

SWND Neighborhood Commercial Survey June 20, 2026 Summary

Key Findings

1. Strong Demand for Walkable, Everyday Services

As shown in the Q1 chart, residents most strongly support small-scale, neighborhood-serving uses, particularly:

- Cafés / restaurants
- Grocery stores
- Coffee shops
- Other daily-use retail (e.g., bakeries, convenience markets)

These uses represent a clear preference for walkable amenities that support day-to-day needs and community gathering spaces.

2. Clear Priorities for Compatibility

The Q2 chart highlights three primary concerns that stand out significantly above all others:

- Noise impacts
- Building size and scale
- Building design and integration with the neighborhood

Other considerations such as lighting and hours of operation are noted, but at lower levels of concern.

3. Successful Examples Emphasize Walkability and Design

As reflected in Question 3:

- Northwest Crossing (NWX) is overwhelmingly identified as a successful model
- Key factors include:
 - Walkable and bikeable access
 - Clustered, mixed-use commercial areas
 - Smaller-scale buildings with thoughtful design
 - Integration with surrounding residential uses

4. Preferred Locations Focus on Existing and Planned Nodes

Responses to Question 4 show a strong preference for:

- Existing or planned commercial areas, rather than dispersed locations
- Frequently cited areas include:
 - Talline
 - Mt. Washington / Skyliner corridor
 - Shevlin Park Road intersections
 - NWX and Discovery West

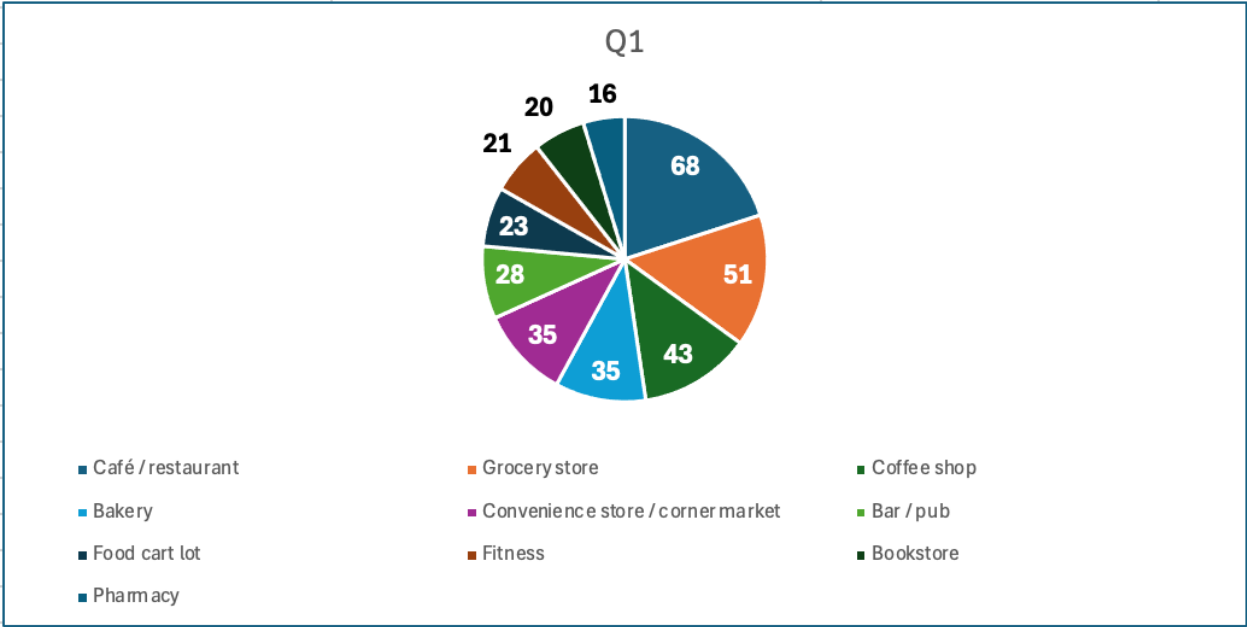
Overall Takeaway

Residents consistently emphasize the importance of:

- Maintaining neighborhood character
- Ensuring appropriate scale and design
- Minimizing impacts such as noise

The data suggests a clear preference for walkable, clustered commercial areas that are carefully integrated into residential neighborhoods.

