

## Elizabeth LaFleur

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**From:** Stephanie Walker <stephaniewalker8@yahoo.com>  
**Sent:** Tuesday, August 9, 2022 10:36 AM  
**To:** Elizabeth LaFleur  
**Subject:** Project # PLSPR20220416

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Dear City Planning,

I have some concerns about the four-story, 45-foot tall, 42 unit (full market rate, not affordable housing) proposed development at Compass Corner.

First, according to the plans you have shared on the city website only a small amount of the first floor is commercial/retail space. According to city rules the first floor needs to be fully commercial in order to be 45 feet tall. It looks like the vast majority of the space on the first floor is actually being used for the people living in the building, not commercial/retail space.

Second, you are planning to use an alley (Compass Corner Loop) as a roadway. If you have visited the site, you have seen how narrow the alley is and noticed that there is no curb separating the sidewalk from the alley. Cars can (and have!) accidentally driven on the sidewalk endangering residents walking there. I live here with my family, including our young children and our dog. This is a huge concern for all of our safety as we walk to and from the school bus each day and my kids ride their bikes around the neighborhood.

Finally, I noticed you have only planned for 1.1 spots per apartment. Most apartment complexes in Bend allow 1.8 spots per apartment. Why is such a low ratio being used? This development is at the top of a steep hill, with the nearest grocery stores nearly 1.5 miles away at the bottom of the hill. A car is necessary for anyone living here, so you should be planning for more parking for the apartment residents. Street parking is not available on Awbrey Road or Mt. Washington Drive, so that means the extra 30 cars that cannot fit in the designated spots will have to park on Compass Lane, the alley (Compass Corner Loop), or somewhere across Awbrey Road in the other neighborhoods. Having so many cars parked on our street is very dangerous for the children and animals in our neighborhood.

Thank you for reading this and all your hard work planning for our town.

Sincerely,

Stephanie Walker  
637 NW Compass Lane