

Timber Yards Lot 1

Multiple Unit Property Tax Exemption (MUPTE) Application

Date: November 2023

Submitted to: City of Bend
710 NW Wall Street
Bend, OR 97701

Applicant: Kennedy Wilson
151 S El Camino Drive
Beverly Hills, CA 90212

AKS Job Number: 9293-01



2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429

Table of Contents

I.	Executive Summary.....	2
II.	Applicable Review Criteria	2
	BEND DEVELOPMENT CODE	2
	Title 12, Revenue and Taxation.....	2
III.	Conclusion	7

Exhibits

Exhibit A:	Legal Description and Proof of Ownership/Deed(s)
Exhibit B:	Preliminary Site Plan
Exhibit C:	Proformas with and without Tax Exemptions
Exhibit D:	Assessor Property Account Number
Exhibit E:	Project Description
Exhibit F:	Existing Use of the Site and Justification for Displacement
Exhibit G:	Private Development Engineering Letter- Sewer and Water Analysis
Exhibit H:	Bend Parks and Recreation District Letter
Exhibit I:	Public Benefits Checklist
Exhibit J:	Open Space and Landscape Plan
Exhibit K:	Preliminary Architectural Plans
Exhibit L:	Project Renderings
Exhibit M:	Parking Floor Plans
Exhibit N:	Public Access Easement
Exhibit O:	Restrictive Covenant

Timber Yards – Lot 1 Multiple Unit Property Tax Exemption (MUPTE) Application

Submitted to:	City of Bend 710 NW Wall Street Bend, OR 97701
Applicant:	Kennedy Wilson 151 S El Camino Drive Beverly Hills, CA 90212
Property Owners:	181205A000500 KW Kelton-Bend Owner, LLC 151 S El Camino Drive Beverly Hills, CA 90212
Applicant's Consultant:	AKS Engineering & Forestry, LLC Contact: Joey Shearer, AICP shearerj@aks-eng.com 2777 NW Lolo Drive, Suite 150 Bend, OR 97703 (541) 317-8429
Site Location:	Located east of Bond Street, west of U.S. Route 97, north of SW Scalehouse Loop and south of Industrial Way
Deschutes County Assessor's Map:	18-12-05A; Tax Lot 500
Site Size:	Timber Yards Lot 1: ±2.47 acres Total Area (with abutting open space): ±2.78 acres
Zoning Designation:	Mixed-Use Urban (MU) within the approved Timber Yards Master Plan



I. Executive Summary

This application to the City of Bend (City) is submitted on behalf of Kennedy Wilson (Applicant) for the Multiple Unit Property Tax Exemption (MUPTe) for Lot 1 within the approved Timber Yards Master Plan (PLSPD20230065, Ord. No. NS-2476). The Timber Yards Master Plan was approved by the Bend City Council in June 2023. Lot 1 is located on a portion of Tax Lot 500 of Deschutes County Assessor’s Map 181205A, and is subject to a Tentative Subdivision Application (City File# PLLD20230464) currently under review with the City of Bend. Tax Lot 500 is zoned Mixed-Use Urban (MU) and is located within the Core Area Tax Increment Finance (TIF) Area, meeting eligibility requirements for the MUPTe Program.

The new, mixed-use building (City File# PLSPR20230465) on Lot 1 is the cornerstone of Timber Yards—a vibrant, connected, and walkable mixed-use neighborhood—and will include:

- ±246 residential units
- ±15,973 square feet of commercial space for future retail and/or restaurant
- ±254 structured vehicle parking spaces, including at least 40% (±96 spaces) that will be “EV ready”
- Secure storage for ±246 residential bicycles (1 per unit) as well as ±8 additional spaces for retail customers and employees
- ±13,343 square feet of publicly accessible open space in Tract A (abutting Lot 1), ±11.0% of the ±120,927-square-foot (±2.78-acre) total area
- Professionally designed landscaping that emphasizes native, pollinator-friendly, and water wise species and design, enhancing the pedestrian environment and providing an attractive amenity for future residents and visitors

This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City’s approval of the application.

II. Applicable Review Criteria

BEND DEVELOPMENT CODE

Title 12, Revenue and Taxation

Chapter 12.35 Multiple Unit Property Tax Exemption

12.35.015 Eligible Property.

To be eligible for the property tax exemption provided by this chapter, the housing must be a newly constructed structure(s), story(ies), or other additions to existing structure(s) and structure(s) converted in whole or in part from another use to housing that meets the following criteria:

A. Includes three or more dwelling units;

Response: The Preliminary Architectural Plans (Exhibit K) show the new multi-family residential project will contain ±246 dwelling units. The criterion is satisfied.

B. Meets the public benefit requirements as described in BC 12.35.030;

Response: The code section cited in the criterion above appears to be a typo. The public benefit requirements are addressed in the responses to BC 12.35.025, below.

-
- C. Must be at least two stories in height. Housing that is on lots larger than 10,000 square feet in size must be at least three stories in height;

Response: The Preliminary Site Plan (Exhibit B) shows Lot 1 is larger than 10,000 square feet and the Preliminary Architectural Plans (Exhibit K) show the new building exceeds three stories in height. The criterion is met.

- D. Must be located within one of the following areas:

1. Core Area Tax Increment Finance (TIF) Area,
2. Areas zoned Central Business (CB),
3. High Density Residential (RH zoning) that is located adjacent to the Core Area TIF Area including properties zoned RH along NE Studio Road, between NE 4th Street and NE 5th Street from NE Webster Avenue to SE Alden Avenue, and between the alleys on either side of NE Irving Avenue from NE 4th Street to NE 8th Street, or
4. An area developed under the City's Urban Dwelling Site Code standards as defined in Bend Development Code Section 3.8.800;

Response: The property is located within the Core Area Tax Increment Finance (TIF) Area. The criterion is met.

- E. Include a restriction that does not allow transient oriented uses, including use by any person or group of persons entitled to occupy for rent for a period of less than 30 consecutive days (including bed and breakfast inns, hotels, motels, and short-term rentals);

Response: A draft deed restriction prohibiting transient oriented uses is included as Exhibit O. This criterion can be met.

- F. Is in compliance with all local plans and zoning regulations applicable at the time the application is approved; and

Response: The Timber Yards Master Plan was approved by the Bend City Council in June 2023 (PLSPD20230065, Ord. No. NS-2476). A Site Plan Review application (City File# PLSPR20230465) for the mixed-use building on Lot 1 has been deemed complete by the City. Approval of PLSPR20230465 will demonstrate compliance with applicable local plans and zoning regulations. The criterion can be met.

- G. The construction, addition or conversion is completed on or before January 1, 2032. [Ord. NS-2447, 2022]

Response: Construction is estimated to be completed by Fall/Winter 2026. The criterion can be met.

12.35.020 Application for Exemption.

The applicant shall apply to the City no later than February 1 of each calendar year, immediately preceding the first assessment year for which the exemption is requested. The applicant shall submit an application for exemption in writing on forms furnished by the City which must show:

- A. The applicant's name, address, and telephone number.
- B. A legal description of the property and the assessor's property account number for the site, and indication of site control.

Response: The applicant’s contact information and the assessor’s property account number for the site is provided on page 1 of this narrative. The legal description for Tax Lot 500 is provided on the deed in Exhibit A.

- C. A detailed description of the project, including the number, size, and type of dwelling units; dimensions of structures, parcel size, proposed lot coverage of buildings, and amount of open space; type of construction, public and private access; parking and circulation plans; landscaping; uses; and a description of the public benefit(s) which the applicant proposes to include in the project.

Response: The project is a new 6-story, mixed-use building including multi-unit residential uses and retail and restaurant uses, which are permitted outright in the MU zone. Lot 1 is ±2.47 acres (±107,574 square feet) and is currently vacant. Therefore, no existing businesses or residents will be displaced. The 6-story building will contain ±246 residential units with a net rental area of ±195,747 square feet and an average unit size of 796 square feet. Types of dwelling units will range from studios to 1- and 2-bedroom apartments of varying sizes. The Preliminary Architectural Plans (Exhibit K) show ±15,973 square feet for retail sales and service and/or food and beverage services.

The Open Space and Landscape Plan (Exhibit J) shows ±13,343 square of dedicated public open space located within Tract A, which abuts Lot 1. This is the project’s primary public benefit under BC 12.35.025. The public open space constitutes ±11.0% of the ±120,927-square-foot (±2.78-acre) total area (Lot 1 area + contiguous publicly accessible open space area). The design and location of the open space satisfies Bend Park and Recreation District (BPRD) requirements, and includes an urban plaza, good solar access, ADA access, naturalized surveillance, seating areas, and planting areas, among other amenities. As stated in the BPRD Coordination Letter (Exhibit H), BPRD staff “believes the project as proposed generally aligns with the intent of the MUPTE program.”

The second public benefit is enhanced landscaping. The Open Space and Landscape Plan (Exhibit J) shows professionally designed landscaping emphasizing native, pollinator-friendly, and water wise species and design. A water budget is provided on p. 14 of Exhibit J. The landscaping will enhance the pedestrian environment and provide an attractive amenity for future residents and visitors.

The third public benefit is a wrapped parking structure. A total of ±254 parking spaces will be provided in a 2-story Type 1 podium parking structure with 4 levels of Type 5 wood frame above, including at least 40% (±96 spaces) that will be “EV ready” spaces. Secure storage for ±246 residential bicycles (1 per unit) as well as ±8 additional spaces for retail customers and employees will also be provided. The Preliminary Architectural Plans (Exhibit K) show retail and residential uses at the street level along all street frontages.

- D. A description of the existing use of the property, including a justification for the elimination of existing sound housing or commercial uses on the property and what efforts or strategies the applicant has made to mitigate displacement impacts to existing businesses or residences, if the project is anticipated to displace any existing businesses or residents.

Response: The site is currently vacant and will not eliminate or displace any housing or commercial uses. Therefore, no mitigation is necessary.

-
- E. A site plan and supporting materials, drawn to a minimum scale of one inch equals 20 feet, which shows in detail the development plan of the entire project, showing streets, driveways, sidewalks, pedestrian ways, off-street parking, and loading areas, location and dimension of structures, use of land and structures, major landscaping features, and design of structures.

Response: The Preliminary Site Plan (Exhibit B) shows streets, driveways, sidewalks and pedestrian ways. Off-street parking is detailed in the parking floor plans (Exhibit M), landscaping design and detail is provided in Exhibit J and building design/project renderings are provided in Exhibit L.

- F. A letter from the City’s Private Development Engineering Division stating that the proposed use can be served by existing sewer and water services and/or has coordinated with the Division on all necessary infrastructure mitigation requirements.

Response: Exhibit G contains a memo from the City of Bend Engineering Division, dated December 8, 2022, which provides the anticipated sewer and water mitigation requirements for the project.

- G. A description and the monetary value of any other public assistance, including, but not limited to, grants, loans, loan guarantees, rent subsidies, fee waivers, or other tax incentives, which the property is receiving or which the applicant plans to seek.

Response: An application for the Core Area Development Assistance Program (CADAP) was submitted to the City of Bend on October 13, 2023. The project is not seeking any other public assistance at this time.

- H. A proforma that demonstrates that the proposed project including the public benefits associated with the proposed project could not financially be built “but for” the tax exemption and that absent the exemption, the project would not be financially viable. The proforma will be reviewed by a City-selected independent financial consultant.

Response: Exhibit C contains two proformas, one with the MUPTE applied and the other without.

- I. At the time the application is submitted, applicants shall pay an application fee as prescribed by resolution of the Council. The City shall pay the County Assessor for each application which is an approved amount provided for in the resolution. [Ord. NS-2447, 2022]

Response: Application fees will be paid at time of submittal.

12.35.025 Public Benefits.

In order to qualify for the exemption provided by this chapter, the applicant must propose, and agree to include in the proposed project, three or more of the following public benefits. At least one of these public benefits must be selected from BC 12.35.030(A) through (E).

(***) [Ellipses notes intentional omission of additional text.]

- D. *Open Space and Publicly Accessible Park or Plaza Space.* Dedicate more than 10 percent of the site area as publicly accessible open space, park or plaza with usable amenities. To meet this criterion, the applicant must submit a letter from the Bend Park and Recreation District (District) stating that the applicant has coordinated with the District on the proposed open space or publicly accessible park and demonstrate how the applicant considered the comments of the District.

(***)

Response: The Open Space and Landscape Plan (Exhibit J) shows ±13,343 square feet (±11.6% of the total site area) of dedicated public open space. This is the project’s primary public benefit

under BC 12.35.025. The design and location of the open space satisfies Bend Park and Recreation District (BPRD) requirements, and includes an urban plaza, good solar access, ADA access, naturalized surveillance, seating areas, and planting areas. Exhibit H is a letter from the BPRD, confirming coordination with the applicant. The applicant has considered the comments provided by BPRD and responds as follows:

- Plaza Size: The Lot 1 landscape architecture team has coordinated and will continue to coordinate with the landscape architects designing the portion of plaza abutting Lot 2. The intent is for the final developed landscape to read as one cohesive design between both parcels, both in layout, materiality, and furnishings.
- Contiguous: There is not sufficient area for a 20-foot-wide contiguous open space along the southern building façade due to the space needed for vehicular circulation and drop-off between Lot 1 and Lot 2. Nonetheless, a 10-foot-wide public access easement is planned to be provided to ensure pedestrian connectivity across the southern edge of the project, even though that area is not wide enough to count towards the total open space area.
- Differentiation of Private and Public Space: Paving design and materials are being coordinated with the Lot 2 landscape architecture team to inform and delineate private and public space boundaries.

Additionally, a public access easement has been included as Exhibit N demonstrating the open space area is publicly accessible. The applicant notes Exhibit N is preliminary and subject to change.

M. *Enhanced Landscaping.* Provide native, pollinator-friendly, and water-wise landscaping.

(***)

Response: The second public benefit is enhanced landscaping. The Open Space and Landscape Plan (Exhibit J) shows professionally designed landscaping emphasizing native, pollinator-friendly, and water wise species and design. A water budget is provided on p. 14 of Exhibit J. The landscaping will enhance the pedestrian environment and provide an attractive amenity for future residents and visitors.

O. *Wrapped Parking Structures.* For projects that provide above-grade parking structures, the applicant will provide retail and residential uses on the street level for any frontage on a street with a higher-level classification than an alley.

(***)

Response: The third public benefit is a wrapped parking structure. A total of ±254 parking spaces will be provided in a 2-story Type 1 podium parking structure with 4 levels of Type 5 wood frame above, including at least 40% (±96 spaces) that will be “EV ready” spaces. Secure storage for ±246 residential bicycles (1 per unit) as well as ±8 additional spaces for retail customers and employees will also be provided. The Preliminary Architectural Plans (Exhibit K) show retail and residential uses at the street level along all street frontages.

III. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Bend Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve the MUPTE application for Timber Yards Lot 1.

Project Description

The project is a new 6-story, mixed-use building including multi-unit residential uses and retail and restaurant uses, which are permitted outright in the MU zone. Lot 1 is ± 2.47 acres ($\pm 107,574$ square feet) and is currently vacant. Therefore, no existing businesses or residents will be displaced. The 6-story building will contain ± 246 residential units with a net rental area of $\pm 195,747$ square feet and an average unit size of 796 square feet. Types of dwelling units will range from studios to 1- and 2-bedroom apartments of varying sizes. The Preliminary Architectural Plans (Exhibit K) show $\pm 15,973$ square feet for retail sales and service and/or food and beverage services.

The Open Space and Landscape Plan (Exhibit J) shows $\pm 13,343$ square of dedicated public open space located within Tract A, which abuts Lot 1. This is the project's primary public benefit under BC 12.35.025. The public open space constitutes $\pm 11.0\%$ of the $\pm 120,927$ -square-foot (± 2.78 -acre) total area (Lot 1 area + contiguous publicly accessible open space area). The design and location of the open space satisfies Bend Park and Recreation District (BPRD) requirements, and includes an urban plaza, good solar access, ADA access, naturalized surveillance, seating areas, and planting areas, among other amenities. As stated in the BPRD Coordination Letter (Exhibit H), BPRD staff "believes the project as proposed generally aligns with the intent of the MUPTE program."

The second public benefit is enhanced landscaping. The Open Space and Landscape Plan (Exhibit J) shows professionally designed landscaping emphasizing native, pollinator-friendly, and water wise species and design. A water budget is provided on p. 14 of Exhibit J. The landscaping will enhance the pedestrian environment and provide an attractive amenity for future residents and visitors.

The third public benefit is a wrapped parking structure. A total of ± 254 parking spaces will be provided in a 2-story Type 1 podium parking structure with 4 levels of Type 5 wood frame above, including at least 40% (± 96 spaces) that will be "EV ready" spaces. Secure storage for ± 246 residential bicycles (1 per unit) as well as ± 8 additional spaces for retail customers and employees will also be provided. The Preliminary Architectural Plans (Exhibit K) show retail and residential uses at the street level along all street frontages.

Existing Use of Site

Tax Lot 500 (± 21.8 acres) is the former location of the KorPine particleboard plant, which operated from 1966 to 2002. In January of 2017, the former KorPine particleboard building collapsed under the weight of heavy snow and has remained vacant since. Since the site is vacant, no housing or commercial uses are being eliminated.

TIMBER YARDS - PARCEL A



Bend, OR

Kennedy Wilson
MUPTE
January 8, 2024





OVERALL MASTERPLAN
SCALE: 1" = 30'



LEGEND

- A** Entry Gateway
- B** Urban Plaza
- C** Festival Street
- D** Linear Park



OPEN SPACE MASTERPLAN
 SCALE: 1" = 30'
 0 30' 60'



OPEN SPACE MASTERPLAN
NTS

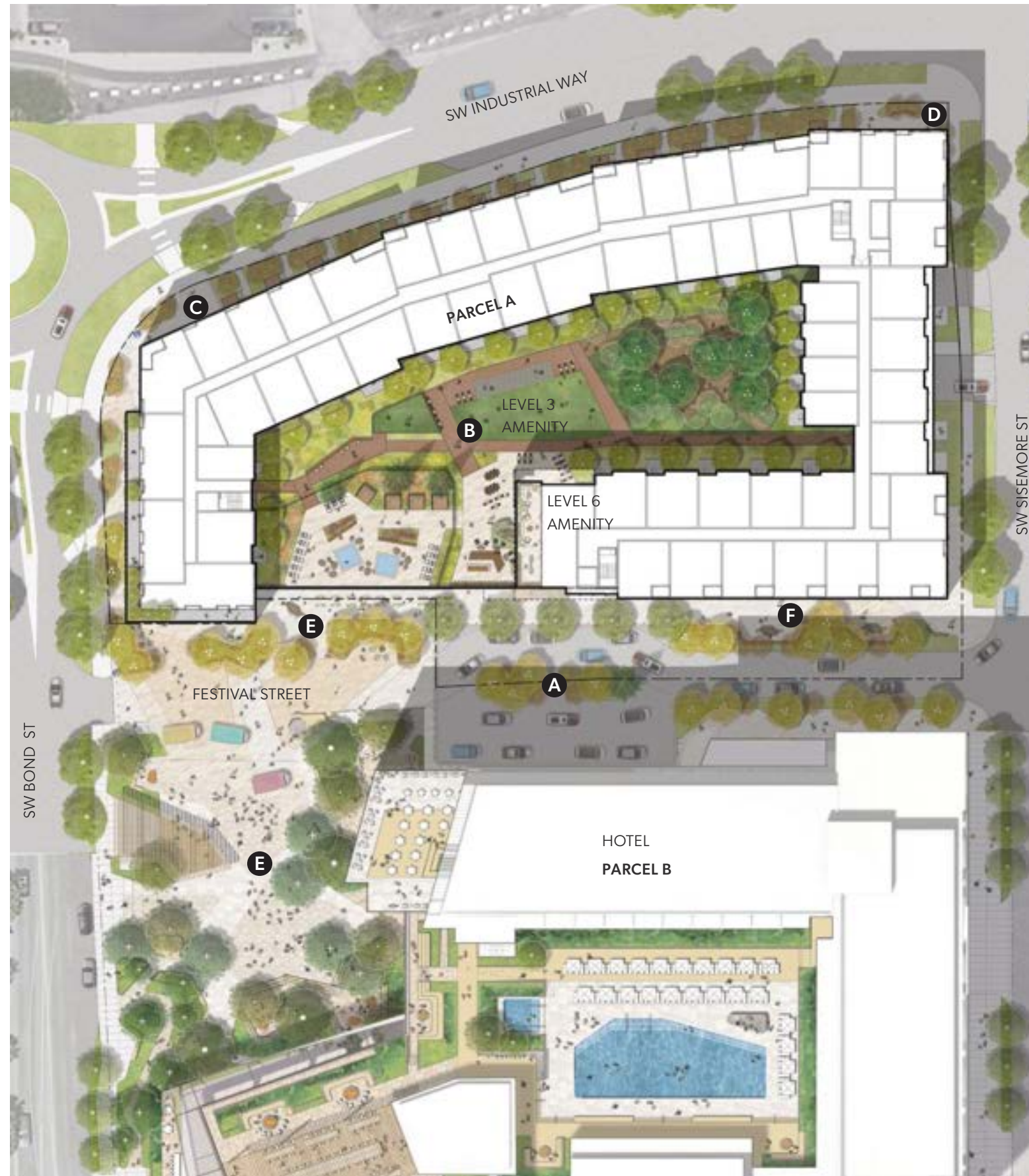


LEGEND

- 1 Parcel A Urban Plaza
- 2 Parcel B Hotel Urban Plaza
- 3 Parcel C Linear Park
- 4 Parcel D Landscape
- 5 Parcel E Linear Park
- 6 Parcel F Landscape
- 7 Parcel G Landscape
- 8 Corner Urban Plaza

LEGEND

- A** Drop-off
- B** Private Residential Open Space
- C** West Plaza
- D** Leasing Plaza
- E** Urban Plaza
- F** Retail Plaza



OVERALL PLAN
SCALE: NTS

PUBLIC BENEFIT REQUIREMENTS

To be eligible for the MUPT program, a project must incorporate a **minimum of three public benefits** as provided in BMC 12.35.025. **At least one of the benefits must be a priority public benefit**, selected from BDC 12.35.030(A) through (E).

12.35.025.D - OPEN SPACE AND PUBLICLY ACCESSIBLE PARK OR PLAZA SPACE (PRIORITY)

Dedicate **more than 10 percent of the site area as publicly accessible open space, park or plaza with usable amenities**. Open space used to meet this criterion does not need to be dedicated to or managed by BPRD. Having all open space, park, or plaza space in one contiguous area is preferred; **non-contiguous areas may be approved if providing sufficient public benefit, as determined by City Council**.

Publicly accessible is defined as **land available for public use for the purpose of providing places for recreation, conservation, or other open space uses** and must be dedicated either to Bend Park and Recreation District, or as a public access easement in perpetuity. The entity receiving the dedication must approve and accept the dedication. Maintenance agreements may be required.

EVALUATION CRITERIA

- More than 10% of site area is dedicated to BPRD (if acceptable to BPRD) or in a public access easement
- Dedicated area is located in one continuous area or provides sufficient public benefit, as determined by City Council
- Incorporates usable amenities
- Application includes a letter from Bend Park and Recreation District demonstrating that the applicant has met and coordinated with BPRD. BPRD's letter should provide an evaluation of how the Open Space, Park or Plaza space meets the intent of the program
- Any additional information from the applicant about how the applicant has addressed BPRD's comments

12.35.025.M - ENHANCED LANDSCAPING

Provide **native, pollinator-friendly, and water-wise** landscaping.

The project must meet landscaping requirements as defined in **Chapter 12 of the Bend Standards and Specifications, for all on-site landscaping. Applicant must maintain landscaping and stay within approved landscaping water budget for the ten-year period of the exemption**. Applicant must have a licensed landscape industry professional (ie. landscape architect, irrigation designers, etc) prepare a water budget for the project. The City will monitor water use throughout the 10-year exemption period. The site can't exceed 20% above the approved water budget for the site during the period of the exemption, or the exemption may be subject to termination.

EVALUATION CRITERIA

- All landscaping proposed on site is in compliance with Chapter 12 of the Bend Standards and Specifications and should include native, pollinator-friendly and waterwise landscaping best practices
- Submit water budget prepared by a licensed landscape industry professional. If needed, this item can be submitted following approval but must be submitted and approved before exemption is applied.

BPRD DESIGN GUIDELINES FOR MUPT

GENERAL DESIGN REQUIREMENTS

- An unobstructed portion of a lot, with minimum dimensions of **no less than 20 feet in each direction**
- Slope not greater than five-percent unless specific design elements like an amphitheater require a more significant slope.
- Contiguous property unless site size, site constraints or another factor rendering this infeasible.

GENERAL DESIGN REQUIREMENTS (CONT.)

- **Integrated into overall site design and centrally located for ease of access by the residential units** it is designed to serve, **as well as the general public**.
- **Usable open space can take the form of an urban plaza**, urban garden, a view or sun terrace, urban playground, roof garden or similar.
- **Space can be located at ground level**, within an enclosed space or at the roof level.
- Design shall minimize wind tunneling and **ensure solar access** to the maximum extent practicable.
- **Space may include areas for special events that can be closed off during such events**.
- All site elements including street furniture, pathways, etc. will **meet ADA requirements**.
- The area will not
 - o Be a widened sidewalk
 - o Include areas for private dining, private recreation, display or non-publicly accessible uses.
 - o Include garage entrances, driveways (except those providing controlled access for maintenance or events), parking spaces, loading berths, exhaust vents, mechanical equipment, building trash storage facilities, or similar

SAFE AND WELCOMING DESIGN REQUIREMENTS

- Pedestrian level lighting in all accessible locations to **create a safe environment**.
- **Naturalized surveillance** – is visible from the street or other activated space
- Public Space Signage – The provision of **clear, visible, and readable signage will be provided to identify the area as public open space**, and to identify hours of access and those responsible for the upkeep and maintenance of the space.

