

Mt. Bachelor Village

Briefing on COID Development

October 2, 2021

Introductions and Overview



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For communications specific to COID, please use:

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For past updates, you may visit these links:

[First Update](#) - Jan, 2021

[Second Update](#) - April , 2021

[Third Update](#) - Sept, 2021

Proposed Development

Pahlisch in contract with COID to buy the land (not finalized)

- ❑ Proposal for a Master Planned Community
 - ❑ not yet filed with City
 - ❑ on Pahlisch's work plan several years away
 - ❑ no schematics available yet

- ❑ Mixture of ~700 homes: could be single family, duplexes, triplexes, cottage homes, and apartments - *similar to Pahlisch's Petrosa near Pine Nursery Park* www.PetrosaBend.com

General Concerns of the Neighborhood Association Members

- ❑ Loss of Open Space / Trails
- ❑ Loss of View Easement
- ❑ Additional Traffic to Brookwood and Reed Market
- ❑ Loss of Significant Trees and Green Space
- ❑ Fire Evacuation / Safety as it relates to Density / Number of homes to be built
- ❑ General Concern about balancing need for additional housing - will any of this be the needed “affordable” or middle housing?

MAP



SCENIC EASEMENT AREA (INST. 89-00944)
TAX LOT 18-12-07-00-00800 = 96.6± ACRES

Specific Concerns Related to MBV

VIEW EASEMENT - TO BE CONFIRMED BY MBV OWNERS AND HOA

What we know....

1. Expires on April 1, 2034 OR if COID stops using their power plant.
2. Created when Brooks Resources first owned the land
3. Conflicting opinions about the language (i.e. is it strong enough to withstand a challenge)
4. Pahlisch has indicated they do not intend to “sue their way out of the easement”

What we do not know...

1. Is it part of every owner’s documentation/title? What documents do you have?
2. Has it been changed in any way, i.e. through new ownership by Oskenholt?
3. What would be needed by MBV owners to cancel the easement prior to 2034?
4. Have the MBV owners had their own legal assessment of this easement?
5. Can MBV owners extend the expiration of the view easement?

What's Next

1. Some Neighbors want to try to save the land/trails. You can connect with that group at <https://savebendgreenspace.org>
1. The 3 NA's (Southern Crossing, Century West and Southwest Bend) are working closely with Pahlisch to stay in touch about the project.
1. NA's will be coordinating Public Meetings when development appears to be moving forward (likely around 2024).

What we need:

Ideally 1-2 contact people within MBV to coordinate answers to the unknown questions, and help coordinate communications to MBV Residents.

Any volunteers?

Discussion

What questions do owners of MBV have?

Thank you

Mt. Bachelor Village is part of Century West Neighborhood Association.

Please join as a member today at

www.centurywestneighborhood.com

For COID updates, please join the mailing list at

www.tinyurl.com/xb3z9h2c