



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

## NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application to re-design the COIC Hawthorne Station Transit Center Parking area and circulation area.

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 Wednesday, May 11, 2022.** Comments should be directed to the staff reviewer identified below and must include the project

- PROJECT NUMBER:** PLSPR20211158 (Site Plan Review-No Building)  
 PLMISC20211131 (Waiver to Public Improvement Standards)
- APPLICANT:** Jennifer VanCamp
- LOCATION:** 334 NE Hawthorne Ave, Lot 9 thru 21, Block 21, Center Addition to Bend Subdivision; 171233CB01700; 355 NE Irving Ave, Lot 6 and part lot 5, Center Addition to Bend Subdivision; 171233CB01400; 363 NE Irving Ave, Lot 7, Block 21, Center Addition to Bend Subdivision; 171233CB01500.
- REQUEST:** Type II Site Plan Review - No Building - to re-design the COIC Hawthorne Station Transit Center Parking by moving bus loading areas to the existing parking area. Additionally, Irving Street approaches and the alley approach to 4th Street are proposed to be widened for new driveways. Applicant is requesting Waiver to Public Improvement Standards.
- STAFF REVIEWER:** Elizabeth LaFleur, AICP, Senior Planner  
 541-330-4019; elafleur@bendoregon.gov

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal 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 **Wednesday, May 11, 2022**.

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/Status?planningId=26260> (Site Plan Review)  
<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=1427> (Waiver to Public Improvement Standards)

Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at [www.bendoregon.gov/permitcenter](http://www.bendoregon.gov/permitcenter). Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in

### MATERIALS IN ALTERNATE FORMAT REQUEST



#### 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.

the search bar to find the project.

The applicable criteria are listed below and are available for review using the following link: <https://bend.municipal.codes/BDC> .

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.

## **APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:**

### **Criteria**

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

### **Standards**

BDC 2.2 Commercial Zoning Districts (CL)

BDC 2.7.3200 Bend Central District

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

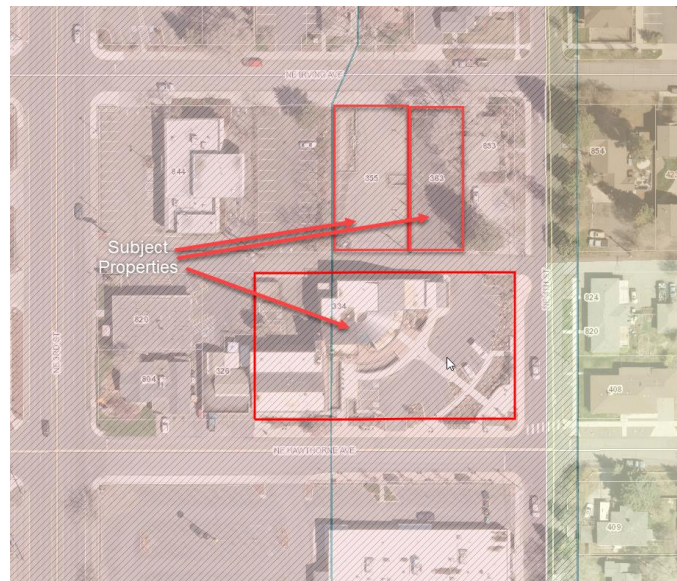
BDC 3.2 Landscaping, Street Trees, Fences and Walls

BDC 3.3 Vehicle Parking, Loading and Bicycle Parking

BDC 3.4 Public Improvement Standards

### **Procedures**

BDC Chapter 4.1, Land Use Review and Procedures



I, Sheila Pyott, 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 Orchard District Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Sheila Pyott Signature: Sheila Pyott

## **MATERIALS IN ALTERNATE FORMAT REQUEST**



### **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.