



Sunriver Infrastructure & Amenities Master Plan



SROA Annual Meeting
August 18, 2012



Maintaining Sunriver as a premier residential and resort community, protecting and enhancing its quality of life, natural environment, and property values. – **SROA Mission**

Planning Process

- Element of the SROA 2006 Strategic Plan
- J.T. Atkins & Company PC drafted the Amenities Master Plan, 2009
- Community input
- Interviews with staff, committee members, and stakeholders
- **Infrastructure & Amenities Master Plan development and presentation**
- Cost opinions for Budget Committee
- Community input and prioritization
- Phased implementation




WHAT IS A MASTER PLAN?

- Provides overall guidance
- “Wish List” from dialogue with SROA staff and committee members
- Document that lives with the community over the years
- Revisited and updated to adapt to change
- Starts the dialogue for prioritization
- Report will be online for Owner review
- Owner workshops will refine **conceptual** plans



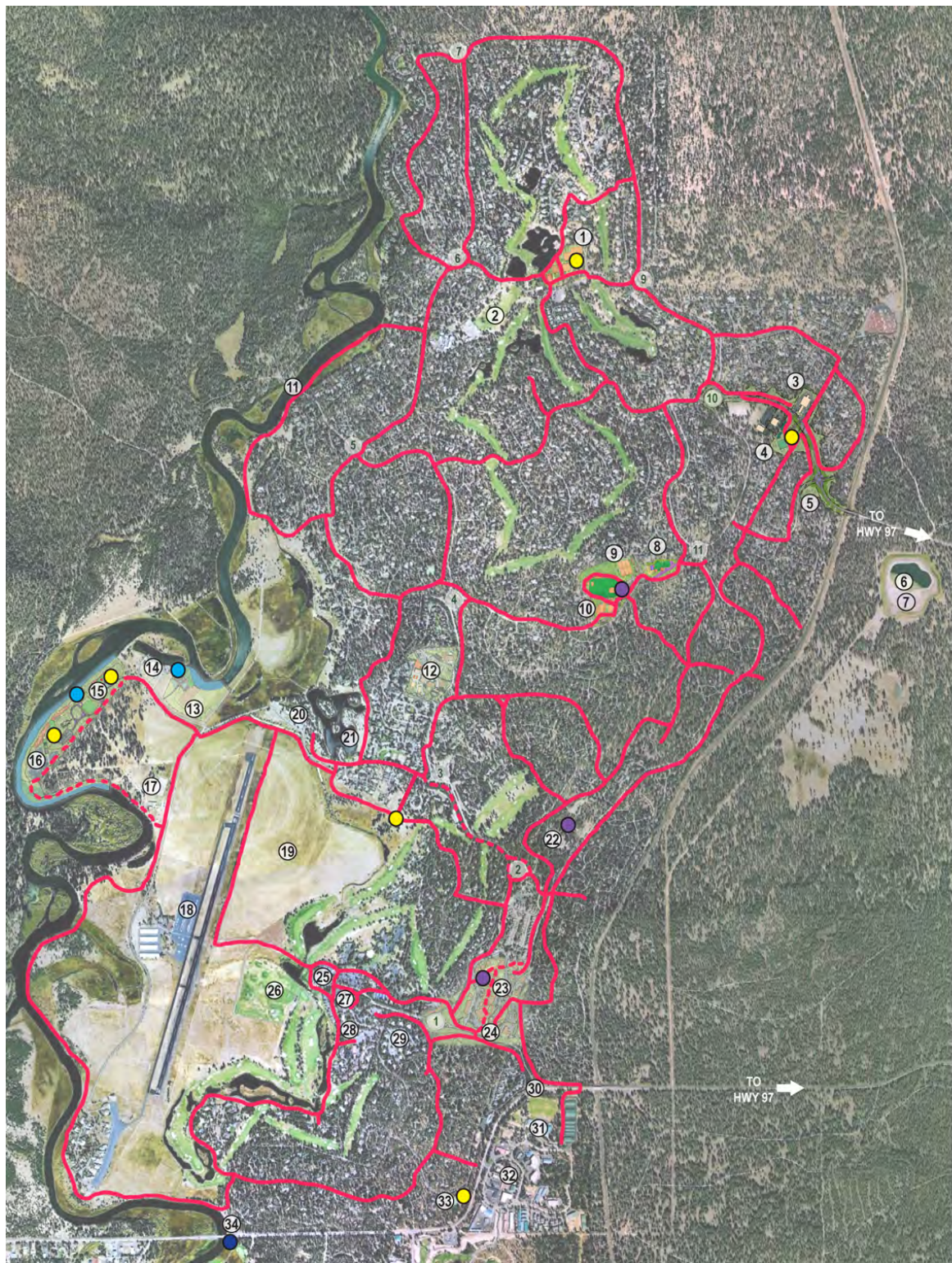
Guiding Principles

- Celebrate and protect Sunriver's special qualities
 - Build on Sunriver's strengths
 - Complement Sunriver's natural, scenic and historic character
 - Incorporate past work by the SROA, Community, and J.T. Atkins & Company
 - Follow the 2006 Strategic Plan recommendations to upgrade and improve what makes Sunriver a special place
 - Complement the Sunriver experience
 - Provide facilities that encourage pedestrian and bike circulation within Sunriver
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- Involve the Sunriver owners/community in the decision making process.

