

NOTICE OF PUBLIC MEETING

Date Mailed: January 24, 2024

Notice:

The developer of the property shown on the following pages will be submitting to the City of Bend an application for approval of a Site Plan for a multifamily housing project. This notice is being provided in compliance with Section 4.1.215 of the City of Bend Development Code

Project Description:

The project will consist of constructing six multi-story buildings with approximately 180 dwelling units with associated parking lots and amenities.

Date, Time, & Location of Meeting:

The meeting will be held via Zoom on Thursday, February 8th at 6:00 PM. Below is a link to the Zoom meeting that you can type into your web browser.

<https://us02web.zoom.us/j/2795407858?omn=81943866535>

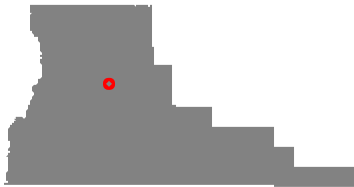
Alternatively, please contact me and I would be happy to email the link.
Thank you!

Grant Hardgrave
HWA
granth@hwa-inc.org
62930 O.B. Riley Road, Suite 100
Bend, OR 97703
(541-389-9351)

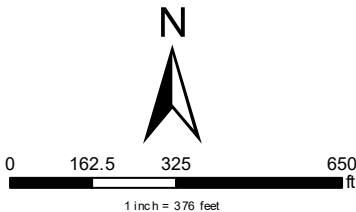
Vicinity Map



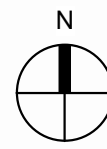
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Deschutes County GIS



Date: 1/23/2024



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



12/21/2023 8:37:43 PM



PARKING SCHEDULE - ALL PARKING	
Type	Count
8'-0"x15'-0" - COMPACT	41
8'-0"x15'-0" - COMPACT - COVERED	24
9'-0"x18'-0" - ADA	1
9'-0"x18'-0" - EVR	52
9'-0"x18'-0" - EVR - COVERED	28
9'-0"x18'-0" - STANDARD	64
9'-0"x18'-0" - STANDARD - COVERED	8
9'-0"x20'-0" - ADA	3
9'-0"x20'-0" - EV ADA VAN	1
9'-0"x20'-0" - EV STANDARD	8
	230

PARKING SCHEDULE - EV SPACES	
Type	Count
9'-0"x20'-0" - EV ADA VAN	1
9'-0"x20'-0" - EV STANDARD	8
	9

PARKING SCHEDULE - EV READY SPACES	
Type	Count
9'-0"x18'-0" - EVR	52
9'-0"x18'-0" - EVR - COVERED	28
	80

PARKING SCHEDULE - ACCESSIBLE	
Type	Count
9'-0"x18'-0" - ADA	1
9'-0"x20'-0" - ADA	3
9'-0"x20'-0" - EV ADA VAN	1
	5

Tabulations by Building				
Building A	GSF	Amnty	GSF	Units
Studio				0
1-BD / 1-BA				12
2-BD / 2 BA small				6
2-BD / 2 BA large				6
3-BD 2 BA				0
Total	27,747			24
Building C	GSF	Amnty	GSF	Units
Studio				10
1-BD / 1-BA				10
2-BD / 2 BA small				5
2-BD / 2 BA large				5
3-BD 2 BA				0
Total	29,406			30
Building D	GSF	Amnty	GSF	Units
Studio				10
1-BD / 1-BA				10
2-BD / 2 BA small				5
2-BD / 2 BA large				5
3-BD 2 BA				0
Total	29,406			30
Building E	GSF	Amnty	GSF	Units
Studio				0
1-BD / 1-BA				10
2-BD / 2 BA small				5
2-BD / 2 BA large				5
3-BD 2 BA				0
Total	23,034			20
Building F	GSF	Amnty	GSF	Units
Studio				0
1-BD / 1-BA				12
2-BD / 2 BA small				6
2-BD / 2 BA large				6
3-BD 2 BA				0
Total	27,747			24
Building G	GSF	Amnty	GSF	Units
Studio				3
1-BD / 1-BA				17
2-BD / 2 BA				10
3-BD 2 BA				16
Leasing Office		96		
Lobby		1,100		
Manager Office / Work		202		
Maintenance		677		
Trash		585		
Electrical/Fire/Water/ICT/Mech		1,765		
Game Room		471		
Mail and Packages		822		
Pool Bath		98		
Community, Level 1 and 4		2,180		
Dog Wash		128		
Spa/Fitness		138		
Maker Space		427		
Restroom		98		
Bikes		858		
Total	63,174	9,645		46

Overall Project Tabulations				
	GSF	Mix	Amnty	GSF
Studio	564-616	13%		23
1-BD / 1-BA	667-753	41%		71
2-BD / 2 BA small	900-980	21%		37
2-BD / 2 BA large	1045	16%		27
3-BD 2 BA	1148-1276	9%		16
Total Interior Amenity			9,645	
			55sf/unit	
Total	200,514		9645	174

Parking	
On-Site Parking Count	230
On-Site Parking Ratio	1.32
Off-site Parking Count	42
Total Parking Ratio	1.56

*GSF calculated per OSSC Section 202 Floor Area, Gross: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

preliminary

drawn by
BDD
checked by
TBD

lsw job number
2023-0033

Discovery West Multifamily
PAHLISCH COMMERCIAL, INC.
Bend, Oregon 97703

Issue date
12/21/23
50% +/- SD
revisions

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ARCHITECTURAL
SITE PLAN

A-001

Scale 1" = 30'-0"