



Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994

Kevney Dugan's Tenure at Visit Bend Marks a New Era in Balancing Economic Growth with Responsible Tourism

by ERIKA ORESKOVICH — CBN Feature Writer



KEVNEY DUGAN

Kevney Dugan's tenure as CEO of Visit Bend, now drawing to a close as he moves to Travel Oregon, leaves a lasting legacy. His leadership since 2010 has been pivotal in helping harmonize Bend's economic growth with responsible tourism development, creating a vibrant community impact that resonates well beyond his tenure.

When Dugan joined Visit Bend in 2010 as the director of sales, the city was emerging from a housing crisis and a recession. The community was eager to rekindle its economic vigor, facing a landscape of instability and uncertainty. Faced with these challenges, the key question arose: How could Visit Bend collaboratively reignite the city's economy and revive its vibrant spirit?

During Dugan's early years at Visit Bend, he helped bring large-scale city-wide championship sporting events to Bend. Between 2010 and 2015, Bend hosted 23 National Championships, symbolizing its cultural fit and outdoor recreation lifestyle, for which the city is now renowned.

In 2016, Dugan stepped into a new role, succeeding Doug La Placa as CEO of Visit Bend. Dugan helped steer Visit Bend beyond its traditional role as a sales and marketing entity, focusing instead on community engagement and diverse economic initiatives. Introduced in 2021, the Bend Sustainability Fund (BSF) reinvests visitor-paid lodging tax into local projects to foster sustainable community experiences in Bend, balancing economic, social and environmental needs, reflecting Visit Bend's commitment to not only bolster the local economy but also to listen and respond to the community's needs. It has since given nearly \$3 million to grantees.

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OSU-Cascades Campus Transformation Underway

by ANDREA HINE — CBN Feature Writer

Hailed as "one of the most innovative university development projects in the country," 118 acres of OSU-Cascades properties — previously occupied by a pumice mine and a Deschutes County construction and demolition landfill — are being transformed over the coming three decades into a 128-acre campus serving up to 5,000 students.

Guided by OSU-Cascades' Long Range Development Plan, the long-term expansion project includes 13 new buildings, roads, sidewalks, parking, athletic fields, a pedestrian bike path, green spaces on Bend's west side, and — with construction now underway — a 17,500-square-foot Student Success Center.

Operations and construction of the full campus development — and the economic ripple effect they create — are estimated to bring more than \$273.7 million to Oregon in 2034.

As Jarrod Penttila, OSU-Cascades' associate director for capital planning and construction manager, explained, "The total project cost of the Student Success Center is \$21.75 million. The funding includes \$13.8 million from the



ILLUSTRATIVE PLAN OF THE OREGON STATE UNIVERSITY - CASCADES CAMPUS | RENDERING COURTESY OF OSU-CASCADES

state, \$2.8 million from OSU, and \$5 million that is being contributed by the students themselves — who voted in 2017 to increase their student fees for the additional space and enhanced success services."

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Local Architects Share Upcoming Projects — Pages 10-24

Central Oregon Office Interiors Opens Office in Bend

by ANDREA HINE — CBN Feature Writer

"In the past, offices all looked pretty much the same, with functionality taking priority over aesthetics," said Tom McDougal and Jason Keim. "Today, offices and the furniture that fills them are much more artistic and appealing. They are recognized as tools to help enhance morale, promote productivity, and recruit new staff — which is where Central Oregon Office Interiors (COOI) can play an integral role."

With its origins in Portland, the company recently opened a local office to provide modern office furniture solutions for the cities of Bend, Redmond, Prineville, and surrounding areas. "It's an underserved market," they noted, "and we want to help Central Oregon businesses optimize their space — whatever their size, industry, or budget."

With more than 50 years of experience between them, McDougal (director, workplace solutions) and Keim (president) have successfully executed projects ranging from "a single desk to hundreds of cubicles, and a 2,000-person space for a well-known high-tech company." Clients come from all industries, including health care, hotel and hospitality, banks and credit companies — as well as local and federal government agencies, and even public schools and retirement homes.

"We've spent lots of hours together, share the same work ethic, and have a relationship that has been in place for decades," said McDougal of



COOI NOW OFFERS CUSTOMIZED SOLUTIONS TO MEET NEEDS OF CENTRAL OREGON CUSTOMERS | RENDERING COURTESY OF CENTRAL OREGON OFFICE INTERIORS

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RECENT TRANSACTIONS

RE/MAX Key Properties broker **Ryan Amerongen, CCIM** represented tenant, **Bend Cider Co, LLC** in the lease of a 1,500 SF office suite located at 1420 NE 1st St. in Bend.

Compass Commercial Real Estate Services brokers **Bruce Churchill, Russell Huntamer, CCIM** and **Eli Harrison** represented the seller, **Pahlisch Homes, Inc.**, in the sale of 21350 and 21380 NE Butler Market Road in Bend, otherwise known as Petrosa. **Churchill** also represented the buyer, **Kevin and Linda Spencer and Jerry and Jeannette Freund**. The 16.1-acre commercial development land sold for \$8,000,000.

Brokers **Pat Kesgard, CCIM** and **Kristie Schmitt, CCIM** with **Compass Commercial Real Estate Services** represented the buyer, **Cameron & Leona Curtiss**, in the acquisition of 1275 Interquest Parkway in Colorado Springs, CO. The buyer purchased the 3,288 SF restaurant on 1.96 acres for \$5,343,066.

Compass Commercial Real Estate Services brokers **Jay Lyons, SIOR, CCIM, Russell Huntamer, CCIM** and **Eli Harrison** represented both the seller, **Neff Place, LLC**, and the buyer, **JKC Cushing, LLC**, in the sale of Neff Place located at 1500 NE Cushing Drive in Bend. The 8,100 SF retail center on 1.17 acres sold for \$3,850,412.

Brokers **Ron Ross, Luke Ross** and **Terry**

Continued on Page 30 ►

Positive Pulse for Employment: U.S. Employers Set to Boost Hiring in First Half of 2024, Unveiling a New Peak in Confidence
Hiring Managers Feel Optimistic, Hopeful & Confident
Latest Results from The Harris Poll

Employers are ringing in the new year with an optimistic hiring outlook as the majority plan to increase their employee count in the first half of 2024.

This is according to a recent survey from The Harris Poll commissioned by Express Employment Professionals.

Most U.S. hiring managers are looking toward hiring opportunities this year with a positive mindset (79%) — often citing feelings of optimism (44%), hopefulness (39%) and confidence (37%).

And to that point, expectations for increasing hiring efforts continue as nearly two-thirds of hiring managers (63%) say their company plans to increase the num-

ber of employees in the first half of 2024 (i.e., January 1 through June 30, 2024); continuing its positive trajectory, now reaching its highest point since the survey began in 2020.

“The hiring patterns and their fluctuations heavily depend on the specific industry. While January typically experiences slower job growth, I anticipate a potential uptick earlier than usual this year,” said Chris Petty, franchise manager of the Central Oregon Express franchise office.

Reasons for Increasing Head Count

Continued on Page 30 ►

Visit Central Oregon Now Accepting Applications for the Central Oregon Future Fund

Now in its second year, the highly successful grant program is designed to support tourism-related projects that benefit both residents and visitors.

Visit Central Oregon has begun accepting applications for the Central Oregon Future Fund, a second-year grant program aimed at supporting tourism-related projects that will benefit both

residents and visitors. The application window will be open through Friday, February 16.

The Central Oregon Future Fund will award \$450,000 in grants, funded entirely by revenue generated from the

Continued on Page 30 ►

EarthCruiser Launches New Division — EarthCruiser Innovation

EarthCruiser Overland Vehicles announces the launch of a new division, EarthCruiser Innovation, ECI. The division was created to better capitalize on the growth of the overlanding market and to drive innovation. ECI will focus on supporting customers, finding

solutions, and accelerating the advent of emerging technologies. The division will draw from decades of overlanding experience, bringing together people and resources to create and nurture a

Continued on Page 30 ►

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DESCHUTES COUNTY

◆ Deschutes County recently released reports that show the room tax collection results for FY 2023-24, updated through the month of December 2023.

Please keep in mind that these funds are recorded on a cash basis; therefore, this information reflects the results of payments for activity through November 2023.

To see full reports, visit Cascade-BusNews.com and search Transient Room Tax Collections.

◆ The award-winning Deschutes County Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2023 is now available online. It's an easy way to understand the County's financial activities.

This 12 page report also details how public dollars are being spent on County services for community members.

You can view the County's full

Annual Comprehensive Financial Report (ACFR) online at deschutes.org/finance.

◆ The Board of County Commissioners recently adopted a Safe Parking program that allows for regulated overnight parking for people experiencing homelessness. The program is limited to certain land within the urban growth boundaries and one-mile from the urban growth boundaries of the cities of Bend and Redmond.

Program participants must have access to bathroom, hand washing and trash disposal facilities. In most cases, case management services are also required. Case management helps individuals stabilize their lives and gain better access to support services and employment.

The program is modeled after the successful safe parking programs at the cities and Bend and Redmond. To be eligible to host or operate a Safe Parking site, interested parties must receive written approval from Deschutes County. For questions or to obtain an application, contact Deputy County Administrator Erik Kropp at 541-388-6584 or erik.kropp@deschutes.org.

BEND

◆ The Bend Metropolitan Planning Organization (MPO) Policy Board will consider approval of an amendment to the MTIP at their next meeting, on January 19, 2024, at 12pm. Public comments can be submitted via email for the next three weeks to kkennedy@bendoregon.gov, or

during Public Comment at the hybrid (in-person/online) Bend MPO Policy Board meeting.

In-person meeting information, including a Zoom link to attend online, will be posted to the Bend MPO Policy Board webpage one week prior to the meeting date.

Summary of Amendment: Project key number: 20073. Project name and description: All Roads Transportation Safety (Bend, phase 2). Change the current four-lane roadway to a three-

lane roadway with center turn lane and bike lanes at Greenwood Ave from First Street to Fourth Street to improve safety for the traveling public. Proposed project total: \$701,000. Changes: Major change in scope: Update project location to show location of work. Update the project name to US20 (Greenwood Ave): First Street to Sixth Street (Bend) to reflect the location of work. Slip the Construction phase to start in the federal fiscal year 2025.



SALEM

◆ On January 4, the Oregon Secretary of State released the results of the audit of Oregon Housing and Community Services' distribution of Emergency Rental Assistance (ERA) funds during the COVID-19 pandemic. The audit was requested in December 2021 by then-Legislative Housing Committee Chairs House Majority Leader Julie Fahey (D - Eugene & Veneta) and Senator Kayse Jama (D - Portland).

◆ On January 5, the Governor officially announced that three companies — Microchip Technology, HP and Intel — will receive grants to grow their businesses in Oregon following a historic, bipartisan push from lawmakers to incentivize new investment and jobs. Based on initial projections, assuming all grants applied for are awarded, they are expected to generate \$40 billion in new investments and more than 6,000 new jobs in the semiconductor,

construction, and other industries in Oregon.

Oregon is capitalizing on a once-in-a-generation opportunity to draw down a portion of \$52 billion in federal funds made available through the CHIPS and Science Act to boost domestic semiconductor research and manufacturing. Earlier this year, the Oregon Legislature passed Oregon CHIPS (Senate Bill 4), an unprecedented \$210 million investment that opened the door for Oregon businesses to access the federal money and further develop the infrastructure they need to be competitive on a national scale. As part of the same Semiconductor Task Force recommendations that inspired Senate Bill 4, the Legislature also enacted House Bill 2009, which creates a research and development tax credit, extends the enterprise zone program and updates Oregon's strategic investment package to further boost sustainable economic growth and family-wage, long-term jobs in every corner of the state.



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The Value of Business Planning

by Expert DAVE GROTJAHN —
Central Oregon Community College

Question:

I'll be expanding my bookkeeping business to include tax preparation. My business coach said I should have a business plan. What's the value of a plan, and do I really need one?

A Congratulations on your business expansion! A business plan is your written roadmap to help achieve your success and communicate with others. It offers three main advantages:

- 1) **Helps you set a vision and guides your operations.** A well-written business plan is a blueprint for expansion, sales, marketing, and describes what resources and time are needed to reach your goals.
- 2) **Provides a way to evaluate progress.** Are your decisions guided by your business plan? Is your business performance meeting your expectations? If not, what needs to be revised or changed?
- 3) **Helps secure funding.** If you need funding or support from lending institutions, investors and venture capitalists, you'll need an up-to-date business plan.

Most business plans consist of:

- An executive summary that captures your vision, objectives, company description, ownership/tax structure and the market you are serving.
- An evaluation of competition and pricing.

- Details on how you do business, your location, necessary resources and assets.
- Revenue and cost assumptions, budgets and profit analysis, along with a 24-month financial forecast.

Business plans are never "done." Regularly review the plan. But you don't have to go it alone. Central Oregon Community College's Small Business Development Center (cocc.edu/sbdc) offers free, confidential professional business advising and a variety of low-cost courses to help entrepreneurs through the business lifecycle.

About the Expert:

Dave Grotjahn is a business advisor with COCC's Small Business Development Center. He is a retired senior finance leader from Boeing Commercial Airplanes and has led financial planning and investor relations for various airplane programs. He also supports Habitat for Humanity as a financial mentor, assisting clients in attaining home ownership. Grotjahn will be facilitating "Business Planning Made Easy" through the Small Business Development Center beginning in January of 2024. cocc.edu/sbdc

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Keyvney Dugan
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Visit Bend continues to evolve. “We were designed to be this sales and marketing machine that brought people here and got them to reinvest dollars and bolster the economy. Now, with the diversity of grant programs or strategic partnerships programs or the fully built-out marketing team that can support local businesses, we just have way more avenues to say yes and address community and industry desires than we did before.”

This transformation was not a solo effort. Dugan credits the unwavering support of the board of directors and the team at Visit Bend, who, Dugan highlights, “does not take ‘no’ easily and is always looking to evolve and innovate and find ways to become the organization we think we need to be for the community.” Embracing this innovative thinking, other destinations facing similar growth pains began looking to Bend as a model, admiring its holistic approach to tourism, community engagement and sustainability. The shift from mere marketing and promotion to a community-centric approach set a new benchmark in the industry.

It’s also vital to recognize the tangible economic benefits brought by the tourism industry generates \$500 million in tax revenue, two-thirds of which is retained by the city. This translates to over \$10 million annually feeding into Bend’s general fund, supporting essential services like street maintenance, police, fire and public safety. Far from merely enhancing Visit Bend’s budget, which primarily comes from a transient room tax (TRT) paid by visitors staying in short-term lodgings like hotels and vacation rentals in Bend, these efforts have injected significant economic value into the community — from direct spending of \$500 million yearly to creating around

3,500 jobs. Such financial contributions underscore the importance of a sustainability model that intertwines economic prosperity with social and environmental considerations.

As Dugan prepares to join Travel Oregon as their vice president of Destination Stewardship, he reflects on his journey at Visit Bend. He believes the organization is poised for continued success, with a strong team in place that needs a new leader to carry forward the vision. According to Dugan, “One of the things I love about this community is it cares a lot, and it requires someone accountable to the work done in the tourism industry. Whoever comes in has to be ready to engage with the community in a very humble, authentic way otherwise, I think the community will see through someone who is not operating with integrity.”

Dugan’s new role presents an exciting challenge: to apply his learnings from Visit Bend to a diverse array of communities across Oregon, each at different stages of their tourism life cycle. His experience in developing partnerships, like with Leave No Trace, and initiatives like the BSF, will be invaluable in fostering destination stewardship statewide.

During his time at Visit Bend, Dugan values the strong and cohesive team as a significant achievement. He remarks, “The ability to work with these people day in and day out, and build such a dynamic, smart, bright, passionate team, has been the most rewarding part of the job.”

As Dugan embarks on his new journey with Travel Oregon, his time at Visit Bend points the organization on a path toward community engagement and sustainable growth. His departure is not just a turning point for him but also for Visit Bend, which now looks ahead to a new chapter, building on the strong foundation laid over the past decade.

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Central Oregon Office Interiors

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his partnership with Keim. “We’re able to understand the diverse needs of businesses, and can offer solutions that fit those needs.”

“Companies these days are fighting to get employees,” said Keim, tackling a subject that has become especially pronounced since COVID. “Beyond obvious factors such as salary and benefits, an attractive, bright and welcoming environment encourages potential employees to come back. It also enhances productivity because existing employees will feel better about the surroundings in which they work.”

“Our relationship with clients is typically collaborative,” added McDougal, “from initial consultation to design, project management, and installation. Whatever the customer’s goals — which can include improved workflow, more team spaces to enhance collaboration, improved lighting and acoustics, and inviting public-facing areas — we manage what could otherwise be an overwhelming process. With our in-house staff of ten full-time professionals, augmented by local strategic partnerships, we navigate it all.”

