

Proposed Village at Sunriver

SROA Board,

I am sure like many my wife and I had been following the details of the new Village at Sunriver as proposed by SilverStar Destinations with some interest as items appeared in the Sunriver Scene – and as we had time. Our house, Fox 7, is very near the mall and any changes there would definitely have an impact on us. Initially we were positive about having a new ownership group for the mall and to help revitalize it. But as the plans for a much more elaborate “Village” emerged we were not as enthusiastic. We, as we are guessing is the case with almost every other owner in Sunriver, did not move here to be in a Whistler village type community. We moved here for to try to escape the city and find some sense of the outdoors that Sunriver provided. Although a more vibrant mall area would be nice, high rise condos, high-end boutiques and more bars have nothing to do with what we were attracted to in Sunriver. Even with that we were somewhat ambivalent. However this Sunday we met one of our neighbors who asked what we thought of the proposed Village and the moving of Beaver Drive to our backyard we were, to put it mildly, very surprised. As currently we have a nice back yard area with our property running into common area, which is under revegetation, then a single lane road that runs behind Blondie’s and the other businesses along that side of Beaver Drive, then the businesses themselves (we are directly behind Four Seasons Sports) then Parking for the businesses then Beaver Drive. A very nice large separation and a very nice backyard area. While there is some traffic along the bikepath behind our house it is still very quiet and feels quite removed from the Mall area itself. This house was the fulfillment of a long-held goal and dream to be able to have a home in Sunriver. Our dream certainly never included to have a home along what will surely be the busiest in all of Sunriver.

Initially we wrote off her statements as being misinformed. We knew that the mall was being changed but we hadn’t recalled seeing or reading anything about moving one of the two major roads within Sunriver so that it fronts existing homes. You cannot even imagine our disappointment when we found out by looking at the Master Plan on-line pdf that she was correct. I am amazed that while I have read numerous letters and editorials about the proposed new bikepaths in the past (they were all voted down) and the current proposed boat launch, which is being pushed by the state with support from the Sunriver Anglers group, I have seen no such outcry against the proposed Village. In fact I have seen numerous letters and editorials to the contrary, supporting the proposal and belittling the arguments against it as well as the people making those arguments. I can only associate this with the very limited amount of information on the actual impacts the mall will have on specific residents and Sunriver in general that have been provided to date.

My questions about the proposal and how it has come about are many, here are some of the top concerns/questions:

- In the simplest of terms – **how can the moving of Beaver Drive so that it parallels existing homes be allowed?** In Sunriver where we have to get the paint colors of our homes approved so that it can maintain the high level of livability that we all cherish, and why we purchased in Sunriver to begin with, how can this happen? This is not a minor action; this is a building of what I would believe to be the busiest stretch of road in all of Sunriver directly alongside of mostly old established homes located in the second oldest section of Sunriver. I would have never believed this could, or would, happen.
- Why was it that we had to hear about this from our neighbor? While I see that notifying all residents of the actual proposal would have been very costly, notifying the homeowners' directly along the new major road would have cost under \$20 – there aren't that many directly affected properties. I remember reading the article in the February Sunriver Scene (on page 2 not a lead story) about the agreement between the SROA and SilverStar Destinations, but did not note that major move of Beaver Drive in the accompanying map on page 3. Leaving it to the Sunriver Scene, although may satisfy the technical provision of notification, is morally wrong and deceitful.
- Has the SROA or SilverStar Destinations determined how to compensate the residents that will be directly affected by this new major road? Instead of being able to sit on or deck at the house that we have worked so hard to finally buy and painstakingly remodeled we now will have a major roadway and high-rise condos as our view. Certainly this degradation in our properties value and relative worth as a vacation home must have been considered by the SROA. Would we have purchased our home 2 ½ years ago had we known this would be our fate, certainly not! We, like all Sunriver residents, chose Sunriver for the nice common areas and the lack of a city feel and traffic and congestion.
- Why during the stated four months that the SROA task force and SilverStar Destinations met to negotiate the agreement were none of the directly affected property owners ever solicited for input. We are talking about a small handful of property owners who will be severely impacted by the Beaver Drive relocation and the associated Village encroachment. As Scott Hartung stated in the February Sunriver Scene President's message "Admittedly this is not a perfect 'have your cake and eat it too' deal for Sunriver". I can't help but think that we are the one's he was referring to who get the short end of the cake equation. If we are to be martyrs for the greater good of Sunriver (of which I firmly believe the Village will not further the values of Sunriver) then it would have been polite to let us know directly.

