Architecture 1000 NW Wall St., Ste. 205 Bend, OR 97703	541-382-2059	N/A	www.szabo-la.com mike@szabo-la.com	Mike Szabo, Brian Nierman	6	2014	Landscape architectural design services for commercial, residential, campus, parks & urban design projects.

Making Money in a Tough Economy

by MICHAEL SIPE, President — CrossPointe Capital

Pricing is one of the most important, and perhaps one of the trickiest aspects of business design and operation, but it's critical to profitability. Price too low, and you leave money on the table and reduce the legitimate profit you could have had. Low margins mean less money for payroll, less money for top-notch facilities, less money for R&D, less money for marketing, less cushion for a downturn or setback, less money to give away, and less money for the owner(s). Price way too low...and you go out of business. Price too high and you risk customers shopping your competition, you risk losing sales, you risk diminishing customer satisfaction, you risk producing overly demanding customers, and you risk alienating customers forever.

Establishing optimal pricing is not easy in any economic environment, even a relatively stable one. One constant pricing challenge has to do with the ongoing commoditization of products and services in the market. This is partly caused by the ever-increasing ease with which a customer can "shop" a product or service offering using technology in search of the best deal. Other factors in commoditization are technological advances, the availability of competitive intelligence, and international manufacturers and service providers willing and able to produce and sell for low prices.

As tough as it is to price effectively in the face of all the above, things get exponentially more challenging in inflationary, recessionary and stagflationary environments. Therefore, since 2023-24 is likely to continue to be economically turbulent, it's timely to evaluate your pricing strategies, and wherever possible to move to value-based pricing.

Pricing Strategies.

Businesses set prices in a variety of ways. Here are seven examples:

- 1. Guesswork.** I have lost track of how many business plans I've reviewed that present financial projections using pricing based solely on guesswork. Clearly this is problematic.
- 2. Need.** Pricing is sometimes based on the seller's "need." The seller has a financial challenge, and that's how they set an asking price. The predictable customer response to this approach is, "Not my problem."
- 3. Greed.** In this approach, the price is set based on what the seller thinks they can get away with. This used to be a strategy of traveling salesmen. They would hit a small town hard, make as many sales as fast as possible at the highest price possible and move on. Every so often, I still meet a business owner who confesses they're just going to keep raking in off exorbitant prices until customers wise up. Obviously, this is not an appropriate strategy for an ethical business.
- 4. Response to Supply and Demand.** This can work both ways. In times of low demand, businesses sometimes chase the market down by lowering prices. Conversely, in times of high demand, businesses sometimes jack prices up to take advantage of customer's strong need or desire to buy. The Great Recession illustrated this approach on the low side, and the last two years of high demand/



low supply have illustrated this approach on the high side. It's a roller coaster ride for all concerned.

5. Market-Based. This is a common approach, especially when selling a product or service that is readily available from many competitors. Competition sets the bar, businesses price accordingly and live with the resulting margin. Market-based pricing is predicated on studying competitors and knowing their pricing. The result of this competitive analysis often shows you how much you can charge. Perhaps the biggest problem with this approach is that the business owner implicitly places their me-too offering directly in the commodity zone, thus eliminating opportunities for differentiation.

6. Cost-Plus Pricing. This is also a very common approach to pricing. A business determines its cost of producing and delivering a product, decides on the profit margin it wants, and prices based on cost, plus the desired margin. This approach has pros and cons. One advantage is that the business can be reasonably assured of making a predictable profit. One negative is that this approach restricts your upside profit opportunity, as the business' offerings remain in a commodity category and are thus subject to negotiations on how much profit margin a customer will accept.

7. Value-Based Pricing. The highest levels of profit, and interesting enough, the path to high levels of customer satisfaction, lie in what's known as value-based pricing. Value-based pricing is driven by the buyer's assessment of their level of delight...in other words, how much value they are receiving in relation to how much they are paying. The seller tries, through surveys, market research and customer inquiry, to make their own assessment about the value a buyer will perceive from the product or service offering and will set prices accordingly. Assessed value can sometimes be objectively determined. In other words, customers gain quantifiable value from the seller's product or service, and everyone can see it. Assessed value can also be subjective. This happens frequently with luxury items, where prestige and enjoyment of a "high-end" product may make the buyer's assessment of value far beyond any cost-plus pricing model. Although the value may be very subjective, it's quite real to the customer and they are willing to pay for it. A more advanced approach to value-based pricing is to deliberately design a product or service from the outset to objectively produce significant and measurable value to customers. This value is then explained and sold to command a high-margin price that, again, the customer is happy to pay.

Pricing for Maximum Margin.

Out of the seven strategies above, the strategy that offers the most opportunity to ethically generate and sustain high profit margins (regardless of economic circumstances) is value-based pricing. Value-based pricing is just one component in the design of competitive business practices that we refine in our 10x Groups. It requires intentionality, creativity, excellent marketing strategy and innovative sales methods, but the outcome is a superior marketplace advantage, and optimized profit margins. Michael Sipe is mergers and acquisitions advisor and local business coach.

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Required Minimum Distributions

What You Need to Know

by ED WETTIG, CFP — Cornerstone Financial Planning Group

You cannot keep retirement funds in your accounts indefinitely. You generally must start taking required minimum distributions (RMDs) from your traditional IRA, 401(k), 403(b), 457(b), or other employer-defined contribution retirement plan account when you reach age 73. (If you haven't already begun distributions at age 72 in 2022) Congress recently raised the age to 73, offering relief to many investors from taking distributions while the market is down.

The Calculation

An RMD for any year is the account balance as of the end of the preceding calendar year divided by a distribution period from the IRS's "Uniform Lifetime Table." A separate table is used if the sole beneficiary is the owner's spouse who is ten or more years younger than the owner. To access an IRS RMD worksheet that contains the Uniform Lifetime Table, go to irs.gov/pub/irs-tege/uniform_rmd_wksht.pdf.

