

Hello!

Discover our new neighborhood — visit the Discovery Pod

Tiny homes have quickly risen in popularity for their simplicity and charm. We love the creativity that owners and builders put into creating tiny spaces that are functional, livable and beautiful. While Discovery West itself is not a tiny home community, we had a bright idea for creating a space in which people could learn more about our neighborhood.

We were looking for a temporary space that was not only functional, but welcoming and comfortable for guests visiting the community. It also needed to reflect the contemporary, curious and joyful brand of Discovery West. The growing trend of tiny homes had been on our radar, and we saw it as a perfect solution for both form and function. In the end, we worked with Oregon tiny home builder, Tiny Heirloom, to create a light, bright and beautiful tiny “sales center” for Discovery West: the Discovery Pod.

The Discovery Pod features everything you need to learn about the neighborhood — in an efficient space. With an area for meetings, a kitchenette, a restroom, plus a large screen

monitor to look at plans and listings — the Pod is a true sales center for our community. There are little “discoveries” throughout the space, including activities and books for any kids who might be accompanying their parents on the home search adventure.

Because the interior is small, we also put quite a bit of effort into the design of the exterior area around the Pod. Outside is an inviting space featuring a custom Cement Elegance fire table and chairs, so buyers, brokers and builders can meet in the outdoor space as easily as the indoor.

Visit the Pod in Discovery West, open daily, to find a knowledgeable and experienced Central Oregon agent from our partners at Harcourts The Garner Group Real Estate. Come see us today!



Welcome to the Discovery Pod, Discovery West neighborhood’s sales center.

“YOU KNOW YOU HAVE REACHED PERFECTION OF DESIGN NOT WHEN YOU HAVE NOTHING MORE TO ADD, BUT WHEN YOU HAVE NOTHING MORE TO TAKE AWAY.”

— ANTOINE DE SAINT-EXUPÉRY

Building Bridges: Impressive Feats of Construction, and Public Art

At Discovery West, we build bridges. Well, at least one pretty big bridge! After major preparatory work, in early 2020 we announced that our new bridge was starting to take shape in a major way. The bridge, which extends Skyline Ranch Road to the northwest, is the main entry point for the neighborhood. We received some great video and TV coverage when two giant cranes installed 11 bridge beams that were 70-feet long each.

“MEN BUILD TOO MANY WALLS AND NOT ENOUGH BRIDGES.”

— JOSEPH FORT NEWTON

While installing these functional beams was a big job in itself, the best part came later — after construction was completed. We engaged two local artists to install two very different displays of public art.

Rochelle Schueler of Bend’s Wild Rose Artworks produced our first art installation. She creates original works of mosaic art specializing in public art murals, and functional, architectural, and sculptural mosaics. She uses all types of materials ranging from glass and

tile to metal and concrete. For us, she made a stylized mosaic tile representation of the orange pinecone in the Discovery West logo. She installed eight identical mosaics on the bridge entering Discovery West. What a great way to welcome people into our community!

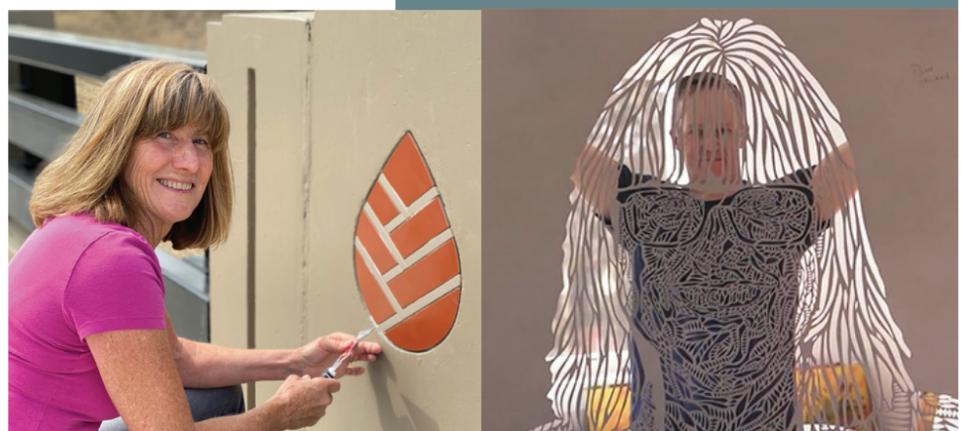
Local stencil artist **Doug Robertson**, a visual artist, created our second public art installation. In addition to being an accomplished artist, he and his wife are the founders of the High Desert Mural Festival community event, which supports mural projects enhancing the public arts culture of Central Oregon and fostering visual arts education. The Discovery West mural he created in the pedestrian walkway under the bridge includes stencil portraits of several of our “Women of Discovery.” We love these creative depictions of women who have made history through their activities, discoveries and bravery.

