

Appendix D. 10-Year Capital Project List

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Description from Recommendations Chapter		Project Name	Priority/Timeline	**Magnitude Capital Cost (\$ - \$\$\$\$\$)	Planning Level Capital Cost (High Priority/Short Term Projects Only)	*Cost Assumptions
System-Wide Recommendations						
1	Implement a comprehensive wayfinding and signage program across the network of parks and pathways	Wayfinding and Signage Program	Medium Priority/Middle Term	\$\$		
2	Add system-wide recreation uses that encourage families to explore, such as geocaching or similar activities	System-Wide Self-Guided Recreation	Medium Priority/Middle Term	\$		
3	Invest in portable activities/equipment that can be temporarily set up at and moved between Fort Rock Park, Paulina Park, and other high use sites during the summer for special uses.	Portable Equipment	Long Term	\$\$\$		
4	Continue to ensure there are funds on hand to replace amenities as they age.	Replacement Program	Long Term	\$\$\$\$\$		
Paulina Park						
1	Replace bocce ball court with an active use facility that complements the existing rock walls. For example, consider larger climbing walls and bouldering areas or a rope and/or obstacle course.	Active Play	High Priority/Short Term	\$	\$50,000 - \$100,000	Assumptions: Demo existing bocce court, install access path, install self-directed bouldering wall with safety surfacing. Assumes no staff supervision or operation.
2	Enhance shade and seating areas near play area, incorporating accessible seating beyond picnic tables.	Shade and Seating Areas	High Priority/Short Term	\$	\$50,000 - \$60,000	Assumptions: Install 2 shade canopies and accessible seating.
3	Create a unique seating or hangout space for teens, potentially in an elevated location associated with climbing features. Wi-Fi internet access could be an additional supporting feature.	Outdoor Teen Space	Medium Priority/Middle Term	\$\$\$		
4	Consider adding a bike skills course or other adventure/challenge features for summer use. Explore feasibility of shared seasonal use of tubing area.	Adventure/Challenge Features	Medium Priority/Middle Term	\$\$		
5	Provide a small storage shed with equipment (shovels, rakes, etc.) that can be used to help maintain bike skills course. This may support youth/teen involvement in maintaining the bike skills course.	Storage Facility	Medium Priority/Middle Term	\$		
6	Increase the age-range of play features by adding outdoor fitness equipment and swings for all ages and abilities.	All-Ages Play Features	Medium Priority/Middle Term	\$\$		
Fort Rock Park and Adjacent Vacant Site						
1	Expand existing picnic shelter or provide an outdoor classroom to support nature interpretation and environmental education opportunities.	Outdoor Pavillion	High Priority/Short Term	\$\$	\$100,000 - \$250,000	Assumptions: Install indoor-outdoor open-air pavillion with electrical, water, and heat utilities, built-in cabinets for plumbing, moveable tables and seating for multi-use classroom activities and/or picnic reservations.
2	Explore adding an enclosed off-leash dog area with social seating.	Fenced Off-Leash Dog Park	High Priority/Short Term	\$	\$60,000 - \$80,000	Assumptions: Dog park with small and large dog division, fenced with shaded seating, waste bag dispensers, pet fountain and signage.
3	Replace and/or augment existing play area with thematic playground highlighting Sunriver's history and environment.	Thematic Play	High Priority/Short Term	\$\$\$\$\$	\$1,000,000 - \$1,250,000	Assumptions: Create a large, thematic or destination play area with customized play elements and multiple play settings that support imaginative, creative and active play for all ages tied to Sunriver's environment. Costs include interactive water play, sand play, and universal play elements, as well as safety surfacing, seating, and shade.
4	Renovate basketball court including resurfacing and repainting of hoops. Consider adding an additional half basketball court or adjustable hoops for a variety of users.	Renovate Basketball Court	High Priority/Short Term	\$	\$65,000 - \$85,000	Assumptions: Small sports courts (half basketball or ADA-friendly play hoops at different heights), plus replaced hoops, netting, and enhanced surfacing of existing court.