Reaching Age 73

The beginning date for first RMDs from IRAs (including SEP and SIMPLE IRAs) is January 1 of the year in which you reach age 73. For 401(k), 403(b), 457(b), or other defined contribution plans, the first RMD date is generally January 1 of the year following the year you reach age 73 or retire. The terms of your employer's plan may allow you to wait until the January 1 of the year you actually retire to take your first RMD (unless you are a five percent or more owner).

More About RMDs

Inherited IRAs — Generally, non-spousal beneficiaries must begin taking RMDs from their Inherited IRAs by December 31 of the year after the year of the original



owner's death and distribute the entire fund within ten years.

Spousal beneficiaries — If the spouse rolls over the deceased's assets to his/her own IRA, RMDs can begin at age 73 as long as the spouse attained age 72 in 2020 or later. If assets are rolled over to an inherited IRA, RMDs must begin when the deceased would have reached age 72.

Roth IRAs — No RMDs for original account owner. Inherited Roth IRAs generally require RMDs that are tax-free as long as the assets have been in the account for five or more years.

Taxation — Non-Roth RMDs subjected to ordinary income taxes.

Charitable giving — You may be able to avoid RMDs included in your taxable income by making a qualified charitable distribution (QCD).

Failure to take a RMD — If you do not take any RMD, or if a distribution is less than the calculated requirement, you may have to pay a 50 percent excise tax on the amount not distributed as required.

Provided by Ed Wettig, CFP, Cornerstone Financial Planning Group, which offers investment management, financial planning and retirement income strategies. Representative is registered with and offers only securities and advisory services through PlanMember Securities Corporation, a registered broker/dealer, investment advisor and member FINRA/SIPC. 6187 Carpinteria Ave, Carpinteria, CA 93013, 800-874-6910. Cornerstone Financial Planning Group and PlanMember Securities Corporation are independently owned and operated. PlanMember is not responsible or liable for ancillary products or services offered by Cornerstone Financial Planning Group or this representative.

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OnPoint Community Credit Union Recommends Five Financial Resolutions & How to Achieve Them in 2023

provided by ONPOINT COMMUNITY CREDIT UNION

Uncertainty about inflation and the U.S. economy have many in Oregon and Southwest Washington evaluating their financial situation heading into 2023. But analysts say such reviews are an important annual exercise, regardless of larger economic conditions. OnPoint Community Credit Union has recommended five New Year's financial resolutions to help.

"The beginning of a new year is a great time to take stock of your current financial situation, ask important questions and make necessary adjustments to achieve financial wellness," said Natalie Berning, Financial Advisor with OnPoint Investment Services/Raymond James Financial Services, Inc. at OnPoint Community Credit Union. "While the economic road ahead is unknown, the fundamentals of personal finance remain the same. Careful planning and budgeting can help you prepare for whatever is to come."

Inflation will likely continue to be the biggest challenge for monthly budgets, so OnPoint recommends the following financial New Year's resolutions to help Oregonians and Southwest Washingtonians review and update their personal finances for 2023:

Conduct an annual financial inventory. Take stock of your financial

status and ask essential questions: Can we continue to spend as we did last year, or do we need to adjust our budgets? Do we need to look at our investments versus our cash on hand? Conducting a financial inventory can help you identify the gaps you need to close. OnPoint recommends checking on your:

- Credit report for signs of fraud or any unnecessary credit cards that

may still be open.

- Budget and emergency savings fund.
- Estate plan to make sure beneficiaries are up to date and carried over to all accounts.
- Asset allocation and retirement progress.
- Life/long-term care insurance.

Hit the reset button. Conducting

a proactive budgeting exercise at the start of the year can help you prepare for future economic changes and create a roadmap to achieve updated goals. Reconsider every area of your spending, reprioritize based on your goals and the broader economic

Continued on Page 30 ►

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Mid Oregon Credit Union announced that **Kevin Cole** officially assumed the role of president/CEO on January 1. Cole replaces long-time CEO Bill Anderson who retired at the end of 2022, completing a distinguished 32-year career of service to Mid Oregon and the Central Oregon community. Cole joined the Mid Oregon team in 2016 as the Chief Financial Officer and advanced to executive vice president. In 2021, he was named president. During Cole's tenure, he has helped transform the credit union through technology, vision, advocacy and talent development. Projects Cole has led to date include developing a Workforce Housing Loan Program, removing barriers for people to open checking accounts and offering next-generation digital banking services. Cole currently serves as a member of the Bend Economic Development Advisory Board as the Advocacy Committee chair and as a member of the Board of Directors for Economic Development of Central Oregon (EDCO). Cole is a lifelong learner with a bachelors in political science from UC Irvine, a masters from the University of Oregon and holds the Chartered Financial Analyst designation. He currently lives in Bend with his wife, Robi and two French bulldogs, Moet and Autzen.



The Academy at Sisters announces the promotion of **Natalie Mehrens, MC, LPC** to fill the role of clinical director. Mehrens is a licensed professional counselor with a masters in clinical mental health counseling. Her introduction to the therapeutic world began in 2008 as a field instructor with a local wilderness therapy program. Since that time she has been working in a diverse variety of therapeutic environments including a residential treatment program, a nature-based outdoor program, a community mental health group clinic and an inpatient psychiatric facility. As clinical director and therapist, Mehrens's work with clients, parents and staff can be described as gentle, firm, down to earth and empowering and is rooted in attachment theory and neurobiology. She believes that the best therapeutic approach is individualized, and uses interpersonal neurobiology and attachment-based somatic therapies, Eye-Movement Desensitization Reprocessing therapy and Internal Family Systems to facilitate change and growth in clients and their family systems. She is trained in these modalities and is currently working toward certification in EMDR. Mehrens is delighted to be in the clinical director position and to have the opportunity to integrate her experience and passion across all elements of the program to support the courageous students, staff and families of the Academy at Sisters. She is especially interested in organizational development and how the all program staff can "walk the talk" of what we teach our students and families. In her free-time, Mehrens enjoys playing racquet sports of all kinds, playing the drums and singing in her band, hiking the trails of Central Oregon and spending time with her family. The Academy at Sisters is a therapeutic boarding school for girls located in Bend, operated by J Bar J Youth Services.