You can read more about the artists, and see images and videos of the pieces on our blog

at www.discoverywestbend.com, on YouTube at www.discoverywestbend.com/youtube, or on Instagram @discoverywestbend.



The bridge and mural in the pedestrian walkway



Our artists, Rochelle Schueler and Doug Robertson

Share Your Discovery

INSTAGRAM CONTEST

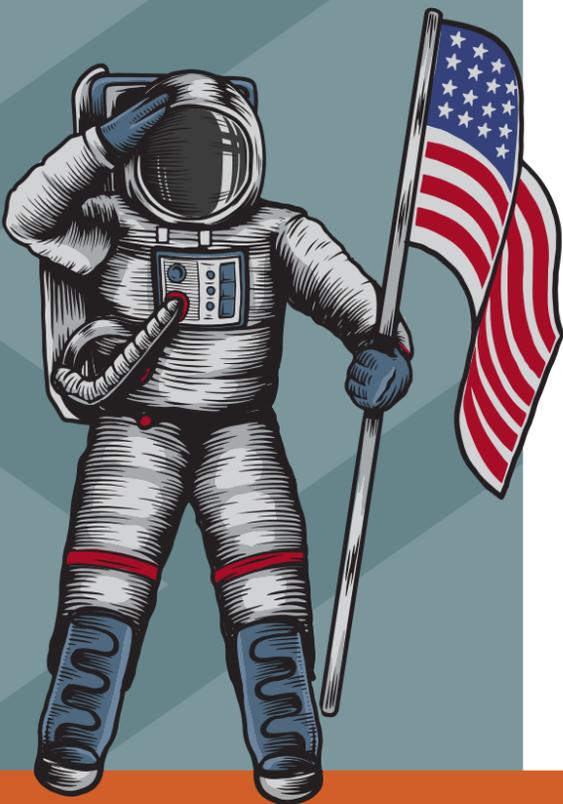


If you aren't following us on Instagram, you're missing out!

We share all the latest from Discovery West in this vibrant, visual way.

We know we're not the only ones who love to discover all Central Oregon has to offer, over and over. It never gets old! That's why we're inviting you to share your "discoveries" with us on Instagram.

Find a special spot that catches your attention? Tag us @discoverywestbend and use #bendoregondiscovery. We'll be giving away a custom Discovery West baseball cap to a lucky winner each month.



Featured Builder

Discovery West Builders Guild: Spotlight on B&C Building

At Discovery West, our vision includes a community filled with architectural diversity and quality when it comes to our homes. So we formed the Discovery West Builders Guild, based on the success of a similar concept in NorthWest Crossing. We selected 19 quality builder partners who will help fulfill the vision for a vibrant, livable community.

WE SHAPE OUR BUILDINGS:
THEREAFTER, THEY SHAPE US.

-WINSTON CHURCHILL

Unlike many developments, Discovery West does not have set floor plans or model homes. Instead, when each phase is complete, we sell ready-to-build lots to builders who are part of the Guild. The builders can either build custom homes or speculative homes. We have a fantastic team of building partners to choose from, all profiled on our website. In this issue of Polestar, we're spotlighting Brett Lansing of B & C Building.

Brent Lansing of B & C Building has been building quality homes since 2004. Originally from the Oregon Coast, Brent moved to Central Oregon for many of the same reasons the rest of us have — the stunning scenery, the amazing recreational opportunities and the relaxed lifestyle that Bend offers.

Brent's favorite aspect of his business is working with clients (particularly people who have not had a home built for them before) to define their home dreams and turn them into a reality that reflects quality, affordability and good design. Brent has built both spec and custom homes all over Bend and in other areas of Central Oregon.

Brent said, "Being involved in a brand-new, well-planned community is always exciting. I enjoy building homes for people who are looking to fully enjoy the Central Oregon lifestyle, and my vision is to create spaces where my clients can live, work and play, so Discovery West is a great fit. I was happy to be accepted onto the Builders Guild team and move forward with many of the same development team members I worked with in NorthWest Crossing. The future for Bend's westside is bright!"

