



Hello!

Exciting variety of new housing offerings coming to Discovery West

We are welcoming a whole host of new housing types in the next phase of our Bend, Oregon neighborhood. From “mews” to townhomes and from cottages to live-work units, there will be something for everyone as Discovery West continues to grow. Here, we outline a few of the new offerings you can expect to see in the coming months.

MEWS

The concept of “mews” was established more than 500 years ago in England, and used to describe a row of carriage houses in “desirable residential areas”. The word is now used to describe similar attached housing designs in many countries, and we are thrilled to introduce our own take on mews, coming up soon in Discovery West.

Planned for phase four of the neighborhood, we will offer 12 total homes in the mews development, attached in sets of two. With no middle units, these homes offer an abundance of natural light and feature a contemporary

northwest style design. All the homes have two-car garages and are approximately 1,600 square feet. Two different floor plans will be available, one with a master on the main and two additional bedrooms above, and one with a ground-level ADU in place of the master. All homes in the mews face a shared green area that connects to the rest of the neighborhood, including a special community gathering space, “Discovery Corner.”

Discovery West Builders Guild member Eric Meloling of Meloling Construction is building the the mews community he’s calling Terrane. He says, “We are very excited to be bringing the first mews project to the Discovery West neighborhood. We feel that it is a residential product that helps fill a critical gap in the Discovery West housing market.”

COTTAGES

Another upcoming housing offering includes a “neighborhood within the neighborhood” comprised of nine small cottages. Ranging from 1,000 - 1,200 square feet, these homes also offer



Discovery West: Mews Housing

two floor plans: a single-level two bedroom, two bathroom; and a two-story two bedroom, two and a half bathroom. All have single car garages and share a central outdoor space with a private gathering area, just for cottage residents.

The clean, modern design is welcoming and perfect for someone seeking the comfort of their own small community. Builders Guild member Greg Welch is building the cottages, applying his commitment to quality and creating livable, finely crafted spaces for people to call home.

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New public art honoring Annie Londonderry installed in neighborhood

In Discovery West, almost all of our streets are named after “Women of Discovery” who have blazed a trail in history with their accomplishments and work. One of these women is Annie Londonderry who was the first woman to bicycle around the world in 1894 and 1895. This past March, a new sculpture by local artist Chris Cole was installed on park land in our neighborhood along the east side of Londonderry Place. The new public art pays homage to Annie, giving a window into her incredible life and adventures.



Chris said that for him, the piece ties together his areas of passion perfectly. A lifelong bike enthusiast and mechanic, he is also interested in the industrial revolution and the era of mechanical invention that followed. He ties these passions together in the design of the sculpture, which he felt was important in serving as a reminder of Annie, who she was, her influence

and what she accomplished during her life.

The seven-foot tall, rusted steel, inverted pyramid design includes decorative bicycle cogs, ship window, an illuminated image of Annie and a descriptive plaque in English and Spanish. Curious visitors can get a “peek” into Annie’s life and history through a porthole that Chris likens to the viewfinder toys of his childhood.

In addition to the art installation and a dedication event with Bend Parks and Recreation in the neighborhood earlier this spring, NorthWest Crossing’s Roundabout Books hosted a virtual author event featuring Annie’s great grand-nephew, Peter Zheutlin, who has written two books about his ancestor. You can find his latest novel, *Spin*, which was inspired by her adventures at the bookshop (900 NW Mount Washington Drive #110 in Bend) and online at roundaboutbookshop.com.



Artist Chris Cole with his sculpture honoring Annie Londonderry



Live-Work
Townhomes on
Discovery Corner

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LIVE-WORK TOWNHOMES

We are also excited to introduce our planned mixed-use buildings surrounding Discovery Corner, which will feature a live-work, three-story design. On the ground floor of each building is commercial and retail space facing the plaza and, accessible from the alley, there will be garage and driveway parking for the upstairs residential units.