The **J Bar J Learning Center** welcomes new vocational education teacher **Sam Roberts**. Operating on the high school campus on the J Bar J Boys Ranch, Roberts will teach career awareness and vocational skills to youth involved in the juvenile justice system. Roberts grew up north of Chicago, Illinois. After high school he traveled the country for years, working in a cannery in Alaska (five summers), leading high school trail building crews (seven summers) in places like Crater Lake, Cumberland Gap, Kentucky and Becharof NWR in Alaska, and working as a laborer for a drywaller. Toward the end of his travels, he got serious about becoming a teacher and gravitated towards alternative models of learning. In Alaska, he taught at a residential boarding school where we focused on job skills and eliminating the barriers to those jobs. In J Bar J's vocational program he will take a years-long, multiple prong approach to vocational skills. One prong is for students to receive industry specific certifications / trainings every month of the year. Another prong is the hands-on experience of working on



a variety of construction sites, either out in the community or at The Ranch. A third is Paxton/Patterson modules in which students get exposure to a variety of trades. Lastly, students have individual projects in which Roberts will act as a guide offering suggestions and ensuring the safety of students while allowing them to create and gain a sense of accomplishment. The J Bar J Learning Center and Vocational Program are programs of J Bar J Youth Services.



The **Bend Park and Recreation District** has two newly-appointed members. **Donna Owens** served a three-year term on the Bend Parks and Recreation Budget Committee from 2000 to 2022. She moved to Bend in 1979 for a temporary job with the U.S. Forest Service that turned into a long career in the Western U.S. before retiring in 2018 and returning to Bend. She has a bachelor's degree from San Diego State University.

In addition to BPRD service, she volunteers for Family Kitchen, Friends of the Malheur Wildlife Refuge and Deschutes Land Trust. She enjoys the outdoors, walking, hiking, birdwatching, wildlife observation, skiing and snowshoeing. As a Central Oregon native who moved back to Bend 24 years ago, **Jodie Barram** has been an avid user of the district's programs, trails, parks, natural areas, river access points and off leash dog areas. Barram has expertise as a professional communicator working locally and nationally focused on emergency situations, wildland fire, its impacts and effective mitigation measures. She served on Bend city council previously, as Mayor Pro Tem for four of the six years and on the planning commission. She has a bachelor's degree from George Fox University. The term of service for both seats ends June 30, 2023 and the seats will be decided in the May 2023 election.

OnPoint Community Credit Union has hired people and culture expert **Patty Groman, PHR**, to serve as senior vice president and chief people officer. Groman has more than 20 years of experience as a human resources professional in the technology, marketing, consulting, audiology, recruitment and finance sectors. As Chief People Officer, Groman oversees the company's overall talent strategy and culture with a people-centric and innovative approach, leads talent development and acquisition, organizational and performance management and training and employee compensation, as well as implementing a comprehensive diversity, equity and inclusion strategy and programs.



Before joining OnPoint as chief people officer, Groman was the first female chief officer at Columbia Grain International, an organization dedicated to cultivating the growth of high-quality food ingredients. She oversaw the organization's people and culture strategy for 500 employees across seven states and more than 66 locations. In addition to this role, she has led human resources and recruitment functions at Opus Agency, Audigy Group, Xenium, United Human Capital Solutions and Washington Mutual. Groman also has extensive experience managing acquisitions and integrations, handling all aspects of due diligence from compliance to culture. Groman received her bachelor of science in business administration from Portland State University. In 2009, she obtained her Professional Human Resources certification from the Human Resource Standards Institute. She also completed the diversity and inclusion certification program at Cornell University. Originally from Guatemala City, Groman is dedicated to leaving a positive impact on the next generations and a legacy of continuous growth and learning. In her free time, she loves running, reading, cooking and spending time with her husband, two sons and daughter-in-law.



SELCO Community Credit Union recently promoted **Cristina Lamoureux** to vice president, cash management officer and team leader for its Commercial & Business Banking division. In this role, Lamoureux will oversee and help expand SELCO's cash management program, from sales and service to commercialization of new and existing services. Based in SELCO's Old Mill branch in Bend, Lamoureux will continue to have a broad reach as a cash management officer, overseeing the cash management program for SELCO's business members from Portland south to the Eugene/Springfield area and east to Central Oregon. Lamoureux has worked in the banking industry for more than 30 years, specializing in cash management services. Lamoureux's addition to SELCO in 2021 was a strategic win for the organization, allowing the credit union to expand its products, services and know-how to help Oregon and southwest Washington businesses and nonprofits grow and prosper, said Mike Donaca, vice president of Commercial & Business Banking and senior commercial credit officer. Lamoureux earned a bachelor's degree in international finance from the University of Miami. In addition to her duties at SELCO, she has served on several nonprofit boards, including St. Charles Foundation, Redmond Area Park & Recreation District and the Parks Foundation. Lamoureux has also been involved with Redmond Kiwanis, Ronald McDonald House, Project Connect as arena branch director and Spanish interpreter, and FAN Redmond Development Committee. Away from work, Lamoureux enjoys spending time with her family, traveling, visiting museums, camping, kayaking and reading.

More Who's Who Next Page ►

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Who's Who
Continued from previous page

Envision Bend welcomes **Matt Muchna** as the new executive director effective January 2. Muchna joins Envision Bend with experience working most recently as a manager for Northern Arizona University's Office of Sustainability and leading outreach and engagement efforts for the National Center for Women & Information Technology. Muchna has experience in community development, user research and team management. He will be working alongside our outgoing executive director, Laura Fritz, through early March to ensure a smooth staff leadership transition. **David White** has been named the new Board Chair for Envision Bend after serving on the Envision Bend board since May 2022. White has worked at Tech Soft 3D for the past six years, a global software company headquartered here in Bend. Many years ago, as an employee of the City of Bend, White supported the city's work to create the Bend 2030 vision. He has extensive nonprofit volunteer experience and most recently served as Board Chair for the Humane Society of Central Oregon, of which he is an active supporter and outreach volunteer.

