

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
10/31/2024	Closer to shopping and restaurants, better access to the parks from other neighborhoods, making it feel more open and community oriented.	That seems like a lot of high density residential very close to the highway... which changes the way it feels to enter Bend. Would be nice to have that a bit further and mixed in.	I don't like this proposal.	If feels very exclusive and unwelcoming (like Brookwood). Parks is not really an amenity for anyone except residents. Not a lot of restaurants or shopping close by, so not very walkable. VERY dense standard residential without any nearby services. Encourages more driving, worse traffic, etc.	Site 1: Jasper Ridge	Better meshed with the existing neighborhoods. Better infrastructure nearby to support more people.		
10/31/2024	Closer to hospital and major arterials/amenities, more single residences which will help families get into a home.			This area is high wild fire risk. The south end is getting Steven's Ranch which will clog up the southeastern routes into town (south end of 27th, Ferguson, 15th, Murphy, etc).	Site 1: Jasper Ridge	More open space, closer to amenities and hospital, more single family homes, which allows families to get into a house.		rushkim59@gmail.com
10/31/2024	The proximity to the Forum and St. Charles for access to jobs and shopping. The overall amount of housing and affordable housing.	It seems to lack a design for community. I think that if the design were more developed it would be helpful to see how the different areas are connected and what kind of pedestrian and bike amenities there are.	It is more developed and one can see the connectivity and potential for a community. It delineates the pedestrian and bike connections well. The gently curving streets will help to slow traffic while still maintaining good connectivity.	It would be nice to see some affordable ownership opportunities, such as town homes that were deed restricted not just rentals. It is more limited in size and therefore the amount of housing but seems to be more thoughtfully laid out than Jasper Ridge. I am concerned about the high percentage of affordable units. I wonder if there is enough subsidy to make that work.	Site 2: Caldera Ranch	I feel it is a more complete community as presented. Though I would support either project. I think if Jasper Ridge was more fully designed it might be fine.	I hope either one of these can move forward quickly if chosen.	kaustin@pacbell.net
11/3/2024	Jasper Ridge proximity is closer to current housing/shopping/medical. Jasper Ridge has more potential for less-costly infrastructure as it is located near current housing development.	More trails than the one noted? (I could be missing it) Wide sidewalks, and well-lit sidewalks for early am or late pm walks. I truly do not see any exact sidewalk widths in the proposal so including in my comments.	The size seems to reflect the area. It's very low-density in SE Bend where lots are larger than NE or NW (specific NW, not like Tree Farm). I see quite an impact for Caldera Ranch as there are small farms/larger acreage neighbors being impacted more so than Jasper Ridge?	No comment really.	Site 1: Jasper Ridge	The location is closer to east-side amenities already. It is also close to the original housing expansion between Bear Creek and Hwy 20 and the infrastructure could be easier? I'm NOT a city engineer so I could be totally wrong.	Thanks for sending out the survey.	cindy@cindyking.com
11/4/2024	More affordable housing	More high density housing, more green spaces	Location, seems more walkable	More green space	Site 2: Caldera Ranch	I think it's a better location for growth.		aimeeclimbs@gmail.com
11/4/2024	Larger plot of land, comprising more apartment and residential units overall. Closer to needed amenities for walking - stores, restaurants, bars, parks, etc.			Too many single residences allowed instead of multi-unit more affordable housing options.	Site 1: Jasper Ridge	Larger plot of land, comprising more apartment and residential units overall. Closer to needed amenities for walking - stores, restaurants, bars, parks, gas stations, medical facilities, etc.	Expansion needs to move East, North and East not into a more secluded fire prone SE Bend direction.	
11/4/2024	A path connects north to south.	larger park/useable green spaces; more affordable housing	Focuses on providing low-income/actually affordable housing first (and more of it!); large parks/green spaces, lots of multi-use paths.	more greenspace around housing.	Site 2: Caldera Ranch	focus on affordable housing, large park/greenspace. Looks like it is setup to be less car-centric and in a way that is likely to be used. I can see community.		falbulous@gmail.com
11/4/2024	Location within Bend. Better access to grocery stores, healthcare, Hwy 20, etc. Adjacent to Big Sky is huge for future residents. Public bike/walk trail connection is important.	I would like to see a percentage (5-10%) of the affordable rentals dedicated to below 30% AMI. Also, the timeline of the build seems vague—"built over time" doesn't inspire confidence that the site would be developed rapidly enough. We need more housing immediately. How can the city ensure that the site will actually be developed? What would stop the applicants from receiving the UGB expansion, and simply not developing the land, but hold onto it as an asset?	The increased affordable housing aspect of the development is great. The location adjacent to the HS is good, in addition to being near Alpenglow. The developers seem ready to develop the site immediately which is important as housing is desperately needed in Bend.	I don't see much to change. Only issue that may need to be mitigated is providing safe crossings across Knott to access the HS and Alpenglow. Knott would need to have a reduced speed limit and Bend police would need to heavily enforce any traffic violations in that area.	Site 1: Jasper Ridge	Jasper seems to incorporate better into the city expansion. It's less cut off from the other neighborhoods in the area. Both are logical sites for a UGB expansion, but Jasper fits more seamlessly into the city. I'd like to see a guarantee from the developers that it would actually get built within a reasonable amount of time.	I am generally 100% against UGB expansion. Our strict UGB are part of what makes Oregon, Oregon, but in certain areas the UGB is excluding lower income residents and inflating our housing/land costs. Considering the emergency need for more housing, expanding the UGB in either of these two sites seems like a logical and necessary action. That said, it disturbs me when I look at satellite imagery of Bend and see so much under-utilized land currently within the UGB. We have a lot of land, but not the incentive to develop it. I also worry that developing former farm land in the east side includes federal water rights. Water rights for farming is one thing, but passing water rights to developers so that we can have green lawns is a horrible practice. We need to incentivize the rescinding of water rights on developed land through temporary tax breaks and other tools. I know the city only has so many levers to incentivizing development, but I really wish we could develop within the UGB.	skycrawford@gmail.com
11/4/2024					Site 1: Jasper Ridge	The southeast is going to be congested enough with all the current and proposed buildout!		ANNPERRY711@GMAIL.COM
11/5/2024					Site 1: Jasper Ridge			
11/6/2024	Is close to existing destinations and existing bus route.	Put the commercial along the highway (so it has better chance of making it - and residents can still walk to it) and not the folks living in the apartments (no one wants to live on a highway).	The fact that it would help to spur commercial in that area so existing and future residents wouldn't have to go so far for shopping, etc.	The location. Putting affordable housing where you have to rely on a car makes it a lot less affordable.	Site 1: Jasper Ridge	The ability for residents to get to where they need to go without HAVING to rely on a car are better with Jasper Ridge. Still not great, since placing affordable housing on the edges of town ends up costing its residents more in transportation.		

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11/10/2024	It is an expansion of the nearby neighborhoods of the city. The density of the neighborhoods are similar. It has access to good roads and is close to many amenities; medical offices, grocery stores, restaurants and more. Also, it will increase the housing by 1000 units, so is larger than Caldera. If you only have 1 chance to expand, lets get the most housing.	Since the density of housing is so close, folks don't have extra room for a garden. An area for a community garden in the neighborhood would be a good addition.	I don't like the proposal. It conflicts with the established neighborhoods, which have been there for 50 years. It would build very dense housing in adjoining neighborhoods that are 1/2 acre lots to larger ranchettes. It has one outlet, Knott Rd. Knott Rd is already crowded and this would add many cars to the rush hour traffic and general traffic during the day. It would also negatively effect the Woodside Ranch Wildfire evacuation route.	Don't build it! Knott Rd is a main road to the hospital and major medical centers.. Communities to the south of Bend rely on it. The roads that branch off of Knott are not ready for the influx of traffic. There is a lot of Wildlife in the SE Bend area. Besides taking away habitat, it will lead to more accidents between the deer and autos, displace the deer migration corridors, and destroy wildlife habitat. DON'T BUILD CALDERA RANCH!!!!!!!	Site 1: Jasper Ridge	Its a much larger, better plan. It will provide the most housing. It will not require as much work on infrastructure and roads to funnel the new traffic. Wildlife will not be as impacted. The adjoining neighborhoods are similar to the density of housing and feel of Jasper Ridge. The access from Neff, Hamby, and Hwy 20 are better prepared for the additional traffic. the neighborhood will be closer to many facilities, medical, grocery stores, other shopping and restaurants.		magwinup@gmail.com
11/12/2024	too much congestion in already busy area - and WHAT ABOUT THE WATER????	more separate bike lanes are needed throughout town - no more lines and plastic dividers the only thing they do is make non bikers angry and don't keep bikers safe	WHAT ABOUT THE WATER???? - no more green lawns	more separate bike lanes are needed throughout town - no more lines and plastic dividers the only thing they do is make non bikers angry and don't keep bikers safe	Site 2: Caldera Ranch	less congestion	NO MORE GREEN LAWNS!!!!	
11/12/2024	Nothing	Stop it	Nothing	Stop the growth	Site 1: Jasper Ridge		Stop destroying our area with more houses!	kbecker@bendbroadband.com
11/12/2024					Site 1: Jasper Ridge	Caldera ranch does not have as much supporting infrastructure - roads, gas, services, amenities, etc. 15th is already experiencing a notable increase in traffic & without a roundabout on Ferguson it is becoming harder for cross traffic. This will already be compounded by the incoming development on Ferguson/27th. Also it looks like Jasper allows for more affordable housing units which is much needed in our community.		
11/12/2024	That it's further North	More bike paths and connectivity	Biking	In the same location of all housing developments			I could not zoom in enough to understand these plans. You need to have a better system. How about some community meetings? Or a video that zooms in? This was a waste of my time as I couldn't get enough information. Once again, the City gives the illusion of community involvement. No doubt you already know which site you'll pick. Please start working on climate change instead of housing, housing, housing and cutting down trees, which are needed for climate change. You are on a fool's errand if you think you can build your way into affordable housing in Bend. That train left the station years ago. What fools you are!	
11/12/2024					Site 1: Jasper Ridge	It's bigger. More total units and more affordable units.		
11/12/2024				High density is not appropriate for the parcel. Too close to forest land with a prevailing wind from the direction of the forest. High fire danger. Density would make the area difficult to evacuate in a timely manner. Traffic on Knott Road and on 15th is already a problem at the best of times. New housing at Easton will exacerbate it. Over-building Caldera Ranch would make traffic ridiculous.	Site 1: Jasper Ridge	Easier egress, close to Hwy 20.		
11/12/2024			Further from my property		Site 2: Caldera Ranch	Further from my property. Fewer units to be developed.		
11/13/2024	Nothing	Decrease density	Nothing	Decrease density or don't continue with expansion	Site 1: Jasper Ridge	It's already busy here and there is less distance to travel to services	Don't proceed with either site. Both are far too dense and will only contribute to over crowding, a strain on current water and roads.	Mjmtweet@gmail.com
11/13/2024					Site 1: Jasper Ridge	More affordable housing. Off of Hwy 20, with less traffic than Knott Road		
11/13/2024	Nothing		Location		Site 2: Caldera Ranch	Prefer to see growth south rather than east		Ottemoeller@msn.com
11/13/2024	Nothing. Too much housing going in on the eastside	Don't select it.	Good location by the highschool.		Site 2: Caldera Ranch	Too much housing already built or planned for building on the east side.		
11/13/2024	It provides the most housing, and has adequate streets around it.			Require significant upgrades to Knott Road.	Site 1: Jasper Ridge	This project's only access and egress is Knott Road and 15th Street. Without major upgrades to Knott Road, especially at China Hat Road, this would make life miserable for people who already live along it.		

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11/14/2024			I am concerned about where water will come from for this development. If it's to be sourced from Avion Water Company I'd like to know if any studies have been done to establish if Avion wells can produce enough water for this project without negatively affecting current Avion users. I would also like to know how the surface mining zoning was removed from this property. I know the property and can't imagine how a stable base for a housing development could be made from land that is still primarily red cinders. I'm afraid 15th street will be overwhelmed by excessive traffic and neighboring agricultural properties will be negatively affected by this development. I'd also like to know if neighboring properties that are all at least 1/2 acre in size will be made to hook up to sewer at completion of the project and who will bear the cost. This planned neighborhood does not fit in with existing residences and will do nothing but negatively affect hundreds of neighbors.	I am concerned about where water will come from for this development. If it's to be sourced from Avion Water Company I'd like to know if any studies have been done to establish if Avion wells can produce enough water for this project without negatively affecting current Avion users. I would also like to know how the surface mining zoning was removed from this property. I know the property and can't imagine how a stable base for a housing development could be made from land that is still primarily red cinders. I'm afraid 15th street will be overwhelmed by excessive traffic and neighboring agricultural properties will be negatively affected by this development. I'd also like to know if neighboring properties that are all at least 1/2 acre in size will be made to hook up to sewer at completion of the project and who will bear the cost. This planned neighborhood does not fit in with existing residences and will do nothing but negatively affect hundreds of neighbors.	Site 1: Jasper Ridge			Dsd3@bendcable.com
11/14/2024	It is in an area that is already growing in development.		It brings new development into an area that is perhaps underserved and less likely to be incorporated into the UGB than the Jasper Ridge site. I like that it includes a small commercial area.		Site 2: Caldera Ranch	Quite honestly to have more homes that are built by someone other than Hayden Homes, which are built to be a lower quality than other local developers. But, I also like that it is near the new high school and has good access to the highway and expands the city in a different direction than it is already going. The site on Hwy 20 has a good chance of being incorporated into the city in the future while this site has a lower chance of being incorporated into the city in the future due to less growth in this area.		DogwoodCommercialAppraisals@gmail.com
11/14/2024	It's on the east side of town where minimal pine trees will be cut down and where there is greater access in and out of the neighborhood	More open space	I have significant concerns about the Caldera Ranch Proposal. This development would bring considerable traffic both during and after construction, straining the limited road infrastructure in this part of Bend. The area is surrounded by indigenous pine forests, which need careful protection from urban expansion. The proposed commercial and residential uses would introduce noise and congestion, disrupting the currently peaceful and quiet nature of the neighborhood. Existing infrastructure is not equipped to handle the increased traffic, and any upgrades to accommodate it would likely lead to further urbanization, negatively impacting the quality of life for current residents.	Deny it.	Site 1: Jasper Ridge	I chose the Jasper Ridge Project because it offers greater potential for urban expansion in an area already suited to mixed-use development. This location allows for infrastructure improvements without significant impact on existing residents. The land is open and relatively flat, with convenient access via Highway 20 and Neff Road, two major thoroughfares that can better support increased traffic.		
11/14/2024	It has more single family housing than the other track.	That entire zone of our city is packed in without any open space and the road systems don't have the capacity for the traffic flow.	Getting more housing near Caldera HS is good. Spreading the city population south is a good move.	More single family and less affordable housing stacked on top of each other.	Site 2: Caldera Ranch	Better of two bad plans	Our roads, even with all the roundabouts, aren't keeping up with the growth or the number of houses being put in these expansion areas.	louconnally@gmail.com
11/14/2024	Multiple large green spaces/parks and closer to shopping and dining	More affordable housing and fewer homes in general. More people = more infrastructure needed	The layout is more visually appealing, offers several parks and more affordable housing		Site 2: Caldera Ranch	Offers more lower income housing immediately, and also offers specific units for the 30% or less AMI group, which Jasper Ridge does not.	Please, PLEASE, don't let the builders mow down all of the trees. Retain the wonderful landscape that makes Bend so beautiful and desirable.	
11/15/2024	Its location close to services means less travel for basics, proximity to two elementary schools, better location on two major east-west arteries (Neff, Hwy 20) allows for more direct travel routes.			Don't like the location along Knott. That area is already highly trafficked, has a lot of new residential construction with Easton, and there is concern about how/where ingress/egress would be located.	Site 1: Jasper Ridge	Reasons noted above under 'What do you like about Site 1'.		toconnor@compasscommercial.com
11/15/2024	the location	no	Nothing !	location is already super busy	Site 1: Jasper Ridge	Best location with streets and business in place	none	

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11/18/2024	It is bigger, it is connected to already existing street infrastructure, it offers direct access to Highway 20 so it is not creating or adding gridlock to an established area, and is contiguous with the surrounding neighborhoods.	Create a bike and walkable connection between the Jasper Ridge site and the Big Sky Park complex.	It adds a small commercial site to SE Bend.	The street design and concept do not make sense, particularly that they have streets that are dead-end directly into people's residences. It is designed as if the property abuts open swaths of land, but the surrounding properties are larger residences. It also does not take into account the amount of traffic that would move in and out of Woodside Road onto Knott road.	Site 1: Jasper Ridge	It just makes more sense in terms of the direction in which the City is expanding, and because of its proximity to the Highway and other similarly designed neighborhoods, will not have as many negative impacts on the surrounding communities as the proposed Caldera Ranch. Jasper Ridge also provides greater access to commercial and medical amenities, and since it is next to Highway 20, it also provides more opportunities for walkable and bike connections, as well as public transportation options.		
11/18/2024	It is a larger site that can accommodate more housing. It is bordered by larger roads that can easily distribute traffic. The boundary already borders the development on 3 sides requiring less expansion. There is vacant land around the site for future development. It is close to commercial centers, healthcare and restaurants.	Add a bike/ walking only path through the development to Big Sky Park	I like that it adds another park.	The proposal does not fit with the surrounding neighborhood of farms and larger properties. The roads within the development just end at peoples property lines creating confusion and an unappealing situation for the owners. The proposal does not address any traffic improvements to the woodside and knott rd intersection this will become a major traffic problem with increased traffic. The plan does not address any impact to the wildfire evacuation plan and how it will address or improve this problem.	Site 1: Jasper Ridge	This site is better for development, it can be expanded from in the future where as Caldera Ranch is surrounded by existing houses and properties. Jasper Ridge is closer to commercial centers and is a larger site that can accommodate more houses. It has larger roads to accommodate the traffic needs. There are several housing projects underway within the UGB at 15th and Knott and in the "Elbow" that will address the housing needs for Southeast Bend.	I don't believe the City of Bend needs to expand the boundary at this time for either site to meet its near term housing needs but the Jasper Ridge proposal looks like the better of the two options.	
11/18/2024	Easy proposed access.			Too close to existing larger lots.	Site 1: Jasper Ridge	Better existing access, less impactful to Knott Road and environs.		
11/18/2024	Greenspace and pathway access along canal to Big Sky Park. Proximity to commercial centers, employers, groceries, services, etc.. Fixes curves on Neff road, making it safer, at the cost of developers and not the public. Concept of centralized day care though the reality of finding providers is very different then the idea that it should be included. Shortage isn't in locations, but staffing.	There is no clear proposal of the development phases as in Caldera Ranch. It is so big for an exception use plan. The Transportation plan and safe ingress/egress access to and from surrounding roads is lacking. Creating neighborhood access from 2-lane county roads seems dangerous and the following is not addressed with any detail: No turn lanes /on/off of Hamby road in multiple locations?, isn't that road, with increased commercial traffic dangerous enough? Same issue with Neff, though at least it's a city street with slower speeds and minimal commercial traffic. Hwy 20 access? Didn't ODOT just fix similar issues with a giant round about? Using Glacier Ridge for access? Where's the impact study for a busy dog-leg intersection with Eagle road. Is it an assumption that public transportation would service Jasper Ridge or is there a commitment? There is no easy route connection and how/why would CET serve Jasper ridge when many large neighborhoods go unserved. Safety must be addressed!	The size of Caldera Ranch seems a closer fit to the intent and limitation of SB1537. The impact on surrounding roads seems minimal and safety has been considered. Access to schools and parks with additional commercial space included in the plan. Higher percentage of affordable housing for rent. Appears to be a cleaner infill of the UGB with easier sewer and water system developments. Natural extension/access to existing transit route.	Access to businesses and services such as Groceries. Commercial center should include grocery, which is much needed in that area of town as it populates.	Site 2: Caldera Ranch	Jasper Ridge proposal feels very vague in so many ways. The UGB expansion process was obviously accelerated but that doesn't mean the standards should be lowered. One is left wondering if the developer foresees the safety/transportation issues and is hoping they don't have to deal with it or address it because of the accelerated approval process. Given the size and scope of the proposal, this development may need to wait for the next UGB expansion. Caldera Ranch feels more thought out and complete and fills a missing notch in the current UGB that isn't so impactful on the surrounding areas.	SB 1537 addresses an important need to create additional affordable housing in places like Bend but not without consequences. When UGB expansion are done at such speed and with such increased restriction, it effects property owners surrounding the proposed developments in ways they may not be effected in a standard UGB expansion process. I hope that it recognized and addressed as later expansions are created, no matter what site, if any, is selected. Effect on wildlife is also not addressed in such expansions. It needs to be pointed out that Jasper ridge would compress the UGB right up to the regions largest solar farm with high fencing. The solar farm has displaced 100s of acres of land for wildlife and Jasper ridge would eliminate an important sanctuary for area wildlife and create more human to wildlife conflict.	
11/19/2024	Major roads linking the project.	Approve the proposal.	I am opposed to the project.	I request that the proposal be withdrawn due to the many conflicts it will create. Mainly transportation. Knot road is very busy now. Access from Newcastle to Country Club is a life threatening risk when the 18 wheelers or large trucks from come barreling down Knott road. I pray they see my indicator and tail lights. Adding 715 homes to the area that is already being developed at 15th and Knott road. By my count it's 475 at 15th and 275 proposed on Country Club. How do all these folks get to work? Reed Market!	Site 1: Jasper Ridge	It will impact the quality of my life. Going from Rural to Residential and not in a well thought out way for the folks who live in this area.	I hope you will listen to the folks who live here, and not the developers and real estate agents who are in favor of any development. They don't live here.	jdarwin022853@gmail.com
11/19/2024	Close to hospital, shopping, walking trails, new library and roads are able to transport many vehicles.	Nothing	Thank you for listening, Jamie Kertay	It is very crowded and has a large flow of traffic including 18 wheeler trucks on Knot road. It is already difficult to enter Knot Rd from any side street. The Caldera high school has also impacted this availability. The number of houses proposed is excessive and will poorly impact our Quality of life in SE bend. The area proposed is a wildlife corridor and has been for over 30 years, deer, birds and squirrels. The Woodside community and Brightenwood areas are well established and safe. The night sky would be changed as well. Quality... not quantity.	Not build there	The availability to hospital,shopping, road structure and space.	Please don't build caldera Ranch!!	

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11/19/2024 11/19/2024	I appreciate how many more affordable houses it will build and across different income types. We need to lessen the burden of demand at more income levels (workforce 80-130% AMI), not just 80% AMI and below. I appreciate the balance between home ownership and rentals.	Low-stress networks are preferred!	The location	I wish it was bigger, served more people, and created many more opportunities for deed-restricted home ownership.	Site 1: Jasper Ridge Site 1: Jasper Ridge	# of affordable housing units and variety of income levels served, opportunity to build equity through home ownership for more Bend residents		
11/19/2024	It is close to the St. Charles medical area and to The Forum for convenient shopping. It promotes neighborhood walkability and is the next logical place for expansion of the UGB. Most important, it has excellent egress in case of fire: Hwy 20, Neff and Hamby all give give residents a quick and safe way to evacuate the area in the event of wildfires. And that part of town is unlikely to experience such wildfires in any event.	Nothing, it is well designed and at an excellent location.	Nothing. This area would be a nightmare in case of wildfire, and wildfires are inevitable, given its proximity to the US Forest Service lands a few miles to the south. It only has two egress points, both onto Knott, a two-lane road which won't be improved for years. Compare the treatment of developments on the west side of Bend. The Westside Transsect Zone consists of 700 acres between Bend and Tumalo Creek and only allows 187 residences. The Tree Farm has clustered 50 homes on two-acre lots and deeded the rest to expand Shevlin Park. The Discovery West development provides for high density close to easy egress points, and less density further west. The present development off of Knott, Wildwood Ranch, consists of homes on large acreage. For any future developments south of Knott, the city should consider implementing the policies adopted for the Westside Transsect Zone. To allow a 700-home, high density development south of Knott would be reckless in the extreme.	The density should be no more than one housing unit/acre.	Site 1: Jasper Ridge	Jasper Ridge has close proximity to a high employment area and a large commercial shopping complex. Utilities would be easy to extend. The likelihood of wildfires is minimum since it is not located anywhere near US Forest Service lands. And in the event of fire, there are several egress points which could handle a large volume of traffic. Given the location of Caldera Ranch, wildfires are inevitable and a quick, safe evacuation from this area would be virtually impossible.		karoniguam@gmail.com
11/20/2024	This site would make more sense than Caldera Ranch because this site fits in more with the surrounding area. That site is already has houses around it that would fit aesthetically and be way more accessible. The traffic flow would be much easier over there and the land seems way easier to build on. There really would be no disruption to traffic as there would definitely be over where the Caldera ranch site is.	None	Nothing	It really makes no sense to have this type of development in the caldera ranch site. It does not fit at all with the surrounding neighborhoods and would add way more traffic congestion on Knott, Brosterhouse and Woodside roads. Those roads already have a lot of traffic and feed in to Reed market which is already wayyyy to congested. Also the land does not seem as easy to build on with the existing gravel pit. There is also so much wildlife that loves back there that would be run out and beautiful trees that would have to be cut down to create this development. Bend has already grown so much and we are tearing down all the beauty it has to offer. This area would better fit bigger lots that would fit in with the Woodside ranch feel.	Site 1: Jasper Ridge	See above		abbyzger@gmail.com
11/20/2024	I like that it's a bigger site that allows for more housing. It's proximity to amenities including grocery stores, restaurants, banks, employers and the hospital is better (closer). This site has easier access to large thoroughfares, like Neff and Highway 20. The proposed development fits better with the existing neighborhood and density within the area and makes more sense when accounting for other developments in the area.	Adding more green space with more nature trails, and public art. Like a sculpture garden.	There is nothing I like about the Calder Ranch proposal. The only likable aspect of the proposed Caldera Ranch development is the idea of a neighborhood park.	The traffic pattern design of the neighborhood is terrible; having roads dead-end on to neighboring homes outside of the UGB doesn't make sense in terms of traffic flow, or aesthetics. The proposed traffic pattern also does not match up with existing neighborhoods, and lacks continuity with surrounding homes and properties. That needs to be addressed. Dropping a development into an undeveloped area without accounting for geographical and existing neighborhood context would destroy the current feel of the area and surrounding homes. There is no explanation of expected yard space for each home in the proposed plan, I would like to see that changed.	Site 1: Jasper Ridge	The proposal for Jasper Ridge appears to actually incorporate well with the existing neighborhood and follows a similar traffic pattern and density aesthetic. Plus, there aren't random dead-end streets shown in the Jasper Ridge proposal.	The amount of site work required for the Caldera site would be a nightmare for surrounding homeowners. Constant noise, traffic and demo work would diminish the quality of life in the surrounding area.	malscott@protonmail.com
11/20/2024 11/20/2024	It's close to jobs and grocery stores.		Nothing	The site is not suitable for the SB1537 expansion because it is poorly situated. It is too far from grocery stores and jobs. The neighborhood is car dependent and would create a hazard by adding cars to the local roads. Essentially the project is the poster child for urban sprawl.	Site 1: Jasper Ridge Site 1: Jasper Ridge	Jasper ridge is a more sensible.	The only UGB expansion project that makes sense is Jasper Ridge.	cmbaskerville@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/20/2024	This area is closer to services than the caldera proposal and is better suited for the proposed low income housing and traffic increases.		Nothing - this is a horrible proposed location.	Move location - Knott rd and 27th cannot withstand this increase in traffic. Currently congested and dangerous. Dangerous for children to cross to the school. Knott already should have a school zone but does not. Would increase traffic on failing reed market rd. Filling in of cinder pit would create tremendous dust. Density of proposed developments does not suit the current residential area. If anything these should be all single units, not multi unit low income housing. This will decrease property value for all the current area homeowners, increase crime, traffic, and make wildfire evacuation routes unsafe.	Site 1: Jasper Ridge	Noted above		aliejossis@gmail.com
11/20/2024	Close to existing infrastructure and services.	I don't like the connection to Highway 20. We keep fixing bad intersections that are seemingly unsafe and this seems like we would be building another dangerous intersection on highway 20 that will now need to be fixed again in the future.	More of a neighborhood feel to match the surrounding area. Brings a round a bout to knot road and Brosterhous, which is an intersection that needs improvements.	High density residential adjacent to existing rural development. The high density should have more of a buffer space from the existing rural development.	Site 1: Jasper Ridge	Better fit for the area. Land that is seemingly ready for development with less infrastructure needs. If this is supposed to be impactful, it should be done in a way that is close to existing infrastructure and ready to be done as quickly as possible. Site #1 has that more so than #2.		
11/20/2024	The amount of affordable housing units	The location already by busy roads and will make More traffic for morning and afternoon commutes	Perfect location. More affordable housing is needed in that area, close to middle and high schools. Easy access to 97 Hwy.	Nothing	Site 2: Caldera Ranch	Location!		kristina.robertson.2011@gmail.com
11/20/2024			Nothing, the plan looks poorly thought out. It has two roads dead ending into private property. It also has the highest density housing on the neighboring lots as opposed to along Knott Road. The plan in general destroys any buffer areas between county farm lots and high-density housing. That aside, the entire development should not be approved. This property moved from mining to MUA10 just this year. Changing this to high density housing destroys the urban/rural nature of this section of town. In addition to the lack of mitigation proposed for the country club / knott road intersection which is already dangerous. There is already over 1500 new housing approved in this area that will stress the resources and safety. Why would we continue to expand south of Reed Market, when that road causes a major transportation bottleneck and the only hospital is far north of Reed Market.	I would not approve this under any circumstance. This is a complete abuse of the exceptions for allowing cities in Oregon to expand UGBs.	Site 1: Jasper Ridge	I don't think either should be approved.		beckystan76@gmail.com
11/21/2024					Site 2: Caldera Ranch	Spread congestion to other parts of the city. Closer proximity to WalMart		
11/21/2024	Nothing	Keep distance from highway 20.	I prefer this location. Well situated and more limited traffic impacts.	Nothing	Site 2: Caldera Ranch	Better location for this development		
11/21/2024	Better location more convenient to amenities. Looks like it preserves the existing trail along the canal.	If you want less resistance from nearby neighborhoods, why don't you think more about how these new developments can add amenities that will benefit the entire community? Eg, not just token "community parks" but significant parks and open space that bring new amenities not found elsewhere in the park system. For you this area may look like a blank space on the map, but for neighborhood kids it provides tons of trails, areas to explore, mt bike, play near the canal, etc. When you replace dirt trails with sidewalks and nature exploration with a boring generic play structure, you're not adding amenities, you're taking a huge step backwards.	The visuals provided with this proposal make it much easier to visualize the proposed neighborhood features. You'll probably get better feedback on this one for that reason alone. I like that it's close to China Hat Rd. Given that you're more responsive to developers than residents, maybe they'll successfully pressure you to do something about the illegal camping in that area.	Please understand: sidewalks are not trails. Despite every community survey showing that trails are one of the most valued community amenities, and the tens of millions of our money you're spending in the name of bike and pedestrian connectivity, when it comes to new development you seem happy to let developers take the more profitable route of building sidewalks instead of true separated paths and soft surface trails. Thank goodness earlier city leaders had much more foresight and willingness to push developers for the best interests of the community, or Bend wouldn't have many of the features that make it special today. I feel bad for future generations who will be stuck with development that looks like this: like any boring profitability-maximized new development suburb, not like a neighborhood in a town that prides itself on outdoor recreation.	Site 1: Jasper Ridge	Better location and seems to preserve the canal trail	Sidewalks are not trails. Despite every community survey showing that trails are one of the most valued community amenities, and the tens of millions of our money you're spending in the name of bike and pedestrian connectivity, when it comes to new development you seem happy to let developers take the more profitable route of building sidewalks instead of true separated paths and soft surface trails. Thank goodness earlier city leaders had much more foresight and willingness to push developers or Bend wouldn't have many of the features that make it special. I feel bad for future generations who will be stuck with development that looks like this: like any boring max profitability new development suburb, not like a neighborhood in a town that prides itself on access to nature and outdoor recreation.	
11/21/2024			Looks like it has better traffic flow, good layout of zoning.		Site 2: Caldera Ranch			