Framework

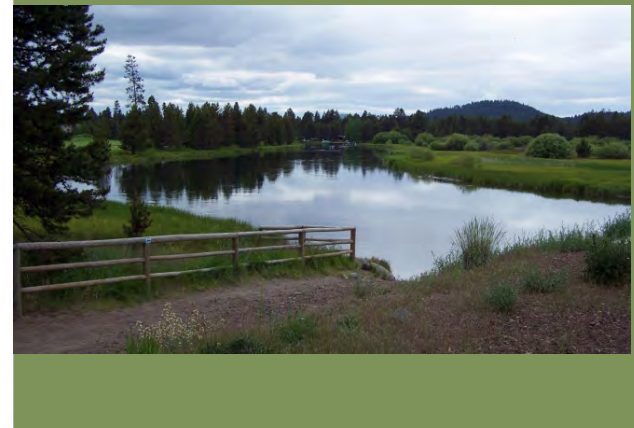
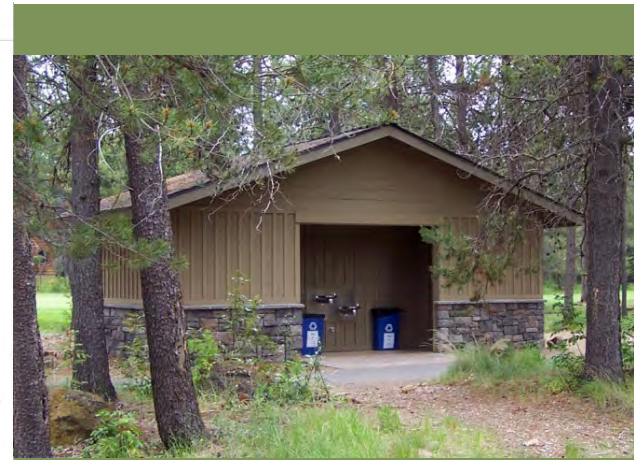
- Overall infrastructure and amenities Improvements
- Existing property improvements
- Newly acquired property improvements (property exchange)