The **Bend Chamber** announced the promotion of **Jenn Greco** to leadership development programs lead. Greco has worked with the Bend YP program and in other key capacities since July of 2021.

Greco was born and raised on both sides of the country and fell in love with Oregon at an early age. After graduating from Washington State University with her masters in English, she made the leap to move to Bend in 2013.

Before joining the Chamber, Greco worked at Heart of Oregon Corps where she spent her time in youth programming, marketing and development and database management. Greco was always drawn to the professional development of others and building strong leaders in her previous roles and found a natural fit as the leadership development programs lead at the Chamber. She is excited to continue the great work the Bend YP group is doing and grow programming with the needs of the community.



In her free time Greco loves to kayak, backpack, listen to live music, watch hockey games and travel with her husband, Brian.

BBT Architects (BBT) celebrates Project Manager and Associate **Matt Appleby**'s ten years with our team. Colleagues and partners across Oregon appreciate his commitment to enduring, functional and authentic design. Throughout Appleby's time with the BBT, he has worked on a wide range of design solutions from historical renovations of local schools to large-scale, complex commercial, aviation and higher education projects.



The following **St. Charles Health System** nurses have been honored with The DAISY Award for Extraordinary Nurses, recognizing the outstanding, compassionate nursing care they provide patients and families every day: in Bend: **Kirsten Chavez**, Neonatal Intensive Care Unit, in Madras: **Labree Tolman**, Emergency Department, in Prineville: **Samantha Martin**, Medical Services and in Redmond: **Hillary Dunbar**, Medical Services.

Nominated by patients, families and colleagues, the award recipients were chosen by a committee at St. Charles.



(L-R) KIRSTEN CHAVEZ, HILLARY DUNBAR, LABREE TOLMAN, SAMANTHA MARTIN | PHOTOS COURTESY OF ST. CHARLES HEALTHCARE

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Businesses Serving Community



(L-R) JOHN TRACHTENBERG, FAMILY KITCHEN PRESIDENT, SUZANNE BELL BOARD MEMBER, DONNA BURKLO, PROGRAM DIRECTOR, KATHY C., NEWPORT AVE. MARKET CASHIER, DANA BLACK, VICE PRESIDENT, JESSICA M., NEWPORT AVE. MARKET CASHIER, DAWN RAE KNOTH, DAVID BUTLER, PRESIDENT EMERITUS, LAUREN G.D. REDMAN, CEO & PRESIDENT RUDY'S MARKETS INC.



(L-R) JORDON WALKER, BETHLEHEM INN VOLUNTEER COORDINATOR, MAR C, OLIVER LEMON'S TERREBONNE DELI MANAGER, ERICA PSALTIS, BETHLEHEM INN ADMINISTRATIVE ASSISTANT, DAREN VOM STEEG, BETHLEHEM INN BOARD MEMBER, JENN. R, OLIVER LEMON'S TERREBONNE PIC, LAUREN G.D. REDMAN, CEO & PRESIDENT RUDY'S MARKETS INC. | PHOTOS COURTESY OF NEWPORT AVENUE MARKET AND OLIVER LEMON'S



(L-R) LAUREN G.D. REDMAN, RUDY'S MARKETS INC. CEO & PRESIDENT, DONNA BURKLO, SISTERS FAMILY KITCHEN PROGRAM DIRECTOR, WADE C., OLIVER LEMON'S SISTERS MANAGER, SHIRLEY MILLER, SISTERS KIWANIS BOARD MEMBER., DOUG WILLS, SISTERS KIWANIS VICE PRESIDENT, SCOTT M, OLIVER LEMON'S SISTERS PRODUCE MANAGER

NEWPORT AVENUE MARKET & OLIVER LEMON'S

As food insecurity reaches crisis levels in Central Oregon, Newport Avenue Market and Oliver Lemon's shoppers and employees are bridging the gap raising over \$76,044 to provide food to fuel the local community. Throughout December, shoppers donated money to the Food for February fundraiser, and the 100 percent employee-owned markets matched the funds.

The funds will be used to purchase groceries at wholesale cost for Family Kitchen of Bend, Sisters Kiwanis Foodbank, Sisters Family Kitchen and Bethlehem Inn of Redmond.

Newport Avenue Market created Food for February to help fight hunger in Central Oregon. Since 2011, shoppers and the markets have raised over \$487,500 for hungry families in Central Oregon, including \$219,000 in matching funds from Newport Avenue Market and Oliver Lemon's.

Newport Avenue Market and Oliver Lemon's work closely with wholesalers to purchase thousands of pounds of food, including fresh produce and meat, from the shopping lists of Family Kitchen of Bend, Sisters Kiwanis Foodbank, Sisters Family Kitchen and Bethlehem Inn of Redmond.

Six Facts about Chiropractic Care You Probably Didn't Know

by ABIGAIL MORSE — Elk Ridge Chiropractic & Wellness

There are many benefits to receiving chiropractic care, such as increased mobility, healing injuries and preventative care. After all, we use our bodies every day. We're active, whether it's exercise, working our jobs, spending time with family or just doing nothing. Sometimes we get hurt or have surgery and need some time to recover. Either way, chiropractic care should be a regular part of your routine, even if only for general maintenance.

There's a lot we know and understand about chiropractic care and how it benefits us, but there are some facts that you may not know. Some of them may surprise you and may even help to convince you when considering if chiropractic care is right for you. Let's take a look...

- 1. Chiropractors Don't Crack Bones**

It's a common misconception that the 'popping' sound you hear when you go to a chiropractor is the sound of your bones cracking. That's simply not the case. During manual adjustments, that sound you hear is the release of gas from your joints that builds over time and creates tension that you feel in the form of joint pain. That buildup pushes your bones out of alignment, and the release that chiropractors provide when performing the adjustment helps to remove that obstacle and realign the bones to their proper places.