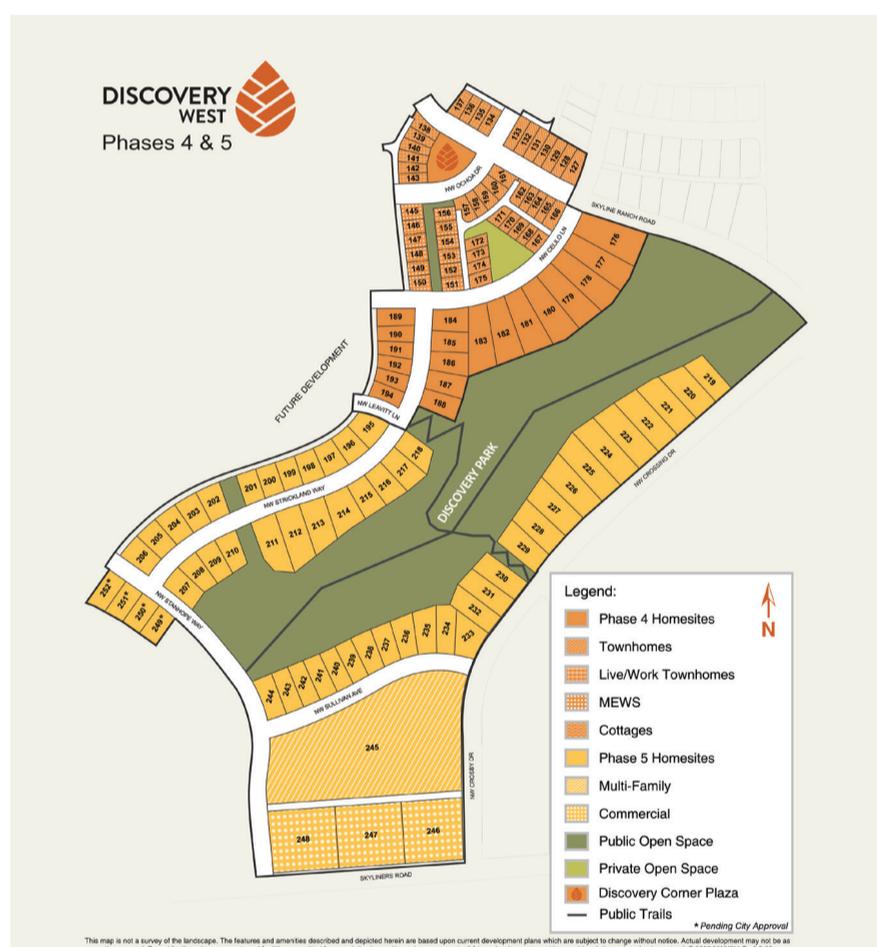
The second and third stories include three-bedroom and two-bedroom units, designed for short-term vacation rentals and rental ADUs, which will be owned and managed by the developer. This will be the only short-term overnight rental opportunity in the area. Large covered balconies provide outdoor living and great views of the neighborhood and nature, and easy access to nearby recreation and amenities.

TOWNHOMES AND SINGLE-FAMILY HOMES

Additionally, this newest phase will feature a more conventional townhome offering, featuring mountain modern architecture. These finely crafted townhomes, built by Curtis Homes and Structure Development NW, will welcome people into this new part of the neighborhood, and will be located along Skyline Ranch Road just past the Discovery Pod and on into the heart of Discovery West.

While all these brand-new housing types are certainly exciting and will create a more diverse residential community, there are also a handful of single-family homesites in development for this same phase. Most are a bit larger, and back up onto the extension of Discovery Park for lovely views.

So when is all this happening? Right now, infrastructure work on this phase of the neighborhood is well underway. Construction on the new housing options is planned to begin in fall of 2022, and will be ongoing



for about a year and a half, culminating in the opening of the live-work units and the completion of the new community gathering area, Discovery Corner, which we featured in our last newsletter. Visit our website for more information at www.discoverywestbend.com



Courtesy of Wild Birds Unlimited

Backyard Birding Tip from Wild Birds Unlimited: Hummingbirds

While some tough little Anna's Hummingbirds spend the winter in Bend, the rest of their friends are just migrating back to Central Oregon. The most common (and the sassiest) is the Rufous Hummingbird. You can attract hummingbirds to your yard by planting native flowers, especially ones with red or long, tube-like flowers. A nectar feeder will bring the hummingbirds up close – you can make nectar by mixing one-part white cane sugar

to four-parts water. Store it in the refrigerator and make sure to keep the feeder fresh and clean by replacing the nectar twice a week in cool weather and every two to three days when it is hot.

