

The Jackstraw mixed-use project is located at 310 & 350 SW Industrial Way, between Bend's Old Mill District and Downtown. The building will have 313 apartment units, 17,500 square feet of retail, 325 bicycle parking spaces, and 443 parking spaces. Additionally, The Jackstraw includes construction of a multi-modal publicly accessible Woonerf (living street) along private Lava Road which connects Arizona Ave to Industrial Way. The project received land-use approval in September 2022 and has submitted for its building (Phase 2), foundation (Phase 1), and site improvement (SIMP) permits. As of May 2023, the project has received the infrastructure (INFR), drainage, grading, and demolition permits. Construction commenced in April 2023 and completion is anticipated for October 2025.

We will also look at opportunities to provide a percentage of apartments as workforce housing. The project has selected the Energy Trust New Buildings – Path to Net Zero, Wrapped Parking Structure, and Mobility Supportive Amenities public benefits, however, we have incorporated additional public benefits beyond the requirements.

- The project is tracking to be certified LEED Gold for Multifamily and Fitwel.
- The project has also committed to providing 2 townhomes units at 60% of area median income (AMI) and was granted an expedited review by the housing department.
- These 2 townhomes offered at 60% AMI are designed to allow their tenants to operate in-home childcare to hopefully make a positive contribution in the face of Bend's childcare crises.
- The project will be completing major public improvements for Sisemore Street and Industrial Way, and developing Lava Road as an enhanced privately owned but publicly accessible multi-modal Woonerf (living street).
- The project will also incorporate public art adjacent to the Lava Road Woonerf and along the northside of the building that will extend beyond the lifetime of the exemption.
- The project has been engineered to retain and treat stormwater exceeding a 25-year storm event.
- The project's landscaping will incorporate native, pollinator-friendly and water-wise landscaping best practices.
- We will also be engaging with a third party to house pollinating beehives onsite.
- We are targeting 25% of total construction costs to be awarded to businesses owned by underrepresented members of our community including women, minorities, LGBTQ individuals, and persons with disabilities, and 25% of construction journey and apprentice hours to be completed by underrepresented members of those same communities.
- Car charging stations to accommodate 31 electric vehicles will be provided with an additional 31 parking stalls accommodating slower-speed Level 2 electric vehicle car charging. Additionally, conduit will be constructed to allow for easier installation of car charging stations in the future.