McDougal and Keim pointed out that COOI “has access to hundreds of manufacturers,” and that “the furniture we use — from pre-owned to high end — is truly meant to support the particular type of work being done. For example, we’ve seen a lot of companies using brighter furniture to enhance open spaces — which facilitates interaction among employees while still meeting the need for functionality. Other companies prefer a more traditional style, or require focused, quiet areas.”

“Some of our clients, knowing the importance of employees feeling good about their environment, even encourage them to participate in decisions about ergonomic seating styles and desks, accessories, storage options, and work tools,” said McDougal.

Whether clients are moving into a new space or reconfiguring an existing one, “we always start by asking how it will be used, what their goals are, and what budget has been set,” he and Keim explained. “We then provide customized solutions that fit their specific parameters, and always strive to make the process as effortless as possible.”

“We have checkpoints along the way to better understand the customer’s desired style — offering various furniture, lighting, and layout options, for example, and employing 3D rendering software to help them see what



THE COOI OFFICE WILL BE HEADED BY CAROL GREGG (LEFT), WORKING WITH VALERIE AXWORTHY (RIGHT) | PHOTO COURTESY OF CENTRAL OREGON OFFICE INTERIORS

the proposed spaces will look like,” Keim said. “With the guidance of our experienced team, clients are able to create office environments that are different from anyone else in the market.”

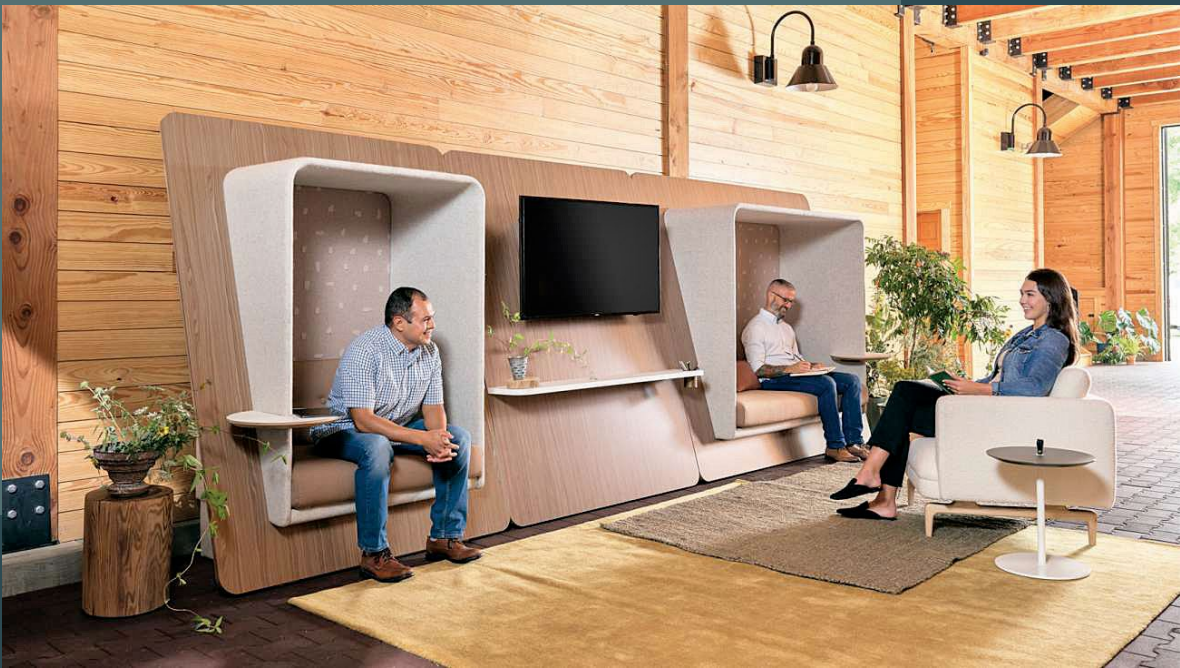
The new COOI office, located near Bend’s Old Mill District, will be headed by Carol Gregg, a 30-year resident whose “decades of experience in office furniture and eye for design is appreciated by her customers,” said McDougal. “Working with her is Valerie Axworthy, who also has many years of experience in the office furniture world, specifically in more modern office design that incorporates collaborative spaces.”

McDougal and Keim emphasize that “Central Oregon Office Interiors prides itself on developing customized solutions that mirror a company’s business philosophies, enhances their brand, and sets the tone for their clients and staff. We give customers not only what they need, but what they deserve.”

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OSU-Cascades
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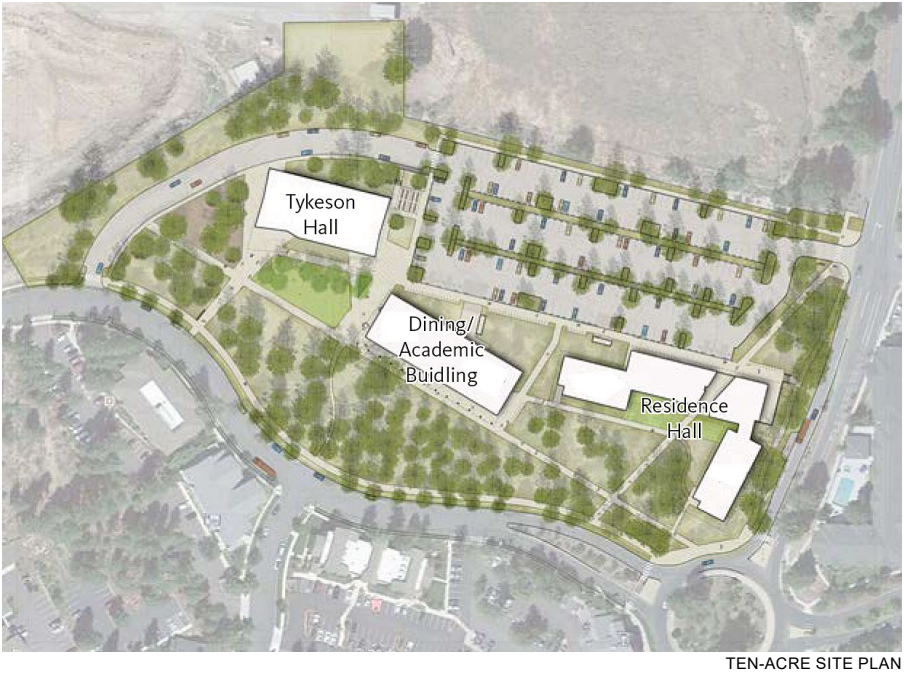
Penttila, who comes from the high-tech sector, admitted that one of his greatest challenges is “to do all this work with the next 100 years in mind.”

For example, he said, “after closing out the pumice mine and removing hazards from the landfill back in 2018, the challenge was looking at a giant hole and a couple of big hills — and envisioning such objectives as creating nice views from the right spots, disciplined thoroughfares, setting up the elevations of the roadways to have universal accessibility, balancing how we get stormwater to move through the campus with adjustments in elevation, and deciding where to put utilities to ensure that they are useful both now and in future decades.”

A primary goal of the expansion project is “environmental sustainability,” according to Penttila. “We’re creating a net-zero campus — which means OSU-Cascades consumes only as much energy as it produces, balances water availability and demand, and eliminates waste sent to landfills.”

Penttila, who is able to see the proverbial trees as well as the forest, regularly has gratifying moments resulting from his efforts — such as observing someone with a stroller enjoying the newly created walking paths. “To see something like this through is a dream job,” he said.

Student Success Center Intended to ‘Expand Collaborative Opportunities’
Recognizing that classes are only one element when it comes to earning a degree



OSU PRESIDENT JAYATHI MURTHY AND PROVOST ED FESER JOINED OSU-CASCADES CHANCELLOR SHERM BLOOMER IN LEADING THE GROUNDBREAKING ON NOV. 21 FOR THE OSU-CASCADES STUDENT SUCCESS CENTER. (L-R) MIKE GREEN, ROD RAY, KEERA PUETT, REP. JASON KROPP, OSU PRESIDENT JAYATHI MURTHY, CHANCELLOR SHERM BLOOMER, SEN. TIM KNOPP, PROVOST ED FESTER, DAN LARSON, NATHAN MOSES

and subsequently becoming an engaged and active employee, OSU-Cascades has initiated construction of the Student Success Center in “a key core location on the campus,” said Nathan Moses, interim associate dean of student life.

Although “not quite a one-stop shop,” to use his words, the 17,500-square-foot facility will provide services such as academic and career advising, mental health and financial aid counseling, and disability access. It will also have spaces for study and tutoring, an equity lounge, arts presentations, meeting rooms and gathering areas, with access to recreational programs, student organizations, and a food pantry.

“Around the country, 55 percent of first-time freshmen enroll at a college within 50 miles of home,” said Moses, “with Central Oregonians representing 42 percent of students at OSU-Cascades. Without a nearby university, some young people may never attend college. But when they do, student success services can make a difference. This is especially critical for under-represented, first-generation, low-income and rural students.”

The Student Success Center will also support an ongoing need for campus facilities and services to keep pace with student enrollment. According to a study by the Oregon Higher Education Coordinating Commission, OSU-Cascades led enrollment growth at Oregon’s public universities in 2020 with a 27 percent



THE STUDENT SUCCESS CENTER HAS BEEN DESIGNED TO EXPAND COLLABORATIVE OPPORTUNITIES | PHOTO AND RENDERINGS COURTESY OF OSU-CASCADES

Continued on Next Page ►

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OSU-Cascades

Continued from previous page

increase in first-year students and a 16 percent increase in transfer students — yet lacked student support space.

“Because this is a student-focused building, we were very intentional in gathering student input throughout the design process,” said Jarrod Penttila. “We set up a lot of interactive feedback sessions; showed renderings; asked how to make the space more comfortable and inviting; and did a survey of students — including minority and disadvantaged — to gather individual feedback. Choosing the type and size of art to make all students feel included was just one example.”

The Student Success Center — in centralizing all the services that are currently in separate buildings — “is intended to engage students quicker. It will be hard for them to walk by one resource without seeing others,” said Moses. “And the informal gathering spaces will give students the opportunity “to blow off steam, and make emotional connections,” Penttila added. As the two men summarized, “The building has been specifically designed to expand collaborative opportunities, so students can thrive and support each other.”

Gathering Support for 128-Acre ‘Community Asset’

“Establishing a university campus in Bend

had been a 30-year grassroots effort,” explained Nathan Moses, who served as community outreach coordinator for OSU-Cascades earlier in his career. “But it still marked a change for the community, and that’s why our engagement plan involved input from hundreds of community members over several years — including those who had concerns.”

Starting at the ground level, “the planning effort focused on how the campus could serve the educational and economic needs of the region, while upholding the area’s beauty, and increasing OSU’s integration with the community,” Moses said. “The word I often used was ‘permeability,’”

“We’re building a campus that we hope will become a community asset long into the future,” he would explain.

As the project develops, it will incorporate more sidewalks, roads, parking, and green spaces into the campus. OSU has, and will, contribute to off-campus infrastructure to support the growth, such as the recently opened roundabout on Colorado Avenue to help with traffic, and a future pedestrian bike path, leading to one of the campus’s to-be-built entrances.

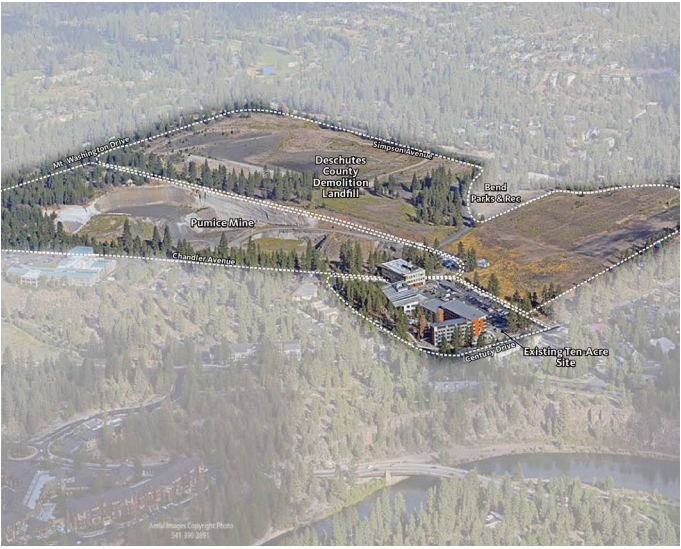
“In addition,” said Moses, “OSU-Cascade students are becoming involved in community projects such as volunteering at Think Wild (a wildlife rescue organization) in honor of the Martin Luther King Jr. Day of Service. The more students are engaged, the greater benefit they provide. So both the campus and the

community are supporting each other.”

Long after the early days of his outreach efforts, Moses talked to a community member who was initially concerned about the campus expansion. “He told me that ‘now I understand what you’re doing. And the way you’re doing it will help to stabilize the area during down periods, and make OSU-Cascades an asset.’”

“The opportunity to build a new college campus doesn’t come around very often,” he said, “We take this very, very seriously.”

osucascades.edu



A stylized illustration of a person with orange skin and a blue suit, holding a large, glowing lightbulb. The lightbulb is surrounded by a circular arrangement of icons: a globe, a graduation cap, gears, an umbrella, a piggy bank, a group of people, and a magnifying glass. The background is a dark blue with a repeating diamond pattern.

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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.apparc LLC.com mark@apparc LLC.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	16	1976	7	Bend Senior High School Addition, Hermiston High School Addition, Warm Springs K-8 Addition, Loma Vista Elementary School (Hermiston), Rocky Heights Elementary School (Hermiston) & more.	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 angela@bca-architect.com	Blaise Cacciola, Angela Mills-Price	11	2010	6	Bend BioScience laboratory & GMP & processing facilities; BasX fabrication building & office expansion; Seran R&D & GMP expansions; Lonza CUB & more.	Architecture - feasibility, planning & design services for laboratory, advanced manufacturing & healthcare. Pharmaceutical CDMO facility planning & design.
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 & more.	Creating high quality, extremely energy efficient, modern homes with subtle complexities & a hint of edginess.
Cole Architects 1000 NW Wall St., Ste. 205 Bend, OR 97703	541-383-1898	N/A	www.colearchitects.com ian@colearchitects.com	Kimberly Stroup, Heidi Slaybaugh, Ian Schmidt	7	2000	4	Eastmont Church & School Addition, Sisters Oregon Mixed Use Building, Sisters Oregon Retail Addition, Jefferson County School District Secure Vestibules, St. Edward the Martyr Concept Design & more.	Commercial, hospitality, education, residential, resort, restaurant, medical, mixed-use, tenant improvements, historic preservation, religious, master planning, interior design.
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.
H/D 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	Fire on the Mountain, Odin Falls Ranch Remodel, Midtown Manor, Chickybellas, TeaCupFuls.	Custom residential, multi-family & light/mixed-use commercial. Meeting tight budgets with quality design.
Hennebery Eddy Architects, Inc. 1000 NW Wall St., Ste. 250 Bend, Or 97703	541-313-6779	N/A	www.henneberyleddy.com bend@henneberyleddy.com	Timothy Eddy	7	1992	5	Cascades Academy of Central Oregon, Bend Science Station Learning Laboratories, City of Bend Public Works Campus, Redmond Airport Terminal Expansion.	Academic & higher education, aviation & mobility, civic & cultural, commercial, historic preservation/planning/renovations/adaptive reuse & more.
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	Jim Landin, Mike Gorman, 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 & more.	Architecture, interiors & planning (multifamily, civic, office/workspace, retail, senior living, auto)., 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 & more.	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.mbd sarchitects.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, Tetherow & more. 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 & 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 & more.	Residential homes from new homes to remodel & additions, custom commercial & adaptive re-use projects.
Pinnacle Architecture, Inc. 1001 SW Disk Dr., Ste. 105 Bend, OR 97702	541-388-9897	N/A	www.pinnaclearchitecture.com pinnacle@parch.biz	Peter Baer, Jessica Biel	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) & more.	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; St. Charles Hospital Cardiovascular Short Stay Unit & more.	All aspects of medical architecture including architectural design, master planning & interiors.
RHiZO Architecture LLC 61169 Teton Lane Bend, Or 97702	541-604-2353	N/A	www.rhizoarchitecture.com stephanie@rhizoarchitecture.com	Stephanie Wascha	2	2022	2	Bend Endurance Academy Renovation, OsteoStrong Addition & Renovation, Terrebonne High School Renovation, Redmond High School Renovation, MA Lynch Elementary School Renovation, John Tuck Elementary School Renovation & more.	RHiZO is a versatile architecture firm with over three decades of experience. Additional expertise in design, art fabrication, construction management & cost estimating is an added benefit that allows us to serve our clients effectively.
S&J Architecture Bend & Portland 721 SW Industrial Way, Ste. 130 Bend, OR 97702	541-330-6506	N/A	www.saj-architecture.com info@saj-arch.com	Seth Anderson (Bend Office)	17	2023	8	Housing, commercial, public & independent schools & community impact. Examples include The Current, Black Butte School, Trinity Lutheran School, Negus Transfer Station & Madras Emergency Shelter.	Architecture, interior design & master planning.
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 & more.
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	1	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 & more.
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	21	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 & 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 & more.
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	7	2013	3	Pacificorp Central Oregon Operations at Juniper Ridge, Red Oaks Square remodel, La Pine Community Health Wellness Center,Catalyst at 2nd Street & 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.
TEN OVER STUDIO 856 SW Bond St., Ste. 200 Bend, OR 87702	805-541-1010	N/A	www.tenoverstudio.com info@tenoverstudio.com	Matt Kelly, Frank Thaxter, Jim Duffy	30	2014	13	Penn Ave Micro Units, The Mews at Discovery West, Talline Mixed Use, Discovery West Mixed Use & Affordable, RootedHomes Poplar Affordable Housing & more.	Architecture, landscape architecture, interior design, visualization (hospitality, multi-family, mixed use, custom residential, public, non-profit, office, affordable housing, sustainability).

