

THISTLE & NEST

Amy Warren, Board President
COB MEETING - AUGUST 13, 2025

WOODHAVEN



ESTATES

PHASES 1 & 2

In the 2024-2025 Calendar years, Thistle & Nest closed 30 homes in phases 1 and 2 of Woodhaven Estates that benefited from the City of Bend Affordable Housing Fee Funds.



70%

Benefited from
additional
funding sources
COB | Home\$tart



23%

<60% AMI
Households

2 Households <30%

1 Household with a
Section 8 Voucher





90%

First-time
homebuyers

Only program
supporting non-FTHB

13%

First-generation
homebuyers

60%

Single-person
households

16%

Households with
children

3%

Households with
a disabled
member





67%

Women-led
households

17%

Senior-led
households

20%

Non-white
households -
Race or ethnic
diversity





NE Franklin Surplus Property

are approximate. Confirm property lines, structures and views
his does not meet the requirements of a boundary survey and is
not to be used for legal purposes. This plan is for the client's review
and must be reviewed by a professional surveyor before being used for legal
purposes.

LEGEND

ROCK	2" layer of $\frac{1}{2}$ " open Sierra stone
ROCK	6"-8" layer of oversized drain rock (6"-8")
CONCRETE	Poured in place concrete
DG	3" layer of compacted Decomposed Granite - Rhyolite
WALL	Gabion Basket Wall
PAVERS	Turf stone
BOULDERS	Varied size (18"-24") Dragon Mossy Boulders placed in loose random groups to appear as natural rock outcroppings. All boulders to be buried 1/3 of their depth.

cover plantings are to be planted in triangular spacing per o.c.
specified on the plant schedule, no more than 1/2 that distance
edge of groundcover planting area specified on the plan.

Plant species will be selected on request. Although, there is no way
to guarantee availability of specific plants, we will make every effort to

selects are subject to availability. Contractor has the right to
select alternate plants if necessary. If a plant is not found in our

catalog, we may need to charge additional fees to source specific

plants.

Plant selections are subject to availability. Substitutions, if necessary,
are approved by Owner or Landscape Designer.

Landscaping is responsible for the design and management of utilities
and structures. All work must be approved by Newport Ave. Landscaping for the

plan of bids from other companies. Client must purchase rights to
use landscape design agreement.

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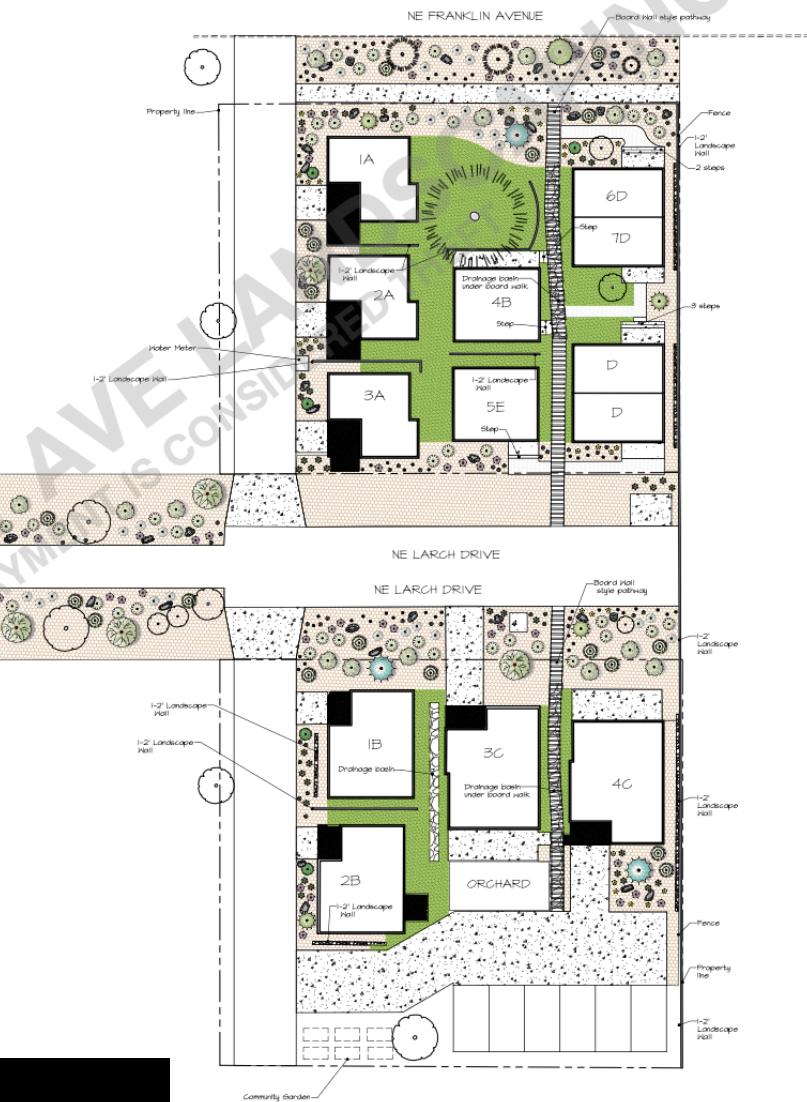
Landscaping, a design build company and will not include engineering or

construction services. All work must be approved by Newport Ave. Landscaping is not responsible for the activities and
of sub contractors. Newport Ave. Landscaping may facilitate and
the sub but does not assume liability for their activities.

SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
Amanthus spinosus	Multi-Stem Sunflower	#10	6
Cedrus atlantica 'Glauca Pendula'	Weeping Blue Atlas Cedar	#15	3
Larix occidentalis	Western Larch	6'-7'	2
Picea abies 'Pendula'	Weeping Norway Spruce	6'-7'	4
Achillea millefolium 'Baltica'	New Vintage White Common Yarrow	#1	67
Arenaria tridentata	Big Segethatch	#2	46
Chamaebatisia millefolium	Desert Sweet	#5	15
Chrysanthemum coronarium	Gray Rabbitbrush	#1	37
Coreopsis lanceolata 'Tequila Sunrise'	Tequila Sunrise Tickseed	#1	27
Festuca idahoensis	Idaho Fescue	#1	46
Penstemon strictus	Rocky Mountain Penstemon	#1	46
Picea abies 'Nidiformis'	Bird's Nest Spruce	#1	5
Spiraea douglasii	Western Spirea	#5	20

Completed civil
engineering for
the site design



Larch Grove
xxxxx NE Franklin Rd
Bend, OR 97701

Landscape Plan
Scale: 1/16"=1'-0"
Date: July 9, 2025
Drafter: GN
Sheet Number: L1.0

NORTH

newportavelandscape.com
6135 S Hwy 97 Ste 5-194
Bend, OR 97702
541-617-8873
Design by:
Grace Neal
541-588-4908
grace@newportavelandscape.com

Designed Homes

Completed the architectural design for 13 homes – two of which are accessible.





Leveraged Funding

Received an
award of
\$2,485,000
from OHCS,
scheduled to
close Sept/1

Home
construction
scheduled to
begin Spring
2026

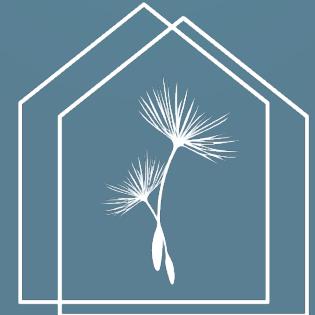








Questions?



THISTLE & NEST

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