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/21/2024	More mixed use, more open space throughout, more proximity to businesses in bend	more commercial space, we want mixed use neighborhoods		more affordable units, not one giant suburb, more open space, fire concerns from china hat	Site 1: Jasper Ridge	fire concerns, affordable housing %, location of jasper ridge is more proximate to businesses and major roads (hwy 20), design of jasper ridge community is better.		
11/21/2024	Larger, better access, less snow and doesn't encroach upon presently connected wildlife habitat, especially valuable mule deer winter range. More bang for the buck, closer to existing infrastructure and less damage to intact wildlife habitat.		Not much. Mostly negatives. Less access/infrastructure. Endangers yet more wildlife/mule deer winter range habitat (The city sits square in the middle of once prime mule deer winter range).	I wouldn't consider it what with the better option of Jasper Ridge.	Site 1: Jasper Ridge	More bang for the buck, closer to existing infrastructure and less damage to intact wildlife habitat.		
11/21/2024	I don't like that it's in an area of already congested housing/traffic.	Nothing	It's in an area of less congested housing; and traffic congestion wouldn't be as much of an issue as the Jasper proposal.		Site 2: Caldera Ranch	Because it would feed traffic onto Knott Road, which isn't as congested as 27th is (which would be feeder road for Jasper development).		46sd70sa@gmail.com
11/21/2024	This site a lot of potential to create a vibrant northeast neighborhood with access to restaurants, shopping and services. It's well situated between Neff and Highway 20, and there	It's really hard to tell what this proposal will actually look like without seeing all of the streets extended. The green spaces could better link to the trail or to the park. Locating the trail away from the main road would be a better experience. The commercial zone is next to existing residential, zoning and is already relatively close to existing commercial. It'd be nice to have the commercial more centrally located, or toward the NE corner of the site to distribute it better. It's also very small relative to the size of the site. Also given the area of the site, something more creative than a little shopping center would enhance this proposal. I'd also like to see how they plan to address traffic, particularly left hand turns onto Neff. Will there be a roundabout at Hamby? What about a better east-west pedestrian route to connect people to Providence, or generally to the commercial areas to the west?	The size and location of the park is positive. This appears to be a well thought out proposal	The open space only meets the absolute minimum required by the code. There are opportunities to create more trail-like connections through the site to create a richer experience for the neighborhood. The commercial area looks larger than the area for Jasper Ridge, but given the sheer lack of commercial opportunities in this area of Bend it could be larger to provide more opportunities for a variety of business types.	Site 2: Caldera Ranch Site 1: Jasper Ridge	Caldera Ranch is has been well-thought out and clearly shows what can be expected. The street network looks like it will extend appropriate intervals.	Jasper Ridge feels like a "good start". It needs refinement and may be better with the next UGB expansion. I hope council doesn't pick a site based on the total number of housing units. There is still a lot of undeveloped land within the current UGB that should be examined to determine what's holding up development of these areas. Some even have approvals! Are there grants or federal funds to help offset costs of development (don't stick more on residents because you'll just make housing more expensive by adding fees, higher SDCs or bonds)? While the timeline for development required with this expansion may help, the "big picture" also needs to be considered.	
11/21/2024	It provides access to Highway 20 and is close to a major shopping mall.	Nothing	It is close to a main roadway and seems well laid out. I like the large park in the middle	It needs a swimming pool for summer	Site 1: Jasper Ridge	Because of the Hwy access and the close by Mall	No	
11/21/2024	It's a logical extension of the existing neighborhood. Doesn't create an exclusive neighborhood, but adds to what is already there.	include sports fields with park land, Bend lacks these fields for youth sports.	near high school.	include sports fields that youth teams can practice on. Nothing like that available in the vicinity for k-8 students in rec sports in SE Bend. Also seems to create a "bubble" of new homes that may not extend existing neighborhoods.	Site 1: Jasper Ridge	access to more roadway connections (Hamby, US 20, Neff) than SE location, which loads up Knott Road. also seems like the interchange at Knott/US 97 would need improvements to accommodate more traffic coming to these homes.		
11/21/2024					Site 1: Jasper Ridge	Jasper Ridge provides more needed housing units and the overall development appears to have better compatibility with current existing neighboring properties. Jasper Ridge also has better access and is much closer to existing services.		scott3837@gmail.com
11/21/2024	Higher density development, location is more accessible	Add a commercial element, not only daycare.	Like the commercial area	It looks more like a neighborhood than the other, standardized separation of residential housing from higher density/affordable housing.	Site 1: Jasper Ridge	It's a better use of the space, in a better part of town, and has housing throughout rather than "protected" as it is in Caldera Ranch.		
11/21/2024	Proximity to services.	Buildout of trails and parks at > 10% total area. Bend and BPRD have fallen woefully behind in meeting the standards BPRD has set out (and maintained for many years) for parks & rec facilities relative to population. The developer should be required to exceed the standard. The developer should be required to connect any trails/paths to existing BPRD trails. If we don't mandate this now, the city's trail network will be increasingly worse.	Proximity to Caldera High and potential for walk/bike-ability.	Buildout of trails and parks at > 10% total area. Bend and BPRD have fallen woefully behind in meeting the standards BPRD has set out (and maintained for many years) for parks & rec facilities relative to population. The developer should be required to exceed the standard. The developer should be required to connect any trails/paths to existing BPRD trails. If we don't mandate this now, the city's trail network will be increasingly worse.	Site 2: Caldera Ranch	More units, proximity to the high school.		
11/21/2024	I prefer this location as there are more resources nearby for the extra population.	I think there should be more park or natural space left or included in this plan	I liked the park that was included in the plan.	We need a lot more commercial at the south east side of town. If this many more houses/people are added without more stores, restaurants, etc. it seems like bad idea.	Site 1: Jasper Ridge Site 1: Jasper Ridge Site 2: Caldera Ranch	I think adding even more housing to the southeast side of town without adding more grocery stores, restaurants, gas stations, services, etc., is a bad idea. We already don't have enough services on this end of town.		

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/21/2024		More actually affordable housing.	Balance of housing meets community needs better. Additional commercial Space needed in this area- and likely to be quite successful given proximity to high school. Minimal impact on transportation infrastructure. Seems like a more seamless and more effective plan to meet the needs of our growing community.		Site 2: Caldera Ranch	Provides more diversity of housing options which is needed in the community. Proximity to high school helps with commercial ventures, particularly given current limited options in the area. Minimal additional stress to transportation system.		
11/21/2024	NO MORE EXPANSION!	NO MORE EXPANSION!	NO MORE EXPANSION!	NO MORE EXPANSION!			We really need to stop with the expansions. This one-time expansion will turn into more in the future. They need to stop now! These developers moving into our hometown to capitalize and raise the cost of housing, not reduce, like they say. It never happens and won't this time. This is a simple money grab because the state will offer these developers a grant. You folks in the council should be ashamed of yourselves for allowing our community to get out of control like this. We are now in a constant state of construction with no real infrastructure to support all these people. Here is an idea. Curb the growth entirely and then we wouldn't have to do expansions. There really needs to be someone that can deal with these issues and make them go away. Growth is not what the locals want and not what we need. Really getting tired of the cost of living and the traffic. People need to stop being so greedy and do what is right for their hometown. Think about your grandchildren and their families.!	
11/21/2024	Nothing!	It shouldn't be allowed to exist!	I don't like anything about the caldera ranch proposal!	The caldera ranch proposal should not exist!			Neither of the projects should exist, they're too invasive for the neighborhoods, and will cause excessive traffic issues!	birdandclay@yahoo.com
11/21/2024	Closer to town, larger development. Its the right direction for Bend to grow.	Make it a transit hub. Put transit hub in the center, surrounded by retail -- grocery and small shop and food and a common square style park, surround that by high density residential. Increase high density residential. No detached Single family homes. Create a design that way, you get of the bus and do your shopping on the way home. Design for vitality!!! Create a town square. Keep rents low on commercial for local small business. Build a church.	Not much. It's the same old thing and too far from services.	Make it a transit hub. Put transit hub in the center, surrounded by retail -- grocery and small shop and food and a common square style park, surround that by high density residential. Increase high density residential. No detached Single family homes. Create a design that way, you get of the bus and do your shopping on the way home. Design for vitality!!! Create a town square. Keep rents low on commercial for local small business. Build a church.	Site 1: Jasper Ridge	Its closer to services. Potentially better served by transit.	Look, if Bend wants to be the kind of City its policies, planners, and people seem to want, this is a great opportunity to build something new and different and vital to meet those goals. These designs are just the same old thing. Nothing innovative. Nothing creating community. Nothing creating vitality. It's just another developer run project with public money benefiting private developers and no innovation in design.	fishfiddler@gmail.com
11/21/2024	At least there is provision for day care siting.	I would not approve it. There would need to be major changes to Hamby Road which because of major developments to the north off Butler Market, congestion from Buckingham School, major events at Big Sky Park and J Bar J and need for access the fire station which serves most of NE Bend. Hamby is already being treat like a beltway around east Bend and also an access road for massive construction machinery and earth hauling truck who along with the traffic in general routine exceed the 45mph speed limit. Unfortunately it is probably going to take as many fatal car crashes as occurred at Hamby and Hwy 20 before any action is taken.	It looks well laid out and consistent with the area and infrastructure around it.	Nothing	Site 2: Caldera Ranch	See above.	No	wherz@aol.com
11/21/2024	More housing and adjacent to higher density development. More medium and affordable housing, less standard. Also, I like different types of housing located in what seems to be an effort to blend demographics -makes for healthier communities.	Add childcare.	Centralized larger park	The medium and high-density housing is separate from the rest of the development.	Site 1: Jasper Ridge	More housing, good blend of affordable, density and standard.		
11/21/2024	Nothing. Stop the sprawl.	Don't build it.	Nothing. Stop the sprawl	Don't build it			I would pick neither	
11/21/2024	I do not like this location - the amount of building going in this area is already shrinking the amount of open-sapce/green space immensely. Not to mention it is congested off of Neff and this will only add to the issue.	I am not in support of this proposal and think it would be best suited elsewhere.	There is more room for development and less crowding in this area (including less traffic build-up, etc.) It's close proximity to the new high school and eventual middle school will be helpful for family housing while maintaing a good amount of greenspace already set aside with Alpenglow Park, etc. This is a better option for many reasons.	Nothing at this time, although a bit more housing might help!	Site 2: Caldera Ranch			klowery2@gmail.com
11/21/2024	Closer to services	The Big Sky Park Trail needs less street crossings, not just paralleling a street.	The higher density residential and commercial close to Caldera High School; the larger centrally located park	The infrastructure should be invested in the Southeast Area first before this area develops	Site 1: Jasper Ridge	Closer to existing development and infrastructure		
11/21/2024	More housing, more mixed use. Like that the single occupancy is more integrated with the multifamily housing.		Convenient to new high school and upcoming middle school	Integrate the housing types more?	Site 1: Jasper Ridge			
11/21/2024	More housing units	nothing	Nothing. Not enough houses	Don't build there	Site 1: Jasper Ridge	More housing units at jasper		
11/21/2024	Nothing...	Not build at all! Bend isn't Bend anymore!!!	Nothing	Don't build at all. Bend isn't Bend anymore!			To much growth and you are ruining Bend! Destroying the homes of wildlife.	
11/21/2024	More total units, separated multi-use path through the site, more commercial	Worried it may be too much commercial or won't actually be realized, deeper levels of affordability. All units should serve at least less than 120% AMI	Less total acreage that gets added to UGB, deeper levels of affordability including some that serve 30% AMI or less which is desperately needed. I like site plan more and location of park	More units	Site 2: Caldera Ranch	Think overall location is better and like the deeper levels of affordability which are more desperately needed in Bend.		

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/21/2024							Neither site. The City should meet its housing needs inside the existing UGB and developing a comprehensive growth plan for the next 20 years. The two existing UGB bump-out properties haven't resulted in needed housing, and neither will this. Don't redirect value city resources towards another UGB bump-out.	
11/21/2024					Site 1: Jasper Ridge	There are not a lot of commercial support on the southeast side to support another 700 homes.		
11/21/2024	Overall size/acreage is good.	Improve traffic flow in that area. There is already high congestion and this will make it worse. More multi-unit family housing.	Proximity to Caldera High School and High Desert Middle School. Lower traffic congestion area than Jasper Ridge. More affordable/multi family housing units than Jasper.		Site 2: Caldera Ranch	Proximity to Caldera High School and High Desert Middle School. Lower traffic congestion area than Jasper Ridge. More affordable/multi family housing units than Jasper.	It's great to add more housing. Approve them both if possible!	Patrick.Booher@gmail.com
11/21/2024	Open area, no congestion, no need for fire escape route.	Nothing, this is a great area.	I don't like anything about this site.	Do not consider this site at all.	Site 1: Jasper Ridge	Less congestion, area is more open. No need for fire escape routes.	Do not consider Caldera Ranch!	jkrude@hotmail.com
11/21/2024	Jasper Ridge won't be as heavily impacted as Caldera. When Palish finishes the current homes it will already increase the congestion around Knott Road and we don't need more.		Caldera Ranch site is a very poor area to build more homes. Knott Road is heavily used and it's only two lanes. Too much congestion for too small of an area. So to answer the question there is nothing I like about this choice.		Site 1: Jasper Ridge	Less congestion and a better option. Traffic is an issue already.		Martha.Marple52@gmail.com
11/21/2024	East is where the growth in Bend needs to go.	1000 houses is way too many. More infrastructure study for the area needs to take place.	Absolutely nothing.	Terrible location; SE is already bursting with developments and traffic is already crowded enough. This proposal would exacerbate an already overused road system. Plus, the process was changed without notifying or asking those of us whose property borders the Urban Growth Boundary.	Site 1: Jasper Ridge	Because Southeast is already overrun with developments and building. Existing Infrastructure of SE cannot accommodate additional traffic. This will only add to congestion and sprawl.	The decision to move the Urban Growth Boundary was made by the Bend City Council and the developers - the public had no input. The City barely qualifies for expedited growth based on the terms of Senate Bill 1537.	nielsen5@bendcable.com
11/21/2024	Open area great access not congested.	Nothing	Nothing at all. Not a good area. Congestion would be a problem, fires would be an issue.	I would not consider this at all!	Site 1: Jasper Ridge	Open area for expansion. Great access to Bend.	Do not build Caldera ranch! It would push out wildlife, escape route from fires would be a struggle, and way too much congestion. Knott road could not handle this.	lgrude@hotmail.com
11/21/2024	There is more room in that area, it's closer to the hospital and Highway 20 which is a four-lane highway.	Nothing	Nothing	This is a bad idea for our city. There's not room at schools for these added families, it would increase the traffic by 700 people on Knott, which is a 2 lane road. It's many peoples' direct road to the hospital, people already drive it too fast and there's already been several accidents. It would impede ambulance and many people trying to get to the hospital. It would increase the traffic by Caldera high school, which isn't safe. Caldera high school has no 20 mph school zone signs on Knott, so people drive it too fast.	Site 1: Jasper Ridge	There's more room, it's near highway 20, which is 4 lanes, and closer to the hospital. It's not feeding new traffic all on to Knott.	The Caldera Ranch proposal is a bad idea for a few more reasons. It would feed all those people onto Knott. There's no other way out, no other fire evacuation road. Knott cannot handle all that traffic on a two lane road. If there are any accidents, people are stuck. This is especially important for emergencies and fires. One accident and people are completely stuck.	tmsullivan74@gmail.com
11/21/2024	There is a park already out that way (Big Sky.) More overall units. Plenty of commercial areas nearby so easy access to necessities.	Didn't read the whole thing, but increased traffic on an already problematic area would be a big concern.	Would bring businesses to the far SE area, which is lacking. Higher percentage of affordable housing between the two, and more space per home/less cramped.	Didn't read the whole thing, but I would take out the housing directly on Woodside rd, and/or else consider a roundabout on Woodside and Knott as well. It is already super hard to get out of the neighborhood during rush hour and that would only make it worse. Also, making Arnold irrigation put some kind of gate or fence to block canal from public use (which are on private easements) with more homes and people. It's already a problem.	Site 2: Caldera Ranch	We live far SE, and I would like to have more quality, unique/local, walkable businesses or options nearby. I like the idea of more young families as well, which is likely with affordable housing. I think traffic needs to be a high priority with either site, as they are both already problematic areas and with continued growth, they need to absolutely be addressed before housing goes in.		
11/21/2024	I think it's great to have an affordable housing subdivision like the NE where they will not be building next to a forest, with minimal fire danger and wider open spaces around them. This gives folks a chance to live there comfortably for years to come and enjoy being safer.	Perhaps a larger percentage of affordable homes would be more realistic. My kids live here but can't afford to buy, even though they earn close to \$100,000 per year, so it's not just for the poor people, it's the working class of Bend that can't buy a home. 30% is not enough for affordable housing. I look at all the homes being built and sold on the West side, 1 mil and over for a 1900 sq foot home, work out who can afford that? nobody in Bend that works a regular job. Please don't keep making the same mistake, by allowing big profit builders to drive our locals out of town. Priorities need to be with the folks holding down decent jobs, so that they can actually live here.	Too close to forested areas and facilities, not enough affordable homes can be built there.		Site 1: Jasper Ridge	see above	Give the builders incentives to build affordable homes, like no SDC fees, and please, medium size homes single and double story with a yard big enough to have peace and perhaps a little garden, that's what people want when they move here. Not apartments that can only be rented, you are looking at overbuilding with that model. I've been a Realtor (now retired) for 24 years. The old model worked well, straying from that, with subdivisions like those built in the 80's and 90's, where people still live and can afford them has failed.	glendacmackie@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/21/2024	The affordable housing provided in the proposal includes a large amount of single units for sale. Rentable units does not make or drive down home ownership nor provide a quality of life, as rented units can be subject to price increases and drive lower income people out.	Add more single units for sale. 51% percent is higher than the 49% of rentable units in the proposal. However, the 30% affordable housing needs to include closer to 75% of single units. Bend is extremely expensive for a single family homes. Affordable single units allow more families and people living and working in our community a permanent place to live.	Not much. Having 90% of rentable units for the 30% of affordable housing, does not improve affordable housing options in the region. It only provides investment income with those rentable units increase in price yearly through rent increases.	10% single units is not enough, to improve home affordability in Bend. 90% rentable units, does nothing to provide permanent places and home ownership to lower incomes. Additionally, requiring more single unit can help drive down the exploding cost of living for houses in the area. Bend has an exploding rental/apartment/duplex market currently being built in the area. Our future, needs to involve providing permanent housing and ownership to keep locals living and being a part of the community.	Site 1: Jasper Ridge	I like that, more single unit housing is proposed as part of the 30% of the affordable housing. Less traffic strain as direct arteries of roadways are located around and adjacent to the proposed neighborhood. Additional parks, located on the east side would be nice.	I would like to see more affordable single unit housing projects, in the city. Additional options may exist for higher density offerings closer to the Bend urban core, however improving affordability options to our suburban areas is also important.	hikerun56@gmail.com
11/21/2024					Site 2: Caldera Ranch	The road set up is way better at Caldera Ranch. It fits in better with Bend. The east side is so clustered together that it isn't the best fit for Bend.		
11/21/2024					Site 2: Caldera Ranch	It is more logical to continue building out by Caldera High School instead of continuing towards Prineville. We live out east and are so frustrated by traffic and the continued noise and dust of the current building on hwy 20. Please don't keep building east.	Please don't keep ruining Bend by destroying more and more land and trees!! I was born and raised here and so disappointed on what is going on.	
11/21/2024			Not as close to existing older developments. Plus the whole thing is for developers only as they won't be affordable for most people!		Site 2: Caldera Ranch	Same as above.		
11/21/2024	It's a bigger piece of land.	I don't like the layout of Jasper Ridge as much as Caldera. Caldera feels more like a neighborhood that will hold its value over time.	Nice layout. Love the big park in the center and other green spaces.	Nothing.	Site 2: Caldera Ranch	I like the layout better with the curved streets and the way the one big park brings the community to a central area. The layout and curved streets seem to all gravitate to the big park. In 30 or 40 years, I think the layout will still be nice and feel like a welcoming neighborhood.	Jasper Ridge is a larger piece of property so you'll get more housing benefit from this one-time chance to increase the urban growth boundary. But, Jasper Ridge feels like two separate communities, and with the higher density, I automatically think the homes and buildings will be of lower value, and the space will look very packed with a less aesthetically pleasing layout.	
11/21/2024			Nothing	That area is great wildlife habitat and there is not much of that around	Site 1: Jasper Ridge	Better traffic flow. Caldera would be a mess		Msilcocks@icloud.com
11/21/2024	Location is near amenities for those w/o transportation.				Site 1: Jasper Ridge	Location is near amenities for those w/o transportation		Angmturn@hotmail.com
11/21/2024	Near a major highway (Hwy 20) so potentially less impact on traffic. Seems like the Eastside location is better prepared to handle the growth that is proposed.	I would add a couple of Roundabouts.	Compact site	This site is tough as there is already a massive number of homes built or planned in this area. Traffic issues (gridlock) will be a real consequence of this location.	Site 1: Jasper Ridge	Eastside is a way better proposal due to traffic issues.		
11/21/2024			fewer acres and better for traffic		Site 2: Caldera Ranch			
11/21/2024			It is a terrible idea, especially for high density housing. It is difficult enough to get on Knott Road from Woodside Road. I am at the back of Woodside Ranch and am horrified about a fire and trying to escape. It is bad enough to have the homeless on China Hat that increases fire danger tremendously. Why do you need to destroy property values in Woodside Ranch? Even low density homes would cause too much of a negative impact to the area. Try putting it on the West side.	Low density housing if anything or change the site somewhere else.				Kipcathy76@gmail.com
11/21/2024	Nothing.	Do not expand our urban growth boundary.	Nothing.	Do not expand our urban growth boundary.			I do not agree with clearing more land to build your manufactured world. We love this city for its access to nature and expanding the urban growth boundary threatens the very thing we love.	
11/21/2024	right place for wildfire impact	density is still too high	nothing	wildfire waiting to happen. too close to the WUI	Site 1: Jasper Ridge	further from the forests		cire831@gmail.com
11/22/2024	No opinion	No opinion	Nothing.	Cancel this plan.	Site 1: Jasper Ridge	Oppose the Woodside/Knott road development.		
11/21/2024			Oppose this plan.		Site 1: Jasper Ridge	Choose this as alternative.		janesmainstays@gmail.com

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11/22/2024	Homes would be in closer proximity to existing: stores, medical facilities, bus lines, wider roads that can accommodate more traffic, restaurants,, places of employment, city center and public services. Residents would be more inclined to walk, bike, or use bus service to reach their destinations. Greenwood Avenue would allow residents a very convenient wider east/west thoroughfare and 27th street is wider here also with more direct access to the north side of Bend The proposed density of homes would more closely match existing neighborhoods while providing about 300 more residences than the Caldera site. There are many existing schools closer to Jasper Ridge and it's not located in a wildfire urban interface area. Fewer deer and other wildlife would their habitat reduced.	Make sure connecting trails are made properly for safety	It's an effort to provide more housing for Bend	The density of homes needs to be reduced to more closely fit in with existing neighborhoods. It seems dangerous to have a commercial area installed directly across from Calder High School, too much traffic mixing with students and other pedestrians will lead to accidents. This area of Knott Road is already being overwhelmed with additional traffic from new subdivisions: the 100s built across from Caldera HS on 15th and the more than 1000 homes in development close to Steven's Ranch area. Much traffic passes through here already from vehicles bypassing Third Street going north and south, while this is only a 2 lane road. It's a minimum 3 miles to a grocery store and no other stores or services so most trips by residents would be by car adding to traffic congestion. It's very dangerous to ride a bike on this area of Knott Road due to fast traffic and narrow bike lanes.	Site 1: Jasper Ridge	I think access to services like groceries, medical and school facilities, parks, and places of employment would be greater. Most people work near the main corridor of Bend or to the north, towards Redmond, or east towards Prineville. I think the layout of the development fits in better with the existing neighborhoods and homes would cause less impact on wildlife habitat. Also it would be subjecting homes to less wildfire danger.	To me, the main point of increasing the size of the UGB is to provide more homes for residents, but at the same time to have the least amount of impact on the land. I feel that the Jasper Ridge project is most in line with this goal.	lbenrath@hotmail.com
11/22/2024	Nothing	Delete the proposal	Nothing	delete the proposal			Why does Bend need to keep growing? We are eliminating wildlife, water supplies, and quiet areas. Quality of life in Bend and surrounding areas has decreased dramatically in the 36 years I have lived here. Please reconsider if Bend needs to continue it's destructive sprawl.	karyndale@bendbroadband.com
11/22/2024			Nothing				In re to Caldera Ranch: What about water needs? We're in a drought. What about traffic? Knott Road is not sufficient to now handle the new high school and all the new subdivisions along 15th and Knott. What about fire preparedness? Adjacent Woodside Ranch (I'm a resident) is on a fire prone forest interface. How do we get thru the congestion to get to safety during a fire? Thank you for reading this.	cqranch@gmail.com
11/22/2024					Site 2: Caldera Ranch			
11/22/2024					Site 1: Jasper Ridge			
11/22/2024					Site 2: Caldera Ranch			
11/22/2024	Nothing	No expansion	Nothing	No expansion			I think Bend should limit expansion and focus on building within our boundaries.	whhulco@gmail.com
11/22/2024	Nothing	Eliminate this option	Nothing	Eliminate this option			Stop expanding the urban growth boundary! Work on solutions inside our city limits.	Buddabell@gmail.com
11/22/2024							I would pass on any new expansion. The city is not keeping with infrastructure as it is let alone expanding to more development. Climate change will cause more and more decreases in water available. Please reduce new development.	erniepool@yahoo.com
11/22/2024		It needs many more lower and mid-level housing options - houses priced well below the current median home price in Bend (\$800,000). The million dollar plus homes that developers like to build will mostly be bought by wealthy people moving here from out of state. Let's build houses that meet our local current needs, whether they are townhomes, condos or smaller homes.		See above comments on changes needed to Jasper Ridge.				
11/22/2024	Provides affordable housing.	unsure	Proposal looks good, but will the price of those homes be regulated?	Need more road access in and out. Knott is the main road, can we get a plan for another road to enter and exit that development that attaches to 97 and Knott in a different area? Would revisit that proposal.	Site 2: Caldera Ranch			donz26@icloud.com
11/22/2024	nothing		nothing				We do not need to expand the urban growth boundary! Bend already has the highest rental vacancy rate in the state of Oregon. Moreover, traffic already clogs our streets and as usual, there is no infrastructure accommodation in any of these ideas. Sitting in long lines of autos idling hardly contributes to all the lofty climate goals the city pretends to care about. The city's goal appears to be to create even more congestion and crowding.	garyfowles68@gmail.com
11/22/2024					Site 1: Jasper Ridge	I think Jasper Ridge will be able to handle the increased traffic better than Caldera Ranch. The Steven's Rd development and building across from Caldera High is already going to overload 15th and 27 th streets.	I am opposed to both projects on the principle that we are not going to build our way out of the affordable housing issue. I think we should slow down growth and let the market stabilize. There is too much promotion of Bend. Keep building apartments in the city. I've lived here since 1986 and we are on the cusp of losing the quality of life that Bend was renowned for!	rschantz2016@gmail.com
11/22/2024	More housing units, good location	No suggestions	Good location but fewer housing units	More housing units	Site 1: Jasper Ridge	Number of housing units, good location		rhachten@gmail.com

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11/22/2024	Location and infrastructure. The roundabout is already in and the rest of the surrounding roads are more than adequate. This project is not going have a negative impact on the surrounding neighborhoods and roads like the Caldera Ranch location would.	Nothing.	Absolutely nothing! It leaves all of us who live off of Knott Road wondering how the city could even think about adding another development at this time when they know full well that Knott Road has become a freeway overloaded with more 18 wheelers and high speed traffic than it was ever designed for. Yet you continue to ignore our repeated requests for a long overdue roundabout at China Hat and Knott while you chase developer money in new developments. All the while ignoring existing neighborhoods. Until you are willing to address this problem no further development should be considered that impacts Knott Road/ 27th. This corridor has become a main artery and it needs widening with proper bike lanes.	I wouldn't allow this project or any others to be developed until the city is willing to address and correct the current overload on Knott Road first!	Site 1: Jasper Ridge	Location and infrastructure. The roundabout is already in and the rest of the surrounding roads are more than adequate. This project is not going have a negative impact on the surrounding neighborhoods and roads like the Caldera Ranch location would.	You asked for neighbor feedback. Pay attention to our comments!	glasartist@gmail.com
11/22/2024	I have not seen the plans yet.	NA	Please see below.	I have lived off Knott road for almost 40 years...Woodside Road and Knott has become busier every year. Remember that Knott Road connects with Hwy 97 which brings traffic going east to St. Charles Hsp and other eastside businesses. Along with new residents moving to new homes, traffic will become a nightmare.	Site 1: Jasper Ridge	The building 'boom' in SE Bend is out of control. Knott road has become the new East/West throughfare. Knott road cannot sustain the traffic currently or in the near future with the building practices the city of Bend has in mind. Without widening Knott road to 4 lanes with signals or roundabouts, I'm afraid total disruption will happen. If another subdivision is built, the traffic will be bumper to bumper. Murphy road is now at its limit as well. Large semi trucks are also using Knott road from (27th St.) which most likely are coming off of Hwy 20 in order to use the north south Hwy 97. There are currently no sidewalks which makes it very dangerous for anyone walking on Knott road. Where will the money come from? There is also the intersection of China Hat road which has had many fatalities due to speed and poorly designed road plans. The old subdivisions that have been here since the 1970's will be hijacked waiting to either make a left or right hand turn onto Knott road.	The speed limit must be reduced on Knott road to accommodate all these cars, trucks etc. due to this influx of building. To point out, another subdivision which is owned by the Ward family (across from Timber Ridge/Bend Golf Club) is also waiting to start. Again without proper safe roads to accommodate all the new residents living in these new builds. Thank you.	retep@bendbroadband.com
11/22/2024	It's not near us	Nothing	Nothing	Nothing	Site 1: Jasper Ridge	It's not in our backyard	No	patnash@bendbroadband.com
11/22/2024	East Side	More affordable housing	Emphasis on biking and walking	More affordable units	Site 2: Caldera Ranch	Location and development plan	Bend is growing much too rapidly. It would be nice to see a pause in height of new apartment complexes. 3 stories is enough because current growth is impeding the view of the mountains and sky.	
11/22/2024	Provides more housing. Low cost housing more compatible with the current market. More area set aside for parks.	It looks like a good proposal.	In comparison, nothing really.	Seems much too close to Caldera school which possibly causes increased risk to children and teens.	Site 1: Jasper Ridge	See response to first question.	Currently on 15th street across from Caldera school another 400 hundred properties are planned in addition continuous building along 15th in recent years. The caldera proposal further contributes to overcrowding and more and more traffic on Knott Road. It will also limit fire egress from Woodside Ranch homes. Does the city really need to approve either proposal and further contribute to diminishing Bend's open lifestyle. When does it end? It seems water sufficiency is another problem that needs to be considered. Finally, what about clean air. The more traffic,the greater the impact on our air. What kind of city do we want.? For this we rely upon you to answer.	porourke@bendcable.com
11/22/2024	I like this location better, it is within the city limits and already has some infrastructure in place. It's a much better fit than Site #2	Nothing.	Absolutely nothing! The area is rural. Please reserve the rural areas we have left, they are home to many wildlife and birds, not to mention old time ponderosa pines.	Do not destroy a beautiful area, do not build high density housing, please do not even consider it.	Site 1: Jasper Ridge	This development belongs in the city.	Site #2 is a surface mining pit with two massive holes that have NOT been reclaimed. I can't imagine that the land would be stable enough for building houses, it is a cinder cone after all. Also, the traffic on Knott Road is already heavy and more traffic would be more dangerous for the high school students pulling out. Please don't ruin our beautiful area that many people enjoy.	Wdholm@bendcable.com
11/22/2024			I am strongly opposed to the Caldera Ranch proposal. For reasons of fire safety. I am a resident and HOA board member of Woodside Ranch. Our neighborhood would be negatively impacted and put at much greater risk of loss of life because the Caldera Ranch location would effectively eliminate one of our three fire emergency evacuation routes. The affected route is Woodside Road. In fact, all of our evacuation routes head north and connect onto Knot Road. Please do not approve this measure.	Eliminate from consideration.	Site 1: Jasper Ridge	Fire, safety, and protection of existing residential communities.		markmarshall@outlook.com
11/22/2024	That it would straighten out Neff Rd which would fix that loop in the road where accidents and even a fatality happened years ago.	The flow of standard density around the outside and high density in the middle doesn't make sense to me. It is also a lot of roads breaking things up. That's a lot of pavement % to green space.	This location makes really good sense and feels more like infill which I like. The improvements of adding a roundabout at Brosterhaus and Knott will be really good too!	To me it looks really good. I think it might be nice to have the common space/park/greenspace be adjacent to the high density but the flow looks to make sense.	Site 2: Caldera Ranch	Hands down the Caldera Ranch site. It looks more thought out and not as compartmentalized as the Jasper Ridge layout.	UGB expansion is important and we have been behind for a long time.	tylerbestofbend@gmail.com
11/22/2024			Location and growth opportunity.		Site 2: Caldera Ranch	Location and growth opportunity.		