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.

Design is About People

by LYNN BAKER, Interior Designer — BBT Architects

New buildings, facilities, and spaces, are consistently being constructed within Bend and throughout Central Oregon. As our built environment expands, it is the responsibility of developers and designers to ensure that these spaces reflect what is great about our region — a passion for the natural beauty that surrounds us, a focus on sustainability, in materials and energy uses, as well as an emphasis on protecting the natural environment.

Equally as important as it is that these new and existing spaces limit their impact on the health of our environment, is the impact on the people using, living, and working in the built environment. With many connections between environmental and human health, promoting the health of the people using the buildings should be part of a sustainable approach to design.

As much as we cherish the diverse outdoor environment, almost 90 percent of the average person's time is spent indoors. The International Well Building Institute focuses on how buildings affect human health and wellness. The Well Building Standard takes a holistic and evidence-based approach toward improving the health of people through ten key building concepts: Air, Water, Nourishment, Light, Movement, Thermal Comfort, Sound, Materials, Mind and Community. Within each concept are features that building owners can choose to implement and earn points towards WELL certification.

My own decision to become a WELL Accredited Professional stems from my passion for the human-centered aspect that differentiates WELL from other building standards. As an interior designer, my focus is on the parts of a building that the people are closely interacting with daily, and it is my duty to care about how people feel in a space that I've helped design, both emotionally and physically. My goal as a WELL Accredited Professional is to be able to speak to the aspects of the building that will impact the building users' physical and mental health.

Here are some examples of how WELL concepts can be incorporated into planning new spaces. Even when full WELL certification is not an option, there are general principles to incorporate that offer a nudge toward the health of the building users.

LIGHT

Daylight is known to be beneficial to our mental health, sleep cycles and ability to concentrate throughout the day. Insufficient light levels and deficient light quality can cause eye strain and headaches.

- Locate more frequently used spaces along window walls. For example, locate open office areas with staff desks along window



walls; locate less frequently used spaces (such as conference rooms) within the building interior. This layout allows more light transfer throughout the space and provides access to throughout the day.

- Glare can contribute to eye strain and headaches. Control glare from daylight by using window shades.
- Dim electrical lighting in the evening, when light exposure can affect the ability of occupants to fall asleep on a natural cycle.
- Allow building users control over the lighting; equipping people with methods and the ability to modify their environment extends a sense of control and ownership and allows people to customize light levels they need based on their personal or work-related needs. In planning new lighting schemes, designate light fixtures "zones" with different controls to switch on and off for certain fixtures to accommodate for changing needs throughout the day.

Movement

The Movement concept in WELL aims to promote physical activity through intentional design. Physical activity is known to be critical to human health for reducing a multitude of disease risks. Some ways to increase movement include:

- Specify height-adjustable workstations so workers can change body positions throughout the day.
- Promote use of stairs with more enticing placement and design:
 - Within a building, locate the stairs closer to the entry so that people see the stairs before the elevator.
 - Incorporate windows or natural



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THE ENTRANCE TO BBT'S STUDIO PLACES THE STAIRS FIRST, PROMOTING THEIR USE OVER THE ELEVATOR | PHOTOS COURTESY OF BBT ARCHITECTS

Continued on Page 12 ►

BBT

CELEBRATING THE PEOPLE
THAT SHAPE OUR BUILT ENVIRONMENT

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Continued from page 11

- light, artwork, nature elements into the stairwell.
 - Provide signs that direct people to the stairs.
 - Provide bike parking, basic maintenance tools, lockers, and showers to promote alternative modes of commuting.
- Community**
- The Community concept within WELL emphasizes creating a culture of health and emphasizes equity and transparency in the design process.
- An integrative design process can be performed where stakeholder opinions are considered during design, empowering occupants.

- Survey users of the space to identify concerns and desires.
 - Develop goals for the design with the users.
 - Survey users again after the design has been implemented to determine if future improvements should be considered.
- Architecture can be a powerful, built expression to encourage a culture of health and well-being. Designers can consciously improve our homes, office areas, community centers and spaces with these concepts in mind. Ultimately, the purpose of our built environment is to serve the occupants: design is about people.
- Lynn Baker is an Interior Designer with BBT Architects. She is certified by the Council for Interior Design Qualification (NCIDQ) and is a WELL-accredited professional. When not designing interiors, Baker spends her time balancing the needs of her two kids, a puppy and a cat with opposable thumbs.*
- bbtarchitects.com*

BBT Architects ~ 2024 Projects

Highland Hills Elementary School Project Owner: Hermiston School District Project Address: 450 SE Tenth St., Hermiston, Oregon 97838 Sq Ft: 11,768 sq. ft. Budget: \$5.5M Contractor: Kirby Nagelhout Construction Company Estimated Completion Date: August 2024	Bend, Oregon 97701 Sq Ft: N/A Budget: \$2M Contractor: O'Brien Design + Build Estimated Completion Date: January 2024	Contractor: Kirby Nagelhout Construction Company Estimated Completion Date: September 2024
Awbrey Glen Golf Facility Upgrades Project Owner: Awbrey Glen Golf Course Project Address: 2500 Awbrey Glen Dr., Bend, Oregon 97703 Sq Ft: 1,600 sq. ft. Budget: \$750,000 Contractor: R&H Construction Estimated Completion Date: March 2025	Hermiston Secure Vestibules Project Owner: Hermiston School District Project Address: Various Locations Sq Ft: Varies Budget: \$1.5M Contractor: Kirby Nagelhout Construction Company Estimated Completion Date: August 2025	Warm Springs K-8 Academy Addition Project Owner: Jefferson County School District Project Address: 50 Chukar Rd., Warm Springs, Oregon 97761 Sq Ft: 8,000 sq. ft. Budget: \$4M Contractor: Griffin Construction Estimated Completion Date: May 2024
Desert View Elementary School Project Owner: Hermiston School District Project Address: 1225 SW Ninth St., Hermiston, Oregon 97838 Sq Ft: N/A Budget: \$600k Contractor: Kirby Nagelhout Construction Company Estimated Completion Date: November 2024	Tuck Elementary and Tumalo Community School Seismic Upgrades Project Owner: Redmond School District Project Address: 209 NW Tenth St., Redmond, Oregon 97756 Sq Ft: 28,000 sq. ft. Budget: \$3M Contractor: Griffin Construction Estimated Completion Date: September 2024	Hermiston High School Addition Project Owner: Hermiston School District Project Address: 600 S First St., Hermiston, Oregon 97838 Sq Ft: 26,640 sq. ft. Budget: \$12.8M Contractor: Fowler General Construction Estimated Completion Date: January 2024
Marshall High School Building 100 Project Owner: Bend-La Pine Schools Project Address: 1291 NE Fifth St., Bend, Oregon 97701 Sq Ft: 6,432 sq. ft. Budget: \$1.9M Contractor: Bremik Estimated Completion Date: January 2024	Bridges High School Project Owner: Jefferson County School District Project Address: 410 SW Fourth St., Madras, Oregon 97741 Sq Ft: N/A Budget: \$100k Contractor: TBD Estimated Completion Date: March 2024	Metolius Elementary School Upgrades Project Owner: Jefferson County School District Project Address: 420 Butte Ave., Metolius, Oregon 97741 Sq Ft: Varies Budget: \$1.1M Contractor: Bremik Estimated Completion Date: September 2024
Manzanita Building Upgrades Project Owner: High Desert Educational School District Project Address: 2804 SW Sixth St., Redmond, Oregon 97756 Sq Ft: 4,500 sq. ft. Budget: TBD Contractor: TBD Estimated Completion Date: August 2024	Bend Senior High School Addition Project Owner: Bend-La Pine Schools Project Address: 230 NE Sixth St., Bend, Oregon 97701 Sq Ft: 287,837 sq. ft. Budget: TBD Contractor: Kirby Nagelhout Construction Company Estimated Completion Date: July 2028	Bend-La Pine Schools Administrative Building Seismic Upgrade Project Owner: Bend-La Pine Schools Project Address: 520 NW Wall St., Bend, Oregon 97703 Sq Ft: N/A Budget: \$2.6M Contractor: Griffin Construction Estimated Completion Date: January 2024
Juniper Seismic Renovation Project Owner: Bend-La Pine Schools Project Address: 1300 NE Norton Ave.,	Kirby Nagelhout Construction Company World Headquarters Project Owner: Kirby Nagelhout Construction Company Project Address: 20635 NE Brinson Blvd., Bend, Oregon 97701 Sq Ft: 16,665 sq. ft. Budget: TBD	Madras Elementary School Seismic Upgrades Project Owner: Jefferson County School District Project Address: 215 SE Tenth St., Madras, Oregon 97741 Sq Ft: 6,000 sq. ft. Budget: \$2M (approximate) Contractor: Griffin Construction Estimated Completion Date: January 2024

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Blaise Cacciola Architect ~ 2024 Projects

Bend BioScience — District 2 Laboratory TI
Project Owner: Bend BioScience
Project Address:
2739 NW Potts Court,
Ste. 120, Bend
Sq Ft: 4,100 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date:
Complete
Project Description/Type:
Analytical Laboratory
Tenant Improvement

Bend BioScience — High Desert Industrial R&D and GMP Processing Facility
Project Owner: Bend BioScience
Project Address:
2511 NE Fourth St., Bend
Sq Ft: 13,400 sq. ft.
Contractor: Kelcon, Inc.
Estimated Completion Date:
June 2024
Project Description/Type:
Tenant Improvement
encompassing laboratory, GMP pharmaceutical processing and supporting warehouse and office space.

BasX — New Welding & Fabrication Facility
Project Owner: BasX Solutions
Project Address:
3500 SW 21st Place, Redmond
Sq Ft: 37,900 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date:
Summer 2024
Project Description/Type:
New fabrication facility expanding BasX's overall on-site manufacturing operations to over 200,000 sq. ft.

BasX — Office Expansion & Remodel
Project Owner: BasX Solutions
Project Address:
3500 SW 21st Place, Redmond
Sq Ft: Two-story 9,000-square-foot addition and 12,000-square-foot interior expansion and remodel
Contractor: SunWest Builders
Estimated Completion Date: 2024
Project Description/Type:
Two-story addition and interior expansion and remodel to expand BasX's office and support space.

Lonza — Central Utility Building
Project Owner: Lonza Bend, Inc.
Project Address:
20503 Builders St., Bend
Sq Ft: 3,200 sq. ft.
Contractor: Unknown
Estimated Completion Date: 2025
Project Description/Type:
Central utility building to enhance Lonza's site facilities utility capacity.

Central Oregon Radiology Associates — Expansion & Remodel
Project Owner: Central Oregon Radiology Associates
Project Address:
1460 NE Medical Center Dr., Bend
Sq Ft: 30,700 sq. ft.
Contractor:
SunWest Builders
Estimated Completion Date:
2024/2025
Project Description/Type:
New single-story addition and interior renovation to expand and upgrade Imaging Services and enhance patient services of CORA's main east side location.

Seran — Development TI
Project Owner: Seran BioScience
Sq Ft: 8,300 sq. ft.
Contractor: TBD
Estimated Completion Date: 2024
Project Description/Type: Tenant improvement and expansion of Seran's pharmaceutical development processing capacity.

Seran — GMP Expansion
Project Owner: Seran BioScience
Project Address: 63040 Lower Meadow Dr., Bend
Sq Ft: 6,000 sq. ft.
Contractor: CS Construction
Estimated Completion Date: 2024
Project Description/Type: Expansion of Seran's GMP processing capabilities. Expansion includes processing suites, warehousing and mechanical upgrades adding capacity to Seran's existing GMP facility.

Central Oregon Radiology Associates — Westside TI
Project Owner: Central Oregon Radiology Associates
Project Address: 1693 SW Chandler Ave., Bend
Sq Ft: 7,000 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Early 2024
Project Description/Type: Interior remodel to support medical outpatient imaging at CORA's newly acquired west side facility. Expanded services to include MRI, mammography, ultrasound and CT imaging.

Squirrel House
Project Owner: Evan Schoups
Project Address: Seattle, Washington
Sq Ft: 7,700 sq. ft.
Contractor: Unknown
Estimated Completion Date: 2024
Project Description/Type: New two-story residence with a detached garage on a city 1/3-acre lot.

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Hennebery Eddy Architects ~ 2024 Projects



Public Works Campus

Project Owner: City of Bend
Project Address: 21051 NE Talus Place, Bend, OR 97701
Sq Ft: 138,000 sq. ft.
Budget: \$130M
Contractor: Kirby Nagelhout Construction Company
(Progressive Design-Build partnership)
Estimated Completion Date: Fall 2025
Brief Description/Amenities:

This public works campus will bring together the City’s engineering and infrastructure planning, fleet, transportation and mobility, and utilities functions, currently in three separate locations. The 26.5-acre site will include administrative and employee support spaces, fleet maintenance, shop and warehouse facilities, vehicle wash and storage spaces, and other specialized areas. The campus includes a three-story, 45,500-square-foot cross-laminated timber headquarters, which reduces embodied carbon and supports the local timber industry, and resiliency measures are incorporated into the design, from battery back-up systems to future planning. The project is currently enrolled in Energy Trust of Oregon’s Path to Net Zero program, tracking LEED Gold.



RENDERINGS | COURTESY OF HENNEBERY EDDY ARCHITECTS

Redmond Municipal Airport Terminal Expansion, Phase 1

Project Owner: City of Redmond
Project Address: 2252 SE Jesse Butler Circle, Redmond, OR 97756
Sq Ft: 100,000 sq. ft.
Budget: \$145M
Contractor: Skanska
Estimated Completion Date: Summer 2026 (Phase 1)
Brief Description/Amenities:

Hennebery Eddy, in partnership with RS&H, is designing the renovation and expansion of the Redmond Municipal Airport (RDM) terminal building. The first phase of the project includes the addition of approximately 100,000 square feet of space, including a second-floor concourse addition with up to seven new gates and passenger boarding bridges. The addition will relocate the central energy plant, expand the baggage screening area, enlarge the ticketing check-in area and increase airline offices, storage and operations spaces.

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LRS Architects ~ 2024 Projects



Deschutes County Courthouse Expansion
Architect Name: Mike Gorman, Paul Boundy
Project Owner: Deschutes County
Project Address: Bend, OR
Sq Ft: 50,000 sq. ft.
Budget: \$44 million
Contractor: Pence Construction
Estimated 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 Mixed-Use
Architect Name:
Greg Mitchell, Eeshoo Rehani, Jim Landin

Project Owner: Undisclosed
Project Address: Bend, OR
Sq Ft: 148,000 sq. ft.
Budget: \$38 million
Contractor: Pence Construction
Estimated 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.



Solis at Petrosa Apartments
Architect Name: T Paul Frank, Dean Masukawa, Matt Dreska
Project Owner: Pahlisch Commercial
Project Address: Bend, OR
Sq Ft: 316,000 sq. ft. 260 units
Budget: \$24 million
Contractor: Pahlisch Commercial
Estimated Completion Date: Summer 2024

Brief Description/Amenities: LRS is working with Pahlisch Commercial 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 at 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.



RENDERINGS | COURTESY OF HENNEBERY EDDY ARCHITECTS

Parkview at Terwilliger Plaza
Architect Name: Dan Purgiel, Peter Houseknecht
Project Owner: Terwilliger Plaza
Project Address: Portland, OR
Sq Ft: 370,000 sq. ft.
Contractor: Walsh Construction
Estimated Completion Date: Spring 2024
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.

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Pinnacle Architecture ~ 2024 Projects

COMMUNITY & BEHAVIORAL HEALTHCARE
Clackamas County Behavioral Health Red Soils Campus Relocation

Owner: Clackamas County
Project Address: Milwaukie, Oregon
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Studying building options and transforming a leased office space into a behavioral health facility.



Regional Youth Crisis Center
Owner: Community Counseling Solutions
Project Address: Boardman, Oregon
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Spring 2025
Brief Description/Amenities: 12,855 sq. ft. residential behavioral health facility focused on caring for children.

