



Planning Division
City of Bend
P.O. Box 431
Bend, OR 97709

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for two mixed-use buildings and renovation of an existing building with a modified street section.

The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is Tuesday, August 1, 2023.** Comments should be directed to the staff reviewer identified below and must include the project

PROJECT NUMBER: PLSPR20230059
PLMISC20230061

APPLICANT: Project PDX

LOCATION: 105 NE Franklin Avenue

REQUEST: Type II Site Plan Review and Design Review for a new mixed-use development totaling approximately 170,000 sf, including an existing 13,700 sf single-story building to be renovated and 156,300 sf in two five-story mixed-use / multifamily buildings. Also includes a Type II Modification of Public Improvement Standards review for a reduced right-of-way width of 53 feet for 1st Street to allow a 'woonerf' design curbsless sidewalks, alternate paving styles, chicanes, and other traffic-calming features to promote a multi-modal development.

STAFF REVIEWER: Karen Swenson, (541) 388-5567; kswenson@bendoregon.gov

Comments must be directed toward the criteria that apply to this request and must **reference the project number**. Failure to raise an issue with sufficient specificity to allow the decision maker to respond to the issue precludes an appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above or to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **Tuesday, August 1, 2023**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLSPR20230059> (Site Plan Review) and

<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLMISC20230061> (Modification of Public Improvement Standards)

Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at www.bendoregon.gov/permitcenter. Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project.

MATERIALS IN ALTERNATE FORMAT REQUEST



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

The applicable criteria are listed below and are available for review using the following link.
<https://bend.municipal.codes/BDC>

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

If you have questions or need help to access the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above or call (541) 388-5580 and choose Option 3 for the planner on duty.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Criteria

Chapter 4.2.500 Site Plan Review

Chapter 3.4.150 Waiver and Modification of Public Improvement Standards

Standards

Chapter 2.2, Commercial Districts (CL)

Chapter 2.3, Mixed Employment Districts (ME)

Chapter 2.7, Special Planned Districts (Bend Central District)

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

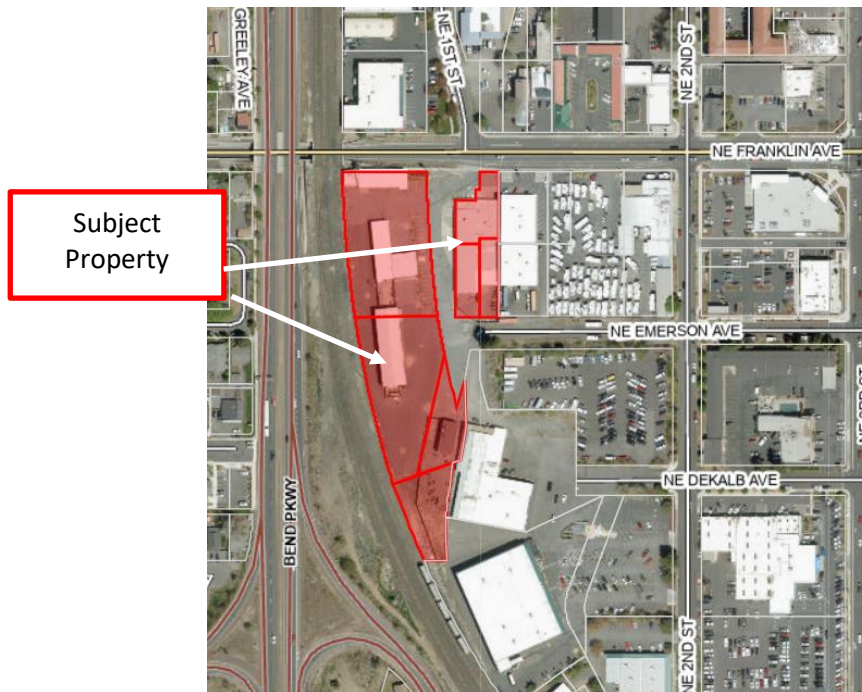
Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Land Use Review and Procedures



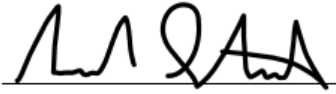
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I, Isaak Staats, certify that a copy of this notice was mailed to all property owners of record and the addresses based on the City's current addressing record for properties within 500 feet of the subject site, the representative for the Larkspur, Orchard District, River West, and Old Bend Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).



Isaak Staats, Planning Technician II

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