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11/22/2024					Site 2: Caldera Ranch	Caldera Ranch already has a few developed roads to accommodate the location. For example, people can access Caldera Ranch by way of Knott, Brosterhaus, 15th, and others. Jasper Ridge's main area would be Hwy 20 to get into town. It would become even more busy and congested. Also, Caldera Ranch has less impact on current home owners. Jasper Ridge would impact more established neighborhoods. Caldera Ranch has a better layout and still seems like a part of Bend, unlike Jasper Ridge.		
11/22/2024	More transportation options, More housing Near shopping, hospital				Site 1: Jasper Ridge	Site one is more centrally located north-south and is much closer to commercial centers and employment. Other than the school, there is less employment opportunities at Caldera site 2 and therefore would likely require more commuting. Third, site 1 will generally have better winter road conditions; site 2 is firmly in the local "snow zone" and would often get substantial snow or ice compared to Bend north of about SE Powers Rd. That entails more plowing by the City to keep those commutes possible; potentially more missed work hours; potentially more traffic accidents and loss of life. Bend should expand east or north, not south or west .		
11/22/2024	It is already developed on that side of town		Nothing	Get rid of the proposal	Site 1: Jasper Ridge	I would pick Jasper Ridge because the infrastructure is already in place on that side of town	I live on Tekampe and I am opposed to Caldera Springs	erica_garren@yahoo.com
11/22/2024	Unfortunately I cannot say there is much that I like. At least the developers won't be uprooting massive quantities of old growth ponderosa pine trees (because there aren't any) unlike what has been occurring on the west side of town.	Require ample pedestrian/bike trails throughout to connect to future pathways. Require bus stops within the development. High density should be combined with the commercial zone and open spaces to create community space within the development. Avoid isolating apartments to the outskirts of the community. If the commercial center, plazas, apartments and open spaces were in close proximity to one another and at the center of the development maybe we can modify the car culture some and diminish the vehicular pressure on the rest of the City. Encourage small neighborhood bakeries, markets, and other daily use goods vendors which will in part encourage COMMUNITY.	Unfortunately I cannot say there is much that I like. At least the developers won't be uprooting massive quantities of old growth ponderosa pine trees (because there aren't any) unlike what has been occurring on the west side of town.	Require ample pedestrian/bike trails throughout to connect to future pathways. Require bus stops within the development. High density should be combined with the commercial zone and open spaces to create community space within the development. Avoid isolating apartments to the outskirts of the community. If the commercial center, plazas, apartments and open spaces were in close proximity to one another and at the center of the development maybe we can modify the car culture some and diminish the vehicular pressure on the rest of the City. Encourage small neighborhood bakeries, markets, and other daily use goods vendors which will in part encourage COMMUNITY.			I highly encourage and challenge the City of Bends Urban Planners to reconsider and deny this proposed urban growth expansion, continued suburban sprawl, and develop a more progressive option for the inevitable population growth. My recent visit to Grand Rapids Michigan reminded me of how City sprawl leads to suburban waste where pedestrian friendly community does not exist because there is too much distance between work place, shopping and activity centers and where people live. I challenge the Urban Planners and City Council to provide more infill and higher density within the already functioning commercial and activity centers of the City of Bend. Let's not create another Sacramento, Phoenix, Grand Rapids, etc. Slow down the growth and smell the pines, junipers and sage instead of continuing to expand at pressure from elite land owners/developers.	dozadesign7@gmail.com
11/22/2024	Lots of room	Too much construction in this area putting a significant strain on driving. Also greater habit impact	Close to school, first with current construction		Site 2: Caldera Ranch	Better Street infrastructure. Less open space habitat. Access to school	Can we please integrate wildlife habitat into this? And map out where the bulk of Costco is correctly happening?	kvandis@gmail.com
11/22/2024	I don't like the expansion	I don't believe Bend should continue to do UGB expansions.. especially emergency expansions when it's only supposed to expand every 10 years.	I don't like that all of these locations are on the east side where there is no walking paths on 27th. Traffic is horrible, there are no turn lanes and no safe bike paths	Stop building on the east side where there is no infrastructure to support your ideas. The traffic on 27th is so bad it has become unsafe.	Site 1: Jasper Ridge		Stop expanding the ugb	
11/23/2024					Site 1: Jasper Ridge	The houses are closer to existing commercial zones, representing less driving per house.		
11/23/2024	This is a preferred location due to its access to Highway 20, an easier artery than Knott road. There is more available land to provide more housing opportunity, as well as more affordable housing opportunity, which this town desperately needs. There is also, in my opinion, less fire risk within this site compared to the Caldera Ranch site. Our family moved from the southeast Bend forest service interface after thirty two years there. The homeless on China Hat road, and reckless management of the issue has created a real risk to those that live proximal to the forest there.	Site planning is not my forte.	Nothing. I dislike the location, as Knott road is a lesser artery, already has too much traffic, including semi truck traffic on this "defacto east side bypass". The location is not appropriate for the wildlife corridor that exists in that area.	Choose Jasper Ridge.	Site 1: Jasper Ridge	Jasper Ridge has easier access for traffic that will be increased to different directions into town. There is less impact on the wildlife, and less fire danger, which is a reality in the coming years.		

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11/23/2024	I like that the area is close to a highway, existing retail and medical. Schools are nearby and dense housing already exists. Jasper ridge fits the existing model of mixed use already established.			Caldera ranch, as designed switches from large to small lots directly across the fence from one neighbor to another. This area is mostly rural with some farm animals on adjacent properties. Knott road is a busy 2 lane road from which turning left on/off can be difficult. Currently there is no commercial/retail in the area. All this is not conducive to the culture of their somewhat rural, out if the way, area of town.	Site 1: Jasper Ridge	Better suited with density requirement and current existing infrastructure.		
11/23/2024					Site 1: Jasper Ridge	Location, access.		
11/23/2024	I like that it's centrally located with lots of easy access to existing amenities. I also like the mixed use path going through it. More affordable homes proposed than Caldera Ranch. Nice mix of planned commercial and residential options.		I like the natural areas and open spaces.	Something to ensure that some commercial areas are actually used for amenities that will enhance the living experience for residents in the immediate area, especially since it currently is not much commercial already in the plan. There isn't much there currently, so to make this area work well there should be retail/restaurants, etc. that people actually want to and can safely walk or bike to.	Site 1: Jasper Ridge	It's more centrally located, closer to existing amenities, and plans for more homes (and more affordable homes).		
11/23/2024	Nothing	Deny the expansion of the Urban growth boundary . A "one time expansion" is a joke...who are you kidding?	Nothing	We need a moratorium on building, not expansions.	Site 2: Caldera Ranch	Less impact on traffic, though I don't support either one	Our infrastructure doesn't support new growth. We do need more affordable housing for service workers, but these developers are not here to support the cities needs. They're here to make a profit, and all to often the "affordable housing isn't affordable! How about decreasing the allowance of "vacation homes" and second homes that sit vacant much of the time? It's time to support the people of Bend and not developers. Greed has taken over your common sense!	
11/23/2024	see below comment	see below comment	see below comment	see below comment			I want to ask why does building around NW crossing and other locations keep expanding without unaffordable housing? Why are these areas not mixed with affordable housing? I know builders have already purchased the land but think about instead of expanding the growth boundary give builders an incentive to mix affordable housing with the \$\$million + homes. Bend city council are not listening to everyone. If feels like builders and the rich only have a voice. Why is the city not utilizing the other ways to expand? Example older homes with large lots. Can they be split or in-fill? Offer homeowners, not just builders, incentives to sell, split, etc. New building will use more water. Why is the city not updating water usage to move builders to capturing grey water to flush toilets. Solar wasn't being utilized until Oregon (or Bend) required the electrical companies to buy back the excess. Now solar roofs are everywhere.	scheer_chris@yahoo.com
11/23/2024	Nothing, do not continue expanding and building. We have plenty of vacant apartments that are brand new all over the NE side. Can we please stop lining the pockets of developers under the guise of "affordable" housing?	Cancel it.	N/A	N/A			We have plenty of housing as it is (look at Craigslist on any given day) and we do not need to continue to attract people to move here with more and more development. Bend has already grown fast enough and is experiencing major issues because of the rapid growth.	
11/23/2024							Choose neither! Central Oregon LandWatch has some excellent feedback I am not in favor of either project. Rather than increasing urban growth boundaries, Bend should infill by building within city limits first and maintain our rural areas.	
11/23/2024	Nothing I thought we wanted walkable communities? Use the land we have now before expanding. This is a mistake! This is total sprawl	Do not build it	I do not feel we are not going in the right direction. Use land within the Urban Growth Boundaries first!!!!!!! If you build they will come.	I believe we should not build beyond our means. We do not have the water for the development you want to create. We will need more schools, more roads, more buses where is all the money coming from to build this infrastructure? Have you tried getting a doctor's appointment in this town. We do not have enough medical provider to cover our County presently.			I feel we shouldn't expand the urban growth boundary. Bend has expanded this boundary 9 times since 1981. I recall the last time it was stated " this would be the last time." It is almost like an addiction, just a little more development, we need just a little more land. This really has to stop. We are turning our beautiful town into California sprawl. We do not have the water to support more development. The water quality is much worse compared to when I moved here in1983. We all moved here for clean air, water & open spaces they all becoming threatened. I feel Someone needs to stand up to the developers, someone needs to stand up for wildlife, our children and grandchildren to keep Bend from losing its quality of life. Resources are finite, let's not pretend they are infinite. Density is where it's at!! Use the land we have within our boundaries, expanding will not solve the problems but only create more problems. I do not want to shut the gate but let's not hold it wide open.	naysherp@gmail.com

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11/23/2024	Because I have major concerns about the increasing traffic in Bend, a city with nothing but two lane roads for the most part, I'm not in favor of the increase in even more cars, but I realize that the pressure for housing is constant. The quality of life in Bend is decreasing and the more space being filled up is leading to a future that many are worried about. Having said that, I guess this proposal, being larger, will provide more housing.		I like that it's smaller, but even so it adds more cars to the limited roads that are only 2 lane.		Site 1: Jasper Ridge			
11/23/2024	NOTHING	Do not approve it	NOTHING	Do not approve it			Until the city can figure out a long term plan for water, we do not need to add developments through emergency measures, or "one time" growth expansion bills that have already been used twice before. STOP TAKING MONEY FROM DEVELOPERS!!!! Be smart and think LONG TERM, as is MULTIPLE GENERATIONS down the line, and take into account the actual environment (it's a high desert folks) and the climate changes that will continue to happen.	scarletteandcinnamon@gmail.com
11/23/2024							Neither. Rather than using this tool for a third time in eight years, prioritize other, high-impact actions first to more effectively manage our long-term growth well and with intention, while still addressing our community's immediate affordable housing needs. Water issues continue to be a big concern as we continue to build out.	
11/23/2024	Easy access, adequate roads to handle the traffic, lots of room, logical place for expansion.	Nothing	Could be convenient to be close to the high school.	I would not build it.	Site 1: Jasper Ridge	It's much safer. I'm concerned about the road infrastructure and the lack of evacuation routes from Woodside Ranch. Woodside ranch is at high fire risk, and there have been multiple fires off China hat road just this summer alone. It's already hard to turn onto Knott Road during certain times of day from Woodside Ranch. Adding a large housing development would create a serious issue for evacuation.		Cambrianne1@hotmail.com
11/23/2024	It provides lots of housing but will likely all look the same	It seems very dependent on other developments to the south for water. It seems unrealistic this will happen quickly or at all	Utilities are close and good access to school and transit. Provides affordable housing in SE Bend instead of placing it all on the east side.	Would like to see a few larger lots sprinkled in	Site 2: Caldera Ranch	Higher probability it can be built sooner and better location		
11/23/2024	I like that it's close to amenities and would offer a diversified neighborhood.	Embedding the high density and medium density housing amongst the standard density housing and the park/commercial space side by side. This proposal feels segmented and less community-driven. The park, trail, and commercial space feels more like after thoughts rather than focal points of the community and does not encourage a vehicle-free neighborhood.	I like that there is a natural transition from the high and medium density housing into the standard. I appreciate this housing to be close to the commercial space and a main road - this allows for easy access to bus routes, a potential for a corner store, and easy bus pick up. I appreciate the park being the main focal point and can imagine this space being a hub for community gatherings. I like that there is attention to safe and thoughtful bike and walking paths. This proposal feels like a community.	I wouldn't. I think this is really well thought out. I would be eager to view this community as one to purchase my first home in.	Site 2: Caldera Ranch	I appreciate the park being a focal point and can envision it being a community hub.	I would appreciate focus on the types of commercial spaces being brought into either location. A corner-store/deli and a coffee house that promotes "staying a while" would be essential for these neighborhoods - we need more third spaces for youth and families. A public-kitchen (think library but kitchen) would be pretty dang cool too. Just saying ;)	karissahendricks@yahoo.com
11/23/2024	It's much closer to jobs and grocery stores. It's right next to highway 20, which is a major thoroughfare. It's not going to cause congestion on two lane roads. It isn't going to cause gridlock during a fire evacuation event The lot is relatively flat and won't need extensive grading. What's not to like?	Highway 20 needs to be widened up to Hamby road.	I can't think of anything.	Don't build it. You are going to destroy a beautiful open space with lots of ponderosa pine trees. It's habitat for deer and other wild life. The roads cannot sustain the additional traffic. The morning commute from the project is going to conflict with school traffic and people already using Knott road to get to work and to medical appointments. Knott road is already experiencing fatalities.	Site 1: Jasper Ridge	Jasper Ridge is a far superior site because it is better situated from a transportation standpoint.		

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11/23/2024	The transportation infrastructure is in place and can handle increased traffic. There are potential employers in the immediate area which also provide close by sources for food, fuel and other essential products. Bicycling and walking are safer with bike lanes and sidewalks already in place.	I'm not sure as it does seem to be a good location for additional housing	Not much. Across Knott Rd there is very large development that has not been built out, which supposedly was to have some affordable housing included. The transportation infrastructure is missing. Knott Rd is congested now and with housing being added on both sides to Knott it will become more congested. Knott Rd functions as a highway with the amount of truck traffic going south on Hwy 97 or going east on Hwy 20 yet it has minimal safety improvements. The intersection of China Hat and Knott has had 3 or 4 people die in the last couple of years. The changes made to make it safer actually make it less safe. Sidewalks and bike paths need to be added and not just by two developments but for the length of Knott Rd. There are no grocery stores within walking distance or potential employers. Residents will be compelled to drive adding to the traffic congestion. Traffic planning is no less important than building affordable housing.	Planning. With the Stevens Ranch development there was considerable work put into planning, with meetings with the community affording citizens the ability to comment. This project seems to be shoved on to the residents of the area with no input, planning, or transportation preparation. There are minimal bus routes in the area, no sidewalks or bike paths on Knott. Knott is a two-lane road with limited site distance in the area. Picking this location will make the roads less safe and more congested. Really, I see no advantage to building more houses in this area until there is proper planning and transportation improvements.	Site 1: Jasper Ridge	Juniper Ridge will have fewer negative area impacts than Caldera Ranch.	A vision of how the area south of Stevens Ranch will be built out would be a good start. As it stands now there seems to be little to any planning or thought given to how the area can best be developed. This location seems to be a knee jerk reaction to the opportunity to annex land for housing without having to jump through the usual hoops. While some might think it is good idea the long-term consequences will be frustrating to the local residents.	14044ry@gmail.com
11/23/2024	Proximity to existing grocery stores at hwy 20/27th jctn. It's far from my neighborhood..	No comment.	Nothing.	No comment.	Site 1: Jasper Ridge	Our neighborhood in existing Pahlisch developments across from Caldera HS is already getting too large. Another batch of residences will further compound busy traffic flow adding yet another junction too close to the Caldera HS roundabout. (Plz put a blinking yellow speed control light, same as Mtn View HS) at both Knott and 15th. Traffic does not need to slow to 20mph for high schoolers at all hours of the day). A prudent person walking from the existing UGB at Takempe road will quickly note the transition from urban to rural as you proceed south up Takempe. Isn't preservation of this rural feeling bunch of ranchettes along this road what an UGB is at least in part, all about? The same can be said for the area east of Woodside.	YES - Heed the multifaceted argument submitted by Land Watch. Don't allow developers, land barons, and investment capital LLCs to run the show for their benefit. No more multi million giveaways! Good experiment with the Ward/Stephens project, but disappointing to see DR Horton developing much of the housing. We have seen these 'sheetrock palaces' in other areas of the country. We should not confuse affordable with CHEAP. Build vertically. One can envision this small city getting more vertical as exhibited by the project in the Box Factory area. How about more 'green' high rises in the greater downtown area? (plz include green walls and roofs) Approach the many religious entities in town to open their almost always empty parking lots and other acreage to supervised homelessness deterrence sites. The church on the corner of Brosterhous and Knott serves as an excellent example of how to do this.	
11/23/2024							I would prefer that the city not annex any lands outside the current boundaries. Infilling existing areas already within the existing limits would eliminate more sprawl, more use of walking, biking, public transit/fewer individual vehicle commuting, shopping, etc. More vehicle use = more ACD (Anthropogenic Climate Disruption) and overall pollution. tjeResidents need to continue to feel that nature is still nearby, rather than driving more miles to access open, wilder, quieter recreation and decompression from daily city life. Part of Bend's allure and reputation come from its being so close to natural areas	tjeffries77@yahoo.com
11/23/2024							Picking one site over the other should not be the premise. I'm not at all sure that adding acreage using the "one-time" UGB expansion is a good idea. Bend has tools in the 20-year plan to encourage more affordable housing within city limits.	
11/23/2024	Nothing	Cancel plans	Nothing	Cancel plans	Site 1: Jasper Ridge		The Eastside has way too much traffic as it is today. Either one of these would cause a nightmare for people who live on the east side and have to commute every day. Especially with the addition of the Stevens Ranch development that hasn't even been finished. Please don't add any more housing to the Eastside.	
11/23/2024	Nothing.	No UGB expansion.	Nothing.	No UGB expansion.			The City should prioritize INFILL first, and follow & focus on its own 20 year plan. I mean, what's a 20 year plan for, otherwise??	
11/23/2024			Terrible. There's so many lovely farms around this property. They can't even fill the property within city limits, why expand again? Palisch has come to a halt in building and can't even sell their commercial land on Knott. Their apartment complex is a bust.	Too much dense housing for surrounding farm land. Will decrease everyone's property values. Friends in the bridges say it's the most unfriendly neighborhood, dense housing does not equal community.	Site 1: Jasper Ridge	Because the south should focus on higher end larger housing not dense housing, keep the dense housing up north.	There's so much land within city limits, this feels greedy and unnecessary. Dense housing does not equal sprawl.	
11/23/2024					Site 1: Jasper Ridge	Proximity to already existing infrastructure and roads to handle the traffic		

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11/24/2024			Nothing	This site lacks evacuation avenues in the event of wildfire. The single common escape route is Knott Road, which is a single lane in each direction. This cannot possibly handle local traffic in an emergency as it is, much less with adding over 700 homes. That this site is even being considered strikes me as extremely short-sighted.	Site 1: Jasper Ridge			
11/24/2024	The UGB should not be expanded before ODF releases the wildfire risk map in January 2025. At that time, the city should determine if the developers can meet the new hardening standards if the map determines this area is a high-hazard wildfire risk. Also, the city should consider changes in the insurance of homes in Central Oregon. Many homeowners are afraid that insurance companies will pull out of the region leaving homeowners with expensive policies, under-insured policies, or no insurance. Low-income families will be disproportionately impacted by these changes leaving them unable to afford a home as projected by this proposal.	This proposal is a non-starter. The city of Bend should prioritize development in the city core by building up, not out.	The UGB should not be expanded before ODF releases the wildfire risk map in January 2025. At that time, the city should determine if the developers can meet the new hardening standards if the map determines this area is a high-hazard wildfire risk. Currently, part of this property proposal is high-hazard risk. Also, the city should consider changes in the insurance of homes in Central Oregon. Many homeowners are afraid that insurance companies will pull out of the region leaving homeowners with expensive policies, under-insured policies, or no insurance. Low-income families will be disproportionately impacted by these changes leaving them unable to afford a home as projected by this proposal.	This proposal is a non-starter. The city of Bend should prioritize development in the city core by building up, not out.			The city has a formidable challenge in helping families afford a home at a time with short supply and climate/wildland impacts to consider. I support the comments of Central Oregon Landwatch to forgo a site selection at this time and defer the use of the SB 1537 expedited UGB tool.	lesliebarbour@earthlink.net
11/24/2024	Nothing	Scrap the entire proposal for now	Nothing	Scrap the entire proposal			Hone a sharper focus on the tools, approaches, partnerships, and funding that would truly make Bend an 'infill first' city and rapidly increase the ability to build more affordable housing now and as a part of Complete Communities on land within our city. Use the 20 year growth plan currently underway to avoid a piecemeal approach to growth and comprehensively assess and balance our community's housing, transportation, and economic needs.	
11/24/2024					Site 2: Caldera Ranch			
11/24/2024	The possible commercial development close to residential	Ensure the commercial areas are built. Too many times, new developments promise commercial and are replaced with residential development. Much higher density. We need fewer single family units and more multi-unit buildings to make transit a viable option. A network analysis for bike infrastructure is needed. Safe routes for people walking and biking along Hamby, to Bear Creek Road, and along US 20, Neff, and Bear Cr Rd are needed. The Neff project is probably not going to suffice because of funding shortfalls. People moving into this new neighborhood must be given realistic and safe options to reach downtown and nearby commercial areas outside a car. Low water landscaping must be required for all of this development.	The idea of commercial space is good. SE Bend has very little and it is badly needed.	Ensure the commercial areas are built. Too many times, new developments promise commercial and are replaced with residential development. Much higher density. We need fewer single family units and more multi-unit buildings to make transit work well. A network analysis for bike infrastructure is needed. Safe routes for people walking and biking along. The Bend Bikeway along 15th needs to be dramatically improved and a good route from this neighborhood is needed. Biking facilities along Knott road are needed and must be connected all the way into commercial areas in Bend. People moving into this new neighborhood must be given realistic and safe options to reach downtown and nearby commercial areas outside a car. Low water landscaping must be required for all of this development.			The city has many opportunities to build housing within the current urban growth boundary. Those areas should be developed before the UGB is expanded again, especially for relatively low density neighborhoods like these even though they are higher density than much of Bend.. The city will struggle to pay for maintenance of the infrastructure built for these developments over time, especially when we are not growing as fast as we are now. We should not be building new neighborhoods on the edge of town where it is so dangerous for people to walk and bike into already developed areas. Both these areas are near high-volume, high-speed streets that need significant safety improvements before we put more houses, people, and cars in these areas. To meet our climate goals, traveling outside a care must be a safe and convenient option for the people who live in any new developments we allow.	david.carl.green@gmail.com
11/24/2024							My choice is to infill within the current UGB. Bend has the opportunity to add affordable housing within the current UGB that can increase the amount of residential that is walkable to services.	jraigski@gmail.com
11/24/2024			I like the proximity to the high school and the growth potential of restaurants, etc. in that location.		Site 2: Caldera Ranch			
11/24/2024	That's its closer to services like shops and medical centers than the Caldera site	More green spaces			Site 1: Jasper Ridge	Location	Thank you for the opportunity to comment	
11/24/2024	Stop building in Bend.	Annul it.	Nothing, stop developing the land in Bend. It's unsustainable.	Annul it				dididayton@gmail.com
11/24/2024	nothing	Cancel it - it's too big.	nothing	It's too big - cancel it.			This continuous expansion is wrong - I've seen these kinds of good intentions in many other cities - and it's ONLY boon to developers. The current residents always ALWAYS lose financially, culturally, and socially, as their sense of community erodes, their cost of living increases, and their ties to local traditions and networks are often disrupted by the influx of new developments.	djwolfson@hotmail.com
11/24/2024	Nothing	Don't use it	Nothing	Don't use it			Stop destroying bend.	
11/24/2024					Site 2: Caldera Ranch			

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11/24/2024	Nothing	I'd like to know why out of one side of your mouth I keep hearing "drought" and out of the other, build build build.	Nothing. No ugb annexation!	Veto in its entirety			STOP BUILDING. This town is being turned into the equivalent of a big box store. No walkable neighborhoods, ridiculous lack of solar requirements on new buildings, no underground parking. No we'll thought-out planning with real followthru. One big money grab.	
11/24/2024							With the amount of acreage currently being developed/built upon in Bend (such as Stevens Ranch, Easton, Sky Vista, Meridian, Petrosa and the planned community off of Bear Creek Road) as well as the proposed Steven's Tract community development, an additional 100 acres added to our urban growth boundary is neither necessary nor appropriate. Emphasis/priority should be placed on completion of the already in-progress developments as well as building the supporting connecting infrastructure necessary to support the increased population in Bend.	
11/24/2024					Site 2: Caldera Ranch			
11/24/2024	Nothing	Require payment to the city for the increase in value of the land brought into the UGB	Nothing	Require payment to the city for the increase in value of the land brought into the UGB			You should not add any more land to the UGB until you improve the existing quality of life in Bend. Adding more people to the city does nothing but make this place more difficult to live. This proposal will only enrich the developers whose land you will rezone to cram more houses on.	
11/24/2024	I feel the location is more central and the road system can handle the volume of traffic.	Nothing	There are major issues with Calera Ranch proposal that I will explain in the next box	I feel that being as far out as it is with so much development currently happening in this area, the road system cannot handle the volume of traffic. I also feel that the surrounding farmland will be majorly impacted..	Site 1: Jasper Ridge	I feel the location is better. There are more houses being built, which would help with affordability. The road system can tolerate the traffic for better. And the surrounding houses are far less impacted than Caldera Ranch would.		joerider@gmail.com
11/24/2024	I like that there is a trail that goes through the development and that there is affordable housing	I do not like how much standard density housing there is	I like that there is affordable housing	I do not like how much standard density housing there is	Site 1: Jasper Ridge	Because there is mixed use commercial in it	I do not think either of these areas warrants an urban growth boundary expansion and I believe we should be infilling within our current UGB and making it much more dense, walkable, bikeable, and complete in Bend as a whole.	
11/24/2024	I like that the majority of affordable housing is single dwelling, not just rentals.	Space for parking in the affordable medium density.	Nothing, this is a continuation of neighborhoods that create traffic problems, and give priority to higher income houses.	More cross streets that connect to lesson traffic, knott road will become very dangerous.	Site 1: Jasper Ridge	Fits as a puzzle piece into been already.	I do not think the boundary should be expanded period. A chain of exceptions is not permission but a standard of behavior. Bend needs to focus on traffic flow and infrastructure	kellyharro@gmail.com
11/24/2024	Interesting concept, multiple pockets of open space.	Needs to be more defined. Is this pie in the sky or an actual plan? Hwy 20 not very pedestrian friendly.	Good location. More defined plan. Multimodal. Good diversity of housing types and affordable housing can be built up front.	Wish it was on the west side, where we need more affordable housing.	Site 2: Caldera Ranch	More defined plan and higher percentage of affordable housing. Caldera Ranch seems to have fewer water/sewer/transportation issues than Jasper Ridge.	Appreciate the City Council looking at all options to increase housing and affordable housing.	mweny@hotmail.com
11/25/2024			That it has more low income housing		Site 2: Caldera Ranch	More low income housing		
11/25/2024			Nothing! Do NOT put this here. There are already a huge # of homes being built along Knott Rd., 15th Ave. and 27th Ave. You can't keep up with the infrastructure upgrades needed now! Do not add to the already heavy traffic. We moved here to get away from overcrowding! We already have to deal with the China Hat homeless situation and new traffic issues with Caldera High School and the increasingly heavy truck traffic on Knott Rd. No more!	Shut it down!!!	Site 1: Jasper Ridge	Put it where the infrastructure is already in place and the main roads can handle the increase in traffic.	How about putting some of these 'affordable housing projects' on the West side?	kenh@mindspring.com
11/25/2024	There are more major roads at this site. (As compared to the Caldera site) the traffic would be less impactful there. Also, it's a bigger site, and that means more needed housing.				Site 1: Jasper Ridge	Traffic, and amount of housing that can be added.		Eileensnow@gmail.com
11/25/2024	It is closer to shopping and services than the Caldera Ranch site.			It is more of "sprawl" than Jasper Ridge. It is next to large residential parcels. There should be a buffer of larger lots.	Site 1: Jasper Ridge	Closer to similar neighborhoods and has more access to shopping and services.		krakowcpa@gmail.com
11/25/2024	Nothing	Nothing build it.	Nothing. I hate it	Nothing stop it.			Neither	
11/25/2024	More units and seems more easily extendable to public transit network as well as easier access to work, shopping, etc		Not much		Site 1: Jasper Ridge	See above answer	Want to understand why we must do yet another expansion beyond UGB as we're just becoming a sprawling city with scattered services and we're weakening the heart of the city. Lived in Phoenix back when it was the size of Bend now, and you can see what happened with no end of to the sprawl. What good is UGB if you keep ignoring it?!	Mail2lajohnson@gmail.com
11/25/2024		It seems less desirable than caldera ranch. Not as connected or accessible	I personally love the location and the layout with thoughtful care given to additional affordable housing.	Nothing! Very thoughtfully designed	Site 2: Caldera Ranch	Location, design, mix of product, group of builders...		
11/25/2024	It is close to the retail/commercial area that is strangely lopsided compared to the residential in the area.	Nothing.	It's a nice quiet part of town	There is NO commercial in the SE. And since Pahlisch owns the commercial lot at Easton, the likelihood of it becoming something soon is very low. Services are already lacking and then you are asking more people to be car-dependent on literally all services.	Site 1: Jasper Ridge	Are we trying to build 15minute cities or not? I feel we need to put more residential around the commercial areas and less "sprawl" with "eventually maybe if the developer gets around to it someday we hope" situations.	Nope. Thanks!	swbailey@gmail.com

