

PLANNING COMM. 9/27 SIGN IN SHEET

NAME	ADDRESS
Doris Brannan	#29 McNary Sunriver
Corrina Hall	7 Elk Sunriver
Alex Scandalios	7 Elk Sunriver
Steen Runne	P.O. Box 3609 Sunriver, OR
Nick Campbell	#3 Abbot House Sunriver
Lee Smith	7 Rocky Mtn Lane Sunriver
Melvin Wald	#12 Mount Rainier Lane Sunriver
Marcey Keefer Hutchison Fox	7 Sunriver
CALL CRUER	
JOHANN KAHNISKI	#2 PAPER BIRCH LANE, SUNRIVER
CONNIE SCHWING	#11 Nine Iron SR
Bob Kemp	SUNRIVER, OR (18160 Cottonwood Rd #291) home 26 E 16th
Don Hutchison	SUNRIVER + Fox 7 SUNRIVER
GEORGE RISER	34 OREGON LOOP
Marcus Schwing	#11 Nine Iron Lane Sunriver
Dick Fellers	#6 Witchazel
MIKE BRANNAN	#29 McNary Lane
Suzanne Carver	#7 Goldfinch Lane

Deschutes County Community Development Department
117 NW Lafayette Avenue
Bend, Oregon 97701

To Whom It May Concern,

We would like to express our concerns about the new Town Center district in the Sunriver Urban Unincorporated Community proposed by Silverstar Destinations LLC. As homeowners in Sunriver we feel that we have not been provided timely, pertinent information by our homeowner's association. The 176 page document on your web site is rather imposing reading for those uninitiated in the planning and zoning process.

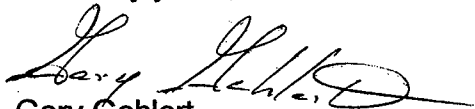
The proposed building of a structure with a 75 foot ridge line and 10 additional feet of allowed attachments seems out of character to the surrounding area. In addition the potential cost to the local fire department for additional equipment and the space to garage same is not adequately addressed.

The question of whether our existing water and sewage treatment facilities would adequately meet the peak demand of 500 plus new residents was also not adequately addressed. The disposal of ground water runoff created by the new paved parking spaces was not addressed.

It is questionable if our existing streets and pathways in and adjacent to the proposed Town Center would adequately handle the additional traffic created by the requested zone change. At peak periods they are already inadequate to handle the existing traffic.

For these reasons we would like to preserve our rights to raise these issues at some time in the future.

Sincerely yours,



Gary Gehlert
6 Lodgepole Lane
Box 3616
Sunriver, Oregon 97707



Janet Gehlert
same address

Public Meeting input 9-27-07 Ref. Sunriver Village Proposal, Supplemental

The Most recent Deschutes County Destination Resort Code Title 18 .04.030 B as well as Sunriver own design guidelines specifies that at least 50% of land should remain as open space and that does not include the space taken up by the required parking lots, streets and such. That is not what they have requested in their Village proposal. Any reduction from the 50+% should not be allowed!

The proposals parking requirements should not be further reduced from the current County Standards Title 18.116.030.D.9. Sunriver currently has many parking issues and one would think if you add more joint use in a given amount of space that the parking activity requirements would increase, not decrease as they wish in their proposal. At least one assigned parking spot per Condo bedroom should be the minimum, with the first level business parking requirements added into the total parking spaces required.

Current Height restrictions of all Commercial buildings in the Sunriver village proposal should be maintained at no more then ~~45~~ foot, in my opinion.

30

The businesses that in the end will comprise the 85 to 150 k of commercial and retail space in their plans should not include the current abundance of real-estate, property management type operations we find in the mall today.

Their proposal currently includes at least 600 condos, most of which will probably be sold to investors for their short term transient rentals. This will greatly exceed the Goal of the State of maintaining a 2 to 1 residential rental ratio in a Destination Resort setting. The large quantity of Condos requested in their proposal also exceeds the intent of Division 22, 660-022-0030- 5-C that only allows for up to 100 units. In our opinion if this is allowed it will dilute the property owner's financial interests in Sunriver and will further over load our recreation assets. It also does not meet the originally Sunriver developers goal of making Sunriver a "Great Place to Live". The Deschutes County Comprehensive Plans current density limit of 10 units per acre should be maintained to insure our tranquility is protected.

This proposals major focus on Condos makes one wonder if the development team in Portland has decided to try its luck over in the Sunriver area now that the condo market has gone sour in the city of Portland.

Their most recent revised application submittal was provided to me on 8-21-07 and was based on a prior revised application and consisted of just about 240 pages. I feel given the huge impact of this project on Title 18.108 Urban Unincorporated Community Zone of Sunriver and given the minimal amount of time provided to review these changes before this meeting, I'd like to suggest that the record be kept open allowing for further input of the owners as these changes get communicated within Sunrental.