Elk Ridge Chiropractic & Wellness Center is primarily an Activator clinic, meaning that when our patients receive adjustments, they won't be hearing those popping noises at all. Instead, the adjustment is performed using an instrument that provides gentler, more targeted adjustments directly to the patient's joints, which effectively solves the same issue in realigning the bones.
- 2. Chiropractors Can Adjust More Than Your Back**

While the primary focus of chiropractic care is the realignment of the spine, chiropractic care is the treatment of the entire musculoskeletal structure. This means chiropractors can adjust any area of the body, including the shoulders, knees, fingers, hips and more!
- 3. Chiropractic Care Can Help Boost Brain Function & Build Your Immune System**

Chiropractic adjustments increase brain function, leading to better muscle strength, reduced inflammation, regulated hormones and a boost to your immune system — because when your body is in its proper alignment, everything else works better, too!
- 4. Chiropractors Are Doctors, Too**

Chiropractic care is included in your primary healthcare plan and chiropractors receive the same amount of schooling and training as regular



PHOTO | COURTESY OF ELK RIDGE CHIROPRACTIC & WELLNESS

doctors, going on to specialize in areas involving the musculoskeletal structure. They can even refer patients! So, the next time you or a friend of yours expresses uneasiness about seeing a chiropractor, remember: chiropractors are doctors, too!

5. Chiropractic Care is Great for Infants & Pregnant Mothers

Pregnancy can be very hard on both the mother and child. Providing chiropractic care to expecting mothers prepares the pelvis for birth, allowing for a smoother birthing process — plus, a gentler experience for the baby.

Just so, the birthing process is an abrupt change from the fetal position. Babies undergo a lot during the birthing process and eventual life in the great big world after. That's why infant chiropractic adjustments can be extremely beneficial for overall health. These adjustments are provided by gently massaging the child's spine and other bones using the fingers. You'll be amazed at how well this technique works!

6. Yes, Animal Chiropractic is Also a Thing

Animals are arguably more active than humans, meaning they experience the same aches and pains and also injuries, that humans do. So, why deny them chiropractic care to help keep them healthy?

We employ an Activator tool when providing adjustments to animals. This tool is smaller and gentler than the average tool, making for a more enjoyable experience. We've adjusted all manner of animals, including dogs, cats, horses — even birds!

We're currently accepting new patients of all shapes and sizes! Schedule your first appointment today at thebendchiropractor.com or call/text us at 541-388-3588.

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Climate Pledge Puts COCC on Path to Carbon Neutrality

by MARK RUSSELL JOHNSON, Staff Writer — Central Oregon Community College

Central Oregon Community College's (COCC) President Dr. Laurie Chesley recently signed a "carbon commitment" national climate pledge for higher education institutions that initiates a series of steps to strategically reduce the college's carbon footprint. In signing the pledge in late 2022, Chesley aligns COCC's environmental objectives with 443 other colleges and universities around the country, ten of whom have already reached carbon neutrality.

"We've seen how drought, rising summer temperatures, major wildfires, milder winters and unreliable snowpack have brought some extreme changes to life in Central Oregon," said Chesley. "Climate action needs to be both a local and global initiative. Joining the Presidents' Climate Commitment is another way COCC is proud to contribute to this vital work."

The carbon commitment pledge, COCC's objective, is one of three action-oriented pledges of the Climate Leadership Network, a signature program of the Massachusetts-based nonprofit Second Nature, which provides member institutions with carbon-reduction resources and an implementation liaison. The program first began in 2006, when 12 college and university presidents initiated the American College & University Presidents' Climate Commitment.

The carbon commitment pledge focuses on reducing greenhouse gas emissions and achieving carbon neutrality. Second Nature defines carbon neutrality as no net greenhouse gas emissions, achieved by either eliminating

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Pay It Forward by Sharing Your Business Expertise

by JIM DARCEY — SCORE Central Oregon

Chances are, if you own or have owned a business, been involved in sales, finance, management or any other position of responsibility, you have a lot to share in terms of your experience and knowledge.

If you like to help and would like to aid the success of others in business, volunteering as a mentor with SCORE may be the real sweet spot for you.

Our local SCORE chapter provides business mentoring/consulting services free of charge to those considering starting a new business, as well as those already in business who want assistance in expansion, finance, operations, or any other area.

Affiliated with the Small Business Administration, SCORE is a national organization with over 230 chapters nationwide, all providing free one-on-one mentoring services as well as an array of educational opportunities via workshops and webinars.

Locally in 2021, the Central/Southern Oregon chapter support helped in the opening of 52 businesses and the creation of 137 jobs. Collectively, close to 1,000 hours of service were provided.

Some mentors are retired, some semi-retired and some are still active in business. The common thread is an interest in helping others by sharing what they know.

The “perks” are many. It is always empowering to share what you know; you tend to expand your professional knowledge and skills along the way, i.e. “lifelong learning.” You also get to meet more people in the community and connect with other professionals. More personal/social friendships sometimes emerge with others in the group.

You can make a difference in helping with as minimal a time commitment as four to five hours per week, totally on your own schedule. New mentors are

supported with a well-structured “onboarding” program, as well as a connection to more experienced team members who can help and advise.

Here are some thoughts from some mentors sharing their experiences:

“It is a pleasure to be able to share the business knowledge that I have built from decades of work experience”

“During my business career, I was very fortunate that some wonderful people wanted to help me succeed. Now those folks are indirectly helping SCORE clients succeed with me in the middle. What an amazing circle of life!”

“I get to experience the creativity of working with all types of new and experienced business Clients. Mentoring for SCORE is a great way to give back to my community.”

Of course, the core outcome is results from the help provided. Here are a few of the many comments and feedback we receive from those who have received mentoring:

“I am loving the insight and support to help get me going”

“My mentor listened first and then guided the planning process and helped fill in my blanks. I am extraordinarily grateful for the experienced advice.”

“My mentor is extremely helpful, helped me understand the industry and is helping connect me to the right people to get my business up and running.”

SCORE is expanding. More mentors are needed to handle the many requests for help that are received every month. The application process is very simple and accessible via the website: centraloregonscore.org. You can also call 541 316 0662.