REQUIRED AMENITIES

- Trash cans
- Seating and benches – including a minimum of **20-percent movable site furniture** for public open space on private properties.
- Trees and landscaping - Area will be landscaped and developed for active or **passive recreation** and leisure use. Certain open spaces such as plazas or playgrounds will have less landscaping, but a **minimum of 20% of the public open space will be planted areas** (excluding tree canopy). This will take the form of planting beds, groundcover, raised beds, boxed trees or accessible lawns. Mature trees will be preserved to the maximum extent practicable.
- **Bike racks** in compliance or exceeding City of Bend bike parking requirements

ADDITIONAL AMENITIES TO CONSIDER

- Water fountains
- Dog friendly facilities
- **Public art**
- Splash pads
- Greenways/trails
- Community garden
- Restrooms
- **Area for pop-up events, maker's markets, festivals, farmer's markets, etc.**

SITE CONNECTIVITY AND CIRCULATION

- Space will support, not inhibit connectivity – circulation paths will provide for **unobstructed pedestrian circulation throughout the public open space area**.
- While paths are not required to be straight and direct, they must be **continuous and navigable, and provide access to all features of the site**.

PUBLIC BENEFIT QUALIFICATION CHECKLIST

- ✓ More than 10% of site area is dedicated to BPRD (if acceptable to BPRD) or in a public access easement
- ✓ Dedicated area is located in one continuous area or provides sufficient public benefit, as determined by City Council
- ✓ Incorporates usable amenities
- ✓ Application includes a letter from Bend Park and Recreation District demonstrating that the applicant has met and coordinated with BPRD. BPRD’s letter should provide an evaluation of how the Open Space, Park or Plaza space meets the intent of the program
- ✓ Any additional information from the applicant about how the applicant has addressed BPRD’s comments
- ✓ All landscaping proposed on site is in compliance with Chapter 12 of the Bend Standards and Specifications and should include native, pollinator-friendly and waterwise landscaping best practices
- ✓ Submit water budget prepared by a licensed landscape industry professional. If needed, this item can be submitted following approval but must be submitted and approved before exemption is applied.

BPRD DESIGN GUIDELINES FOR MUPTTE CHECKLIST

- ✓ An unobstructed portion of a lot, with minimum dimensions of no less than 20 feet in each direction
- ✓ Slope not greater than five-percent unless specific design elements like an amphitheater require a more significant slope.
- ✓ Contiguous property unless site size, site constraints or another factor rendering this infeasible.
- ✓ Integrated into overall site design and centrally located for ease of access by the residential units it is designed to serve, as well as the general public.
- ✓ Usable open space can take the form of an urban plaza
- ✓ Space can be located at ground level
- ✓ Space may include areas for special events that can be closed off during such events.
- ✓ All site elements including street furniture, pathways, etc. will meet ADA requirements
- ✓ Pedestrian level lighting in all accessible locations
- ✓ Naturalized surveillance
- ✓ Public Space Signage
- ✓ Trash cans
- ✓ Seating and benches – including a minimum of 20-percent movable site furniture for public open space on private properties.
- ✓ Trees and landscaping - a minimum of 20% of the public open space will be planted areas
- ✓ Public art
- ✓ Area for pop-up events, maker’s markets, festivals, farmer’s markets, etc.
- ✓ Space will support connectivity
- ✓ Paths are continuous and navigable, and provide access to all features of the site.

12.35.025.D - PUBLIC BENEFITS

Dedicate more than 10 percent of the site area as publicly accessible open space, park or plaza with usable amenities.

CALCULATIONS

TOTAL SITE AREA = 120,917 SF
>10% OPEN SPACE REQUIRED

DEDICATED OPEN SPACE = 13,343 SF

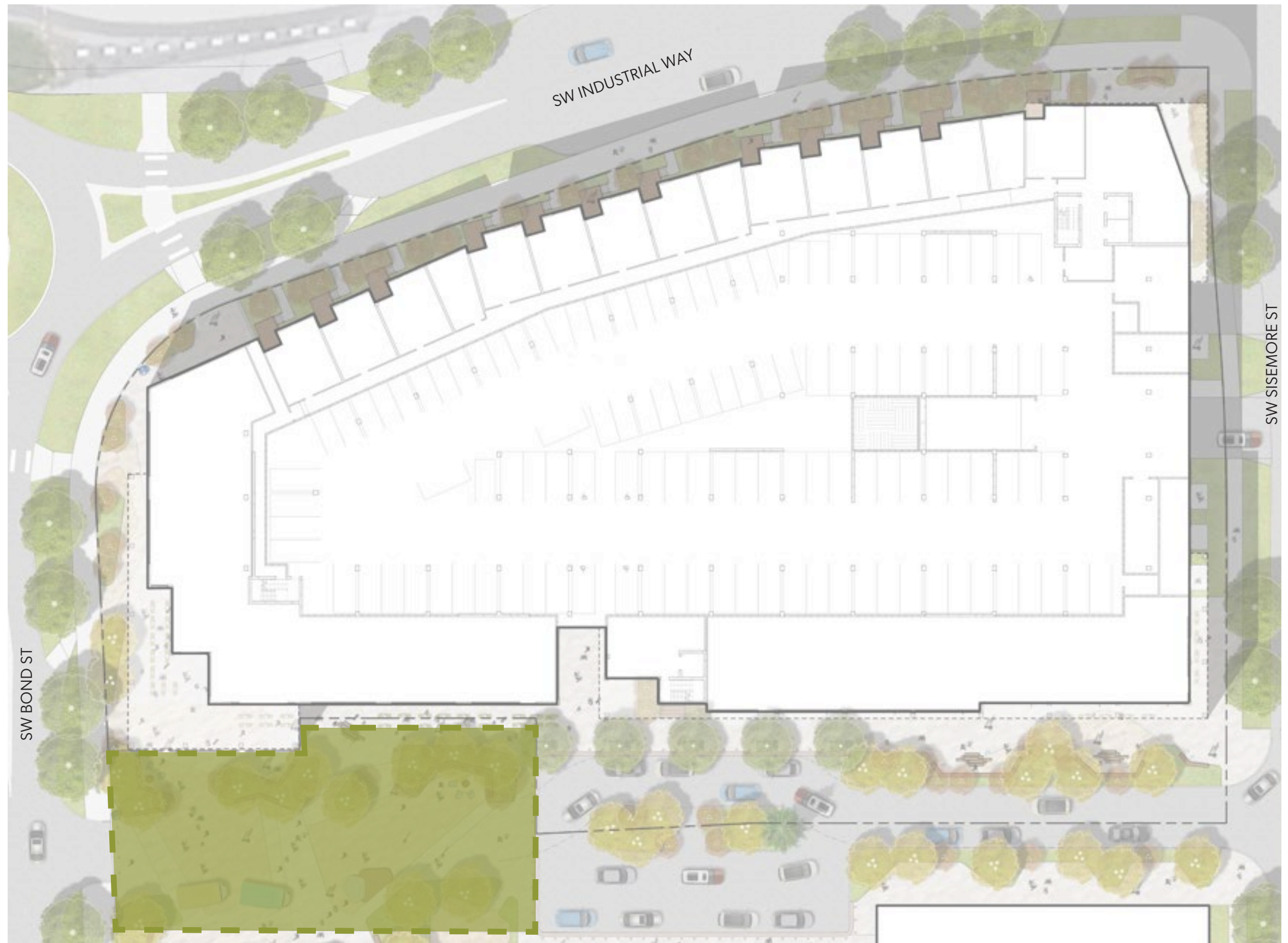
$13,343 / 120,927 = .110$

11.0% DEDICATED OPEN SPACE PROVIDED

LEGEND

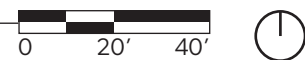


Dedicated Open Space



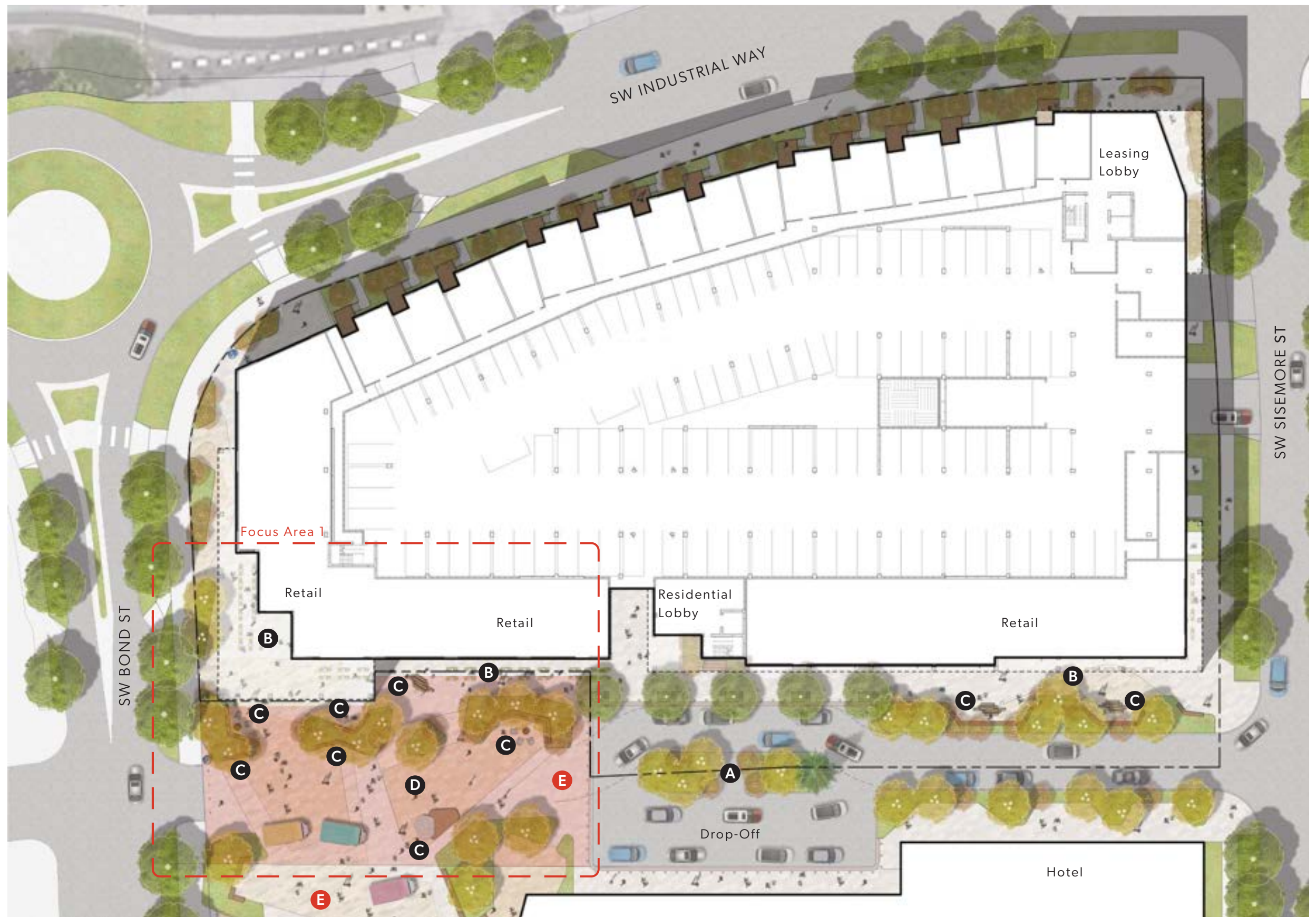
OPEN SPACE PLAN

SCALE: 1" = 20'



LEGEND

- A** Drop-off
- B** Retail Spill out
- C** Seating Areas
- D** Festival Street
- E** Urban Plaza



LAYOUT PLAN

SCALE: 1" = 20'



LEGEND

- ① Pedestrian Lighting
- ② Public Signage
- ③ Trash Cans
- ④ Fixed Seating (Seatwalls Integrated w/ Planters)
- ⑤ Movable Tables & Chairs (1 LF Provided for every 5 LF of Fixed Seating, 20% of Total)
- ⑥ Bike Racks
- ⑦ Trees & Landscaping
- ⑧ Public Art



MUPTE URBAN PLAZA - WEST

SCALE: 1/16" = 1'





1 Pedestrian Lighting



2 Public Signage



3 Trash Cans



4 Fixed Seating (Seatwalls Integrated w/ Planters)



5 Movable Tables & Chairs



6 Bike Racks



7 Trees & Landscaping

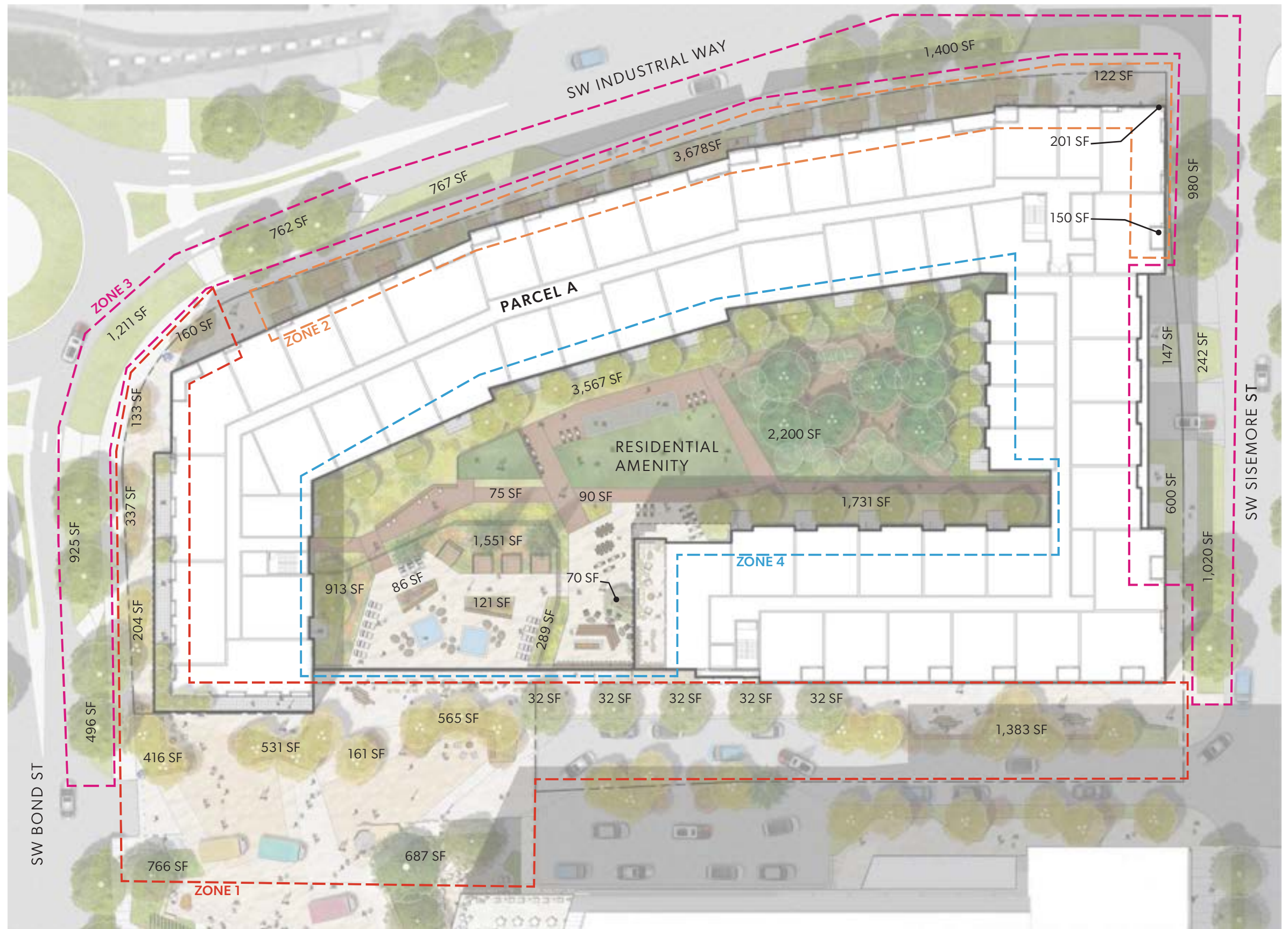


8 Public Art

12.35.025.M - ENHANCED LANDSCAPING

Provide **native, pollinator-friendly, and water-wise** landscaping.

Applicant must have a licensed landscape industry professional (ie. landscape architect, irrigation designers, etc) prepare a water budget for the project.



OVERALL LANDSCAPE PLAN
SCALE: 1" = 20'

12.35.025.M - ENHANCED LANDSCAPING

Water budget worksheet prepared by Mark Sindell, GGLO, license #652.

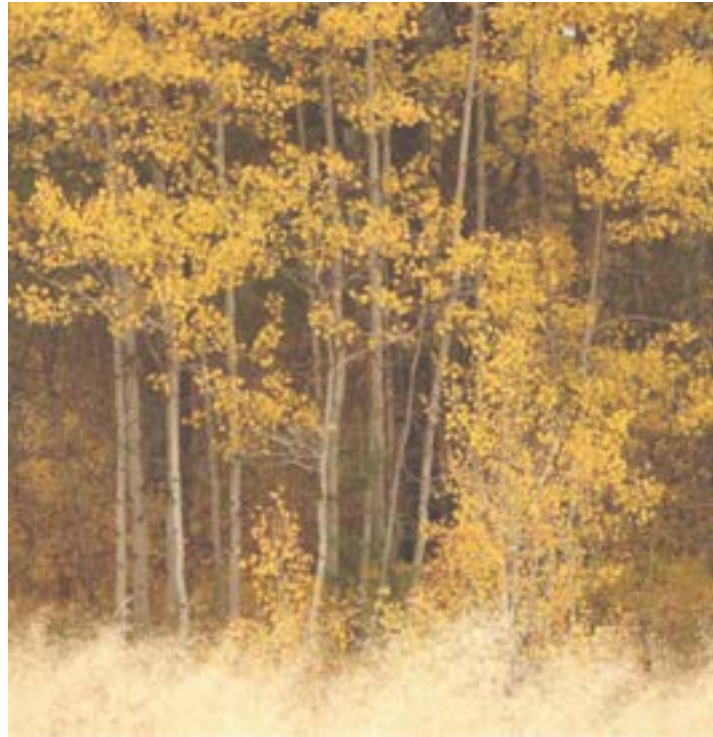
Water Budget Worksheet

Site Name:	Timber Yards - Parcel A
Site Address:	175 SW Industrial Way, Bend, OR 97702
License Number #:	652

Hydrozone	Landscape type	Crop Coefficient Kc	Area/sqft	Irrigation type	Efficiency	Estimated Annual water use zone (gal/year)
1	low	0.3	5,503	Drip	0.9	34,284
2	low	0.3	4151	Rotor	0.7	33,250
3	low	0.3	8550	Rotor	0.7	68,486
4	low	0.3	9142	Drip	0.9	56,955

Avg Bend ETos (in/year)
30

Total estimated annual water use (gal/year)
192,973



ASPEN WOODLAND PLANT SPECIES | ZONE 1



Quaking Aspen | *Populus tremuloides*



Serviceberry | *Amelanchier alnifolia*



Chokecherry | *Prunus virginiana*



Woods Rose | *Rosa woodsii*



Alpine Currant | *Ribes alpinum*



Pacific Ninebark | *Physocarpus capitatus*



Prairie Dropseed | *Sporobolus heterolepis*



Little Bluestem | *Schizachyrium scoparium*



Tufted Hairgrass | *Deschampsia cespitosa*

ICON LEGEND



Native / Adaptive



Water-wise



Pollinator



Idaho Fescue | *Festuca idahoensis* 'Siskiyou Blue'



Russell Lupine | *Lupinus* 'Russell Hybrids'



Common Camas | *Camassia quamash*



RIPARIAN PLANT SPECIES | ZONE 2



Oregon Ash | *Fraxinus latifolia*



Woods Rose | *Rosa woodsii*



Pacific Ninebark | *Physocarpus capitatus*



Common Rush | *Juncus effusus*



Cascara | *Rhamnus purshiana*



Douglas Spirea | *Spiraea douglasii*



Snowberry | *Symphoricarpos albus*



Slough Sedge | *Carex obnupta*



Chokecherry | *Prunus virginiana*



Red Osier Dogwood | *Cornus stolonifera*



Tufted Hairgrass | *Deschampsia cespitosa*



Berkeley Sedge | *Carex tumulicola*

ICON LEGEND



Native / Adaptive



Water-wise



Pollinator



MOUNTAIN PLANT SPECIES | ZONE 3



Honeylocust | *Gleditsia triacanthos* 'Northern Acclaim'



Blue Flax | *Linum lewisii*



Serviceberry | *Amelanchier alnifolia*



Rabbitbrush | *Ericameria nauseosa*



Panchito Manzanita | *Arctostaphylos x coloradoensis* 'Panchito'



Low Oregon Grape | *Mahonia repens*



Shrubby cinquefoil | *Potentilla fruticosa* 'Abbottwood White'



Snowberry | *Symphoricarpos albus*



Golden Currant | *Ribes aureum*

ICON LEGEND



Native / Adaptive



Water-wise



Pollinator



Oregon Sunshine | *Eriophyllum lanatum*



Kinnikinnick | *Arctostaphylos uva-ursi*



Yarrow | *Achillea millefolium*



Western Juniper | *Juniperus occidentalis*



Pawnee Buttes Sand Cherry | *Prunus besseyi*



Buffalo Berry | *Shepherdia* spp.



Rocky Mountain Penstemon | *Penstemon strictus*



Munro's Globemallow | *Sphaeralcea munroana*



Rabbitbrush | *Ericameria nauseosa*



Idaho Fescue | *Festuca idahoensis* 'Siskiyou Blue'



Mugo Pine | *Pinus mugo* 'Pumilo'



Coyote Sand Willow | *Salix exigua*



Serviceberry | *Amelanchier x grandiflora* 'Autumn Brilliance'



Little Bluestem | *Schizachyrium scoparium*



Hidicote Blue Lavender | *Lavandula angustifolia*

HIGH DESERT PLANT SPECIES | ZONE 4

ICON LEGEND



Native / Adaptive



Water-wise



Pollinator



CITY OF BEND

November 17, 2023

LOCATION

710 NW Wall Street
Downtown Bend

MAILING ADDRESS

PO Box 431
Bend, OR 97709

PHONE

(541) 388-5505
Relay Users Dial 7-1-1

FAX

(541) 385-6676

WEB

bendoregon.gov

MAYOR

Melanie Kebler

MAYOR PRO-TEM

Megan Perkins

CITY COUNCILORS

Anthony Broadman
Barb Campbell
Ariel Mendez
Mike Riley

CITY MANAGER

Eric King

Kennedy Wilson
151 S El Camino Drive
Beverly Hills, CA 90212

A letter from the City of Bend Private Development Engineering Department has been requested from the Timber Yards Development Team to complete an application for a Multiple Unit Property Tax Exemption, MUPTEx, application. The requirement for MUPTEx is to provide information that the proposed development can be served by water and sewer services, Bend Code 12.35.020(f).

The Timberyards development group proposes to construct a development that includes multi-family residential dwellings with unknown retail uses. Necessary mitigations include 1) construction of water main to service the new uses, looping the existing water system mains within and along the site perimeter to achieve fire flow and 2) the construction of a regional sewer lift station and sewer force main with all applicable gravity sewer main to service each proposed use. The sewer lift station is required to avoid sewer discharge to the existing Old Mill sewer lift station and/or the Drake sewer lift station, discharging to the existing 2nd Street gravity sewer main. Mitigations are documented under permit number PRSWA202206668 with further clarification in the land division land use application PLLD20230464 currently being reviewed by the City.

Sincerely,


Digitally signed by Chris Henningsen
DN: E=chenningsen@bendoregon.gov,
CN=Chris Henningsen, OU=Users,
OU=Community Development, OU=Bend,
DC=d, DC=bend, DC=or, DC=us
Date: 2023.11.17 07:57:02-08'00'

Principal Engineer
Private Development Engineering
chenningsen@bendoregon.gov



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Chris Henningsen at chenningsen@bendoregon.gov or [telephone # (541)388-5571; Relay Users Dial 7-1-1.



September 8, 2023

AKS Engineering
Joey Shearer, Principal
2777 NW Lolo Drive, Ste. 150
Bend, OR 97703

SUBJECT: Timber Yards Multiple Unit Property Tax Exemption (MUPTe) Coordination Letter

Dear Mr. Shearer,

Thank you for taking the time to meet with us on July 26, 2023 to discuss the Timber Yards project, and the applicant's desire to pursue the MUPTe program. The MUPTe program requires that projects provide three public benefits, and the applicant has elected to pursue the "open space and publicly accessible park or plaza space" public benefit, which requires a Bend Park and Recreation District (district) coordination letter be submitted with the MUPTe application. This document serves as your coordination letter for that application.