Merlyn Webster P.E. (CA)
Owner, Sunriver, Proper



From: Bob Kempf

**To: Deschutes County Planning Commission, attention: Terri Hansen Payne
117 NW Lafayette Avenue
Bend, Oregon 97701**

Subject: September 27, 2007 Public Hearing related to Silverstar Destinations proposal in Sunriver

Dear Terri:

Recently, a close friend said, "Bob, I sense that you have a lot of anger pent up inside of you." I thought about this, and I realized that I am angry that the Sunriver Owners Board has let down the owners in their eagerness to do anything to improve the Sunriver Mall. By supporting a proposal to build a 75 foot high building, 500 to 600 housing units and do it in an architectural style that does not blend in with the existing Sunriver architecture, they have let us and the thousands of visitors who come here down. We live here and people visit Sunriver to ride or walk on the 36 miles of bike paths, to float down the Deschutes River, to play golf, to play tennis, to swim, to ski on Mt. Bachelor and to visit the natural amenities outside of Sunriver. This proposal, as it stands, will dilute that experience for us all.

Sunriver already exceeds the original design capacity and is very crowded during peak visitor times including the summer months and the Christmas-time holidays. Adding 500 to 600 units will further crowd Sunriver's facilities. I believe that this many additional people will dilute the Sunriver experience to the point that many people will decide to go elsewhere for their vacation. The bicycle paths, the Deschutes River and the golf courses are the major reasons why people come here, and there is no room to expand these. Additional swimming pools and tennis courts along with associated parking would decrease the open space which is part of the Sunriver experience. Floating through Sunriver on the Deschutes in the summer is a favorite pass time of Sunriver residences and guests. The river belongs to and is enjoyed by all citizens of Deschutes County. The river cannot be expanded, and adding large numbers of people will lead to crowd problems.

The Silverstar developers say that they love Sunriver and want to improve it. It appears that they want to be located in Sunriver, but they do not want to be a part of Sunriver. They even call their proposed development, Silverstar at Sunriver. In order to improve Sunriver, they want special zoning in order to exceed existing building height restrictions and exceed existing occupancy density rates. They do not even want to blend in architecturally. Instead they want to model Silverstar at Sunriver after Whistler, British Columbia and construct buildings in the Swiss Chalet Style. They should blend in with the historic Great Hall and Sunriver Resort's Lodge. Sunriver has a persona which they should blend in with.

So far, the entertainment which they have provided does not blend in well either. They have changed the miniature golf into black light miniature golf. They state that they intend to add

bumper cars to the ice rink. And they have added a blow up play structure to the mall. What other improvements do they intend to add?

Then there is the financial impact on existing infrastructure. Who will pay for a new fire engine with a ladder which will service the 75 foot tall structure and who will pay to expand the existing fire station to house this new truck? I hope it will be a requirement for Silverstar. Will they have a special tax to pay for increased police protection? Are our water and sewer systems adequate to provide for their proposal, and who will pay for the expansion if it is needed. We have already added Caldera Springs to our water and sewer systems, and we have not yet experienced the full impact of that addition since residential construction is just beginning there. In public meetings, they have expressed the belief that with a few road modifications by their proposed development, they can take care of traffic problems. They express that they will develop the area in such a way that people will not drive their cars once they arrive at Silverstar at Sunriver. This will not happen, people drive everywhere when they come to visit Sunriver, and their cars only cool off after the visitors have turned in for the night. There will definitely be a lot more vehicle traffic if Silverstar is allowed to build 500 to 600 units whether they are permanent residences or hotel suites and rooms.

My letter to you seems negative. I welcome improvements to the mall within Sunriver's existing architectural standards. I realize that they need to sell units in order to pay for their project and to make some money on their development, the real reason for their proposal. I feel that the 500 to 600 additional units which they propose and which will increase current use by approximately 18% is excessive. If they only expand by 100 units, Sunriver can probably absorb the impact. If additional infrastructure is needed, they should pay for it. I also do not believe that their proposal will improve my property values. The addition of a lot of new condo units at Fremont Crossing did not elevate other property values in Sunriver, so why will these?

Thank you for your time and consideration. I realize that you have difficult decisions to make. Please consider the rest of Sunriver when you make your decisions.



Bob Kempf, resident at 26 Filbert in Sunriver, Oregon.

18160 Cottonwood Road, #241
Sunriver, Oregon 97707

September 19, 2007

Dear Deschutes County Planning Commission,

I am writing in response to the application for the Sunriver Town Center District by SilverStar Destinations, LLC. I would like to go on record as saying I am strongly opposed to this proposal and urge the planning commission to reject it, or at the very least to shelve it while additional information and support is obtained.

While I have many objections to the proposal itself I want to start by stating that although the Sunriver Owners Association (SROA) has entered into an agreement on December 20, 2006 to support the **complete redevelopment of the mall** (emphasis from the SROA letter dated September 12, 2007). What needs to be stated is that this agreement was reached via a four person committee appointed by the board with no input from owners. There were no hearings on the proposed agreement nor was there any input sought on the actual feelings of owners over the sweeping **complete redevelopment of the mall** – this is not just revamping the existing shops. It entails adding approximately 15% more residences to Sunriver in a space less than 1% of the total space for all of Sunriver. I am still amazed that the board could, and indeed did, enter into such a dramatic change to the very nature of Sunriver without so much as a mailing to owners. In fact the recent September 12, 2007 letter was the first direct mailing from the SROA on the mall issue, over a year after negotiations with SilverStar were begun.