Consider becoming part of a group that is helping the business community grow and prosper!

centraloregonscore.org

C OCC Climage Pledge

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net greenhouse gas emissions or by minimizing emissions and using carbon offsets or other measures.

“Within the year, we’ll be doing a greenhouse gas inventory,” explained Noelle Copley, sustainability coordinator at the college, who advises a ten-person, student-and-staff sustainability committee and leads climate action team workshops, among other efforts. The inventory, Copley explained, will involve surveying all utilities and the college’s vehicle fleet, together with student vehicle use, with some data potentially being gathered by sustainability

students at Oregon State University-Cascades. Existing climate-focused priorities at COCC, in areas such as energy efficiency and waste reduction, will become more formalized under the new commitment.

Last year, the college received a Bee Campus USA designation from the Xerces Society for Invertebrate Conservation, was named an official Tree Campus by the Arbor Day Foundation and participated in Bard University’s Worldwide Teach-In Climate Justice event.

In 2023, the college will again offer a series of sustainability and climate action-oriented public events. Among its sustainability-focused curriculum, COCC provides hybrid-electric automotive training and offers a range of interdisciplinary credit and noncredit classes.

cocc.edu



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Housing Pilot

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direct housing interventions to help them make connections.”

Kôr’s new residential development, called The Poplar Community, brings much needed affordable homeownership to the City of Bend’s westside. The project includes seven three-bedroom, two-bath homes designed to net-zero energy standards for households earning equal or less than 80 percent of Area Median Income. These homes, designed by Ten Over Studio and constructed by Hiatus Homes, are estimated to be completed by winter 2024. The homes are located on Kôr land that retains a deed restriction requiring the owner to be employed in Bend, extending this benefit to the Bend workforce in perpetuity.

“Kôr’s homebuyers are working families who can qualify for a mortgage but cannot afford to purchase a home on the rising market when their own wages remain stagnant. By partnering with the Bend Chamber and local businesses, we’re demonstrating the impact affordable

housing can have on those who contribute to the Bend economy and the greater community,” said Jackie Keogh, Kôr Community Land Trust executive director.

First, Kôr will approve employers who have applied and meet requirements. To be eligible, Kôr requires employers to have an office located in Bend, are willing to cover \$2,500 in closing costs for the employee, have employee demographics that are equal to or more diverse than 91.3 percent non-Hispanic, white and 8.7 percent non-white, and have employees who have been employed full time with the company for at least a year. The employer application process will open on February 1, 2023. Kôr will then give preference to employees of partnering employers during its general public housing lottery for selecting homebuyers in its Poplar Community.

Interested employers and employees are encouraged to learn more about the employer-supported workforce housing pilot at the Bend Chamber’s What’s Brewing event on Thursday, January 12, from 5-7:30pm at Tetherow Resort Event Pavilion. More information and registration for What’s Brewing can be found at bendchamber.org.

korlandtrust.org • bendchamber.org

Fire on the Mountain

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“juiceologist” Bobby Humbert that offers fresh, plant-based juices, a perfect breakfast companion to the cafe’s breakfast burger or chicken’n waffle bowl. Guests at Campfire can now order directly

to their room for an in-room dining experience, too.

While all of Campfire Hotel’s culinary offerings are provided by independent operators, each is an integral part of the fabric of the hotel’s service and hospitality programs. Onsite dining is open daily, Wednesday through Sunday, and includes the Canteen Bar and Juice Easy Cafe.

campfirehotel.com

Electric Vehicle

Continued from page 3

Agreement and Inflation Reduction Act. This will fund charging along the main corridors of Highways 97, 26, 20.

Meetings will be on ZOOM and will start in March or April of 2023 and continue for several months. Topics are likely to include car share, funders and incentives, potential business partners, siting of DC Fast Chargers, tools and maintenance, site design for fleets, commercial and residential and mobility hubs, to name a few. Businesses may want to attend to offer a site, in exchange for a platform for bringing customers in, or as a public service. Or, they may be interested in learning about how to put together an electric fleet, with charging infrastructure. Hodiak expects that there may be valuable partnerships that result from this joint planning effort.

The time for electric vehicles is now, whether it’s a light duty car, a bus, van or fleet of medium duty vehicles to be used by schools, police stations, cities or counties. There are many utilities,

cooperatives, governments and agencies that are now offering incentives. The PPEV planning group will identify many of these to get businesses and governments started, along with similar support to individuals. Individuals are already taking advantage of The State of Oregon cash incentives up to \$5,000 for the purchase or lease of an electric or hybrid vehicle. Through the unprecedented Inflation Reduction Act, The Federal Government offers an additional \$7,500 for a new vehicle, or \$4,000 or up to 30 percent of the price for a used vehicle. The income cap to be eligible for the used EV credit is \$75,000 for single filers, \$112,500 for head of household and \$150,000 for joint filers.

Visit pluginamerica.org/why-go-plugin/state-federal-incentives/inflation-reduction-act-ira-ev-incentives explained for a full description. But Hodiak states that the cost and access to Electric Vehicle Charging is holding some communities back. The PPEV planning group hopes to find solutions to overcoming these barriers for underserved communities. They will make final recommendation via a white paper at the end of the planning period.

350deschutes.org

RECENT TRANSACTIONS

Continued from Page 3

Commercial Real Estate Advisors, Inc., represented the Buyer in the sale of 470 NW Fir Avenue, in Redmond for \$230,000.

Brokers **Pat Kesgard, CCIM** and **Kristie Schmitt** with **Compass Commercial Real Estate Services** represented the buyer, **S & H Associates, LLC**, in the acquisition of 1808 Pioneer Parkway in Springfield. The 4,672 SF retail building on 0.76 acres was purchased for \$3,800,000.

Brian Fratzke, CCIM, Principal, **Tom Tapia**, CCIM, Principal, & **Ryan Cook**, Broker, all of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Seller in the sale of 335 SE Jackson Street, in Redmond for \$1,750,000.