Brent was awarded the Central Oregon Association of Realtors "Building a Better Central Oregon" award in 2017 for a renovation of a historic garage into a charming 2 bedroom 2 bath cottage in Bend's Downtown Historic District. Brent continues to build and remodel homes in some of Central Oregon's favorite communities such as Awbrey Butte, NorthWest Crossing and Caldera Springs.

Partnering up

We are pleased to work with Harcourts The Garner Group as the developer brokerage representative in Discovery West. Harcourts offers a full-service real estate company with over 40 brokers eager to provide unsurpassed service in assisting buyers and sellers. As the brokerager representative for NorthWest Crossing for over 10 years, the team at Harcourts has a full understanding of the benefits a mixed-use community like Discovery West provides to residents. "We're thrilled to be teaming up with the amazing development group for Discovery West to create another neighborhood that will undoubtedly make history," says Sara LaFaver, principal broker for Harcourts.

Harcourts

The Garner Group Real Estate
thegarnergroupp.com

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Owners (l to r) Shelley Griffin, Erica Davis, and Sara LaFaver



Nobel Prize winning physicist, Dr. Maria Goeppert Mayer

Women Making History

KATHY SULLIVAN
(Look for her name on a street sign soon.)

Dr. Kathryn Sullivan knows a thing or two about highs and lows. In 1984 Kathy Sullivan was the **first American woman to walk in space**. This past summer, she became **the first woman to dive to the Challenger Deep in the Mariana Trench**, the deepest part of the Earth's oceans. Only a handful of people can claim this achievement, diving over 36,000 feet below the ocean's surface.

"As a hybrid oceanographer and astronaut this was an extraordinary day, a once in a lifetime day," she said of her expedition. Following her career at NASA, Kathy served as the Administrator of the National Oceanic and Atmospheric Administration.

Women of Discovery

The Story Behind Our "Women of Discovery" Theme in Discovery West

The spirit of discovery and exploration is alive and can be found in nearly every nook and cranny of Discovery West. Even something as simple as the streets in our neighborhood can hold a story as we celebrate significant discoveries in the fields of medicine, technology, science, space and geography (just to name a few) throughout history. These discoveries — and the amazing people behind these discoveries — have saved lives, increased knowledge and defied odds for centuries.

To honor a few of the people who made these discoveries, we've named nearly all of the streets in Discovery West after 19 intelligent, courageous, inquisitive and inspiring women who have contributed much to our world. That's right, our neighborhood streets bear the surnames of those who have undertaken careers as explorers of land, space, animals, history and the world around us. Each of these courageous and accomplished women has a story, and we are profiling each of them in depth on our blog at discoverywestbend.com.

In the first phase of the neighborhood, some of our residents will find themselves with addresses on Mayer Place, named after

renowned Nobel Prize winning physicist, Dr. Maria Goeppert Mayer. Or perhaps they will call Londonderry Place home, after Annie Londonderry, the first woman to bicycle around the world; or Blodgett Way, in honor of Dr. Katharine Burr Blodgett an American physicist and chemist and the first woman to earn a Ph.D. in Physics from Cambridge University.

SHE BELIEVED SHE COULD,
SO SHE DID.
-RACHEL GREY

Discovery West's vision is to create a community filled with variety where everyone can thrive and enjoy all that the Central Oregon lifestyle has to offer. Honoring women who have done everything from developing the whooping cough vaccine, walking in space or even studying primates, is one part of that vision. These Women of Discovery will not only have a place in history — but also in the Discovery West neighborhood.

Just for fun! Women of Discovery Word Search

K	T	P	H	P	G	C	W	I	L	G	Q	P	J	L
E	W	E	O	C	H	O	A	U	K	O	F	Q	S	O
N	S	T	R	I	C	K	L	A	N	D	I	B	W	N
Y	J	I	K	C	P	K	M	S	E	E	D	L	O	D
O	F	O	Y	K	I	E	V	A	U	P	T	O	R	O
N	O	H	S	I	T	N	M	W	Y	K	H	D	K	N
B	S	C	I	E	T	D	W	P	C	E	A	G	M	D
A	S	C	N	S	M	R	I	U	T	A	R	E	A	E
N	E	H	G	S	A	I	S	L	Z	F	P	T	N	R
C	Y	A	L	L	N	C	T	K	K	A	Z	T	Z	R
R	B	W	E	I	C	K	H	I	I	K	F	D	D	Y
O	A	L	T	N	S	B	L	E	A	V	I	T	T	A
F	T	A	O	G	C	R	S	T	A	N	H	O	P	E
T	H	E	N	M	F	N	S	U	L	L	I	V	A	N
Z	W	G	X	A	L	Y	Y	G	D	M	Q	V	S	E