As we discussed on July 26, 2023, district staff believes that the project as proposed generally aligns with the intent of the MUPTe program. We appreciate the applicant's openness to providing a privately owned, publicly accessible plaza as part of their project, and believe this will help improve the parks and open space level of service in this area of town. The design and experience are well thought out, and once constructed, we anticipate the space will be welcoming for residents and visitors alike. District staff offers the following suggestions for how the proposal could be further strengthened in order to maximize public benefit:

- **Plaza Size:** The plaza on parcel A as designed does generally meeting the MUPTe program requirement of providing a minimum of 10-percent publicly accessible open space. The plaza's connection to the larger plaza on parcel B (the hotel plaza), further strengthens this community amenity by significantly increasing the plaza area available for public enjoyment. It's our understanding that the plaza on parcel A will have a Public Access Easement (PAE) to ensure public access in perpetuity. District staff encourages the applicant to consider extending that PAE over the hotel plaza area to increase the size of this valuable community amenity and ensure its availability to the public.
- **Contiguous:** As illustrated on the project plans dated July 26, 2023, the public plaza areas are not contiguous, but connected via a "open space connector pathway." The [MUPTe Tax Exemption Guidelines](#) (Guidelines) do allow for non-contiguous areas to meet the open space

play for life

District Office | Don Horton, Executive Director

799 SW Columbia St., Bend, Oregon 97702 | www.bendparksandrec.org | (541) 389-7275

requirements, “if providing sufficient public benefit, as determined by the City Council.” As noted in the MUPTe Tax Exemption Guidelines, contiguous open space is desired “unless the site size, site constraints, or another factor rendering this infeasible.” We encourage the applicant to consider if an alternative open space configuration would facilitate the provision of contiguous open space as envisioned by the Guidelines and as specified in the district [Development Standards](#) (Standards). Provision of contiguous open space would better align with the Guidelines and Standards, and provide an improved public amenity.

- **Differentiation of Private and Public Space:** The separated public plazas are immediately adjacent to private outdoor dining areas and storefront exterior space. District staff suggests that the applicant consider different surface treatments/materials or similar on the private areas and public open space areas to ensure the availability of the public plaza for the general public at all times. This delineation will help demarcate the space, and ensure things like private dining tables and similar are not placed within the public space.

The district’s board is currently reviewing MUPTe projects on a case-by-case basis, but considering a board action to approve MUPTe applications with conditions. Once your application has been deemed complete by the City, district staff will work with you and the City to confirm a board review date, if required. If you have any questions regarding these comments, please don’t hesitate to contact me at 541-706-6192, or rachelc@bendparksandrec.org

Sincerely,

Rachel M Colton

Rachel Colton
Park Planner
Bend Park and Recreation District



District Office | Don Horton, Executive Director

799 SW Columbia St., Bend, Oregon 97702 | www.bendparksandrec.org | (541) 389-7275

From: Rachel Colton <RachelC@bendparksandrec.org>
Sent: Friday, January 12, 2024 2:20 PM
To: Joey Shearer <shearerj@aks-eng.com>; Allison Platt <aplatt@bendoregon.gov>
Cc: DevMupte <mupte@bendoregon.gov>
Subject: RE: Timber Yards MUPTE - Updated Materials

Thanks Joey – glad to hear you all are planning a differentiation between the private and public realm. Have a great weekend!

Rachel Colton (she | her), Park Planner

Direct: (541) 706-6192/ Mobile: (805) 448-6423 / Office: (541) 389-7275
Email: rachelc@bendparksandrec.org
Bend Park & Recreation District Office, 799 SW Columbia St., Bend, OR 97702
<http://www.bendparksandrec.org/>



From: Joey Shearer <shearerj@aks-eng.com>
Sent: Thursday, January 11, 2024 4:27 PM
To: Rachel Colton <RachelC@bendparksandrec.org>; Allison Platt <aplatt@bendoregon.gov>
Cc: DevMupte <mupte@bendoregon.gov>
Subject: RE: Timber Yards MUPTE - Updated Materials

Hi Rachel,

We appreciate you, Michelle, and Sara meeting with our team as we were finalizing this open space concept. As our plans show, BPRD's comments were very much considered.

The area planned to be dedicated for open space exceeds the minimum requirements in Title 12 of the Bend Municipal Code as well as the design guidelines coordinated with BPRD, and unfortunately additional dedication would encumber adjacent land associated with a different project/property/operator. That said, it's likely additional plaza area will be open to the public and provide a public benefit in some manner, just not in a way that meets the narrower parameters of the MUPTE program.

Regarding visual differentiation of the private and public realm, our intent is to create a visual line or pattern in hardscape that demarcates these two areas. We just don't have that level of design detail yet.

Thank you,

Joey Shearer, AICP – Principal
AKS ENGINEERING & FORESTRY, LLC
P: 541.317.8429 Ext. 514 | www.aks-eng.com | shearerj@aks-eng.com

From: Rachel Colton <RachelC@bendparksandrec.org>
Sent: Thursday, January 11, 2024 11:12 AM
To: Allison Platt <aplatt@bendoregon.gov>
Cc: Joey Shearer <shearerj@aks-eng.com>; DevMupte <mupte@bendoregon.gov>
Subject: RE: Timber Yards MUPTe - Updated Materials

Proceed with caution: This email hails from an external source. Unverified emails may lead to phishing attacks or malware infiltration. Always exercise due diligence.

Hi all,

I reviewed the updated plans/project description. We very much appreciate that the applicant has updated the plans to provide for contiguous open space consistent with applicable MUPTe Tax Exemption Guidelines, and that the size of the open space has increased. Has the applicant given any further consideration to our previous comments regarding extending the PAE over the hotel plaza, and ways to visually differentiate the private realm from the public realm?

Thanks again for your responsiveness to our comments.

Best,

Rachel Colton (she | her), Park Planner

Direct: (541) 706-6192/ Mobile: (805) 448-6423 / Office: (541) 389-7275

Email: rachelc@bendparksandrec.org

Bend Park & Recreation District Office, 799 SW Columbia St., Bend, OR 97702

<http://www.bendparksandrec.org/>



From: Rachel Colton
Sent: Wednesday, January 10, 2024 8:46 AM
To: Allison Platt <aplatt@bendoregon.gov>
Cc: Joey Shearer <shearerj@aks-eng.com>; DevMupte <mupte@bendoregon.gov>
Subject: RE: Timber Yards MUPTe - Updated Materials

Thanks Allison, I can comment to getting you any comments within the next two weeks. My goal is no later than early next week. Thanks for the opportunity to review.

Rachel Colton (she | her), Park Planner

Direct: (541) 706-6192/ Mobile: (805) 448-6423 / Office: (541) 389-7275

Email: rachelc@bendparksandrec.org

Bend Park & Recreation District Office, 799 SW Columbia St., Bend, OR 97702

<http://www.bendparksandrec.org/>



play for life

From: Allison Platt <aplatt@bendoregon.gov>
Sent: Tuesday, January 9, 2024 9:28 AM
To: Rachel Colton <RachelC@bendparksandrec.org>
Cc: Joey Shearer <shearerj@aks-eng.com>; DevMupte <mupte@bendoregon.gov>
Subject: FW: Timber Yards MUPTE - Updated Materials

Hi Rachel,

I'm sending over the revised materials related to the Open Space public benefit for the Timber Yards Parcel A MUPTE application.

Please let me know if BPRD has any additional comments related to the revised materials that should be included in the application materials prior to finalizing our staff report (ie a letter addendum, etc) and estimate timeframe to expect those comments if so. We are hoping to finalize a staff report in the next two weeks.

Best,



CITY OF BEND

Allison Platt
Core Area Project Manager
My Pronouns: She, Her, Hers [Why Pronouns?](#)
Office: 541-322-6394
Mobile: 541-213-7387



I am currently working a part time schedule as I transition out of maternity leave. I am only in the office on Tuesdays and Thursdays and therefore may be delayed in responding to your email.

Learn more about the City's plans for the [Core Area](#), our [Urban Renewal/Tax Increment Financing](#) program, and our [Multiple Unit Property Tax Exemption](#) Program.

From: Joey Shearer <shearerj@aks-eng.com>
Sent: Tuesday, January 9, 2024 9:06 AM
To: Allison Platt <aplatt@bendoregon.gov>
Cc: Kira Marchant <marchantk@aks-eng.com>
Subject: Timber Yards MUPTE - Updated Materials

CAUTION: External Email. Use caution when opening attachments, clicking links, or responding to this email.

Good morning Allison,

We have uploaded the updated MUPTTE materials. The attached printout from CityView shows the updated documents clouded in red and I highlighted the old version that can be deleted/archived. Typically, with planning applications, we can upload updated versions that overwrite the old versions. I was not able to do that in the MUPTTE application, which seemed to result in these duplicates.

Let us know if you have any questions.

Thanks,

Joey Shearer, AICP – Principal



AKS ENGINEERING & FORESTRY, LLC

2777 NW Lolo Drive, Suite 150 | Bend, OR 97703

P: 541.317.8429 | www.aks-eng.com | shearerj@aks-eng.com

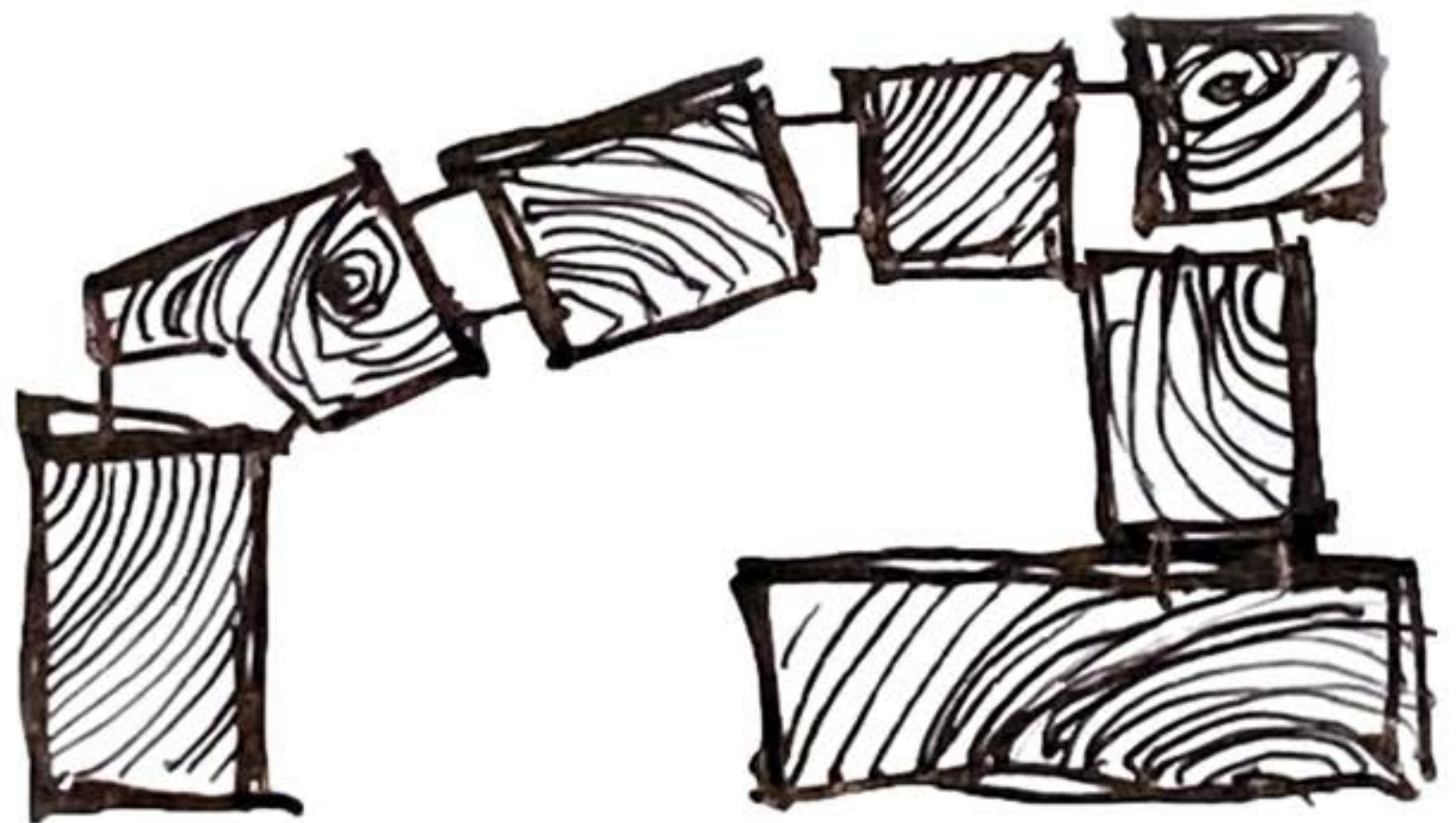
Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Kennewick, WA | Vancouver, WA | White Salmon, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

PUBLIC RECORDS LAW DISCLOSURE: Emails are generally public records and therefore subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. Emails can be sent inadvertently to unintended recipients and contain confidential or privileged information. If you are not the intended recipient (or authorized to receive for the recipient), please advise by return email and delete immediately without reading or forwarding to others. Thank you.

TIMBER YARDS - LOT 1
Bend, Oregon

GGLO
Kennedy Wilson
SD Renderings Packet
August 10, 2023





Street View Looking East Along Timber Yards Drive



North Facade Looking Southeast Along SW Industrial Way



View Looking Southwest Towards Main Residential Lobby Entrance



View Looking Northeast Across the Turnaround and Timber Yards Drive



SE Axon Looking Northwest Along Timber Yards Drive



NW Axon Looking Southeast Along SW Industrial Way

Attachment A: Summary of MUPTE Application and Public Benefit Requirements, Criteria, and Reporting Requirements

APPLICATION REQUIREMENT & SUBMITTAL ITEM	DESCRIPTION OF MATERIALS THAT NEED TO BE SUBMITTED WITH APPLICATION
<input checked="" type="checkbox"/> PRIVATE DEVELOPMENT ENGINEERING LETTER	<ul style="list-style-type: none"> • Applicant must submit letter from City of Bend Engineering Department stating that the proposed use can be served by existing sewer and water services and/or has coordinated with the Engineering Division on all necessary infrastructure mitigation requirements. <ul style="list-style-type: none"> ○ Letter only necessary if project, as proposed in MUPTE application, has not yet received land use approvals
<input checked="" type="checkbox"/> LEGAL DESCRIPTION	<ul style="list-style-type: none"> • A legal description of the property and the assessor's property account number for the site, and indication of site control.
<input checked="" type="checkbox"/> PROOF OF OWNERSHIP	<ul style="list-style-type: none"> • Provide proof of ownership in the form of a deed, or other recorded document. Applicant can submit application without ownership of site secured so long as they demonstrate intent to own or owner authorization (e.g. accepted LOI, binding PSA, owner authorization etc.), however exemption approval will not be allowed until site ownership or owner authorization by the applicant is demonstrated
<input checked="" type="checkbox"/> PROJECT DESCRIPTION	<ul style="list-style-type: none"> • A detailed description of the project, including the number, size, and type of dwelling units; dimensions of structures, parcel size, amount of open space, if applicable; type of construction, public and private access; parking and circulation plans; landscaping; uses; and a description of the public benefit(s) which the applicant proposes to include in the project. Additional public benefits associated with the project that fall outside the scope of the public benefit requirements for MUPTE may also be included in this project description.



City of Bend
City Manager Administrative Policy



APPLICATION REQUIREMENT & SUBMITTAL ITEM	DESCRIPTION OF MATERIALS THAT NEED TO BE SUBMITTED WITH APPLICATION
EXISTING USE OF SITE AND JUSTIFICATION FOR DISPLACEMENT	<ul style="list-style-type: none"> • A description of the existing use of the property, including a justification for the elimination of existing sound housing or commercial uses on the property and what efforts or strategies the applicant has made to mitigate displacement impacts to existing businesses or residences, if the project is anticipated to displace any existing businesses or residents. • Identify the number of housing units and businesses that will be impacted by the project, if applicable • If applicable, describe what measures applicant is taking or has taken to mitigate impacts of displacement for residents and businesses such as: <ul style="list-style-type: none"> ○ Advanced notice/communication ○ Relocation assistance (funding or services) ○ Reduced lease rates/rents ○ Right or first option to return
SITE PLAN	<ul style="list-style-type: none"> • A site plan and supporting materials, drawn to a minimum scale of one inch equals 20 feet, which shows in detail the development plan of the entire project, showing streets, driveways, sidewalks, pedestrian ways, off-street parking, and loading areas, location and dimension of structures, use of land and structures, major landscaping features, and design of structures.
DESCRIPTION OF PUBLIC ASSISTANCE	<ul style="list-style-type: none"> • A description and the monetary value of any other public assistance including, but not limited to, grants, loans, loan guarantees, rent subsidies, fee waivers, or other tax incentives, which the property is receiving or which the applicant plans to seek.
ASSESSOR PROPERTY ACCOUNT NUMBER	<ul style="list-style-type: none"> • Provide property account number(s) for the site(s) for which the exemption is being sought. If planning to complete lot line adjustments, please provide a description of proposed lot line adjustments and which lot/site(s) the future exemption should be applied to.
PROJECT RENDERINGS	<ul style="list-style-type: none"> • If available, please include project renderings to help decision makers visualize the proposed project and improvements.



City of Bend
City Manager Administrative Policy

APPLICATION/ELIGIBILITY REQUIREMENT	EVALUATION CRITERIA	REPORTING REQUIREMENTS
<input checked="" type="checkbox"/> NEW CONSTRUCTION PROJECT	<ul style="list-style-type: none"> Project is new residential development including newly constructed structures, stories, or other additions to existing structures and structures converted in whole or part from other use to housing per ORS 307.603(b) 	No reporting requirements
<input checked="" type="checkbox"/> ELIGIBLE AREA AND/OR PROJECT TYPE	<ul style="list-style-type: none"> Project is located within eligible Core Area TIF boundary; Central Business District (CB); the High Density Residential zone (RH) adjacent to the Core TIF Area between NE 4th Street and NE 5th Streets, a portion of NE Studio Rd between Webster Avenue and SE Alden Avenue, and along NE Irving Avenue between NE 4th Street and NE 8th Street; or is an Urban Dwelling Site project 	No reporting requirements
<input checked="" type="checkbox"/> 3 OR MORE DWELLING UNITS ON THE PARCEL	<ul style="list-style-type: none"> Site Plan includes plans for 3 or more units on the parcel seeking the exemption 	No reporting requirements
<input checked="" type="checkbox"/> MULTI -STORY REQUIREMENT	<ul style="list-style-type: none"> For lots greater than 10,000 square feet (sf) in size, Site Plan must demonstrate the project includes 3 or more building stories For lots that are 10,000 sf or less in size, Site Plan must demonstrate that the project includes 2 or more building stories 	No reporting requirements
<input checked="" type="checkbox"/> HOTELS, MOTELS, SHORT TERM VACATION RENTALS PROHIBITED	<ul style="list-style-type: none"> Site Plan must not include any hotels or motels Applicant will be required to provide proof of a deed restriction that prohibits hotel, motel, and short-term rental uses for the period of the exemption (10 years from CofO) Site will not be eligible to receive short term vacation rental permit for the duration of the exemption 	<ul style="list-style-type: none"> Provide proof of a deed restriction that prohibits these uses for the period of the exemption, this will need to be submitted prior to the exemption being applied Staff may verify that STR's are not operating on the site at



City of Bend
City Manager Administrative Policy

APPLICATION/ELIGIBILITY REQUIREMENT	EVALUATION CRITERIA	REPORTING REQUIREMENTS
		any time during the period of the exemption
<p>PROJECT PROFORMA INCOME STATEMENT WITH AND WITHOUT TAX EXEMPTION THAT DEMONSTRATES PROJECT WOULD NOT BE FEASIBLE BUT FOR THE EXEMPTION</p>	<ul style="list-style-type: none"> • Two project proformas- one proforma with the MUPTE applied and one proforma without it. Both proformas should include: <ul style="list-style-type: none"> ○ Individual operating revenues by type, including rents, non-residential lease rates and parking fees, if applicable ○ Individual operating expenses by type, including vacancy loss, maintenance, and repair/replacement reserve ○ Detailed site costs including acquisition or lease cost and site development costs, including any preliminary bids ○ Detailed horizontal development costs, including any preliminary bids ○ Lending assumptions, including debt to equity split, principal and lending terms ○ specifically highlight any costs associated with meeting public benefit requirements • Project proformas must demonstrate that project, including the inclusion of the required public benefits, is not feasible but for the exemption 	<ul style="list-style-type: none"> • No annual reporting requirements
<p>PUBLIC BENEFITS CHECKLIST</p>	<ul style="list-style-type: none"> • Checklist and submittal items must demonstrate that: <ul style="list-style-type: none"> ○ At least one priority public benefit below is met <ul style="list-style-type: none"> • At least three total public benefits below are met 	<ul style="list-style-type: none"> • See requirements for each individual public benefit below



PUBLIC BENEFIT REQUIREMENTS- PRIORITY PUBLIC BENEFITS (MUST HAVE AT LEAST ONE)

PRIORITY PUBLIC BENEFIT & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
<input data-bbox="37 776 86 824" type="checkbox"/> <p>AFFORDABLE HOUSING- LETTER FROM CITY OF BEND HOUSING DEPARTMENT</p>	<ul style="list-style-type: none"> • 10% of units are deed restricted as Affordable Housing for the length of the exemption. <ul style="list-style-type: none"> ○ 60% Area Median Income for rental units ○ 80% Area Median Income for sale units • Appropriate rental rates must be shown in the project proformas submitted as part of the application • For the purpose of calculating unit requirements, fractional units are rounded up to the next whole unit (e.g.. if providing less than 10 units, at least 1 unit must be Affordable) <p>Letter from City of Bend Housing Department</p>	<ul style="list-style-type: none"> • Applicant will be required to provide proof of a deed restriction that restricts income levels for 10% of the units prior to exemption being applied <p>Annual reporting on initial tenants and any new tenants' certification of household income qualifications</p>
<input data-bbox="37 1222 86 1271" type="checkbox"/> <p>MIDDLE INCOME HOUSING- LETTER FROM CITY OF BEND HOUSING DEPARTMENT</p>	<ul style="list-style-type: none"> • 30% of units are deed restricted as Middle Income (120% Area Median Income) housing for the length of the exemption • Appropriate rental rates must also be shown in the project proformas submitted as part of the application • For the purpose of calculating unit requirements, fractional units are rounded up to the next whole unit • Letter from City of Bend Housing Department 	<ul style="list-style-type: none"> • Applicant will be required to provide proof of a deed restriction that restricts income levels for 30% of the units prior to exemption being applied • Annual reporting on initial tenants and any new tenants' certification of household income qualifications



City of Bend
City Manager Administrative Policy

PRIORITY PUBLIC BENEFIT & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
<input data-bbox="42 470 88 516" type="checkbox"/> <p>CHILDCARE FACILITIES- SITE PLAN</p>	<ul style="list-style-type: none"> • Site Plan <ul style="list-style-type: none"> ○ Must demonstrate location of childcare facilities and that it meets all code requirements for those facilities • Identify which childcare provider that the applicant plans to locate in the facility, if available, in the Project Description 	<ul style="list-style-type: none"> • Proof of childcare license before exemption is applied • Annual reporting to verify childcare license
<input checked="" data-bbox="42 990 88 1036" type="checkbox"/> <p>OPEN SPACE AND PUBLICLY ACCESSIBLE PARK OR PLAZA SPACE- LETTER FROM BEND PARK AND RECREATION DISTRICT AND SITE PLAN</p>	<ul style="list-style-type: none"> • More than 10% of site area is dedicated to BPRD (if acceptable to BPRD) or in a public access easement • Dedicated area is located in one continuous area or provides sufficient public benefit, as determined by City Council • Incorporates usable amenities • Application includes a letter from Bend Park and Recreation District demonstrating that the applicant has met and coordinated with BPRD. BPRD's letter should provide an evaluation of how the Open Space, Park or Plaza space meets the intent of the program • Any additional information from the applicant about how the applicant has addressed BPRD's comments 	<ul style="list-style-type: none"> • Land dedication or public access agreement • Staff verification that usable amenities are incorporated into final project before exemption is applied <p>No annual reporting requirements</p>
<p>ENERGY EFFICIENCY DOCUMENTATION FOR HIGH STANDARD OF ENERGY</p>	<ul style="list-style-type: none"> • Applicant must indicate which energy efficiency standard they plan to utilize to qualify for this public benefit and some form of documentation that demonstrates that they have coordinated with the certifying agency 	<ul style="list-style-type: none"> • Submit documentation of 3rd party verification of energy efficiency standard that is met before exemption is applied



City of Bend
City Manager Administrative Policy

PRIORITY PUBLIC BENEFIT & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
EFFICIENCY/GREEN BUILDING FEATURES	and are on track to meet certification requirements: <ul style="list-style-type: none"> ○ Energy Trust New Buildings Path to Net Zero; or ○ LEED Platinum; or ○ Earth Advantage Platinum or higher 	No annual reporting requirements

PUBLIC BENEFIT REQUIREMENTS- ADDITIONAL PUBLIC BENEFITS (MUST HAVE AT LEAST TWO)

ADDITIONAL PUBLIC BENEFITS & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
ENERGY EFFICIENCY DOCUMENTATION FOR ADDITIONAL ENERGY EFFICIENCY/GREEN BUILDING FEATURES	<ul style="list-style-type: none"> ● Applicant must indicate which energy efficiency standard they plan to utilize to qualify for this public benefit and some form of documentation that demonstrates that they have coordinated with the certifying agency and are on track to meet certification requirements: <ul style="list-style-type: none"> ○ Energy Trust of Oregon New Building Whole Building; or ○ Energy Trust Multifamily Market Solutions Best; or ○ Earth Advantage Silver or higher; or ○ LEED Silver; or ○ Solar installation that will supply some of the building's energy using solar. 	<ul style="list-style-type: none"> ● Submit documentation of 3rd party verification of energy efficiency standard that is met before exemption is applied ● If utilizing the solar installation, submit City of Bend solar permit and coordinate with City staff to verify requirement is met before exemption is applied ● No annual reporting requirements