Compass Commercial Real Estate Services brokers **Dan Kemp, CCIM**, **Jay Lyons, SIOR, CCIM** and **Grant Schultz** represented the landlord, **Bend Prosth Management, LLC**, in the lease of a 2,712 SF medical office suite located at 695 NW York Drive in Bend.

Dan Steelhammer, Broker, of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Seller in the sale of 341-349 NE 6th Street, in Prineville for \$745,000.

Brokers **Russell Huntamer, CCIM**, **Peter May, CCIM**, **Ron Ross, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented the landlord, **Sycan B.Corp.**, in the lease of a 1,523 SF retail suite to 30 Minute Hit located in the new Pioneer Plaza development at 1484 NW Wall Street in Bend.

Dan Steelhammer, Broker, of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Seller in the sale of 701 Hostetler Street W, in The Dalles for \$799,000.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM** and **Eli Harrison** represented both the landlord, **CVSC, LLC**, and the tenant, **Cascade Medical Spa and Tattoo Removal**, in the lease of a 3,014 SF retail suite located in the Cascade Village Shopping Center at 63455 N Highway 97 in Bend.

Dan Steelhammer, Broker, of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Owner in a 57-month lease of 1769 +/- SF of industrial space at 109 NW Greenwood Avenue, in Bend.

Brokers **Dan Kemp, CCIM**, **Russell Huntamer, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented both the landlord, **Downs Families, CCIM**, and the tenant, **Color Tile Plus, LLC**, in the lease of a 6,550 SF retail suite located at 798 NW 5th Street in Redmond, the Former Grocery Outlet building.

Ryan Cook, Broker, & **Brian Fratzke**, CCIM, Principal, both of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Tenant in a 60-month lease of 2738 +/- SF of office space at 233 SW Wilson Avenue, in Bend.

Compass Commercial Real Estate Services Broker **Dan Kemp, CCIM** represented the landlord, **2008 Min Family Trust**, in the lease of a 9,000 SF industrial suite located at 494 SW Veterans Way in Redmond. **Compass Commercial** Brokers **Pat Kesgard, CCIM** and **Kristie Schmitt** represented the tenant, **MTD Restoration**, in the lease.

Brian Fratzke, CCIM, Principal, & **Tom Tapia**, CCIM, Principal both of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Owner in a 62-month lease of 3748 +/- SF of medical space at 1715 Chandler Avenue, in Bend.

Brokers **Pat Kesgard, CCIM** and **Kristie Schmitt** with **Compass Commercial Real Estate Services** represented both the landlord, **Underwood Investment Group, LLC**, and the tenant, **Redmond TRP, Inc.**, in the lease of a 5,584 SF industrial suite located at 909 NW 7th Street in Redmond.

Ryan Cook, Broker, & **Brian Fratzke**, CCIM, Principal, both of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Tenant in a 37-month lease of 1500 +/- SF of office space at 701 Arizona Avenue, in Bend.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM** and **Eli Harrison** represented both the landlord, **CVSC, LLC**, and the tenant, **The Chicken Shanty**, in the lease of a 1,493 SF retail suite located in the Cascade Village Shopping Center at 63455 N Highway 97 in Bend.

Brokers **Terry O’Neil, CCIM** and **Luke Ross** with **Compass Commercial Real Estate Services** represented the landlord, **Rock Ridge Investments, LLC**, in the lease of a 6,029 SF industrial suite located at 689 SE Glenwood Drive in Bend.

OnPoint

Continued from page 25

picture, and reallocate where needed. OnPoint recommends starting by:

- Reviewing and adjusting your spending as it relates to your income.
- Giving every dollar a job, earmarking where your money is being spent, saved or invested.
- Balancing your cash reserves, building in flexibility to leave cash on hand if needed.
- Rebalancing your portfolio, reviewing your asset allocations and making changes if they no longer represent your strategic investment decisions.

Digitize and organize financial records. We all know what it’s like to feel overwhelmed with paper copies of all our critical financial documents. They become too easy to lose, misplace, or worse, get destroyed. Invest in a good scanner or mobile app, make digital copies of all your financial documents and save them in secure, organized and accessible computer files so they can be retrieved and viewed when needed. Be thoughtful about naming each document file with a

name that’s easy to find.

Have a family conversation. Discuss your decisions with those impacted. It’s important for everyone in the family to know and understand why certain changes may be occurring and what it means for them. For instance, if family vacations may need to be downsized, ensure everyone understands the tradeoff.

Go easy on yourself. While the current economy presents financial challenges, OnPoint encourages people to avoid putting undue stress on themselves. View this as a process that should be taken one step at a time rather than a to-do list that must all be done right away. Understanding your financial outlook and making proactive adjustments described above can help reduce financial anxiety and set you up for a more financially sustainable new year.

While the beginning of 2023 presents Oregon and Southwest Washington with many financial unknowns, people can protect their finances by being prepared, flexible and organized. If you’d like more personalized help creating a budget or advice on monitoring your spending, visit any of OnPoint’s 55 branch locations, where our knowledgeable staff is ready to find the best solution for you and your family. onpointcu.com

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Central Oregon Business Calendar

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Event Details at CascadeBusNews.com/Business-Events

BUSINESS
EVENTS



- January 20**
6-9pm High Desert Museum Prohibition Party at High Desert Museum, Bend.
- January 24**
8-9:30am Bend Chamber Commerce & Coffee at The Collective NWX.
- January 24**
6pm City of Redmond City Council Meeting.
- January 24**
6pm City of Bend Virtual and In-Person Juniper Ridge Public Works Campus Public Meeting at City of Bend Council Chambers.
- January 25**
5-7pm Bend YP Social at Campfire Hotel, Bend.
- January 25**
5:30-6:30pm COCC Project Management Information Meeting at COCC Bend Campus CAS 104.
- January 25**
6pm City of Redmond City Council Meeting.
- January 26**
4:30pm Central Oregon Virtual and In-Person PubTalk at Silver Moon Brewing, Bend.
- January 26**
6:30pm League of Women Voters Deschutes County Virtual Annual Membership Program Meeting.
- January 27**
5-9pm Redmond Chamber Annual Awards Banquet at Deschutes County Fairgrounds.
- January 30**
1-3pm COIC Mirror Pond Fish Passage Advisory Committee Meeting and Open House at East Bend Public Library.

