



Hello!

Development Update: Exciting news to share as Discovery West evolves and grows

The action never stops in our growing neighborhood! Now, when you visit us in Discovery West, you'll not only see our beautiful variety of completed and under-construction single family homes—in a wide range of architectural styles—but you'll also get a good sense of many of our new housing types that are starting to take shape.

In the much-anticipated Phase Four of Discovery West, a selection of townhomes, mews, cottages and our mixed-use retail and (first ever!) short-term vacation rentals, Aerie by AvantStay, are going vertical. Next up in this area will be the creation of our community gathering plaza, Discovery Corner, which will be the heart of our community and open in 2024.

As we look to the future, Phase Five is next up on the list, with our builders hard at work planning their unique home designs for a large

number of single-family homesites. This will also be the location of the Strada Collection, which is covered more in-depth in this newsletter. Many lots in this Phase of the neighborhood back onto open space that will become an extension of Discovery Park, and some even have beautiful views of our beloved Cascade Mountain range. In addition, this Phase will include a small amount of commercial businesses and a multi-family site for future apartments.

We know that one of the things people love most about living in Central Oregon, and Discovery West, is being close to outdoor recreation. Also coming up with the development of Phase 5 is an expansion of Discovery Park, and its connected trail system, through the center of the community. This will get you closer to the trails at the Phil's Trail Complex and Shevlin Park—it's really exciting!



A rendering of the new short-term vacation rentals, Aerie at Discovery Corner, by AvantStay

Aerie, by AvantStay

Imagine a magical vacation stay in Discovery West

Inspired by the concept of a restful, cozy and safe environment with big views and lots of natural light, we are excited to introduce Aerie (air-ee) at Discovery Corner by AvantStay. This collection of luxury overnight vacation rentals is perched above the neighborhood, and coming in summer 2024. Imagine yourself (or your friends and family!) in one of 20 spectacularly well-appointed two- or three-bedroom townhomes, beautifully designed and furnished with bird's eye views of the neighborhood and the breathtaking Central Oregon landscape.

Guests will enjoy a cup of locally roasted coffee on their upstairs covered patio, before heading out for the day for year-round recreation, all just moments away from their homebase in Discovery West. After a day of adventure, guests can retire to the Discovery Corner neighborhood plaza downstairs from their lodging to enjoy

a drink or dinner and other amenities, or to just gather with friends from the area. Visitors can relax in a private hot tub with a local craft beer or spirit in hand, before a perfect night's sleep in spacious, comfortable accommodations.

Owned by the Discovery West development team and managed by AvantStay (a premium hospitality brand that specializes in beautifully-designed homes, hotel-quality amenities and concierge services), Aerie is the first overnight lodging available in the neighborhood or neighboring community. So whether you are looking for the perfect hub—in the absolute perfect location—to explore Central Oregon, or if you have special guests coming to visit you in your own little slice of paradise, Aerie will make the stay a magical one.

Sign up for our eNewsletter to keep up-to-date on Aerie!

Featured Builder

Discovery West Builder Q&A: Heritage Homes NW

Here at Discovery West, we are proud to work with some of the region's best construction companies as part of our Discovery West Builders Guild. One of our 19 Guild Builders is Heritage Homes NW NW, which has been creating dream homes for its clients for more than 30 years. Founder Tim Hasenoehrl works closely with his clients to make their house into a home, building each project with care for the surrounding environment and a design that is specific to each homeowner. The company's stylish designs range from craftsman to traditional, and from contemporary to mid-century modern. Read on to learn more about Heritage Homes NW.

How did you get started in the industry?

At Heritage Homes NW, I pride myself on quality and intentionality in all that I do. I started building homes with my father and my passion for construction branched from working with my dad as I learned the ins and outs of the industry. It's the reason I am where I am today. Being a contractor also allowed me to live out my passion for entrepreneurship, setting my own values and standards for my business. This career path has been very rewarding for me and I am very thankful for the opportunities it has provided me, including building out Discovery West.

What do you like about the concept of Discovery West?

I really love the mix of builders here. We are all able to showcase our own style and what makes us unique as builders, which is as diverse as the set of buyers we have in Discovery West. It allows us to serve many different families with different tastes and needs for a home, but the neighborhood has a very intentional feel to it because of the developer's vision.