With that stated I would like to address the specific issues and objections I have with the Town Center district proposal:

- ❑ **Documented Support for No Development**
- ❑ **No Overwhelming Reason for Drastic Change**
- ❑ **Detrimental Impacts Too Great**

Documented Support for No Development. The SROA has stated, as a way to support the mall redevelopment, that one out of three respondents to a 2004 Sunriver owners survey expressed concern about the village mall when asked "What would you like to change about Sunriver?" This would alternately mean that two out of three respondents did **NOT** see the village mall as the number one concern. As I do not have the full 2004 survey, nor do I see it posted on the SROA website, I cannot draw more conclusions from the results. However I can only rely upon the survey results summarized within the SROA Long-Range Plan published in June 2000. The results were based upon two comprehensive (the term used by the SROA) surveys and to quote directly from the Executive Summary "The high response rate -- in excess of 47%

-- from both surveys was considered excellent for statistical purposes. The generally positive responses, enthusiastic participation, and excellent return rates suggest that SROA members not only like Sunriver, but care deeply about its future as well." Clearly this is an excellent resource from which we can determine owner opinions and desires regarding Sunriver – which is why the two survey were commissioned in the first place. They are also quite timely.

Exhibit E - Owner Opinion Survey Summary, page 30 of the SROA Long-Range Plan, states that the "Results of a survey of SROA members show that most Sunriver property owners are content with Sunriver the way it is." It goes on to state that "99% agreed that Sunriver 'should remain basically as is'". The report within Exhibit G Sunriver – Potential Opportunities and Threats has listed as the first two threats "Overuse of the outdoor facilities, natural and man made." and "Overbuilding and loss of peaceful atmosphere."

With all of this data wouldn't any prudent person arrive at the conclusion that the Sunriver Owner's do **NOT** want this kind of development (I know it is called a redevelopment but that is a stretch of the word redevelop)? What benefits will the SROA gain from this development that have caused it to go forward irrespective of owner's input, demonstrated opinions through surveys, and to the very detriment of two of the three foundations of the SROA (those of protecting and enhancing Sunriver's quality of life and natural environment)?

As to why this has not caused an uproar among Sunriver owners as one might expect I must state that the SROA and SilverStar have done such a poor job of communicating all of the info regarding this actual proposal. As examples even to this date there has been no publication, either on the SROA website or in the Sunriver Scene, of an actual project elevation so owners can actually see the impact of the proposal. Also at the SROA annual board of directors meeting, which was focused on the mall redevelopment, there was no presentation by SilverStar nor were there any representatives present to take questions. This is while they have had regular presentations, most recently in mid-August at the time of the annual meeting, to the Sunriver Chamber of Commerce (a very receptive audience). It must also be stated that at this August meeting SilverStar presented a new proposed layout for the village. This new layout is still not presented on the SROA website (it still has the old, original layout) and the SilverStar website is still just a home page saying to check back in the next few months for updates – this is the same thing it has said since it was posted many months ago. There has also been a much skewed reporting of what the proposal is. The SROA has consistently touted that 50% of the village will be dedicated open space. But even as your own staff has noted this "open space" includes parking lots. The actual application from SilverStar goes even further and wants to include underground parking within the "open space" definition. This is not only ridiculous it is also very misleading and something that I would think very few owners actually understand.

As I am sure you are starting to see there is a very large opposition to this proposal, as is indicated by the published survey results. Even the lack of clear, complete and available information regarding the actual village proposal cannot stop this.

No Overwhelming Reason for Drastic Change – specifically the addition of high-density high-rise residential development within the village area. Although the September 12, 2007 letter and Barbara Wade from the SROA at the annual board of directors meeting stated that “staying competitive” was the reason for needing the mall redevelopment (the letter actually stated “Staying competitive is essential for maintaining property values.”) this is not specifically identified as a major issue in the Long-Range Plan. The issue of economic forces entering into Sunriver decisions is specifically addressed within SROA’s Community Development Department introduction page on the SROA website (see complete page as separate attachment). This introduction page summarizes what Sunriver is and what its standards and ideals are. It states that “Giving priority to conservation of our environment over economic considerations is worth every struggle.” I could not agree more, which is why the statements of keeping Sunriver “competitive”, which seems to be a wholly economically motivated objective, seems to be in such opposition to what Sunriver stands for (and for what Sunriver says it stands for right on its own website!).

I have urged all of the SROA board members, many of whom are new and were not a part of the less than unanimous vote to support the SilverStar agreement, to please read this statement from their own website. It would appear that this statement and the sentiment which it advocates, which is also why most of us worked so hard to finally realize our dreams of owning a home in Sunriver did so, has been forgotten by those that have been appointed to defend it.