5	Add natural, historical, and/or cultural interpretation elements either incorporated into recreation areas or as standalone art or signage.	Interpretation Features	Medium Priority/Middle Term	\$\$		

6	Remove deteriorating "Adventure Camp" building used as a restroom and service facility. If needed, build a maintenance/storage facility building elsewhere in the park. Consider replacing the existing structure with an expanded open-walled structure with attached gender-neutral restrooms.	New Restroom and Shelter Structure	Medium Priority/Middle Term	\$\$\$\$		
7	Incorporate enhanced seating and covered/shaded gathering areas, formalizing a plaza picnic area.	Plaza Picnic Area	Medium Priority/Middle Term	\$\$\$		
8	Explore adding a labyrinth for additional passive recreation.	Labyrinth	Medium Priority/Middle Term	\$		
9	An alternative location for bike skills course could be considered at the adjacent vacant site.	Bike Skills Course (Alternate site)	Long Term	\$\$		
Mary McCallum Park						
1	Add a low impact formal river access area for people and dogs to limit disturbance and development along the river. In the short term, stabilize the bank and formalize existing use of the river at this site.	Water Access	High Priority/Short Term	\$\$\$	\$300,000 - \$500,000	Assumptions: Install access area with water ramp, swimming dock and/or pier with access path to bank, waterfront seating, riprap along river bank, approximately 20,000sf area. Extent of facilities and use to be determined based on allowable river access and permitting requirements.
2	Remove weathered dated amenities such as the tetherball pole and horseshoe pits; replace with other different facilities (e.g., shuffleboard, shaded game tables), based on needs and further input from owners. Consider combined pétanque and bocce court.	All-Ages Play Features	High Priority/Short Term	\$\$	\$100,000 - \$150,000	Assumptions: Demolition of existing tetherball/horseshoe area, allowance for recreation features, access paths, shuffle board table and/or pétanque and bocce courts.
3	Highlight existing natural features through improved access, open views, and vegetation management.	Highlight Natural Features	Medium Priority/Middle Term	\$		
4	Provide wildlife viewing areas along river.	Wildlife Viewing	Medium Priority/Middle Term	\$\$		
5	Add a soft surface walking/jogging trail loop, with mileage markers and seating opportunities, to the park perimeter, including the vacant expansion area.	Pedestrian Loop	Medium Priority/Middle Term	\$\$		
6	Add seating and covered gathering areas along internal pathways.	Shade and Seating Areas	Medium Priority/Middle Term	\$		
7	Add interpretive signage where possible	Interpretation Features	Medium Priority/Middle Term	\$		
8	Consider wildlife viewing platforms along or adjacent to the river if development regulations allow.	Wildlife Viewing Platform	Long Term	\$\$\$\$		
SHARC						
1	Provide new and more sophisticated exercise equipment in the fitness center.	Update Gym Equipment	High Priority/Short Term	\$	\$50,000 - \$75,000	Assumptions: Install 10 new fitness machines.
2	Add more shade to the pool area.	Shade and Seating Areas	High Priority/Short Term	\$\$	\$100,000 - \$200,000	Assumptions: Install shade shelters.
3	Explore options to renovate the underutilized spaces such as the outdoor patio area by changing seating, adding a bar, etc.	Outdoor Patio Programming	Medium Priority/Middle Term	\$\$\$		
4	Re-activate toddler wading pool with additional features.	Toddler Wading Pool	Medium Priority/Middle Term	\$\$\$		
SROA Boat Launch						
1	Add shaded seating and gathering area with mix of differently sized tables and chairs with a small footprint.	Shade and Seating Areas	High Priority/Short Term	\$\$	\$150,000 - \$200,000	Assumptions: Install shaded outdoor plaza and picnic area with customized benches and seating, and views to water.