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

I start each home working with my designer. Over time, I have evolved my style as a builder and I take each home as a special and unique project. I like to reflect on my previous projects and choose aspects that I want to carry over into my new homes so they all have my personal stamp on them, yet maintain their own unique qualities. Approaching home design involves a range of considerations like functionality, aesthetics and quality. I want to ensure I am creating a home that feels intentional, crafted with purpose and thoughtfulness so that when someone walks in, they can feel that. By remaining flexible and open-minded during the design process, it becomes possible to blend the buyer's style to create a home that reflects both their practical needs and vision, as well as what drew them to me as a builder in the first place — resulting in a truly one-of-a-kind home that will last for years to come.



Left: Tim Hasenoehrl

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

I wanted to be a Guild Builder because I liked the idea of creating a community with other builders on an intentional level.

This kind of work allows us to provide a unique feel by having different styles mixed into the neighborhood, but done thoughtfully, which I think many buyers are looking for these days. On a personal note, working alongside these builders allows for connection and challenge from others in the industry. I enjoy being challenged through conversations and through seeing others work to continue to stretch the mold for what building a home can look like and mean. This specific group of builders are continually evolving to pave the way for the rest of the industry with new trends, designs, and anticipating what the market is going to need next to continue to grow. They are all very talented, and I think it allows us to hold each other to a standard and support one another through the highs and lows of a market.

Why do you think the neighborhood is so popular with homebuyers?

The craftsmanship that goes into this neighborhood is amazing. Each home is different and unique, while maintaining the feel of the neighborhood. On a practical level, the location is amazing for families. There are many parks close by, the schools are within walking distance without intruding on the neighborhood and you have all of the NorthWest Crossing amenities right next door. The neighborhood really supports the values that Bend holds as a whole. With dog parks, restaurants, walking paths and community centers for people to gather right at your fingertips, this neighborhood is really amazing no matter what phase of life you are in. Visually, this neighborhood also really has a lot of value. There's an amazing blend of modern and classic designs, all with their own twists. I believe that there's a home here anyone can love, that they feel really speaks to them on a personal level and that can be hard to find in Bend. These are "forever homes", and there is a reason for that. People feel safe here, and when you drive into the neighborhood, it feels like home.

Have you visited the Discovery Pod?



It's tiny! It's mighty! It's staffed with the experts you need to talk to! It is the one and only Discovery Pod, our cute little sales center. Stop by if you're interested in learning more about the homes and opportunities in the neighborhood and the surrounding area. The Pod is open from 12-4pm everyday (closed for holidays) for visitors and 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 conveniently on the corner of Skyline Ranch Road and Celilo Lane. Check our website for updated, seasonal hours, or call (541) 383-4360.



Well, Hello! I'm Skipper, your Discovery West Spokesdog

It's grrreat to meet all of you! I'm a lucky dog who not only gets to live with my hooman family in Discovery West, but I have a new job too: neighborhood spokesdog. If you're looking for an inside scoop on all the fun activities and adventures we furry folks can have around here, I'm your guy.

My doggo frens and I even got together and made a video on YouTube @discoverywestbend to show you how to have a roaring good time in the 'hood, zoomies and all. Being a Discovery West dog means we're living the good life. I love the sidewalks! The trails! The dog park!

I'll be posting dis and dat on social, so follow me here:

 /DiscoveryWestBend

 @DiscoveryWestBend

 @DiscoveryWestBend

Meet the Neighbors:

Sheila Lee and Jill Mehner

Every day is a beautiful day in our Discovery West neighborhood — made more so by the people who live here. We love learning more about the residents of our growing community, and our most recent conversation was with Sheila Lee and Jill Mehner who were drawn to the aesthetic of our growing neighborhood, the Central Oregon sunshine, and the proximity to the outdoor recreational activities that they enjoy. Read on to learn more about your neighbors!



How long have you lived in Bend?

What brought you to the area?

We moved to Bend in 2016. Sheila learned about Bend through Pickleball tournaments and bike riding and Jill has always been attracted to Bend for the skiing and wonderful places to bike ride. Jill has some family that lives here as well as several friends in the area. A simpler way of life, the ease of living in a smaller community, sunshine and quality of life all played a big factor in moving to Bend. We jokingly say Bend is an amazing playground for adults!

Why did you choose Discovery West? What is it like living in the neighborhood?