To further the economically focused decision we can look to the fact that SilverStar wants the change to make more money. This statement is supported by a Bend Bulletin article (August 15, 2007) that quotes John Goodman of SilverStar as saying “It is impossible to make this work without the residential part of it. The more (housing) units we have, it eases the pain of paying a whole lot more for the property than we should have.” What I, and numerous others like me, fail to understand is why we have to sacrifice on the very foundations of Sunriver, which can be found in the SROA’s own mission statement - that of protecting and enhancing Sunriver’s natural environment – because SilverStar made a poor business decision. Under the current proposal for the Town Center District this purchase by SilverStar is a very good business decision. The average property price per new residence would be under \$45,000. Just 15% of the average lot price in Sunriver over the past approx. 12 months. Is it really our responsibility to make SilverStar’s stated overpayment for the property a virtual windfall? Clearly we do not think so. And the sacrifice that we are being asked to make in the increased use of our already overused facilities (just try to find a space at

the South Pool after 600 new, mainly temporary stay, residences are added), increased traffic, and total erosion of the skyline and open areas that we work so hard to protect, is far too great just so this company can make more money. This should have been part of the equation before they ever entered into their agreements to buy the various mall related properties. Coming in after the fact and asking for changes, very drastic changes, is not only poor judgment; it doesn't make any business sense.

Even if the "staying competitive" argument were somehow valid I am still puzzled as to how the new village will keep Sunriver competitive. Are there other developments that are contemplating such a large scale densely populated village? None of the identified competitors that Barbara Wade listed at the annual meeting, which included Caldera Springs, Tetherow, and Pronghorn, have a mall concept. Not to mention a dense Whistler type village, and no one has anywhere near the 600 residences in 26 acres (actually none of the listed competitors even have 600 residences in total for the entire development). These communities are also significantly smaller than Sunriver, more expensive, and do not have the 40 years of history that Sunriver has built. This is the competitive edge that Sunriver has, not that we are going to have the tallest buildings in all of Deschutes County and adding 15% more residences in an area that is less than 1% of the total area of Sunriver. It is that Sunriver has a history of stewardship for the land and recognition of the value for open spaces. That is why all of us as Sunriver owners made the decision to pay a premium to join Sunriver. It was not that we would keep our fingers crossed and hope for a huge development on a grander scale than even Bend has, or I would add would probably approve.

I would also debate whether this will ultimately increase property values. As the increased traffic and utilization of already overtaxed facilities begins due to the added residences it could be argued that property values, and especially house rentals, will actually drop. It should also be asked why there is the concern over property values? Sunriver has always, and continues, to perform at or near the top of property value appreciation within Oregon. I would like to know what reports or studies the SROA has conducted that support the assertion that property values will rise (I have formally asked them for these studies/reports). Also what reports or studies does the SROA have that demonstrates that Sunriver house values are suffering at the present time in the absence of this huge development. Shouldn't that be the hurdle they would have to pass before a proposal bringing about such drastic change should even be considered?

Detrimental Impacts Too Great. I do not have a lot to say here – the impacts on the environment and the nature of Sunriver are self-evident. Buildings from 45-75 feet high (the 75 foot building can also have an additional 15 foot decorative structure for 90 total feet!), higher than the average tree line within the mall area, with very limited set backs (the proposal actually calls for side and rear setbacks to be eliminated). Combined with the addition of buildings within existing common areas, would have an enormous impact on Sunriver. Why is there a need, beyond a purely economic one, to build so densely and so high, well beyond the current commercial height limit of 30'.

Further SilverStar is proposing exempting buildings within the Town Center from the existing view protection requirements as well as exempting mixed-use and attached housing (which I would think covers everything they are considering building) from the solar setback requirements. To actually identify all of the impacts SilverStar will cause based upon their current proposal it would actually be helpful to have a list of all of the exemptions and changes they are calling for.

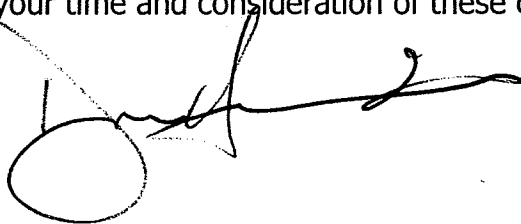
The other very large impact has to do with traffic, parking and facilities use. Traffic around the current mall area is already extremely heavy during the summer periods and any holidays. And this is with an admittedly sub-par mall. By adding 100's of homes, with very high summer and holiday use as they will be mostly rental/short-term stays, will greatly impact the south side of Sunriver. It would be assumed that this would also greatly increase the use of the north side (Cottonwood) entrance which I have seen no mention of. SROA's own consultants have called the review by Kittelson & Associates, Inc., SilverStar's consultants, "not sufficient" in their July 30, 2007 report. This is an extremely important issue and one that to date appears to not have been properly addressed. In SilverStar's application they are calling for reduced parking and other changes to reduce the parking requirements. This makes no sense within the current Sunriver scheme. If anything there should be requirements for more parking than required by current code – just as the SROA is imposing on new residential construction. As there is no allowance for parking along roads in Sunriver all parking must be provided off-street. Currently the mall overflows during events and during busy weekends, adding 100's of new residences and asking for a relaxation of parking requirements (with arguments like that if visitors bring more than one car they will have to park it elsewhere) is irresponsible.