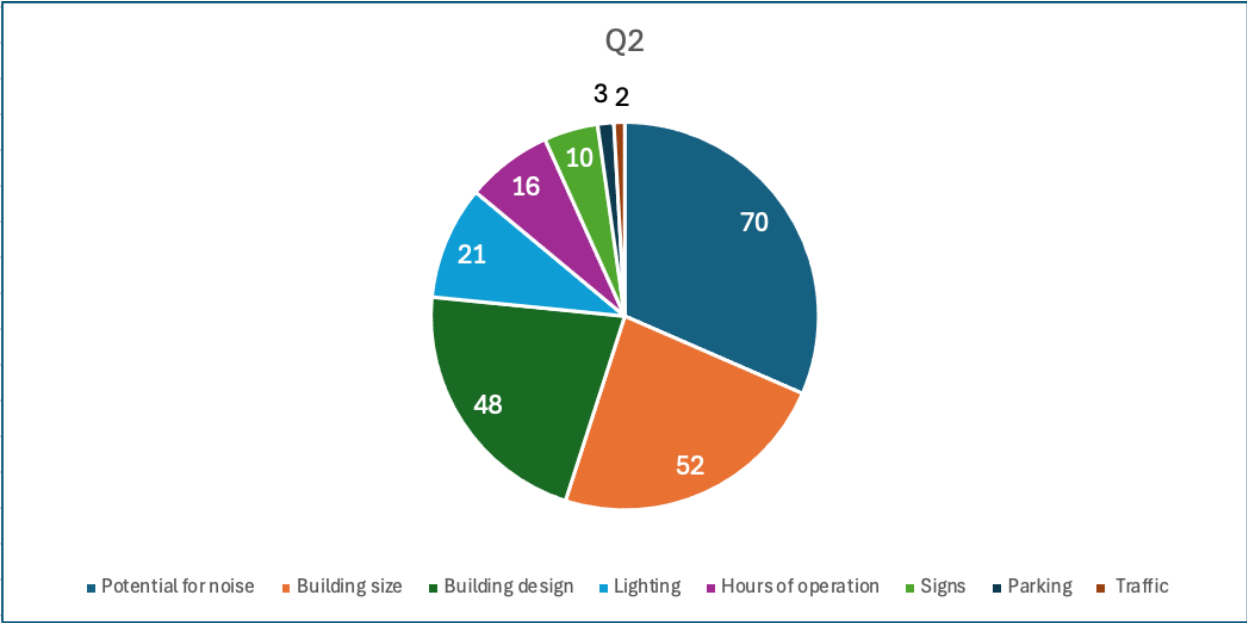
Q1. What types of businesses would you would wish to see in Summit West?



Top Desired Business Types (Survey Question 1)

- Café / restaurant (68 responses, 54.4%)
- Grocery store (51 responses, 40.8%)
- Coffee shop (43 responses, 34.4%)
- Bakery (35 responses, 28%)
- Convenience store / corner market (35 responses, 28%)
- Bar / pub (28 responses, 22.4%)
- Food cart lot (23 responses, 18.4%)
- Fitness (21 responses, 16.8%)
- Bookstore (20 responses, 16%)
- Pharmacy (16 responses, 12.8%)

Q2. What concerns need to be addressed for commercial to feel compatible in the residential portions of Summit West?



Top Concerns (Survey Question 2)

- Potential for noise (70 responses, 56%)
- Building size (52 responses, 41.6%)
- Building design (48 responses, 38.4%)
- Lighting (21 responses, 16.8%)
- Hours of operation (16 responses, 12.8%)
- Signs (10 responses, 8%)
- Parking (3 responses, 2.4%)
- Traffic (2 responses, 1.6%)

Q3. Examples of neighborhood commercial areas in Bend that you feel are successful and compatible with the residential area.

Question 3 -Location	Question 3 Examples of Neighborhood Aera is Bend you feel are successful and compatible with the residential Area
NWX	67
Multiple	17
Discovery West	6
Century/Safeway Area	2
Galvaeston	2
Brookwood	2
Newport Market Area	1
Shevlin and College Way	1
Shevlin Medical	1
Jacksons Corner	1
Grand Total	100

Q4. What spots in Summit West do you think would be ideal for small-scale neighborhood serving commercial?

Question 4 Locations	Question 4 What spots in Summit West do you think would be ideal for small- scale neighborhood serving commercial?
Talline	21
Multiple	20
Mt Washington and Skyliners	8
Mt Washington and Shevlin Park Road	6
NWX	5
Shevlin Park Road and College Way	5
Discovery West	3
Mt Washington and Simpson	1
NW Skyliners and NW Skyliners Ranch Road	1
Newport Market Area	1
Grand Total	71