City of Bend
City Manager Administrative Policy

ADDITIONAL PUBLIC BENEFITS & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
<p>TRANSIT SUPPORTIVE AMENITIES- LETTER FROM CASCADE EAST TRANSIT</p>	<ul style="list-style-type: none"> • Site Plan must include proposed facilities used to meet this public benefit • Application includes a letter from Cascade East Transit (CET) demonstrating that applicant has met and coordinated with CET • Project provides all of the following facilities or facilities that they deem to be equivalent in relevance and/or need: <ul style="list-style-type: none"> ○ A transit stop or transfer station ○ ADA compliant accessways to the transit stop ○ A concrete pad to support a covered shelter at the transit stop ○ Conduit for power and data for transit signage ○ Secure bicycle parking for a minimum of 10 bikes ○ A bench ○ Pedestrian scaled lighting 	<ul style="list-style-type: none"> • City to verify proposed facilities are constructed before exemption is applied • No annual reporting requirements
<p>MOBILITY SUPPORTIVE AMENITIES- LETTER FROM COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT</p>	<ul style="list-style-type: none"> • Mobility hub elements including but not limited to shared micromobility facilities (meeting the requirements of BC Chapter 7.60 if proposed in the public right-of-way), enhanced pedestrian and bicycle facilities, amenities, and storage such as secure bike lockers, upgraded crosswalks, street lighting, curb bulb-outs, pedestrian plazas, and dedicated spaces for bikeshare, or shared vehicle, or taxi pick-up and drop-off 	<ul style="list-style-type: none"> • City to verify proposed facilities are constructed before exemption is applied • No annual reporting requirements



City of Bend
City Manager Administrative Policy

ADDITIONAL PUBLIC BENEFITS & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
	<ul style="list-style-type: none"> • Minimum of two site elements from the following list in a consolidated area on the site: <ul style="list-style-type: none"> ○ Pedestrian Plaza (minimum of 500 square feet) ○ Flex mobility space (a minimum of 250 square feet) ○ Secured bicycle lockers for a minimum of 10 bicycles ○ Passengers pick up and drop off areas that are designed to protect pedestrians and bicyclists from vehicle conflicts. Queue areas must provide adequate capacity to prevent vehicles from blocking streets and access corridors. ○ Pedestrian scaled lighting that serves mobility supportive amenities ○ Accommodation of micromobility services and parking ○ Enhanced pedestrian crossing that serves mobility supportive amenities 	
<input data-bbox="37 1318 86 1365" type="checkbox"/> <p>GROUND FLOOR COMMERCIAL-SITE PLAN</p>	<ul style="list-style-type: none"> • More than 35 percent of the ground floor is commercial uses not including accessory residential uses such as residential lobby, storage, etc • Commercial use ground floor calculation must be included as part of the application and be consistent with site plan 	<ul style="list-style-type: none"> • City to verify before exemption is applied. • No annual reporting requirements



City of Bend
City Manager Administrative Policy

ADDITIONAL PUBLIC BENEFITS & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
<input type="checkbox"/> <p>STORMWATER- LETTER FROM BEND UTILITY DEPARTMENT</p>	<ul style="list-style-type: none"> Application must include both a letter from City of Bend Utility Department indicating that site plan and proposed stormwater infrastructure is consistent with City of Bend Stormwater Credit Program requirements as well as the Stormwater Credit Program application 	<ul style="list-style-type: none"> Must submit approved Stormwater Credit Program application before exemption is applied Submit recorded stormwater management agreement before exemption is applied Annual reporting throughout the duration of the exemption on stormwater management in compliance with management agreement
<input type="checkbox"/> <p>ENVIRONMENTAL REMEDIATION DOCUMENTATION</p>	<ul style="list-style-type: none"> Copy of documentation of any recent environmental clean-ups and site status from other governmental agencies (ie. DEQ) 	<ul style="list-style-type: none"> Verified documentation by City of Bend staff before exemption is applied No annual reporting requirements
<input type="checkbox"/> <p>PUBLIC FACILITIES- DESCRIPTION OF PUBLIC FACILITIES</p>	<ul style="list-style-type: none"> Description of public facilities that will be included in the project, and indicated on site plan Facility will be open to the public or description of how the facility provides sufficient public benefit if not open to the general public 	<ul style="list-style-type: none"> City to verify public facility is included in the project before exemption is applied Annual reporting on public facility use and how the facility is remaining open to the general public as applicable
<input checked="" type="checkbox"/> <p>ENHANCED LANDSCAPING- LANDSCAPING PLAN</p>	<ul style="list-style-type: none"> All landscaping proposed on site is in compliance with Chapter 12 of the Bend Standards and Specifications and should include native, pollinator-friendly and water-wise landscaping best practices 	<ul style="list-style-type: none"> Water budget must remain within 20% of the approved water budget for the site as monitored by the City or the exemption may be subject to termination

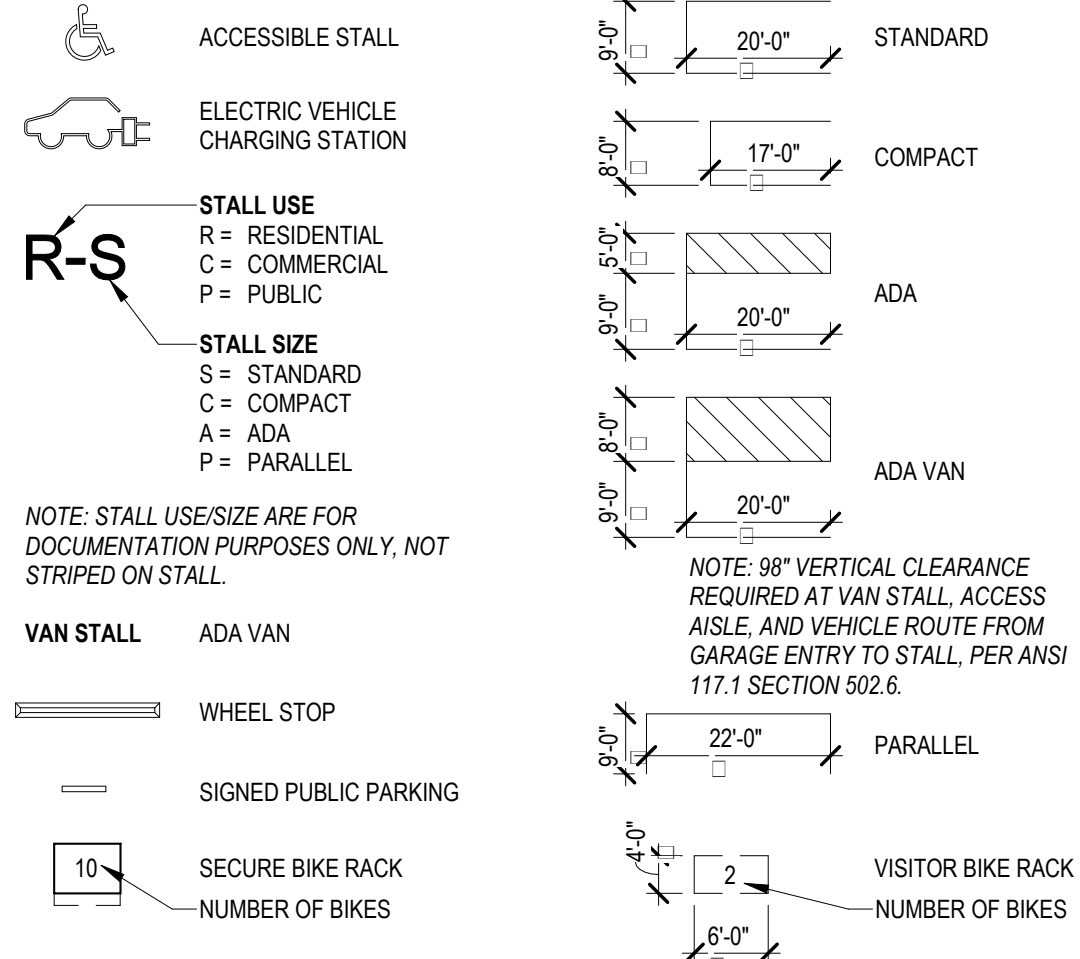


City of Bend
City Manager Administrative Policy

ADDITIONAL PUBLIC BENEFITS & SUBMITTAL ITEM	APPLICATION EVALUATION CRITERIA	REPORTING REQUIREMENTS
	<ul style="list-style-type: none"> Submit water budget prepared by a licensed landscape industry professional. If needed, this item can be submitted following approval but must be submitted and approved before exemption is applied. 	
<input type="checkbox"/> ELECTRIC VEHICLE (EV) CHARGING STATIONS- SITE PLAN	<ul style="list-style-type: none"> Demonstrate on site plan how applicant plans to provide EV charging infrastructure to 10% more parking spaces than code minimum requires Must include calculation for proposed EV charging spaces compared to total parking spaces proposed 	<ul style="list-style-type: none"> City of Bend to verify total number of spaces that are provided with EV charging infrastructure before exemption is applied No annual reporting requirements
<input checked="" type="checkbox"/> WRAPPED PARKING STRUCTURE- SITE PLAN	<ul style="list-style-type: none"> Site Plan must demonstrate that retail and residential uses are provided on the street level for any frontages on a street level with a higher classification than an alley for any above-grade parking structures 	<ul style="list-style-type: none"> City of Bend to verify construction of wrapped parking as proposed in approved site plan and building permits before exemption is issued No annual reporting requirements
<input type="checkbox"/> OTHER PUBLIC BENEFIT THAT EXTENDS BEYOND THE PERIOD OF THE EXEMPTION, MUST BE APPROVED BY CITY COUNCIL.	<ul style="list-style-type: none"> Description of proposed public benefit and how the benefit extends beyond the lifetime of the exemption 	<ul style="list-style-type: none"> City Council must authorize the public benefit before it is approved for exemption Staff will verify benefit is constructed as presented



PARKING LEGEND



GARAGE PARKING STALLS	
TYPE	COUNT
ACCESSIBLE	5
COMMERCIAL	35
COMPACT 8'-0"	2
COMPACT PARALLEL	74
STANDARD 9'-0"	116
RESIDENTIAL	2
ACCESSIBLE	58
COMPACT PARALLEL	1
STANDARD 9'-0"	77
ADA VAN	138
TOTAL PARKING STALLS	254

BIKE PARKING			
RACK TYPE	RACK COUNT	BIKE COUNT	% TOTAL
FLOOR RACK - 2	7	14	6%
FLOOR RACK - 5	6	30	12%
FLOOR RACK - 10	21	210	83%
TOTAL	34	254	

NOTE: 40% OF ALL PROVIDED PARKING SPACES TO BE PROVIDED WITH SUFFICIENT ELECTRICAL SERVICE CAPACITY, AS DEFINED IN ORS 455.417

GENERAL FLOOR PLAN NOTES

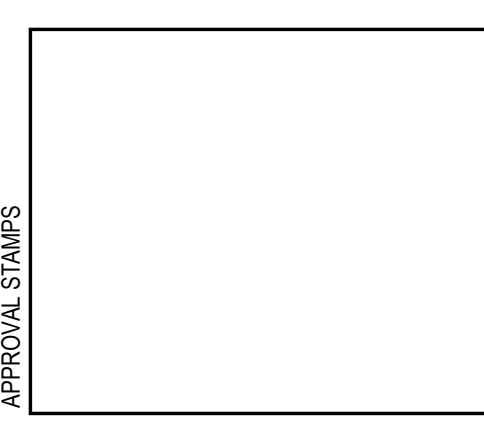
- PLAN DIMENSIONS ARE TO FACE OF STUD. FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS. UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
- DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
- SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
- SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
- SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
- INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
- HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
- CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
- FOR GRID LAYOUT, SEE A1G-002.



PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	08/11/2023	SCHEMATIC DESIGN SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

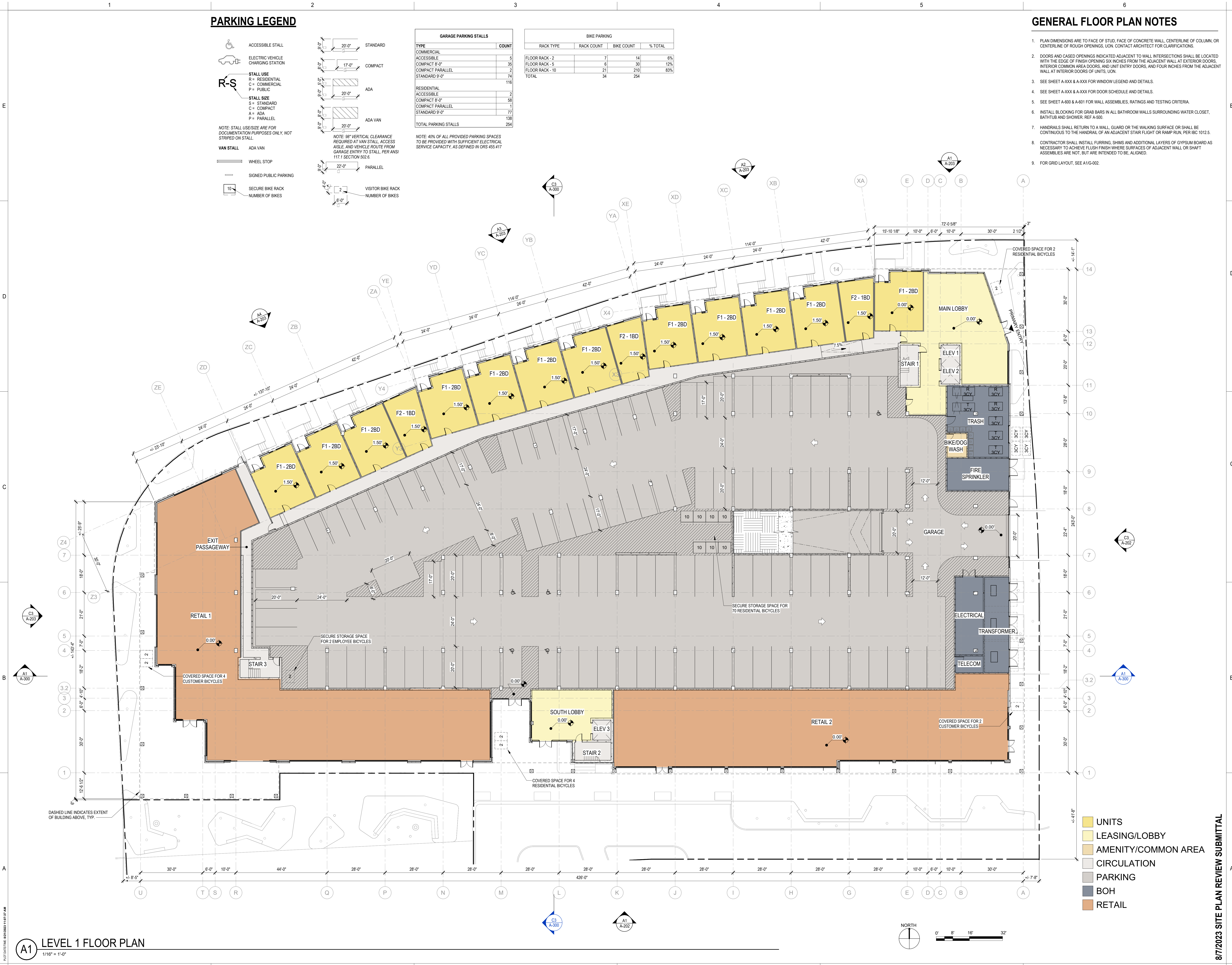
ISSUE INFORMATION

PROJECT NO.: **2022119.01**
 GGLO PRINCIPAL IN CHARGE:
 GGLO PROJECT MANAGER:
 OWNER APPROVAL:

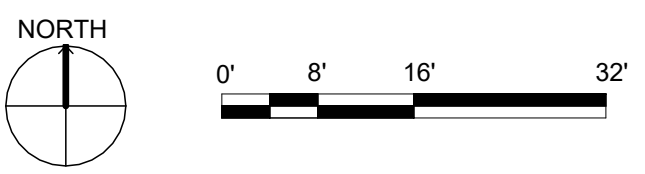
SHEET TITLE
OVERALL FLOOR PLAN - LEVEL 1

SHEET NO.
A-111

COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEET SIZE 8 3/4" X 11"



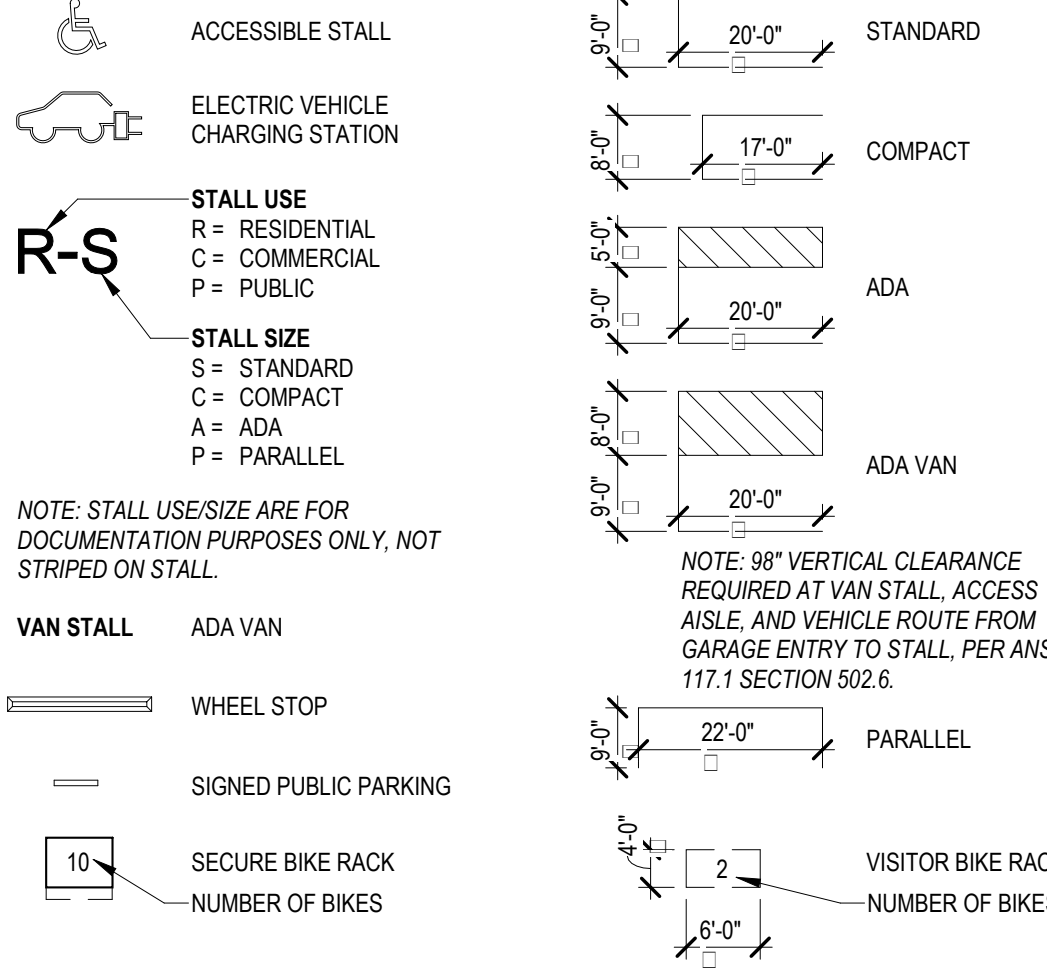
- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- RETAIL



A1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL

PARKING LEGEND



GARAGE PARKING STALLS	
TYPE	COUNT
ACCESSIBLE	5
COMMERCIAL	35
COMPACT 8'-0"	2
COMPACT PARALLEL	74
STANDARD 9'-0"	116
RESIDENTIAL	2
ACCESSIBLE	58
COMPACT PARALLEL	1
STANDARD 9'-0"	77
ADA VAN	138
TOTAL PARKING STALLS	254

BIKE PARKING			
RACK TYPE	RACK COUNT	BIKE COUNT	% TOTAL
FLOOR RACK - 2	7	14	6%
FLOOR RACK - 5	6	30	12%
FLOOR RACK - 10	21	210	83%
TOTAL	34	254	

NOTE: 40% OF ALL PROVIDED PARKING SPACES TO BE PROVIDED WITH SUFFICIENT ELECTRICAL SERVICE CAPACITY, AS DEFINED IN ORS 455.417

NOTE: 10" VERTICAL CLEARANCE REQUIRED AT VAN STALL, ACCESS AISLE, AND VEHICLE ROUTE FROM GARAGE ENTRY TO STALL, PER ANSII 117.1 SECTION 502.6.

GENERAL FLOOR PLAN NOTES

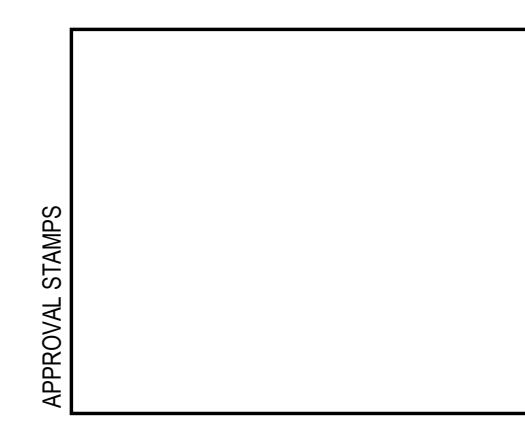
1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER BC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
9. FOR GRID LAYOUT, SEE A1G-002.



PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	08/11/2023	SCHEMATIC DESIGN SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

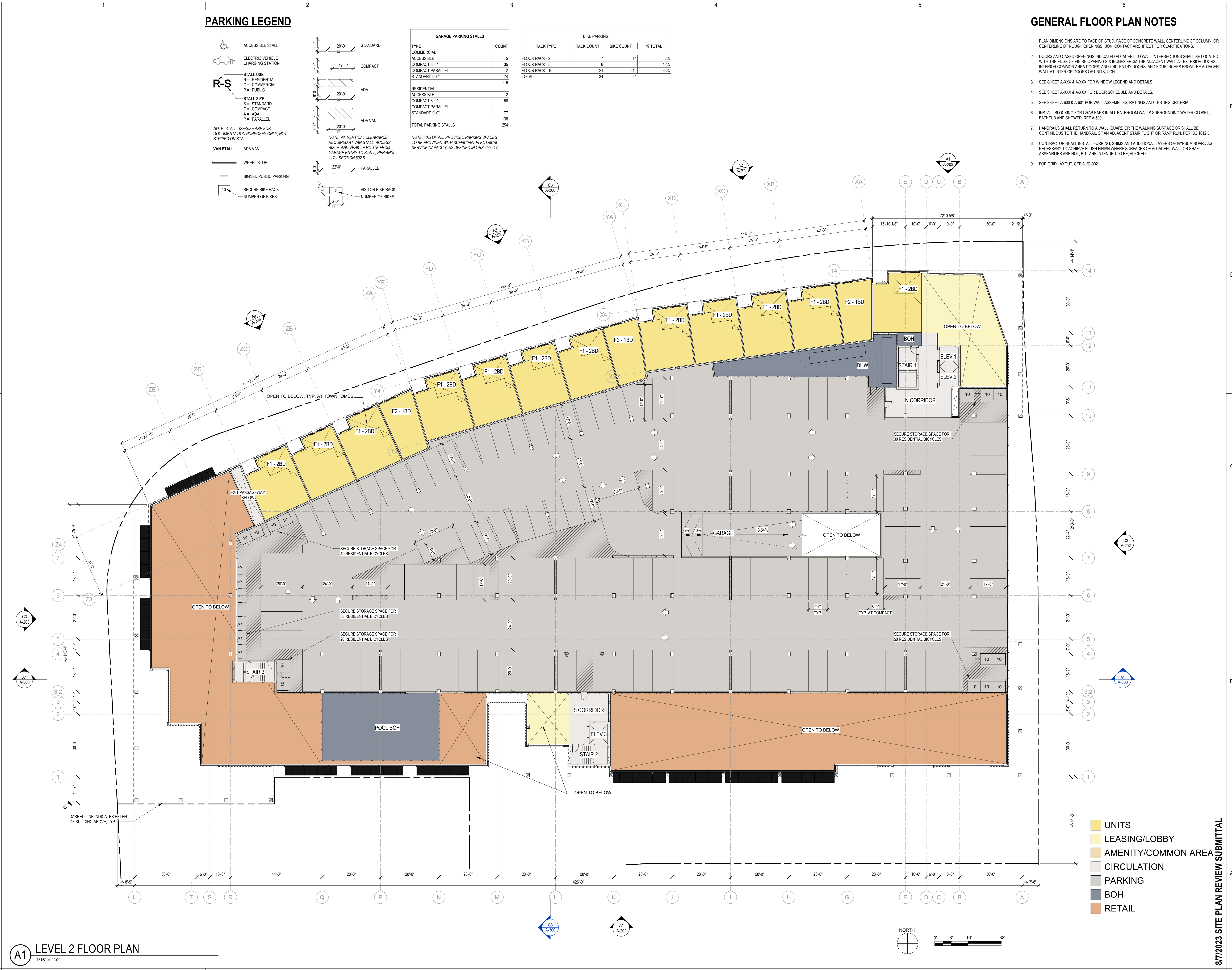
ISSUE INFORMATION

PROJECT NO.: **2022119.01**
 GGLO PRINCIPAL IN CHARGE:
 GGLO PROJECT MANAGER:
 OWNER APPROVAL:

SHEET TITLE
**OVERALL FLOOR PLAN -
LEVEL 2**

SHEET NO.
A-112

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE 8 3/4" X 11"



- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- RETAIL



A1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL

WHEN RECORDED MAIL TO:

After recording, send to:
KW Kelton-Bend Owner, LLC
151 South El Camino Drive
Beverly Hills, California 90212
Attention: In Ku Lee

Deschutes County Official Records	2022-00237
D-D	01/03/2022 03:30 PM
Stn=1 BN	
\$25.00 \$11.00 \$10.00 \$61.00 \$6.00	\$113.00
I, Steve Dennison, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Official Records.	
Steve Dennison - County Clerk	

Until a change is requested,
all tax statements shall be sent to:
KW Kelton-Bend Owner, LLC
151 South El Camino Drive
Beverly Hills, California 90212
Attention: Korpine Asset Manager

SPECIAL WARRANTY DEED

MCKENZIE CREEK DEVELOPMENT, LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to KW KELTON-BEND OWNER, LLC, a Delaware limited liability company ("Grantee"), the real property described on Exhibit A attached hereto and incorporated herein (the "Property") together with, all and singular, all of Grantor's right, title and interest in and to (i) the rights, benefits, privileges, tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, including all mineral rights, development rights, air and water rights; (ii) the improvements thereon, including, without limitation, the apartment complex and all related facilities, amenities, structures, driveways and walkways, all of which have been constructed on the Property; and (iii) all strips and gores, and any land lying in the bed of any street, road or alley open or proposed adjoining such Property, and all privileges, easements, tenements, hereditaments, rights-of-way, appurtenances and other interests, open or proposed, in, on, under, across, in front of, abutting or adjoining the Property, free of encumbrances created or suffered by Grantor except for (v) real estate taxes and assessments not yet due and payable, (w) all acts and agreements of Grantee or anyone claiming by, through or under Grantee, (x) all existing zoning laws and ordinances and land use regulations, (y) any matter of record affecting the Property, and (z) those matters affecting the Property which would be disclosed by an accurate ALTA survey thereof.