As for increased facilities usage, the SROA has already been discussing the heavy use and strains on the existing aquatic facilities as well as bike paths. This was before the addition of these proposed residences. Past condominium developments, such as Stoneridge, have their own facilities and do not get owner access to the aquatic or tennis facilities. I see no such requirement for this development – which would be much larger than any condominium development presently within Sunriver (this might very well be larger than all existing condominiums combined).

We urge the Commission to please reject the Town Center district proposal as presented. It is far too wide sweeping, unnecessary, not in keeping with the desires of the owners, and goes against the very principles of Sunriver.

We appreciate your time and consideration of these concerns.

Sincerely,
Don Hutchison
Fox 7

A handwritten signature in black ink, appearing to read "Don Hutchison", written over a circular stamp or seal.

September 17, 2007

Dear Sunriver Owners Association Board of Directors,

I just received the letter from Doris Brannan on behalf of the Sunriver Owners Association Board of Directors. I must say I was happy to see that there has finally been a direct communication from the SROA regarding the Sunriver Mall redevelopment, called by SilverStar Destinations, LLC the Village at Sunriver. For months the Board has been stating that better communication was a goal, and it was the most widely expressed sentiment, from those for and against the redevelopment, at the Board of Directors Annual Meeting.

However the letter itself had me very disappointed. Instead of a mere update on the process and how the owners can get involved it was more of a propaganda tool for why Sunriver needs the new mall and how the SROA and SilverStar are meeting that need. You may have already surmised that I am one of numerous, and according to your very own stated survey results, the majority of Sunriver owners who do not see the need for the new mall redevelopment as envisioned by SilverStar with the SROA's support. To see this letter put out in total support of this redevelopment effort, paid for with our funds, was very upsetting.

I must ask some questions about the statements within this letter. It starts with a paragraph stating that you are continuing efforts to implement the Sunriver Community Strategic Plan. I am guessing this is in reference to the Sunriver Community Forum Action Planning Teams Summary of Recommendations dated Wednesday, June 14, 2006 and available on the SROA website. While reading the summary report there are references to the mall but there is no way for one to conclude that "fix the mall" was identified as Sunriver's number one need as stated in this first paragraph. Is there some other document that identifies this, and is there some support for this statement? Perhaps a survey?

The second paragraph properly states that on December 20, 2006, the board of directors, after months of negotiations, entered into an agreement with SilverStar to support the **complete redevelopment of the mall** (emphasis from letter). What it might have added was that this agreement was reached via a four person committee appointed by the board with no input from owners. There were no hearings on the proposed agreement nor was there any input sought out on the actual feelings of owners over the sweeping **complete redevelopment of the mall**. I am still amazed that the board could, and indeed did, enter into such a dramatic change to the very nature of Sunriver without so much as a mailing to owners. In fact this is the first direct mailing specifically focused on the mall, over a year after negotiations with SilverStar were begun.

The second paragraph concludes by stating that the SROA is doing "careful due diligence at each step in the process to ensure that the impacts of this major project

on the community are being adequately addressed.” I would really appreciate a listing of what due diligence actions has the SROA taken to date with respect to addressing the major impacts on Sunriver. Additionally it would be nice to know what items are being considered when addressing the potential impacts the redevelopment will have. Obviously the big issues that we have heard repeatedly, and the issues we have ourselves, are with the overuse of current facilities - namely bike paths and pools, as well as the increased traffic and reduction in open space (real open space not parking lots).

The third paragraph states that the zoning change is needed to make it “economically feasible to redevelop the area.” This statement is supported by a Bend Bulletin article that quotes John Goodman of SilverStar as saying “It is impossible to make this work without the residential part of it. The more (housing) units we have, it eases the pain of paying a whole lot more for the property than we should have.” What I, and numerous others like me, fail to understand is why we have to sacrifice one the very foundations of Sunriver, which can be found in the SROA’s own mission statement - that of protecting and enhancing Sunriver’s natural environment - because SilverStar made a poor business decision. Under the current proposal as filed with Deschutes County for the Town Center District this purchase by SilverStar is a very good business decision. The average property price per new residence would be under \$45,000. Just 15% of the average lot price in Sunriver over the past approx. 12 months. Is it really our responsibility to make SilverStar’s admitted overpayment for the property a virtual windfall? Clearly many of us do not think so. And the sacrifice that we are being asked to make in the increased use of our already overused facilities (just try to find a space at the South Pool after 600 new, mainly temporary stay, residences are added), increased traffic, and total erosion of the skyline and open areas that we work so hard to protect. What has not been discussed, at least in an open forum, is how the current mall closing time of 10:00pm will be handled. I am guessing that it will be abolished and we will also have noise and light pollution to deal with - not a nice prospect for those of us living close to the mall.

