

PUBLIC MEETING NOTIFICATION

Notice:

The Developer of the property noted below will be submitting an application to the City of Bend for a roughly 22,000 square-foot expansion of the Central Oregon Radiology Association (CORA) building. 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 **Thursday, March 17, 2022 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/84874943883>

- You can also participate on via telephone by calling into (253) 215 8782 / Meeting ID: 848 7494 3883, however you will need to be on-line to view the visual presentation.

Location:

The property address is 1460 NE Medical Center Drive and it is identified as Taxlots: 171234AA01500 and 171234AA01400. The combined parcels include 2.52 acres and are both zoned and designated for *High Density Residential* (RH) and subject to the additional uses allowed within the Medical District Overlay Zone (MDOZ).

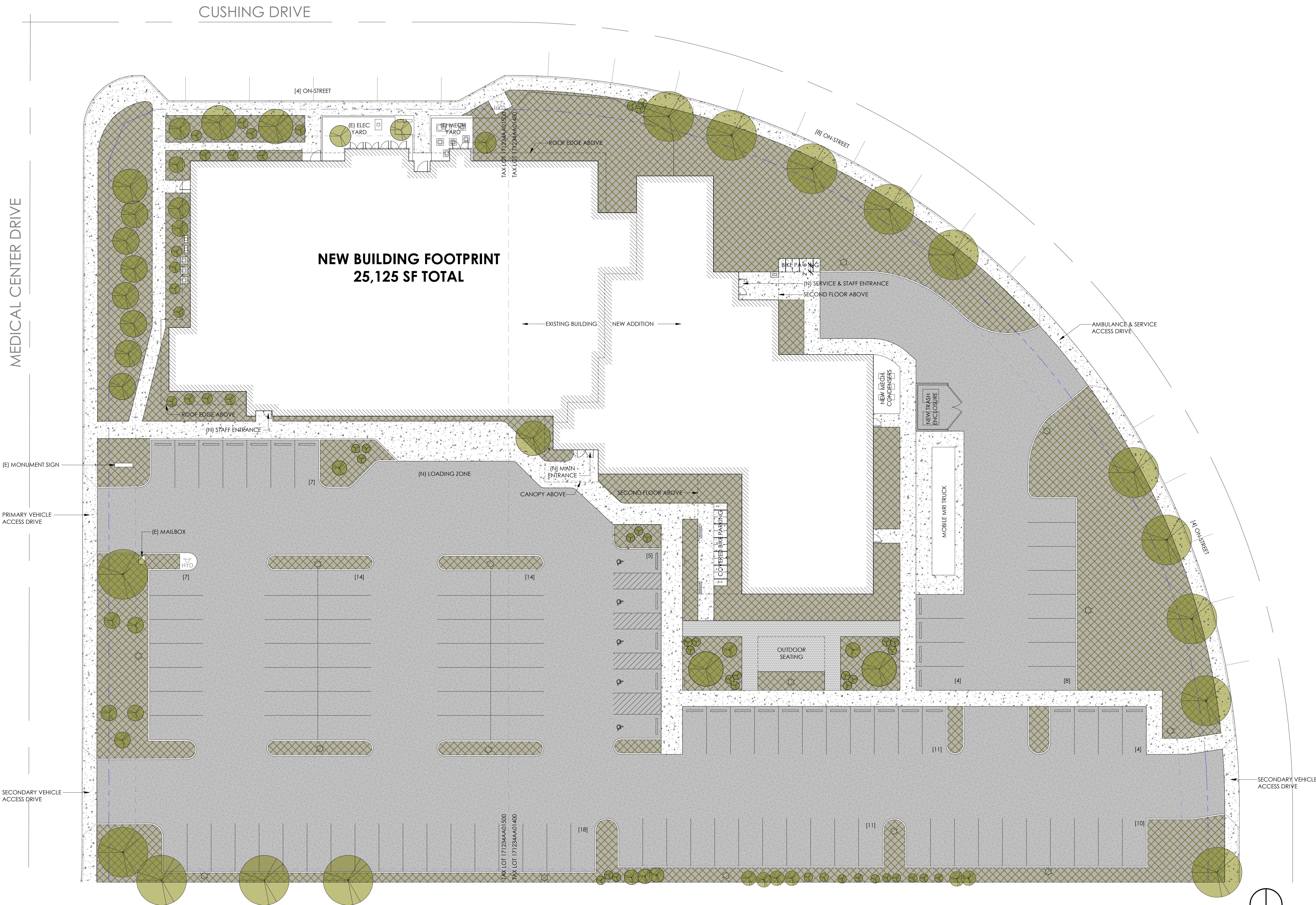


Plans depicting the specific proposal will be available at the public meeting.