We love the nearby NorthWest Crossing neighborhood center, the unique architecture of the area, the neighborhood feeling we get when we walk our dog, Lucy. Plus, of course, the easy access to great outdoor activities like Mt. Bachelor, restaurants and proximity to downtown Bend. Having schools and other amenities close by make for a vibrant and active community. We love to see moms and dads walking their kids to one of the nearby schools.

Tell us about building your house and the process.

Did anything stand out for you?

Although we lived in NorthWest Crossing before we moved to Discovery West, our home in Discovery West was already completed when we moved in. We have found that the quality of homes in this neighborhood is something to be proud of. We absolutely love our new home, the architectural style and our sun-filled great room!

What do you like best (so far) about living in Discovery West?

We both appreciate how the neighborhood is developed and planned. Being in Discovery West for less than a year, we've already met and socialized with many of our wonderful and diverse set of neighbors. The commonalities with neighbors include the love of animals, being active, appreciation of the community at large, and just fun people! It was very easy to integrate into the everyday living here, so many people share similar interests, despite a varied age group.

Tell us more about your family, including your pets!

Lucy is our little fur baby girl, she is 13½ years old. Having many dogs in our neighborhood makes for very exciting walks for her! Jill's sister and brother have homes in Bend. We have two sons and two beautiful and feisty grand kids. Although they live in different states, we are always looking for opportunities to see one another.



Announcing Strada - A Collection of Custom Homesites at Discovery West

It's never been done before here in Discovery West, but we're doing it now. The secret is out! For the first time ever, we have a selection of custom homesites available to the public, fondly referred to as the Strada Collection. If you are familiar with our neighborhood, we generally only sell homesites directly to our approved group of builders, called the Discovery West Builders Guild.

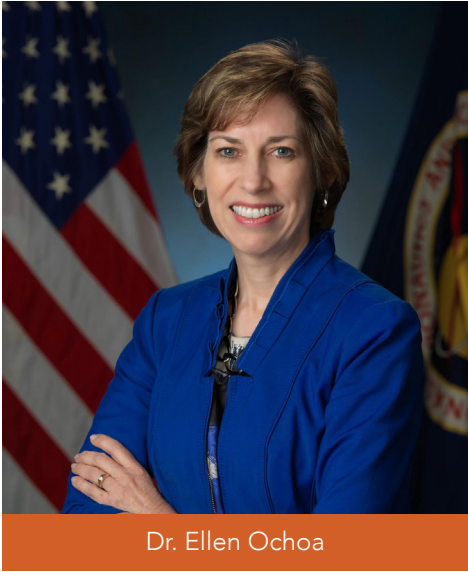
Strada provides a rare opportunity for home buyers to select and buy a homesite of their choice, and design and build a custom home. Available for sale in late spring of 2023, the generous Strada homesites offer ample space, ranging from ¼ to ½ of an acre. These special homesites share a private drive, and several enjoy views of Mt. Bachelor and the Cascade Mountains. Each Strada homesite overlooks Discovery Park, but with ample privacy and a serene natural setting.

With Strada, you can get the best of both worlds if you choose to work with one of our Guild Builders. They are eager to assist you in making your dream come true, and there is even an incentive available for working with a builder who is part of this group.

Visit DiscoveryWestBend.com/Strada for details on how a custom home in Discovery West can be your next project. Or, better yet, just call Shelley Griffin at Harcourts the Garner Group Real Estate (541-280-3804) to learn more about this program and how you can start the process of building your dream home in Discovery West.

Women of Discovery

Dr. Ellen Ochoa on space, STEM and empowering the next generation



Dr. Ellen Ochoa

Our Discovery West team was “star struck” (in more ways than one) when we were able to conduct an in-person interview with one of our Women of Discovery, Dr. Ellen Ochoa. In Discovery West, most of our streets are named after women who’ve made history, including Dr. Ochoa, who had a 30-year career with NASA, both as an astronaut and as director of the Johnson Space Center. Here are a few moments from our chat with her that we thought you would enjoy.

She is currently writing a series of bilingual children’s board books in English and Spanish, called *Dr. Ochoa’s Stellar World*. There will be one for each of the letters of STEAM: science, technology, engineering, arts and math. The science book, *We Are All Scientists / Todos somos científicos*, is already available for you to share with your friends and family. In fact, we have an autographed copy at the Discovery Pod! Dr. Ochoa explains that the book “talks about curiosity being the key to asking questions and also what motivates people to become scientists.”



From left: Crewmates Ellen Ochoa, Julie Payette and Tamara Jernigan pose with an original suffrage flag used by the National Women's Party at the International Space Station, 1999.

