

## Elizabeth LaFleur

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**From:** Dennis Douglas <dennisdouglas@me.com>  
**Sent:** Tuesday, August 9, 2022 2:07 PM  
**To:** Elizabeth LaFleur  
**Subject:** Proposed Compass Corner Development: Comments

**CAUTION:** External Email. Use caution when opening attachments, clicking links, or responding to this email.  
Ms. LaFleur,

I have attached a 1-page PDF. I have also the text of the PDF, below.

**Date:** August 9, 2022  
**To:** Bend Planning Department  
**From:** Dennis Douglas, 2450 NW Wyeth Pl., Bend, OR 97703 (503-689-2786 cell)  
**Subject:** Compass Corner Development: Project # PLSPR20220416

I am writing to express my opposition to the proposed Compass Corner Development. I am opposed to the proposed development because it is so monstrously out of scale with the surrounding developments. It's an "in-your-face" insult to Bend's West Side.

I attended the developer's first Zoom meeting and I was struck with the scope of the planned development. I couldn't believe what I was seeing as being planned: four stories, so many apartments, so much parking, all in that small area? Impossible. Surely a plan proposed by madmen who must've escaped from an asylum.

I drove to the site to have a look. If you haven't, you should do so. The Compass Corner Development proposes to site 42 one and 2-bedroom units, along with a "retail space" and parking for all these uses into a lot whose size would accommodate 6, maybe 7, residential units of the type immediately in the vicinity of the proposed development. What is the developer trying to do? Prove he can get 5-pounds of \*\*\* into a 1-pound bag?



I read the developer's plan for a 'mixed use' development, because such a thing is discussed in the City's codes. But the 'retail' portion of the developments is so small that it looks to me as if the developer is using the 'mixed use' designation as a ruse, a subterfuge, to 'put pretty' on an apartment complex that wouldn't otherwise be allowed on this site.

The developer's site plan shows that—to meet the parking requirements for this development—on-street parking will be used to meet the City's requirements. If you drive there and have a look, you'll see that the developer's on-street parking will overwhelm adjacent streets (NW Compass Lane and NW Compass Corner Loop) that are already being used by owners of the existing residences on those streets.

And what about that off-street parking provided on the site? The ingress/egress for all of the on-site parking is via a driveway located on NW Compass Corner Loop. But isn't NW Compass Corner Loop a private street? An alley, essentially, owned by the owners of the residences on that street? From talking to residents on NW Compass Corner Loop, I know the overwhelming sentiments are that the proposed development shouldn't be permitted.

And the traffic? Has the City considered the impact of the additional vehicles on Mt. Washington that will be added as the River's Edge development moves to completion? That will add to the traffic from the proposed development? And with no improvement at Mt. Washington and 3<sup>rd</sup> street?

The Compass Corner Development has so many negative aspects that it cannot and must not be simply and routinely approved by the Planning Department or the Planning Development.

Don't approve this planned development. Let the City Council, where the folks there are beholden to the voters, pull the trigger on this if they have the courage to do so....

s/  
DD