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11/25/2024							I strongly oppose a one-time expansion of the UGB without a larger, more thoughtful process to ensure smart growth and well-connected, easily accessible, and long-term affordable housing. The City should focus primarily on infill before deciding that additional sprawl is the only choice to ensure that residents of Bend have adequate housing.	
11/25/2024	Nothing. STOP BUILDING	Nothing. STOP BUILDING	Nothing. STOP BUILDING	Nothing. STOP BUILDING			Nothing. STOP BUILDING	
11/25/2024	Nothing. This is a greedy proposal that will line the pockets of the builder(s).	Leave the land like it is.	Not much. This development will continue to degrade the quality of life in Bend. We need to STOP building 100's of new homes. We have finite water resources and no one has addressed where all those homes will get their water.	Leave that land alone. Open space has value beyond what builders see.			I would not pick either project!! Stop the unbridled growth. It is destroying Bend's quality of life.	
11/25/2024	The higher total number of units, the higher density immediately surrounding the property and the higher number of affordable units for sale under 130% of AMI.	I understand that currently affordable housing is cost prohibitive to a developer. With that said, I would like to see a higher (or any percentage) percentage of units to buy at 80% or below AMI. This would require subsidizing, reduced SDC's, grants and/or partnerships with local non-profits. There are many high density (apartments) being constructed or planned throughout town but what we lack is the opportunity for these individuals/families to buy a home. Home ownership provides stability, decreases travel, and creates wealth.	I like the location near the new high school and future middle school. Access to the Alpenglow Park and future commercial properties both in subject property and nearby at Easton. I like the higher density in an area that is largely low density. I like the idea of units for rent at 30% or below AMI.	Same comment as above with regard to units for sale at 80% or below AMI in place of more rental units. This would require assistance/support from the City and State.	Site 2: Caldera Ranch	The location in SE Bend was identified as the best opportunity for future growth in the last UGB. The area remains largely low to medium density currently which increases cost so projects with higher density provide affordability. There are new schools, new community park and improved traffic improvements supporting the area. And I like the idea of the affordable units at 30% or below AMI to support those who simply need housing.	The State is allowing this one time opportunity to streamline the UGB process in order to create affordable housing and as a goal of City Council, I would like to encourage the City to help support the efforts of either developer to provide truly affordable housing for home ownership. \$80,000 is a good income but often falls short of qualifying to buy a home in Bend.	
11/25/2024	It has 2 parks/open areas and a spot for a daycare center.	1) Build the affordable units first not last. 2) Change the mix of affordable units to add some for people making less than 80% AMI, and bring those onboard ASAP. 3) Make the parks/open spaces bigger.	1) It includes 22 units for folks with just 30% AMI. THOSE are the people we really need to help most urgently. They can't afford to drive in from out of town to get to their low-paying jobs in Bend. 2) Includes a higher number of units for folks at 80 % AMI than the Jasper Ridge proposal does. 3) The affordable units will be built in the first phases, not potentially years down the road. 4) Kids in the affordable units can walk to high school and the future middle school, cutting down on twice daily traffic impact of the development. 5) Nice scattering of green space throughout the development along with a central community park area.	1) If they could squeeze in more retail/commercial space that'd be nice, and potentially provide employment for some of the folks in those 22 units making just 30% of AMI...and they could walk to those businesses rather than having to take public transit or drive. But not a deal breaker. This is a nice plan!	Site 2: Caldera Ranch	It provides more housing for poorer people sooner, and it's in a place where those people can function more easily within the community without costly cars.	I want both developers to be able to make a nice profit. But the developer that is willing to bring the less profitable units onboard FIRST should be rewarded for taking that extra financial risk by being granted this one-time opportunity to fast track the Urban Growth Boundary issue. We need waiters, retail workers, and daycare workers, and the Caldera Ranch plan provides more housing for the poorer groups overall, and provides that sooner. It's a better mix of units in a place that has better infrastructure for folks who can't afford to buy an SUV and snow tires. Plus, it scatters small green spaces around the development nicely.	2lizdavis@fmail.com
11/25/2024	East of town, near major highway support growth and infrastructure would support growth	Nothing	Nothing, we are opposed .	It does not meet the minimum 100 Acre requirements, infrastructure is not supportive . This plan does not take into account pahlish development 800 additional homes, 10 acres of shopping commercial and middle/ elementary school build out Kids at danger crossing a truck bypass This is a safety concern as main artery semi truck hwy 97 to hwy 20 that does not slow down existing school zone. This development is going to be built on cinder pit where coyotes have dens and wildlife , cinder ash from construction and other compacting will be harmful in air and break our window seals and dynamite used shakes cabinets- occurred with roundabout and school . Have documentation.	Site 1: Jasper Ridge Site 2: Caldera Ranch Site 1: Jasper Ridge		The city council does not have basis for decision making by end of year /dec 4th All documents have been reviewed and submitted .and have significant gaps with many unanswered details, To much additional information is needed and considered for these funds to be used appropriately	Kwilliams@bendbroadband.com
11/25/2024								

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/25/2024	Included childcare commercial zoning.	Keep as many existing large trees as possible, plant native plants in the landscaping, offer slightly wider streets for better visibility and maneuverability, more green space, and eliminate 20-30 standard density units to accommodate this. Offering community garden spaces is essential when folks have too little yard space to grow their own food. Food equity and housing equity go hand in hand. High density should not equate to lack of parking, lack of green space, or lack of somewhere to grow your own food. If anything, folks with low incomes need more parking and more garden space because many often have at least one larger vehicle dedicated to their work/career and many need/want to grow their own food to cut back on grocery bills.	built in bike paths and greenways.	Same as above: Keep as many existing large trees as possible, plant native plants in the landscaping, offer slightly wider streets for better visibility and maneuverability, more green space, and eliminate 15-20 standard density units to accommodate this. Offering community garden spaces is essential when folks have too little yard space to grow their own food. Food equity and housing equity go hand in hand. High density should not equate to lack of parking, lack of green space, or lack of somewhere to grow your own food. If anything, folks with low incomes need more parking and more garden space because many often have at least one larger vehicle dedicated to their work/career and many need/want to grow their own food to cut back on grocery bills. Offer a dedicated childcare zoning space in a centrally located area, removing a few standard density zoned units to accommodate this change.	Site 2: Caldera Ranch	Smaller, fewer trees likely to be destroyed on site if the satellite images are to be believed.	In both proposals: Too little green space, no community garden, no information on saving existing native trees and shrubs. Green spaces are essential both for climate mitigation and mental health. Offering community garden spaces is essential when folks have too little yard space to grow their own food. Food equity and housing equity go hand in hand. Yet another couple of areas that don't take into account the fact that most households in Bend are 2 car households and one of those is often a larger work vehicle. Narrow streets lead to dangerous streets as folks have nowhere else to park their vehicles, causing site line and maneuverability issues.	
11/25/2024	Appreciate the pedestrian connections and the green spaces through the site. Also appreciate the addition of affordable housing in the over-all plan.	the East Side of Bend is completely underserved by retail commercial goods and services. The amount of area set aside for these uses is not enough to service this neighborhood or the abutting housing, all these developments need to start thinking about walkable communities with housing intermixed with these services.	currently this southern edge of Bend needs more affordable housing as well as goods and services. much like the Jasper Ridge development.	The southeast area of Bend is terribly under served by goods, services, and entertainment. it appears that very little land has been set aside to service this new neighborhood, let alone the neighboring housing. Even the Easton Development has a token number of commercial opportunities to support the southeast communities. I would also challenge the "high density" as not really "high density." I think there is a lost opportunity to make this new neighborhood a model of a multi-modal integrated community of all densities of housing and opportunity for places for people to gather with a purpose.	Site 1: Jasper Ridge	At least Jasper Ridge is closer to services that are established and can better serve this new neighborhood. Caldera Ranch, while a great location for schools has not enough other services planned and will contribute to more vehicle traffic heading to get to those services.		
11/25/2024	Better place to expand the city growth Closer to existing urban services. It appears that it would have less impact on VMT.	Nothing	I don't like it	Cancel the proposal	Site 1: Jasper Ridge	Caldera is too busy with the high school	Too many kids driving... we don't need more congestion	
11/25/2024	Can accommodate more people away from an already congested area.	Add transit services, build in a mobility hub.	It's too far from any real urban services.		Site 1: Jasper Ridge			kswirsky@kittelson.com
11/25/2024	I think location is key. It is more open and accessible. The roads in and out of the area are numerous and could accommodate a large subdivision. Access to other areas in Bend would be easier due to many new roads already in place. Highway 20 is a major road both east and west.		Nothing!	Pick Jasper Ridge site!!!	Site 1: Jasper Ridge	Caldera Ranch presents a number of public safety issues. Fire evacuation is a major concern for people living in Woodside Ranch, BrightenWood Estates, and Blue Ridge. It is not safe to put foot traffic on Knott Rd. There are hundreds of new homes already being constructed across the street from Caldera High School on 15th and Knott Rd. How many vehicles can a small two-lane street accommodate? Bend barely qualifies for this one-time UGB. This proposal does not go with the rural homes/small acreage lots that currently exist on the southeast side of Knott Rd.	The residents of Woodside Ranch take care of their heavily treed property including fire breaks, fire resistant plants, fire resistant construction. They only have three roads they can access in case of a fire. Putting hundreds of homes adjacent to this ranch could be a formula for disaster. A new subdivision would fare better with a wider open area and less forest land. The adjacent China Hat Road homeless population already pose a threat to the homeowners.	portofino8222@gmail.com
11/25/2024	Location close to multiple work sites and provides the greatest number of affordable home sites.	Why are the high density apartment sites further from established public transportation routes or will new ones be established for the east side of this proposal?	The accessibility to the new high school is attractive but the overall number of affordable housing sites is less along with questionable public transportation access sites. The bicycle/alternate transportation paths seem more recreational than daily employment transportation byways.	Insure even greater affordable housing options with better access to public transportation. Otherwise this is just adding higher income housing, urban sprawl scenario without housing for service workers.	Site 1: Jasper Ridge	Bend really needs to make accessible affordable living communities for service, nonprofessional employees. It cannot make the mistake of pushing workers further out from the jobsites that need the employees.		
11/25/2024	It is away from the landfill. Close to St. Charles and many schools.		SE Bend is already getting a huge increase in homes. The traffic is already projected to be excessive!! Don't do Caldera Ranch please.	Forget that idea	Site 1: Jasper Ridge	see above	Where will water come from for these thousands of people? Lots of cars! Bend is losing it's charm and fast!	

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/25/2024	Located near established roadways and infrastructure, adjacent to similar type of developments.	Nothing	Nothing. Only access is Knott Rd, which is a two-lane SE Bend bypass from hwy 97 to hwy 20, used heavily by commuters and 18-wheelers. No existing utility infrastructure nearby, the site is wedged inbetween Woodside Ranch to the West and Tekampe Rd to the East. Both areas are larger properties with agricultural activities. The site is an old cinder pit, at least 25% of the site is a 20' deep hole in the lava, requiring extensive reclamation activity.	Remove it from consideration, it is a horrible idea.	Site 1: Jasper Ridge	Much better suited for development, in an area of similar type of development.	Where will the water come from for all this future population growth?	Wdholm735@yahoo.com
11/25/2024	Close to hospital and shopping and has the road infrastructure	Nothing	No infrastructure; will empty out on knott road wildlife corridors	Avoid building there.	Site 1: Jasper Ridge	Go South.		
11/25/2024	The location is close to amenities and the adjoining roads are equipped to handle the influx of vehicles. Also, it allows for more affordable housing.	I can't think of anything	Nothing	Not building it	Site 1: Jasper Ridge	The location of caldera is too far away from amenities therefore more people will be driving on Knott road, which is already very crowded.	There should be even more affordable housing and keeping "affordable housing" at the 80% AMI is ridiculous. I was born here, I make just \$50 over the 80% AMI and therefore I won't be able to ever own a house in this town. I don't know how they expect people even in the 80% AMI to afford the house payments to begin with. There should be a sliding scale on affordable housing and not a one size, fits none approach.	
11/25/2024	It has easier access to facilities, and amenities for health care, shopping, eating, etc, needed for almost 1000 families.	Make it not happen at all?	Nothing. The area is totally not set up to accommodate almost 1000 families. Nobody in Oregon seems to be ok with learning ANYTHING from California, even if it how to avoid their mistakes. But can someone considering this PLEASE go take a peek at how Paradise, California fared after a wildfire? That area of SW Bend is prime for disaster in terms of zero escape routes, teeeeeeny roads with only one way roundabouts, already having too many homes in the area with routes being built to accommodate about 1/100th of the people there, and then put the drought situation with the "Smurf Camp" at China Hat?!?!? It's a disaster waiting to happen! Jasper Ridge has similar stuff going on in many ways, but at least they are far more set up with the roads to accommodate emergency vehicles, and services, etc.	If that area was actually set up for that many families, it would seem more reasonable. So I guess if that idea were to be more feasible I would make Knott road be two lanes each way, and put lights in. Also I would make it so there were a lot more restaurants and shopping options available for almost 1000 new families. (Basically, I would not DO it there, because it isn't set up to accommodate that many families)	Site 1: Jasper Ridge	Caldera is not even close to being able to accommodate that. Emergency access is a huge factor to me. Access to facilities that are needed for living is another big factor to me, but it is not as major as the emergency vehicles needing to have access, and exit situation in an emergency that is a disaster in the waiting that seems sooooo obvious at the Caldera site. Why couldn't allllllllllll of those people make it out of the World Trade Center buildings on September 11th? They HAD a stairwell for emergencies, right? Oh..... was it not actually set up for a flood of people needing to flee??? Well.... Damn. At least Bend isn't primed for a massive wild fire. (Oh... wait...) Well.... At least fires don't ever happen at homeless camps due to illegal burning. (Oh. Damn) Well.... At least the roads are PLENTY wide enough to accommodate incoming emergency vehicles, and a flood of outgoing vehicles. (Oh...wait...)	Both sites seem foolish. Caldera seems extra super duper foolish.	8675309jcp@gmail.com
11/26/2024	Nothing	I don't see the need for a UGB expansion when there is existing land within the city for development that already has infrastructure and transportation. My input is neither site.	Nothing	I don't see the need for a UGB expansion when there is existing land within the city for development that already has infrastructure and transportation. My input is neither site	Site 1: Jasper Ridge		I would not choose either	Oldfarmbend@gmail.com
11/26/2024	Greatest opportunity to continue expansion since the developer will have to bring significant infrastructure To-and-Through including water, sewer, power, etc...	I appreciate the increased focus on Ownership opportunities. More homeownership promotes pride in the community and the city/state funds have felt heavily weighted towards the Multifamily rental options in recent years.	It's proximity to a school is great.	I would limit the development of a phase until the deed restricted units are completed on a phase-by-phase plan. The lower AMI requires significant subsidy which often relates to a 4 or 9% LIHTC. Tax Credits are extremely competitive, and if the site is restricted in development by the award of a LIHTC, then the entire site is limited in it's ability to provide expedited housing.	Site 1: Jasper Ridge	More Units. If you are doing all the work both from the city and developers perspective it's best to get the most units as possible.	I would suggest taking feedback from the HB4079 developer on how to properly execute the SB1537 project. It's my understanding that the experience is critical in execution of projects which represent "pilot" style projects. I would create a single planner to be responsible for the planning process and a checks and balances from the CDD director on the engineering approval process.	
11/26/2024	Great location and the area is growing rapidly. I think it would be great to create more housing for people in Bend.	As long HW 20 can handle the traffic, I like it.			Site 1: Jasper Ridge	Alread a lot going on in Southeast Bend and it would be nice to see more growth and availability in the Eastside.	I know many are against the growth going on in the east and south of Bend but I believe it's a good thing being that it makes house more available and steady.	
11/26/2024	amount of homes	Accessing the neighborhood from a highway would be potentially dangerous and require more expensive and disruptive road work. It doesn't appear to provide as much affordable housing as percentage of homes and home prices would be more in that area. there are no accesses to nearby parks, services, etc without using a vehicle.	Design, layout, easy access to utilities as well as parks, school etc via sidewalks or paths that the other site does not.	i think it has a good plan in place	Site 2: Caldera Ranch Site 1: Jasper Ridge	Location with easy access to things people can do without a vehicle being needed. The Jasper ridge location is further removed from those things with no safe way to leave the neighborhood without using a vehicle.	it would be a good opportunity to award a project like this to a smaller local company, Hayden and Pahlisch seem to have a stranglehold on these projects.	

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11/26/2024	Nothing.	I would lower the number of dwelling units per acre of land. I have lived in Bend since 1978 and have seen incredible growth here since that time. I have no problem with some of that growth, but in the past ten years there has been way too much building of extremely tight housing units - houses that are way too close together or too many apartment dwellings per acre of land. Unfortunately, these types of housing developments tend to have no pride of ownership (whether owned or rented) and lack much needed maintenance after only a few years. There is also the problem with a heavy load of traffic from these dwellings on adjacent streets. Do we really have enough natural resources to continue this crazy tight development leading to traffic issues, water shortages, lake and trail overuse, long lift lines at Mt. Bachelor, etc.? This kind of development diminishes the way of life people came to Bend to have in the first place. Please lower the number of dwellings planned.			Site 2: Caldera Ranch	I don't want to deal with the extra load of traffic, which I already am affected by with Butler Market Road's Petrosa 1100 units.		mcclurekaren11@gmail.com
11/26/2024	It's farther to the east, which is the direction the city should be looking at for expansion. This area is less congested, and allows for better road access without further clogging area roads to the SE, which are already near or at capacity.		Nothing	Caldera Ranch should be removed from consideration.	Site 1: Jasper Ridge	As mentioned above, SE Bend is already becoming too congested. With the addition of Stevens Ranch and the residential and commercial developments already underway near Caldera High School, Knott Road and 27th Street are becoming very difficult to travel, especially during peak travel hours. Jasper Ridge also allows for more housing, which is the purpose of this expansion in the first place.	Please continue to look at expansion opportunities to the east, where growth could be better handled.	paul2887@ykw.net
11/26/2024			I don't like anything about this project. It should be canceled. We were told when we purchased our home the was no possibility of houses being built in that location	Everything. This Proposal should not be able to go through. There are too many houses being built on the south end of Bend. The road infrastructure Will not support this influx of vehicles. Knott Rd on Top of 27th are too busy to begin with.			The Housing development on 27th hasn't even come close to being finished and it will decimate 27th and all of the East and South side of Bend. Fix the Roads FIRST! There isn't even a turn lane on parts of 27th. Plus on top Of that there is the development going in right across the street from Caldera High School. This is far too much building going on and not enough planning for the future. I have lived in this Town for my entire life and this is not going to help the community. It is unfair to push these developments through without the REAL consideration of the people who already live here. Please don't allow the Caldera Ranch development to be established.	jonwsandifer@gmail.com
11/26/2024							First, has the city exhausted all in-fill development opportunities? A one-time UGB expansion strays from the intent of an UGB's 20-year growth plan. Second, if the concern is more affordable housing, both of these developments propose nearly the minimum percentage of affordable units. If one of these developments is allowed to proceed, why not aim higher, like minimum 50% affordable housing, to actually address the problem?	jeremyfox80@gmail.com
11/27/2024	closer to town. it fits the neighborhood	N/A	Nothing.. it's Rural Property and should be kept that way.. it's sandwiched between homes and neighborhoods that have been away from town and enjoy the open spaces. Knott Rd is busy and adding this many homes will cause a sharp increase in traffic.	Take it off the drawing board.	Site 1: Jasper Ridge			
11/27/2024			ABSOLUTELY NOTHING	DISMISS COMPLETELY - THE TRAFFIC ON 15TH STREET AND KNOTT ROAD IS ALREADY LIKE A FREEWAY AND ADDING THIS MANY RESIDENTIAL UNITS, EACH WITH TWO CARS, WOULD CAUSE MORE GRIDLOCK THAN ALREADY EXPERIENCING. PLUS WITH THE HIGH SCHOOL TRAFFIC, BUSES, ETC ADD TO ANOTHER UNBEARABLE SITUATION. AND, MORE HOUSING IS NOT NEEDED IN BEND!!!!!!!!!!!!ENOUGH TICKY/TACKY HOUSING AND UNSIGHTLY APARTMENTS ARE NOT NEEDEDPERIOD!!			The city simply needs to reconsider its housing agenda and stop with the ugly apartments and really ugly white stakes along Wilson Avenue - which do NOTHING to avoid biking accidents (so few bikes there anyway!) - BOTH are creating visual pollution to our once beautiful city!~	jamesgutman@aol.com
11/27/2024	Location is great, close to shopping centers, hospital and easy access East of town. Love the conceptual site plan and a great addition at the edge of town.	N/A			Site 1: Jasper Ridge	Easier access to commercial shopping areas, hospital, and main roads (HWY 20/Greenwood/Neff Road) to Westside of Bend. Great addition to Parkside Place as well! City of Bend should look into buying some land for another school right there with the additions of the two new neighborhoods.		amberdawn411@gmail.com
11/27/2024	Closer access to medical community, larger arterial streets. Escape access to the east in case of fire and ultimately to the north.			concerned about fire egress- 27th is going to be crowded no matter what with Stevens Ranch traffic.	Site 1: Jasper Ridge	Growth will gradually move to the east along the highway 20 corridor. Look long term to the East.		

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11/27/2024	Dislike proposal	No haphazard approach to UGB expansion	Dislike	No haphazard approach to UGB expansion			The City Council should forgo a site selection at this time and defer the use of the SB 1537 expedited UGB tool. Prefer infill rather than this approach.	
11/27/2024	The Jasper Ridge proposal offers more affordable housing options than the Calera Ridge plan, which Bend needs more of! I also believe the Jasper Ridge location, being closer/more centrally located in town, makes the most sense to approve/tackle (vs the location of Calera Ranch).	Nothing. The Jasper Ridge plan offers an excellent balance of everything Bend needs in a new development.	I like the presentation format of the Calera Ranch proposal but that has very little to do when deciding to move forward with one project over the other.	Nothing. I just would like to see the Jasper Ridge project move forward first.	Site 1: Jasper Ridge	Although I appreciate the Caldera proposal, the Jasper Ridge plan provides more residential opportunities closer to the heart of Bend.	Thank you for opening the discussion so that others can chime in.	
11/27/2024	Connected to main corridor for easy access to shopping, medical, schools and infrastructure.		There is minimal infrastructure, to high density. Light pollution, habitat destruction(active wildlife corridor). It will significantly lower the quality of life of existing residents.	I think jasper ridge is a much better option for the entire community of SE Bend.	Site 1: Jasper Ridge			
11/27/2024	Emergency egress seems adequate.			It requires additional work to allow emergency egress in case of fire! What about overall infrastructure???	Site 1: Jasper Ridge		Why are we continuing to expand on the east?	rvlaponzina@gmail.com
11/27/2024	This proposed residential district is superior due to its close proximity to shopping, hospitals, and other useful infrastructure.		Nothing.	The infrastructure does not exist in this area of town, there is zero shipping and no hospitals, it does not belong. Also, this type of high density housing with homogeneous lawns and zero native habitat are a major eyesore to the long established neighborhoods and ranches in the area. It would majorly contribute to light and noise pollution and would destroy native wildlife. The native species that would be affected by this habitat destruction includes great horned owl, deer, quail, rabbit, coopes hawk, and endangered species such as the spotted owl, the Columbia Basin pygmy rabbit and Taylor's checkerspot butterfly. There will be major environmental resistance if this project is approved.	Site 1: Jasper Ridge	Jasper Ridge is superior due to its close proximity to shopping, hospitals, and other useful infrastructure.	Whoever is in charge of development of these high density tightly packed houses with zero yards while eradicating any native plants and habitat needs a reality check. This is not what people want to live in, these ugly developments are a product of greed and lack of care about our area and the natural world and this type of neighborhood is a cancer on the planet.	kylekertay@yahoo.com
11/27/2024	Is closer to amenities and jobs opportunity than the Caldera site.	Density is overwhelming Bend.	I do not like this site due to it's proximity to forest lands and wildfire evacuation routes would be congested.	Density	Site 1: Jasper Ridge	Proximity to amenities and job opportunities.		
11/27/2024	Seems located closer to an already established commercial area at 27th and hwy 20	More parks and trees	I like all the parks and I like the roundabout on Knott and Brosterhous.	It is too far from commercial areas (shopping etc.) and will add traffic to Knott and other roads.	Site 2: Caldera Ranch	More parks more pedestrian friendly, roundabout on Brosterhous.	I wish the city would stop piecemealing UGB expansions like this. UGB expansions should be more thoughtful and thorough at the citywide level. We also need to prioritize commercial (super markets, etc) in the southeast. It seems all we actually build is residential. Supposedly there is a supermarket at the commercial near Petrosa (although that is in limbo now) and supposedly a supermarket across from Caldera HS, these need to happen before additional residential is approved.	dirkrenner@protonmail.com
11/27/2024			This is a better fit to current transportation and preferable site.	It is well thought out for the area.	Site 2: Caldera Ranch	Transportation	Jasper Ridge is a poor site due to the impact of Steven's Ranch to the south expanding at close to the same time almost requiring 4 lanes for Ward Road and Hwy 20 to Ward Road. The traffic getting to the hospital could be almost a standstill affecting emergency traffic. This alternative needs major transportation attention to make it safe and reliable.	
11/27/2024	Location		Misplaced for now as there is inadequate ingress and egress in case of an emergency, specifically wildfire evacuations. Emergency access to the Bend Expressway (Highway 97) via Knott Road China Hat Roads is inadequate as they are both 2 lane roads, and the China Hat access is dangerous at the very least as the northbound (only direction accessible) traffic is coming down from a 65 mph to a 45 mph speed limits. Before a subdivision this size, we should wait until the infrastructure is modernized to a safe level. Without a Firewise endorsement for homeowner's insurance, that type of insurance will be quite expensive and possible unavailable. This is the recommendation of a seasoned (49 years) as a mortgage banker, Residential and Commercial real estate appraiser.	See above	Site 1: Jasper Ridge	Area of Caldera not yet ready.		richroller@msn.com
11/27/2024							I pick none of the above. Please concentrate on infill rather than just using loopholes to expand the UGB. Yes, we need more affordable housing, but there has to be another way. You've expanded into these areas, especially SE, enough already!	
11/27/2024	Nothing. These plans represent too much growth in an area already reeling from poorly planned growth.	Cancel it.	Nothing. These plans represent too much growth in an area already reeling from poorly planned growth.	Cancel it.	Site 1: Jasper Ridge	Because it doesn't add more growth to the SE which is already suffering from too much development. Stevens Ranch is going to add too many people and traffic with no mitigation to deal with it.	Stop adding growth to the East And SE. Why aren't other regions in Bend being considered?	rkohlerbend@gmail.com

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11/27/2024	No comment.	The City of Bend claims to advocate for more affordable housing yet continues to allow development with only a small percentage of units actually affordable. Require 70% of units be affordable and the rest be market rate. Build the affordable units in phase one and the rest (more profitable) be built over time. Once the City of Bend has reached a balance point of affordable housing meeting community needs then developers can apply for other more profitable projects. Developers will still make money but the needs of the community will be met first.	No comment.	The City of Bend claims to advocate for more affordable housing yet continues to allow development with only a small percentage of units actually affordable. Require 70% of units be affordable and the rest be market rate. Build the affordable units in phase one and the rest (more profitable) be built over time. Once the City of Bend has reached a balance point of affordable housing meeting community needs then developers can apply for other more profitable projects. Developers will still make money but the needs of the community will be met first.	Site 1: Jasper Ridge	Has a larger immediate impact opportunity for the City to actually make affordable housing available.	The City can also focus on Juniper Ridge which I believe they already have within the city's current boundaries and is ready for development.	
11/27/2024	It's not in SE Bend		I don't like it. The Stevens Ranch development and the Library is already putting too much pressure on Knott Road and 27th and it's not even completed and occupied yet. I live in Ponderosa Estates and the traffic on Knott / 27th is crazy. Just think what it's going to be like when completed and the 2000 homes are occupied!!! Please don't add more UBG to SE Bend.	Don't put it in SE Bend.	Site 1: Jasper Ridge	With the Stevens Ranch development in SE Bend, Knott Road and 27th is already becoming a nightmare and with the library and the housing actually being occupied, it will be even more of a mess. Adding Caldera Ranch development will put even more pressure on this SE access road to the East Side of Bend. Please don't expand the UBG in the SE part of Bend. Share the pressure and put the UBG on Jasper Ridge.		marcijb@gmail.com
11/27/2024	It's already in a more developed area and offers almost 50% more homes than the Caldera proposal.	nothing. It seems well thought out and would work without crowding existing homes as there are very few.	Nothing really. The new Caldera highschool has a huge expanse to be filled in soon directly across E 15th and that combined with the 700 Caldera proposal would make that area extremely dense and crowded.		Site 1: Jasper Ridge	Because of my statements above -- Jasper offers almost 50% more homes in an area that's not densely affected, whereas Caldera already will have many new homes going in north of 20 and east of 15th, an area that is bigger than both of the new proposals.	Honestly, Bend is getting too big for many of us who have been here for some time, and when does big become too big? We have many retired friends who have already moved and many more, like us, looking for the next Bend-like small town when we decide it's too dense. No one we now even goes downtown any more, and some of the restaurants we like have moved to other Bend locations, which we're happy about.	jhpaul544@gmail.com
11/27/2024	Nothing it is yet another investment opportunity for dichos assholes to destroy bend	Don't build it or better yet build something people can use like parks and rec not small shit houses	Nothing same as first	Don't build if			You are assholes	
11/27/2024		Location would cause a lot of traffic	It is a smaller size with still a lot of affordable housing and a big park		Site 2: Caldera Ranch	I think the slightly smaller development would be more manageable and not so out of place as on the eastside		
11/27/2024	Provides more housing		Plan seems very well thought out. Close to schools, new library		Site 2: Caldera Ranch	Seems to make sense, so close to new schools	New developments need to include more 1/3 to 1/2 acre plots.	
11/27/2024	Nothing	Defer the use of SB 1537 expedited UGB and forego a site selection at this time. Too much infrastructure required. Prefer infill options.	Nothing	Please refer to OLD Farm District Neighborhood Assoc. opinion regarding the Caldera selection. I concur with that opinion. Also please see my comments in the Jasper ridge plan.	Site 1: Jasper Ridge	More central, more housing. Closer to multiple services.	I prefer an intentional approach rather than a piece meal approach to growth.	roodbrood@bendbroadband.com
11/28/2024	Nothing	Cancel it	Nothing	Cancel it	Site 2: Caldera Ranch		Please develop inside the existing UGB.	seth.p.rankin@gmail.com
11/28/2024	location would be less disruptive to traffic, would provide more affordable units	NA	I don't like it. Farther from services and greater impact on traffic	I would not approve this site	Site 1: Jasper Ridge	see above comments		
11/28/2024	Nothing, rely first on infill within existing UGB.	Nothing, rely first on infill within existing UGB.	Nothing, rely first on infill within existing UGB.	Nothing, rely first on infill within existing UGB.			Neither, rely first on infill within existing UGB.	hollypaul1984@gmail.com
11/28/2024	The location and proximity	The design concept ...we need to stop building crammed together small lots with poor walking biking and fast driving designs with no open space and trees. Building more crammed versus less quality isn't equitable nor creating a livable community. Pause to get better people oriented standards in place with better defined and quality 1-3 story housing options and 600 to 1.5k housing clusters with open space	The park and trail if it's moved off the road. The location near commercial and transit.	The design concept ...we need to stop building crammed together small lots with poor walking biking and fast driving designs with no open space and trees. Building more crammed versus less quality isn't equitable nor creating a livable community. Pause to get better people oriented standards in place with better defined and quality 1-3 story housing options and 600 to 1.5k housing clusters with open space			Pick neither. To get different results we need different approaches	