The true and actual consideration for this transfer is \$40,000,000.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Signature appears on following page]

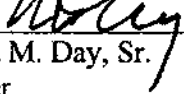
After recording, return to
Amerititle
15 OREGON AVENUE, BEND

509936AM

DATED this 31st day of December, 2021

GRANTOR:

MCKENZIE CREEK DEVELOPMENT, LLC,
an Oregon limited liability company

By: 
Name: Howard M. Day, Sr.
Title: Manager

STATE OF OREGON)
COUNTY OF Deschutes) SS.

The foregoing instrument was acknowledged before me on this 28 day of December, 2021, by Howard M. Day, Sr., as the Manager of McKenzie Creek Development, LLC, an Oregon limited liability company.


Notary Public for Oregon

[Notary Seal]

My commission expires: 12/17/2022

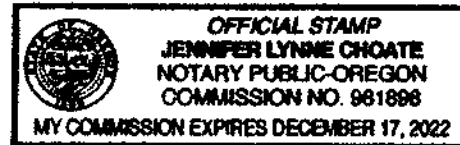


EXHIBIT "A"
Legal Description

Parcel 1:

A tract of land located in the Northeast Quarter (NE1/4) of Section Five (5), Township Eighteen (18) South, Range Twelve (12), East of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of the West Half Northeast Quarter (W1/2 NE1/4) of said Section 5; thence North 00°55'07" West along the East line of said W1/2 NE1/4, a distance of 1573.29 feet to the true point of beginning; thence North 85°15'22" West, a distance of 1090.97 feet; thence South 69°49'30" West, a distance of 189.16 feet; thence North 02°47'39" West, a distance of 571.38 feet; thence on the arc of a 758.23 foot radius curve to the left, a distance of 206.58 feet, the chord bears North 79°00'03" East, 205.94 feet; thence North 71°11'45" East, a distance of 36.83 feet; thence on the arc of a 629.48 foot radius curve to the right, a distance of 211.94 feet, the chord bears North 80°50'29" East, 210.94 feet; thence South 89°30'48" East, a distance of 897.63 feet; thence on the arc of a 81.33 foot radius curve to the right, a distance of 79.02 feet, the chord bears South 61°40'51" East, 75.95 feet; thence South 33°50'54" East, a distance of 320.79 feet; thence on the arc of a 653.11 foot radius curve to the left, a distance of 123.83 feet, the chord bears South 23°55'59" West, 123.64 feet; thence South 18°30'06" West, a distance of 284.75 feet; thence North 85°15'22" West, a distance of 155.35 feet to the true point of beginning.

EXCEPT any portion lying within the right of way of Division Street.

TOGETHER WITH a tract of land located in a portion of Government Lot One (1) of Section Five (5), Township Eighteen (18) South, Range Twelve (12), East of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Northeast Quarter (W1/2NE1/4) of said Section 5; thence North 00°55'07" West along the East line of said W1/2NE1/4, a distance of 1573.29 feet; thence South 85°15'22" East, a distance of 155.35 feet to the Southeast corner of Parcel 1 above, and the true point of beginning; thence North 18°30'06" East along the East line of Parcel 1 above, a distance of 284.75 feet; thence along said East line on the arc of a 653.11 foot radius curve to the right, a distance of 123.83 feet, (the chord bears North 23°55'59" East, 123.64 feet); thence South 33°50'31" East, a distance of 45.19 feet; thence following the arc of a 613.11 foot radius curve left, a distance of 95.87 feet, (the chord bears South 22°59'15" West, 95.77 feet); thence South 18°30'29" West, a distance of 274.96 feet to a point which bears South 85°15'22" East, a distance of 41.18 feet from the true point of beginning; thence North 85°15'22" West, a distance of 41.18 feet to the true point of beginning.

EXCEPT any portion lying within the right of way of Division Street.

Parcel 2:

All of Grantor's interest in that certain tract of land known as Industrial Way (a private road) and being more particularly described as follows:

A parcel of land located in a portion of the Northeast Quarter (NE1/4) of Section 5, Township 18 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a point on the south boundary of the Plat of Mill "A" Area of Shevlin Center as recorded April 6, 1983 in Plat Cabinet C, Page 104 in the office of the Deschutes County Clerk, which bears North 89°35'54" East a distance of 28.87 feet from the Southwest corner of said Plat; thence along said south boundary the following three courses and two curves:

North 89°35'54" East a distance of 120.00 feet;

149.08 feet along the arc of a tangent curve to the left with a radius of 464.31 feet, the chord of which bears North 80°24'01" East for a distance of 148.44 feet;

North 71°12'08" East a distance of 36.83 feet;

232.14 feet along the arc of a tangent curve to the right with a radius of 689.48 feet, the chord of which bears North 80°50'52" East for a distance of 231.05 feet;

South 89°30'25" East a distance of 80.92 feet to the southeast corner of said Plat and the southwest corner of Partition Plat No. 1998-26 as recorded June 18, 1998 in Partition Plat Cabinet 1, Page 669 in the office of the Deschutes County Clerk;

Thence along the south boundary of said Partition Plat continuing South 89°30'25" East a distance of 380.33 feet to the southeast corner of Parcel 1 of said Partition Plat and the southwest corner of the land described in Warranty Deed recorded October 1, 2002 in Volume 2000, Page 53925 of Deschutes County Official Records; thence along the south boundary of the lands described in said deed continuing South 89°30'25" East a distance of 255.18 feet to a point on the west boundary of "Parcel 1-Fee" as described in Deed recorded January 28, 1998 in Volume 478, Page 493 of Deschutes County Official Records; thence along said west boundary South 54°06'23" West a distance of 101.14 feet to a point on the north boundary of the lands described in Statutory Warranty Deed recorded March 11, 2004 in Volume 2004, Page 1337 of Deschutes County Official Records; thence along said north boundary the following two courses and two curves:

North 89°30'25" West a distance of 635.01 feet;

211.95 feet along the arc of a tangent curve to the left with a radius of 629.48 feet, the chord of which bears South 80°50'52" West for a distance of 210.94 feet;

South 71°12'08" West a distance of 36.83 feet;

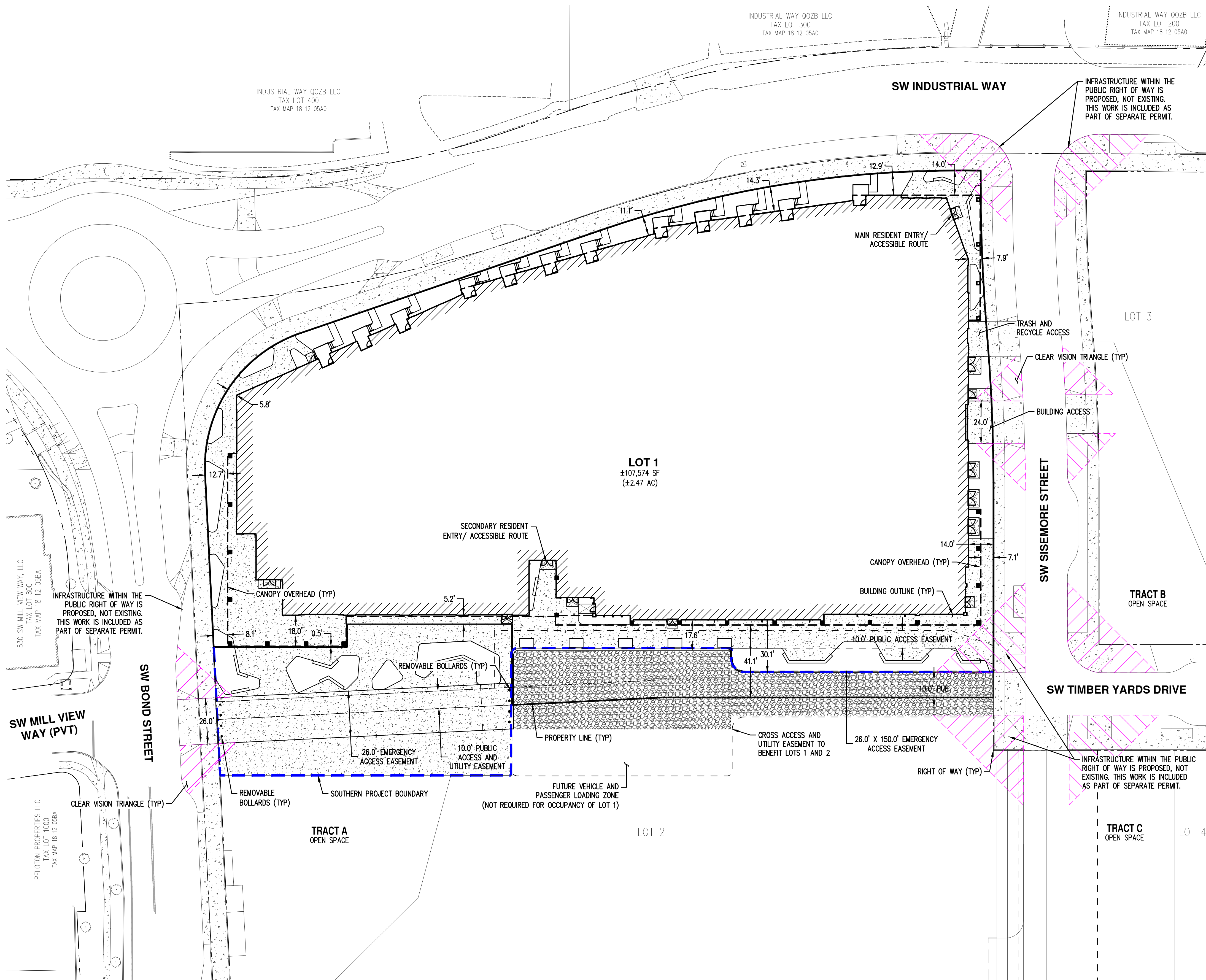
206.17 feet along the arc of tangent curve to the right with a radius of 758.23 feet, the chord of which bears South 78°59'31" West for a distance of 205.54 feet to a point on the boundary of Northside Terrace as recorded June 30, 1998 in Plat Cabinet E, Page 60 in the office of the Deschutes County Clerk

Thence along said Plat boundary the following two courses:

North 02°47'43" West a distance of 11.05 feet;

South 89°35'54" West a distance of 53.68 feet;

Thence leaving said Plat boundary 36.59 feet along a non-tangent curve to the left with a radius of 240.00 feet, the chord of which bears North 49°52'07" West a distance of 36.56 feet (said curve being parallel with and offset 80.00 feet from the northeasterly boundary of Lot 6 of said Plat) to a point on the east boundary of the 60 foot wide private way and utility easement as shown on the Plat of Mill "A" Area of Shevlin Center Second Addition, as recorded August 8, 1986 in Plat Cabinet C, Page 207 in the office of the Deschutes County Clerk; thence along said east boundary North 02°47'16" West a distance of 36.27 feet to the Point of Beginning.



SITE SUMMARY

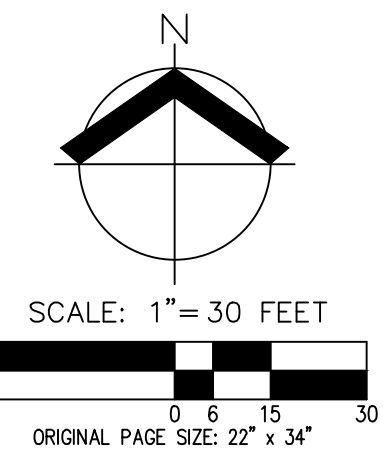
- LOT 1 SITE AREA SUMMARY AND ZONING
±107,574 SF / ±2.47 ACRES
ZONING - MIXED USE URBAN (MU)
RESIDENTIAL UNIT COUNT - ±246 DWELLING UNITS
COMMERCIAL - ±15,973 SF
- PROJECT AREA
±115,067 / ±2.64 ACRES

PARKING SUMMARY

- STRUCTURED PARKING TO BE PROVIDED WITHIN THE INTERIOR OF THE BUILDING. SEE PRELIMINARY ARCHITECTURAL PLANS.

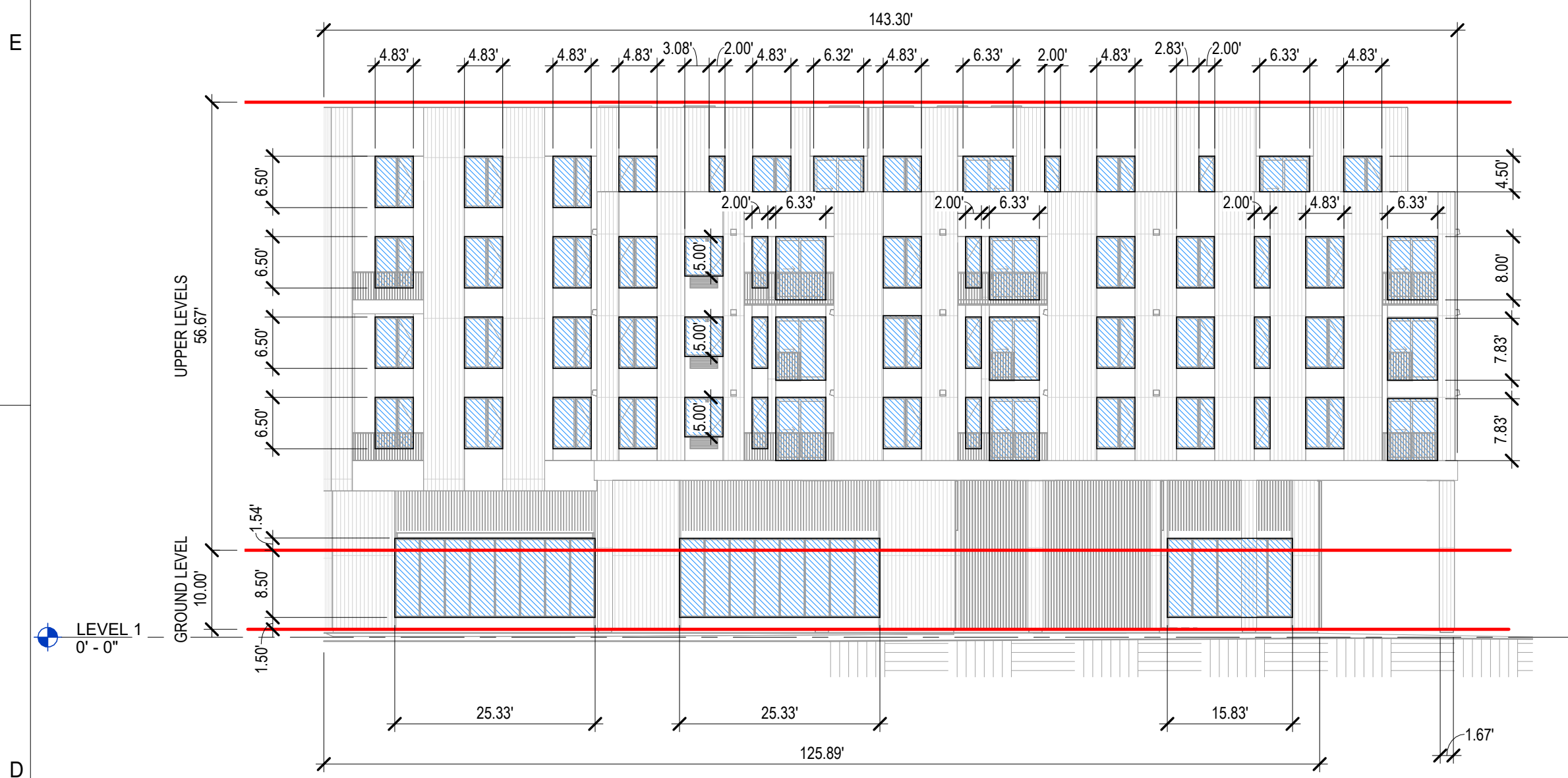
LEGEND

- VEHICLE ACCESS TURNAROUND IS NOT REQUIRED FOR OCCUPANCY OF THE BUILDING ON LOT 1 AND IS SHOWN FOR REFERENCE ONLY. DESIGN AND CONSTRUCTION OF THIS AREA IS TO BE INCLUDED AS PART OF THE PERMITS FOR LOT 2.
- CLEAR VISION TRIANGLE (TYP)
- SOUTHERN PROJECT BOUNDARY



BDC 2.7.4750 (A)(3)(A) - TRANSPARENCY ALONG SW BOND STREET

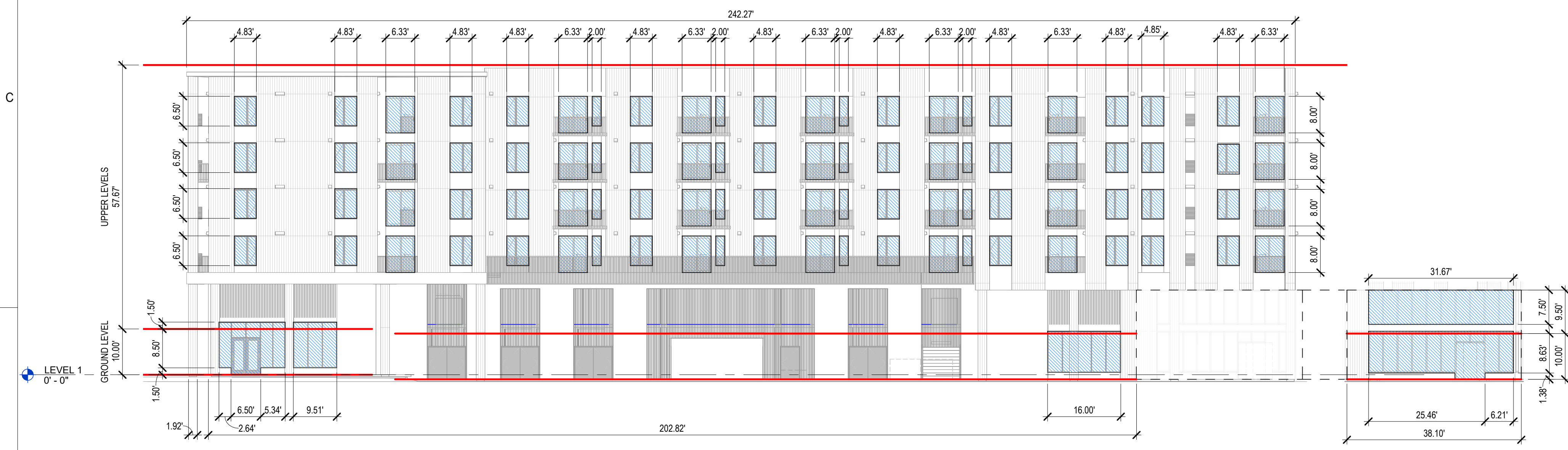
TRANSPARENCY / GLAZING LEGEND



UPPER LEVEL TRANSPARENCY	
AREA OF UPPER LEVEL FACADE:	8,264.11 SF 57.67' x 143.30' = 8,264.11 SF
AREA OF UPPER LEVEL TRANSPARENCY:	1,812.26 SF 1,812.26 SF / 8,264.11 SF = 21.93% (20% REQ. BDC 2.7.4750.3.A)
GROUND LEVEL TRANSPARENCY	
AREA OF GROUND LEVEL FACADE:	1,275.90 SF 10' x (125.89' + 1.67') = 1,275.60 SF
AREA OF GROUND LEVEL TRANSPARENCY:	565.25 SF 565.25 SF / 1,275.60 SF = 44.31% (40% REQ. BDC 2.7.4750.3.A)

D1 WEST - SW BOND ST
1/16" = 1'-0"

BDC 2.7.4750 (A)(3)(B) - TRANSPARENCY ALONG SW EVERPINE STREET & SW INDUSTRIAL WAY



UPPER LEVEL TRANSPARENCY	
AREA OF UPPER LEVEL FACADE:	13,971.71 SF = 57.67' x 242.27'
AREA OF UPPER LEVEL TRANSPARENCY:	3,063.12 SF 3,063.12 SF / 13,971.71 SF = 21.88% (20% REQ. BDC 2.7.4750.3.B)
GROUND LEVEL TRANSPARENCY	
AREA OF GROUND LEVEL FACADE:	2,428.40 SF = 10' x (1.92' + 202.82' + 38.10')
AREA OF GROUND LEVEL TRANSPARENCY:	631.81 SF 631.81 SF / 2,428.40 SF = 26.02% (25% REQ. BDC 2.7.4750.3.B)

B1 EAST - SW EVERPINE STREET
1/16" = 1'-0"



UPPER LEVEL TRANSPARENCY	
AREA OF UPPER LEVEL FACADE:	25,300.41 SF = 57.67 SF x (72.42 SF + 113.32 SF + 113.34 SF + 139.63 SF)
AREA OF UPPER LEVEL TRANSPARENCY:	6,888.30 SF 6,888.30 SF / 25,300.41 SF = 27.23% (20% REQ. BDC 2.7.4750.3.B)
GROUND LEVEL TRANSPARENCY	
AREA OF GROUND LEVEL FACADE:	4,216.10 SF = 10 SF x (1.92 SF + 53.40 SF + 113.32 SF + 113.34 SF + 139.63 SF)
AREA OF GROUND LEVEL TRANSPARENCY:	1,495.35 SF 1,495.35 SF / 4,216.10 SF = 35.47% (25% REQ. BDC 2.7.4750.3.B)

A1 NORTH - SW INDUSTRIAL WAY
1/16" = 1'-0"

ZONING SUMMARY

PROJECT: TIMBER YARDS LOT 1
 ADDRESS: 175 SW INDUSTRIAL WAY BEND, OR 97702
 CODE: CITY OF BEND DEVELOPMENT CODE
 ZONE: MIXED-USE URBAN (MU)
 OVERLAY ZONE: TIMBER YARDS MASTER PLAN
 LOT 1 AREA: +2.47 ACRES / +107,574 SF
 PROJECT AREA: +2.84 ACRES / +115,067 SF
 PROPOSED FLOOR AREA: 343,638 SF (SEE SHEET G-021 FOR AREA PLANS AND SCHEDULE)
 PROPOSED DWELLING UNITS: 246

TITLE 2
 PROPOSED USES: MULTI-UNIT RESIDENTIAL, RETAIL SALES AND SERVICE, & RESTAURANTS/FOOD AND BEVERAGE SERVICES
 PROPOSED BUILDING HEIGHT: 67'-6" MAX PER BDC 2.3.300.B.1 / TIMBER YARDS MASTER PLAN OVERLAY
 DESIGN STANDARDS (PER TIMBER YARDS MASTER PLAN, SECTION 2.7.4750)
 (A)(1) BUILDING AND ENTRY ORIENTATIONS: SEE CIVIL PLANS AND SHEET A-111.
 (A)(2) FACADE HEIGHT MINIMUM: 20' MIN. AT BOND 15' MIN. AT INDUSTRIAL AND EVERPINE. SEE EXTERIOR ELEVATIONS, SHEETS A-200 & A-201.
 (A)(3) TRANSPARENCY: MIN. 40% OF GROUND LEVEL WALL AREA AND 20% OF UPPER LEVELS WALL AREA ON BOND MIN. 25% OF GROUND LEVEL WALL AREA AND 20% OF UPPER LEVELS WALL AREA ON INDUSTRIAL AND EVERPINE. SEE A1, B1, & D1, SHEET G-020

(A)(4) BUILDING ARTICULATION: SEE TRANSPARENCY CALCULATIONS, THIS SHEET, & EXTERIOR ELEVATIONS, SHEETS A-200 & A-201. PROPOSED ARTICULATION INCLUDES TRANSPARENCY GREATER THAN THE MINIMUM REQUIRED AND USE OF TWO OR MORE FACADE MATERIALS AND/OR FACADE COLORS.
 (A)(5) EXTERIOR COLORS: SEE EXTERIOR ELEVATIONS, SHEETS A-200 & A-201

TITLE 3
 PROPOSED LANDSCAPE COVERAGE: NONE REQUIRED PER BDC 2.3.300 (E)

PROPOSED PARKING:
 • NO MINIMUM REQUIRED PER BDC 3.3.300 (A)
 • ALL PROVIDED PARKING IS WITHIN THE BUILDING FOOTPRINT OF THE PROPOSED STRUCTURE AND DOES NOT APPLY TOWARDS THE MAXIMUM NUMBER OF ALLOWABLE SPACES PER BDC 3.3.300 (B)
 • SEE GARAGE PARKING SCHEDULE ON SHEETS A-111 & A-112 FOR PROPOSED PARKING PROVIDED