- Commission Meeting.
- February 4**
4pm Seventh Annual Redmond Crab Crack. Tickets at Wild Ride Brewing.
- February 6**
8:30am-5pm 2023 Staffing Summit: Recruitment and Retention in the post-COVID World at COCC Hitchcock Auditorium, Pioneer Building, Bend Campus.
- February 6**
7-8pm High Desert Museum Natural History Pub, Refuge Trees: Homestead-Era Oasis at Malheur, at McMenamins Old St. Francis School, Bend.
- February 7**
4:30-6:30pm Envision Bend Vision Summit at COCC Wille Hall, Bend.
- February 9**
11:30am-1:30pm EDCO Prineville/Crook County Annual Luncheon at Brasada Ranch, Powell Butte.
- February 14**
6pm City of Redmond City Council Meeting.
- February 15**
5pm City of Redmond Urban Area Planning Commission Meeting.
- February 16**
5:30-8pm Bend Chamber BEND 101, Your Onramp for Community Connection, at Tower Theatre.
- February 22**
5pm Deschutes County Joint Meeting: Board of County Commissions and City of Sisters.
- February 28**
6pm City of Redmond City Council Meeting.
- March 7**
5:30-8pm Bend Chamber Business Excellence Awards at Riverhouse Convention Center, Bend.
- May 1**
8:30am-5pm Inclusive Employers’ Summit at COCC Hitchcock Auditorium, Pioneer Building, Bend Campus.

- June 2**
5-9pm Heart of Oregon Corps Farm to Fork at Seventh Mountain Resort.
- September 16**
2-6pm Heart of Oregon Corps Endless Summer Nights at Seventh Mountain Resort.

WORKSHOPS
& TRAINING



- Thursdays thru February 2**
5:30-7:30pm Synergy Health and Wellness Telehealth Diabetes Education Program.
- Saturdays thru February 4**
9-11am Synergy Health and Wellness In-Person Diabetes Education Program.
- January 18, 25, February 1, 8, 15, 22**
6-8pm E::Space Labs Python Programming Class at E::Space Labs, Bend.
- January 18**
6-7pm Synergy Health & Wellness Virtual and In-Person Free Healing Body Trust Mini Workshop at Synergy Health & Wellness, Bend.
- January 21, 28, February 4, 11**
10am-3pm E::Space Labs KiCAD PCB Board Layout Class at E::Space Labs, Bend.
- January 23, 30, February 6, 13, 20**
6-8pm E::Space Labs Arduino Class at E::Space Labs, Bend.
- January 28**
10am Neil Kelly Resolve to Remodel Workshop for the Kitchen at Neil Kelly Design Center, Bend.
- February 11**
10am Neil Kelly Resolve to Remodel Workshop for the Bath at Neil Kelly Design Center, Bend.
- (Ongoing)**
COCC Small Business Development Center Virtual Classes.

Building Permits

COMMERCIAL PERMITS WEEK ENDING 1-6-2023

City of Redmond

\$2,698,053.00	-	Commercial (Tenant Improvement) at 236 NW Kingwood Ave. Redmond 97756 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-22-001889
\$71,436.00	-	Commercial (New) 1,440 sf. at 944 SW Veterans Way Redmond 97756 OR Owner: Fred Meyer Stores, Inc. 1014 Vine St. Cincinnati, OH 45202 Permit # 711-22-002667
\$40,000.00	-	Commercial (New) 567 sf. at 3085 NW 7th St. Redmond 97756 OR Owner: VDV Properties, LLC 16298 Skyline Dr. Bend, OR 97703 Builder: Christiansens Contracting Company, LLC 541-526-0195 Permit # 711-22-000806
\$10,000.00	-	Commercial (Addition) 126 sf. at 325 NW 5th St. Redmond 97756 OR Owner: Golden Aspen Investment, LLC 325 NW 5th St. Redmond, OR 97756 Builder: Decker Landscaping Company 541-548-5174 Permit # 711-22-002771

Deschutes County

\$5,650,000.00	-	Commercial (New) 34,839 sf. at 2400 NE Maple Ave. Redmond 97756 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Permit # 247-22-005205
\$573,472.00	-	Commercial (Addition) 1,403 sf. at 63945 Old Bend Redmond Hwy Bend 97703 OR Owner: Grace Bible Church 63945 Old Bend Redmond Hwy Bend, OR 97703 Permit # 247-22-006135
\$175,000.00	-	Commercial (Addition) 120 sf. at 67585 Cline Falls Rd. Redmond 97756 OR Owner: Cline Falls Property Trust 760 NE Gumwood Ln. Madras, OR 97741 Permit # 247-22-007919
\$32,265.00	-	Commercial (Alteration) 1,075 sf. at 442 N Trinity Way Sisters 97759 OR Owner: International Church of the Foursquare PO Box 1045 Sisters, OR 97759 Builder: Black River Construction, LLC 480-518-5349 Permit # 247-22-007023

City of Bend

\$450,000.00	-	Commercial (Alteration) 2,888 sf. at 61165 S Hwy 97 Bend 97702 OR Owner: JKC Bend, LLC Permit # PRRE202201940
\$350,000.00	-	Commercial (New) 1,460 sf. at 62889 NE Oxford Ct. Bend 97701 OR Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202203837
\$230,000.00	-	Commercial (Alteration) 259 sf. at 1055 NW Newport Ave. Bend 97703 OR Owner: Rudy Dory Family Properties, LLC Builder: Stilson Builders 541-728-3322 Permit # PRRE202202102
\$100,000.00	-	Commercial (Alteration) 9,529 sf. at 63035 Lower Meadow Dr. Ste. 100 Bend 97701 OR Owner: R & D Holdings, LLC Permit # PRRE202206166



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STORY IS
FEBRUARY 8**