KBBH Residential Treatment Facility
Owner: Klamath Basin Behavioral Health
Project Address: Klamath Falls, Oregon
Contractor: Bogatay Construction
Estimated Completion Date: Spring 2024
Brief Description/Amenities: 13,386 sq. ft. residential mental health treatment facility.

Aviva Health Sutherlin Clinic Renovation and Addition
Owner: Zerbach Construction
Project Address: Sutherlin, Oregon
Contractor: Zerbach Construction
Estimated Completion Date: Summer 2024
Brief Description/Amenities: 15,751 sq. ft. renovation and addition to a community health clinic.

Clinic Pharmacy Addition
Owner: Cow Creek Band of Umpqua Tribe of Indians
Project Address: Roseburg, Oregon
Contractor: Seven Feathers
Estimated Completion Date: Winter 2024
Brief Description/Amenities: Addition of a pharmacy to an existing community clinic.

Aspen Springs Interior Remodel
Owner: Community Counseling Solutions
Project Address: Hermiston, Oregon
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Winter 2024
Brief Description/Amenities: 8,208 sq. ft. Interior remodel to create one wing for seclusion and civil commitment, and another wing for acute care.

AFFORDABLE, WORKFORCE & SENIOR HOUSING



College View Affordable Housing
Owner: Housing Works
Project Address: Bend, Oregon
Contractor: R&H Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: 58,307 sq. ft., 59 units of affordable housing designed with families in mind.

1st Street Mixed Use
Owner: Vazquez Painting & Construction
Project Address: Bend, Oregon
Contractor: Vazquez Painting & Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: 6,397 sq. ft. mixed-use building with ground floor commercial space with housing above.

Cleveland Commons Permanent Supportive Housing
Owner: Housing Works
Project Address: Bend, Oregon
Contractor: R&H Construction
Estimated Completion Date: Fall 2024
Brief Description/Amenities: 25,501 sq. ft., 33 units of residential housing for those transitioning from houselessness.



Bridges on Broadway Permanent Supportive Housing
Owner: Homes for Good
Project Address: Eugene, Oregon
Contractor: Meili Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: 32,000 sq. ft. conversion of a hotel into 57 units of permanent supportive housing.

Spencer Court
Owner: Housing Works
Project Address: Redmond, Oregon
Contractor: R&H Construction
Estimated Completion Date: Fall 2024
Brief Description/Amenities: 69,000 sq. ft., new 60-unit affordable housing community.

Hope Village Senior Living Community Expansion
Owner: Hope Village, Inc.
Project Address: Canby, Oregon
Contractor: Triplett Wellman Contractors
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Phase three of a senior living expansion project adding 18,800 sq. ft. of cottages to the community's residential mix.

Desert Horizons Permanent Supportive Housing
Owner: Desert Horizons, LLC
Project Address: Lakeview, Oregon
Contractor: Bogatay Construction
Estimated Completion Date: Summer 2024
Brief Description/Amenities: 13,112 sq. ft., 17 residential units designed for the houseless to transition to housing with support services onsite.

Sequoia Crossings
Owner: Salem Housing Authority
Project Address: Salem, Oregon
Contractor: LMC Construction
Estimated Completion Date: Winter 2024
Brief Description/Amenities: 51,985 sq. ft. new 60-unit affordable housing community funded by OHCS.

Oregon Tech Residence Hall
Owner: Oregon Tech
Project Address: Klamath Falls, Oregon
Contractor: TBD
Estimated Completion Date: Fall 2025
Brief Description/Amenities: ~83,000 sq. ft. new residence hall to include ~500 beds. Pinnacle Architecture + Mahlum partnership.

COMMUNITY/CIVIC



Crook County Justice Center
Owner: Crook County
Project Address: Prineville, Oregon
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Summer 2024
Brief Description/Amenities: 68,850 sq. ft. new justice center with courtrooms, court offices and sherriff's department. Pinnacle Architecture + KMB Architects partnership.



Humane Society of the Ochocos
Owner: Humane Society of the Ochocos
Project Address: Prineville, Oregon
Contractor: SunWest Builders
Estimated Completion Date: Spring 2025
Brief Description/Amenities: Multiphase expansion of an animal shelter. Phase 1 is a 6,087 sq. ft. dog wing.

Historic St. Francis of Assisi Catholic Church Remodel
Owner: St. Francis of Assisi Catholic Church
Project Address: Bend, Oregon
Contractor: SunWest Builders
Estimated Completion Date: Spring 2024
Brief Description/Amenities: 950 sq. ft. interior remodel including A/V, lighting and HVAC upgrades, and a sanctuary remodel.

Cow Creek Community Development Cultural Center
Owner: Cow Creek Band of Umpqua Tribe of Indians
Project Address: Roseburg, Oregon
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Master planning of a new community hub for tribal members.

Deschutes County Public Safety Campus Master Plan Update
Owner: Deschutes County
Project Address: Bend, Oregon
Contractor: TBD
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Develop short-, mid- and long-term plans for the public safety campus and renovations to the sheriff's office and adult jail. Pinnacle Architecture + KMB Architects partnership.

NeighborImpact Regional Food Warehouse Expansion
Owner: NeighborImpact
Project Address: Redmond, Oregon
Contractor: Griffin Construction
Estimated Completion Date: Winter 2024
Brief Description/Amenities: 10,681 sq. ft. new food bank that includes a warehouse, administrative space and community space.

Jefferson County Fire Expansion
Owner: Jefferson County Fire District
Project Address: Madras, Oregon
Contractor: Griffin Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: ~24,000 sq. ft. renovation and addition to the existing fire department.

Blueprints for Wellness

Design of Modern Residential Treatment Facilities

by BRIANA MANFRASS, EDAC, Managing Principal — Pinnacle Architecture

In recent years, the healthcare industry has undergone a transformative shift toward a continuum of care model that destigmatizes behavioral healthcare interventions at various stages of mental health conditions. The outdated American mental asylums, associated with overcrowding and inhumane treatment, were phased out in the mid-20th century, redirecting resources toward community-based solutions, particularly outpatient care. However, Oregon's plan to replace large psychiatric facilities with smaller, localized ones faced challenges, leading to a rise in homelessness for individuals with serious mental illnesses (Zielinski, 2023). To address this, there is a renewed focus on addressing the mental health crisis and homelessness in Oregon, necessitating increased state funding to support these efforts. Yet, challenges persist, including land acquisition, rising construction costs, and staffing issues, highlighting the multifaceted nature of healthcare reform in the state.



Outdoor Recreation. Many modern therapies leverage a connection to nature and regular exercise in the healing process. In modern residential treatment facilities, this can include integrated walking paths with distance markers, outdoor sports areas (basketball court, outdoor gym, disc golf course, pickleball court, and more), community gardens, and water features. Additionally, these amenities can provide clients an opportunity to enjoy an activity that resembles life at home.



THE RESIDENTIAL TREATMENT FACILITY IN KLAMATH FALLS, OREGON INCLUDES OUTDOOR SPACES FOR RESIDENTS TO GATHER, A COMMUNITY GARDEN, AND NATURE TRAILS THAT MEANDER THE ENTIRE BEHAVIORAL HEALTH CAMPUS



THE DESIGN OF THE BOARDMAN REGIONAL YOUTH CRISIS CENTER IN BOARDMAN, OREGON UTILIZES COLOR AND TEXTURE TO CREATE THERAPEUTIC ENVIRONMENTS AND ESTABLISH WAYFINDING FOR YOUNGER PATIENTS | RENDERINGS COURTESY OF PINNACLE ARCHITECTURE

Safety and Security. Safety and security for staff and patients is a primary concern at behavioral health facilities. In early design, the focus was on security with locked doors and padded rooms to separate patient and staff interaction. Today's facilities promote safety and security while honoring dignity and choice. Design often incorporates open sightlines and security features that are discreet to limit client fears and past traumas.

The growing trend of merging behavioral health and residential care signals an imminent shift toward integrated healthcare. This transformation holds the promise of enhancing patient outcomes, diminishing mental health stigma, and establishing a more efficient and cost-effective healthcare system. Essential to community well-being is robust policy support and funding for the infrastructure and staffing of residential behavioral health facilities. As providers and policymakers embrace this trend, the future of healthcare appears promising, emphasizing holistic well-being for both the mind and body.

Briana is an Evidence-Based Design certified professional and Managing Principal at Pinnacle Architecture. She bases decisions about the built environment on credible research to achieve the best possible outcomes. With more than 17 years of experience designing healthcare environments, she thrives on working with her clients to explore unique design ideas and integrate proven design solutions.
pinnaclearchitecture.com • Briana@parch.biz • 541-388-9897x22

From Asylums to Healing Spaces

The design of residential treatment facilities is pivotal for promoting healing and well-being. There's been a notable shift in interior and architectural design standards, moving away from the stark institutionalized settings reminiscent of early 1900s mental asylums. These outdated structures prioritized containment over treatment, creating a stigmatized and dehumanizing environment that ultimately made it more challenging for patients to re-integrate into their communities. Today, architects and designers emphasize creating spaces that prioritize health, safety, comfort, and community.

Warm and Welcoming Spaces. Modern designs prioritize warm, inviting atmospheres, departing from the cold, clinical aesthetics of the past. Soft color palettes, natural lighting, and comfortable furnishings create a homier feel, promoting ease and relaxation for residents. The aim is to instill a sense of home and normalcy, leading to varying design aesthetics across locations. Sensory considerations, including lighting, acoustics, and tactile elements, are integral. The incorporation of soothing colors, soft textures, and adjustable lighting (color tuning) facilitates environments supporting diverse therapeutic modalities for individual client needs.

Biophilic Design. This design approach is proven to reduce stress and anxiety and promote overall well-being. Biophilic design principles integrate natural elements such as plants, sunlight, and natural materials to create environments that connect individuals with nature. This is often done with imagery, murals, artwork, or faux plantings to reduce maintenance while providing a connection to natural elements.



ALTHOUGH THE FLOORING IN THE ASPEN SPRINGS PSYCHIATRIC HOSPITAL IN HERMISTON, OREGON IS A RESILIENT LVT, THE DESIGN MIMICS AREA RUGS AND RUNNERS THAT ONE MIGHT HAVE IN THEIR HOME — CREATING A COZY AESTHETIC

Community-Focused Spaces. Modern facilities emphasize communal spaces that encourage social interaction and a sense of community. Shared areas like lounges, kitchens, and outdoor spaces are designed to facilitate positive social connections among residents, while still providing areas for privacy in smaller individual spaces scattered throughout the facility. Additionally, the integration of community- and culturally-specific artwork can foster a sense of connection to the greater community.

Privacy and Personalization. Modern designs prioritize individual needs and acknowledge that social interactions can be overwhelming. The emphasis is on personal space and customization opportunities. Comfortable and functional private rooms are provided, enabling residents to personalize within therapeutic guidelines. Designated areas for personal artwork and individual lighting control enhance personalization. Smaller spaces near larger community areas allow residents to control their level of participation based on comfort.

Pinnacle Architecture Projects

Continued from previous page



Sunriver Public Safety

Owner: Sunriver Service District
Project Address: Sunriver, Oregon
Contractor: Kirby Nagelhout Construction
Estimated Completion Date: Fall 2024

Brief Description/Amenities: 29,981 sq. ft. renovation and addition to the existing fire department. Pinnacle Architecture + KMB Architects partnership.

Sisters Recreation Center Renovation

Owner: Sisters Park & Recreation District
Project Address: Sisters, Oregon
Contractor: TBD
Estimated Completion Date: Winter 2024
Brief Description/Amenities: ~3,100 renovation of an existing elementary school into a community center.

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Klamath Tribal Health & Family Services, Klamath Falls, OR

SĀJ Architecture ~ 2024 Projects

PUBLIC AND INDEPENDENT SCHOOL PROJECTS
Sisters Elementary School
Client: Sisters School District
Project Address: Sisters, Oregon
Sq Ft: 78,612 sq. ft.
Budget: \$36.35 million
Contractor: SunWest Builders
Estimated Completion Date: Winter 2024
Brief Description/Amenities: New elementary school.

Santiam Christian School
Client: Santiam Christian School
Project Address: Adair Village, Oregon
Sq Ft: 40,000 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: New elementary school in association with Framework Studio Architecture.



Academic, Arts and Career Technology Building
Client: Central Christian School
Project Address: Redmond, Oregon
Sq Ft: 32,800 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: New multipurpose building and athletic fields.

Ballfield Complex
Client: Eastern Oregon University
Project Address: La Grande, Oregon
Sq Ft: 15,700 sq. ft.
Budget: \$14 million
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Training facility, dugouts, press box, restrooms, and concessions stands in association with Szabo Landscape Architecture.

Trinity Lutheran School
Client: Trinity Lutheran Church
Project Address: Bend, Oregon
Sq Ft: 28,000 sq. ft.
Budget: Undisclosed
Contractor: Fortis Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: New middle/high school and performing arts space.

Madras Elementary School Improvements
Client: Jefferson County School District
Project Address: Madras, Oregon
Sq Ft: 54,915 sq. ft.
Budget: \$1.83 million
Contractor: Griffin Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: Miscellaneous modernization projects.

Buff Elementary Improvements
Client: Jefferson County School District
Project Address: Madras, Oregon
Sq Ft: 49,000 sq. ft.
Budget: \$1.75 million
Contractor: Griffin Construction
Estimated Completion Date: Summer 2025
Brief Description/Amenities: Miscellaneous modernization projects.

Realms High School Office Renovation
Client: Bend-LaPine Schools
Project Address: Bend, Oregon
Sq Ft: 2,300 sq. ft.
Budget: Undisclosed
Contractor: Bend-La Pine
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Office remodel.

Bend-La Pine Education Center Office Tenant Improvement
Client: Bend-LaPine Schools
Project Address: Bend, Oregon
Sq Ft: 1,790 sq. ft.
Budget: Undisclosed
Contractor: Bend-La Pine
Estimated Completion Date: Winter 2024
Brief Description/Amenities: Administrative offices remodel in the historic Reid building.

Black Butte School Remodel
Client: Black Butte School District
Project Address: Camp Sherman, Oregon
Sq Ft: 8,800 sq. ft.
Budget: \$2.5 million
Contractor: Griffin Construction
Estimated Completion Date: Winter 2025
Brief Description/Amenities: K-8 expansion and modernization.

Natural Resource Outdoor Education Center
Client: Kalama School District
Project Address: Kalama, Washington
Sq Ft: 2,300 sq. ft.
Budget: \$6.8 million
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Education building focused careers in forestry and timber products.

Skyview High School Improvements
Client: Vancouver Public Schools
Project Address: Vancouver, Washington
Sq Ft: 2,180 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Miscellaneous CTE modernization projects.

District Auxiliary Facility Modernization
Client: Beaverton School District
Project Address: Beaverton, Oregon
Sq Ft: 12,000 sq. ft.
Budget: \$2,500,000
Contractor: GSI Builders
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Modernization of existing offices into conference centers.

COMMUNITY AND PUBLIC PROJECTS
Deschutes County Negus Transfer Station
Client: Deschutes Solid Waste
Project Address: Redmond, Oregon
Sq Ft: 34,900 sq. ft.
Budget: \$19 million
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Winter 2024
Brief Description/Amenities: New waste transfer station in association with Civil & Environmental Consultants.

School-Based Health Center
Client: Gresham-Barlow School District
Project Address: Gresham, Oregon
Sq Ft: 2,500 sq. ft.
Budget: \$2.4 million
Contractor: Bremik Construction
Estimated Completion Date: Fall 2025
Brief Description/Amenities: New school-based health center at Gresham High School.

Emergency Shelter
Client: City of Madras
Project Address: Madras, Oregon
Sq Ft: 3,800 sq. ft.
Budget: \$2.8 million
Contractor: 2KG Contractors
Estimated Completion Date: 3/1/2024
Brief Description/Amenities: New shelter providing 27 beds for houseless adults.

Administration Building
Client: Oregon Dept. of Fish and Wildlife
Project Address: Pendleton, Oregon
Sq Ft: 4,500 sq. ft.
Budget: \$2.5 million
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: New administration building for the John Day Watershed District and design aesthetic for east regions.

Therapeutic Riding Center
Client: Healing Reins Equine Assisted Services
Project Address: Tumalo, Oregon
Sq Ft: 12,700 sq. ft.
Budget: Unknown
Contractor: Fortress
Estimated Completion Date: TBD
Brief Description/Amenities: Design assistance for new offices and therapy room construction.

Western Lane District Unit Campus
Client: Oregon Dept. of Forestry
Project Address: Veneta, Oregon
Sq Ft: N/A
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Master planning for administrative expansion and new firefighting and crew facilities.

HOUSING AND MIXED-USE PROJECTS
Scalehouse Townhomes
Client: Ginn Group
Project Address: Bend, Oregon
Sq Ft: 50,000 sq. ft.
Budget: Undisclosed
Contractor: SunWest Builders
Estimated Completion Date: TBD
Brief Description/Amenities: Contemporary design for 27 townhomes in the Old Mill District.