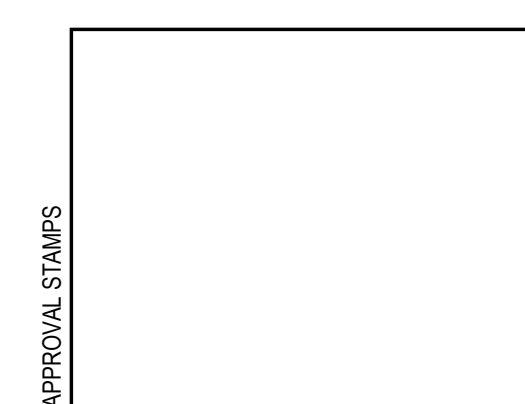
PROPOSED BICYCLE PARKING (SEE SHEETS A-111 & A-112 FOR LOCATIONS PROVIDED):
 MULTI-FAMILY RESIDENTIAL USE (246 DWELLING UNITS):
 • 240 SECURE STORAGE SPACES PROVIDED IN SHARED PARKING GARAGE PER BDC 3.3.600 (E)
 • 6 COVERED SPACES PROVIDED AT RESIDENTIAL LOBBY ENTRANCES PER BDC 3.3.600 (C), (D), (F), (G), & (H)
 GENERAL COMMERCIAL USE (15,973 SF):
 • 2 SECURE STORAGE SPACES PROVIDED IN SHARED PARKING GARAGE PER BDC 3.3.600 (E)
 • 6 COVERED SPACES PROVIDED AT COMMERCIAL ENTRY POINTS PER BDC 3.3.600 (C), (D), (F), (G), & (H)

OUTDOOR LIGHTING STANDARDS:
 • PROPOSED SITE LIGHTING TO BE FULL CUT-OFF FIXTURES OR HAVE SHIELDING CAPABLE OF DIRECTING LIGHT DOWN ONTO THE SITE AND NOT ONTO ADJACENT PROPERTIES
 • NO LASER SOURCE LIGHT FIXTURES, SEARCHLIGHTS, OR EXTERNALLY AFFIXED NEON LIGHTING IS PROPOSED



PROJECT: **TIMBER YARDS - LOT 1**
 PROJECT ADDRESS: **175 SW INDUSTRIAL WAY BEND, OR 97702**

OWNER: **KENNEDY WILSON 151 SOUTH EL CAMINO DRIVE BEVERLY HILLS, CA 90212**



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
E	01/22/2024	PHASE I PERMIT SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

ISSUE INFORMATION

PROJECT NO.: **2022119.01**
 GGLO PRINCIPAL IN CHARGE: **TINA RITVAL**
 GGLO PROJECT MANAGER: **BRENNAN MALONEY**
 OWNER APPROVAL:

ZONING CODE SUMMARY

SHEET NO. **G-020**

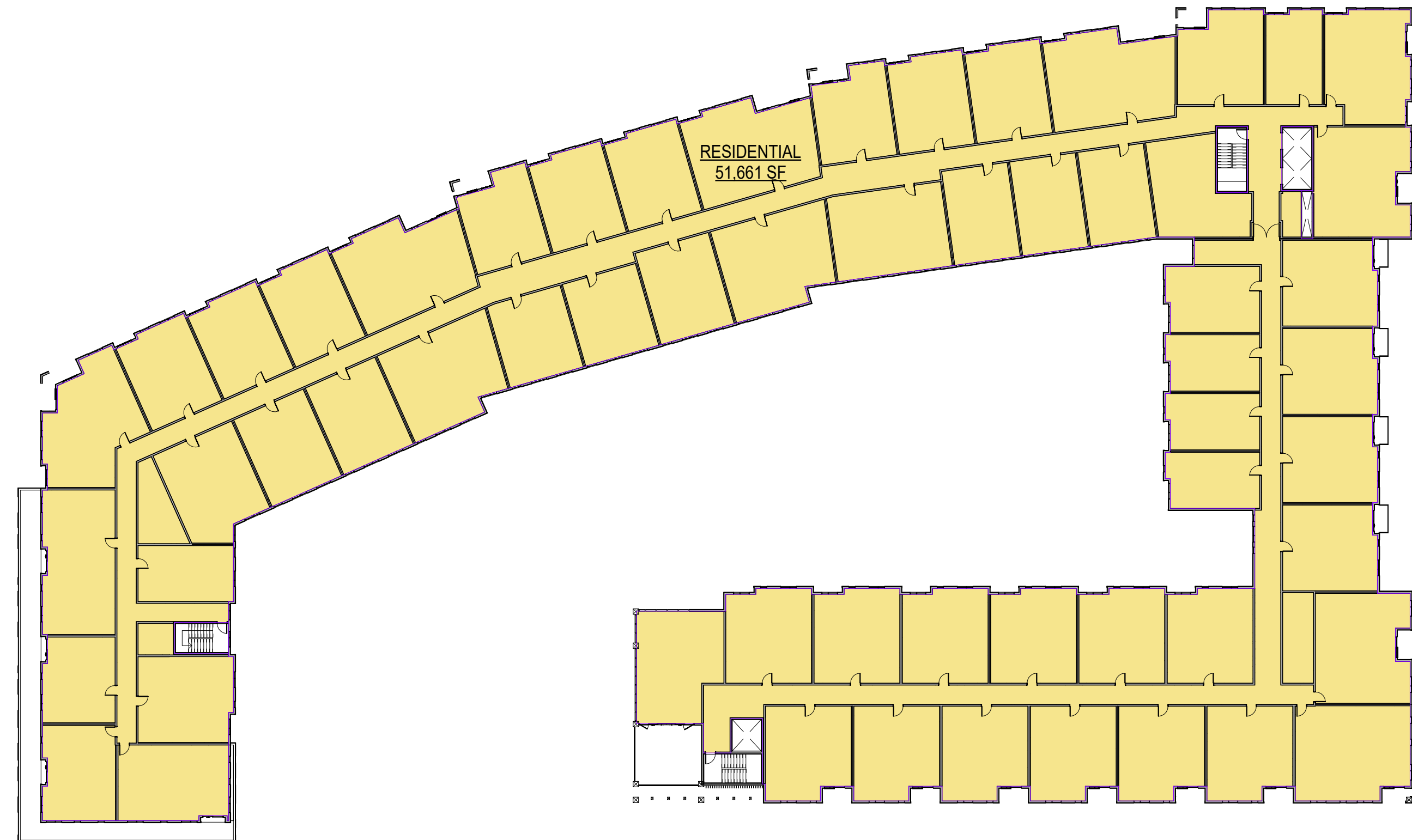
1/08/2024 SPR REVISED PROJECT AREA

PROJECT DATE: 1/22/2024 1:51:05 PM

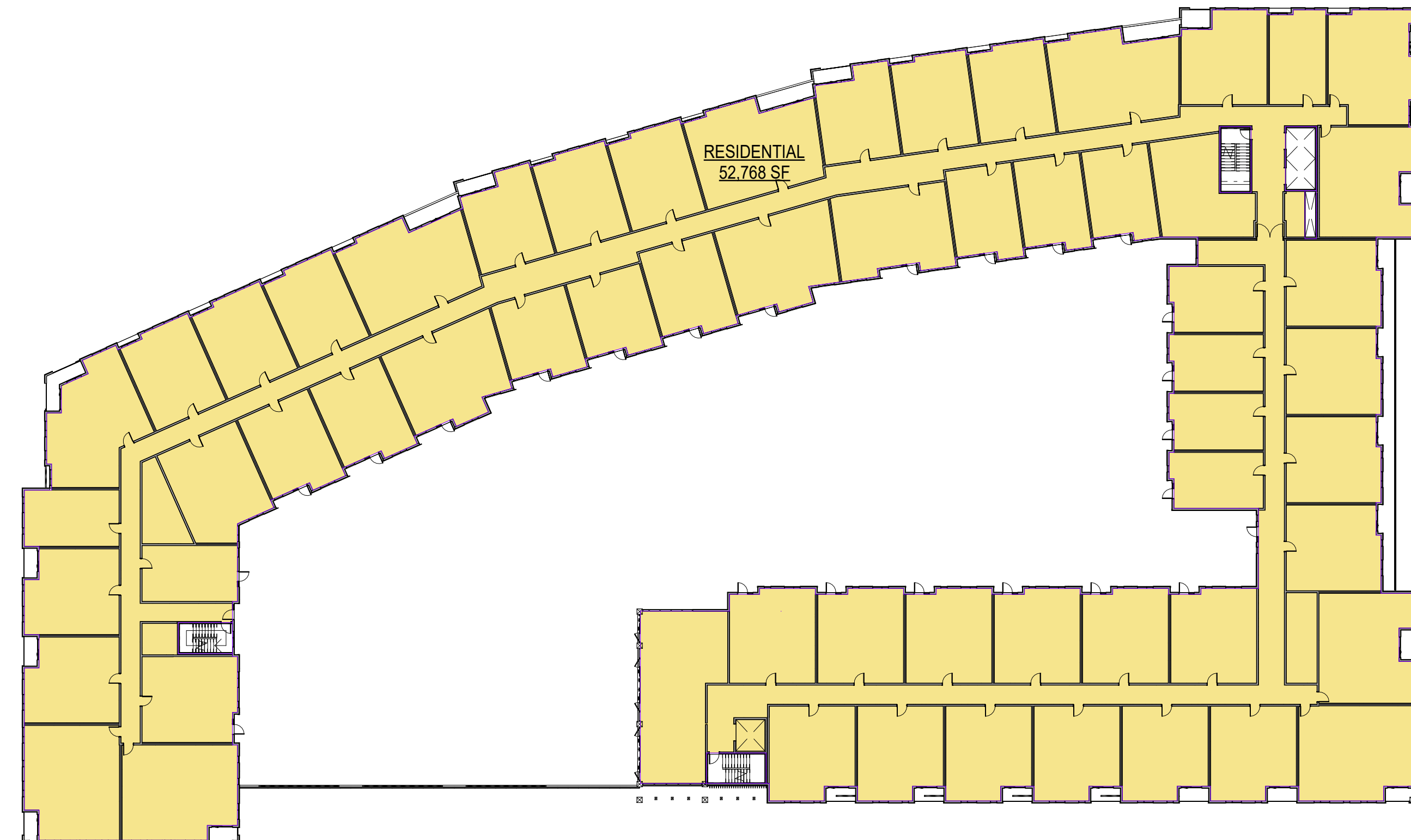
PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

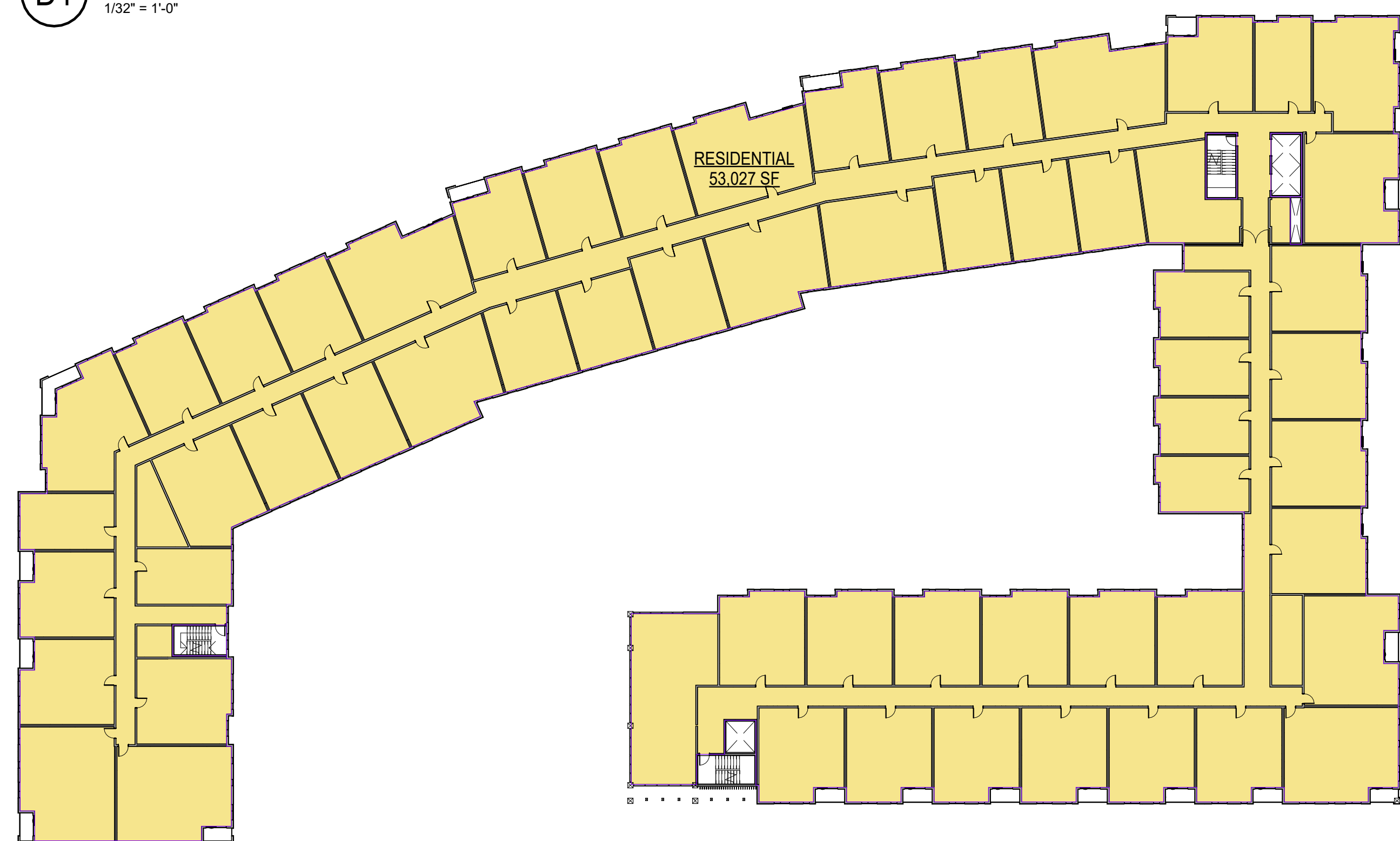
OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



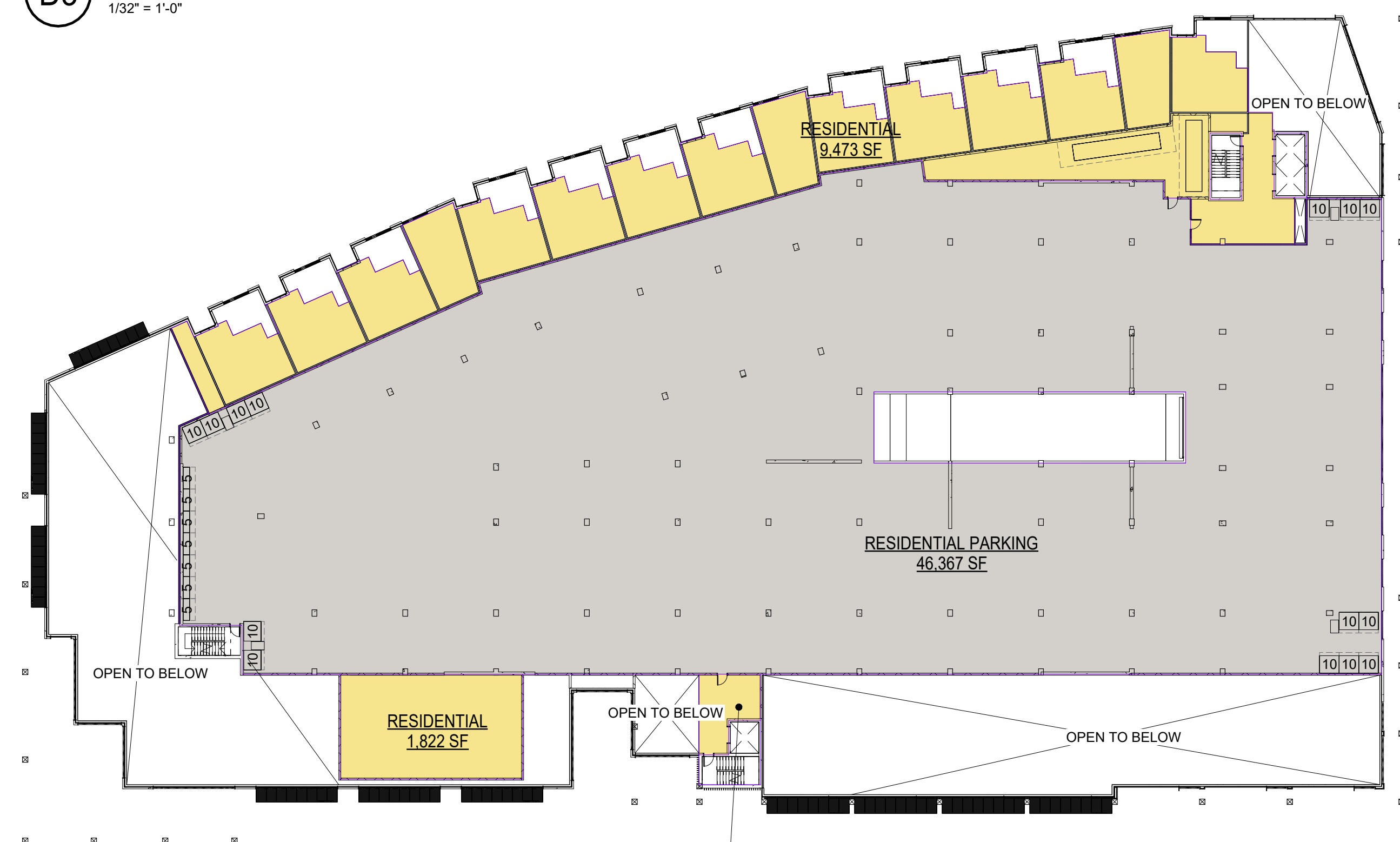
D1 LEVEL 6
1/32" = 1'-0"



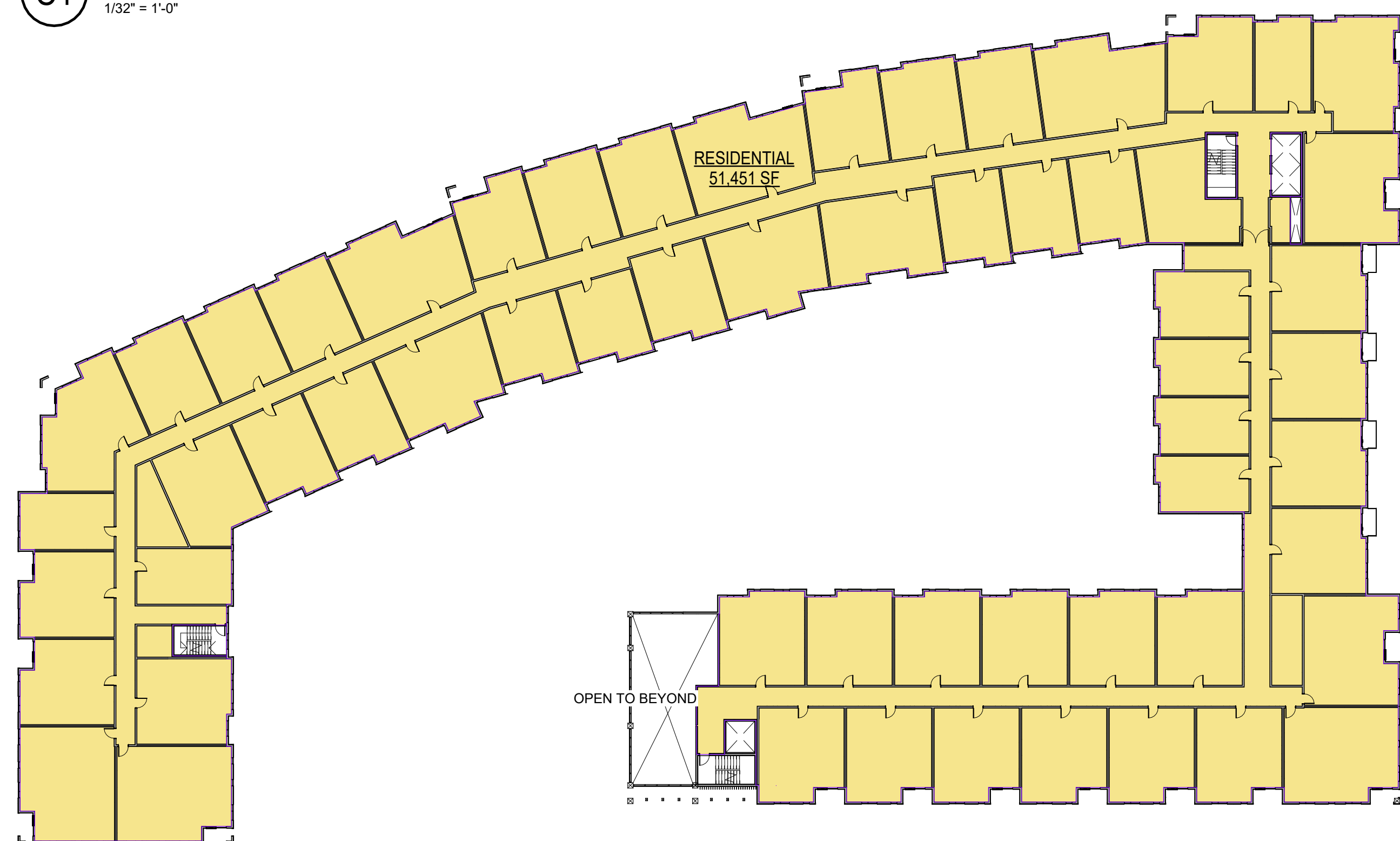
D3 LEVEL 3
1/32" = 1'-0"



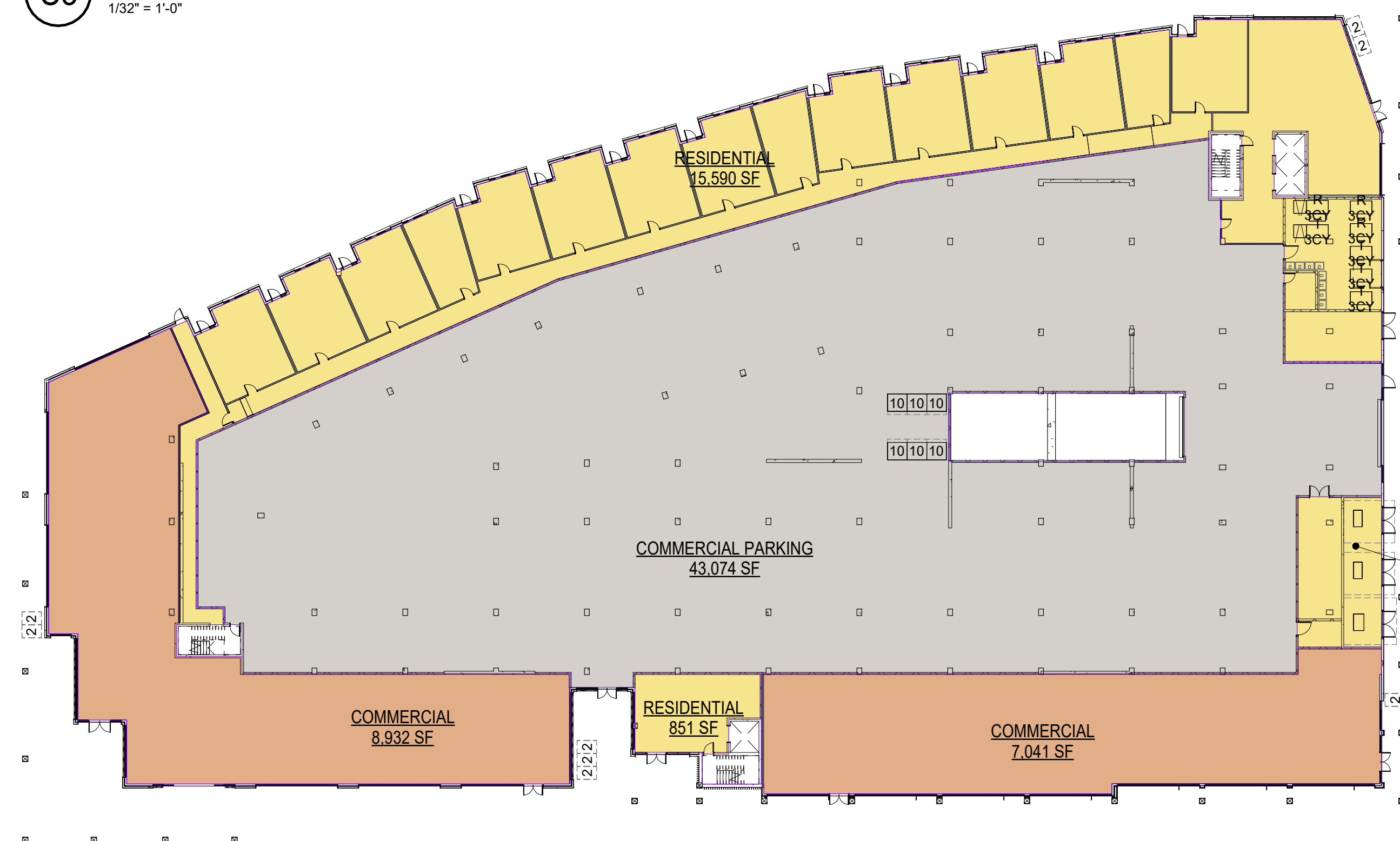
C1 LEVEL 5
1/32" = 1'-0"



C3 LEVEL 2
1/32" = 1'-0"



A1 LEVEL 4
1/32" = 1'-0"



A3 LEVEL 1
1/32" = 1'-0"

FLOOR AREA BY LEVEL

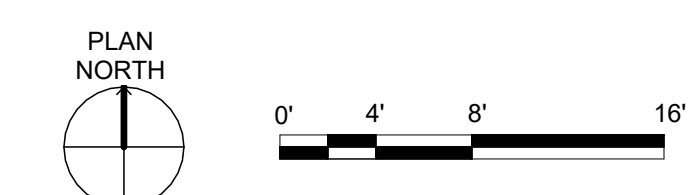
USE	AREA (SF)
LEVEL 1	
COMMERCIAL	15,973 SF
COMMERCIAL PARKING	43,074 SF
RESIDENTIAL	17,654 SF
RESIDENTIAL PARKING	76,701 SF
LEVEL 2	
RESIDENTIAL	11,663 SF
RESIDENTIAL PARKING	46,367 SF
RESIDENTIAL	58,029 SF
LEVEL 3	
RESIDENTIAL	52,768 SF
RESIDENTIAL	52,768 SF
LEVEL 4	
RESIDENTIAL	51,451 SF
RESIDENTIAL	51,451 SF
LEVEL 5	
RESIDENTIAL	53,027 SF
RESIDENTIAL	53,027 SF
LEVEL 6	
RESIDENTIAL	51,661 SF
RESIDENTIAL	51,661 SF
TOTAL	343,638 SF

FLOOR AREA BY USE

USE	AREA (SF)
COMMERCIAL	15,973 SF
COMMERCIAL PARKING	43,074 SF
RESIDENTIAL	238,294 SF
RESIDENTIAL PARKING	46,367 SF
TOTAL	343,638 SF

FLOOR AREA LEGEND

- COMMERCIAL
- COMMERCIAL PARKING
- RESIDENTIAL
- RESIDENTIAL PARKING
- RESIDENTIAL BIKE PARKING



APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

A 08/07/2023 SITE PLAN REVIEW SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2022119.01**

GGLO PRINCIPAL IN CHARGE:

GGLO PROJECT MANAGER:

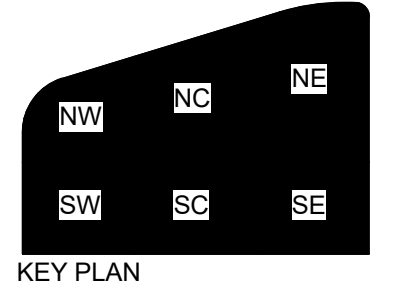
OWNER APPROVAL:

SHEET TITLE
**ZONING DIAGRAMS -
FLOOR AREA**

SHEET NO.

