



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

NOTICE OF NEW APPLICATION

The City of Bend received the following **Site Plan Review** application. The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application.

The last day to mail or email comments is October 21, 2026.

Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLSPR20260439

APPLICANT: Blackmore Planning and Development Services, LLC

LOCATION: 1247 NE MEDICAL CENTER DR, BEND, OR 97701; 0 NE WATT WAY, BEND, OR 97701; Tax Lot 171234AA02000; LOT 15, PHASE 3, BLOCK 0, PILOT BUTTE PROFESSIONAL PARK PHASES 2 AND 3; 1247 NE MEDICAL CENTER DR, BEND, OR 97701; Tax Lot 171234AA02100; LOT 12, PHASE 2, BLOCK 0, PILOT BUTTE PROFESSIONAL PARK PHASES 2 AND 3.

REQUEST: Site Plan and Design Review for a 3-story building with 75 senior living units, including 59 Residential Care and 16 Memory Care. The development also includes open space areas, parking areas, landscaping, and associated site improvements. (Type II Administrative Review with Notice)

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

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude an appeal to the Land Use Board of Appeals (LUBA) based on that issue. Written comments may be emailed to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by 11:59 PM October 21, 2026.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLSPR20260439>. Alternatively, the application can be accessed through the Online Permit Center using the QR code or by going to <https://cityview.ci.bend.or.us/Portal/Planning/Locator> then entering the project number in the search bar to find the project.



Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above, or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

If you have questions or need help to access the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

The applicable criteria are listed below and are available for review using the QR codes and links below. Previous versions of the Code can be found on the website by clicking "Track" at the top of the page and then selecting "Historic Versions."

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC)

<https://bend.municipal.codes/BDC>



Version Effective Date 08/15/2026

BDC Criteria

Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review

BDC Standards

Chapter 2.1 Residential Districts

Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans

Article IV, Medical District Overlay Zone

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Tree Preservation, Fences and Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

Section 3.5.200 Outdoor Lighting Standards

Section 3.5.600 On-Site Drainage

Chapter 4.7, Transportation Analysis

BDC Procedures

Chapter 4.1, Development Review and Procedures



I, Maggie St. Onge, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City's current addressing record, for properties within 250 feet of the subject site, as well as the representative for the Mountain View Neighborhood District. A copy of the mailing list is attached to this notice under Documents and Images for the **project in the Online Permit Center**.

Maggie St. Onge, PLANNING TECHNICIAN II

MATERIALS IN ALTERNATE FORMAT REQUEST



Accommodation Information for People with Disabilities

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email accessibility@bendoregon.gov or call 541-693-2198. Relay Users Dial 7-7-1.

Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato

electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico accessibility@bendoregon.gov o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.