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December 10, 2007

Terri Hansen Payne
Deschutes County Community Development Department
117 N.W. Lafayette
Bend, Oregon 97701

RE: Sunriver Country Mall Replacement

May I introduce myself? I am Saul Zaik, F.A.I.A., Architect. My firm along with Bob Royston, Landscape Architect, George Rockrise, F.A.I.A., and Church and Shiels, Architects, were selected by John Gray, The Developer to visualize and create a Recreation Resort facility unlike any other starting with the WWII Camp Abbott Army Training Facility (you already know all this, right?)

The original Sunriver Master Plan scheme, headed by Bob Royston set goals in the following priorities:

1. Absolute preservation of the natural Environment
 - 1.1 Protect the Deschutes River
 - 1.2 Preserve the Meadow, NO structures or visual imposition
 - 1.3 Develop a road and utility system that did not intrude on the natural Geography and Geology
2. Create varied housing types keeping a very low density
3. Create 25% to 30% common area to maintain the Pine Forest visually for all to enjoy.
4. Design buildings and infrastructure that receded into the Forest environment, and in low height profile, under the height of the Lodge pole Pine, Black Pine.
5. Maintain the Natural undergrowth plant materials and lava rock formations.
6. Develop an Architectural Design of wood and timber materials, blended within the trees and stained with colors from the earth and plants.

7. Study the unique, weather patterns of his 4400 foot high desert site, and provide for the extreme temperature variables of snow, snow drifting, roof patterns, ice, and sub-zero temperatures.
8. Develop walking and bicycle ways to decrease the use of autos and other polluting vehicles.
9. Provide a natural people environment in contrast to our over urbanized, congested City Environment.

The proposed replacement Mall totally violates the Original Planning Concepts;

1. It is a formal, urban Plan that ignores the natural landscape.
2. It does not consider the weather extremes by creating vast “paved areas”, problems in storm drainage, ice and snow mitigation.
3. It will overtax existing utility, water, and sewer facilities.
4. The Density of the cars, and parking, will increase the effect of air pollution, temperatures patterns, plant materials and wildlife.

Architecturally, it is a poor, ordinary, aesthetic attempt with a highly urbanized density, out of scale with the existing Sunriver “built Environment and Natural Environment.”

Please keep in mind this letter, and deny the Applicants plan amendments and code Revisions. A plan that does comply with the existing Deschutes County Planning Codes, and keeps the original Sunriver Master Plan goals should restore and keep the Phase I Buildings, then move ahead with strong, qualified Design Principles that could be approved.

You are to be commended for your well taken questions that demonstrate the obvious, questionable, inconsistencies put forth by the Developer.

Sincerely,

Saul Zaik, FAIA
Architect