The fourth paragraph really has the statement that summarizes our concerns, and raises the greatest questions regarding the SROA’s actions. It states, and mirrors a statement made at the annual meeting, that one out of three respondents to a 2004 Sunriver owners survey expressed concern about the village mall when asked “What would you like to change about Sunriver?” This would alternately mean that two out of three respondents did NOT see the village mall as the number one concern. As I do not have the full 2004 survey, nor do I see it posted on the SROA website, I can only rely upon the survey results summarized within the SROA Long-Range Plan published in June 2000. Exhibit E Owner Opinion Survey Summary, page 30 of the report, states that the “Results of a survey of SROA members show that most Sunriver property owners are content with Sunriver the way it is.” It goes on to state that “99% agreed that Sunriver ‘should remain basically as is’”. The report within Exhibit G Sunriver - Potential Opportunities and Threats has listed as the first two threats “Overuse of the outdoor facilities, natural and man made.” and “Overbuilding and loss of peaceful atmosphere.”

With all of this data wouldn't any prudent person arrive at the conclusion that the Sunriver Owner's do NOT want this kind of development (I know it is called a redevelopment but that is a stretch of the redevelop)? What benefits will the SROA gain from this development that have caused it to go forward irrespective of owner's input, demonstrated opinions through surveys, and to the very detriment of two of the three foundations of the SROA (those of protecting and enhancing Sunriver's quality of life and natural environment)? Although this sounds rhetorical I really would like to know, because it is the one question that I get repeatedly from people when I talk to them about this issue.

Although this letter and the annual meeting stated that "staying competitive" was the reason for needing the mall redevelopment (only the letter directly stated that it was for maintaining property values) this is not specifically identified as a major issue in the Long-range plan. I am still puzzled as to how the new village will keep Sunriver competitive. Are there other developments that are contemplating such a large scale densely populated village? There are none that we have heard of filing notices within Deschutes County. None of the identified competitors that Barbara Wade listed at the annual meeting, which included Caldera Springs, Tetherow, and Pronghorn, have a mall concept. Not to mention a dense Whistler type village, and no one has anywhere near the 600 residences in 26 acres. These communities are also significantly smaller than Sunriver, more expensive, and do not have the 40 years of history that Sunriver has built. This is the competitive edge that Sunriver has, not that we are going to have the tallest buildings in all of Deschutes County and adding 15% more residences in an area that is less than 1% of the total area of Sunriver. It is that Sunriver has a history of stewardship for the land and recognition of the value for open spaces. That is why all of us as Sunriver owners made the decision to pay a premium to join Sunriver. It was not that we would keep our fingers crossed and hope for a huge development on a grander scale than even Bend has, or I would add would probably approve.

I would also debate whether this will ultimately increase property values. As the increased traffic and utilization of already overtaxed facilities begin due to the added residences it could be argued that property values, and especially house rentals, will actually drop. It should also be asked why there is the concern over property values? Sunriver has always, and continues, to perform at or near the top of property value appreciation within Oregon. I would like to know what reports or studies the SROA has conducted that support the assertion that property values will rise. Also what reports or studies does the SROA have that demonstrates that Sunriver house values are suffering at the present time in the absence of this huge development.

You can guess that the assurance that there are many "safeguards" in place to protect both the SROA and SilverStar leaves much to be desired. I do think that the real entity that needs to be protected is Sunriver itself. To say that there are development standards, while essentially true, is a bit of a stretch. Being able to have buildings from 45 to 75 feet high in a current community with over 40 years of controlled growth history, with no building over two stories tall, is hardly a strong

statement of development standards. How can the SROA agree to support an plan that allows buildings that will be taller than the average tree line within the mall area? How does this protect Sunriver standards and quality of life as stated in the last paragraph of the SROA Board letter? Again I would also strongly question how this would provide for the third goal of protecting property values. I greatly fear that our property value, as well as many others near the mall, will in fact decline both during the very long construction period of the village redevelopment as well as once the impacts of this dense residential community are realized.

I urge all parties involved in this process to please read the Community Development Department's Introduction page on the SROA website. This statement summarizes Sunriver, and clearly demonstrates why this development should not be supported by the SROA. As this statement says "Giving priority to conservation of our environment over economic considerations is worth every struggle." We couldn't agree more, which is why the statements of keeping Sunriver "competitive", which seems to be a wholly economically motivated objective, seems to be in such in opposition to what Sunriver stands for (and for what Sunriver says it stands for right on its own website!).

And to close I must say that one of the most troubling exclusions from the letter was the result of one of the SROA's due diligence actions. As stated during the annual meeting the SROA had a consultant, Ferguson, do a review of the traffic study conducted on SilverStar's behalf by Kittelson & Associates, Inc.. The report by Ferguson, dated July 30, 2007 concluded that the SilverStar study "was not sufficient" and added that it had doubts about various aspects of Kittelson's analysis. Shouldn't this be disclosed to the SROA membership? At the very least shouldn't we at least be notified of what is taking place to remedy this shortcoming? Will this be presented to Deschutes County in advance of the Town Center Zoning hearing?