G-021

8/7/2023 SITE PLAN REVIEW SUBMITTAL



PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

MARK DATE DESCRIPTION

REVISIONS

C 11/09/2023 100% DD SET

B 10/06/2023 50% DD SET

A 08/07/2023 SITE PLAN REVIEW SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO. **2022119.00**

GGLO PRINCIPAL IN CHARGE: **TINA RITVAL**

GGLO PROJECT MANAGER: **BRENNAN MALANEY**

OWNER APPROVAL:

SHEET TITLE

SCHEMATIC LANDSCAPE

LAYOUT PLAN

SHEET NO.

L-101

COPYRIGHT GGLO. ALL RIGHTS RESERVED.

ORIGINAL SHEET SIZE IS 30"X42"

LANDSCAPE CALCULATIONS

SITE REQUIREMENTS
LOT 1 AREA: +12.47 ACRES / +1,107,514 SF
PROJECT AREA: +2.64 ACRES / +115,067 SF
REQUIRED LANDSCAPE AREA: 0 SF, PER BDC 2.3.300(E)

PARKING REQUIREMENTS
NO SURFACE PARKING LOTS PROVIDED, SEE ARCH FOR PARKING CALCULATIONS

STREET TREE REQUIREMENTS
REQUIRED STREET TREES AT 35' O.C.
PROVIDED STREET TREES IN POSSIBLE PLANTING AREAS AT MAX 35' O.C.

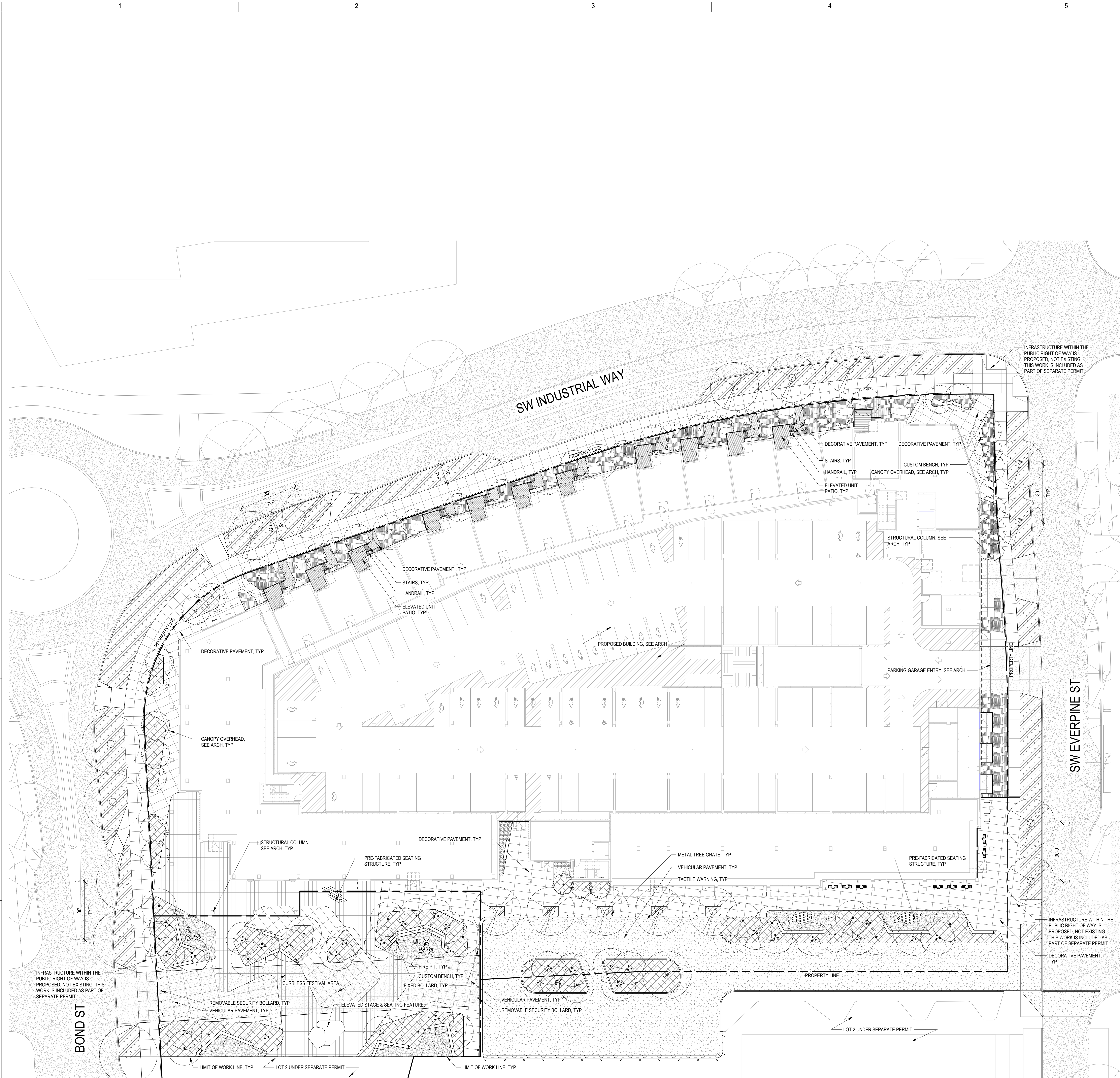
CONCEPT PLANTING SCHEDULE

TREES	SYMBOL	TYPE	SIZE	SPACING	QTY.
STREET TREE		QUERCUS RUBRA - RED OAK	2' CAL MIN	AS SHOWN	PER PLAN
STREET TREE		SLEDITSA TRIANCANTHOS 'NORTHERN ACCLAIM' - NORTHERN ACCLAIM HONEYLOCUST	2' CAL MIN	AS SHOWN	PER PLAN
EVERGREEN TREE, SUCH AS:		PSEUDOTSUGA MENZIESII - DOUGLAS FIR	15'-0" HT MIN	AS SHOWN	PER PLAN
ORNAMENTAL TREE, SUCH AS:		POPULUS TREMULOIDES - QUAKING ASPEN	2' CAL MIN	AS SHOWN	PER PLAN
SMALL TREE, SUCH AS:		ACER GLABRUM - ROCKY MOUNTAIN MAPLE AMELANCHIER ALNIFOLIA - SERVICEBERRY BETULA NIGRA - RIVER BIRCH PRUNUS VIRGINIANA - CHOKECHERRY	8'-0" HT MIN	AS SHOWN	PER PLAN

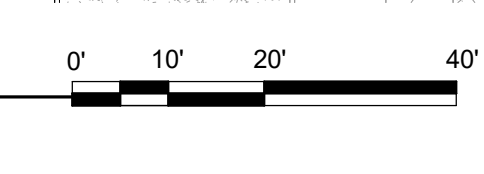
SHRUBS, GRASSES, PERENNIALS, & GROUNDCOVERS	SYMBOL	TYPE	SIZE	SPACING	QTY.
RIPIARIAN PLANTING MIX, CONTAINING:		CAREX OENOPTA - SLOUGH SEDGE CORNUS STOLONIFERA - RED OSIER DOGWOOD DESCAMPISIA CESPIITOSA - TUFTED HAIRGRASS JUNCUS EFFRUSUS - COMMON RUSH PHYSOCARPUS CAPITATUS - PACIFIC NINEBARK ROSA WOODSII - WOODS ROSE SPIRAEA DOUGLASSII - DOUGLAS SPIREA SYMPHORICARPOS ALBUS - SNOWBERRY	1 GAL MIN	TBD PER FINAL PLANTING PLAN	TBD PER FINAL PLANTING PLAN
ASPEN WOODLAND MIX, CONTAINING:		CAREX TUMULICOLA - BERKELEY SEDGE ERICOPHYLLUM LANATUM - OREGON SUNSHINE FESTUCA IDAHOENSIS - IDAHO FESCUE HIPPOPHAE RHAMNOIDES - SEA BUCKTHORN MAHONIA REPENS - LOW OREGON GRAPE RIBES ALPINUM - ALPINE CURRANT SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM VACCINIUM ANGUSTIFOLIUM - LOWBUSH BLUEBERRY	1 GAL MIN	TBD PER FINAL PLANTING PLAN	TBD PER FINAL PLANTING PLAN
ROW PLANTING, CONTAINING:		FESTUCA IDAHOENSIS - IDAHO FESCUE IPMOPSIS AGGREGATA - SCARLET GLIA LAVANDULA ANGSTIFOLIA - ENGLISH LAVENDER LUPINUS SERICEA - SILKY LUPINE MAHONIA REPENS - LOW OREGON GRAPE POTENTILLA FRUTICOSA - SHRUBBY CINQUEFOIL PRUNUS BESSERI - PAVINEE BUTTES SAND CHERRY SYMPHORICARPOS ALBUS - SNOWBERRY	1 GAL MIN	TBD PER FINAL PLANTING PLAN	TBD PER FINAL PLANTING PLAN

LANDSCAPE NOTES

- THIS PLAN IS SCHEMATIC IN NATURE AND INTENDED TO SHOW ZONING AND CODE COMPLIANCE. PLAN CHANGES AND REVISIONS, INCLUDING PLANT VARIETY, HARDSCAPE, SEATING, LOCATIONS, SIZES, ETC. MAY BE MADE. A COMPLETE LANDSCAPE AND IRRIGATION PLAN WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM. PLANTING AREAS SHALL BE IRRIGATED WITH A COMBINATION OF SURFACE DRIP AND HIGH EFFICIENCY SPRAY. IRRIGATION SYSTEMS SHALL FULLY IRRIGATE PLANT MATERIAL WHILE CONSIDERING PLANT SIZE, LOCATION, SPECIES, AND APPROPRIATE ZONES TO MAXIMIZE EFFICIENT WATER USAGE.
- IRRIGATION CONTROLLER SHALL BE PROGRAMMABLE, EPA WATERSENSE SMART CONTROLLER WITH AUTO-ADJUST CAPABILITIES.
- SOIL SHALL BE AMENDED PRIOR TO PLANTING FOR OPTIMAL HEALTH OF PLANT MATERIAL. SOIL AMENDMENT SPECIFICATIONS WILL BE SUBMITTED WITH BUILDING PERMIT APPLICATION. A SOIL TEST ANALYSIS WILL BE REQUIRED TO DETERMINE APPROPRIATE AMENDMENTS.

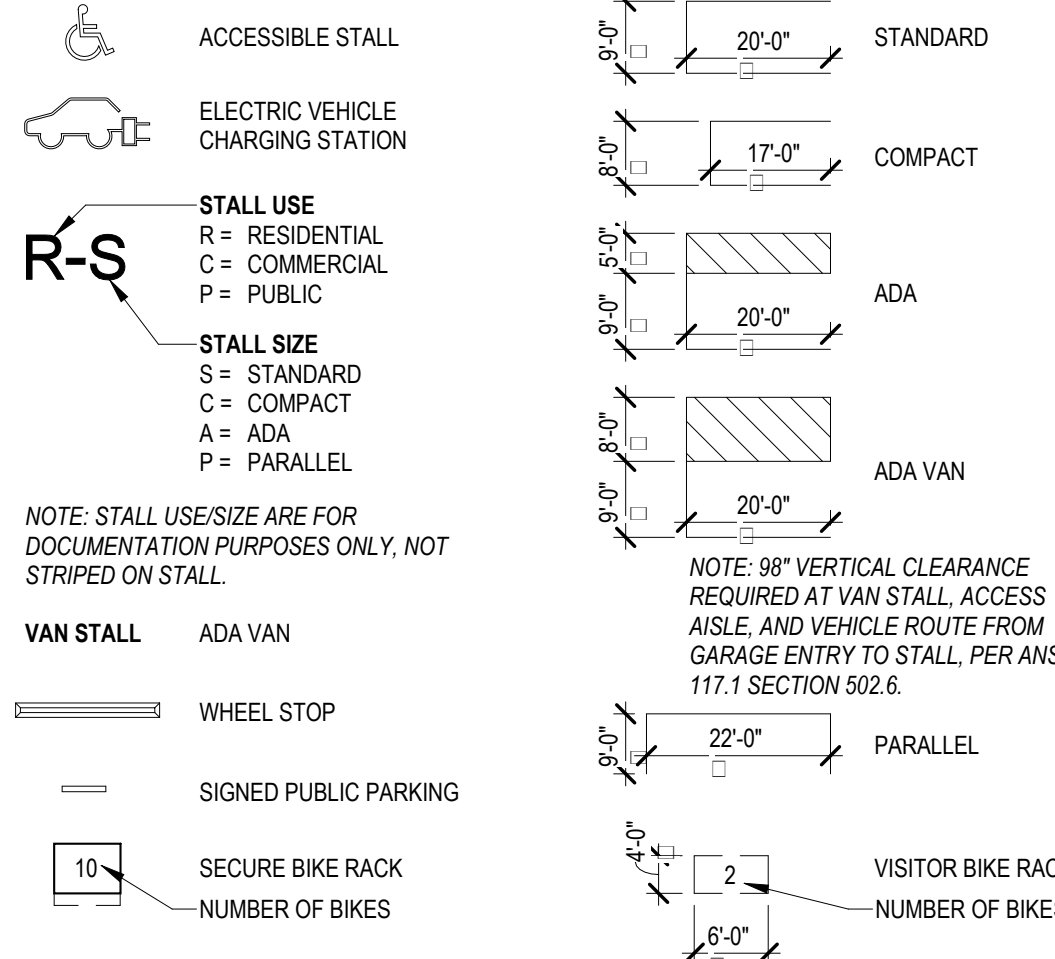


A1 SCHEMATIC LANDSCAPE LAYOUT PLAN
1" = 20'-0"



1/08/2024 SPR REVISED PROJECT AREA

PARKING LEGEND



GARAGE PARKING STALLS	
TYPE	COUNT
ACCESSIBLE	5
COMMERCIAL	35
COMPACT 8'-0"	2
COMPACT PARALLEL	74
STANDARD 9'-0"	116
RESIDENTIAL	2
ACCESSIBLE	58
COMPACT PARALLEL	1
STANDARD 9'-0"	77
TOTAL PARKING STALLS	254

BIKE PARKING			
RACK TYPE	RACK COUNT	BIKE COUNT	% TOTAL
FLOOR RACK - 2	7	14	6%
FLOOR RACK - 5	6	30	12%
FLOOR RACK - 10	21	210	83%
TOTAL	34	254	

NOTE: 40% OF ALL PROVIDED PARKING SPACES TO BE PROVIDED WITH SUFFICIENT ELECTRICAL SERVICE CAPACITY, AS DEFINED IN ORS 455.417

GENERAL FLOOR PLAN NOTES

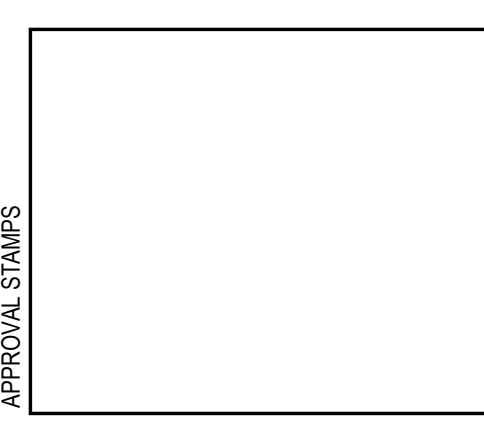
- PLAN DIMENSIONS ARE TO FACE OF STUD. FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS. UON, CONTACT ARCHITECT FOR CLARIFICATIONS.
- DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
- SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
- SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
- SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
- INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
- HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
- CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
- FOR GRID LAYOUT, SEE A1G-002.



PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	08/11/2023	SCHEMATIC DESIGN SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

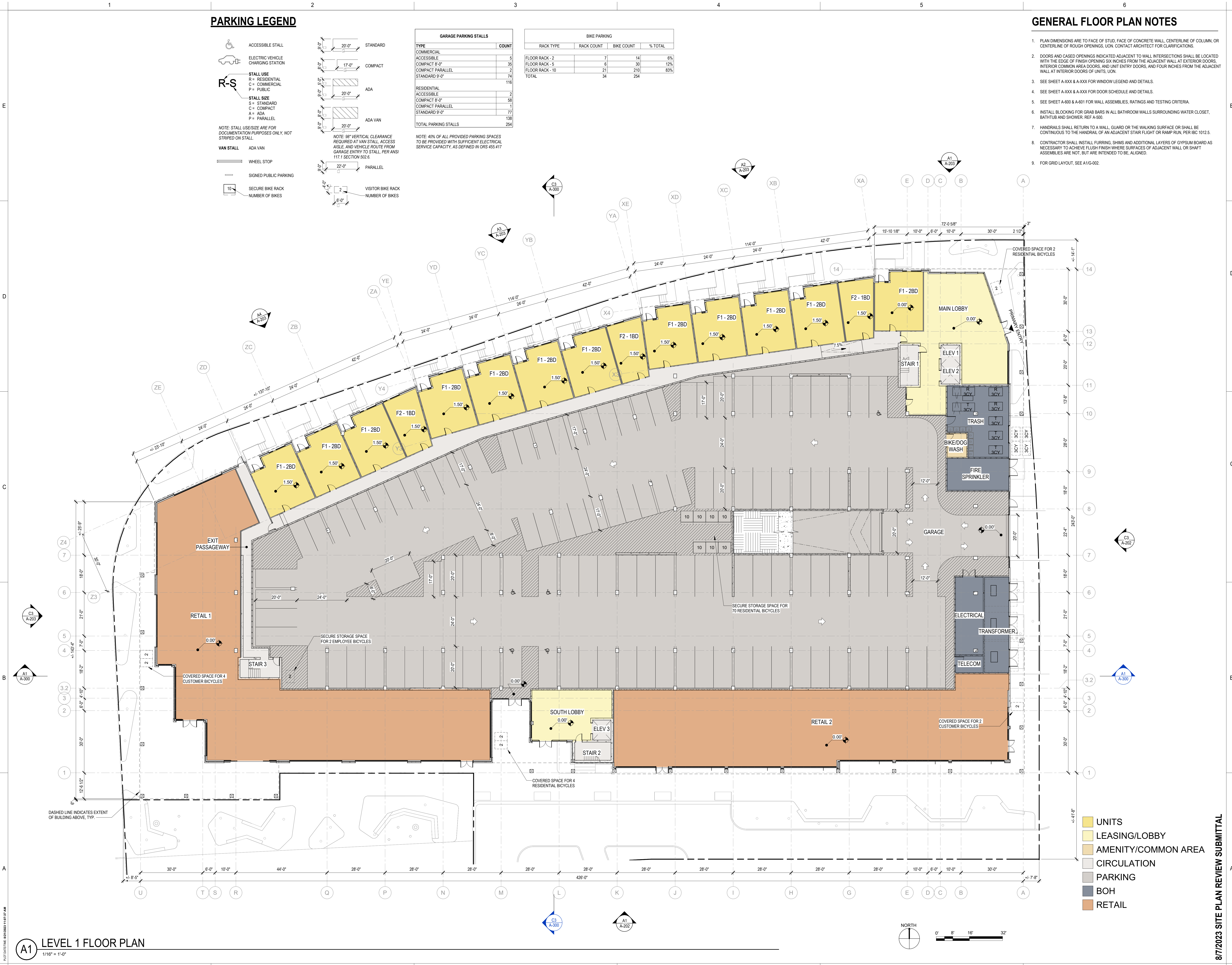
ISSUE INFORMATION

PROJECT NO.: **2022119.01**
 GGLO PRINCIPAL IN CHARGE:
 GGLO PROJECT MANAGER:
 OWNER APPROVAL:

SHEET TITLE
**OVERALL FLOOR PLAN -
LEVEL 1**

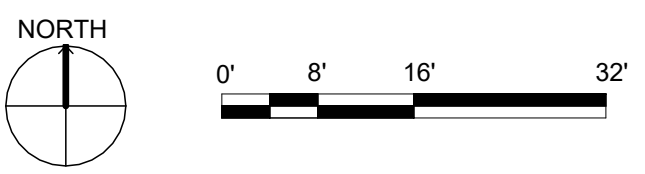
SHEET NO.
A-111

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE 8 3/4" X 11"



LEGEND

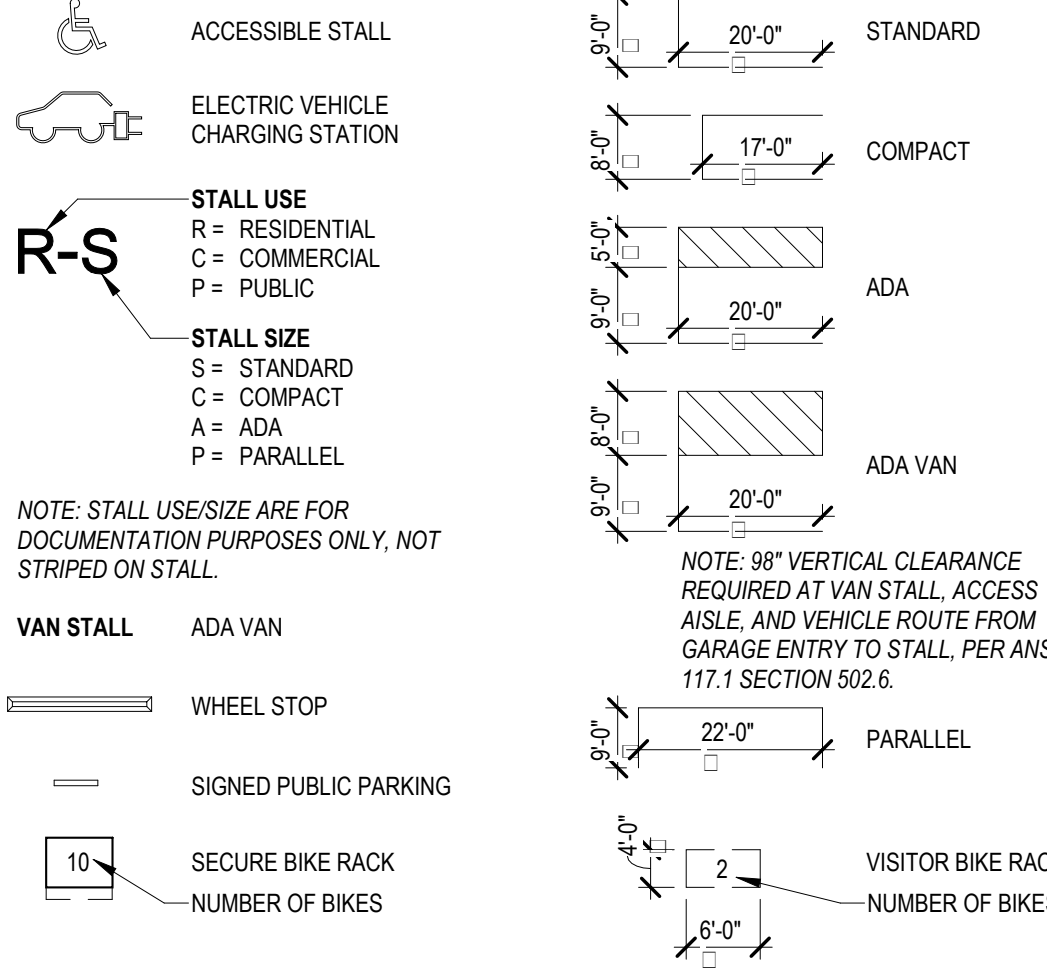
- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- RETAIL



A1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL

PARKING LEGEND



GARAGE PARKING STALLS	
TYPE	COUNT
ACCESSIBLE	5
COMMERCIAL	35
COMPACT 8'-0"	2
COMPACT PARALLEL	74
STANDARD 9'-0"	116
RESIDENTIAL	2
ACCESSIBLE	58
COMPACT PARALLEL	1
STANDARD 9'-0"	77
ADA VAN	138
TOTAL PARKING STALLS	254

BIKE PARKING			
RACK TYPE	RACK COUNT	BIKE COUNT	% TOTAL
FLOOR RACK - 2	7	14	6%
FLOOR RACK - 5	6	30	12%
FLOOR RACK - 10	21	210	83%
TOTAL	34	254	

NOTE: 40% OF ALL PROVIDED PARKING SPACES TO BE PROVIDED WITH SUFFICIENT ELECTRICAL SERVICE CAPACITY, AS DEFINED IN ORS 455.417

NOTE: 10" VERTICAL CLEARANCE REQUIRED AT VAN STALL ACCESS AISLE AND VEHICLE ROUTE FROM GARAGE ENTRY TO STALL, PER ANSII 117.1 SECTION 502.6.