Southridge Garden Apartments
Client: Cordillera, Inc.
Project Address: Kennewick, Washington
Sq Ft: 227,000 sq. ft.
Budget: Undisclosed
Contractor: Eichler Construction Group
Estimated Completion Date:

Summer 2025
Brief Description/Amenities: 182 units garden style project, amenity building and food-cart pod.
The Current (954 Emkay)
Client: Horizon Realty Advisors
Project Address: Bend, Oregon
Sq Ft: 165,000 sq. ft.
Budget: Undisclosed
Contractor: CS Construction
Estimated Completion Date: Spring 2024
Brief Description/Amenities: 202-unit and 1,800-square-foot retail podium project with roof-top deck and spa.

The Lookout Mixed-Use Community
Client: Undisclosed
Project Address: Bend, Oregon
Sq Ft: 344,700 sq. ft.
Budget: Undisclosed
Contractor: CS Construction
Estimated Completion Date: TBD
Brief Description/Amenities: 273 units and 2,500 sf retail tenant space on Bend's westside.

1081 Mt. Bachelor
Client: Undisclosed
Project Address: Bend, Oregon
Sq Ft: 360,000 sq. ft.
Budget: Undisclosed
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: 297-unit apartment project on Bend's west side.

Unnamed Urban Multifamily Housing Project
Client: Undisclosed
Project Address: Bend, Oregon
Sq Ft: 143,000 sq. ft.
Budget: Undisclosed
Contractor: CS Construction
Estimated Completion Date: TBD
Brief Description/Amenities: 112-unit infill project in downtown Bend.

Raintree65 Master Plan
Client: Undisclosed
Project Address: Bend, Oregon
Sq Ft: N/A
Budget: Unknown
Contractor: TBD
Estimated Completion Date: Summer 2025
Brief Description/Amenities: 65-acre mixed-use, residential, and industrial development in Southeast Bend.

COMMERCIAL PROJECTS
Office Remodel
Client: 345 SW Cyber, LLC
Project Address: Bend, Oregon
Sq Ft: 6,000 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: Spring 2024
Brief Description/Amenities: Improvement of two tenant suits.

Hayden Homes Service Center
Client: Hayden Enterprises, Inc.
Project Address: Redmond, Oregon
Sq Ft: 30,000 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Conversion of a warehouse to offices including a steel-framed mezzanine and staff café.

Office Remodel
Client: Sunriver Owners Association
Project Address: Sunriver, Oregon
Sq Ft: 8,130 sq. ft.

Energy Code Compliance Options for Buildings

Deck Extra Effort by Architects during Design Can Lead to Substantial Savings for Clients

by SETH ANDERSON, AIA, NCARB, LEED AP — SĀJ Architecture

Architects and their clients have three main ways to demonstrate buildings meet state energy-code requirements. These include the prescriptive, energy-cost-budget, and performance-rating paths, and they are available for projects ranging from new construction to building updates like window or roof replacements. While many might default to the prescriptive path—which is a standardized approach outlined in the code—our team has found significant cost savings for our clients by investigating the other available methods. We have done this without compromising energy efficiencies.

The state of Oregon, like our neighbors Washington and California, leads the country in implementing building energy-reducing measures. Buildings account for approximately 40% of total energy use in the United States, including 75% of all electricity use and 35% of the nation's carbon emissions. Decreasing building energy usage is important for reducing contributions to climate change. In 2023, the Oregon Building Codes Division began enforcing a new energy code the U.S. Department of Energy estimates will reduce commercial building energy costs by 4.3% from the previous code and create a 4.7% reduction in carbon emissions for all new buildings complying with current code.

There isn't a one-size-fits-all approach to meeting energy code requirements for building performance, and the selected path can have significant cost implications. The Oregon Energy Efficiency Specialty Code (the code in Oregon is based on ASHRAE-90.1-2019) describes three options for demonstrating compliance as follows:

Prescriptive: The requirements included in the code specify the performance rating of individual building components, such as the building envelope (walls, roof, windows, and doors), mechanical and electrical equipment, and lighting.

Energy cost budget: The energy cost of a building with the proposed systems must be equal to or less than the energy usage of the same building with the prescriptive building systems.

Performance rating: A calculation procedure that generates an index value that is compared against a prescribed value in the code.

Our team has successfully implemented each of these approaches on projects. The Current is a mixed-use building with 202 apartments and ground-floor retail amenities pursuing LEED certification. Through conversations about the potential costs and benefits, our clients decided to make the building all-electric to further their decarbonization goals. To assist in this effort and maintain the project budget, our design team used the energy cost budget path to demonstrate the specified all-electric building systems reduced energy consumption sufficiently to allow elimination of other building components. Our analysis resulted in a construction cost savings of



\$140,000 over the system required by the prescriptive path and a 12% energy cost reduction. The construction cost savings helped fund a 150-kW solar array predicted to offset the energy used annually to light and cool the building's common areas.

The Washington State Energy Code is slightly more aggressive in its energy reduction targets, but it provides similar code paths to demonstrate compliance. At the Southridge Garden Apartments in Kennewick, Washington, we developed a wall assembly that achieved an equivalent thermal efficiency to the prescriptive envelope requirement. That specialized wall assembly resulted in a construction cost savings greater than \$1 million.

As with all building codes, the requirements are the minimum necessary to achieve the state-mandated performance. On projects with less building area, choosing the prescriptive approach allows the design team to use code-specified values to compare the stated efficiency of building materials and systems for an estimated level of building performance. When the client has a goal of energy-use reductions greater than required by the code, we use energy modeling tools coupled with cost analysis for each improvement to make informed decisions on where to invest for the greatest impact. This approach was used on Bethlehem Inn's Bend campus where the design team (Seth Anderson Architect of Record for Ascent Architecture & Interiors/BLRB Architects) analyzed ten separate energy efficiency measures and selected the highest-performing options with the lowest initial construction cost.

Using these alternative approaches to demonstrate energy efficiency can result in significant cost savings or help the team understand where best to make investments. It's up to the architect to help the owner make educated decisions instead of defaulting to the prescriptive path.

Seth Anderson, AIA, NCARB, LEED AP, is a principal architect and co-owner of SĀJ Architecture, a 17-person firm with offices in Bend and Portland. He has lived and worked in Bend since 2004. Anderson is passionate about generating solutions to our housing shortage and leads SĀJ's commercial and housing sector.

saj-architecture.com



FOR THE CURRENT, IN BEND, SĀJ ARCHITECTURE'S ENERGY-BUDGET-COST ANALYSIS TO MEET OREGON ENERGY CODE RESULTED IN A CONSTRUCTION COST SAVINGS OF \$140,000 OVER THE SYSTEM REQUIRED BY THE PRESCRIPTIVE PATH AND A 12% ENERGY COST REDUCTION | RENDERING COURTESY OF SĀJ ARCHITECTURE

SĀJ Architecture

Continued from previous page

Budget: TBD

Contractor: TBD

Estimated Completion Date:

Spring 2025

Brief Description/Amenities:

Remodel and expansion of the association offices.

Spencer Creek Business Park

Client: Port of Kalama

Project Address: Kalama, Washington

Sq Ft: 42,250 sq. ft.

Budget: \$22.2 million

Contractor: TBD

Estimated Completion Date: TBD

Brief Description/Amenities:

New retail/flex Industrial building as part of the Port's economic development initiative.

Equine Veterinary Hospital

Client: Bend Equine Medical Center

Project Address: Tumalo, Oregon

Sq Ft: 30,000 sq. ft.

Budget: TBD

Contractor: CS Construction

Estimated Completion Date: TBD

Brief Description/Amenities:

New treatment areas, office space, stables, and riding arena.

Medical Remodel

Client: Undisclosed

Project Address: Bend, Oregon

Sq Ft: 11,600 sq. ft.

Budget: TBD

Contractor: SunWest Builders

Estimated Completion Date: TBD

Brief Description/Amenities: Interior improvements to existing clinic.

The Lookout Mixed-Use Housing



Eastern Oregon Office Concept



School-Based Health Clinic



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Bend

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Designing for Enduring Sustainability

by SCOTT STEELE, AIA, NCARB, LEED AP, Certified Climate Change Presenter, President — STEELE Associates Architects

The definition of enduring sustainability may vary, and to me it means that our masterplans and buildings must not only be energy efficient and healthy to be in, but they must also contribute to the socio-economic strength of their community by being designed to accommodate the inevitable change of markets, needs, and uses that will occur in the future.

Sustainable architectural design is often perceived in terms of energy efficiency, healthy building environments, and responsible and renewable building products and components. Those are very important aspects, and programs such as LEED, Green Globes, SEED and others that STEELE designs, layout excellent guidelines and performance required for certification. Sustainable and carbon-reducing materials trends such as mass wood, CLT (cross laminated timber), DLT (dowel laminated timber), NLT (nail laminated timber), Tall Wood Buildings, etc. have been growing very quickly as options to less sustainable materials of the past.

At STEELE, we believe a truly enduring sustainable masterplan or building must be able to evolve and morph throughout its life to accommodate the never-ending changes in the market, economy and built environment.

Development zones often allow for a wide variety of uses, and therefore we design buildings that can be easily repurposed for other uses as the market demands change. For instance, if the first use is a single-tenant commercial office, we design so that the building can easily become a multi-tenant office, retail, or medical space. While this may sound common sense and obvious, based upon the number of buildings we see that can not be repurposed without expensive major changes to the shell design, it is clear that some designers do not understand the notion of enduring sustainability. This



desired adaptability applies to most building types, not just commercial. Designing for a variety of potential future uses and expansion is just as important for most uses such as public facilities, schools, multi-family housing, industrial, etc.

One must design use adaptability into the building from the onset so that decades from now when the neighborhood, use and market has changed the building can be efficiently modified for its new purpose. Often when you see buildings that are not old demolished to make way for new ones it is because they were not readily adaptable and the cost to remodel too great. Care must be exercised with the design of clear heights, structural grids, widths to accommodate future halls and multiple tenants, if necessary, and the vertical cores and exit locations. If one does not understand these and myriad other aspects, it is easy to design a building that has little to no ability to accommodate another use or layout.

Similar principles apply to the macro scale of master planning and site design. Creating masterplans and multi-building sites that have walkable distances to a variety of uses, access to transit, bike and pedestrian-friendly streets, open space, and well-planned automobile circulation sets the groundwork for the neighborhood to be able to mature and adapt gracefully over time.

When masterplans, sites and buildings are designed to accommodate the change future decades bring they will inherently more vibrant, livable, safe, energy efficient, environmentally sensitive, and economically impactful thus creating true enduring sustainability.

Scott Steele is the President and Founder of STEELE Associates Architects in Bend, Oregon. His 36 years of leadership in sustainable design has earned recognition in articles and awards including the Environmental Center's 2023 Enduring Sustainability Award. steele-arch.com

STEELE Associates Architects ~ 2024 Projects

Central Library at Stevens Ranch

STEELE Associates & The Miller Hull Partnership
Project Owner:

Deschutes Public Library
Project Address: TBD
Sq Ft: 90,000 +/- sq. ft.
Budget: \$80,000,000 TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2025
Brief Description/Amenities: New Library to serve the citizens of Deschutes County.

bed assisted living and memory care facility in Tigard, Oregon.

Baker County Events Complex

Project Owner: Baker County
Project Address: Baker County, OR
Sq Ft: 130,000-160,000 sq. ft. TBD
Budget: TBD
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: A new multipurpose events center for the use and benefit of the entire community of Baker County.

Budget: N/A

Contractor: Stilson Builders
Estimated Completion Date: 2025
Brief Description/Amenities: Four-story mixed use development. 48 apartments and 4,500 sq. ft. of retail/commercial space. Outdoor neighborhood plaza area.

Budget: N/A

Contractor: TBD
Estimated Completion Date: 2024
Brief Description/Amenities: Eight attached modern townhome units in the Old Mill District.

Redmond Library

STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 827 SW Deschutes Ave., Redmond, OR 97756
Sq Ft: 35-40,000 +/- sq. ft.
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 Ranger District Compound — Admin Bldg.

Project Owner: USFS
Project Address: US-20 & S Pine St., 391 W Cascade Ave., Sisters, OR 97759
Sq Ft: 13,300 sq. ft. admin building, 6,300 sq. ft. storage building
Budget: \$8,000,000
Contractor: DSL Builders
Estimated Completion Date: Spring 2025
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.

NorthWest Crossing Lot 7

Project Owner: Taylor Brooks
Project Address: NWC of NW Crossing Dr. & NW LaBiche Dr.
Sq Ft: 6,400 sq. ft.
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: A modern sustainable medical office building.



Murphy Crossing RV Park and Storage

Project Owner: Murphy Crossing LLC
Project Address: Bend, Oregon
Sq Ft: 7,000 of buildings + RV spaces & amenities
Budget: N/A
Contractor: TBD
Estimated Completion Date: 2024
Brief Description/Amenities: 260 space RV park with community building including supply store, restrooms, showers, exercise room, offices, gathering room, laundry, outdoor pool and hot tub, basketball and pickleball courts.

Redmond Wetlands Complex

Project Owner: City of Redmond
Project Address: 5801 Northwest Way, Redmond OR
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.

Linden Lofts Apartments — East

Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Sq Ft: 66,000 sq. ft.
Budget: N/A
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2024
Brief Description/Amenities: Three 18-plex apartment buildings, one-12-plex apartment building.



Juniper Ridge Lot 6 Campus

Project Owner: Taylor Brooks
Project Address: NWC of NE Cooley and NE 18th, Bend, OR 97701
Sq Ft: 114,000 sq. ft. total, 64,000 sq. ft. industrial and 50,000 sq. ft. commercial
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: An eight-building campus consisting of five commercial/retail buildings and three industrial buildings.



Mid Oregon Credit Union Old Mill District

Project Owner: Mid Oregon Credit Union
Project Address: Bluff Dr., Bend, OR 97702
Sq Ft: 16,500 +/- sq. ft.
Budget: Confidential
Contractor: SunWest Builders
Estimated Completion Date: 2024
Brief Description/Amenities: A new sustainably designed cross laminated timber, three-story building for Mid Oregon Credit Union.

Compass Corner

Project Owner: Confidential
Project Address: Lots 11-12, Compass Corner.
Sq Ft: 50,000 sq. ft.

Black Diamond Lofts

Project Owner: Undisclosed
Project Address: Arizona Ave.
Sq Ft: 9,000 sq. ft.
Budget: Undisclosed
Contractor: Undisclosed
Estimated Completion Date: 2025
Brief Description/Amenities: A new mixed-use building with two-story loft units over street level commercial in the growing Southern Crossing neighborhood.

318 Bluff Townhomes

Project Owner: The Eights LLC
Project Address: 318 Bluff Dr., Bend, OR 97702
Sq Ft: N/A



Cedarbrook ALMC

Project Owner: Undisclosed
Project Address: Tigard, Oregon
Sq Ft: 180,000 sq. ft.
Budget: N/A
Contractor: N/A
Estimated Completion Date: 2025
Brief Description/Amenities: A new four-story, 180,000-square-foot, 165-

Linden Lofts Apartments — West

Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR 97756
Sq Ft: 36,000 sq. ft.
Budget: N/A
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2024
Brief Description/Amenities: Two 18-plex apartment buildings.

See additional 2024 Projects at CascadeBusNews.com/2024-Projects

STEELE

architecture interiors planning
A Bright Future Through Brilliant Design™



Winner of 2023's Enduring Impact in Sustainability Award



Miller Hull Partnership + STEELE

Creating Sustainable
Economic and
Environmental Value
for Three Decades



Stemach Design + Architecture ~ 2024 Projects



La Pine CHC Wellness Center

Project Owner: La Pine Community Health Center
Project Address: 51615 Bluewood Ave., La Pine, OR 97739
Area: 27,000 sq. ft.
Budget: \$12 million
Contractor: Skanska USA Building
Estimated Completion Date: Winter 2024
Brief Description/Amenities: La Pine Community Health Center is expanding their health facility functions with a new three-story, 27,000-square-foot building, located adjacent to the current clinic in La Pine. Having begun construction last fall, the project is expected to be completed in December of 2024. Several other tenant improvements, including dental, imaging and behavioral health services, will be completed for the new building as well.
The Wellness Center, as a multi-tenant medical office and community facility, addresses the current and future needs of the south Deschutes County and north Klamath and Lake County. The new building emphasizes long-term sustainability, anticipated growth and medical needs, with a focus on community integration.



RENDERING AND PHOTO | COURTESY OF STEMACH DESIGN & ARCHITECTURE

PacifiCorp Central Oregon Operations

Project Owner: PacifiCorp
Project Address: 21000 NE Cooley Rd., Bend, OR 97701
Area: 70,000 sq. ft.
Budget: \$29 million
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Winter 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 mechanics shop, will serve as a headquarters for all of the Central Oregon area utility operations, consolidated into one location. Other features on the 19-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 in mid-construction, the project is anticipated for completion in late 2024.