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/28/2024	No one in this community supports this decision. The only people pushing for it are the city council and the developers who stand to benefit financially. This relentless drive for urban sprawl is devastating our town, eroding its character, and disregarding the desires of its residents. It's clear that these actions are motivated by profit rather than the well-being of our community. Please, stop this before it's too late. Protect our town and listen to the voices of the people who call it home.	Do not proceed with building here. Instead, let's focus on expanding toward Redmond, where there is ample open land available in what some might call "dirt world." That area offers a more logical and less invasive location for development. This current proposal represents yet another unfortunate example of poor planning and short-sighted decision-making that the city of Bend has allowed to take place. By continuing down this path, we risk further compromising the unique character and livability of our community. It's time to prioritize thoughtful, sustainable growth that respects both the environment and the desires of the people who live here.	Once again, the answer is clear: nothing. There is no need to continue down this path of destruction, cluttering this beautiful city with poorly designed, low-cost housing developments and unchecked urban sprawl. People move here precisely because this kind of overdevelopment does not define our community. They are drawn to the wide-open spaces, the scenic ranches, and the unique charm that sets this area apart.	Instead, we are witnessing densely packed developments, like Hayden Homes, encroaching on and overshadowing the beauty of sprawling ranchland. This stark contrast only highlights the loss of what makes this place special. We don't want urban sprawl; we want to preserve the ranches, the natural landscapes, and the quality of life that have always made this area so desirable. It's time to stop compromising the essence of this city in the name of overdevelopment.	Once again, the answer is clear: don't build it.		The charm of Bend is being destroyed by relentless urban sprawl and poorly planned developments. Why do we need all this additional housing? We don't. Bend is not affordable now, and adding more housing will not make it affordable—it simply invites more profit-driven expansion with no end in sight. There must be a stopping point. Developments like the ones near the dump are a glaring example of the destruction this path brings, as they replace natural beauty with uninspired, overcrowded neighborhoods. To make matters worse, commercial spaces are being forced into these poorly designed communities. People move to Bend for its open spaces, scenic ranches, and unique character—qualities that overdevelopment threatens to erase. The answer is clear: don't build it. Stop encroaching on our ranchland and natural landscapes, and preserve the very essence of what makes Bend special. This community deserves thoughtful, sustainable growth—not a future dominated by urban sprawl.	
11/28/2024	It is farther away from potential wildfire source (forest) than Caldera site is.		Nothing.		Site 1: Jasper Ridge	Jasper site is farther away from potential wildfire source (forest) while Caldera is closer to wildfire source. Ignition from forest to high density neighborhood Caldera will spread fire and embers throughout SE.	Why does city never talk about building road infrastructure to meet expanded housing development. Always planning more housing but not fixing overtaxed road system.	
11/28/2024	There's more affordable housing and the location is better for access to services.	Create more infrastructure. So much land is being developed for housing, but there are not new grocery stores, few professional services to support the population growth. The road structure does not support traffic. Also, would like to increase density if the city is serious about that.	not very much	require stuff other than housing	Site 1: Jasper Ridge	There is more infrastructure nearby.	I think neither site should be developed at this time, There is still plenty of land in the UGB to be built. We need to create infrastructure to support our current and future population before fields of new houses. How does this development plan fit in with a walkable/bikeable city that says it is headed to be carbon neutral?	mldierbeck@gmail.com
11/28/2024 11/28/2024	It seems to be in an area that doesn't have a lot of traffic congestion, and is served by higher-capacity streets.		I actually don't like the proposal - MAINLY because Knott Road hasn't been upgraded to handle all the traffic imposed by the high school, Stevenson Ranch, and other developments. Development should FOLLOW infrastructure/road upgrades. Bend needs a moratorium on building in areas where it is behind on infrastructure.	Incorporate upgrade to Knott Road BEFORE expanding UGB. Two lanes each direction.	Site 1: Jasper Ridge	We need to expand.	A UGB expansion proposal should include upgrades to road and other infrastructure. Bend suffers from this. Smart cities develop AFTER the infrastructure is in place.	
11/28/2024	A larger number of homes than Caldera, closer to retail, closer to medical and easier to connect with the bus transport system or to use other means of transportation (bike, etc.) if an automobile is not available.				Site 1: Jasper Ridge	Caldera is significantly further from all retail and services. It essentially looks to be stuck out in the "middle of nowhere". This would add additional hardships especially to the lower income residents.		
11/28/2024							How can either of these options be considered until the traffic volume issues are addressed on Knott Road. It is already difficult at times to enter Knott Road with all the truck and car traffic already using Knott Road as a bypass to Highway 97 South or Highway 20 east. As well as the Caldera High School traffic	roger.coffey53@gmail.com
11/28/2024			Nothing	Don't build there	Site 1: Jasper Ridge	Am concerned about housing density in a high fire risk area with inadequate evacuation routes if the caldera site is chosen. Would need to make Knott a four lane route before this should be considered. Lives and properties are at grave risk should the caldera project proceed.		
11/28/2024 11/29/2024	In area of town where much of growth is already moving. Larger space of land allowing for more housing. Close to facilities - stores, and medical in particular. Fits the land use already taking place in that area. It is also fairly open land so not many trees will need to be destroyed relative to the other site.			It is too intrusive into neighborhoods already there. It is heavily treed and this area has recently lost very many large trees due to the canal project. I would hate to see more natural land lost right now. Roads don't support that size housing development right there.	Site 1: Jasper Ridge Site 1: Jasper Ridge	The Caldera Ranch places high density housing in an area where traffic is already too much. There are not nearly the support services on the south end of town. The Jasper Ridge location would be less intrusive on current neighborhoods. It would entail less destruction of large trees and old growth.	Placement of Jasper Ridge seems to make more sense from every angle.	

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/29/2024		We need more affordable housing options for renters vs buyers. We have a homeless problem and it appears this project caters more to the buyer market vs renters What will happen to the traffic in Neff heading west bound from 27 to 8th st. The hospital and pilot butte middle school is already congested and will only become worse. Same for 27 heading north particularly by the high school all the way to Empire.	Appears to have more affordable housing options for renters		Site 2: Caldera Ranch	Based on the the proposal there are more affordable housing options for renters		Heyyues@yahoo.com
11/29/2024							I urge Bend not to accept either proposal at this time. Rather, I would like the city to do its due diligence by doing an in-depth inventory of existing housing within the current UGB and how it could be made more available to the people who need it. Availability includes upgrades to infrastructure, particularly roads. And I suggest an in-depth study of potential infill projects. I realize that big projects such as these two proposals are more attractive to developers than infill, but they do not add to the quality of life of the city as a whole, for humans and wildlife and the ecosystem in general. Thank you.	
11/29/2024	This is too much growth too fast. The current infrastructure around this project cannot support the number of cars and truck trips daily. Stop pretending people will ride bikes all year. It doesn't happen! Elderly do t ride, carpooling parents don't ride. Let's grow slowly and let's postpone this until we have a clear picture of traffic patterns from all the current new growth. Nobody wants to live on a city with gridlock. Traffic problems are one of the main reasons people leave big cities and now you want to bro g that same problem here. STOP the madness. How about grow infrastructure. So we have light rail from La Pine to Madras? Do we have a good commuter bus system? Until the answer is yes to both of these growth should stop.	In case you missed the above. Stop the madness. This is not sustainable growth. This is chaos to consider another 100 acres of development. This is too much growth too fast. The current infrastructure around this project cannot support the number of cars and truck trips daily. Stop pretending people will ride bikes all year. It doesn't happen! Elderly do t ride, carpooling parents don't ride. Let's grow slowly and let's postpone this until we have a clear picture of traffic patterns from all the current new growth. Nobody wants to live on a city with gridlock. Traffic problems are one of the main reasons people leave big cities and now you want to bro g that same problem here. STOP the madness. How about grow infrastructure. So we have light rail from La Pine to Madras? Do we have a good commuter bus system? Until the answer is yes to both of these growth should stop.	This is too much growth too fast. The current infrastructure around this project cannot support the number of cars and truck trips daily. Stop pretending people will ride bikes all year. It doesn't happen! Elderly do t ride, carpooling parents don't ride. Let's grow slowly and let's postpone this until we have a clear picture of traffic patterns from all the current new growth. Nobody wants to live on a city with gridlock. Traffic problems are one of the main reasons people leave big cities and now you want to bro g that same problem here. STOP the madness. How about grow infrastructure. So we have light rail from La Pine to Madras? Do we have a good commuter bus system? Until the answer is yes to both of these growth should stop.	This is too much growth too fast. The current infrastructure around this project cannot support the number of cars and truck trips daily. Stop pretending people will ride bikes all year. It doesn't happen! Elderly do t ride, carpooling parents don't ride. Let's grow slowly and let's postpone this until we have a clear picture of traffic patterns from all the current new growth. Nobody wants to live on a city with gridlock. Traffic problems are one of the main reasons people leave big cities and now you want to bro g that same problem here. STOP the madness. How about grow infrastructure. So we have light rail from La Pine to Madras? Do we have a good commuter bus system? Until the answer is yes to both of these growth should stop.	Site 1: Jasper Ridge	Neither.		Cathymargo@gmail.com
11/24/2024					Site 1: Jasper Ridge	-Better existing road infrastructure, primarily 2 main roads versus 1. -Better proximity to hospital, shopping, jobs. -Takes better advantage of one-time UGB expansion opportunity by accommodating a significantly larger amount of housing units, 1000 vs 700. -More closely resembles housing density of adjacent neighborhoods (Jasper is proposed at 14 units per acre with the existing adjacent lots at 7 per acre, while Caldera is proposed at 13 units per acre with the existing adjacent lots at 2 per acre).	I have real concerns about the road safety for the Caldera Ranch site. -Knott Rd is already heavily trafficked with limited sightlines at many points between China Hat Rd and Tekampe Rd / SE 15th St. -Tekampe Rd is a tight country road not meant for a significant uptick in residential traffic. -Woodside Rd is part of an important evacuation route, particularly due to fire threats from the south, including man-made fires from the ever increasing homeless encampments off of China Hat Rd. -The offset intersection of Newcastle Dr, Knott Rd, and Country Club Dr is already a dangerous one. Adding significantly more traffic to this area is not ideal, particularly considering it is a primary route in which emergency vehicles respond from Fire Station 303.	kjschook@gmail.com
11/29/2024	Better road access: 2 main roads instead of just 1 1,000 housing units can be built vs 700 for Caldera Ranch	Nothing I can think of	Do not like this proposal due to issues with road safety Knott Rd already has heavy use Tekampe is a narrow road Woodside road is an evacuation route	Not a good option	Site 1: Jasper Ridge	Reasons mentioned above		
11/30/2024					Site 1: Jasper Ridge	Makes more sense		
11/30/2024	Nothing	Accept the fact that Bends Urban Sprawl is unattractive. Recommend deleting this proposal.	Nothing	Also an urban sprawl proposal, recommend delteting proposal.	Site 2: Caldera Ranch	Caldera is closer to existing unattractive urban sprawl subdivisions near the new high school.	If Bend wishes to contiune to sprawl a better consdieration would be north/sout along Hwy 97. that would allow more connection between the economic centers of Bend and Redmond.	ndeanploss@aol.com
11/30/2024	Located closer to roadways that are operating acceptably. Located closer to St. Charles, a large employment center. The more central location is better for connectivity of the neighborhood to the rest of the City, than the far southeastern Caldera Ranch site. Trail connection to Big Sky Park is a bonus. Childcare sounds great if it can happen.	I think that the High-Density Residential zoning should be moved a bit more interior to the site. By placing it on the far extreme edges, there will be a lot of traffic that needs to drive through the entire site. I also think that these residents might be more likely to use alternative transportation options and should not be located so far from connections to transit or bikeways.	I like the fact that the High-Density Residential zoning isn't shuffled to the back of the site. Good location proximate to the high school. Nice distribution of open space throughout the site.	Not sure if the commercial zoning will be viable in the area. Should this be housing?	Site 1: Jasper Ridge	Connectivity to the rest of Bend along a major corridor with retail and employment options is better than Caldera Ranch. The southeastern end of town is becoming a traffic nightmare until something is done about the Reed Market corridor so I think the City should avoid development until congestion issues are improved.		katholoch@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
11/30/2024			Absolutely nothing.. congestion, access to streets, schools,traffic, children going to school, etc. Not to mention fire hazard.		Site 1: Jasper Ridge			
11/30/2024					Site 1: Jasper Ridge			
11/30/2024	I don't like this proposal. It is adding dense housing on the parameter of the city when we should be focused on increasing density near the core of the city.	I would not approve the Jasper Ridge site.	I don't like this proposal. It is adding dense housing on the parameter of the city when we should be focused on increasing density near the core of the city.	I don't approve of the Caldera Ridge proposal. It is too close to the forest with a high wildfire risk.			I would reject both sites.	
11/30/2024	not reviewed it.	no comments	Nothing.	I would not select this site. It's too close to the forest and the density of proposed housing adds too much fuel to any wildfire as wildfire is not a larger concern than it was in the past. I believe housing should be much less dense than in the proposal and that Knott Road should have the capacity to handle traffic flow in an evacuation not only for caldera ranch h but other nearby developments as well.			I wouldn't pick any site. I believe Bend ought to do a carefully thought out and planned expansion and not jump at any opportunity if that opportunity is not beneficial to Bend residents. While I believe that Bend should land outside the city for growth and to provide affordable housing via a community with needed amenities, this should be done with a planned approach.= not a piecemeal approach	jimchristo13@comcast.net
11/30/2024	I don't approve of either site for an expedited expansion. Central Oregon needs strong leadership able to speak truth to power in getting a genuine handle on growth and sprawl. The quality of life and environment is being eroded by growth for the sake of growth. We need a more measured and strategic approach to affordable housing and a curb on out-of-state real estate barons paving over our natural spaces to make money. We have councilors and commissioners telling locals in modest homes to conserve water while at the same time approving huge new, consumptive developments and even resorts and golf courses. That is outside the laws of physics and literally irrational.	I don't approve of either site for an expedited expansion. Central Oregon needs strong leadership able to speak truth to power in getting a genuine handle on growth and sprawl. The quality of life and environment is being eroded by growth for the sake of growth. We need a more measured and strategic approach to affordable housing and a curb on out-of-state real estate barons paving over our natural spaces to make money. We have councilors and commissioners telling locals in modest homes to conserve water while at the same time approving huge new, consumptive developments and even resorts and golf courses. That is outside the laws of physics and literally irrational.	I don't approve of either site for an expedited expansion. Central Oregon needs strong leadership able to speak truth to power in getting a genuine handle on growth and sprawl. The quality of life and environment is being eroded by growth for the sake of growth. We need a more measured and strategic approach to affordable housing and a curb on out-of-state real estate barons paving over our natural spaces to make money. We have councilors and commissioners telling locals in modest homes to conserve water while at the same time approving huge new, consumptive developments and even resorts and golf courses. That is outside the laws of physics and literally irrational.	I don't approve of either site for an expedited expansion. Central Oregon needs strong leadership able to speak truth to power in getting a genuine handle on growth and sprawl. The quality of life and environment is being eroded by growth for the sake of growth. We need a more measured and strategic approach to affordable housing and a curb on out-of-state real estate barons paving over our natural spaces to make money. We have councilors and commissioners telling locals in modest homes to conserve water while at the same time approving huge new, consumptive developments and even resorts and golf courses. That is outside the laws of physics and literally irrational.			I don't approve of either site for an expedited expansion. Central Oregon needs strong leadership able to speak truth to power in getting a genuine handle on growth and sprawl. The quality of life and environment is being eroded by growth for the sake of growth. We need a more measured and strategic approach to affordable housing and a curb on out-of-state real estate barons paving over our natural spaces to make money. We have councilors and commissioners telling locals in modest homes to conserve water while at the same time approving huge new, consumptive developments and even resorts and golf courses. That is outside the laws of physics and literally irrational.	
11/30/2024	Commercial properties and parks nearby	Need to address already overloaded traffic on 27th	The idea of future growth of SE	Need to first address traffic on Knott; current and the impact this would bring. One roundabout on brosterhous would not be sufficient. This is a huge influx of homes and would significantly impact. I would hope an influx of homes would create a bigger fire mitigation in the quadrant, however there are regular fires on China Hat, as well as the dense forest nearby that must be considered.	Site 1: Jasper Ridge	Neither, but if other steps aren't taken prior to development, jasper ridge is already more set up for it.	I previously wrote in saying caldera ranch would be preferred, but have since reconsidered without FIRST taking care of roadway infrastructure on Knott, 27th, and 97 access, and fire risk assessment and planning.	
11/30/2024	Nothing, Eastside Bend residents have been ignored.	It would be more problematic to develop, is a more piecemeal configuration,would destroy open space and many trees and wildlife habitat. The infrastructure in roads is not there and Neff road is overloaded already, and Highway 20 is not a safe road to pour hundreds more cars onto. Cars consistently exceed the speed limit and fatal accidents have occurred on both borders of this property.	It's close to the newest schools and library. Has greater percentage of affordable homes for its size. Newer roads and infrastructure already. Better configuration of the development space.		Site 2: Caldera Ranch	Se above comments		Jane_cleavenger@hotmail.com
11/30/2024	This site has better existing road infrastructure and is closer to the hospital, shopping and jobs. It better utilizes the opportunity presented by the one-time urban growth renewal by building a significantly larger number of housing units for the city. It also better resembles the housing density of the existing nearby neighborhoods.		I do not support this proposal. Please see reasons below.		Site 1: Jasper Ridge	-Knott Rd is already heavily trafficked with limited sightlines at many points in the proposed Caldera Ranch area. -Woodside Rd is part of an important evacuation route, particularly due to fire threats from the south. -The offset intersection of Newcastle Dr, Knott Rd, and Country Club Dr is already dangerous. Adding more traffic to this area will increase this danger. It is also the route for many emergency vehicles due to its proximity to fire station 303.		
11/30/2024	This site seems to provide more of the needed housing and it is adjacent to Hwy 20 which can handle more traffic.	I think this is a good site.	I think this is a less desirable location because Knott Rd will not be able to handle all the increased traffic with all the development there. It is problematic for Caldera HS as well.	I would not select this site	Site 1: Jasper Ridge	Better location and less impact on nearby roads. Better developer with good reputation in town.	Neither at this time	ingridlustig22@gmail.com
12/1/2024								

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/1/2024	Jasper Ridge is consistent with the current expansion/growth of the city.		absolutely Nothing!	The Caldera Ranch land should not be part of the city limits. That land and lots should be consistent with the existing homes in the area and remain in the county.	Site 1: Jasper Ridge	the location for Jasper Ridge is much better suited for future UGB expansion beyond this one-time exception. Future growth of the city is not AS limited to the East / North as it is to the South. Jasper Ridge offers easy access to many amenities such as shopping, medical, parks, bus routes, etc. In addition, it is much closer to the wastewater treatment facility. The Caldera location and proposed density is significantly inconsistent with the surrounding community. Knott Road is a natural boundary between city and county. The folks who live south of Knott Road do so because they are seeking larger lots and less density. The Caldera Ranch proposal seems forced and does not easily lend itself into future expansion beyond this one-time exception!	As mentioned above, Caldera Ranch seems forced and inconsistent with the existing surrounding neighborhoods. At some point we need to curb the urban sprawl of Bend in the name of affordable housing. For now, Knott Road is a perfect Southern city limit boundary to preserve. Bend needs transitional areas. We need high density, but we also need to have larger lots with small acreage. The Caldera Ranch proposal has a large amount of high density lots located only several hundred feet from EFU Land. The inclusion of Caldera Ranch will not permanently solve the affordable housing issue, but it will forever change the communities of Woodside Ranch and Tekampe Road. It is my opinion that this is not the intent of Senate bill 1537.	Thanks for your consideration on this issue.
12/1/2024	Matches character of east side and well located to many services and parks and existing infrastructure and transit. Less fire prone and wildlife disturbing than Caldera site.	Will need roundabout at Neff and Hamby	Not much. Puts stress on infrastructure and limited services except schools.		Site 1: Jasper Ridge	Matches character of east side and well located to many services and parks and existing infrastructure and transit. Less fire prone and wildlife disturbing than Caldera site.		
12/1/2024	Location in relation to other community services. Ability to access community services using low impact transportation methods.	Construction of affordable housing in initial phases.	Construction of affordable housing in initial phases.	The Transportation Infrastructure as it exists will not support the safe evacuation of a community of this size during an emergency. Reworking Knott Road needs to be a part of the proposal, with that work completed before construction.	Site 1: Jasper Ridge	Access to community resources, lesser wildfire threat.	Caldera Ranch is the wrong plan for this location, at this time. Placing this community with this level of high density housing so close to the forest is not a good idea. While the low impact transportation paths within plan are nice, their positive effects are negated. The connected infrastructure does not exist to support this community. Community residents will still be forced to drive to everyday essentials, with increased impact to the environment.	jaanth@comcast.net
12/1/2024	Better placement		Area will impact existing area negatively		Site 1: Jasper Ridge	Better placement, area can absorb development with less impact on existing neighborhood.		
12/1/2024			We like nothing about Caldera ranch proposal. It is a WILDFIRE disaster waiting to happen. It creates a Bottle Neck Jam-up for emergency evacuation!!! With the Homeless community growing just behind our community every day and no strict fire safety precaution, We need fast and safe evacuation routes clear and protected.	Do not go forward with this proposal. It is not necessary and puts too many of our lives in Jeopardy.			I'm not able to speak for Jasper Ridge, but DO NOT Pick Caldera Ranch for your expansion needs.	
12/1/2024	Best option		Nothing	Not do	Site 1: Jasper Ridge	Not impacting as much wildlife habitat, already has schools in place. The last urban growth boundary went to Jan Ward South it's time for it to go a different direction.		frog4vannover@yahoo.com
12/1/2024	1. Commercial and density spread throughout the proposal - not concentrated in one area. 2. North/south multi-use path looks like it is offset from the road and bordered by open space. 3. Higher overall density.	1. Require roundabouts at intersection with Neff and Hwy 20. Ideally align the Parkside place Hwy 20 connection with the Jasper Ridge connection. This makes Hwy 20 less of a barrier for pedestrians. Otherwise Parkside place residents will not be able to walk to the commercial. 2. Unfortunately all current schools are far away. This will result in lots of car trips and isn't ideal.	1. Roundabout on Knott. 2. Commercial plaza not set on a main road means it will be more pleasant to use. 3. Close to schools	1. Spread out the residential density - especially medium density should be more blended with SFH, not clumped together like nobody wants it. 2. Add a smaller centrally located commercial like Jasper Ridge 3. Add more open space around the multi-use path where possible - separate it from cars with trees to make it feel like a nice way to get around. 4. Make sure there is a multi-use path that connects this neighborhood to High Desert Middle in a way that's safe enough for kids. (e.g. few crossings, all kid-safe) It's only a 10 minute bike ride if a direct connection is made.	Site 2: Caldera Ranch	I feel like the SE is just a bit more walkable/bikeable, and won't result in as many car trips as Jasper Ridge. The Hwy 20/27th area really needs to shift focus away from cars before we just add a bunch more people in that area. 27th and Hwy 20 should focus first on getting denser, reducing road widths, reducing parking lots and making walking and biking pleasant things to do. Until it feels beautiful and pleasant nobody is going to get out of their car, and Jasper Ridge will just add 2k car trips per day... which just really isn't going to scale well.		cassandradow@gmail.com

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12/1/2024	I do not support this site. The Caldera Ranch site is more appropriate, although I don't believe the One-Time Urban Growth Boundary Expansion is even needed at this time, as there is already much building to accommodate growth ESPECIALLY on the NE side (Stevens Road with Central Library, all the new housing up and down Eagle Road, Petrosa, the new development on the corner of Eagle and NE Butler Market, new development on Bear Creek Road)	Eliminate it from consideration, please!. Concern about access to this location. Traffic already is an issue. There is an irrigation ditch running through this property!! As with so many other sites, would push out any remaining wildlife, especially birds who frequent that ditch. There are way too many buildings proposed for this site based on its size. I have received notifications through the years of the sale of this property, with earlier notices with land use change proposal for LOW density. The density proposed is out of character for the area/site, too many buildings, creating too much traffic, gridlock as certain intersections, destruction of a valuable greenspace (incl ditch), not to mention stress on infrastructure (water concerns!!). These concerns outweigh any benefit of expansion.	This side of town can handle the growth (if needed, at all). It is a more balanced plan, more fitting with a better neighborly feel. (The other site is simply too ambitious, too much going on, too much, too much, on an already busy and developed side of town). The Southeast is being more developed with schools, neighborhoods. This site (again, if even needed) allows for housing on a side of town that may have been a bit more neglected.	Again, would eliminate both for consideration, as this one-time expansion is not needed at this time, considering our city's housing capacity has accelerated (building for housing is everywhere, environments bulldozed over, changing the character of our town).	Site 2: Caldera Ranch	Caldera Ranch fits better with development on the SE side of town, a side that may have been more "neglected", but more recently developed with schools, neighborhoods. It is a side of town not already overdeveloped (like the NE side), and its plan would fit the area in a more balanced way.	The Jasper Ridge site does not fit well into that space. As a neighbor to that space, when notification came, when those parcels sold, land-use request was for low-density. I figured it would be YEARS before even that came to pass. A fast-track UGB expansion, especially for such a high-density proposal, feels a bit like bait and switch. Concerns about the roads accessing this site. Those roads are not well planned or accessed. I see traffic disasters. Already, traffic congests, turning on to Neff from Providence, Eagle, Glacier Ridge.... Accessing this site from Hamby or Hwy 20 seems not well thought out. I am a homeowner in the Glacier Ridge neighborhood. We are our own HOA neighborhood, currently with a dead-end road, which preserves the character (and mostly the traffic) of our neighborhood. It appears one access point to this site would be at that dead-end. That would entirely change the character (and traffic load!) of our self-contained neighborhood.	lisadpeterson@hotmail.com
12/1/2024					Site 1: Jasper Ridge	15th street is already overwhelmed with the high school and thousands of new homes going in across the street.		
12/1/2024					Site 1: Jasper Ridge	Much superior choice! Less traffic impact and better usage!		
12/1/2024	Nothing! Traffic on Neff and Hwy 20 will create more congestion to an already busy area, schools on the Eastside are overcrowded, destruction of vital wildlife habitats including a lava cave. Not to mention the quality of life for residents of Providence and Glacier Ridge subdivisions will be forever changed, property values will decline as the result of this development.		Unlike Jasper Ridge, Caldera Ranch offers: Reduced congestion: this area is less densely populated and has more capacity to absorb traffic. Proximity to new schools: Caldera Ranch is situated closer to recently built or planned school. Better alignment with growth goals: This location supports more balanced and strategic growth without overburdening areas already struggling with infrastructure challenges.		Site 2: Caldera Ranch	Caldera Ranch would meet the needs of our growing population without compromising the community's well-being.		bryan898d@gmail.com
12/1/2024	This site is more conducive to expanding the boundary because it is close to shopping, jobs, and transportation.	Nothing	Nothing!	This site is not appropriate for expansion. It simply does not make sense to build high density in this area.	Site 1: Jasper Ridge	This property is closer to jobs, transportation, and shopping. The roads in this area can handle the additional traffic without much change to the current infrastructure. In addition, there is already high-density housing surrounding it. Hayden also has their First Story program, which can be used and they have the resources to provide a lower price point home.	Please do not expand across Knott Road. Bend needs to manage its sprawl and I strongly feel that a high-density neighborhood would negatively affect the feel of this side of town. Surrounding properties are designated farmland and this should be continued to be preserved as such. Developing this piece under the disguise of low-income housing simply does not make sense here.	ahnajura@gmail.com
12/1/2024	I'm opposed to proposed development as it does not fit in this community. I would be supportive of the site development if the residential density was similar to the adjacent community located to the west on Glacier Ridge Road. The minimum lot size in that community is 6,500 square feet	Change the residential to have a minimum lot size of 6,500 square feet			Site 2: Caldera Ranch	Lower residential density.		pre2pre@gmail.com
12/1/2024		Jasper ridge lacks BPRD support due to lack of funds. ODOT finds this site would require more infrastructure to support easy access to schools. Avion water estimates a 3 to 4 year lead time to supply their portion of water. Neither site should be approved since these are not part of current Bend development plans. Seems like Bend Planning department continues to be guided by developers rather than planners.	Good access to new schools. Currently has adequate water from Avion Water. Close to new Library. This site seems better prepared for immediate development	Neither site should be approved since these are not part of current Bend development plans. Seems like Bend Planning department continues to be guided by developers rather than planners.	Site 2: Caldera Ranch	This site seems better prepared for immediate development. It has the least impact on current infrastructure.	Neither site was planned. Both seem like opportunist developer short-sited plans. The city should stick with their own plans and not kowtow to state mandated development.	Dougleav@gmail.com
12/1/2024	-Better existing road infrastructure, primarily 2 main roads versus 1. -Better proximity to hospital, shopping, jobs. -Takes better advantage of one-time UGB expansion opportunity by accommodating a significantly larger amount of housing units			-Knott Rd is already heavily trafficked with limited sightlines at many points between China Hat Rd and Tekampe Rd / SE 15th St. -Tekampe Rd is a tight country road not meant for a significant uptick in residential traffic. -Woodside Rd is part of an important evacuation route, particularly due to fire threats from the south, including human caused fires from the ever increasing homeless encampments off of China Hat Rd. -The offset intersection of Newcastle Dr, Knott Rd, and Country Club Dr is already a dangerous one. Adding significantly more traffic to this area is not ideal, particularly considering it is a primary route in which emergency vehicles respond from Fire Station 303.	Site 1: Jasper Ridge	Seems safer, more aligned with current neighborhood, and especially affords 300 additional units.	Thank you for soliciting feedback.	

