

Wishcamper/Atwood Development PZ-20-0102

The **Murphy Crossing Refinement Plan**, BDC 2.7.800, needs to be redone because circumstances have changed. When the MCRP was developed, a WINCO grocery store was a driver of many design considerations. Since the refinement plan adoption, the nearby Walmart store became a Supercenter. This area does not need another grocery store because of the existing Walmart and Albertson's. The MCRP included an east bound connection across Hwy. 97. That is now closed off and RIRO connection is also slated for closing.

When the plan was adopted, RM zoning density was 7.3 to 15 units/gross acre. Since that time the RM zoning density was increased to 21.7 units/gross acre. And now with an affordable density bonus of as much as 50% the density becomes that of RH zoning. That density is not compatible with the RL zoning adjacent to this proposal and contravenes the purpose, BDC 2.7.810, of the refinement plan which states "Ensure compatibility of uses within the development and within the surrounding area". The proposed plan shows no buffer between the southern RL properties around Wagon Tree Ct. and Emigrant Dr. and the development.

Those density numbers were not envisioned for this constrained property with Hwy 97 on the east, RL housing on the west, Ponderosa Rd. built to county design standards of 1970's (?) on the south and presently no development or proposed exiting to the north. This leaves a pinch point where the Hwy., Ponderosa St. and proposed road Atwood come together for the only exit from a development of 240 units. To exacerbate the exiting issue ODOT is proposing to close the RIRO intersection of Hwy. 97 and Ponderosa. The present situation is that intersection has a minimal deceleration and no acceleration lane with the Hwy making for a very dangerous and unsafe situation. With one exit from the proposed development (Atwood) and a choice to turn left onto Ponderosa and an unsafe intersection with Hwy 97, which may be closed, or turning right onto Ponderosa then snaking through various streets in Romaine Village, Homestead and Frontier West to get to Brookwood Blvd or Lodgepole doesn't meet safe emergency access requirements as stated in BDC 2.7.810 last purpose.

It is unclear if a path to "promote pedestrian and other multi-modal transportation options" would be constructed across parcel 2006. If not then this proposal does not provide that requirement as stated in BDC 2.7.810.

BDC. 4.1.215 Public Meeting

At the public meeting requirements #1 & 2 were met. However #3 was partially met with statement that buildings would be 3 stories which doesn't indicate actual height. Density was stated as 240 units in 8.56 acres (unknown if gross acres). There was no indication of setbacks, lot lines or building dimensions. #4 was not adequately addressed and #5 was dismissed as not required. #6 the public was provided an opportunity to comment but since the application was submitted on Fri. Feb. 7 and public meeting held Feb. 5 there was no attempt to reconcile

many public concerns regarding compatibility, traffic, exiting and ODOT Hwy. 97 plans for South Parkway.

Southwest Bend Neighborhood Association (SBNA) can not endorse the proposal for 240 unit affordable housing multi-family development as proposed. Issues raised and not addressed are inadequate information at public meeting and no attempt to reconcile public concerns prior to their application, compatibility with surrounding area, safe exiting from project, expedited review of project, does not meet purpose of MCRP and ODOT Hwy.97 used as exit.

SBNA is not opposed to affordable housing in our neighborhood but responsible design respectful of the existing neighbors is desired. Some suggestions SBNA would recommend are appropriate buffers, visual and sound, between the RL and RM (almost RH as proposed) zoning, the part of buildings that abut the Wagon Tree Ct./Emigrant Dr. lots step down to two stories, use the allowed unit numbers/gross acre of original MCRP plus affordable housing bonus, plan for two safe exits from development, work with ODOT to accommodate future crossing of Hwy.97, improvements to Ponderosa St. accommodating new traffic loads, bike/ped. path to Romaine Village Way and hold a proper (no administrative review) hearing for this development. The neighborhood deserves that as do the citizens of Bend.

If these concerns are resolved, SBNA could consider supporting this project or at least be neutral.

Thank you for taking our concerns into consideration.

Judy Clinton

SBNA land use chair