Contact Info: Blackmore Planning and Development Services LLC – greg@blackmoreplanning.com

DEVELOPMENT CODE ANALYSIS

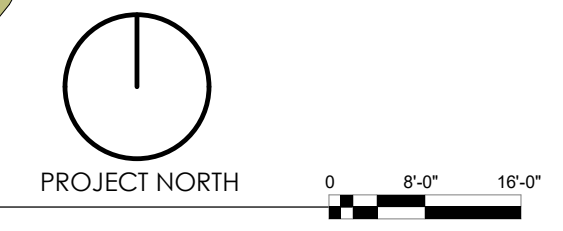
PROJECT ADDRESS	1460 NE MEDICAL CENTER DR
TAX LOTS	LOT 1: 171234AA01400 LOT 2: 171234AA01500
ZONING	RH - RESIDENTIAL HIGH DENSITY
OCCUPANCY	B - BUSINESS
LAND USES	OUTPATIENT MEDICAL CLINIC (UNCHANGED)
LOT AREA	104,450 SF
DEVELOPMENT STANDARDS: (BDC TABLE 2.1.300)	
FRONT SETBACK:	10'
SIDE SETBACKS:	5'
REAR SETBACK:	5'
BUILDING HEIGHT:	50' MAX
MAX LOT COVERAGE: (BDC TABLE 2.1.700) = NONE	
PROPOSED BUILDING FOOTPRINTS:	
EXISTING BUILDING:	14,546 SF (ORIGINAL FOOTPRINT @ 14,571 SF)
NEW ADDITION:	10,579 SF
TOTAL:	25,125 SF
EXISTING/PROPOSED BUILDING HEIGHT:	31 FT 8 IN / 30 FT MAX (NEW ADDITION)
LANDSCAPING:	
REQUIRED:	15% OF 104,450 SF = 15,667 SF
PROVIDED:	21,584 SF
PARKING (BDC CHAPTER 3.3.300):	
REQUIRED FOR OFFICE USE =	43,886 SF / 350 = 125 SPACES
ON-SITE PARKING PROVIDED =	113 SPACES
ON-STREET PARKING PROVIDED =	16 SPACES
TOTAL PROVIDED =	129 SPACES
ACCESSIBLE PARKING:	
TOTAL REQUIRED =	5 SPACES REQUIRED, INCLUDING 1 VAN SPACE
BICYCLE PARKING:	
STAFF BIKE PARKING =	1 SPACE / 10 EMPLOYEES (X 100) = 10 SPACES
VISITOR BIKE PARKING =	1 SPACE / 20 PARKING STALLS (X 127) = 6 SPACES
TOTAL REQUIRED =	16 SPACES