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/1/2024	Site 1, Jasper Ridge is located near medical and shopping as well as allowing for 3 acres of commercial building, leading to less vehicle traffic miles. There is already infrastructure, for example utilities, in place around this location. This location allows for more affordable housing due to it's size as well as the layout. While there may be challenges, it can be developed quicker than site 2. The proposal that the 30% affordable housing be developed in the first stages is also another advantage to meet the goal of this "One-Time UGB Expansion".	More walking trails.	Site 2, Caldera Ranch is NOT an ideal choice. It is surrounded by rural properties and has little City of Bend infrastructure, for example utilities. In addition, this site allows for significantly less opportunity for affordable housing, which is a driving force to this "One-Time UGB Expansion". The property is a very large hole with contaminates that need to be mitigated, possible ground water contamination, and other issues due to the former mining that has happened there which would result in extending the timeline of the affordable housing, defeating the goal of this proposed project. It also feels off that the owners of the "Miller Pit" went through a zoning change from mining to MUA10 and here we are with this annexation proposed with no formal notice to the surrounding properties.	If this site is picked there needs to be a green space on the three sides where existing residences are to create a buffer from not only the housing, but to allow wildlife to move freely. In addition, height restrictions around the perimeter should be enforced to one level to allow the existing homes on Tekampe Road to retain their views. We all purchased out of the UGB to have animals and privacy, this development will disrupt that.	Site 1: Jasper Ridge	Site 1, Jasper Ridge, is better suited for all the reasons listed above, as well as on a faster track to bring the affordable housing needed that this annexation proposal is meant for.	Please do not pick site 2, Caldera Ranch. I am also curious why there are no properties on the north or west sides of Bend that could be flooked at.	kspwest@yahoo.com
12/1/2024	The site is more like in fill and not destroying a new area which could lead to further development. It is relatively close to the Hospital, Forum shops, and Blue sky park.	Enlarge the neighborhood park to 5 acres. Mandate the housing must owner occupied only no short term rentals or Air B&Bs permanently. Apartments must be annual rentals only.	It is near the new Stevenson ranch neighborhood and central library, the Knott area landfill, and access to hwy 97.	offer parcel to the Deschutes Land Trust for everlasting protection.	Site 1: Jasper Ridge	The Jasper ridge parcel is boxed in for development reducing the chance to expansion development in the future.	The new neighborhood would also need a separate fire station, BPRD community center, extension of a Cascade East transit line.	
12/1/2024	Closer to hospital, grocery store, etc than the proposed Caldera Ranch site.		Nothing. Too many cars would feed on to Knott Road, which is too small to handle the traffic. Too many houses would be too close to the urban-wild interface area.	The Caldera Ranch area is only suitable for 1-2 acre lots (or larger) to protect the urban-wildlife interface boundary. Bend needs to infill before building high density housing on the outskirts of city limits.	Site 1: Jasper Ridge	For reasons stated above.		Klintandcindy@gmail.com
12/2/2024	The site accommodates the highest volume of affordable plus rental properties.	Nothing	Not much	This site will add too much stress on Knott road during an evacuation. This road is already carrying a heavy load and adding this much traffic is more than it could handle. I'm also concerned with the density of the homes, the southern edge of the city is a likely entry point for fire. A hot fire in this dense of a neighborhood will move very quickly towards Bend.	Site 1: Jasper Ridge	Less danger of fire and a better road system for access into Bend.		Jim.coshow@gmail.com
12/2/2024	The City of Bend needs to catch up with the infrastructure problems in the city limits before building this size of a site.	The City of Bend needs to catch up with the infrastructure problems in the city limits before building this size of a site.	The City of Bend needs to catch up with the infrastructure problems in the city limits before building this size of a site.	The City of Bend needs to catch up with the infrastructure problems in the city limits before building this size of a site.			The City of Bend needs to catch up with the infrastructure problems in the city limits before building this size of a site.	
12/2/2024	Please, no.		Please, no.				This survey is ridiculous when you're not even given the option to choose neither. Please, please, please focus on infrastructure not more neighborhoods!!! Attention needs to be paid to function and livability not more housing.	
12/2/2024	East side location		The park	Reduce the housing density. 12.5 per acre does not comport with the surrounding properties (Woodside Ranch is <0.5 per acre).	Site 1: Jasper Ridge	It doesn't feel as jammed in.		r.mason1@bendbroadband.com
12/2/2024	NOTHING. I live on Locksley Dr in Providence neighborhood which is next to Jasper Ridge. Traffic and people are ALREADY problems. NOW you want to add over a thousand new homes right next us and disrupt the existing neighborhoods?	DO NOT ALLOW DEVELOPMENT OF JASPER RIDGE!	THIS SHOULD BE THE OPTION TO ADD!		Site 2: Caldera Ranch	PLEASE DO NOT BUILD ON JASPER RIDGE. THIS AREA IS ALREADY CONGESTED.	PLEASE DO NOT BUILD ON JASPER RIDGE. THIS AREA IS ALREADY CONGESTED.	
12/2/2024		An easement needs to be added between the Providence neighborhood and map taxlot1712350001202 (62225 Hamby Road). The traffic is already an issue with people cutting through and speeding down Locksley and Providence. I assure you speed bumps aren't the answer- those have proven to be a moot point on Providence. There are 123 acres and ONLY 13 acres of park and one mile of trails???? The traffic at Hamby and Neff is already an issue- how will adding 1000+ homes resolve this issue?	This is great for affordable housing and more attractive with transportation connectivity. There is less development in this area than Jasper Ridge.		Site 2: Caldera Ranch	Affordability and less congestion.		ktaylor@bhhsnw.com
12/2/2024		Add an easement between the existing Providence and Glacier Ridge neighborhoods and new development given the impact on home value and impact on quality of living for existing homes in those neighborhoods.	The availability of and timeframe associated with construction of affordable housing units, a top priority for the City of Bend. Less impact on existing surrounding property and traffic flow. Fits better into a school system area that has been recently built and designed for increased enrollment. Faster timeframe to build.	Increased multiuse commercial is possible.	Site 2: Caldera Ranch		Affordable housing and time to build/completion should be prioritized on this project.	alisyngruener@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/2/2024	It could provide nice proximity for new residents to access Big Sky Park.	I would not connect the Jasper Ridge streets to the existing streets in the Providence neighborhood. Those quiet neighborhood streets are already too busy with too much traffic and speeding; connecting those streets to an additional 1,000+ homes is asking for a traffic & safety nightmare. The folks that live in the Providence neighborhood chose their homes based on a quiet neighborhood feel, not to live on a busy collector street. Connecting these streets is sure to lower property values for the existing neighbors.	Great proximity to the high school. Does not seem to dramatically affect traffic patterns for the existing neighbors.	Provide a greenspace buffer between the high density housing and the existing rural properties.	Site 2: Caldera Ranch	It has less impact on neighbors, and the proximity to the high school is fantastic. It also feels more planned and intentional, whereas the Jasper Ridge site feels more like thoughtless suburban sprawl.		erinchipps@gmail.com
12/2/2024	The park.	Don't connect Manchester into the new development. This will cause more traffic to flow through there into Locksley and then Dalton. These are not streets that are made for a high level of traffic but these will be clear shortcuts to get from Neff to Hwy 20. If there is no concern this will occur and instead folks will use the new road going from Neff to Hwy 20 to cut through then add another house instead of making the road go through. There is no benefit to opening up this road to the new development.	It is located next to an existing high use road (Knott) which will allow for better traffic control and safety than the Juniper project.	Seems like this will be mostly apartments which draws less appeal but targets affordable housing more than Juniper would as a whole.	Site 2: Caldera Ranch	It's a better location than Juniper in terms of traffic impacts which include volume and safety. Glacier Ridge and Providence neighborhoods would be extremely negatively impacted by the increase in traffic created by Juniper. These roads will become very unsafe without implementation of changes to the plan or to the roads (Manchester, Locksley, Gladier Ridge).	Why were homeowners in the Providence and Glacier Ridge neighborhoods, especially those that boarded the proposed Juniper development, not notified about the proposed Juniper plan? I checked the notification documents and only a small number of owners, ones that live on Hamby, were notified. Seems like this is trying to get slipped through without notifying us? Note that I have been notified by the City about the zone changes to those parcels and well as when Te Amo purchased them. Why not this?	Jameshanson@gmail.com
12/2/2024	Nothing	Not to develop at Juniper Ridge	There's more land schools are less crowded and new schools are going to be built that side of town can handle more traffic	To make sure developers pay for roads etc	Site 2: Caldera Ranch	for reasons listed above Schools less crowded and new ones are going to be built More open spaces for future road development less impact on existing homes and subdivisions	Caldera is a much better choice for overall development	
12/2/2024	This is at least further from town with lower density and not in a pocket, so there is at least some opportunity to build a community around it. I like that there are fewer rental buildings — if it were up to me I would make it all residential ownership buildings. Creating a rental heavy market only enriches developers and real estate businesses. You simply cannot pretend this is for the good of the community if you are making a space for rentals. It's so transparent it's really for developers and the real estate landlords; it won't help create or maintain the equity that makes Bend so special if you are draining people of their resources by making them permanent renters.	Make all buildings ownable — remove all rentals. Properties/residences for sale only. More green space.	Nothing.	This is a terrible place for a development, especially in the size, scope and concept being presented. I'd prefer look elsewhere completely and abandon this developer's land grab, but if not, for goodness sake, lessen the density to 1/10th of what has been proposed. The surrounding area is not set to sustain this. The current proposal is disproportionately rental heavy. Too many rentals, not enough opportunities to buy only will add to the income inequality of Bend. No rentals!! You cannot pretend to be helping the city or pursuing equity if you are primarily creating opportunities for landlords to enrich themselves rather than for people to buy more modest homes and apartments. This concept as it currently stands is laughably dense, should be only ownable residences, and there is not enough green spaces.	Site 1: Jasper Ridge	Less dense, fewer rentals (so more opportunity for people to own homes and apartments and build equity), more open space in the surrounding areas.	DO NOT GIVE DEVELOPERS ANY MORE TAX BREAKS!!!! DOING SO ONLY SHORTCHANGES OUR COMMUNITY AND ERODES EQUITY WHILE ENRICHING DEVELOPERS. OUR CITY NEEDS THAT TAX REVENUE TO MAINTAIN AN EQUITABLE COMMUNITY. STOP GIVING IT AWAY — IT IS SO SHORTSIGHTED. YOU ARE ENRICHING A FEW LANDLORDS & DEVELOPERS WHILE BASICALLY STEALING DESPERATELY NEEDED FUNDS FOR OUR CITY, COMMUNITY AND PARKS&REC. WE NEED THESE FUNDS TO KEEP BEND THE SPECIAL PLACE IT IS. "I AM GOING TO BUILD EQUITY BY BEING A RENTOR" SAID NO ONE EVER. NO RENTALS!! LASTLY: ANY DEVELOPER WHO SAYS THEY CANNOT AFFORD TO BUILD A DEVELOPMENT THEY HAVE ALREADY BEGUN (ie Jackstraw) IS EITHER IS TOO IRRESPONSIBLE TO BUDGET PROPERLY AND DOESN'T TO DESERVE THE CONTRACT TO BUILD HERE (and should have had to either complete the building per the original contract or forfeit the property) OR IS FLAT OUT LYING TO YOU TO TAKE ADVANTAGE OF OUR BEAUTIFUL CITY AND FURTHER LINE THEIR POCKETS. SHAME ON YOU FOR FALLING FOR THIS!!! DON'T DO IT AGAIN.	kelly_peterson@Live.com
12/2/2024	Would provide more housing and housing options would already be close to alot of services medical, stores, gas stations and restaurants.	Can't think of any.	Would probably provide some new homes	Just not the right time for this development.	Site 1: Jasper Ridge	Would provide more needed housing and housing options, would be closer to more services and less traffic impacts.	I am opposed to both sites and urge the city to consider infill and current expansion areas rather than "fast tracked" additions. At this point Jasper Ridge is the best choice. Till the S.E Bend gets more development for more services and better traffic solutions	
12/2/2024	Nothing.	I would not allow it to be built where there is already so much high density housing without enough streets & parking to accommodate the traffic.	It's not already over built.	More parking availability.	Site 2: Caldera Ranch	Because there won't be as much of an increase in traffic in local neighborhoods which are already over run with traffic from high density building and Worthy Brewing.	Please require more parking & wider streets for these high density projects.	gloriacondon@hotmail.com
12/2/2024	No	Everything	Yes	Everything	Site 2: Caldera Ranch	Affects less people	No	
12/2/2024	Communication of this and other sites good to see and participate.	Not be the choice because Neff road traffic load would be overloaded. In addition emergency vehicle response time would be adversely affected.	More balanced site proposal with better traffic systems in place.		Site 2: Caldera Ranch	Caldera Ranch proposal Less risk. The Jasper Ridge site proposal should remind us of big project adverse overload transfer to a long west east roadway. Example; the new North hwy 97 realignment immediate clog of Empire Avenue. Similar overload to Neff would be more serious with vital medical and emergency service dependency.		tal@bendnet.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/2/2024		I think there should be less single family housing. Middle housing options should be replaced with single family homes. We should not be expanding the UGB for more single family homes. Middle housing is missing! It would also be great if this development included an allocation for workforce housing in addition to affordable housing protection. This development is so close to schools and the medical center that workforce housing could be highly beneficial.		I do not agree with the amount of single family homes. I think a majority of the single family homes should be replaced with middle housing options. I do not believe we should be expanding the UGB for primarily single family homes. Middle housing is missing! Additionally, this section of town is not as connected to amenities within safe walking or biking distance so I am disappointed at the amount of commercial space. Lastly, it would also be great if this development included an allocation for workforce housing in addition to affordable housing protection.			I would not pick either option as I do not think the City of Bend should pursue an UGB expansion.	
12/2/2024	The park site might be nice	Opposed to the size and location....already a busy area	Much more room for expansion....better traffic patterns to Caldera	Seems fine	Site 2: Caldera Ranch	See above comments....Caldera seems less disruptive to existing neighborhoods	Encourage Caldera site to be chosen...thank you	Hansonrod@yahoo.com
12/2/2024	I like the mixed use trail and that high density housing is buffered within the project.	I'd like to see the retention of existing large trees, they have so much history and life in them, there should also be sensitivity of new lighting with existing residential receptors. It also seems like there are really limited egress options into the site.	I like that this project is located in such close proximity to a great park, and the new school. Kids and parents like when they can walk to schools (the city should support increased density near uses families rely on to support convenient low risk commuting). Along these lines, I also like that it is in close proximity to the new library, and that the project includes a commercial use in an areas lacking services. The roundabout seems like an important traffic safety feature for this site.	I have concerns about the lighting and buffering of the high density area on the n.e. edge of the site adjacent to low density uses. I'd rather the city provide comprehensive land use changes to avoid fragmented development. I'd also like to see established trees protected.	Site 2: Caldera Ranch Site 2: Caldera Ranch	Ultimately it seems like this project helps integrate diverse community in an area that is a priority development area for the city.	In general I'd rather higher density in established urban areas as opposed to sprawling outwards and extending the city's ugb. It feels like all expansion around the city, especially NE, furthers a difficult commuting experience without solving safe family-friendly corridors to services.	jen.ostner@gmail.com
12/2/2024		Prioritizing building affordable housing first.	Affordable housing for low income families at a variety of income levels. Very close proximity to Caldera HS. Design/layout is cohesive and provides connection to the North-South Bikeway route.		Site 2: Caldera Ranch	Plain and simple, Bend desperately and urgently needs affordable housing. Caldera Ranch is the concept that best meets our community's affordable housing needs by prioritizing the construction of affordable units in their first phase, including units capped at 30% AMI. The Jasper Ridge concept does not provide units capped at that lower income level, nor provides a concrete timeline for any affordable housing. Ultimately, Caldera Ranch is the concept that best advances the Council's 2023-2025 affordable housing goal, as it outperforms Jasper Ridge on the Council's two relevant performance measures: 1) the number of units for those at/below 30% AMI (22 units vs 0 units) and 2) the percent of housing stock that is affordable (34% vs 30%).		
12/3/2024	Nothing. Bend doesn't need more poorly build homes with NO yards.	I would change your idea about doing it in the first place. Don't take more of the land for poorly build homes.	I do not like anything about this proposal, because like the first, you are just going to cram houses in with no yards just to get your pretty penny. Don't waste land for that.	I would change the fact that you are proposing this at all. Like I said before, don't waste the land just to cram crappy homes together.	Site 2: Caldera Ranch	I wouldn't pick either but there wasn't a "neither" choice.	Please don't waste this land putting more poorly build homes up. I can't stress this enough. Add a park or something useful to the community, but not another basic cookie cutter neighborhood.	
12/3/2024	I don't - I think this should remain in its current state.		This is the part of bend that folks want to move to.		Site 2: Caldera Ranch	I think this is a more desirable area. I'd rather buy a house here.		melanie.r.g.stolte@gmail.com
12/3/2024	Build Caldera Ranch	Pause on building	Everything	None	Site 2: Caldera Ranch			
12/3/2024			Nothing	Deny the UGB expansion			If the goal is to provide more affordable housing then stop providing tax incentives to luxury residential Apts, for example adjacent to the Box factory. Knott rd is becoming a major thoroughfare. Many neighborhoods have no exit other than onto Knott rd. In the event of fire this will be devastating.	ejtakatrip@gmail.com
12/3/2024	Affordable housing, linking east side neighborhoods to big sky park, increase school enrollment at buckingham elementary				Site 1: Jasper Ridge	Connecting east side neighborhoods to big sky and Buckingham by path. Increase enrollment at Buckingham elementary which has room for growth.		suzanne.hartung@gmail.com
12/3/2024	It is close to hospitals etc.		I do not like this proposal. It will create major traffic issues for the current residents. there are too many things to mention.	I do not like this proposal at all.	Site 1: Jasper Ridge	I don't like either one .	I have lived in Bend for 42 years and have seen a lot of changes. It just seems they build and build with no concern for the current Bend residents human or animal. There is no planning here. Just try to go from the westside to the SE end of Bend at 5PM or down Wilson to third street. What a mess!	

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024 12/3/2024	Less fire danger	Nothing	Nothing	Eliminate it as a choice	Site 1: Jasper Ridge Site 1: Jasper Ridge	Fire danger off Knott Road/Woodside Ranch area is a real problem with all the homeless on China Hat. Traffic on Knott Road is already bad.		
12/3/2024			No infrastructure or fire escape for this population.	Don't build it.	Site 1: Jasper Ridge		Stop building. We are so overdeveloped now without infrastructure to support. You've done nothing that makes things worse to live here. Everything that brought people here you've now destroyed and making it worse. STOPPP YIMBY.	
12/3/2024					Site 1: Jasper Ridge	more sensible as a high growth area as city expands eastward		
12/3/2024	The amount of affordable housing units for both renters and buyers. That it is in an area close to services such as retail and medical.	Add a round-a-bout at Hamby and Neff	The use of non-linear residential streets may reduce speeds and match existing residential plots in the neighborhood	More integration with the medium and standard density residential units	Site 1: Jasper Ridge	More affordable units, closer to established services, and adds population growth to the East side which could benefit from increased representation on at the city counsel.		mr.poffenbarger@gmail.com
12/3/2024		It is my understanding that a main access road would cut into the Providence neighborhood at Manchester which would dramatically increase the traffic through the Providence neighborhood. As a resident of the Providence neighborhood since 2011, I have already seen huge increases in traffic due to the homes built on former Land Systems property and all of the new apartment complexes along Dalton. People use Locksley and Providence drive as a cut-through to avoid 27th. The intersection of Locksley and Providence has gotten extremely dangerous for anyone trying to cross the street and even with current traffic should be a roundabout or a 4-way stop. If Jasper Ridge goes through, it should only have exit/entry on the main roads of Neff, Hamby and Highway 20 and not cut through this family neighborhood.	It will not create a dramatic traffic increase in an already established neighborhood. There is already a roundabout for easy access to 15th and Knott. It would provide housing for students, staff and teachers at Caldera High.		Site 2: Caldera Ranch			sunshineanne22@gmail.com
12/3/2024 12/3/2024			Nothing	Location will cause too much congestion on knott road. With caldera school, new library and housing development so close by will be a nightmare for traffic flow.	Site 1: Jasper Ridge Site 1: Jasper Ridge		Bend needs to stop building or at least slow down the building. Too much congestion and not enough thought into traffic issues.	
12/3/2024	Good access to hwy 20 and commercial areas on the east side of town. Highway infrastructure is better developed to handle the increase in future traffic and nonmotorized access to shopping and downtown areas.		Nothing. This proposed project site would create traffic congestion around the new high school and neighborhoods. Who is going to pay for improvements to Knott road and other local intersections? This area would become a real traffic mess when the school day is starting and ending. Southend Bend needs additional planning for traffic and residential growth prior to a development of this size. Additionally, the Caldera Ranch proposal is too close to Forest Service public lands. The city and county need to provide a low residential buffer zone and protect agricultural lands between town and the forest. There should be no high density residential development south of Knott road.		Site 1: Jasper Ridge			Ccarey51@icloud.com
12/3/2024	Nothing	Move it	more open space	not so many housing units piled in	Site 2: Caldera Ranch	Too much congestion on Neff		
12/3/2024	The intention to develop is good, but it needs other unaccounted-for things to happen first.	Traffic lanes need to be developed to support the influx of traffic. As it is, Neff, providence and Locksley is currently a nightmare to transit regularly.	This area makes the most sense. That area would be better for the UGB since it is mainly developed.		Site 2: Caldera Ranch	The area has been developed and looks to be ready. Jasper Ridge will need more resources not only for that area but surrounding areas.	Is this going to be affordable or is this another \$3,000 luxury apartments project?	
12/3/2024	Location	Make it even bigger!	Not the best place.	Seems in order Kick it out as a contender.	Site 1: Jasper Ridge			
12/3/2024	Really, i don't like anything about the Jasper Ridge Proposal. When we purchased our home in Providence, we did so due to the UGB behind our dwelling - that i expected would be honored. i applauded the state of OR for providing natural spaces, limiting urban sprawl. it was not so in MN.	I would cancel the consideration of developing Jasper Ridge. to develop this area would compromise the established spirit and neighborliness of the Providence community. too "swell" this area with over 1,000 housing units would surrender the lifestyle we moved to Providence to experience: a small, bend neighborhood/ community where neighbors know your name and help out as needed, an unassuming middle class area that is open and welcoming, neither rich nor poor ... supporting, comfortable. this closeness of spirit will diminish with increased traffic, and the footprints of many more people in the area. 1,000 more dwellings will destroy "the country feel" we are lucky to experience: open space, wildlife, canal, unobstructed sunrises -. how much more of nature will be surrendered to bend's insatiable desire to build, build, build for masses of people. there needs to be a balance between lifestyle and growth. Jasper Ridge development would permanently change the community of Providence.	Caldera Ranch would be a newly developed area, infringing on few established dwellings. it would allow this area to create its own identity. High Desert Middle School and Caldera High School would offer close housing to families with school-age kids and all the events and extracurriculars they may be involved in - which involves transporting to and from.	i believe this site provides the most flexibility for developing, without challenging and compromising bend's established neighborhoods.	Site 2: Caldera Ranch	stated in my previous thoughts and comments.		swiff50@yahoo.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	I think it is the best option, by not encroaching on pre existing subdivisions.				Site 1: Jasper Ridge	See above		
12/3/2024	Additional housing the city badly needs. Especially affordable and not more high end homes that only a small percentage can afford. Provides parks and daycare for residents, as well as more commercial space that is needed on the eastside of town. Easy access for families to the already exists parks close by. Should be better for traffic as well being close to a highway.	I would like to see as much of the natural environment preserved as possible.		Not enough roads to accommodate the additional traffic from a new housing development. Would jam up a quite neighborhood, dumbing traffice onto Knott right by a school zone will slow things down to a snail pace. Already hard enough to get east and west in this town.	Site 1: Jasper Ridge	There is more room for growth and expansion at the Jasper Ridge location. Caldera Ranch is building in between old Bend neighborhoods and some of the original ranches in Bend. Caldera Ranch would crowd those areas and then have no room to expand as the population in Bend continues to grow.		msieverson@gmail.com
12/3/2024	NOTHING	Do not build it			Site 2: Caldera Ranch	The streets around the Jasper Ridge area cannot handle that increase in traffic. They are neighborhood streets with children playing on them. People speed thru there already. We don't want even more traffic.		
12/3/2024		Terrible location	Great location! Higher percentage of affordable units.		Site 2: Caldera Ranch			
12/3/2024	Makes sense and seemingly can take on the extra traffic.	NA	Sensible location for new development	NA	Site 1: Jasper Ridge	It provides more affordable homes than Caldera.		dustingouker@gmail.com
12/3/2024	I do not think this is an ideal location. I think building on this location is going to be worse for the neighborhoods. There is not proper infrastructure in terms of roads to accommodate this amount of new houses. Neff will not be able to handle the traffic and this will cause huge back ups, especially around Mountain View High. I think building more houses in an already densely populated area is a bad idea.	Location	I think building over in this location provide more options in terms of schools, traffic, and congestion.		Site 2: Caldera Ranch	I think there is more unused land in this part of town. There is better roads to commute around town from this location. There is also more opportunity to build roads where that is not an option in the NE part of town.		
12/3/2024	This development sounds disastrous for our Providence neighborhood...we already have to deal with many cars speeding thru our streets to get to Safeway area or Hwy 20...surrounding neighborhoods use us as a thoroughfare, and this proposed development would directly, and negatively, impact our community, and the safety of our families and pets.	To not have it happen	Seems better than Jasper Ridge in that it doesn't directly and negatively affect an established neighborhood		Site 2: Caldera Ranch	For my aforementioned reasons		
12/3/2024	This site offers a solution to many community needs. It's a fantastic location with access to multiple main transportation arterieries to accommodate many multimodel options with convenient highway access. This site is also within close proximity to many grocery stores and gas stations, along with many other resources that are needed to accommodate growth and especially provide for affordable housing families that may not have car's for transportation. This is easy walking or biking distance to all amenities the residents need. There is a lot of great opportunity in expanding the city of Bend east as it is closer proximity to the city center than the proposed south location. The East location is more central and I believe that offers a fantastic opportunity to expand and serve the needs of the community of Bend. The east location also offers access to multiple school districts to accommodate the growth. This is a fantastic proposal and I hope to see it selected.	This is a well thought out proposal that I fully support. I don't see a needs for significant changes to be made. Possibly move the high density housing/ apartments to the southwest corner for the closest access to amenities.		I don't believe this location best serves the needs of the community in Bend for affordable housing and the access to support and amenities the residence will need.	Site 1: Jasper Ridge	As I started above, this east location has a lot to offer in serving the needs of the community in Bend. This location is a fantastic solution for affordable housing, access to amenities, and multimodel transportation with access to many main arterieries plus highway access. The east side of Bend has the most to offer for the City of Bend for future expansion and has been relatively underutilized.	I appreciate the city taking steps to expand the cities urban growth boundaries. Keeping in mind that the central east side of Bend between Neff and Hwy 20 to Hamby Rd. makes the most sense for meeting the needs of the communities growth.	candiceanderson32417@gmail.com
12/3/2024	Nothing.	I would not build it here.	It makes more sense location-wise.	Nothing.	Site 2: Caldera Ranch	Because there's more space.	Please don't build in Jasper Ridge.	
12/3/2024					Site 2: Caldera Ranch	This area would connect directly to main roads rather than adding additional traffic strain to small neighborhoods. This area is also currently lacking any commercial facilities, the addition of which would be beneficial.		
12/3/2024	Nothing	Place in a different location that is not already so congested with traffic.	The area is less developed and will cause less of a problem with traffic.		Site 2: Caldera Ranch	Building in a less congested area.		
12/3/2024					Site 2: Caldera Ranch			
12/3/2024	Not a lot. There are many new neighborhoods in this area and the Urban Growth Boundry should not be extended.	Don't have it linked to the Providence neighborhood. The Providence/lockswy intersection is dangerous.	The location		Site 2: Caldera Ranch			
12/3/2024	Nothing	Eliminate it all togetehr	It's a much better site for additional housing.		Site 2: Caldera Ranch			
12/3/2024					Site 2: Caldera Ranch	The East side has plenty of new developments on the way as it is, the South side is the better option.		
12/3/2024					Site 2: Caldera Ranch	Better area for growth.		