HOW IT ALL BEGAN

We asked her to tell us about her inspiration to become an astronaut and her career journey. She remembered, “When I was 11 years old, the Apollo 11 astronauts landed on the moon. And of course, I was watching. I mean, the whole country, even the whole world was watching. But at that time, no women were astronauts. And in fact, I probably didn’t even know that any women worked at NASA. And so it wasn’t something I was thinking about.”

However, she took a lot of math in both high school and college, which led her into science and engineering, and she chose to major in Physics. While she was an undergrad, NASA selected the first group of astronauts specifically for a new space shuttle they were developing, and it was the first class that included both women and minority astronauts.

The first Space Shuttle mission went to space during Dr. Ochoa’s time at graduate school at Stanford University and, two years later, Sally Ride (an inspirational figure for her) was the first American woman in space. She told us, “She’d also been a physics major like me. She’d gone to Stanford, where I was currently studying, and I think I really needed to see all of those things that I had in common so I could say to myself, this is something that I could do.” Dr. Ochoa achieved her PhD, sent an application to NASA, and the rest is history. She was the first Latina woman to go to space, 30 years ago this year.

COMMITMENT TO STEM EDUCATION

Advocating for girls and women in STEM is the priority focus for Dr. Ochoa these days. She shared, “Because I was the first Latina in space, I did get a lot of invitations to go to schools where there was a high Hispanic enrollment. And so that became really a whole different aspect of my career as an astronaut, having the opportunity to go around to schools, to talk to students. And that’s really something I’ve done ever since.”

CELEBRATING WOMEN

Before Dr. Ochoa’s 1999 mission, she was on a presidential commission for the celebration of women in American history, commemorating the 150th anniversary of the first Women’s Rights Convention (1848 in Seneca Falls). She was able to borrow a flag that was used by the National Women’s Party more than 100 years ago as they were fighting for women’s suffrage, and take it into space.

She recalled the moment when speaking with us. “There were actually three women on my flight. It was the only one of my four missions where there were other women on the crew. And so we held up this flag in space, and got a photo of it. And to me, it was really about honoring all the women that had come before us and all the people who had fought for women’s rights, because without them, our career would not have been open to women. I’m always so passionate about celebrating women; women who have done things in history are many times not recognized at all during their lifetimes. And that was one way that I was able to do that in space.”

We’re thankful that individuals like Dr. Ochoa are committed to making discoveries to benefit all of us, and working hard to ensure that opportunities exist for others to do the same. She said, “Science is really about discovery. It’s about making new discoveries and trying to understand how the world operates.”

You can see our interview with Dr. Ochoa on our YouTube channel @discoverywestbend.

Polestar Recipe Spotlight | Vegan Pasta from Sunny’s Italian Joint

A fixture in the community for nearly a decade, Amy and Courtney Wright started out in 2014 when they founded the much-beloved Sunny Yoga Kitchen in NorthWest Crossing. When they decided to close this business, they had already started a food cart, Sunny’s Carrello, where Chef Amy created Italian food masterpieces. It was so popular, they needed more space and landed in the nearby Grove Market with their current restaurant, Sunny’s Italian Joint. They said, “It was a natural step for us to stay in the community and transition indoors. Chef Amy has been cooking Italian food for 25 years now and we love making everything from scratch in a kitchen here at The Grove.” Check out one of their most popular recipes below. Viva!

Squash Sauce + Pasta (vegan) serves two

Cut two delicata squash into thin one inch pieces and toss in olive oil, salt and pepper. Roast the squash slices on a sheet pan for about 6-7 minutes until tender. Slice one half of one small yellow onion into thin slices and slowly caramelize, add two springs of fresh thyme, salt and pepper. Set the onions and squash aside. Cook 8 ounces of pasta.

The Squash Sauce:

- One cup raw cashews
- One cup roasted delicata squash
- One teaspoon Calabrian chilies
- One teaspoon garlic
- Juice of one lemon
- Salt and pepper

Add two cups of water to the ingredients above and blend until smooth. (You may need to add more water depending on how thick or thin you like your sauces.) Taste for seasoning.



Bringing it all together; add the remaining squash and all the onions to a sauté pan, stir until warm, add the sauce and pasta and sauté until everything is incorporated. Add pasta water if needed for consistency. Plate it up and add fresh chives and a squeeze of lemon. Buon appetito!