- LONDONDERRY
- STRICKLAND
- KIESSLING
- SINGLETON
- SULLIVAN
- STANHOPE
- BANCROFT
- BLODGETT
- PITTMAN
- KENDRICK
- KENYON
- LEAVITT
- MAYER
- OCHOA
- WORKMAN
- FOSSEY
- CHAWLA
- THARP
- BATH

Kathy Sullivan and dive pilot Victor Vescovo. Photo: Enrique Alvarez



Development Update

Discovery West Takes Shape on Bend's Westside: Phases 1 & 2

Over the past several months, the team has been working hard to bring Discovery West's first development phases to life. Our vision for creating a place for people to build a beautiful life in Central Oregon is taking shape — driven by passion and a deep experience in our community.

Discovery West is being developed under the "transect" concept of urbanism, where density decreases the farther you get from the urban core. This approach helps to mitigate negative impacts on wildlife and the threat of wildfire spread. You can see how this will look on our Master Plan.

A GOOD NEIGHBOR IS A PRICELESS TREASURE
- CHINESE PROVERB

There is a vast amount of work that goes on "behind the scenes", so to speak, before the fun part when the homes start going up. Our team of talented contractors, including the crew from Bend's Taylor NW, completed the infrastructure work on the first phase of Discovery West last spring. This included all the things

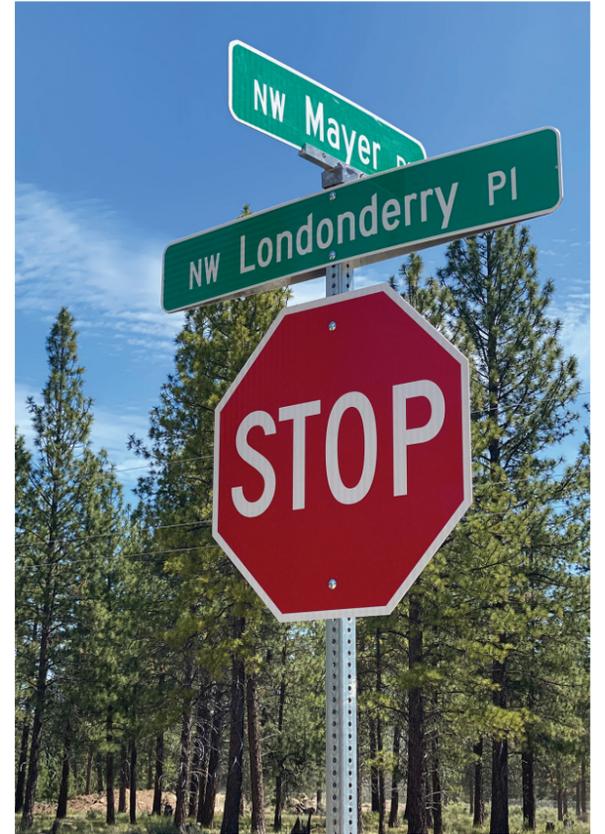
we sometimes take for granted: water, sewer, electric and even high-speed internet access for the neighborhood. It also encompassed streets, sidewalks and the gargantuan task of building our new bridge at Skyline Ranch Rd.

This work provided the foundation for the 39 homesites in phase one, ranging in size from 5,000 to more than 15,000 square feet. These lots were sold to our Discovery West Builders Guild in a lottery at the end of 2019. You can now see their creativity taking shape as many builders begin to construct homes on the lots they purchased.