I am sorry to go on at such length, but these are issues of the greatest concern to my wife and I. After visiting Sunriver for the first time some 27 years ago on our wedding night, we have always hoped to have a home in Sunriver. This dream became a reality to us when we were able to purchase Fox 7 almost three years ago. You can imagine our heartbreak as we witness what we believe will be the end of that dream as the Sunriver we have always known is changed forever just to have better shopping and to make up for a bad business decision by SilverStar. We would have hoped, and surely had believed, that the SROA would be our advocate in a fight to maintain Sunriver's history of a respect for the environment and serenity that have made Sunriver so revered and admired in the West. To have to expend so much energy just to protect what we have worked so hard for, and to have to do it in opposition to the very association that we had expected to represent us, is disheartening.

We appreciate your time and consideration of our concerns.

Sincerely,
Don & Marcey Hutchison
Fox 7

Welcome to the Community Development Department

Sunriver is a residential and resort community committed to maintaining and enhancing its unique character in partnership with nature. Set in a unique environment, Sunriver is blessed with natural attributes rarely found in any development. The architects and planners of Sunriver understood the need to reduce man's intrusion and preserve the beauty of the forest environment. To ensure that their plan would reach fruition, they adopted strict environmental and architectural standards. These standards were developed to protect the natural attributes that attracted us here in the first place.

It is essential to the continued aesthetic and ecological quality of Sunriver that all structures and landscaping are compatible with one another, and are in harmony with the natural surroundings. Several surveys made it evident that Sunriver owners support this ideal and wish to preserve our quality of life and beauty of the forest environment. Balancing optimum livability and quality of life with sensitivity towards the environment isn't always easy, cheap or popular; it's just the right thing to do!

We didn't inherit Sunriver and its wonderful natural attributes from our parents. We're borrowing it from our children. Giving priority to conservation of our environment over economic considerations is worth every struggle. To that end, the Design Committee is dedicated and committed to the fulfillment of their obligation to ensure that the standards established for the physical development within Sunriver and the preservation of its environment are enforced.

If we succeed, tomorrow's generation will thank us for our efforts

SROA website link:

http://www.sunriverowners.org/05_departments/community_development/0cd_frame.html

Redevelopment of The Village at Sunriver

9/21/07: Many people have contacted us seeking newer information than what is available here. We wish we had something we could post. SilverStar has not shared anything since January 2007.

We believe that once the negotiations are complete for the sale of SROA property in the core area of the village, there will be more information and, hopefully, new drawings available. Don't forget that while SROA is negotiating terms of the sale, the sale will only take place with owner approval by special ballot.

SilverStar has submitted their request to Deschutes County for rezoning of the village. The first public hearing is Sept. 27, 5:30 p.m. at Deschutes County Service Center, 1300 NW Wall St., Bend, in the Barnes & Sawyer meeting rooms on the first level. (File #s PA-07-6 and TA-07-6) For more info you can contact: Terri Hansen Payne, Senior Planner at 541.385.1404

SROA has entered into an agreement with SilverStar Destinations LLC, new owners of the Sunriver Village Mall and adjacent properties, supporting their efforts to rezone the Village core area to accommodate their redevelopment plans. SilverStar would like to acquire some land around the Village core currently owned by SROA. Any land sale or trade is subject to approval by vote of the SROA membership.

An executive summary of the agreement and the zoning issues can be found by using this link: [Get executive summary.](#) (PDF file)

The current conceptual master plan for the Village, with overlays of the existing mall area and the property SilverStar Destinations wants to purchase from SROA, is available with this link: [Get master plan.](#) (PDF file)

Visit the Web site www.villageatsunriver.com for updates from SilverStar Destinations.

INADEQUATE INFORMATION COMMUNICATED
TO SROA MEMBERSHIP. ALSO, NO
ELEVATION PLANS HAVE EVER BEEN PRESENTED.
MAKES ANY SURVEY RESULTS AND RELATED
CONCLUSIONS ERRONEOUS.



MAINTAINING SUNRIVER AS A PREMIER RESIDENTIAL AND RESORT COMMUNITY PROTECTING
AND ENHANCING ITS QUALITY OF LIFE, NATURAL ENVIRONMENT AND PROPERTY VALUES.

September 12, 2007

Dear Sunriver Owner,

This letter is being sent to help you stay informed about the continuing efforts to implement the Sunriver Community Strategic Plan. During this planning effort, Action Planning Teams, which included more than 100 non-resident and resident owners, identified "fix the mall" as Sunriver's number one need. When SilverStar Destinations, LLC expressed an interest in buying and redeveloping the village mall, the SROA Board of Directors had an opportunity to address this need.

On December 20, 2006, the board of directors, after months of negotiations, entered into an agreement with SilverStar to support the **complete redevelopment of the mall**. Once this agreement was in place, SilverStar purchased the mall from DBSI. Although it is a long, complicated process, SROA and SilverStar continue to work together to ensure that the project moves forward. SROA is also doing careful due diligence at each step in the process to ensure that the impacts of this major project on the community are being adequately addressed.