TEN OVER STUDIO ~ 2024 Projects

Talline Mixed Use Commercial

Project Owner: Talline Development
Project Address: Bend
Sq Ft: approximately 14,000 sq. ft.
Contractor: Curtis Homes
Estimated Completion Date: 2025
Brief Description/Amenities: This project is the first building in the mixed-use commercial area of the Talline development adjacent to Shevlin Park Road in west Bend. Two stories of commercial tenant spaces with half of the ground floor designed to accommodate a community serving tenant such as a coffee shop with indoor and outdoor gathering spaces.

Holiday Apartments

Project Owner: Tin Shed
Project Address: Bend
Sq Ft: 18,000 sq. ft.
Contractor: TBD
Estimated Completion Date: 2025
Brief Description/Amenities: This project includes a micro-unit apartment building consisting of (30) 400 sq. ft. or less units. Private patios and balconies are provided on each unit, and common spaces include three kitchens, laundry rooms on each floor as well as outdoor gathering areas.

Children’s Museum of Central Oregon

Project Owner: Children’s Museum of Central Oregon
Project Address: Bend
Sq Ft: Approximately 40,000 sq. ft.
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities: A proposed museum to provide hands-on learning and STEAM exhibits for the Central Oregon Community.



The Joule Net Zero Apartments

Project Owner: Roost Development
Project Address: Bend
Sq Ft: 53,300 sq. ft.
Contractor: Pence Construction
Estimated Completion Date: TBD
Brief Description/Amenities: This three-story, 36-unit goal

net-zero project aims to bring a fun living opportunity to its surrounding neighborhood and community.

Skyliner Sports Club

Project Owner: Private
Project Address: Bend
Sq Ft: 40,000 sq. ft.
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities: Skyliner Sport Club is a new,



innovative and state-of-the-art multipurpose gym, social and swimming facility on the West Side of Bend.



Terrane at Discovery West

Project Owner: Meloling Construction
Project Address: Bend
Sq Ft: 12 two-story residences, 1,600 sq. ft. each
Contractor: Meloling Construction
Estimated Completion Date: Spring 2024

Brief Description/Amenities: Twelve duplex mews residence that overlook a natural central common space and pedestrian greenway, with direct access to the offerings at Discovery Corner.

Hiatus Penn Microunits

Project Owner: Hiatus Homes
Project Address: Bend
Sq Ft: 42,000 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: 2025
Brief Description/Amenities: The building combines 59 open one-bedroom loft-style apartments, designed around community spaces that balance privacy with connection throughout. There are four community areas and additional amenities, all in the desirable Midtown district.



Discovery West Mixed Use

Project Owner: Private
Project Address: Bend
Sq Ft: Five three-story buildings, 4,000 sq. ft. each
Contractor: SunWest Builders
Estimated Completion Date: 2024
Brief Description/Amenities: This project includes the design

of five, three-story mixed-use buildings that surround The Corner, a central plaza of the Discovery West development. On the ground floor of each building is a commercial space, and garage/carport parking for the residential units. Above each commercial space is a three-bedroom residential unit and a two- bedroom ADU.

RootedHomes Simpson Avenue

Project Owner: RootedHomes
Project Address: Bend
Sq Ft: 40 single family homes, approximately 1,100-1,300 sq. ft. each
Contractor: O’Brien Construction
Estimated Completion Date: Winter 2024-2025
Brief Description/Amenities: This amazing community on the West side of Bend will include 40 goal net-zero homes, grouped in clusters across the approximately three-acre site.

Architecture for the Housing Gap

by **MATT KELLY, Project Manager/Architect & MARSHALL FORD, Senior Designer — TEN OVER STUDIO**

As American lifestyle standards shift along with broader societal changes, architects are placed at the forefront in reconsidering and designing how we live. From reimagining city planning during the Industrial Revolution to creating machines for living in the mid-1900s, to rethinking how to harmoniously coexist with a rapidly changing climate today, architects and designers consistently envision and build new ways of living to meet shifting paradigms.

Recently transformed ideas about how and where we work, combined with technology allowing instant communication across continents, has led many attractive but historically isolated, mid-sized cities like Bend, to witness dramatic influxes in population with new residents who may not physically work there. This sudden rise in population has resulted in an ultra-competitive housing market, suffocating supply, and spurring a rapid growth of rental properties and apartments. This shift has caused a widening gap between the median income in Bend and increasingly unattainable housing costs. Prospective home buyers and renters are left without viable options, often in communities where they have lived for years.

Because of an explosion of development in the last decade, and a community of deeply rooted long-term residents, Bend has witnessed this gap grow quickly. Property ownership, directly associated with a long-term sense of community, is now simply unattainable for a large number of residents. This, however, is an opportunity for architects and developers to follow in a tradition of innovative design and reimagine how people can live in these communities, in projects that are personal, unique, and forward-thinking.

TEN OVER STUDIO is an architecture, landscape, and interior design firm based in Bend and San Luis Obispo, California; another city experiencing a similar widening gap in housing opportunity. In single and multi-family residential design (two of our primary markets), projects are inherently personal and integral components of strong communities.



Matt Kelly

Marshall Ford

We often work in historic but rapidly developing neighborhoods, so our designs respond to what has existed for decades and what is needed for the future. In our work, we balance new development within existing communities to find unique solutions and meet the needs of the housing gap in this rapidly changing housing market.

Located in Discovery West on the western edge of Bend, the Terrane Development incorporates a historic housing type (mews) within a new, mixed-use neighborhood. The mews housing typology was first built in England 500 years ago but could also be found in American cities including New York and Boston beginning in the 1800s. Essentially a small carriage house located along alleyways behind larger, street-fronting homes, they are efficient but comfortable - unique but understated.

Our approach was to transform this typology from a backstreet garage into a parkway-fronting single-family home, capitalizing on the comfortable and semi-private nature of the housing type but incorporating it into a semi-urban yet parklike development. Our design retains the scale and positioning of historic mews — semi-attached and smaller than a typical home — but all 12 homes are located on a shared greenway directly connected to the mixed-use hub of the neighborhood, with a contemporary Pacific Northwest style, and priced at market rate.

Another historic housing model that has effectively been used to fill the housing gap is the cottage; a type adopted and redefined

by the Bend Development Code as a Cottage Cluster. Though small (900sf maximum footprint in Bend's definition), the cottage typology is historically organized around a shared common green, allowing residents to expand their living space to the exterior and create a sense of community through a shared public area, like a park or square.

In the design for RootedHomes' Simpson community, our team embraced the historic nature of the cottage by designing thoughtful and innovative detached homes brought together with shared common courtyards. These parklike areas provide a network between two currently disconnected neighborhoods in the city, embedding the new development in the larger Bend community while providing designs for each Cottage Cluster to which residents immediately feel connected. The project provides forty new 100% affordable for sale units. The focus throughout the design of the project was on the residents and developing not only an opportunity for homeownership but also fostering a sense of community.

"The cost to develop affordable housing has always come at the price of innovative, sustainable design," says RootedHomes Executive Director Jackie Keogh. RootedHomes instead "takes a unique approach to design starting with resident-driven design that ensures communities are built with the community, not just for them. Together, we produce communities that folks feel pride living in and neighbors want in their backyards."

For the Hiatus Penn Micro-unit Apartments project, we were challenged to design efficient private living spaces, supplemented by generous shared facilities like kitchens, laundry, and indoor and outdoor community spaces. The result is a "micro-unit" offering loft-style living with high ceilings, separate living and sleeping areas, and private outdoor space, all within a compact footprint. The overall complex breathes with open shared community areas while providing a significant number of desperately

needed housing units. These spaces come together in a unique composition, forming a community for residents who choose this dynamic lifestyle — a lifestyle that is in demand and ideal for Bend residents who embrace community-based living. Higher density developments, in this case 59 units on a 0.5-acre site, are critical in providing necessary housing within the constraints of Bend's Urban Growth Boundary (UGB).

In a rapidly transforming residential market, historically dominated by a combination of standard single family homes and low-density rental properties, design solutions to problems of skyrocketing demand and dwindling supply need to be intelligent rather than drastic. Most importantly, project quality and existing communities cannot be sacrificed in the process. Resident-centric design is often a key ingredient in projects that offer affordable yet rewarding lifestyles, forming new micro-neighborhoods connected to the broader community.

TEN OVER STUDIO'S approach to filling the housing gap focuses on architecture's unique ability to adapt, capitalizing on ever-expanding alternative development types offered by jurisdictions and using design to create new ways of living that strengthen existing communities while simultaneously forming new ones in order to support our current needs along with developing a housing pathway for the generations to come.

Matt Kelly is a project manager/architect with TEN OVER STUDIO, ultramarathon runner, and dad to two young boys. For over 20 years he has worked on countless commercial, hospitality and residential projects. In his free time, he is outside enjoying Bend's beautiful landscape and activities.

Marshall Ford is a senior designer at TEN OVER STUDIO focused on the design and realization of residential and hospitality projects. He also teaches in the architecture department at Cal Poly San Luis Obispo and the architectural technology division at Cuesta College. tenoverstudio.com



10

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"Never doubt that a small group of thoughtful, committed people can change the world; indeed, it is the only thing that ever has." – Margaret Mead

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AI Tools for Architects & Designers

by MINDY LYMAN — A.L.L. Interiors

In the past, designers relied on traditional tools to bring their visions to life. With the advent of computing, the industry underwent a remarkable evolution. From 2D CAD programs to virtual reality, design has been revolutionized. Now, a new wave of innovation is on the horizon, driven by Artificial Intelligence (AI).

AI is poised to reshape the architecture and design industry in profound ways. These tools reduce the time between revisions and help find inspiration that can't be found anywhere else. AI allows designers to focus more on the creative aspects of their work.

If you're considering embracing AI in your design practice, there are several innovative tools worth exploring. Here are a few promising ones:

Chat GPT. This invaluable tool has widespread applications across business and personal life. If you have not checked this tool out, tread carefully. Personally, I have used the tool to help me write a condolence card, turn down a project gracefully and to find a good breakfast burrito. Where it does not shine is providing real time information. It can't give you information after 2021 (when its data set was last updated). Free.

Copilot by UpCodes. Copilot functions as a research assistant, answering building code questions with links to related code sections. It can also perform calculations and generate compliance checklists. UpCodes boasts that Copilot earned C and B grades on the Architect Registration Examination (ARE) exam, signaling that it is proud of these scores. However, those scores may suggest the importance of verifying Copilot's accuracy. It is still a handy tool to put you on the right track to get the answer you need. Subscriptions from \$39/mo.

Midjourney. This tool is a catalyst for sparking inspiration and conceptualizing unique designs. It excels at creating surreal architectural images and imaginative concepts. I find it ideal for situations where what I envision doesn't already exist. Success with Midjourney hinges on effectively articulating your ideas using descriptive vocabulary. It may even earn you the title of 'AI Whisperer.' Note that images created by Midjourney are not protected by copyright law, but your final design based on the concept should be. Subscriptions start at \$8/mo.

DALL-E. A powerful image rendering application that surpasses Adobe Photoshop in many ways. With DALL-E, you can edit and enhance your own images, my favorite feature is the ability to "uncrop" photos with perfection. However, be aware of the terms of use, as you may not retain copyright after editing. Pricing is based on a credits model.

Finch 3D. Marketed to architects, this tool has the greatest potential to bring efficiency to the work flow. While, current CAD tools such as Revit® and Archicad offer various parametric advantages, making swift modifications is not among their strengths. Finch uses generative design algorithms to create unlimited iterations and performance data. Optimizing apartment units, maximizing usable area, massing diagrams and code compliant layout modifications in real time are just a few of the

promises. This could not only accelerate the early design phases, but could also introduce novel ideas that may not have been considered otherwise. Sign up for early access @ \$25/mo.

Tools to watch:

High Arc. Potential for design cost comparison. At this time, HighArc is focused on production homes and is invite only. Keep an eye on this one for expansion into the commercial arena.

Evolve Lab is developing several add-in companions to BIM platforms (Revit, AutoCAD, Rhino). Tools include visualization, document organization, and generative design. Each tool is a stand alone plugin.

Autodesk Forma. Autodesk's massive global reach is likely to make any of their tools industry standards.

The architecture and design industry is undergoing a remarkable transformation, and AI is leading the way. By leveraging the capabilities of AI, designers can supercharge their creativity, save time and resources, while retaining control over the creative process.

This article was proudly written by a human, with a little help from ChatGPT. Mindy Lyman of A.L.L. Interiors is the go-to expert for commercial interiors in Central Oregon.

Resources:

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allinteriorsbend.com

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	Brian Nierman, Mike Szabo	6	2014	Landscape architectural design services for commercial, residential, campus, parks & urban design projects.
Ten Over Studio, Inc. 856 NW Bond St., Ste. 200 Bend, OR 97703	541-648-1010	N/A	www.tenoverstudio.com info@tenoverstudio.com	Heidi Shurtz	30	2014	TEN OVER STUDIO's Landscape Architecture team creates beautiful & impactful spaces that benefit all including the Development of parks, urban centers, campuses, wineries, resorts & custom residences throughout the U.S.

CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email cbn@cascadebusnews.com.

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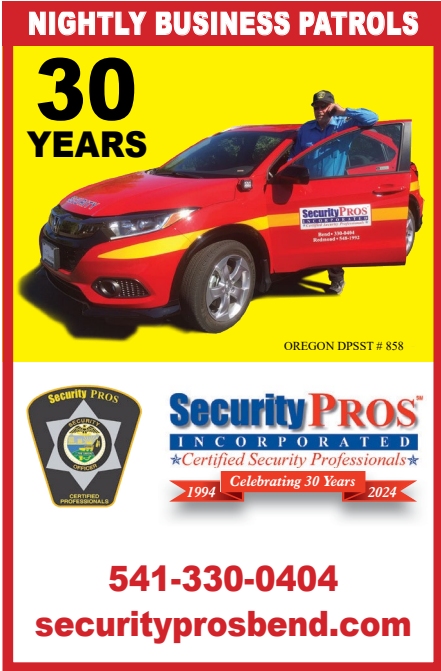
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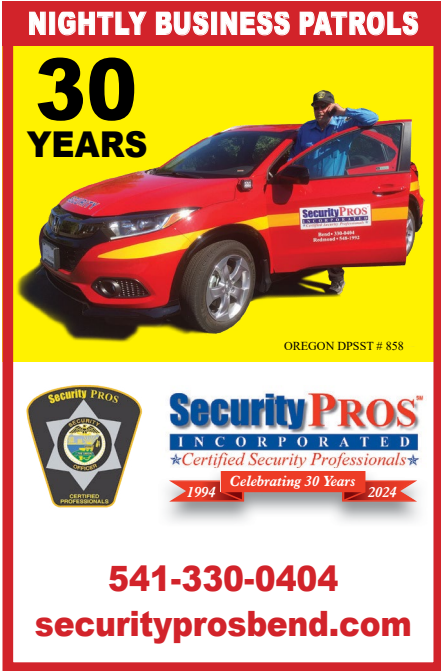
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Unlock Tax-Wise Giving with Qualified Charitable Distributions (QCDs)

by **STU MALAKOFF, CFP, CDFA, CPFA, CRPC, Certified Financial Planner, President — Bend Wealth Advisors**

Are you over 70 ½ and passionate about giving to causes to care about? Do you have an IRA that’s growing steadily? If so, there’s a powerful strategy called a Qualified Charitable Distribution (QCD) that may help you maximize your generosity while minimizing your tax burden.

Pretend for a minute that you have a friend named Beverly. Beverly is a retired renowned dog handler who dedicates both her time and a generous portion of her charitable budget to her favorite dog rescue. Her after-tax investment accounts comfortably provide her income, and she doesn’t need additional liquidity. Now facing mandatory IRA withdrawals (RMDs) at 73, Beverly is worried about the tax implications. That’s where QCDs come in.



Required Minimum Distributions (RMDs) force you to withdraw a minimum amount from your IRA each year, triggering taxes on those funds. But with QCDs, you can donate up to \$100,000 directly from your IRA to qualified charities, bypassing those taxes altogether. It’s essentially like writing a tax-free check to a good cause directly from your retirement savings.

So, how does this compare to traditional charitable giving? Donating directly from your pocket can be tax-deductible, but only if you itemize deductions on your tax return. Plus, there are limits to how much you can deduct each year. QCDs, on the other hand, bypass these hurdles. You don’t need to itemize, and the donated amount counts directly towards your RMD, potentially lowering your overall tax burden.

As you can see, QCDs offer a unique blend of tax advantages and RMD flexibility. Let’s revisit Beverly’s situation. By using a QCD to fulfill her annual donation to the dog rescue, she could not only support her beloved cause but also:

- Reduce her taxable income, potentially lowering her tax bill overall.
- Minimize the impact of RMDs, avoiding unnecessary taxes on those mandatory withdrawals.