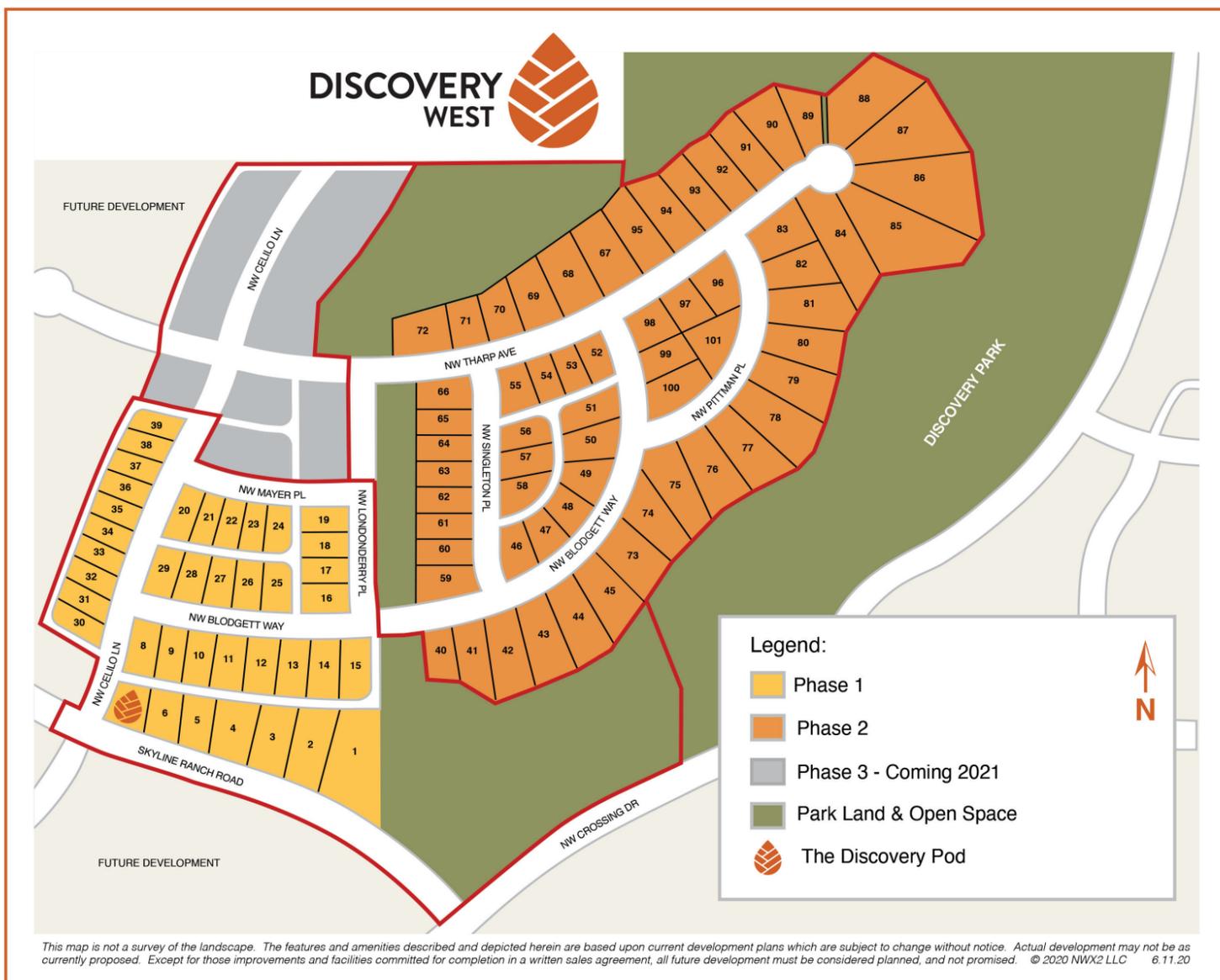
Visitors to the neighborhood will also see that phase two has taken shape as well. This larger phase includes 62 homesites, all more than 6,000 square feet. These will also be sold to our Discovery West Builders Guild for both custom and spec homes.

There are many different styles allowed by our architectural guidelines, and each builder brings a unique approach to his or her homes. In addition, the community will eventually have a variety of options for housing, ranging from single-family homes and cottages, to live-work townhomes and apartments. This approach will help ensure a diverse built environment in Discovery West.

As real estate developers with decades of creating thoughtful developments in the region, it is always a thrill to see a neighborhood taking shape. We know that soon the streets and sidewalks will come to life with new residents, bringing energy and vibrancy to Discovery West.



See our Women of Discovery section to learn about the amazing women that inspired our street names.



IT'S ONE OF THE GREAT DELIGHTS AND MEMORIES FOR ME... I FELT LIKE I WAS SEEING, WOVEN TOGETHER, THE POWER AND SCALE OF THE ENTIRE WORLD.
- KATHRYN SULLIVAN, ON HER SPACEWALK