Hummingbirds may seem to “disappear” from your feeders next month. Mom hummingbirds are busy catching tiny insects and spiders to feed to their babies. Help them out by not spraying any pesticides in your yard – all those little flies and caterpillars are being fed to baby birds.

Meet the Neighbors!

Christine Herrick and John Coltman

We were lucky enough recently to interview Discovery West neighbors, Christine Herrick and John Coltman. Chris and John have been Bend residents for several years, first moving to a home built by Greg Welch in NorthWest Crossing (NWX) near Compass Park. Get to know them in our Q&A below!

What brought you to the area?

We believed we needed to shake up our lives a bit after our retirements. Prior to moving to Bend we were longtime Portland residents (over 30 years) and had been regularly coming to Central Oregon for vacations. We both love the natural beauty and wilderness here. John's family owned a vacation home at Black Butte Ranch which we thought would be our retirement home until Chris quickly realized she was too lonely out there and, despite her love for wilderness hikes, was fundamentally an urban person who needed close neighbors to feel comfortably at home.

When Chris first toured NWX, she fell in love with it. Her view of what makes a good neighborhood was heavily influenced by happy memories of childhood years living in the Squirrel Hill urban neighborhood of Pittsburgh, PA, and good experiences during adult years living in a 1908-era home in NE Portland's Irvington neighborhood.

We are interested in and strongly support the principles of "new urbanism" that underlie what the developer has built in NWX and Discovery West. We love front porches, alleys, grid street patterns and the aspiration, at least, of having essential commercial areas within walking distance.

Why did you choose Discovery West?

We would never have left our beautiful home in NWX but for the fact that, with increasing age, we were at the point of needing to be in a one-level home. We enjoyed having a new home when we moved into NWX so we decided to build again in Discovery West. We needed a "big enough" lot to be able to be on one level and we learned that Discovery West would have some larger lots available. Also, we were happy to see that the first phases of Discovery West would be built on a flat, sunny plateau that would be ideal for John's gardening.

What do you like best about your new home? It is wonderful for us living all on one level as we age. We deeply appreciate the newness of all home systems and appliances, as we are not "handy" people who can do their own home repairs. We also really like living on an active corner by mailboxes, as this location brings interaction with our new neighbors and the especially active lives of our younger neighbors with children. The sound of "hoops" and other kid activity nearby is music to our ears!

What do you/did you do for a living?

We are a second marriage for each of us and were each established in our careers when we met and married over 30 years ago. John



went from Peace Corps service in Chile to employment with the legendary John Gray's forest products company Omark (later Blount), located in Oregon City. He remained there for his entire professional career, retiring in 2006. Chris started her legal career as an administrative law judge for the Oregon Employment Relations Board in Salem back in the 1970s. She later entered private law practice, becoming a shareholder in the Portland business litigation firm, Markowitz, Herbold, Glade & Mehlhaf, PC. She has been retired since 2005.

What do you like best (so far) about living in Discovery West? Bend? In a brand-new neighborhood like this there seems to be a special friendliness between neighbors and we appreciate that friendliness. After living so many years in rainy Portland we love the sunny days in Bend and especially like the sunny openness of the Discovery West plateau. Although we are slowing down as we age we still marvel at the healthy "people out and exercising" atmosphere we live in here.

Any hobbies, activities your family is interested in? When we first moved to Bend, John got his certification as a master gardener and continues to enjoy the challenge of vegetable gardening in this harsh weather. We got a late start on gardening last summer, and also had soil and irrigation problems that we hope are behind us as we look toward a new gardening season. Chris is still an avid hiker although she can no longer hike as long or as quickly as she used to. She looks forward to helping John with gardening this coming spring and summer and perhaps becoming a "real" gardener herself.

Do you have any pets?

In August 2020 we adopted a tiny calico kitten, Mia, from the humane society. She was sick and weak when she was brought to the Humane Society from a cat hoarding situation but she has prospered in her "indoor cat" life with us and is now active and feisty. You may spot her occasionally looking out our windows. We have a "kitty tv" bird feeder and bird bath, largely for her entertainment.