- Feel confident knowing her generous gift reaches its full potential, untaxed and impactful.

The SECURE Act 2.0 has even expanded your options. You can now direct QCDs to certain split-interest entities like charitable gift annuities or trusts, offering additional strategic giving possibilities.

Since it’s the beginning of the year, you likely haven’t made any charitable gifts yet. That means you still have plenty of time to strategically give this year. Consider the potential of QCDs and unlock a powerful way to make a meaningful difference while also safeguarding your financial well-being.

But remember, every situation is unique. These are conversations you’ll want to have with your financial advisor. And, if you’re looking for a team that will tailor advice to your specific circumstances, let’s talk.

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Sources:
1. Charitably minded investors can satisfy RMDs with QCDs. raymond james.com/commentary-and-insights/estate-giving/2024/01/09/charitably-minded-investors-can-satisfy-rmds-with-qcds bendwealth.com • stu@bendwealth.com 541-306-4324 • 523 NW Colorado Ave. Ste. 100, Bend

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who's who who's who who's who who's who who's who who's who



Matt Ertle

Each year, **Central Oregon SHRM** recognizes one of our members based on nominations by their peers. The award represents the HR Professional's contributions to the field of human resources through their outstanding record of involvement either through innovation, program or best practice.

We announce this year's HR Professional of the Year winner: **Matt Ertle with Pride Staff/G.A. Rogers and Associates.**

Ertle has contributed to the success of Central Oregon SHRM and the greater Central Oregon human resources community by sponsoring our programming and member appreciation events for many years. This year he joined our board as Treasurer and really brought his A-game to that position. Ertle continues to promote HR in Central Oregon through his work and other activities outside of Central Oregon SHRM. He is an amazing community advocate and superstar!

Puffin Drinkwear announced that **Julian Davis** is being brought on as vice president of wholesale sales starting immediately. Davis brings to Puffin Drinkwear extensive experience in sales and operations, account management and product marketing.

The selection of Davis was based on his accomplishments as an experienced leader in trend, independent and specialty channels. With over ten years of lead sales experience partnering with most major channel-leading retailers, Davis is skilled in managing direct relationships with retail partners and scaling wholesale businesses through periods of high growth. Davis brings a deep understanding of executing high-level product innovation, go-to-market strategies and partnership excellence. Davis has consistently driven revenue growth and market expansion throughout his career.

Davis was the North America head of sales for Mighty Jaxx, creators of limited edition art toys and collectibles. Davis successfully managed direct relationships with key retail partners including Hot Topic, FYE, Diamond Comics and UTC, led all revenue and operational objectives within the North American region, successfully executed go-to market strategies for U.S., Canada, and Latin America markets, and increased YOY revenue by 240%. Prior, Davis was the vice president of sales for PopSockets, scaling wholesale business from \$3 million to \$150 million. During his five years at PopSockets, Davis lead successful partnerships with Target, Walmart, Best Buy, T-Mobile, AT&T and Verizon, developed channel-specific sales strategies and budgeting processes, and lead in-store sales through assortment optimization and employee training to ensure PopSockets product received premium-tier attention at the store level. During this time, PopSockets placed second on the Inc. 5000 list of fastest growing companies in 2018 and shipped over 150 million units.



Julian Davis



Jed Bellefeuille

Jed Bellefeuille, broker joins **Fratzke Commercial Real Estate Advisors, Inc.**

Bellefeuille is a highly accomplished commercial real estate broker based in Bend, specializing in facilitating transactions (sales and leasing) and providing trusted advice throughout Central Oregon. With a background in outside sales and marketing, Bellefeuille brings a unique perspective to the industry, emphasizing the importance of cultivating strong client relationships, knowing the important details about a particular property and providing guided real estate counsel to his clients. Bellefeuille's experience spans Industrial, office and retail with investment properties where he has developed unique transaction experience from working with buyers/sellers/tenants and landlords in all asset classes, adapting his approach to meet the needs of the client.

During every transaction, Bellefeuille approaches issues that arise during a negotiation through troubleshooting issues BEFORE they arise, he feels strongly

that this is where experience really makes a difference. Bellefeuille negotiates a sale or a lease on his clients' behalf from start to finish in order to deliver a successful outcome. Bellefeuille takes pride in his diligent approach of completing a transaction through a comprehensive understanding of his clients' needs.

Actively engaged in the Central Oregon community, Bellefeuille serves as the chair of the Commercial Committee for the Central Oregon Association of Realtors. His commitment extends to involvement with key organizations like the Bend Chamber of Commerce, Economic Development of Central Oregon (EDCO) and the Downtown Bend Business Association. As a mentor to young professionals, Bellefeuille shares his expertise, believing that robust relationships with local entities are crucial for success in commercial real estate. His dedication to exceptional customer service, personalized attention, and unwavering professionalism distinguishes him as a valuable advocate in the Central Oregon commercial real estate landscape.

Karen Koppel, CCIM has joined **Aligned Commercial Real Estate** as a broker. She specializes in sales and leasing of commercial real estate in Central Oregon focusing on retail, medical, office and industrial properties.

Koppel has six years in the commercial real estate industry and is also a licensed architect in Arizona and Colorado. She has worked or volunteered for a variety of nonprofits and is currently on the board of Abilitree and the Oregon/SW Washington CCIM Chapter.

Aligned Commercial Real Estate works with and represents individual investors, REITs, government agencies, charitable organizations, private and public schools, large and small tenants, Fortune 500 members, local property and business owners and many others.



Karen Koppel



Kevney Dugan

Visit Bend's President and CEO **Kevney Dugan** recently announced that he has taken a new position with the statewide tourism organization **Travel Oregon** as their VP of Destination Stewardship beginning in February 2024.

Dugan began as CEO of Visit Bend in 2008 after a career with Orvis that took him over much of the West. Under his leadership, Visit Bend focused on rethinking what a Destination Management Organization could and should be, including a focus on sustainability, workforce solutions and resident sentiment. During that time, the Bend Sustainability Fund was founded, including the hiring of a sustainability director, Serena Bishop Gordon. Beginning in 2021, the fund has given nearly \$3 million in taxes generated by tourism spending to organizations

that aim to protect, steward or create sustainable experiences in Bend and the surrounding community. Visit Bend also hired Jamie Eder, director of Workforce Development and Community Engagement in a position shared with Visit Central Oregon.

The Visit Bend staff is made up of a total of 12 employees who have collectively been with the organization for 80 years. The Visit Bend Board of Directors will be undertaking a national search for a new CEO that will continue the organization's legacy of stewardship, with confidence in the high performing staff and their commitment to supporting the organization and the community.

Dugan and his family will remain in Bend.

Visit Bend announces it has won the 2023 Leave No Trace Destination of the Year Award, which recognizes a tourism entity that embodies what it means to lead, promote, educate, and advocate for responsible recreation and visitation practices.

According to Leave No Trace, a nonprofit organization committed to protecting the planet by providing science, research, and simple guidelines, Visit Bend is a shining example of a Destination Marketing Organization (DMO) that embodies the Leave No Trace mission by demonstrating the Leave No Trace ethics, doing

More Who's Who Page 36 ►

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Who's Who!

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Who's Who
Continued from previous page

this through its organizational commitment to effect positive contributions within its communities, cultures and natural places. Through Visit Bend's actions and commitments to bring Leave No Trace education to its visitors and residents, Leave No Trace considers it a true champion for emphasizing conservation as a solution for "today, tomorrow and for years to come." This is the first year Leave No Trace has awarded a Destination of the Year Award.

Visit Bend was the first DMO in the state of Oregon to create a partnership with Leave No Trace, creating seven Bend-specific Leave No Trace principles with the support of local land managers. This effort resulted in visitors seeing consistent messaging throughout the region, creating a synergy of brand awareness that can be impactful for adopting Leave No Trace ethics. Visit Bend also partnered with other local nonprofits, the Forest Service, and State Parks to ensure they supported the efforts to spread the word about Bend's specific Leave No Trace principles.

Visit Bend's leadership also connected Bend Parks and Recreation and the Upper Deschutes Watershed Council with Leave No Trace so that they might, in concert, pursue the Leave No Trace Spotlights Program grant, which they received and allowed them to connect with residents and visitors, educating them about why Leave No Trace principles were so critical to the health of

the Deschutes River.

Visit Bend's social media posts supported the Leave No Trace effort in a variety of ways, including promoting partners that use Leave No Trace principles but also hosting and promoting influencers who will abide by Leave No Trace efforts during the course of their stay in Bend, including the criteria such as requiring at least two pieces of contracted content to include the Leave no Trace messaging, the use of the #roambetterbend hashtag to align social content with responsible recreation messaging, and other tags for partners to keep on the outdoor packs such as Leave No Trace stickers as takeaways for the 7 Bend-specific principles. Since July 2022, Visit Bend has hosted over 40 influencers, reaching nearly 12 million viewers on social media platforms worldwide.

Central Oregon Symphony announces the winners of the 2023 Young Artist Competition — first place: **Jan Vargas Nedvetsky**, cello; second place: **Maggie Carter**, double bass; third place: **Avery Armstrong**, piano; and honorable mention: **Leo Trajano**, violin.

The Center Orthopedic & Neurosurgical Care announces the addition of seven orthopedic providers, joining our medical team from Desert Orthopedics and Praxis Health. This transition will allow The Center to further its commitment to offering comprehensive and specialized orthopedic care in Central Oregon.

More Who's Who Page 28 ►

Businesses Serving Community



(L-R) ERIN HURLEY, INTERNAL COMMUNICATIONS SPECIALIST, ONPOINT COMMUNITY CREDIT UNION; NICOLE LAROSE, DIRECTOR, CORPORATE PARTNERSHIPS AT THE UNITED WAY OF THE COLUMBIA-WILLAMETTE; AND MARY KAY SOSA, EXECUTIVE ADMINISTRATOR, ONPOINT COMMUNITY CREDIT UNION | PHOTO COURTESY OF ONPOINT COMMUNITY CREDIT UNION

ONPOINT COMMUNITY CREDIT UNION

OnPoint Community Credit Union and its employees donated \$63,973 in 2023 to four United Way chapters serving Oregon and Southwest Washington. The donation is part of OnPoint's 17th annual employee-led fundraising campaign, benefiting United Ways in communities the credit union serves. OnPoint employees raised \$53,973, and combined it with an additional \$10,000 corporate contribution from OnPoint.

Each year, OnPoint invites its more than 1,100 employees to make voluntary individual contributions to United Way through fundraisers such as prize drawings, vacation raffles and a competition between Ducks and Beavers fans. OnPoint's donation will help fund health, housing and financial stability programs that provide kids and families with equitable opportunities to build a good quality of life.

The United Way donation comes on the heels of OnPoint's record-breaking year for its annual giving program, donating a total of \$2.5 million to non-profits in Oregon and Southwest Washington. Learn more about OnPoint's work to address the most critical needs in the communities it serves.

MEDLINE

This January, as we remember the legacy of Rev. Dr. Martin Luther King Jr., Medline employees at 26 sites across the country are partnering with local food pantries to donate food to people in the communities where we work and serve. Medline employees from New York to California, and everywhere in between, will act on Dr. King's mission of service.

Medline's Redmond facility will be partnering with Neighbor Impact January 15-19, 2024.

MID OREGON CREDIT UNION

Though the generosity of its members and community, Mid Oregon Credit Union's 2023 Holiday Dough fundraising effort collected almost \$7,800 from over 345 individuals in support of local food banks this holiday season.

During the month of December, Mid Oregon's Holiday Dough invited its members and the community to make financial contributions to assist local nonprofits in their communities. Donations raised provide food and other needed items to individuals and families experiencing financial challenges during the holiday season.

One hundred percent of the contributions stay in the community where they were collected and benefits these local nonprofits:

- **The Giving Plate (Bend)** — Coordinating the Monthly Food Box program, Grow & Give Garden, Kid's Korner food bank, and Backpacks for Bend.
 - **La Pine Christmas Basket Association** — Providing Christmas food baskets to low-income families, singles, and seniors in southern Deschutes County area.
 - **Redmond Jericho Road** — Providing hot meals, backpacks of food, emergency and housing assistance to those in need in the Redmond area.
 - **Madras Community Food Pantry** — Supplying food to families and individuals.
 - **Crook County Holiday Partnership (Prineville)** — Providing holiday support to seniors, children, veterans, people with disabilities, and families who are less fortunate in Crook County. Funds are used for food, gifts, and related items.
 - **Sisters Kiwanis Food Bank** — The food bank's Christmas program provides holiday meals to families. The food bank relies on cash donations to help buy items that are not normally donated, such as meat and dairy products.
- Giving back to the community is a core value of Mid Oregon, aligning with its credit union philosophy of "people helping people."
- Since 2013, Mid Oregon members and the community have donated \$43,800 to local food banks through Holiday Dough — helping to bring holiday cheer to local families.



(ABOVE) CROOK COUNTY HOLIDAY PARTNERSHIP CHECK PRESENTATION, (RIGHT) LA PINE CHRISTMAS BASKET ASSOCIATION CHECK PRESENTATION | PHOTOS COURTESY OF MID OREGON CREDIT UNION



who's who who's who who's who who's who who's who who's who

Who's Who
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The Center welcomes **Aaron Askew**, MD, orthopedic surgeon with a focus on foot and ankle injuries and orthopedic trauma; **Erin Finter**, orthopedic surgeon specializing in total knee and hip replacements; **Brett Gingold**, MD, orthopedic surgeon with expertise in sports medicine, and shoulder and knee injuries; **Adam Lindsay**, MD, MS, orthopedic surgeon specializing in sports medicine, fracture care and shoulder replacements; **Paul Shultz**, MD, orthopedic spine surgeon with a focus on back, neck and spine pain and injuries; **Steve King**, PA-C, physician assistant specializing in total joint replacement; and **Brad Munns**, PA-C, physician assistant specializing in sports medicine.

These providers will see patients at The Center's three clinic locations in Bend and Redmond. Additionally, The Center will be expanding its facilities by leasing clinic space on Medical Center Drive in NE Bend later this year.

Tenth Anniversary! **Ken McCulloch**, aka Ken McKenzie and Lucky Ken on **KPOV 88.9 FM** community radio station, is celebrating his ten years of a weekly, carefully curated country/thematic program. His music and entertaining talk show airs 9-10am Sundays, live. He started while in high school after taking the DJ class at COCC offered in spring and fall. His show commenced on Youth hour in January 2014.

McKenzie has been supported and mentored by many at the station: Tom Barry, Pearl Stark, Jill Mahler, Bruce Morris and, currently, Chris Gossard. He has also been mentored by Jimbo and Mike Flanagan with local commercial radio.

McKenzie is the only autistic DJ in Central Oregon. He has been featured on Central Oregon Daily News, a story that was picked up around the world. He now has many global followers on his Facebook page "Ken and the Kindred Spirits on the Wavelengths."



Ken McCulloch



Katie Anderson

The **Bend Chamber of Commerce** announced that **Katie Anderson** of Aperion Management Group is the new Board of Directors Chair for 2024. Anderson has served on the Executive Board for the past two years in the capacities of vice chair/treasurer, and, most recently, chair elect.

Other movement within the Executive Board includes **Tia Lewis** of Schwabe becoming chair elect, **Renée Alexander** of BBT Architects becoming vice chair/treasurer and **Laurie Hill** of Central Oregon Pediatrics Associates joining as member-at-large.

The Chamber thanks past chair **Jay Lyons** of Compass Commercial Real Estate Services for his service, leadership and dedication to the organization.

The board is an all-volunteer group that guides the mission, policy setting, and governance of the Chamber as they serve the Bend business community.

Smokin' Hot Honey, an award-winning infused honey by **Bend Sauce**, has been selected as a finalist for the 2024 Good Food Awards. Bend-based Bend Sauce was previously awarded first place for its Smokin' Hot Honey by the International Flav Awards in 2023.

Stephany Davila-Hermeling recently joined the **Thistle & Nest** team, taking on the role of homeownership program assistance, outreach and fund development.

Originally from Guatemala and married to a Bendite, Davila-Hermeling is fluid in Spanish and English, and is honored to serve Central Oregon in the significant capacity that Thistle & Nest does.

Davila-Hermeling loves hiking, drinking coffee and spending quality time with family and friends.



Stephany Davila-Hermeling



Kurtis Lasater

Deschutes Title has recently hired **Kurtis Lasater**, an experienced title officer with a background examining properties across the country. He will work in the Bend office beginning on January 8, 2024.

Lasater will work alongside Central Oregon's current title team. The title department performs all of the title work for the three Central Oregon branches — Bend, Redmond and La Pine.

BBT Architects welcomes **Kourtney Strong**, **Nathan Leigh** and **Brenda Hoff** to the firm.