The December agreement provides for SROA to support a zoning change of the 26 acre mall area from "Commercial District" to a "Town Center District" so it is economically feasible to redevelop the area. The agreement also requires (under specific conditions, including owners' approval) SROA to convey title to parcels of SROA-owned land that are within the new district. Transferring ownership of these parcels will allow coordinated redevelopment of the entire village area.

The SROA Board considered three main factors before entering into the agreement to support SilverStar's vision of the Village at Sunriver: (1) In the 2004 survey of Sunriver owners, one out of three respondents expressed concern about the village mall when asked, "What would you like to change about Sunriver?" (2) The previous owners of the mall had no plans to improve the mall property and did nothing to improve Sunriver's competitive position with the many new resorts being developed in Central Oregon. **Staying competitive is essential for maintaining property values.** (3) During last year's strategic planning sessions, many, many participants expressed concern about the physical appearance of the mall and its lack of retail activity.

The Agreement

There are many safeguards spelled out in the agreement that protect both SROA and SilverStar. Before SilverStar can submit its development plan to the county for approval, it must first be submitted to SROA for review and comment. The agreement contains development standards in addition to standards contained in the Town Center District language. The project must be a mixture of complementary land uses including retail, office, commercial, dining, residential and civic. It must contain a minimum of 85,000 square feet of retail, office and commercial space; at least 15,000 square feet of grocery store space; and amenities appropriate to Sunriver, including an ice rink and visitors center.

The project must comply with county and SROA conditions related to vehicular and non-vehicular access and mitigation of traffic impacts. If the existing Beaver Drive is to be included as one of the parcels transferred to SilverStar, the road must be replaced in compliance with SROA standards, at SilverStar's expense. And, of course, each building must be submitted to the SROA Design Committee for approval, the same as any other building project in Sunriver.

The Town Center District

Proposed language for the new Town Center District was attached as an exhibit to the Agreement. This proposed language contains further safeguards for the community:

1. 50% of the Village acreage must remain as open space, which can include parking lots;
2. 22 residential units per acre are allowed, although county parking requirements may reduce that number;
3. Stand-alone residential units are limited to 30% of the total acreage and the ridge height for these buildings is limited to 45 feet;
4. Mixed use buildings, with ground floor commercial and residential above, are limited to a ridge height of 60 feet;
5. One building, of a size not to exceed 10% of the size of all buildings combined, is allowed a 75-foot ridge height;
6. Building set-backs are specifically spelled out.

Since the Agreement Was Signed

In addition to the DBSI property, SilverStar has acquired the Chrome Pony and Marcello's properties and the sale of 2 Country Mall is pending. SROA land within the Town Center District was surveyed and six parcels, totaling approximately six acres, are available for inclusion in the village development. The original intent was for SROA to receive a new **Community Activities Center** in exchange for SROA land. However, that idea became impractical due to parking issues and the high expense of putting the center in the Village. Thus, the potential property "trade" became a "sale." The SROA property is being appraised and negotiation of a sales agreement is under way. This property sale will be submitted to the owners for approval in early 2008. If approved by voters, proceeds from the sale will be placed in a designated account for amenity improvements. Owners will have the opportunity to vote on proposed improvements, probably in late 2008.

An application to create the new Town Center District has been submitted to Deschutes County with a hearing scheduled later this month. SROA is actively involved in reviewing the application to ensure the project is in the best interest of the community. SROA has hired engineering firms to assist in this analysis, in addition to SROA legal counsel. We collected traffic data from the Beaver/Abbot intersection this summer to help with the design of the new intersection. Also, we have a development team ready to review the development plans for the Village when they become available.

Redevelopment of the village is only one of the strategic plan recommendations being implemented. SROA is a partner in a design project which will improve the Sunriver entry experience and upgrade the entire village core. The first phase of this work is the South Century Drive roundabout sign and landscaping. This project was jointly funded by SROA, Sunriver Resort, Caldera Springs and SilverStar. It was possible because of the support of Deschutes County, which owns the circle. **Working together** on projects to renew and refresh Sunriver can, and will, benefit everyone. These efforts promise to not only update the Sunriver area, but move us to the forefront of resort-based residential communities. **Don't miss the September *Sunriver Scene!*** Note especially, the front page picture of Sunriver's new entry.

We have responded to the many Sunriver owners who pleaded for SROA to "*do something about the mall,*" while protecting Sunriver standards, property values and quality of life. We ask for your support as we work our way through the very complex process of making change happen, and encourage you to get interested and stay informed. The most up to date information is always at www.sunriverowners.org and numerous in-depth articles are published each month in the *Sunriver Scene*. Pages 1, 5 and 22 of the September issue will give you a wealth of information on current and proposed projects in Sunriver – much more than we can include in this letter.

Thanks for listening



Doris Brannan, President
Sunriver Owners Association Board of Directors