GENERAL FLOOR PLAN NOTES

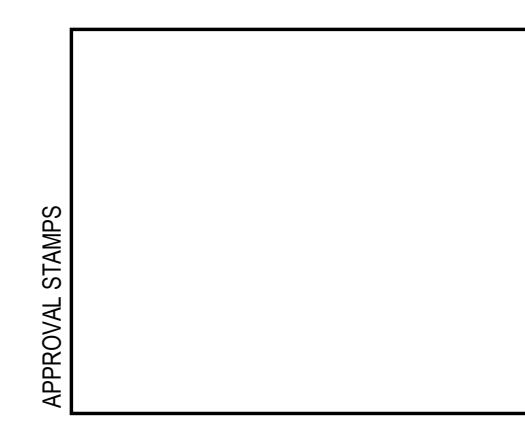
1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER BC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
9. FOR GRID LAYOUT, SEE A1G-002.



PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



MARK	DATE	DESCRIPTION
REVISIONS		

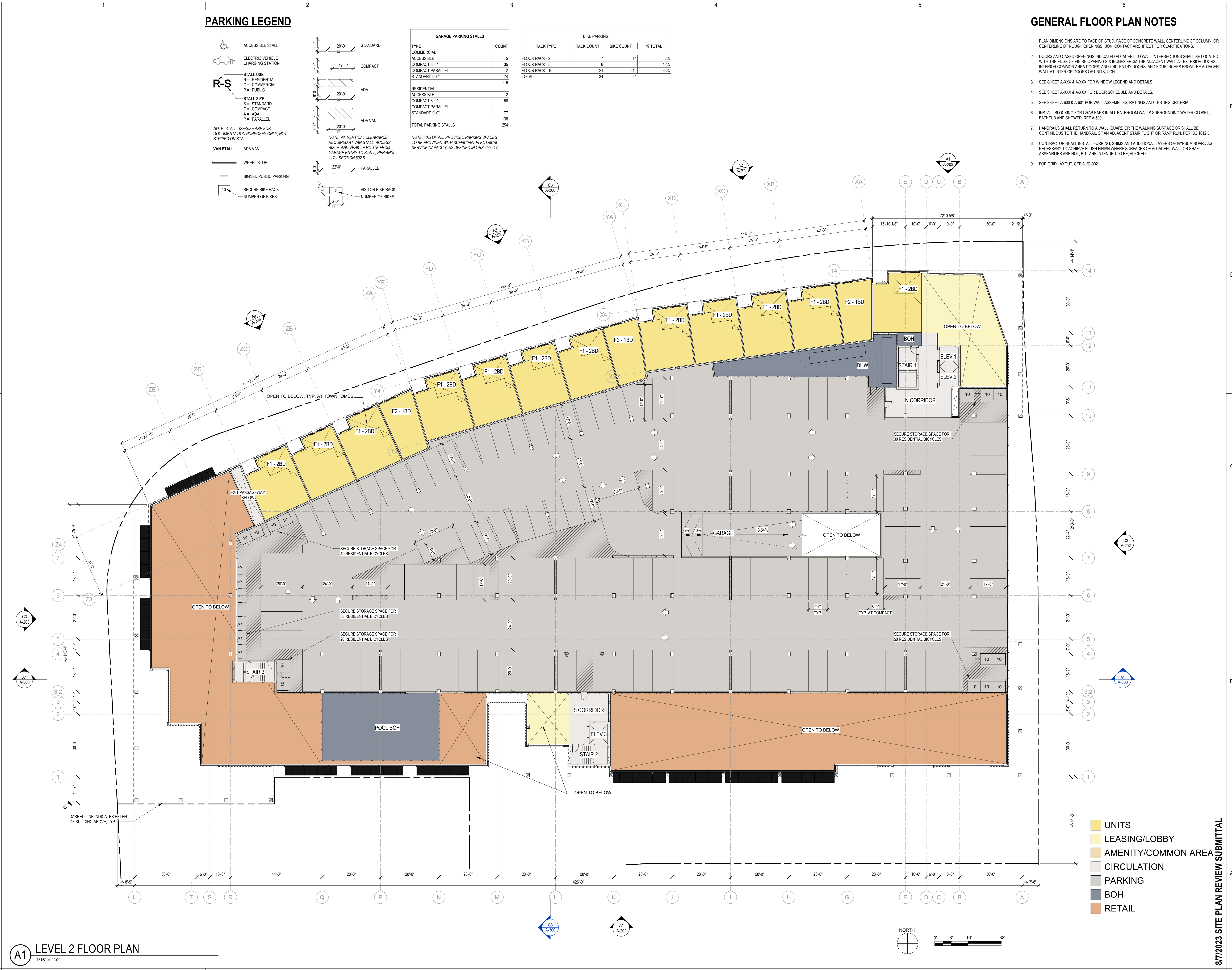
MARK	DATE	DESCRIPTION
B	08/11/2023	SCHEMATIC DESIGN SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

PROJECT NO.: **2022119.01**
 GGLO PRINCIPAL IN CHARGE:
 GGLO PROJECT MANAGER:
 OWNER APPROVAL:

SHEET TITLE:
**OVERALL FLOOR PLAN -
LEVEL 2**

SHEET NO.:
A-112

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE 8 3/4" X 11"



A1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL

GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
9. FOR GRID LAYOUT, SEE A1G-002.

GGLO

SEATTLE | LOS ANGELES | BOISE
gglo.com

PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

B 08/11/2023 SCHEMATIC DESIGN SET

A 08/07/2023 SITE PLAN REVIEW SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2022119.01**

GGLO PRINCIPAL IN CHARGE:

GGLO PROJECT MANAGER:

OWNER APPROVAL:

SHEET TITLE
**OVERALL FLOOR PLAN -
LEVEL 3**

SHEET NO.

A-113

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE IS 36"x42"



(A1) LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL

GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
9. FOR GRID LAYOUT, SEE A1G-002.

GGLO

SEATTLE | LOS ANGELES | BOISE
gglo.com

PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

B 08/11/2023 SCHEMATIC DESIGN SET
A 08/07/2023 SITE PLAN REVIEW SUBMITTAL

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2022119.01**
GGLO PRINCIPAL IN CHARGE:
GGLO PROJECT MANAGER:
OWNER APPROVAL:

SHEET TITLE
**OVERALL FLOOR PLAN -
LEVEL 4**

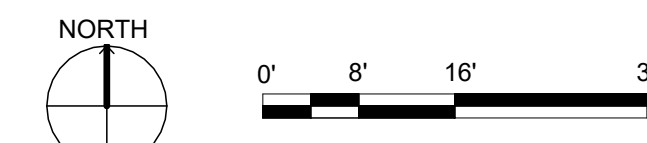
SHEET NO.
A-114

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE IS 36"x42"



- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- RETAIL

(A1) LEVEL 4 FLOOR PLAN
1/16" = 1'-0"



8/7/2023 SITE PLAN REVIEW SUBMITTAL

GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
9. FOR GRID LAYOUT, SEE A1G-002.

GGLO

SEATTLE | LOS ANGELES | BOISE
gglo.com

PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

B 08/11/2023 SCHEMATIC DESIGN SET

A 08/07/2023 SITE PLAN REVIEW SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2022119.01**

GGLO PRINCIPAL IN CHARGE:

GGLO PROJECT MANAGER:

OWNER APPROVAL:

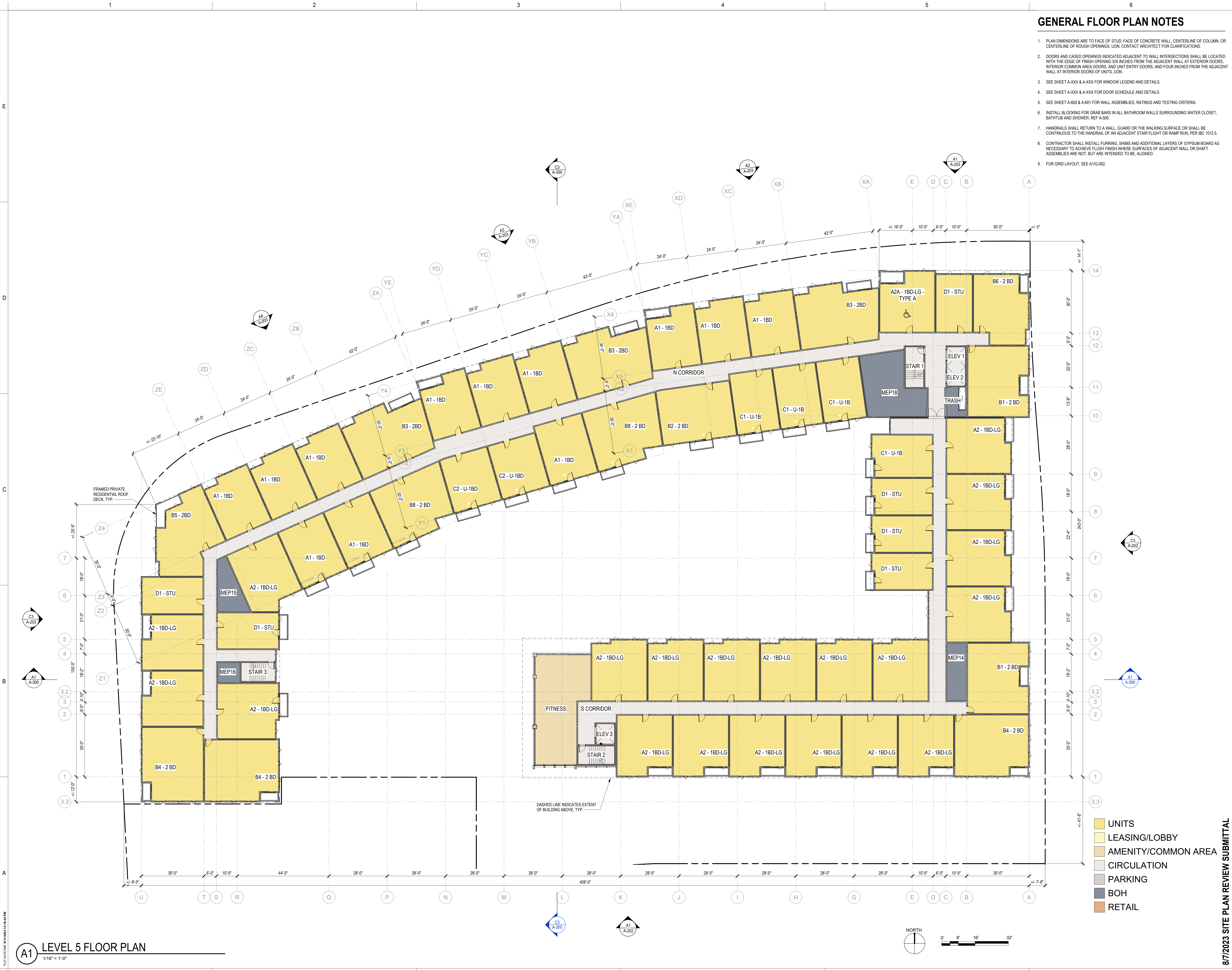
SHEET TITLE

**OVERALL FLOOR PLAN -
LEVEL 5**

SHEET NO.

A-115

COPYRIGHT GGLO. ALL RIGHTS RESERVED.
ORIGINAL SHEET SIZE IS 36"x42"



A1 LEVEL 5 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL



GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENINGS SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.
9. FOR GRID LAYOUT, SEE A1G-002.

GGLO

SEATTLE | LOS ANGELES | BOISE
gglo.com

PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**

APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

MARK DATE DESCRIPTION

ISSUE INFORMATION

B 08/11/2023 SCHEMATIC DESIGN SET

A 08/07/2023 SITE PLAN REVIEW SUBMITTAL

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2022119.01**

GGLO PRINCIPAL IN CHARGE:

GGLO PROJECT MANAGER:

OWNER APPROVAL:

SHEET TITLE

OVERALL FLOOR PLAN -

LEVEL 6

SHEET NO.

A-116

COPYRIGHT GGLO. ALL RIGHTS RESERVED.

ORIGINAL SHEET SIZE IS 36"x48"



A1 LEVEL 6 FLOOR PLAN
1/16" = 1'-0"

8/7/2023 SITE PLAN REVIEW SUBMITTAL

GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.
3. FINAL MATERIALS AND COLORS SUBJECT TO CHANGE, CONSISTENT WITH BDC 2.7.4750 DESIGN STANDARDS.
4. FINAL BALCONY COUNT SUBJECT TO INCREASE, CONSISTENT WITH BDC 2.7.4750 DESIGN STANDARDS.

PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**

APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	08/11/2023	SCHEMATIC DESIGN SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

ISSUE INFORMATION

PROJECT NO.: **2022119.01**
GGLO PRINCIPAL IN CHARGE:
GGLO PROJECT MANAGER:
OWNER APPROVAL:

SHEET TITLE
**OVERALL EXTERIOR
ELEVATIONS**

SHEET NO.
A-200



C3 EAST ELEVATION / SW EVERPINE STREET
1/16" = 1'-0"



A1 SOUTH ELEVATION
1/16" = 1'-0"

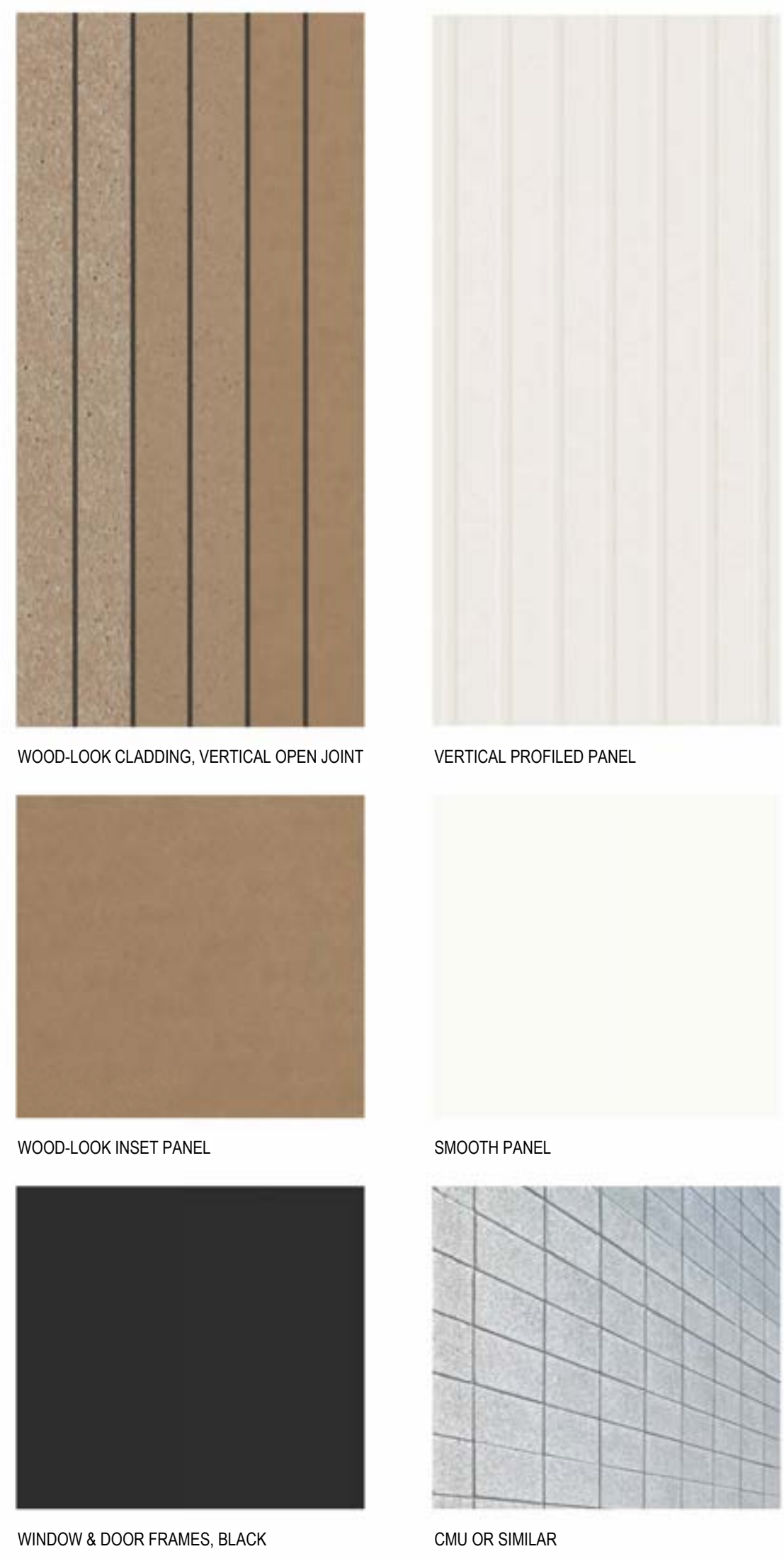
GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.
3. FINAL MATERIALS AND COLORS SUBJECT TO CHANGE, CONSISTENT WITH BDC 2.7.4750 DESIGN STANDARDS.
4. FINAL BALCONY COUNT SUBJECT TO INCREASE, CONSISTENT WITH BDC 2.7.4750 DESIGN STANDARDS.

PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



C3 WEST ELEVATION / SW BOND STREET
1/16" = 1'-0"



A1 NORTH ELEVATION / SW INDUSTRIAL WAY
1/16" = 1'-0"



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
B	08/11/2023	SCHEMATIC DESIGN SET
A	08/07/2023	SITE PLAN REVIEW SUBMITTAL

ISSUE INFORMATION

PROJECT NO.: **2022119.01**
GGLO PRINCIPAL IN CHARGE:
GGLO PROJECT MANAGER:
OWNER APPROVAL:

SHEET TITLE
**OVERALL EXTERIOR
ELEVATIONS**

SHEET NO.
A-201

8/7/2023 SITE PLAN REVIEW SUBMITTAL

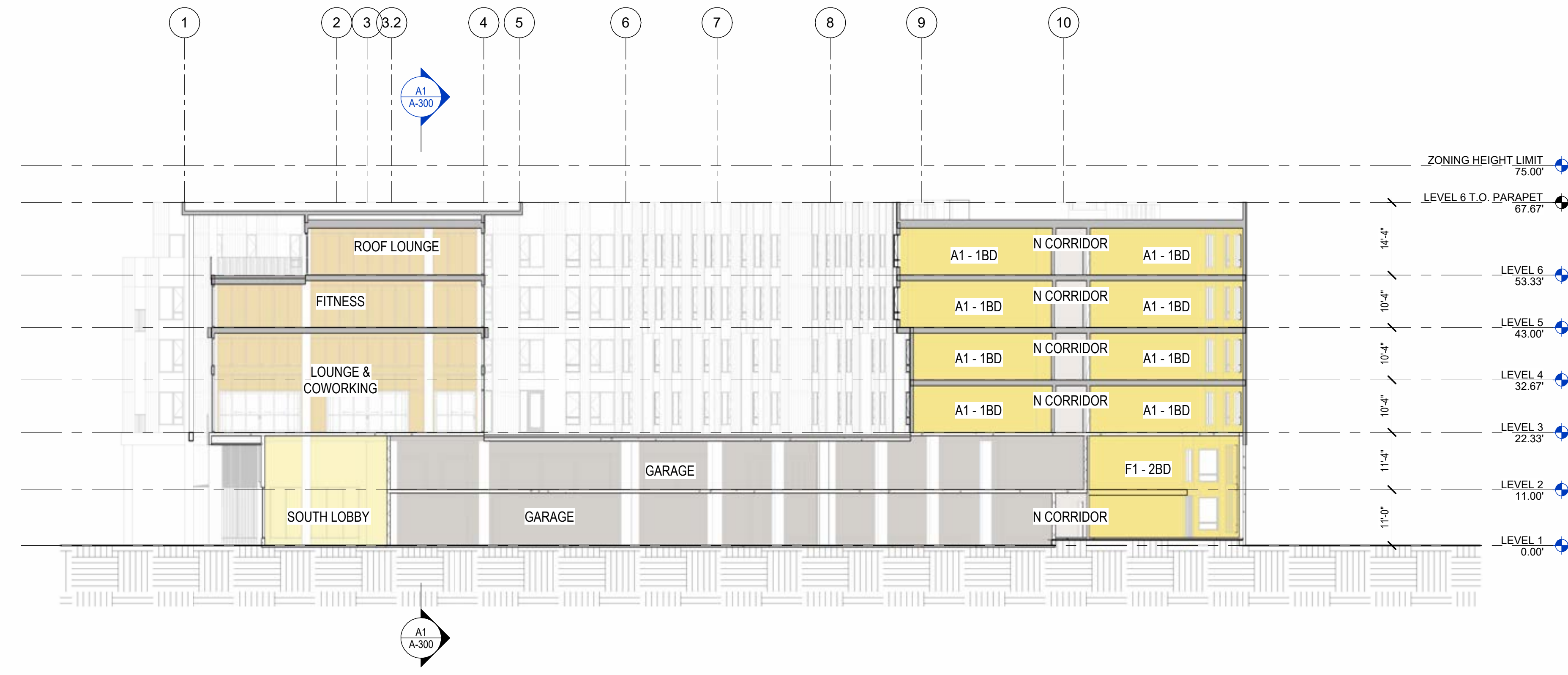
GENERAL BUILDING SECTION NOTES

1. SEE SHEET A-601 FOR WALL ASSEMBLIES.
2. SEE SHEET A-605 FOR FLOOR, CEILING, SOFFIT AND ROOF ASSEMBLIES.
3. ALL FLOORS ARE F-XX UON.

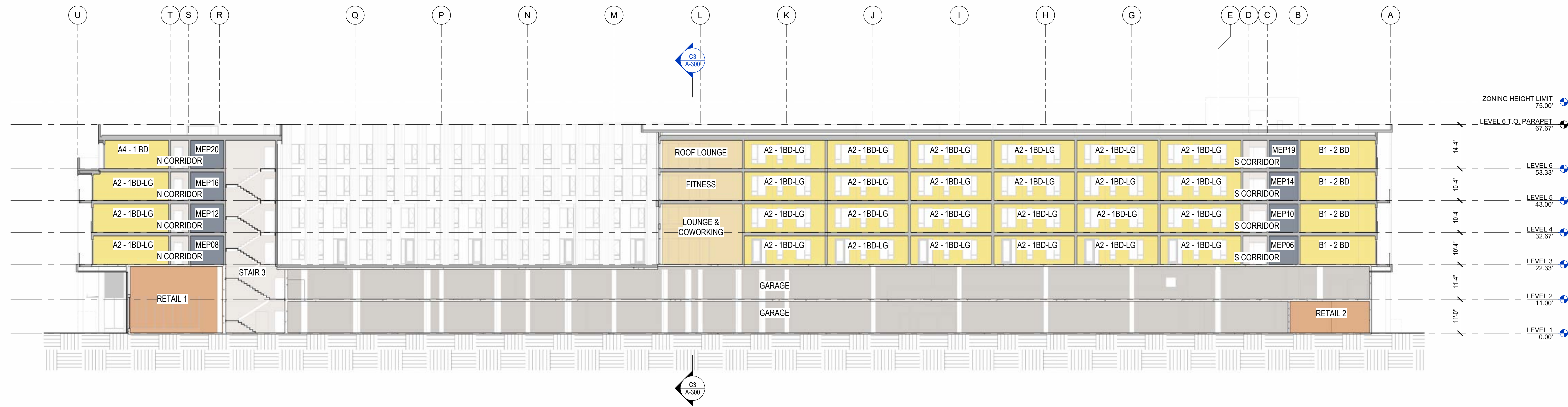
PROJECT:
TIMBER YARDS - LOT 1

PROJECT ADDRESS:
**175 SW INDUSTRIAL WAY
BEND, OR 97702**

OWNER:
**KENNEDY WILSON
151 SOUTH EL CAMINO DRIVE
BEVERLY HILLS, CA 90212**



C3 NORTH-SOUTH BUILDING SECTION
1/16" = 1'-0"



A1 EAST-WEST BUILDING SECTION 1
1/16" = 1'-0"



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2022119.01**
GGLO PRINCIPAL IN CHARGE:
GGLO PROJECT MANAGER:
OWNER APPROVAL:

SHEET TITLE
**OVERALL BUILDING
SECTIONS**

SHEET NO.
A-300

8/7/2023 SITE PLAN REVIEW SUBMITTAL