- In the Sunriver Scene article in the February issue, as well as on the “Executive Summary and Overview” found on the SROA website, it states that the developer has agreed in addition to the consideration paid for the purchase of the SROA property to “replace the Beaver Drive roadway”. **Relocate** would have been a better and more accurate and informative term. I had actually read this in the article and didn’t think much about it – very poor wording.
- Why is it that the currently shown Village at Sunriver map does not display any of the homes/properties it will directly front? If I were to be cynical I would think it is because politically it would be very damaging. When everyone sees how close the new road and Village will come to existing homes, now fronted by common area and bike paths, they may think twice about the real cost of the development as currently envisioned. I urge the SROA and SilverStar Destinations to post an updated map immediately. As well as to provide this map and more specific details of the proposed development to all directly effected homeowner’s. We are coming up to almost a year since SilverStar and the SROA began meetings about the development, and 7 months since the parties signed an agreement, and that this has not been done to date is almost inconceivable. One may begin to wonder what the motive of such an oversight might be.
- Why is it that SilverStar Destinations is being allowed to move the roadway so that it fronts existing homes just so they can build what would appear to be even more residential buildings? Why wouldn’t it make more sense to put a buffer between the existing homes and the current Beaver Drive as the additional traffic along the road will be a magnitude more than it is currently if the Village concept is successful? Why would the SROA allow them to not only not provide for this buffer but to eliminate the current buffer of common area, minor road, and businesses which face Beaver Drive just so the developer can add even more residential units? Surely the SROA must represent the owner’s of homes on some level. The current agreement would seem to indicate that all of the concessions were made by the SROA, not by the developer. It appears that the need for the new mall update was so great in the SROA’s mind that harming existing homeowner’s was of minor concern.
- Why is it that only now is the SROA stating that it is their goal to better communicate what is going on with the proposed Village, almost seven (7) months after the SROA entered into an agreement with SilverStar Destinations?
- What is the motivation for the new Village, what is seen as the need? Although admittedly there may be a need for an updated mall area and more active management the idea that there needs to be 550 more residential units in the mall area, already the most heavily congested area of Sunriver, is something I do not see – nor would I think would a majority of Sunriver residents. A nicer shopping and community environment is one thing, ruining the essence of Sunriver and what it stands for is quite

another (not to mention sacrificing some existing homeowners along the way). The SROA Long-Range Plan on the SROA website shows the results of an owner's opinion survey and the summary state's that "99 % *agreed that Sunriver 'should remain basically as is'*". The same summary states that 48% of respondents stated that a multi-purpose center, what seems to be a goal of the village redevelopment for the SROA, would enhance Sunriver to a "limited" or "no" extent. Both of these facts would surely seem to direct the SROA not to support such a wide-sweeping change to the mall area.

- As the SROA and SilverStar Destinations entered into this agreement long before we had heard about it – the agreement was first publicly presented in the February Sunriver Scene, even though it was signed in December – what can we as Sunriver residents do?

I am sorry for the length of this letter, as you can guess this is a very emotional issue for us. It is hard in a letter, no matter how lengthy or strongly worded, to truly convey how we feel about the possible destroying of our dream. What we really need is **MORE INFORMATION** both on where the process is at, what are the plans to date (in detail with encroachment specifics – i.e. we need to know how close to our home the proposed new Beaver Drive will be and what mitigating factors - berms, plantings, etc. - are planned), and what is the process going forward.

We would also request a list of property owner's, with contact information, for the effected properties along Antelope, Elk, Fox and Grizzly.

Thank you for your time and consideration.

Don & Marcey Hutchison

Fox 7