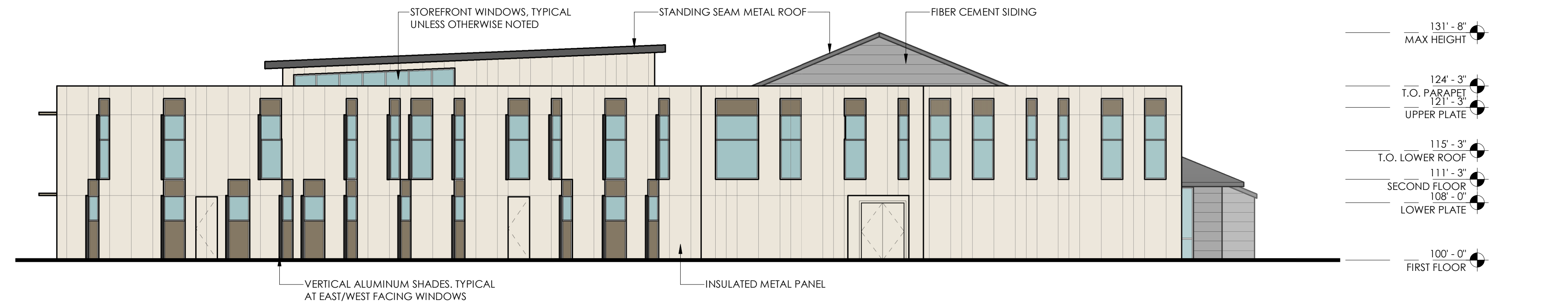


SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- HYD FIRE HYDRANT
- POLE MOUNTED AREA LIGHT
- ASPHALT
- CONCRETE HARDSCAPING / SIDEWALK
- PAVERS / SEMI-PERMEABLE SURFACE
- LANDSCAPE / SWALE AREA / ORNAMENTAL GRASSES
- VEGETATION (TREES / PLANTS)
- ACCESSIBLE PARKING / PAVEMENT MARKING
- VEHICLE WHEEL STOP

1 SITE PLAN
P101 SCALE: 1/16" = 1'-0"

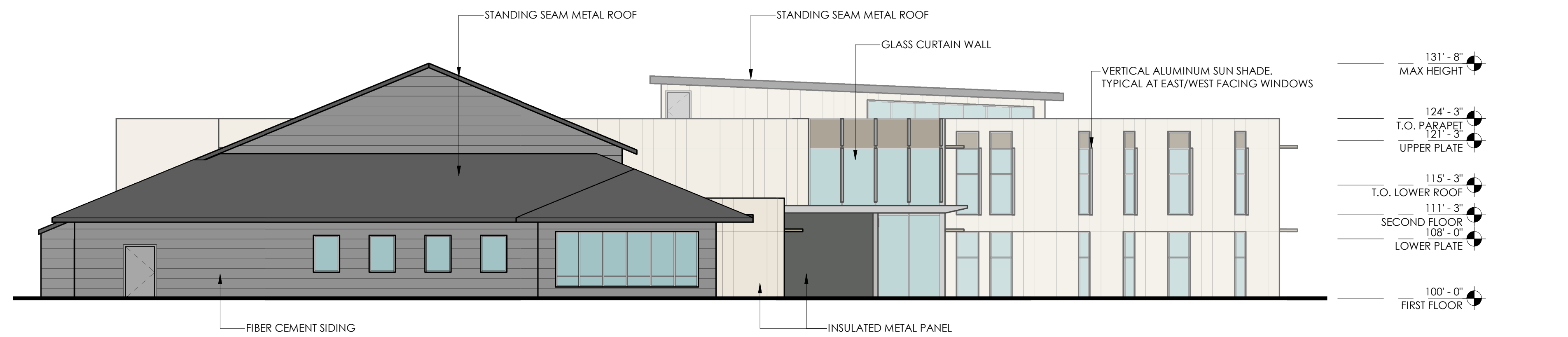




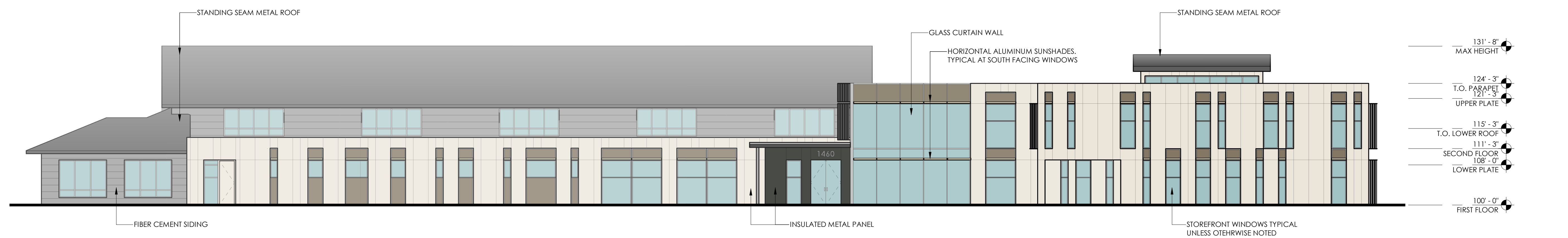
1 EAST ELEVATION
P201 SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
P201 SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
P201 SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
P201 SCALE: 3/32" = 1'-0"