

PUBLIC MEETING NOTIFICATION

Notice:

The developer of the property noted below will be submitting a Site Plan/Design Review application to the City of Bend for a multi-unit residential development, providing 134 dwelling units. The design is for a six-story building that will consist of approximately 107,000 square-feet, inclusive of the parking area on the ground floor. 129 residential units will be one-bedroom/studio units and 5 residential units will be two-bedroom units, and the design also provides storage and amenity space on the ground floor. Prior to the submittal of the land use application, an informational meeting will be held according to the provisions of Section 4.1.215 of the Bend Development Code.

Time, Date, and Location of Meeting:

The meeting will be held on **Monday, June 23, 2025 at 6:00 pm**. The meeting will be held on-line via ZOOM. To participate:

- Before the scheduled meeting date, ensure that you can access the Zoom on your computer, tablet, or smart phone (for issues refer to www.zoom.us).
- To participate in the meeting at the scheduled time, type the following link into your web browser.
<https://us06web.zoom.us/j/81215506565>
- You can also participate on via telephone by calling into (253) 215 8782 / Meeting ID: 812 1550 6565, however you will need to be on-line to view the visual presentation.

LOCATION:

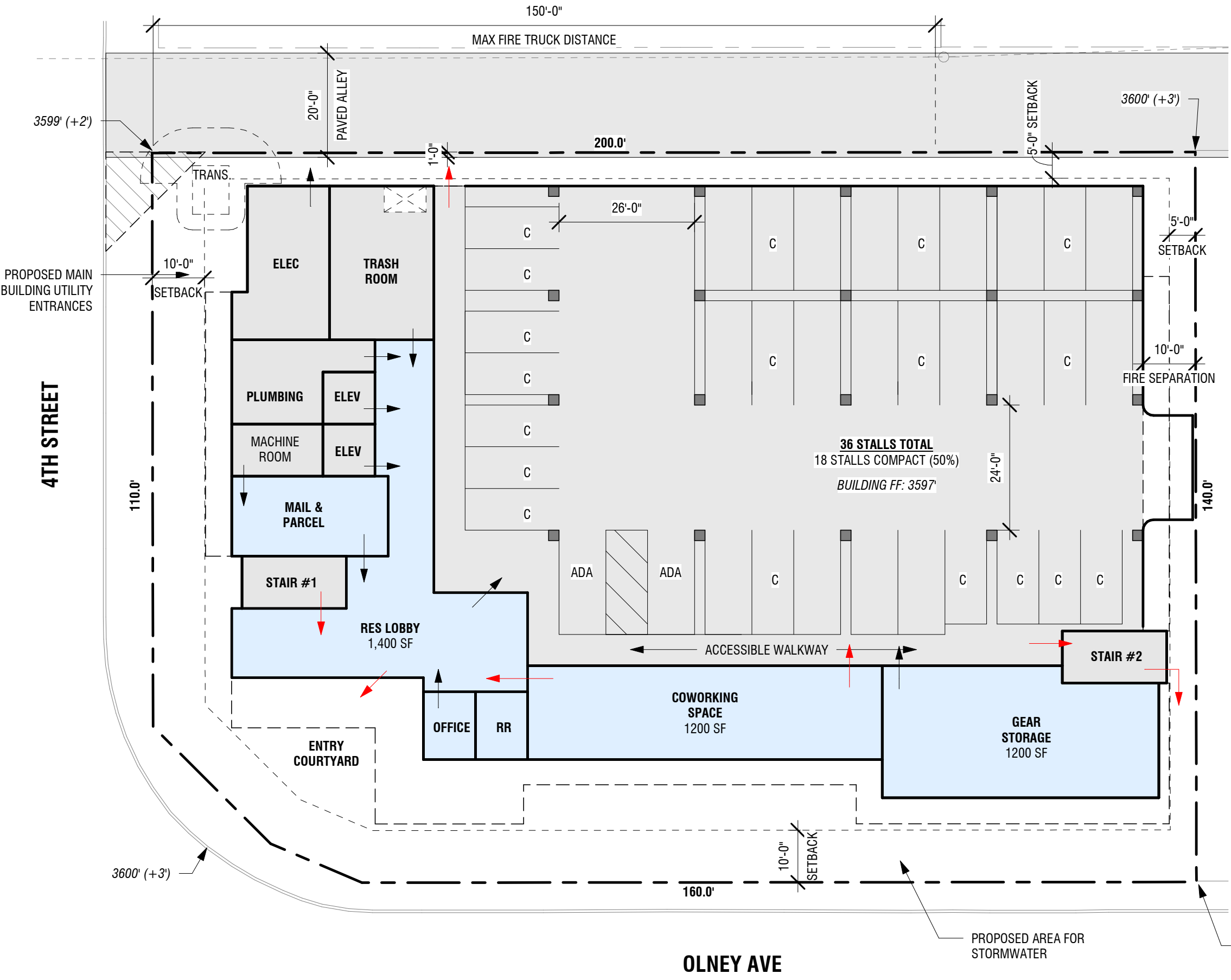
The proposed development is located at 424 NE Olney Avenue, which is at the northeast corner of the intersection of NE 4th Street and NE Olney Avenue. The property is further identified as Deschutes County Tax map and Lot number 171233BB00700. The site is zoned Residential – High Density (RH)



Plans depicting the specific proposal will be available at the public meeting.

CONTACT INFO:

Roost Development Company – perry@roostdevelopmentco.com



PROPOSED BUILDING INFORMATION

PARKING COUNTS		36 STALLS TOTAL
STANDARD		16 STALLS
ADA		2 STALLS
COMPACT		18 STALLS (50%)
UNIT COUNTS		
FULL BUILDING:		134 UNITS
2-BD:	5 UNITS (4%)	940 SF/UNIT
1-BD:	29 UNITS (22%)	
	TYPE I: 10 UNITS	720 SF/UNIT
	TYPE II: 10 UNITS	(5) 700 SF, (5) 630 SF
	TYPE III: 5 UNITS	740 SF/UNIT
	TYPE IV: 4 UNITS	680 SF/UNIT
STUDIO:		100 UNITS (74%)
	TYPE I: 86 UNITS	(66) 460 SF, (10) 450 SF, (10) 440 SF
	TYPE II: 14 UNITS	(9) 430 SF, (5) 500 SF
BUILDING GROSS SF:		106,730 GSF + 3,575 SF PODIUM OPEN SPACE
LEVEL 01:	6,880 SF + 12,150 SF PARKING GARAGE	
LEVEL 02:	17,540 SF + 3,575 SF PODIUM	
LEVEL 03:	17,540 SF	
LEVEL 04:	17,540 SF	
LEVEL 05:	17,540 SF	
LEVEL 06:	17,540 SF	

ARCHITECTURAL SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE

FLOOR PLAN - LEVEL 01

SCALE : 1" = 20'-0"





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LEVEL 04:	17,540 SF	
LEVEL 05:	17,540 SF	
LEVEL 06:	17,540 SF	

ARCHITECTURAL SITE PLAN LEGEND

- — — — — PROPERTY LINE
- - - - - SETBACK LINE

FLOOR PLAN - LEVEL 02
SCALE : 1" = 20'-0"



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LEVEL 03:	17,540 SF	
LEVEL 04:	17,540 SF	
LEVEL 05:	17,540 SF	
LEVEL 06:	17,540 SF	

ARCHITECTURAL SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE

FLOOR PLAN - LEVELS 03 - 06

SCALE : 1" = 20'-0"





PRELIMINARY BUILDING MASSING

SCALE : NTS