

NEIGHBORHOOD MEETING NOTIFICATION

You are invited to attend a public meeting for a proposed project in your neighborhood. The meeting is for a Type II Site Plan Review application. The purpose of this meeting is to provide a forum for the applicant and neighbors to discuss the proposed development prior to City of Bend application submission.

Time, Date, and Location of Meeting:

The meeting will be held on **Monday, April 4, 2022 at 6:00 pm**. The meeting will be held on-line.

Please join meeting from your computer, tablet, or smartphone.

- **<https://meet.goto.com/164001365>**

You can also dial in using your phone.

- **United States (Toll Free): 1 866 899 4679**
- **Access Code: 164-001-365**

Project Address:

Lots 11 and 12 in the Compass Corner Development. Corner of NW Mount Washington Drive and NW Awbrey Road. Awbrey Butte Neighborhood Association.

Project Description:

- Mixed-Use Commercial / Residential project in CC Zone.
 - 42 Apartments:
 - 30 – One-Bedroom Units
 - 6 – Two-Bedroom Units
 - 6 – Studio Units
 - Commercial Space: 4,153 SF
- Overall Size of Building: **48,000 – 49,990 SF**.
 - 4 story building with 3 stories of apartments over 1 story of commercial space and parking
- Building Height Allowed: **45 feet**.
- Proposed Building Height: **45 feet**.
- Residential Parking Required: **45 Parking Spaces**
- Office-Parking Required: 1 space per 350 SF = **11 parking spaces**
- Food Service Parking Required: 1 space per 200 SF = **20 parking spaces**
- Total Parking Provided: **65 parking spaces**.
- Total Parking Required: **56 to 65 parking spaces**.
 - Mixed-Use Reduction (5%): **53 to 61 parking spaces**.
- Bicycle Spaces (Multiple Uses): 1 space /10 parking spaces: **6 spaces**

Please contact Chris Thome- cthome@steele-arch.com with any questions or comments:

Chris Thome, Principal
Steele Associates Architects, LLC



Vicinity Map – Subject Property

Area Schedule (Gross Building)				
Level	Name	Area	Area Type	Comments
LEVEL 1	LOBBY AREA	882 SF	Gross Building Area	
LEVEL 1	accessory	1,064 SF	Gross Building Area	
LEVEL 1	RETAIL AREA	4,153 SF	Gross Building Area	
LEVEL 1	COVERED PARKING	6,250 SF	Exterior Area	
LEVEL 2	RESIDENTIAL AREA	12,016 SF	Gross Building Area	
LEVEL 3	RESIDENTIAL AREA	12,016 SF	Gross Building Area	
LEVEL 4	RESIDENTIAL AREA	12,011 SF	Gross Building Area	
		48,392 SF		



COMPASS CORNER

03.04.22

PRESENTATION - SITE PLAN

STEELE
architecture interiors planning