Strong has joined the firm as an associate and project architect. She is skilled in the planning, design, and project management of educational facilities across the Pacific Northwest. With more than 20 years of experience, Strong received a bachelor of art in architecture degree along with a bachelor of science in building science from Rensselaer Polytechnic Institute and is a licensed architect in Oregon.

Strong's responsibilities will include leading projects from early conceptual design through final construction along with helping craft the strategic direction of the firm.

Leigh has sustainable lead. In addition to his responsibilities as design staff with the firm, Leigh will be at the forefront of BBT's sustainability efforts, spearheading strategies that drive our commitment to healthy buildings that also align with our core values. He will engage project teams, clients and local agencies to see that sustainability objectives are met while promoting awareness and best practices inside and outside of our studio walls.

Hoff has joined the firm as office manager. She will be responsible for overseeing day-to-day operations, financial analysis and human resources. With more than 20 years of experience, Hoff received a bachelor of science in human resources management from Portland State University and is a member of the Society of Human Resources Management (SHRM).



Kourtney Strong



Nathan Leigh



Brenda Hoff

Earlier this month, **Deschutes County Board of Commissioners**, members of **Deschutes County's Budget Committee** and staff recognized **Bruce Barrett** for his 17 years of service on the County's Budget Committee.

In January, **Krisanna Clark-Endicott** will join the County's Budget Committee as its newest member.

Budget Committee members hear directly from department directors, staff and organizations about the county's programs and services. The committee establishes how Deschutes County can best use its resources to serve the community, approves the budget, and submits it to the Board of County Commissioners for adoption.



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The Boys & Girls Clubs of Bend Celebrates 30 Years in Deschutes County in 2024

by JENNIFER BRADEN, Grants & Communications Manager — Boys & Girls Clubs of Bend

The Boys & Girls Clubs of Bend announce their 30th anniversary in Deschutes County. The Clubs have played a pivotal role in community growth and youth development for three decades and show no signs of slowing down at the 30-year mark.

The organization will celebrate and reflect on their past and continue building toward a future where the kids who need support the most are provided with a safe and supportive environment to flourish. Through supportive staff and engaging programming, Club members develop a sense of belonging and influence while gaining valuable skills to help in their futures as leaders of tomorrow.

To celebrate the 30-year milestone, BGCB will host a series of events and activities in 2024, focusing on the theme, 30 Years Together. CEO Bess Goggins said, "We invite you to be part of our celebration events in 2024 — like our 90s Throwback Prom on Saturday, April 6; our Club birthday celebration on Saturday, June 1; and our signature fundraising event, Flannel & Frost on Saturday, November 16. These events will commemorate our collective accomplishments across three decades while also celebrating our current generation of youth."

The Boys & Girls Clubs of Bend also want to extend their gratitude to the amazing Central Oregon community whose donations, volunteerism, and consistent support has allowed the Club to grow and operate two locations in Bend. Through the tremendous community support BGCB is able to offer more than 60% of Club members financial aid, providing care for those that need the support most. Goggins and BGCB want to emphasize the relationship between the Club and the Bend community in 2024. She explains, "This connection has been the cornerstone of our success, promising a bright future for so many children."

BGCB is seeking testimonials from past and present Club members (from any Boys & Girls Club location), staff, and community members to be featured during the year-long celebration. The Boys & Girls Clubs of Bend want to hear your favorite memories and celebrate your experiences. To find out more and submit your written, photo or video testimonials visit bit.ly/bgcbend30.

Goggins offers a word of hope for future of the Clubs, "Here's to fostering community, growth, and shared success at the Boys & Girls Clubs of Bend, for many more fruitful, youth-filled years to come!"

bgcbend.org

Grants & Rebates Available Through NeighborImpact for Qualifying Heat Pumps

by RACHEL HAAKENSON — NeighborImpact

The community heat pump rebate and grant program aims to increase access to energy-efficient heat pumps in order to provide energy savings to Central Oregon Households by providing funds to offset expenses toward new heat pumps. The program is available to owner-occupied households in Crook, Deschutes and Jefferson counties, and all of Warm Springs.

Funding for the program comes from the Oregon Department of Energy's Community Heat Pump Deployment Program. In response to the heat dome event of 2021, during which at least 100 Oregonians died of heat-related illness — often in their own homes — the Oregon legislature passed SB 1536 in 2022 to bring much-needed heat relief.

Heat pumps that have been or will be installed must meet minimum installation, warranty and specifications requirements. Grants and rebates may be awarded at \$5,000 or \$7,000 depending on the specifications of the unit installed. To qualify for a rebate, heat pumps must have been installed on or after September 21, 2023.

Details can be found at neighborimpact.org/get-help/help-with-bills/heat-pump.

Those interested in applying for either a grant or a rebate can fill out an application online or download a PDF application and return it to NeighborImpact. Both are available at neighborimpact.org/heat.

About NeighborImpact:

NeighborImpact is a private nonprofit governed by a board of directors drawn from across the community. Since 1985, NeighborImpact has led the region in developing solutions and bringing resources to Crook, Deschutes and Jefferson counties and the Confederated Tribes of Warm Springs. We help meet the basic needs of Central Oregonians, build economic security and create a community where everyone thrives. NeighborImpact receives federal, state and local grants, foundation grants and donations from individuals and businesses in our community.

neighborimpact.org



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Visit Central Oregon

Continued from page 3

region's Transient Room Tax collected by both Deschutes County and Travel Oregon. The Fund is designed to support tourism-related projects with the potential to leave a lasting positive impact on the region.

"Visit Central Oregon remains committed to not only promote tourism in this region but to allocate revenue generated by the success of this region into projects that offer a lasting benefit to those who live and work in the community," said Julia Theisen, CEO of Visit Central Oregon. "The Central Oregon Future Fund is a key component to Visit Central Oregon's sustainable tourism model, and in its first year we funded an impressive array of projects devoted to this vision. Ultimately, tourism needs to work for the entire community, and this is one way Visit Central Oregon can ensure that we

continue to find ways to mitigate the impacts of the growth in tourism."

Project applications must be aligned with the following program pillars:

Sustainability: Ideal projects will mitigate the impacts of tourism in Central Oregon, including infrastructure restoration, development of regenerative products and services, research on the impacts of visitation in high-use areas, and/or the use of responsible tourism value messaging.

Cultural Tourism: Projects that expand Central Oregon's capacity for arts and culture programs, indigenous tourism, historic preservation, agritourism, or special events with a particular priority to those projects that focus on off-season tourism.

Access Adventure: Projects that expand access to both visitors and the community, educational and training programs, and/or improved tourism-related accessibility infrastructure expansion.

Prospective applicants can watch Visit Central Oregon's informational webinar regarding the 2023-24 Future Fund at:

youtube.com/watch?v=M0wmuVv0koU.

Last year, the Central Oregon Future Fund awarded nearly \$840,000 in grants to 12 projects throughout Central Oregon, including \$100,000 to Bend Parks and Recreation District for its project to improve river access and \$95,000 to the Deschutes Soil and Water Conservation District's "Got Stars Central Oregon" project. For more on 2023 Fund recipients visit: visitcentraloregon.com/industry/future-fund/.

In addition to the Central Oregon Future Fund, Visit Central Oregon has invested more than \$1 million in grants and other strategic investments over the past five years through a partnership with Travel Oregon to manage the Regional Collaborative Tourism Program. The funding has benefited a wide range of projects, from arts and culture offerings to special events and stewardship programs. The list of beneficiaries includes Discover Your Forest, Deschutes Trails Coalition, Central Oregon Trail Alliance, Warm Springs Community Action Team, Museum at Warm Springs, In a Landscape,

Sunriver Nature Center, and The High Desert Museum, among others.

"Visit Central Oregon has a responsibility to reinvest in this community, and we will continue to look for innovative ways to do that very thing," Theisen said. "Central Oregon is a wonderful place, and we want to make sure that we leave it in a better place than we found it. Not just for visitors, but for all those who call Central Oregon home."

Visit Central Oregon also encourages community members to take Travel Oregon's resident sentiment survey on tourism by February 1, 2024. The anonymous feedback you provide will be used to help encourage responsible travel practices and shape the future of tourism in Central Oregon. All completed surveys will be entered to win either a \$1,000, \$500, or one of five \$100 Amazon gift cards.

Grant recipients will be announced on Friday, April 8. To learn more or to apply for the Central Oregon Future Fund, visit visitcentraloregon.com/Future-Fund.

RECENT TRANSACTIONS

Continued from Page 3

O'Neil, CCIM with **Compass Commercial Real Estate Services** represented both the seller, **BMDMCBP Phase II, LLC**, and the buyer, **BSSP, LLC**, in the sale of 90 SE Bridgeford Boulevard in Bend. The 11,000 SF industrial building on 0.52 acres sold for \$2,380,000.

Brokers **Dan Kemp, CCIM** and **Kristie Schmitt, CCIM** with **Compass Commercial Real Estate Services** represented the seller, **United States Bakery**, in the sale of 902 SE 4th Court in Redmond. The 2.38-acre commercial parcel sold for \$900,000.

Compass Commercial Real Estate Services brokers **Graham Dent, SIOR** and **Jay Lyons, SIOR, CCIM** represented the landlord, **Providence Holdings – Bend LLC**, in the lease of a 12,790 SF industrial building located at 1036 SE Paiute Way in Bend. **Lyons** also represented the tenant.

Brokers **Russell Huntamer, CCIM**, **Peter May, CCIM** and **Eli Harrison** with **Compass Commercial Real Estate Services** represented the landlord, **G Group, LLC**, in the lease of an 1,894 SF retail suite located at Westside Yard at 210 SW Century Drive in Bend. Brokers **Huntamer** and **Harrison** also represented the tenant, **SweatHouz Infrared Sauna Studio**.

Compass Commercial Real Estate Services broker **Terry O'Neil, CCIM** represented the buyer, **IBEW Local 280**, in the acquisition of 2450 SW 6th Street in Redmond. The buyer purchased the commercial land on 1.3 acres for \$455,000.

Principal broker **Bruce Churchill** with **Compass Commercial Real Estate Services** represented both the landlord, **J Tonnison and Co, LLC**, and the tenant, **OnFlow Systems**, in the lease of a 9,170 SF industrial suite located at 3725 SW Empire Drive in Prineville.

Broker **Bruce Churchill** with **Compass Commercial Real Estate Services** represented the tenant, **Tara Goecks, MD**, in the lease of a 2,714 SF office suite located at 929 SW Simpson Avenue in Bend.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM**, **Jay Lyons, SIOR, CCIM** and **Eli Harrison** represented the landlord, **JKC Bend, LLC**, in the lease of an 8,137 SF industrial suite located at 1260 NE 1st Street in Bend.

Brokers **Jay Lyons, SIOR, CCIM** and **Grant Schultz, CCIM** with **Compass Commercial Real Estate Services** represented the landlord, **Dietz Sweetz, LLC**, in the lease of a 4,044 SF office suite located at 44 NW Irving Avenue in Bend.

Compass Commercial Real Estate Services brokers **Pat Kesgard, CCIM** and **Kristie Schmitt, CCIM** represented the landlord, **S&H Associates, LLC**, in the lease of a 7,200 SF industrial suite located at 63032 Powell Butte Highway in Bend.

Broker **Terry O'Neil, CCIM** with **Compass Commercial Real Estate Services** represented the tenant, **ABC Office Share**, in the lease of a 1,753 SF office suite located at 1569 SW Nancy Way in Bend.

EarthCruiser

Continued from page 3

culture with innovation at its core.

EarthCruiser Innovation's first project was a collaboration with GMC to create an overland upfit solution for the all-electric GMC HUMMER EV. The result set a new standard in zero-tailpipe emission overlanding possibilities through its full integration onto the HUMMER EV Pickup chassis. It offers adventurers the perfect blend of state-the-art technology, innovation, and comfort to explore on- or off-road.

"ECI answers the need to continue pushing us to envision, create, and

embrace the new and the different," said EarthCruiser CEO/Founder Lance Gillies. "With this dedicated division, we can focus on new solutions and continue to disrupt the industry."

Future ECI projects will focus on product development. The program will harness the power of data, technology, and human-centered design to accelerate the company's growth and create solutions for tomorrow. Central to ECI's mission will be a community of creatives, engineers, and experts focused on creating innovative solutions that will save customers money, outperform existing solutions, and answer the needs of cutting-edge technologies.

earthcruiser.com

Positive Pulse

Continued from page 3

Companies that anticipate increasing their company head count in the first half of 2024 attribute these plans to the need to manage increased volumes of work (51%), fill newly created positions (45%) and fill positions that are open due to employee turnover (43%) — on par with past waves.

Nearly 3 in 5 hiring managers (57%) cite the need for more employees to manage the workload but lack the capacity to do so. This lack of capacity perhaps provides an explanation as to the nearly 3 in 10 companies (29%) that report planning to stay at about the same number or make no change to the number of employees in the first half of 2024 and the few (7%) who plan to reduce their employee count, on par with previous waves.

Circumstances for Reductions

In addition, companies that plan to decrease their number of employees report by far it is due to the need to reduce costs (63%), followed by outsourcing certain functions (25%) and the need to align with the decline in demand at the company (24%).

For companies that plan to decrease or make no change to the number of employees, around a quarter say they are not hiring because they are waiting to see if the workload will level out before doing so (28%) and do not feel they need to hire more employees (24%). Adjustments to their recruiting/hiring strategy (21%), lack of approval from upper management (20%) and not enough money in the budget this year (19%) are also reasons some companies will not be hiring or increasing their employee count.

Companies may also be planning for other means to stave off hiring, such as training and/or promoting from within. Around 7 in 10 hiring managers (71%) say

they would prefer to reskill current employees for new roles than hire new.

"The level of hiring optimism in the U.S. is a welcome start to the new year, especially given the volatility of the past few years," said Bill Stoller, Express Employment International CEO. "The next piece of the puzzle is for businesses, schools and the government to work together to create qualified applicants through training and hands-on opportunities. Investing in solving this shortcoming will go a long way toward building a well-rounded workforce and economy."

Survey Methodology

The Job Insights survey was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals between October 31 and November 10, 2023, among 1,007 U.S. hiring decision-makers.

For full survey methodologies, please contact Sheena.Hollander@ExpressPros.com, director of Corporate Communications and PR.

If you would like to arrange for an interview with Chris Petty, call 541-389-1505.

About Express Employment Professionals:

At Express Employment Professionals, we're in the business of people. From job seekers to client companies, Express helps people thrive and businesses grow. Our international network of franchises offers localized staffing solutions to the communities they serve across the U.S., Canada, South Africa, Australia and New Zealand, employing 579,000 people globally in 2022 and more than 10 million since its inception. For more information, visit expresspros.com.

The Central Oregon Express office is located at 61379 S Hwy. 97, Bend. Local businesses and applicants are encouraged to stop by or visit expresspros.com/bendor or call 541-389-1505.

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Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS



January 17

5pm City of Redmond Urban Area Planning Commission Meeting at 411 SW Ninth St.

January 17

5:30-8pm ConnectW Monthly Meeting at Open Space Event Studios, Bend.

January 18

11:30am City Club of Central Oregon January Forum, Belonging in Bend: How Lonely Are We?, at U Unitarian Universalist Fellowship of Central Oregon.

January 19

8-8:30am Prineville Chamber Perk at Prineville - Crook County Chamber of Commerce.

January 19

Noon-1pm Bend Chamber Ribbon Cutting Ceremony and Special Event at RootedHomes' Poplar Community.

January 19

5pm Redmond Chamber 2023 Annual Awards at High Desert Music Hall, Redmond.

January 19

5:30-6:30pm COCC Free Project Management Informational Meeting at COCC Cascades Hall CAS 104, Bend.

January 20

Noon-3:30pm Woodhaven Estates Open House at 61647 Daly Estates Dr., Unit 12, Bend.

January 23

5:30-7:30pm SCORE Confidential One-on-One Small Business Counseling at Bend Downtown Library.

January 23

6pm City of Redmond City Council Meeting.

(Ongoing)

COCC Small Business Development Center Virtual Classes.

WORKSHOPS & TRAINING



Building Permits

COMMERCIAL PERMITS WEEK ENDING 1-5-24

City of Bend

- \$500,000.00 - Commercial (New) 4,500 sf. at 38 NW Greeley Ave. Bend 97703 OR Owner: Greely Trust Permit # PRNC202205242
- \$30,000.00 - Commercial (Alteration) 9 sf. at 611 SE Business Way Bend 97702 OR Owner: Baptista Development, LLC Permit # PRRE202306995

City of Redmond

- \$31,900.00 - Commercial (New) at 1500 SW Juniper Ave. Redmond 97756 OR Owner: Rythmia Opportunity Business, LLC 4542 Aerial Heights Dr. Medford, OR 97504 Builder: Rimrock Building & Development, LLC 541-977-2757 Permit # 711-23-002718
- \$400,000.00 - Commercial (New) 2,430 sf. at 1805 E Hwy 126 Redmond 97756 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Permit # 711-23-002005

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