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	I dont like much about it	Everyone uses Providence as a through road as it is, and there is way too much traffic on it already (people use it to bypass the traffic on 27th. Adding this development that connects to the providence neighborhood would only make this problem much worse. People haul ass down this road, and there kids at the park, and up and down the road. It's only a matter of time before someone gets hit and killed at this rate.			Site 2: Caldera Ranch	It does not impact my underdeveloped neighborhood that was built before all of this traffic was an issue.	Eliminating Providence as a through street should be considered before any further development in the area that will effect the neighborhood.	tqridle@gmail.com
12/3/2024	I do NOT like the choice of location as it would be detrimental to the traffic safety within the Providence neighborhood west of the proposed site.	I would select a DIFFERENT location, as the current proposed location would be detrimental to the traffic safety within the Providence neighborhood west of the proposed site.	I like that it is in a location that will not directly impact the traffic within an existing neighborhood.	Nothing	Site 2: Caldera Ranch	The Providence neighborhood west of the proposed Jasper Ridge site already struggles with excess thru traffic that causes major safety issues for the residents as well as noise pollution.	Please do NOT continue with the Jasper Ridge Eastside proposal - please select another location.	
12/3/2024	Nothing it is too big and would cause a lot of noise, traffic to the area and strain to the existing infrastructure.	Don't build it this will still cause a lot more traffic, noise to the area and strain to the existing infrastructure.	It is a smaller site and it is in a better location.	Nothing	Site 2: Caldera Ranch	I picked caldera ranch because is smaller in size and the location.		browndrake2011@gmail.com
12/3/2024	We do not look forward to 1100 additional homes in this immediate neighborhood and the traffic congestion this would bring.	DO NOT APPROVE THIS SITE!	This site is far more appropriate that the Jasper site and would not result in congestion in the Providence development.	Nothing.	Site 2: Caldera Ranch	Less impact on traffic congestion in Providence development.		joegiven0202@gmail.com
12/3/2024	Nothing! That many houses will add many more vehicles of ALL shapes & sizes driving through Providence neighborhood as it connetts directly to Providence neighborhood via Manchester Ave and Locksley Drive.	Move it to another location or add entrances & exits from/to Neff or Hiway 20 to avoid driving through our neighborhood streets which are homes with children, pets, walkers, joggers & bicyclists causing the streets to gain many more 'drive-throughs in the past 8+ years we've lived here.	Fine by us	Fine by us	Site 2: Caldera Ranch	Lesser populist, new library, newer high school, gas stations, stores being built	Appreciate your time & effort to deal with Bend's population growth. Challenging!	
12/3/2024					Site 1: Jasper Ridge			
12/3/2024					Site 1: Jasper Ridge			
12/3/2024					Site 2: Caldera Ranch	Reduce traffic in my neighborhood		
12/3/2024	Nothing, it's located in an already congested area with shopping, hospital and medical. It will only greatly intensify the current congestion in this area. Feeding traffic through the existing Providence development will greatly hinder the safety and quality of life of current Providence residents,with Jasper Ridge using this as a shortcut. The roads in Providence are not designed to be a major thoroughfare. It will also hinder an egress for current Providence residents in event of emergency evacuation.	Don't connect the thru-roads between Providence and Jasper Ridge. Keep Providence resident safe.	This area is currently undeveloped and does not have the traffic congestion of stores, hospital, and medical services. The access will NOT be through an existing neighborhood, affecting and hindering current residents. The area can grow as part of other development in SE Bend.	Nothing	Site 2: Caldera Ranch	The above stated reasons should clearly explain why this growth should NOT be built as part of an established development in a congested area and is better suited for SE Bend.	The Bend City Council along with developers have a one-track mind when it comes to unsustainable growth and development. It will increase the need for schools, road maintenance, water use, and more. An inequitable "fee" has already been added to the water bills of SOME residents, of which residents have no knowledge of how this will be spent. It seems that the city already struggles with infrastructure and budgeting, however the goal seems to be to see how many new living units and people can be crammed into Bend, reducing the quality of life we promote. Please consider managing the current city needs before adding more.	
12/3/2024	I do not support this proposal. The number of units, the number of rentals, and the proximity to existing overcrowded streets and dangerous traffic concerns within nearby neighborhoods... this is not a good location to extend the urban growth boundary.	I do not support this proposal. Traffic would run through existing overcrowded neighborhood streets. Also, there's no longer Costco over here, so it's not an area well suited for growth. Pushing the urban growth boundary in this area does not make sense for safety and traffic reasons, not to mention the excess noise that this area already faces.	I like that this is an area of town that is in the process of growing already, with less traffic congestion than the east side, where growth will not cause neighbors harm by creating dangerous levels of traffic flow through resident streets and will not exacerbate existing noise pollution issues for residents.	I would like the Caldera Ranch proposal to be selected.	Site 2: Caldera Ranch	The existing neighborhoods next to the Jasper Ridge proposal daily face excess traffic, unsafe traffic flow within neighborhoods, and noise pollution issues. It's overcrowded as it is, and with the proposal placing extra traffic flow within Providence neighborhood, that neighborhood would become even more unsafe for residents, especially children. Pushing the urban growth boundary for 1000+ more units would honestly make this area of town miserable to be in.	Please, please, select the Caldera Ranch if growth is a must. NE Bend is so congested and neighbors already have so many traffic concerns even without further growth out this way. Please, please, do not proceed with Jasper Ridge.	
12/3/2024							I do not support expanding the urban growth boundary at this time.	
12/3/2024	Easy access	nothing at this time	I prefer Jasper Ridge as it is easier access	I would not implement it	Site 1: Jasper Ridge	As I said, Jasper Ridge has easy access to amenities and is in an area that lends itself to this type development	If you must expand, then expand east along Hwy 20 - Jasper Ridge	rhodarollerqueen@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	It adjoins property of similar densities and has easy access to shopping and town via hwy 20.	nothing	Not much, as there is already large development on the corner of 15th and Knott road and east of 27th with the expectation of a considerable increase in traffic. Unless there is a substantial expansion/improvement to Knott road I think traffic will become a much bigger problem for people living in the area.	I don't like the idea of locating high density housing adjacent to rural farm property and small rural ranch properties. Farming practices and having animals on existing properties may very well create additional sources of friction between current owners and people living in the proposed development given the densities included in the proposal. This is a problem that does not exist with Jasper Ridge. This is also going to negatively affect the existing small rural ranch home owner's property values that are adjacent to the development along Woodside road and those in the Woodside development off of Pine Vista drive. I think homeowners bought their properties with the expectation of living in a more rural environment. Adding three or four thousand people to the neighborhood is going to have a substantial affect.	Site 1: Jasper Ridge	Better access to highways and downtown and better matches the adjacent developed land density wise.		
12/3/2024	Nothing. We need open land for trees, plants, and animals.	Don't turn it into housing.	It seems to be a better fit for housing with less of an overall impact on the surrounding area.	Perhaps less housing.	Site 2: Caldera Ranch	I wrote that above.	Thank you for all you do.	
12/3/2024	Nothing	I would not do it.	It's not going to affect my neighborhood.		Site 2: Caldera Ranch	Because it's not in my neighborhood	NO TO JASPER RIDGE!!!!!!	
12/3/2024	nothing	don't build it	It's in an area that isn't as busy.	nothing	Site 2: Caldera Ranch	Cheaper housing options Less busy area		bendcoles4@gmail.com
12/3/2024	Nothing. It will overburden our hospital and schools, and emergency services. 27th Ave. and Neff Avenue are already heavy traffic areas. There is also multiple construction sites on the 27th including medical facilities and senior facilities.	The location is bad for our Providence community as we bought out home because it was on the edge of the urban boundary and private. There is already too much home building without the infrastructure to support it	It's another project to overburden or community services	I would not build it at all	Site 2: Caldera Ranch	It is close to an existing school system and Highway 97 to better facilitate traffic. It is also closer to bigger box stores such as Walmart and taking 97 to the new Costco. There is already another housing track going in so the contractors would have quicker access to materials and equipment.		
12/3/2024	I like that it is providing low cost housing	Unfortunately I feel that the local infrastructure would be negatively affected by this location.	I feel like the location makes sense for the lesser impact of the two locations	I think it seems well thought out; no changes I can think of.	Site 2: Caldera Ranch	I feel that the expansion in the SE area of town makes more sense than the Eastside, due to its location. It doesn't seem like it would affect the neighborhoods as much in SE as much as the Eastside.	Thank you for listening to comments/concerns. Ultimately I appreciate adding housing wherever makes the most sense.	nicjosh2014@gmail.com
12/3/2024	There is nothing I like about this project due to the location being on top of an already densely populated area of time with infrastructure that is not prepared to handle it.	The location is in proximity to already massively congested roads and intersections in an already extremely dense part of town. A Jasper build would cause massive strain on all nearby schools, utilities, and roads- increasing traffic and congestion insurmountably. I can't imagine what the 4 way intersections at 27th and Neff and 27th and HWY 20 will look like if the Jasper community were to be approved. And how far backed up Neff Rd. will be at peak rush hours and school drop off and pick up times, which creates a less safe environment for kids.	I like that it is a smaller build than Jasper, causing less harm and stress to the UGB, the beauty of Bend, and its wildlife and nature. I also like that the project is going in a less densely populated area, so the roads will not be as bottlenecked as a city build- like Jasper would cause. I like that it's going in an area that is already expanding and thus there is the ability to prepare better infrastructurally.	I would approve only half of the proposed buildout to cause less of a footprint on our environment.	Site 2: Caldera Ranch	I like that it is a smaller build than Jasper, causing less harm and stress to the UGB, the beauty of Bend, and its wildlife and nature. I also like that the project is going in a less densely populated area, so the roads will not be as bottlenecked as a city build- like Jasper would cause. I like that it's going in an area that is already expanding and thus there is the ability to prepare better infrastructurally. The Jasper location is in proximity to already massively congested roads and intersections in an already extremely dense part of town. A Jasper build would cause massive strain on all nearby schools, utilities, and roads- increasing traffic and congestion insurmountably. I can't imagine what the 4 way intersections at 27th and Neff and 27th and HWY 20 will look like if the Jasper community were to be approved. And how far backed up Neff Rd. will be at peak rush hours and school drop off and pick up times, which creates a less safe environment for kids.	Please don't turn the Neff Rd area into a mirror of Los Angeles County urban sprawl and traffic congestion. Caldera is a blossoming area with room for more growth. Please only approve a portion of the Caldera UGB expansion, and keep Bend beautiful. Protect our wildlife and environment.	Bookbriannenow@gmail.com
12/3/2024	NOTHING	DO NOT BUILD HERE. ITS NOT APPROPRIATE	MORE SPACE FOR NEW DEVELOPMENT		Site 2: Caldera Ranch	JASPER RIDGE SURROUNDED BY ALREADY CONGESTED DEVELOPMENTS AND ROADS. WHY WOULD YOU WANT TO BUILD MORE THERE???		

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	I do not like anything about this proposal. It ruins a natural space that we need to preserve here in Bend and also adds a lot more traffic and noise to an already congested area. Simply put, the roads and current infrastructure will not be able to handle the addition of 1,000 homes in this compact area. It will create much more congestion, traffic, and frustration for current and future residents of NE Bend. This is a poorly thought out proposal and seems more like a cash grab from the developer than anything. If the Bend City Council would truly like to put the best interest of the current NE residents and taxpayers first, you would decline the Jasper Ridge proposal.	I would change the project entirely. Starting first with the number of proposed homes. The area cannot handle 1,000 new homes built right on top of each other and clustered together. The additional traffic, noise, pollution, and outright chaos added will not serve Bend well in the long run. Major construction around all of NE Bend (expanded roadways, re-designed intersections, updated red lights and pedestrian crossings, etc.) will need to occur first to even accommodate this proposal. At the VERY LEAST, this proposal needs to be put on the back burner for now, until the necessary infrastructure updates to the surrounding areas are made first.	I like that this proposal area has a lot more space and not as much current housing and congestion. I believe this area is ripe for growth and makes sense to expand the UGB in this vicinity. Unlike the Jasper Ridge, immediate infrastructure adjustments would not need to be made, as this area is capable of handling the increased traffic and residential footprint. This proposal serves the Bend community and taxpayers the best for the foreseeable future.	I would add slightly less housing overall, however this proposal just makes more sense in terms of location, and should be the one chosen by Bend City Council.	Site 2: Caldera Ranch	The location of this proposal makes more sense and is ready to accommodate the increase in traffic and residents. Jasper Ridge is already a congested area and is simply not ready to handle the immediate increase.	Please consider the best interest of our Bend community, residents, and tax paying citizens when making this decision. We trust in our City Council to make the RIGHT decision. Thank you for offering a public forum for voting and for voices to be heard.	bryanoneillp@gmail.com
12/3/2024					Site 2: Caldera Ranch	I own a home on Locksley Dr in the Providence subdivision. Traffic over here is already congested, especially when trying to exit our subdivision onto Neff. We had to install speed bumps in our neighborhood because people cut through and speed and drive recklessly. Building a thousand houses so close to here is a terrible idea.		
12/3/2024	This site, in my opinion, has less negative impacts to surrounding land uses.			This proposal has negative impacts to surrounding uses and existing neighborhoods.	Site 1: Jasper Ridge	Jaspe Ridge is more compatible with existing surrounding uses.		
12/3/2024		No access to Manchester or Locksley Ave. These Providence neighborhood streets are in need of repair and the traffic has just barely been decreased by the new crosswalk speed bumps. New traffic by the proposed 1000 plus units will change the feel of a friendly contained neighborhood where kids can play to busier city streets.			Site 2: Caldera Ranch	Caldera Ranch's access to N/S conduits and roads for traffic.		saraengum@gmail.com
12/3/2024	nothing	This is in violation of land use laws. There is supposed to be a buffer between this high density and EFU land. Our property abutts this proposed property. We are zoned EFU use irrigation, have animals, and apartments/highest density are proposed directly adjacent our property with no buffer shown.			Site 2: Caldera Ranch		This development is in violation of land use laws that require a buffer. You are not following the law if you allow this development!	janelikespeloton@gmail.com
12/3/2024	I like that it is close to the hospital and Buckingham School. I also like that the roads near the proposal are already multiple lanes.		I like that it is near Caldera High school and the new developments near there.		Site 1: Jasper Ridge	It will provide more housing	I hope both become part of the UGB and help provide affordable housing options in our community soon.	
12/3/2024	Nothing! It would be way too congested in the existing neighborhoods and access to the hospital and schools.		It's a smaller project and already has a new high school to support the new families. It would also not have as big an effect on the existing neighborhood.		Site 2: Caldera Ranch	Way too much traffic dumped into existing neighborhoods onto Providence and Locksley and also thru Glacial ridge. Caldera already has a new high school built and could support new housing from Caldera Ranch and Mt view High would be way overcrowded.	Also big concern withJasper would be the increased traffic down Neff, two lane road, which goes right by the hospital and even more congested between getting to schools and hospital/ medical!!!	Cjinfresno@att.net
12/3/2024	I am not aligned with the Jasper Ridge proposal for the location. It will remove the natural space, and I don't agree with the idea of adding an additional 1,000 homes in this compact area. The addition of so many homes will increase traffic tenfold, and add unnecessary congestion with no plan proactive plan to handle this. This is a poorly thought out proposal and as a current NE resident and taxpayers, I would urge the Bend City Counsel should decline the Jasper Ridge proposal.	I would change the project entirely, and would be more aligned with using that space for another park, or adding something of value for the current NE residents, not addition another 1,000 new homes. Any major construction within Jasper Ridge should come with a proposal around expanded roadways, stop signs/speed bumps, more direct access to the road from Jasper Ridge vs. using our neighborhood streets to drive through, etc. I don't want the beautiful city of Bend to turn into the next Seattle, where homes are built on top of one another with no space, privacy, or value add to the community.	I like the Caldera Ranch proposal as the SW area has a lot more space and not as much current housing and congestion. Unlike the Jasper Ridge, immediate road/traffic/infrastructure adjustments would not need to be made ahead of time, as this area has the capacity for increased traffic and 1,000+ homes.	I still believe that 1000 homes is excessive, and would like to see it reduced to half of that to allow homeowners a yard/space for each property so they aren't on top of one another. Having extra space could allow for larger homes to be built, and even though the total number of houses might decrease, the value of the home would be higher to begin with.	Site 2: Caldera Ranch			
12/3/2024					Site 1: Jasper Ridge	The Caldera site has a great risk of loss of life during a fire evacuation due to its proximity to the DNF, Knott Rd as the only main evacuation route for thousands of people and because of the China Hat homeless situation.		
12/3/2024					Site 2: Caldera Ranch			

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024					Site 1: Jasper Ridge	It would be the better choice of the two. The council needs to really evaluate whether expanding growth like this is the best idea for the future of Bend. My question would be how are we going to provide WATER and Transportation services for the growth that these areas would require? Being a resident of Bend for 40 years and feeling like it's already outgrown the services that are provided SLOW DOWN and improve what's already here.	The Caldera Ranch site is just wrong for so many reasons . It would spoil an area that has the open feel that needs to be preserved and protected for the residents that made the choice to live away from the greed of developers who are only interested in the bottom line and move on. Also the traffic that would be added to an already dangerous Knot Road would be a recipe for disaster.	
12/3/2024	Contains new housing on the east side of Bend.	Any arterial roads should flow out into Hwy 20 and on to Neff Road, and should not be funneled into the Providence neighborhood. Most streets in this neighborhood are quiet and residential. The huge increase in traffic flow to the Providence neighborhood side streets is dangerous and changes the dynamic of the neighborhood forever.	Great location. Easy access to Knott Road and existing/planned infrastructure.	Promote traffic from Caldera Ranch towards the south end of Bend and not towards Reed Market Road and an already clogged arterial road system.	Site 2: Caldera Ranch	Better location and better growth towards existing and already planned infrastructure.	Creating a road system from Jasper Ridge into the quiet residential side streets of the existing Providence neighborhood is poor planning and will have many negative consequences.	
12/3/2024	I like the location and that it is close to the hospital and to Big Sky park. I also like that 13+ acres would remain as open space. In general it seems to be closer to services and more part of town. I also see that Jasper Ridge would accommodate more housing. That makes sense to me, since that is the goal here.	I would always like to see more open preserved space. People need that.	It did not appeal to me. It seems too far from services.	Since the location can't be changed, then I would not change anything.	Site 1: Jasper Ridge	It is closer to services and the rest of Bend's infrastructure.		
12/3/2024	I like that there is more land to be used and more affordable housing units that could be built. I also like that there are three major roads that the people who may live there can use to get out of their neighborhood.	I am not sure. I always like to see people get more space instead of living on top of each other, but the design of it is nice.	I do not like anything about the Caldera Ranch proposal.	All the Caldera Ranch home and commercial sites rely on Knott Road to get out of the neighborhood. This is a very bad thing if there is a fire or other disaster. Also, the homes nearby have lots of land, and these new builds will not fit with the general area. The traffic this will cause on Knott Road would be catastrophic.	Site 1: Jasper Ridge	The Jasper Ridge site borders three major roads for people to enter and exit the neighborhood through, and this is a tremendous bonus from a traffic point of view. Also, Jasper Ridge offers more land and more housing units.	Please choose Jasper Ridge! It is by far the better option of the two. There are more fire evacuation routes and more housing units can be built there.	907armstrong@gmail.com
12/3/2024	Nothing	Not build in the area.	It would spare the providence neighborhood of increased traffic congestion, noise and construction disturbances, and loss of natural open space that I and my family frequently recreate on.		Site 2: Caldera Ranch	Because building near Providence would increase traffic congestion, create noise disturbances, and create loss of natural open space near my home.	My home is located right on the UGB in Providence. My grandparents built the home and I now live in it. I have enjoyed the open space and quiet area outside my home for 30 years and do not want to lose that quietness to construction and increased traffic.	jkfred88@gmail.com
12/3/2024		Put commercial along the highway.			Site 2: Caldera Ranch		Ideally the UGB would not expand. Bend should build within the UGB / infill. Bend is sprawling enough as it is. Why the need to expand the UGB?	
12/3/2024	Nothing	I would like to see accessibility from Neff Rd and Hwy 20. This plan would bring a ton of new traffic to currently busy residential streets. There is very little access in or out of this site.	Much more accessible from knott rd. This site is much more appropriate for an Urban growth expansion.	I like this site, I wouldn't like to see any changes.	Site 2: Caldera Ranch	Concerns about traffic impact in the surrounding residential neighborhoods.	Please choose Caldera Ranch (Southeast) location.	jowccs@gmail.com
12/3/2024					Site 1: Jasper Ridge	Jasper Ridge would provide more homes and better utilize the one-time opportunity, including offering 66 more units that qualify as affordable housing. It has closer proximity to amenities and services (hospital, shopping, etc.) and better road infrastructure than the Caldera Ranch option.		amandabenzine808@gmail.com
12/3/2024	n/a	different location	Location is nice, won't create as much interruption when it comes to local infrastructure		Site 2: Caldera Ranch	better location		
12/3/2024	More units - better transportation infrastructure			Worse connectivity	Site 1: Jasper Ridge	Better access to transit		
12/3/2024	Nothing, continuing to build unaffordable houses simply because you can't destroy Bend. Two houses here and two houses there is not fixing anything, especially when the money is going to "non profits" like Thistle who actually own the land beneath the house (not the home owner). This is nothing more than a taxpayer funded developer scam in my opinion, where everyone loses except the overpriced "non-profit" developer...	Do not expand growth boundary. We do not have a housing issue, we have an Aiiir-B&B issue. The city stood by and watched all the rental housing disappear and did nothing about it now you want the taxpayers to fund fixing the City's poor governing with plans that only add to Bends growing issues while there seems a constant push to make Bend unlivable for the actual residents.	Nothing not needed	Cancel it	Site 2: Caldera Ranch		neither, the city needs to actually ask what "residents" want. Dictating everything that happens with ridiculous community input surveys like this, (where you don't actually want to know what the residents want) its quite obvious the City does not care weather the actual residents want this or not And this is true with "every" survey the city does!!!	
12/3/2024	It directly adjoins current housing development and is larger than the other proposed site by about 30% more homes. It also offers more commercial space and park space.	I can't think of any changes	The proposed bike paths	It needs to be larger to accommodate more housing, commercial and park space.	Site 1: Jasper Ridge Site 2: Caldera Ranch	It will provide more housing by about 30% and it adjoins current development so it should be relatively easy to get public water and sewer without disrupting a major road	It seems like Juniper Ridge would be a more natural choice since it adjoins land that is already developed.	jgarren32@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	I do not like this proposal.	<ul style="list-style-type: none"> - The current proposal connects the Jasper Ridge project to the Providence neighborhood, traffic would be greatly increased to the Providence neighborhood. Locksley is already a relatively busy street and two connections would increase traffic tremendously. I would change the proposal to connect only to Neff and Highway 20. - Loss of natural open space is unfortunate - Jasper Ridge does not offer any options for residents with less than 80% AMI 	<ul style="list-style-type: none"> - The Caldera proposal is better equipped for water and overall quicker execution of the project. - Less potential obstacles i.e. water, outside party involvement - Caldera proposal has more affordable options available to residents with a lower AMI. - More affordable housing built in the first phases of development. - Less coordination is required with ODOT. - Connections to neighboring area is less invasive. 		Site 2: Caldera Ranch	<ul style="list-style-type: none"> - The Caldera proposal is better equipped for water and overall quicker execution of the project. - Less potential obstacles i.e. water, outside party involvement - Caldera proposal has more affordable options available to residents with a lower AMI. - More affordable housing built in the first phases of development. - Less coordination is required with ODOT. - Connections to neighboring area is less invasive. 		
12/3/2024		The Jasper Ridge project is invasive to the Providence neighborhood and would increase traffic as Jasper Ridge Residents would cut through Providence to get to Safeway. It's already busy.	The Caldera project is less invasive to surrounding area, and offers housing to residents with lower AMI. It's better equipped for water and could be completed faster, providing affordable housing sooner in phase 1.		Site 2: Caldera Ranch	Overall my main reason for choosing the Caldera is that the project is less invasive on the neighboring area. The houses next to the project are on courts and minimal connections through other neighborhoods.		
12/3/2024	Location, access.	Nothing.	Bad idea. Overtaking Knott Road, which is already way too busy.	Don't do it.	Site 1: Jasper Ridge			
12/3/2024		Only connect to Neff and Hwy 20. Do not connect through the Providence neighborhood, as that would greatly increase traffic to an already busy road in Locksley Dr. Loss of community used natural space would be unfortunate. Jasper does not offer housing to residents with an AMI under 80%	Better equipped for water and overall execution without going through as many hurdles as Jasper Ridge. More affordable housing to residents with a lower AMI, and a greater amount of that would be built in earlier phases. Less coordination needed with ODOT for public transit. Connection to other neighborhoods isn't as intrusive		Site 2: Caldera Ranch	I think Caldera Ranch would be less invasive to the surrounding area, and provides earlier access to the most affordable housing with the way the phases are laid out. Easier access to water and ease of coordination with ODOT is huge as well.		
12/3/2024	Nothing :)	Access into Providence...traffic on Locksley Dr and Providence is already	There are already newer subdivisions in the area with new schools, easy access to Hwy 97		Site 2: Caldera Ranch	An increase to the population in the surrounding area of the proposed Jasper Ridge site will add to the current problems we already have. I have lived on NE Locksley DR between Providence and Manchester for 18 years. There has been an increase in cars driving at excessive speeds and traffic laws not being followed. Even with a new island installed at the Providence/Locksley intersection, I have witnessed numerous "almost" accidents. The intersection of Providence and Neff Roads is now so busy it is difficult to make a left turn because of the traffic coming from Eagle Rd. I don't think that our existing infrastructure can support the increase of population.		plumpkin1104@gmail.com
12/3/2024	I do not like the layout and design of the Jasper Ridge proposal. Severe infrastructure limitations which will take years to complete and implement. This design is not well thought out	Terrible traffic accessibility to existing roads. I do not have an idea that is cost effective.	Infrastructure in place to accommodate this project.		Site 2: Caldera Ranch Site 1: Jasper Ridge			
12/3/2024	No... we do not have the capacity for more people. The noise of construction will be overwhelming. I have live in my home for over 20 years and do not want the wildlife and the view to be destroyed. The traffic is already horrible... Bend needs to slow down before we ruin its ruin. This will effect me and other as we have a lot of long time residents. This has caused me great stress. This whole this has me crying a lot. We have owls and rabbits and deer. I beg you, please don't build here.	Move it somewhere else. I do not support it.	I think it will effect less people and has better capacity. But I don't support the expansion.		Site 2: Caldera Ranch	Because the stress and anxiety that the Juniper Ridge. It will forever change my life in a negative way... way after the disruption of construction. Please don't build here. It will also affect the value of my home in a negative way. We are dealing enough with the increase air traffic from Bend Airport. This site is directly in the flight path. This might also deter potential buys.	Please do not build at Juniper Ridge site	lovelacejessica@hotmail.com
12/3/2024	Not at all. There is almost no open space in Bend anymore. When is this building going to stop. Traffic is terrible, and more unfriendly people moving here.	Either nothing or a big park. I would prefer it to be left alone.	I Don't. The expansion of this city has gone too far. It's out of control. The city is letting these developers do what ever they want.	I would have left it as open space.			I wouldn't pick either site. Like I said before, I'm sick of Bend getting ruined by greedy developers doing what ever they want.	Wallino60@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	It doesn't affect the surroundings as much as site 2.	Nothing	As proposed NOTHING!!	There has been no mention of the existence of the huge cinder pit. It would take away the home of lots of wildlife. Deer, coyotes, rabbits, hawks, eagles, quail, etc. The increase of light and noise pollution. With the proposed high density building it will take away from the rural atmosphere. With the new addition of the high school and the increase of traffic from highway 97 eastbound, it will greatly increase the traffic. As proposed there is no buffer zone for exciting neighbors.	Site 1: Jasper Ridge	Because it is already developed all around them.	I think the cinder pit complicates the building on site 2.	larrybagen@icloud.com
12/3/2024	It is adjacent to somewhat similarly dense housing. Not adjacent to the National Forest. Would not have significant fire risk east of town.	Seems OK.	Nothing! It is too dense for this location.	It is so much more dense in housing than any of the adjacent housing. It will significantly increase traffic on Woodside Road, which is on one of the major egress roads from Woodside Ranch. In the event of fire south of Woodside Ranch, it could be a major hazard for Woodside Ranch homeowners. Very concerned about the density of this development.	Site 1: Jasper Ridge	Caldera Ranch in SE Bend is close to the National Forest and BLM land. With the risk of fires in this area, there is major concern for homeowners of Woodside Ranch. This Caldera Ranch only increases the risk because of the concentration of homes and volume of traffic on Woodside Road and Knott Road that would occur. This is not a good site for such a concentrated number of homes because of that fire risk.	We agree with the Old Farm District Neighborhood Associations recommendation urging the City Council to forgo a site selection at this time and defer the use of the SB 1537 expedited UGB tool. And recommending a more effective path to: Hone a sharper focus on the tools, approaches, partnerships, and funding that would truly make Bend an 'infill first' city and rapidly increase the ability to build more affordable housing now and as a part of Complete Communities on land within our city. Use the 20 year growth plan currently underway to avoid a piecemeal approach to growth and comprehensively assess and balance our community's housing, transportation, and economic needs. Thank you, Ronald & Mary Carver, 60345 Woodside Road, Bend OR 97702	ronaldcarver@icloud.com
12/3/2024				I am opposed to the housing density. Current lot size on the north and west boundaries is .5 ac. Lot sizes on the east and south are 3 to 5 ac. The lots around the perimeter should be more in line with the existing properties. To annex this acreage and immediately cram high density housing adjacent to neighboring residents is unfair to the existing property owners and not in keeping with the housing density of the area. Please reconsider or go with option 1.	Site 1: Jasper Ridge	Fewer property owners affected.		redmond41@msn.com
12/3/2024	Nothing	Far less houses allowed for the site.	No knowledge	No clue	Site 2: Caldera Ranch	Eastside cannot handle the size of the development. Traffic is already hideous.		blockhead13@mac.com
12/3/2024	More housing overall	Too many houses not enough open space, parks, land for walking biking etc. This feels like a rushed proposal.	Well thought out smaller plot with more open space, bike paths, parks, walk ability. More like a master plan community.	More mixed income housing	Site 2: Caldera Ranch	See above comments but Caldera Ranch is a bit smaller which is a good thing with a more master plan feel to include livability as well as just houses		
12/3/2024	It is close to two larger roads Hwy 20 and Neff.			With the Stevens project the traffic on 27th is going to be horrible. 27th and Reed Market get backed up now with (and without) the train and Stevens is nowhere close to being finished.	Site 1: Jasper Ridge	Traffic on 27th.		atacka@hotmail.com
12/3/2024	Better traffic access, closer to services		Don't like it at all	Please do not develop this. The area cannot support the increased traffic etc.	Site 1: Jasper Ridge		Bend needs to slow the development and congestion, please!	
12/3/2024	More				Site 2: Caldera Ranch	It seems to have a more thought out master plan. I believe Jasper Ridge will stress already over burdened traffic in the area.		
12/3/2024	Not a lot	Traffic into Providence and Glacier Ridge is going to be awful. This development is way too big with not a lot of thought into traffic impacts.	Well thought out planned community with a good traffic plan and enough green space.	Less houses overall and more mixed housing	Site 2: Caldera Ranch	Traffic plan is a lot better More open space for parks, paths, and trees		
12/3/2024					Site 1: Jasper Ridge			
12/3/2024					Site 1: Jasper Ridge	Less negative impacts		

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	I don't like the idea at all. My wife and I have lived in Providence subdivision since 2000. We have raised our son and daughter here. I have already seen changes in this neighborhood with opening roads to Dalton, and also expansion of homes to the west of Dalton on Locksley and the roads built have been narrow, have allowed a greater of traffic volume through the subdivision, and then inadequate parking off roads with the apartment complexes built off of Dalton Street. Perfect storm for accidents. I do NOT want to see more expansion to the east of my home which will bring builders using the roads in my subdivision, and further increase in traffic using Providence as a walking mat. I cannot see the Forum stores being able to support the added population in this area to be honest. Send it elsewhere.	Don't build it there.	I cannot comment; I don't live there.	See the above.			Put the expansion on the west side.	scottaru2@gmail.com
12/3/2024		There aren't enough ways to leave the neighborhoods as it is, with Neff and HWY 20 being the only east/west options. Adding more population density at such an extreme rate is going to cause an immense amount of traffic to both routes with no proposed alternative. At the very least Providence Drive needs to be punched through to the highway regardless of this proposal. Another issue with the introduction of high-density housing throughout the city is the lack of built-in parking options keeping excess vehicles off the streets. This proposal contains several hundred such units without any designated parking specifications. The layout of high and medium-density homes surrounded by a thin layer of standard-density homes is also a sub-par layout to the proposed framework of Caldera Ranch. Jasper Ridge would be better served if it was all standard-density like the surrounding neighborhoods in this area.	The layout of this proposed development makes a lot more sense than the layout of Jasper Ridge with high and medium-density homes being toward Knott and standard-density homes tucked back with a park in the center of them all. This is much more in line with the layouts of the older neighborhoods in this area that people favor. Additionally, since this proposed site allows for a smaller amount of development and units overall it feels like a much better compromise IF either of these must be implemented. The Caldera Ranch development is also proposing infrastructure to help with increased traffic along Knott Road in addition to having more connecting roads within the neighborhood while Jasper Ridge is not addressing this large issue.		Site 2: Caldera Ranch	The layout of this proposed development makes a lot more sense than the layout of Jasper Ridge with high and medium-density homes being toward Knott and standard-density homes tucked back with a park in the center of them all. This is much more in line with the layouts of the older neighborhoods in this area that people favor. Additionally, since this proposed site allows for a smaller amount of development and units overall it feels like a much better compromise IF either of these must be implemented. The Caldera Ranch development is also proposing infrastructure to help with increased traffic along Knott Road in addition to having more connecting roads within the neighborhood while Jasper Ridge is not addressing this large issue.		
12/3/2024	NOTHING except the park and walking trails	1-1000 units seems too many for an area that is already overbuilt and resource challenged. 2-the listed prices for the homes seems cost prohibitive-not low income-seems like a money grab by developers again 3-the access roads cannot handle the traffic-Neff is already a traffic jam during morning commute to hospital, Neff will need to be widened and new roundabouts built -connecting roads into Providence is a bad plan-this neighborhood is already struggling with traffic burden from the Forum and Hwy 20 access	Caldera seems to be planned better and is fewer units/homes I did not see home prices-but am skeptical that this will be helpful for low income buyers	better access from Knott Road, adequate emergency plans	Site 2: Caldera Ranch	seems to be more feasible with resources and room for added needs such as additional school, commercial		paoli.annette@gmail.com
12/3/2024	bigger, more roads in and out, closer to commercial, services, etc... much more ready for a development vs Caldera Ranch	no more growth please.	I do not like, support, want, think it is a good idea, etc... And, Knott Rd. cannot support/handle/function/etc. (with) all the extra traffic this development will add, on top of all the current and currently planned development along Knott Rd. - day to day, or in an emerge	This area/land/lot/etc was never supposed to be zoned for high density housing. Please keep zoning as it is for the people who chose to move to this neighborhood / area	Site 1: Jasper Ridge			
12/3/2024	I don't like it at all.	It has too large of an impact on the surrounding neighborhoods. I wouldn't build in that area.	It seems more appropriate in terms of location and the impact it will have on the established area.	It seems like a decent proposal as is.	Site 2: Caldera Ranch Site 1: Jasper Ridge	It seems most helpful in terms of location and impact on the community. Plus Caldera is a brand new high school and would be more attractive to families.	Please vote against Jasper Ridge.	
12/3/2024	The only thing I like about this site is the increased student population for Buckingham Elementary.	Everything. I live in Providence and sometimes I wait five minutes to get out of the neighborhood at the Providence and Neff intersection due to high traffic, especially at school release times. There are no sidewalks to the local elementary school, the curves are dangerous in the winter, and the road is just not set up to accommodate more traffic.	I've read that this site will have a lower median cost and will provide housing opportunity for lower income families.		Site 2: Caldera Ranch	Jasper Ridge area does not have suitable infrastructure for additional traffic.		
12/3/2024	Better Roadways will help the influx of drivers		There are plenty of These projects already happening on the South End of Bend. That side of Town does not need anymore construction projects. Thank you for the consideration	It will be impossible to drive down Knott towards 27th with the amount of housing that is already going in on that side of town. The Roads need to be improved before anymore construction happens	Site 1: Jasper Ridge	Less people will be affected negatively by this and the Roadways are more appropriate for this type of proposal		

