

May 12, 2026

Official Community Statement Regarding the Community Benefit Parcel

Prepared for the Bandon Pool Annual Board Meeting

Citizens of Bandon and Members/Supporters/Donors of Bandon Pool,

Over the past several weeks, we have taken the time to carefully read and reflect on the many comments, questions, and concerns shared by members of the Bandon community throughout various social media platforms regarding the future of aquatics and recreation facilities in our town.

First and foremost, while we cannot speak to the past 40+ years of challenges, setbacks, or unrealized efforts surrounding a community pool and recreation center, we can say this clearly: We are strong advocates for bringing an aquatics and recreation facility to Bandon, and we would welcome the opportunity to help turn this long-awaited vision into a reality for the community.

As some may know, Gravel Point Phase II includes a designated “Community Benefit Parcel” adjacent to City Park. This specific parcel was contemplated as part of the approved Gravel Point Phase II Master Plan Ordinance, which includes aquatics and recreation as an approved use, subject to conditions and further land use actions. We are currently in the process of satisfying those conditions and navigating the appropriate legal and regulatory steps necessary to partition this parcel from the broader Gravel Point development.

Land use entitlements, environmental review, permitting, and infrastructure planning are extensive processes that require coordination across multiple agencies and jurisdictions. While these efforts often take months – and in many cases years – they are necessary to ensure projects are feasible, compliant, and responsibly planned for long-term community benefit.

Over the last two years, our partners and development team members have worked diligently with agencies including the Oregon Department of State Lands, the U.S. Army Corps of Engineers, the State Historic Preservation Office, and the City of Bandon, among others, to evaluate the broader 60-acre Phase II site and determine development feasibility. This work has included comprehensive environmental analysis, wetland

delineation efforts, and careful planning centered around the protection and enhancement of the site's native habitat and ecological systems.

As a result of this extensive diligence process, we can confidently state that the proposed Community Benefit Parcel is feasible for future development.

It is our intention that this parcel ultimately be donated to *Gravel Point Foundation, Inc.*, a nonprofit organization established to support community-focused development initiatives that directly benefit Bandon. Our hope is that this aquatics and recreation initiative – alongside future opportunities such as workforce housing – can serve as one of many long-term investments into the health, wellbeing, and vitality of the community.

As it relates specifically to Bandon Pool, our conversations over the past several years have been positive, productive, and collaborative. We understand there is a sense of urgency from donors, supporters, and community members who have waited a long time to see meaningful progress. We also understand that some members of the community have experienced disappointment due to the lack of visible movement over many years. It is our intention to continue this collaboration as we move through the above-mentioned pre-development hurdles.

While we may not yet be in a position to provide definitive timelines regarding delivery, we hope this statement offers additional clarity regarding the process, the work completed to date, and our continued commitment to exploring a path forward responsibly and transparently.

We appreciate the community's patience and continued engagement as these efforts move through the appropriate channels.

For additional questions or updates, please contact: info@perkdevelopment.com

Regards,



Brett Perkins
Managing Member
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