2	Use signage and education to limit use to complement use of boat launch for river access (i.e., not create a substantial day-use facility).	Signage	Medium Priority/Middle Term	\$		
3	Consider adding small watercraft storage area to allow long-term storage of paddleboards and kayaks. Initial steps include exploring demand, capacity, and necessary systems for managing this facility.	Watercraft Storage	Medium Priority/Middle Term	\$\$		
Cottonwood Tennis Courts						
1	Add nature play elements, such as large boulders, downed logs, or a scaffold and natural materials for fort building.	Nature Play	High Priority/Short Term	\$	\$50,000 - \$100,000	Assumptions: Add nature play area, including elements such as boulders, logs, nature play features, safety surfacing, edging and seating.
2	Add small covered gathering area with mix of tables and seating.	Shade and Seating Areas	High Priority/Short Term	\$	\$50,000 - \$60,000	Assumptions: Install seating area with shade.

3	Add bike racks and other support amenities like trash and recycling receptacles.	Site Support Amenities & Furnishings	High Priority/Short Term	\$	\$10,000 - \$20,000	Assumptions: Install bike rack, trash receptacle, recycling bin, dog waste station, signage, including allowance for amenities.
4	Add restrooms at the site, either attached or detached from the covered gathering area.	Restrooms	High Priority/Short Term	\$\$\$	\$250,000 - \$350,000	Assumptions: 2 single unit occupancy units (intended for one occupant or occupant group such as a family, at a time)
5	Add pickleball courts if courts at Fort Rock Park are continuously exceeding capacity.	Pickleball Courts	Long Term	\$\$\$		
Meadow Village Tennis Courts						
1	Add play elements to serve ages 2-5 and 5-12.	Active Play	High Priority/Short Term	\$\$\$	\$400,000 - \$450,000	Assumptions: Install school-age play area and tot-age play area with safety surfacing and paths.
2	Consider enhancing a portion of this site to create a fenced off-leash dog area. Add green infrastructure such as vegetated bioswales in lieu of a lawn to delineate the boundary of the off-leash area. Determine if there is enough space for separate large and small dog areas, or consider limiting to small dogs.	Fenced Off-Leash Dog Park	High Priority/Short Term	\$	\$50,000 - \$70,000	Assumptions: Graded landscape area for off-leash dogs, with pet amenities, pet fountain, trash receptacle, access path. Cost does not include cost for fenced dog park.
3	Add bike racks and other support amenities like trash and recycling receptacles and dog waste stations.	Site Support Amenities & Furnishings	High Priority/Short Term	\$	\$10,000 - \$20,000	Assumptions: Install bike rack, trash receptacle, recycling bin, dog waste station, signage, including allowance for amenities.
4	Create pathway connector to the site.	Pathway Connector	High Priority/Short Term	\$\$	\$80,000 - \$120,000	Assumptions: Create approximately a 0.2- to 0.3-mile, hard-surfaced meandering trail and facility access path that provides a walking loop and connects the parking lots to newly developed recreation amenities.
5	Add covered pavilion with restrooms and barbeques. Consider diverse mix of tables and seating.	Shade and Seating Areas	Medium Priority/Middle Term	\$\$\$\$		
6	Consider converting one court to a sports court that allows multiple uses.	Multi-Use Sports Court	Medium Priority/Middle Term	\$\$		
Winners Circle						
1	Add demonstration garden for native plants and flowers.	Native Demonstration Garden	High Priority/Short Term	\$	\$40,000 - \$50,000	Assumptions: Passive use site with a demarcated garden bed, plantings, short access path with natural pavers or decomposed granite, interpretive signage, and garden style seating.
