



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

Mailed on May 15, 2023

NOTICE OF INCOMPLETE APPLICATION

Greg Blackmore
19454 Sunshine Way
Bend, OR 97702

PROJECT NUMBER: PLSPR20220416

APPLICANT: Greg Blackmore

LOCATION: 0 NW AWBREY RD, LOT:11&12, BEND, OR 97703;
171229BC02100; LOT: 11 & 12, COMPASS CORNER;

REQUEST: Modification of Application: Type II Site Plan / Design Review for a 4-story mixed use building containing ground floor commercial use and 40 residential units in the Commercial Convenience zone.

STAFF REVIEWER: Elizabeth LaFleur, AICP, Senior Planner, (541) 330-4019,
elafleur@bendoregon.gov

Nicholas Barnhardt, Engineering Associate, (541) 323-7172,
nbarnhardt@bendoregon.gov

In accordance with BDC 4.1.412.B, this letter serves to notify you that the application referenced above has not met the submittal requirements for acceptance as a complete application. This notice contains a list of missing information that is requested in order for your application to be deemed complete.

In accordance with BDC 4.1.412.C, this application will be void on *October 30, 2023* (180 days from the date of submittal of Modification of Application, which is the date fees were paid) if the applicant has not submitted:

1. All of the missing information;
2. Some of the missing information and written notice that no other information will be provided; or
3. Written notice that none of the missing information will be provided.

Please contact the Planner listed above if you have any questions.



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.

Missing Submittal Requirements:

1. Narrative - Page 41 of Narrative, Vertical Clearance response: Please provide sheet A101 or other appropriate sheet to show compliance with BDC 3.1.400.F. Provided sheets do not indicate Vertical Clearance is met.
Page 51, BDC 3.2.300.E.c: Please address generator area. [Elizabeth LaFleur @ 05/09/2023 12:42 PM]
2. Landscaping Plan - The new generator area is located in an area that used to be landscaping. Please update Landscaping plan is necessary and provide updated landscape coverage calculations-both gross and parking area landscaping square footages. [Elizabeth LaFleur @ 05/09/2023 12:37 PM]
3. Building Elevations - Please explain the Generator area. Is it a covered addition to the ground floor? Uncovered but enclosed? What is the wall material? Why does it not show up on the elevation plans?
Provide height calculation as detailed in the City of Bend "Measuring Height" quick reference guide. Please double check all math and be sure not to mix and match decimals and ft/in.
You mentioned the vertical clearance height is being met, but the plans don't appear to reflect this. Please explain/show on plans.
4. Floor Plans - Clarify new generator area. Is this enclosed floor area? [Elizabeth LaFleur @ 05/09/2023 12:36 PM]
5. Water and Sewer Analysis - Provide confirmation from PDE that current Water & Sewer Analysis on file is still sufficient, given the revised uses (i.e. proposed 1,000 sq ft of restaurant use and 4,557 sq ft of general office use) and length of time since Analysis memo was issued. [Elizabeth LaFleur @ 05/09/2023 12:30 PM]

A Water and Sewer Analysis Memo is required. Please apply for your Water and Sewer Analysis through the Engineering CityView portal prior to submittal of this land use application. Upon completion of the Water and Sewer Analysis, you will receive a Utility Availability Memo. This memo is required to be uploaded as part of your land use application.
6. Site Plan - Please clarify "generator" area. Will this be covered or uncovered? [Elizabeth LaFleur @ 05/09/2023 12:23 PM]
7. Transportation Facilities Report (TFR) - Provide confirmation from Traffic Engineer that TFR on file is still sufficient, given the revised uses (i.e. proposed 1,000 sq ft of restaurant use and 4,557 sq ft of general office use) and length of time since Report was conducted. [Elizabeth LaFleur @ 05/09/2023 12:30 PM]
8. Traffic Analysis Memo - issued by the City of Bend - Provide confirmation from PDE that current Transportation Analysis Memo on file is still sufficient, given the revised uses (i.e. proposed 1,000 sq ft of restaurant use and 4,557 sq ft of general office use) and length of time since Analysis memo was issued. [Elizabeth LaFleur @ 05/09/2023 12:30 PM]

9. Roof Plan - Please show how roof top mechanical equipment is going to be screened from view and noise from uphill properties. [Elizabeth LaFleur @ 05/09/2023 12:53 PM]
10. Other / Miscellaneous - Provide updated bike parking calculation and location information, now that there is additional commercial square footage and decreased # of residential units. [Elizabeth LaFleur @ 05/09/2023 12:11 PM]
Height plans are off. Please revise. Please check math and show true average. Looks like you're showing all portions of the building will have surface floor at "Level 1", but height calcs do not reflect this. Unclear how vertical clearance is going to be met, given Sheet A204 and elevation plans. [Elizabeth LaFleur @ 05/09/2023 12:16 PM]

Required Action: Log into your Online Permit Center Portal account at <http://www.bendoregon.gov/permitcenter> to upload all required documents and information. Click on the **My Items** link at top of page and under **My Planning Applications**, choose the appropriate application number. At the bottom of the Planning Application Status page, click link to **Upload Documents**. Upload any missing information, as well as a response letter to the Returned for Corrections submittal item.