



WOODSIDE RANCH HOMEOWNERS' ASSOCIATION

Community Meeting August 17th Caldera Ranch Impact Update

Our community is facing significant changes, and your voice is urgently needed to shape the outcome.

Please join your fellow Woodside Ranch residents for an important in-person meeting to learn about the upcoming Caldera Ranch development and understand the direct impacts it will have on our neighborhood.

- **Date:** Monday, August 17th
- **Time:** 5:00 PM – 7:00 PM
- **Location:** Central Library
 - 61956 SE Santorini Street, Bend, OR 97702
 - Corner of 27th Street and Wilderness Way

Why Your Attendance is Crucial

On September 2nd, the Bend City Council will hold a decisive vote on how to move the Caldera Ranch project forward. This community meeting is our collective preparation phase. To minimize the development's negative impacts on our daily lives, we must coordinate our efforts and communicate clearly with the City Council *before* this vote takes place.

Key Topics on the Agenda:

- **Fire Egress & Emergency Safety:** Reviewing how the development affects our neighborhood evacuation routes and overall emergency preparedness.
- **Traffic & Congestion Impacts:** Examining projected traffic increases and discussing strategies to mitigate local gridlock.
- **Coordinated Advocacy:** Learning how to effectively voice our concerns to the Bend City Council to ensure our community's safety is prioritized.

This is your chance to get the facts, ask questions, and get involved in protecting the future of Woodside Ranch. Together, we can ensure our neighborhood's safety and character are preserved.

Let's stand together for Woodside Ranch. See you on August 17th!

— Woodside Ranch Homeowners Association Board

Caldera Ranch is the 716-unit development which is the focus of the one-time City of Bend Urban Growth Boundary (UGB) expansion, conceptually approved by the City Council in December 2024.

The site is south of Knott Road, on 91.4 acres, across from Caldera High School and will be impacting Woodside Ranch.