2	Add small seating area with benches.	Seating Area	High Priority/Short Term	\$	\$15,000 - \$20,000	Assumptions: Grouped seating on a cement pad (either traditional benches or a rounded seatwall)
Pasture #11						
1	Add soft-surface trails.	Soft-Surface Trail	Long Term	\$		
2	Add paved pathway.	Pathway Connector	Long Term	\$\$		
3	Add interpretive signage.	Interpretation Features	Long Term	\$		
4	Explore the possibility of developing an enclosed dog park in this location in addition to or as an alternative to other possible dog park sites (Fort Rock Park and Meadow Village).	Enclosed Dog Park	Long Term	\$		
Pathways						
1	Add interpretive signage.	Interpretation Features	High Priority/Short Term	\$	\$40,000 - \$50,000	Assumptions: Install interpretive signage panels with pathway improvements.
2	Add signage as needed to direct snowshoers and cross-country skiers to appropriate pathways, trails, or other areas.	Winter Trail Signage	High Priority/Short Term	\$	\$10,000 - \$25,000	Assumptions: Install permanent signs mounted on posts set into the ground.
3	Formalize activity stations along pathways, such as nature natural play element, outdoor fitness (or par course) stations, art installations, or "thinkscape" opportunities such as stepping blocks, hopscotch, unique seating, photo opportunities, etc.	Activity Stations	High Priority/Short Term	\$	\$75,000 - \$100,000	Assumptions: Install 5 activity stations.
4	Explore adding soft-surface parallel pathways for pedestrians in areas of high traffic. Consider removing e-bike restrictions on designated bike pathways.	Parallel Pathways	High Priority/Short Term	\$\$	\$800,000 - \$1,000,000	Assumptions: 2.7 miles of pathways with stabilized decomposed granite surfacing.

5	During winter snows, ensure some pathways are left unplowed to allow snowshoeing and cross-country skiing. Explore grooming trails in specific locations or loops. Add signage as needed to direct snowshoers and cross-country skiers to appropriate pathways, trails, or other areas.	Winter Trails	Medium Priority/Middle Term	\$		
6	Add small bike pump track rollers adjacent to paths where space allows.	Bike Rollers	Long Term	\$		
Common Areas						
1	To accommodate more sledding and winter tubing options, as desired in online survey results, consider adding a sledding hill to a common area. The new hill or area could be smaller, less developed, unstaffed, and require users to bring their own sledding equipment.	Sledding Hill (small)	High Priority/Short Term	\$\$	\$150,000 - \$200,000	Assumptions: At least 20 feet high and 150 wide with ramp to get to the top and trash and recycling receptacles. Assumes dirt must be brought from another site and/or outside Sunriver.
2	Encourage exploration and learning through activities such as geocaching, a letterbox/stamp program, or scavenger hunt.	Sunriver Exploration	Medium Priority/Middle Term	\$		
3	Invest in portable activities and equipment that may be moved to difference areas during the summer. This could include cornhole, giant Jenga, giant chess boards, play equipment, etc.	Portable Equipment	Long Term	\$		
4	Create or enhance opportunities for passive recreation and contemplation of natural surroundings.	Passive Recreation and Contemplation	Long Term	\$		
				TOTAL	\$4,055,000 - \$5,585,000	
*The numbers above reflect 2023 planning-level cost estimates, not accounting for inflation. SROA revenue streams and funding sources are not accounted for in cost assumptions. These are general numbers for use in budgeting and annual work plans over the next five years. Actual costs should be determined through further site and trail planning, design, development and construction documentation that defines the numbers, size, scale, and types of facilities, along with infrastructure, landscaping, access, amenities, and other related improvements required. Costs may vary substantially where permitting, sensitive natural areas, and facility customization are involved, or where enhanced utilities and infrastructure are needed for installation.						
**Key for Order of Magnitude Capital Costs:						
\$: Less than \$100,000						
\$\$: \$100,001 – \$200,000						
\$\$\$: \$200,001 - \$500,000						
\$\$\$\$: \$500,001 - \$1,000,00						
\$\$\$\$\$: More than \$1,000,000						