

Aaron Henson

From: Stephen Blackmarr <steve.blackmarr@me.com>
Sent: Monday, March 8, 2021 7:09 AM
To: Aaron Henson
Subject: Comments on Variance Application: PLVAR20210052 (Lot 12)

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Hello Aaron,

I live in the neighborhood adjacent to the new development at Marken Summit. I have lived in this neighborhood for the past 5 years, where we purchased our first home in Bend. Also, 2 years after living there, we elected to build a home on the same street (2703 NW Rainbow Ridge Dr). So, we have the perspective of a home builder who applied for new construction permits and ensured adherence to the city codes as pertains to all new construction.

As newcomers to Bend, we understand that the City is growing and must be able to accommodate that growth. We understand that with growth comes change to existing neighborhoods and the surrounding space. However, shortly after the development at Marken Summit began, we immediately noticed that the developer was not concerned with keeping the same aesthetics and matching the surrounding environment in adjacent neighborhoods.

We saw them clear cut hundreds of small ponderosa pines and Junipers along the hillside from the top of Marken Summit down to the fence line at quail park, without regard to the impact that would have to the beauty and refuge of the park (especially to wildlife during winter months). We also saw them blast the hillside continuously and fill the slope in order to maximize the buildable space for lots in what would otherwise have been an impossible task to cram 33 homesites into such a small parcel of land.

Now, the builder is asking for a variance to make the exceed the 30' building height limit for the new homes so that they can increase the square footage (and profitability) of the home?

At what point will the city say no to this developer, when they continually demonstrate no regard for land use compatibility or consistency with the surrounding neighborhoods? The vast majority of the homes in our neighborhood are 1-2 story and in a craftsman, rustic, or more modern style. There are very few examples of a farmhouse style home in the immediate area. The applicant states that another design would result in, "flat, non-articulated roof, which would result in an unattractive building design and be inconsistent with the architectural vernacular of the surrounding neighborhoods." What examples are they using of a surrounding neighborhood? We see very few of these types of home in the surrounding neighborhoods of Awbrey Ridge, Valhalla Heights, Awbrey View, or Marken Heights.

The applicant also has based their justification on exception due to the significant grade change between the front and rear of the lots. It is important to note here that the developer has created this problem for themselves. The developer chose to increase the buildable terrain by blasting, excavating, cutting and filling the hillside on the Northwest to North sides of Marken Summit. The resulting higher property density, and increased grade is a byproduct of their building plan. Under what circumstance can the city allow the builder to claim an exception for a condition that they, themselves, created? This sets a dangerous precedent if approved, and is critically important to consider due to the future developments taking place immediately to the West in the Shevlin gravel pit area.

Today, any reasonable person looking at the Marken development project would find difficulty in agreeing that the builder has attempted to maintain any level of compatibility with the surrounding neighborhood, or has kept land use compatibility in mind. Approving an exception to exceed height restrictions would result in a continued departure from

building code consistency - though, given what we see on the West side of Bend these days...would not be surprising to me.

Please advise if there is any opportunity to voice my dissent further. Thank you,

Steve Blackmarr
2703 NW Rainbow Ridge Dr
Bend, OR 97703
858.361.4487