

Proposed Input to Sunriver Scene as an “Open Letter to the SROA Owners:

The proposed Town Center (TC) development and the associated land sale are not in the best interest of Sunriver owners, and both should be rejected until a more acceptable alternative to the TC is put forward. The proposed TC project is a high-rise, high-density real estate development dominated by towering buildings, paved roads and parking lots. The TC proposal is unprecedented and totally inconsistent with the architectural and ecological character that has been rigorously maintained in Sunriver since its inception almost 40 years ago. The unique character of the Sunriver environment was a primary consideration when my wife and I chose to purchase property here, and we believe that same attraction holds true for others interested in living or visiting here. This opinion is buttressed by the finding of the SROA poll that 99% of respondents said they wanted Sunriver to remain essentially as it is now.

The TC proposal has little to do with the goal of “saving the mall” or with the alleged need to improve the “competitiveness” of Sunriver. Nothing in the proposal appears to offer any prospect for reducing the rents charged to mall businesses or for significantly improving business volume during the critical dead periods in the spring and fall. The much touted competitiveness issue begs the question; **“what does competitiveness mean for Sunriver owners?”** How would hundreds of new units for sale in the TC improve your ability to sell should you chose to or need to do so? If you rent your property, how would hundreds of new rental properties improve your ability to price and rent your properties? If approved, what kind of precedent would be set for submission of similar proposals from other developers? If the current TC proposal goes forward, it may be difficult for SROA to oppose other such developments. What would be the impacts of another TC or a “TC clone,” including the rerouting of traffic and the associated sales of common areas and other SROA property, in your neighborhood?

In conclusion, it is important to point out that **the ballot on the proposed land sale is the only vote the SROA owners will get on the TC concept.** We therefore urge all owners to study the specifics of the TC proposal, the associated zoning waiver requests, and the proposed land sale, and to think carefully about the possible impacts. We urge that all owners to provide input to the Deschutes County Planning Commission (terrip@deschutes.or.us) and attend the continuation of the Sunriver Zoning Hearings to be held at 6:00 PM December 13, 2008 in the Homestead Building just south of the Great Hall. **In conclusion, we urge all SROA owners vote NO on this and any future related land sale proposals until a reasonable alternative to the current Town Center Proposal is put forward.**

Submitted by Dennis Kreid
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