

May 6, 2020

Sara Anselment
City of Bend – Planning
710 NW Wall
Bend, OR 97702

RE: Comments from CWNA for Public Meeting-April 15, 2020 and May 6, 2020
PZ-20-0263- Pine Ridge Inn Redevelopment

Dear Sara:

We would like to enter the following comments and concerns rising from the Public Meeting held to discuss the property redevelopment.

1. This area is designated as an "Area of Special Interest - River" (ASI) so it deserves the highest level of scrutiny.
2. The applicant's agent has stated that no part of the building or associated mechanical exceeds the 65' maximum height. Therefore, CWNA asks City of Bend to ensure the building height and any related mechanical equipment remain at or below the 65' maximum height. Should construction of the building necessitate exceeding the height. CWNA requests the requirement of an additional Public Meeting.
3. At this time, we have been advised no current noise studies have been executed. As a MU zoning with residential units, we request the City to require Loading Dock restrictions to be limited to the hours of 7AM-7PM in order to avoid amplified delivery truck back-up signals to neighboring residential properties.
4. The project plans for cinder block and plywood construction materials to be visible on sides and rear (bluff side) of building. CWNA proposes these materials should not be visible from both front and rear of building.

5. We would like to register a concern with regard to storm water runoff. The applicant has indicated there are no storm water facilities on the property, drainage will go to the public system or off the bluff into the Deschutes River. CWNA submits the applicant and City should identify the storm water/runoff at the time of the property's construction, not down the road when other nearby properties are also developed. Our code states that storm-water run-off should be retained on site and cannot drain to public right of way, making it appear as though the applicant is not meeting the minimum standard.

6. A Transportation Impact Analysis was not presented at the Public Meeting. CWNA submits a separate public meeting is necessary to address traffic mitigation around this project, and that the study needs to include projected traffic impacts from a fully enrolled/developed OSU campus. OSU completed an extensive traffic study and we believe the additional traffic impact from this project was not included in that study.

7. Landscape/trees – CWNA requests at least a one-to-one replacement of any trees cut down, and application of FireWise planting recommendations. This should exclude the use of Mugo pines specifically, and include use fire resistant/retardant mulch. Our neighbors wish to try to save as many trees as practical in the front portion of all the buildings, as well as retain the property owner's promise that all vegetation and trees will remain in its natural state in the ASI zone.

8. CWNA submits approval of the development should incorporate meeting all BDC guidelines for public streets and public sidewalks, including ADA access and planting strips. As such, we specifically request City of Bend retain the requirement for a 12' curb space for each on-street perpendicular parking space (BDC 3.3.300(B)(2)(c)). In light of new technology around self-parking vehicles AND the current climate in Bend that necessitates 4WD vehicles, the 12' space should be deemed a minimum.

9. CWNA proposes that any signage promoting a pathway between this property, the Haul Road Trail, or from the River Trail must promote public access for the general public, and shall not state "private property" or allude to hotel or residential guests only.

10. Applicant has suggested they are eligible for 10% and 15% reduction in required parking spaces because of proximity to Transit. CWNA maintains that this property is located in an ASI zone and therefore should be held to this highest standard. During the Public Meeting, the Agent for the Applicant stated "Applicant meets the required number of parking spaces for this development." Applicant's agent was referring to the number of spaces with the "allowable reduction". Yet, they are requesting a variance to an ASI-River). Therefore, CWNA objects to allowing 93% or 292 spaces and requests City of Bend/Planning to hold applicant to not less than the standard minimum of 313 spaces.

11. Applicant suggests the MU classification and related outdoor seating of proposed public space/restaurant will not result in increased travel demand. CWNA challenges this statement. This area is mostly commercial rather than residential so walking access is restricted.

12. Due to the nature of the mixed use development, CWNA submits the property owner should place publicly accessible Emergency Phones to connect to police near the parking/bicycle racks.

Sara, we sincerely appreciate the efforts of the Bend Planning Department to evaluate and correct deficiencies in the Public Meeting process related to this project. We have been advised that not all property owners were notified from the last Public Meeting, necessitating a new Public Meeting notification planned for May 6, 2020 at 5:30PM. We will submit additional comments if needed following that meeting.

Cordially,

Lisa Mushel, Chair
Century West Neighborhood Association

C: By email to Grant Hardgrave, HWA
granth@hwa-inc.org