Thanks for sharing with us, Chris and John!

High Desert Garden Tour with OSU Master Gardeners

For more than 40 years, the OSU Master Gardener™ Program in Central Oregon has served Crook, Deschutes, and Jefferson Counties. Volunteer Master Gardeners, who have completed intensive classroom training and participated in experiential learning activities, are helping to share research-based gardening information with the community. They answer telephone requests for gardening information, work with local schools, give talks and staff clinics and events. Coming up on July 16, 2022 is the annual High Desert Garden Tour in the Bend area. This self-guided tour of beautiful area gardens will provide new inspiration for your landscape and give you the opportunity to chat with OSU Master Gardener volunteers. Mark your calendar!



Featured Builder

Discovery West Builder Q&A: Visionary Homes



We asked Lynnanne Hayes, owner of Visionary Homes, some questions about her company, her approach to projects and what she loves most about working in Discovery West. She said over the years, she has found a passion for creating beautiful homes that flow well and are aesthetically pleasing. She said, "I love for people to walk into a space and feel good and not know why, but just feel it."

Read on to get to know her a little better!

What do you like about the concept of building out Discovery West?

I love the high quality of the homes. Building in a neighborhood that I can be proud of, knowing every builder produces a high quality home. The developer, NWX2 LLC, creates a sense of community in their neighborhoods, and that starts with how they treat their builders - as part of a greater community.

How do you approach the homes you build in the neighborhood?

I love the challenge of thinking about how people will use a space and how they will feel in the space. I get to combine those elements when I work with an Architect to design the structure and then make all of the product selections. I put all of that together to create a home that flows and feels coherent without being monotonous. We've all walked through those homes where something isn't quite right. It usually comes down to the finishes and knowing how to combine elements, so that is something I put energy and focus into every home.

What made you interested in being part of the Builders Guild in the neighborhood?

I liked the idea of being part of something that was grounded in developments that had a proven track record of quality and had excellent reputations. The neighborhood

has high quality homes and high standards, which attracts quality subcontractors, who are interested in working there. I enjoy having a certain amount of freedom to be creative with exterior finishes and colors than I have been able to do in more traditional neighborhoods. You wouldn't believe how excited I was to build a white house! And a blue house with white trim!

Why do you think the neighborhood is so popular with homebuyers? There are so many reasons: high quality homes, a beautiful neighborhood, proximity to schools and other services, like dining, retail and healthcare. I think people like being part of a community neighborhood and they REALLY like that each home is unique.

What are some key changes you've witnessed during your tenure in the building space the past few years? Of course, we've all noticed prices are on the rise. That's hard to ignore. Changes that I love to track include the evolving trends surrounding what people are looking for inside and outside their homes. My favorite new trend is the open concept mud laundry room - having a larger space with an island to put your things on as you come and go and store items and have a surface for hobbies.

Women of Discovery

National Inventors Month



Dr. Donna Strickland



Dr. Patricia E. Bath

Each May, National Inventors Month recognizes the curiosity and imagination of the people who innovate and create. In Discovery West, we have named all of our new streets after women who have made history - including many inventors. Katharine Burr Blodgett, PhD, (1898-1979) invented non-reflective glass which is used in camera lenses, eyeglasses and windshields, as well as a method for de-icing airplane wings. Dr. Patricia E. Bath (1942-2019) invented a device for cataract surgery, and Donna Strickland, PhD, (b. 1959) invented a technique using high-intensity ultrashort pulses of light beams that is used today in corrective laser eye surgery. Dr. Margaret Pittman (1901-1995) helped to generate vaccines against diseases like cholera, pertussis, meningitis and others, and Dr. Pearl Kendrick's (1890-1980) research led to the development of the first whooping cough vaccine. When you explore our neighborhood, you will see the names of these women and others on nearly every corner. Here's to inventions and discoveries that change the world!



Have you visited the Discovery Pod? Now's the time.

Our tiny, but mighty, sales center is open for visitors, staffed by knowledgeable real estate experts from Harcourts The Garner Group. The Discovery Pod is the starting place for exploring your new life in Discovery West, and is located on the corner of Skyline Ranch Road and Celilo Lane. Check our website for updated, seasonal hours, or call (541) 383-4360.