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/3/2024	I don't like the idea of either of these sites, but if I had to choose this location is better suited to handle the influx of traffic. Access at both Hwy 20 and Neff.		Nothing. This area is not the right place for a project of this capacity. Infrastructure doesn't exist to accommodate this change.	Everything. No to Caldera Ranch	Site 1: Jasper Ridge		This side of town is undergoing huge changes. The infrastructure is not suitable for growth. The closest parkway access is China Hat & Baker. Both already dangerous intersections. Not to mention both Knott & 27th are already highly congested. Stevens Ranch and Easton Bend housing isn't incomplete. We do not know what damage "those neighborhoods" are going to cause our current road situation. Adding yet another neighborhood, Caldera Ranch, will be devastating to the area. Bend roads cannot sustain the growth the city is pushing. Knott & 27th are main roads for emergency services. Adding to the congestion will only hinder those facing an emergency. Woodside Rd is part of the evacuation route for houses in Woodside ranch. Adding 39 driveways (not including those within Caldera Ranch) will cause issues if Wildfire were to erupt. Overall, Caldera Ranch location is not suitable to growth. Why are these projects not considered on the west side? The North, East and South Bend have had enough.	torey.sandifer@gmail.com
12/3/2024	Better site than Caldera Ranch. Jasper Ridge is already built up with easier transportation routes. Rds.and access to shopping and commercial venues.	No opinion!	Don't like this site at all! It's now semi rural and would have a very dramatic unhealthy environment and impact on the area. It would virtually be next to the BLM forest land just South of the proposed Caldera site. This site would also negatively effect wildlife which includes eagles, other birds., foxes, deer, waterfowl etc. Also this area starts a different kind of forest which is atypical of the predominantly juniper and sage desert forest of the larger Bend area. South of Knott Rd is where the mostly Ponderosa forest begins. THE JASPER SITE IS OBVIOUSLY MUCH MORE APPROPRIATE FOR URBAN GROWTH. DEVELOPMENT. Traffic is already too heavy because of the Caldera High School, housing development east of the school and the Easton, soon to be developed SE corner of Knott and 15t. Infrastructure is already very inadequate regarding roads etc. It would be a serious error in judgement to pick the Caldera site.	Not a wise choice. Urban growth at the Jasper proposal expansion site clearly fits better in the urban growth condensed developed already in the adjacent complex.	Site 1: Jasper Ridge	Explained above.		cyberbass1@aol.com
12/3/2024	The Jasper Ridge proposal is better suited to the volume of traffic that will accompany that development as opposed to the Caldera area. The Caldera Ranch proposal of seven hundred homes and resulting daily trips (4,000-5,000) would cripple the flow of traffic on Knott Road and Woodside Road. I live in Woodside Ranch and getting out to go South is very difficult at certain times of the day. We don't even know what it will be like when Stevens Ranch Tract is fully developed.	It wouldn't take much to extend the existing public bus routes in the Forum area to include access for Jasper Ridge.	I don't like anything about Caldera Ranch site. Perhaps being close to the high school would be convenient for some of the residents but it also brings up a problem: the traffic currently flows at 40-50 + miles per hour. How are students and families living in Caldera Ranch going to cross Knott Road safely? The average household has 2.5 persons; they average 3 trips per day each. There are 700 homes in Caldera; the traffic on Knott Road is already atrocious and this development would add approximately 5,000 more trips per day in this area. There's going to be a small commercial area in Caldera which will likely have some kind of food business. I think that with all the traffic on Knott Road, the high school students will be in danger crossing Knott Road to go to any eateries in the Caldera commercial area.	Because of the fire danger and traffic problems with evacuating Woodside Ranch, Brightenwood, and Mountain High subdivisions in an emergency, it would be better to build the Jasper Ridge subdivision because the highways are wider and better equipped to handle the traffic. Caldera Ranch is within a designated Wildland-Urban Interface area and should only be specified with low density housing. A precedence has already been established by Deschutes County and City of Bend agreeing to designate low density in both the Miller Tree Farm and West Transect developments which are within a Wildland-Urban Interface area. There are few places of employment in this area and very few commercial/retail establishments. Most residents commute by car to retail shops and jobs generally 3-7 miles away. This would not be considered a walkable neighborhood (with regard to business access) even with the proposed homes added.	Site 1: Jasper Ridge	The road system on SE Knott Road isn't suitable for the amount of traffic it would have to handle if Caldera Ranch were to be built. SE Knott Road is already a bypass for traffic coming in from Sunriver, La Pine, Prineville, and the various subdivisions outside of these areas. From South Highway 97, many 18 wheeler trucks use SE Knott Road as a bypass to Highway 20 East. They accelerate very fast at 40-50 mph because it's a downhill slope from China Hat Road. Within a few hundred feet from just south of Brosterhouse Road (where the roundabout is proposed) on SE Knott Road, there is a blind curve swinging to the east obscuring that intersection. Add fast, heavy, through traffic, residential commuter traffic, high school traffic entering and exiting, AND bicyclists and pedestrians crossing the road, all meeting each other at this roundabout! An ill-conceived plan to be sure! Add to that the heightened fire risk created by the proposed density within the Wildland Urban Interface.	I would like Bend City Council to slow down in its haste to choose an annexation site. Optimally a site would be selected that is already within the current UGB, using infill to create more homesites. When people choose to live in more rural areas, outside the UGB, they do so for a different way of life than what is found inside city limits where residents expect higher density. The economy is in transition right now with new and existing homes moving slower due to high prices in our area and high lending rates. I suggest slowing this rush to annex land and wait to see if homes already slated to come on the market sell like expected or sit empty longer waiting for buyers.	bberath@hotmail.com
12/4/2024	Nothing	I would scrap it	Less impact on traffic and still meets the needs of the community	Nothing	Site 2: Caldera Ranch	Less impact on traffic and open space		
12/4/2024			Location and size.	Maybe a bit more commercial space.	Site 1: Jasper Ridge			
12/4/2024					Site 2: Caldera Ranch	Location		emottesen@gmail.com

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/4/2024	The main positive is the preservation of the canal and trail alongside it	These neighborhoods are already hard to get in/out of. Particularly with the apartment units already there. Additional high-density housing will only exacerbate it. This also packs more families into an area with high traffic from the hospital, schools, and shopping areas. 27th would become that much more locked down in traffic.	Proximity to schools, expanding UGB in an area that does not already have a lot of traffic, plenty of roads into and out of the neighborhoods.		Site 2: Caldera Ranch	As stated above, the Jasper Ridge location is not a good choice because it adds significant traffic to an area that already has a lot of it. There are also plenty of shopping and high density housing options in the area already. Conversely, Caldera Ranch adds high density housing, commercial space, and buildings for cafes/restaurants in an area that does not currently have much of it. It also zones the houses for Caldera High School, which is a newer school that can handle the increased attendance. On top of all that, Caldera Ridge does not appear to have any irrigation infrastructure that would need to be preserved/navigated around - giving more flexibility to road construction and neighborhood design.	Expanding the UGB to the South (Caldera Ranch) will help foster growth in parts of the city that do not have as much access to shopping, restaurants, or other commercial spaces. It also helps mirror the growth that Deschutes River Woods has had - balancing the city and its use of 97. Expanding the UGB in the Central-East part of Bend (Jasper Ridge) will place additional strain on infrastructure that is already seeing high traffic (both pedestrian and automobile) - and which is already seeing significant residential construction.	
12/4/2024	Fill in				Site 1: Jasper Ridge	Closer to airport		farnethmm@bendbroadband.com
12/4/2024					Site 1: Jasper Ridge	Better access to shopping and airport		
12/4/2024	I think that the location of the Jasper ridge proposed community development is much better than the Caldera Ranch option. It is larger, closer to amenities like groceries, shopping and the hospital, and is in an area that already has some dense housing nearby. I think the road systems are better equipped to handle the large amount of new people and cars as well. If the goal is to get as many homes and affordable living options as possible then this is a larger plot as well. I also like that they are including paths, green spaces and community parks.	Maybe more green space buffers between existing residential areas.	While I do appreciate the additions of parks and green spaces and some wild areas being left as buffers to existing residential areas, I don't think that the Caldera Ranch option is very good. There are not as many homes available compared to Jasper ridge and the location is not good. The land will take much longer to clear and make ready, (old cinder pits), it is not near amenities, shopping, or healthcare. Also it doesn't fit very well into the existing neighborhoods around it. I think it will make the traffic congestion on Knott road around Caldera high even more congested and dangerous. I am not in favor of the Caldera Ranch proposal.	I would not build it at all as I think the Jasper ridge proposal or no new development beyond the existing urban growth boundaries would be better all around. I feel that this bill passed at the state level and then implemented by the local government without much forewarning to the people in those neighborhoods is not great. We have urban growth boundaries for a reason and to suddenly get to build beyond them "just this once" when there are lots of other places within the city limits seems silly to me. Plus there are already hundreds of homes being currently built basically across the street on 15th and Knott road.	Site 1: Jasper Ridge	I think I already outlined these reasons above but I will do so again here. The location is better for many reasons including road access, amenities, health care proximity and the fact that similar neighborhoods are already nearby. Overall I don't really think I want either option as there is already plenty of new developments within the city limits, but if one has to happen I would choose the Jasper ridge. We can fit more households and affordable homes in this space and if that is the overall goal of superseding the current urban growth boundary then I say this option gives us more bang for our buck. I think the development of Jasper Ridge will be easier and less costly as well.	I think I have outlined my thoughts and feelings about these projects fairly well above. In general I don't think that Bend needs either of these developments as new people moving to Bend is slowing down and there are many developments already in progress in many parts of the city. I am also not sure how this will benefit the "Affordable housing" market here in Bend. Even the "affordable" housing in town is incredibly expensive when held up to the national average and while I understand demand creates the market it would be great if the city council could pursue other options to help get prices down and more affordable for the working class in town. I feel like these developments would only drive prices up.	gwinupm@gmail.com
12/4/2024	I'd rather not see the urban growth boundary extend beyond it's current limit. I'd prefer to see that we maintain undeveloped land east of the city.	If this option were chosen, it would be important to provide a good access road into this development. Providence Drive is already heavily traveled so anything that adds to that would be a bad thing for residents of Providence.	It seems like this can be done using less acreage and it provides more green space.		Site 2: Caldera Ranch	I've seen the traffic issues in Providence. There has finally been some speed bumps installed which was overdue and has eased traffic considerably. Developing Jasper Ridge would be a big setback for the Providence neighborhood.		
12/4/2024	Don't build here	Don't build here			Site 2: Caldera Ranch	Because it is nit Jasper Ridge where my family home is situated along the urban growth boundary		
12/4/2024			Since, it is an area where the new library is being built and additional housing is already be built, I feel that this would be the perfect area to build additional housing. This would be a nice addition to the southeast area. The new housing, library etc. would foster a nice community for people leaving in this area.		Site 2: Caldera Ranch	I feel that the new library, new housing etc. would foster a nice community.		
12/4/2024	Already boarders high density housing and would make the most sense for UGB expansion.	Bend City council is being reactive it their development plan and needs to follow a planned development and UGB 20 year plan - stop this development now!	This development will add additional risk to adjoining properties both for Fire and safe access to Knott Rd which is already a high risk road to enter and exit from. Woodside ranch and Tekampe residence will be at increased fire risk. Wildlife wintering range will also be disrupted again by short sighted development efforts from Bend City Council and Deschutes County. Not to mention the ongoing problem of homeless camps on China Hat Rd which neither the City of Bend or Deschutes County are addressing.	Bend City council is being reactive it their development plan and needs to follow a planned development and UGB 20 year plan - stop this development now!	Site 1: Jasper Ridge	Already adjacent to high density housing. Limits wild fire and wildlife wintering area disruption. Neither site should be developed at this time until the City of Bend proposes a 20 year expansion plan!	Stop reactive development and create a 20 year plan that incorporates expanded infrastructure, bike routes, high density multifamily housing inside current City limits, and address the homeless population that is destroying our Central Oregon living. First things first - address the current issues before expanding the UGB into areas that should be protected!	candrus@bendnet.com
12/4/2024			It's more acreage and has a park planned.		Site 2: Caldera Ranch	As stated above, there is more acreage with a better chance for parks and open spaces. It may have less impact on housing that's already there. Because it's in an undeveloped area, infrastructure can be planned to support more people.		fishery_such_4x@icloud.com
12/4/2024					Site 2: Caldera Ranch			

Response Date	What do you like about the Site 1: Jasper Ridge proposal?	What would you change about the Site 1: Jasper Ridge proposal?	What do you like about the Site 2: Caldera Ranch proposal?	What would you change about the Site 2: Caldera Ranch proposal?	If you had to pick one site and concept plan, which would you pick?	Why?	Do you have any other comments?	If you'd like to sign up for future notices related to this project, please include your email below.
12/4/2024					Site 1: Jasper Ridge	Better location based on road infrastructure and proximity to shopping and hospital. Housing density more closely fits with the other lots in the area, and more housing is being proposed at this location.		
12/4/2024					Site 2: Caldera Ranch			
12/4/2024	The proposed mega development would destroy many things my wife and I love so much about our neighborhood. I was shocked to read about the size of the proposed development. We wouldn't necessarily oppose something smaller, but 1000 homes! We don't understand how anyone could walk that land and think cramming that many potential people onto it is a good idea. It's beautiful, natural high desert land. There is abundant wildlife and hundreds upon hundreds of local residents have walked it with and without their canine companions and enjoyed the beauty for years. Please don't destroy it this way.	Please do not destroy this beautiful area either bag this or possibly a much smaller development.	Caldera Ranch would offer a higher percentage of affordable units and a wider range of affordability.	nothing	Site 2: Caldera Ranch	The Jasper Ridge proposal will destroy such a beautiful Bend area that so many people use for recreation.		andywilson98@yahoo.com
12/4/2024	It makes sense to continue any development here. It has an established commercial area. Roads and infrastructure have already been established.	Please slow Bends development and growth. There is already traffic issues.	This is a very-very BAD idea. This was never zoned to be high density. Much of the area is acreage property and residents moved here for that reason. There is already severe traffic issues on Knott road —this will add to traffic congestions. In emergency situations there is not enough in/out which is a hazard. Do Not Rezone this area and build high density. It will impact current residents and affect property values. There is nothing that will support a positive outcome with this project!! No on this project	Keep current zoning!!! Do not do Caldera Ranch in this proposed location.	Site 1: Jasper Ridge	See my comments above. I do not support future growth at the level it is going. But the projected project at Jasper Ridge makes more sense as outlined in my comments above	Until you have established an overall plan for Bends roads and infrastructure STOP adding to the problems already there. Stop reasoning and building. We already have a mess—don't add	
12/4/2024		Way too complex, too long to get the "affordable" housing built. Building the affordable housing isn't the priority. Affordable housing doesn't meet community needs as effectively. Not enough units for those in the 80% or lower AMI bracket. Infrastructure not in place to make it happen quickly.			Site 2: Caldera Ranch	Affordable housing availability, time to market, and infrastructure.		
12/4/2024	Traffic is already addressed in that area and would be ready for increased housing.	Nothing	I do not like that proposal.	Not develop that site at this time.	Site 1: Jasper Ridge	It appears that this site has more infrastructure in place and would not affect other subdivisions negatively. It is also near shopping, doctors, hospital and restaurants. The Caldera Ranch site would impact that area in a negative way. Traffic is already difficult coming off and on the area. This area is farther from services than Jasper Ridge.	Please consider concerns about safety.	mb.finley@hotmail.com
12/4/2024		This site should not be considered because of the obvious appearance of a conflict of interest that the city government does not need right now. I know the Council Member with the conflict has recused herself from open involvement with this issue, but it would be wise to eliminate any potential controversy surrounding the site selection.	Students can walk to school. Affordable housing for teachers within walking distance. Provides affordable housing in an area with many more expensive homes out of reach for most buyers. This proposal reclaims land already disturbed by gravel mining. Affordable housing would come online sooner in this proposal.		Site 2: Caldera Ranch			
12/4/2024	Access from new development directly to hwy 20. Neighborhood park.	Less medium-high density units. This is a huge development for an already congested area. Providence just put in traffic mitigating structures due to high speeds and congestion. This will only worsen an existing issue. There are three exits out of Providence. Two of which have been made extremely tight and congested due to multi-family units. The best exit is on to Neff which would be made increasingly congested by the addition of so many units. Congestion on Neff is already expected to worsen with expansion of Eastmont to a k-8 school soon. If this proposal is approved as is, the city will need to address issues on Neff (e.g. left turn lanes/middle lane for turns); school zone for Eastmont; crosswalks; etc).	Less medium-high density units. Nice plans for neighborhood park and easy access in and out with round-about.	N/A	Site 2: Caldera Ranch	The design isn't as unit heavy and has a nice open space/park plan.	Before voting I would urge council members to drive in both areas at high traffic times and consider the amount of units included in each proposal and how this would affect traffic.	danorthup@gmail.com
12/4/2024	Don't like wil cause too much traffic in surrounding neighborhoods	Don't do it	More infrastructure to support proposal	None	Site 2: Caldera Ranch	Better support of influx of housing	None	

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12/4/2024	Some affordable housing, park, some commercial and mixed use.	Needs more housing available for those with income 80% AMI or less. We should not construct any more housing that is not affordable with income 130% AMI of less; we don't need any more unaffordable housing in Bend. Needs more mixed use. This development should occur within the present city. We should not expand the urban growth boundary. The present road system in Bend is not developed to accommodate more urban growth area expansion. Traffic congestion will only increase, especially at 27th and Greenwood. It is not shown if there would be public transportation to this development. Most people will drive.	Some affordable housing and park.	We should not construct any more housing that is not affordable with income 130% of AMI or less; we don't need any more unaffordable housing in Bend. Needs more mixed use. This development should occur within the present city. We should not expand the urban growth boundary. The present road system in Bend is not developed to accommodate more urban growth area expansion. Traffic congestion will only increase in SE Bend, especially with all the other planned development in SE Bend. It is not shown if there would be public transportation to this development. Most people will drive.			I would not pick either site. Development should occur within the present city. Both proposals have too much single-family housing not affordable to those earning less than 130% AMI. The present road system in Bend is not developed to accommodate more urban growth area expansion. The quality of life for existing residents of Bend continues to diminish with all the new development. It is not shown if there would be public transportation to this development. Most people will drive. Will more schools be needed? If yes, there will be an added cost from construction to existing residents, many of who cannot afford an added tax burden.	robinvora1@gmail.com
12/4/2024	Access to bike paths, nearby grocery stores, schools, medical facilities	More affordable housing	Park space	More green space and needs a grocery store nearby. Not a good location	Site 1: Jasper Ridge	The caldera site is very close to a busy road (knott) and far from a regular grocery store or businesses where people work. It does not seem transit friendly other than cars (not walkable to elementary to middle schools, stores, jobs, etc).		
12/4/2024	This expansion MIGHT attract more grocery store options and food options and hopefully encourage the city to finish sidewalks / expand roads and allow for better car transportation on East Side to West side.	The proposed Bike Path currently does not even connect to Big Sky. There needs to be a fun, safe way for families to encourage safe riding and walking to Big Sky from Providence that is hopefully not along neff. What school will this UGB zone to? Buckingham/Pilot Butte and Mountain View are already at capacity and the school zoning already changed once. More schools will need to be considered to support this UGB on East Side	The Caldera Ranch plan allows for new streets to connect onto streets that have already expanded and connect to other major through ways.	Make sure emergency services are near by and equipped to handle more housing and can reach that area fast.	Site 2: Caldera Ranch	Because the south side is already adding or already has the commercial industry (library, new schools, Walmart, Murphy road expansion and the parkway) to support the housing to handle the transportation.	Neff is a very busy, congested road and we should not clog up a road that leads to the hospital/Fire Station for emergency situations. HWY 20 along Forum Center does not have the grocery store options nor school options to support more added housing. The East Side Library is already closing, Costco moved, Walgreens Pharmacy closed, Bend is taking away necessities that people would need so East Side is not equipped for the extra UGB expansion.	writealexandra@yahoo.com
12/4/2024	JR = Jasper Ridge, and CR = Caldera Ranch. JR is closer to vast infrastructure + amenities (stores, gas, food, hospital + other med offices, etc) JR is closer+offers quicker access to both downtown Bend and also Redmond (+ airport) JR = Big Sky Park, with various sporting fields, bike tracks, playgrounds, etc. JR has more road access options. And expanding UGB to include JR would essentially be connecting the current UGB line vs expanding it outwards to allow for the CR proposal	Ideally neither CR or JR projects would be pursued, but the JR proposal seems to be much more vetted, would produce less impact on road/traffic (spread out), and safer in the unfortunate case of an emergency/evacuation	I do not it. Multiple zoning barriers will be wiped out, + UGB expanded. Family chose this area for their homes because of those protections - please don't just wipe them away	please leave this property as is - where if developed it will require larger lots. We all moved out here to avoid something like Caldera Ranch Also, the surrounding area looks and feels like more of a rural farm setting vs JR. That = charm, appreciated by locals & tourists - please don't ruin this with high density housing	Site 1: Jasper Ridge	If more housing is the objective, JR seems to be the obvious choice. JR= about 40% > housing vs CR. JR is ready to go - mostly a large field vs a mine w/ huge craters, etc Knott Rd, the only main rd that all the 700+ CR homes must travel or at least cross, will be greatly impacted. Several more housing projects already underway or coming soon. All will impact Knott, which has seen massive increase in traffic in the past few years (already difficult to exit Woodside to Knott due to this - cars, & many semis since Rickard is paved to HW20, plus the roundabout on Knott at 15th essentially evenly spaces traffic to not allow vehicles from side streets to enter Knott - vs there used to be regular gaps from faster & slower drivers. A few years back = no wait at that stopsign. JR = several large rd.s to enter/exit. That = less impact daily, & more importantly it provides more & larger pathways to evacuate safer/quicker/easier/ if there is ever an emergency vs. what just Knott can offer.	CR is home to many species of wildlife and is a buffer+resting spot for them. If/when it is developed with 10ac lots, they will likely still call it home. But CR would surely displace the vast majority of wildlife. CR site is a stone throw away from where the PROPOSED 2023 MULE DEER WINTER RANGE COMBINING ZONE boundary was. Please consider everything that study+proposal discussed, and how damaging something like CR would be... the mule deer don't know there's an invisible line a few bounds south of CR, but I know they not only regularly use that property in winter, but throughout the year, & many fawns are birthed & raised within its boundaries. Please consider contacting Tanya Saltzman, the Senior Planner for that proposal, at Email: tanya.saltzman@deschutes.org Phone: 541-585-5555 to see if Those associated the study/proposal think CR would be potentially/likely negatively impactful to our mule deer and adversely affect that part of their winter range habitat	
12/4/2024				The total disregard to the surrounding community. If you want to build on your property fine. Get permission pay your permit fee . My property is not automatically yours. There has been no communication to me about using my property or my neighbors. I could cite a whole host of examples of how this is wrong. But to put in terms everyone should be able to understand. Let's take your property and pave a path through it. Open to everyone and their dog. Don't worry though we will provide doggy doo stations. It's just a small inconvenience right?			Is this a one time expansion? Or is this a precursor of what the City of Bend is now all about.? All involved in these decisions would be well served to keep in mind why most of us moved to Bend. Doubtful it was for a repeat of what most moved away from. What kind of neighbor do you want ?	

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12/4/2024		I don't know what the underlying zoning is, but if it is any kind of agricultural zoning, it should not be considered. This "expedited" process has been too quick for me to adequately comment.		The parcels proposed for development, aside from the cinder pit itself, are mostly zoned MUA-10. Retain these lands as agricultural zoning. The surrounding farms are highly productive, producing cattle, sheep, goats, chickens, eggs, weed-free high quality hay, high value cutting horses, and 4-H/FFA livestock sold at the county fair, building our farmers and leaders of the future. Site 2, with the exception of the cinder pit itself, is no different than the surrounding small farms. Our land use laws were designed to prevent exactly what the City and developers are proposing to do- convert farm lands outside of the current UGB into houses. I propose you do not consider developing this, and other farm or forest-zoned sites.			Cauldera proposal: Traffic congestion caused by another 700 homes, let's say 1,400 people, coming and going several times a day, will make this area of Knott Road virtually wall to wall traffic. The lands are State classified Wildland Urban Interface, moderate to high risk. In high winds, a wildfire can travel about 14 mph, and this high density proposal is only 1 mile from the forest boundary. If a wildfire occurs (likely coming from the National Forest to the SW), it would be impossible for this many people to evacuate safely, let alone the current dispersed residents on adjacent agricultural lands. In November 2012 my house burned down on Tekampe Rd. Winds on Lava Butte were clocked at 75mph. Embers were blowing horizontally. Had this subdivision been next door, it would have burned. The agricultural zoning effectively provides the City of Bend with a valuable fuel break, protecting the high density developments across Knott Road. Leave the zoning in place. Do not change it.	sskake12@gmail.com
12/4/2024	Nothing.	Eliminate the section next to Neff to maintain the country environment.	The urban growth has already begun in the south and has a new high school, so lets keep that growth nearby.		Site 2: Caldera Ranch	The urban growth has already begun in the south and has a new high school, so lets keep that growth nearby.	Please recognize that with climate change and drought in the area, wells are going dry and availability of water to support the increased population is not being considered. Recent studies by climatologists have shown that the earth is losing great quantities (equivalent to 2 and 1/2 Lake Erie's) of surface water since 2000. We must stop encouraging more and more population growth in Central Oregon. It is after all appropriately termed "high desert".	md_deeth@msn.com
12/4/2024	Nothing. Voting completely against it. Horrible spot to put over 1000 homes	No hosting development in the spot. Vote Against it being there at all	Yes this spot work better.		Site 2: Caldera Ranch			
12/4/2024	That the road might take pressure off of Providence as a cut through to avoid 27th. Providence has gone from a safe family neighborhood with lots of walking and livability to a constant scare on Providence. The recent sped bumps near the park have slowed drivers around the park but opened the speed going north to neff. I am almost rear ended daily leaving my driveway and the majority of drivers are turning right to access eagle.	Add a neighborhood market. Access for goods and services. Less apartments more character	That is a current construction zone and that the work should continue to build that area	Has a better feel for community character. Has better access to a market and goods within the neighborhood	Site 2: Caldera Ranch	I am yet to see any mixed residential/commercial development succeed in bend recently. The city totes livability but only builds housing. Peters's has not developed the commercial so pack people in and make them travel for goods and services. Traffic jams everywhere lines everywhere. Build in a current construction area and demonstrate you can create better livability before tapping into providences beautiful neighborhood. We already have felt the development of the last 5 years and it has not been positive.	I would prefer the city not expand either ugb, but invest resources into bringing jobs to central Oregon. I would like funds transferred out of visit bend, tourism is established and invest funds to incentivize businesss, especially small business to set up shops in the new developments to create neighborhoods like multanomah village in Portland. More housing is not bringing down house prices. Families continue to struggle. Services are being stretched. Let's try something other than cram more housing for more people. That has not worked for the last few years.	
12/4/2024	Nothing, too much traffic in the residential area	Not use this site	Nothing really	Don't use it	Site 2: Caldera Ranch	Less traffic impact	Quit expanding Bend. You are making it into a Portland and we don't need another ghetto	
12/4/2024	Nothing	Not having it connect to Providence neighborhood			Site 2: Caldera Ranch	I don't want this affecting the neighborhood I live in		
12/4/2024		This plan destroys a beautiful natural area Bend should be proud of. It is way too dense for the area (1000 units!) and will negatively impact the neighborhoods at the current urban boundary, like Providence and Glacier Ridge. I don't know a single person in my neighborhood who supports this. It is simply TOO MUCH.	Less density than Jasper Ridge. Central Park. Works with surrounding urban areas. Better traffic management possible.		Site 2: Caldera Ranch	Because I don't want my neighborhood destroyed by a massive development project that dramatically increases population density in an already saturated area of town. I hope the council will either choose Caldera Ranch or consider looking further north for urban boundary expansion sites.		evmorang@gmail.com
12/4/2024	Absolutely nothing	For the proposal to be withdrawn and other options to be considered.	Absolutely Nothing	For the proposal to be withdrawn and other options to be considered.			Bend is overcrowded, and that's a fact. However, I believe the current planning being implemented to accommodate residents is neither efficient nor forward-thinking. In my opinion, hiring an outside consultant with experience in managing exponential city growth and designing for success is essential. Bend is losing open space daily, and builders are overcrowding areas that lack the capacity to support it. A prime example of this is the new library and Stephens Ranch. The traffic on 27th is already excessive, and the road is not safe. Families have not yet started moving into the many large homes being built, so it's concerning to imagine how much worse the traffic and crowding will become once they do. The ongoing construction and the new library have already made the area congested and feel severely claustrophobic. This situation is similar in other developing communities within Bend as well.	

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12/4/2024	I have to honestly say nothing about it I like. This area is so congested with traffic as it is, we do not need more added to that.	Keep it as it is. It's a beautiful open green space. Please stop getting rid of our green space in Bend.			Site 2: Caldera Ranch	Less congestion in that area. Eastside, especially off Neff is too much. Neff as it is now needs huge improvements to keep up with the traffic that is just not getting done by the city.	We need to slow down expansion in Bend. It's getting out of hand and it's ruining the community. Bend is beautiful as is. Please do not turn it into a concrete jungle. Keep Bend small, keep Bend beautiful.	
12/4/2024			The infrastructure is better equipped to handle the increase in traffic.		Site 2: Caldera Ranch	There is too much condensed housing next to Juniper Ridge and the current roads and infrastructure will not be able to handle the increased traffic. It will negatively impact all the current residents in the Prudence neighborhood.		
12/4/2024	I do not want this at all.	The location is horrible and going to cause so much more congestion and traffic.	We don't need this.	We don't have room for all the traffic this will add.	Site 1: Jasper Ridge Site 2: Caldera Ranch	It's farther away from me.		