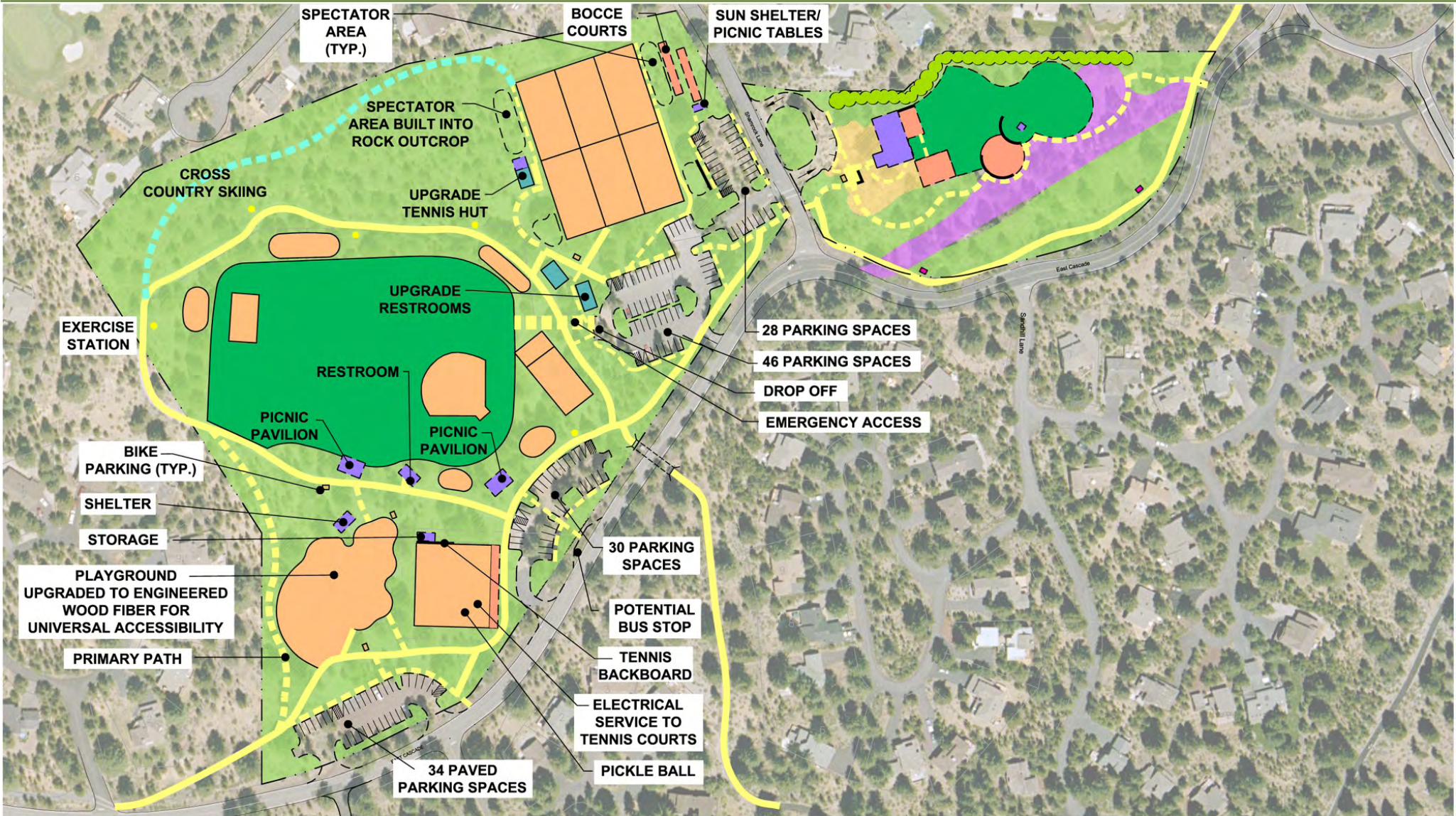
LEGEND

- PROPOSED RESTROOM
- RESTROOM
- PROPOSED RIVER ACCESS
- RIVER ACCESS
- - - PROPOSED PATHWAY
- EXISTING PATHWAY
- ① NORTH TENNIS CENTER
- ② WOODLAND GOLF COURSE
- ③ SUNRIVER MARKETPLACE
- ④ PROPOSED MARKETPLACE PARK
- ⑤ PROPOSED COTTONWOOD RD. ROUNDABOUT AND IMPROVEMENTS
- ⑥ LAKE PENHOLLOW
- ⑦ PROPOSED FIRE TRAINING FACILITY
- ⑧ PROPOSED ADVENTURE CAMP
- ⑨ TENNIS HILL
- ⑩ FORT ROCK PARK
- ⑪ CARDINAL LANDING FOOT BRIDGE
- ⑫ FIRE & POLICE STATIONS, SROA OWNER'S STORAGE SOUTH PUBLIC WORKS, RECYCLING
- ⑬ PROPOSED RIVER ACCESS PARK
- ⑭ SUNRIVER MARINA
- ⑮ PROPOSED MARY MCCALLUM PUBLIC PARK
- ⑯ PROPOSED MARY MCCALLUM PRIVATE PARK
- ⑰ RESORT STABLES
- ⑱ RESORT STABLES
- ⑲ GREAT MEADOW
- ⑳ NATURE CENTER & OBSERVATORY
- ㉑ LAKE ASPEN
- ㉒ SHARC
- ㉓ VILLAGE AT SUNRIVER
- ㉔ PROPOSED ROUNDABOUT
- ㉕ SUNRIVER LODGE
- ㉖ MEADOWS GOLF COURSE
- ㉗ RESORT PROPERTY
- ㉘ GREAT HALL
- ㉙ SAGE SPRINGS CLUB & SPA
- ㉚ SUNRIVER MAIN ENTRANCE
- ㉛ THREE RIVERS SCHOOL
- ㉜ SUNRIVER BUSINESS PARK
- ㉝ PROPOSED MEADOW VILLAGE
- ㉞ HARPER BRIDGE



Fort Rock Park



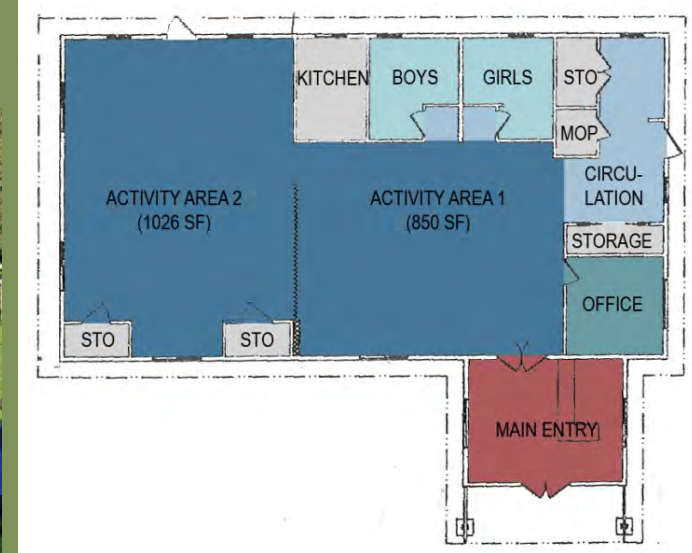


Fort Rock Park Programmatic Diagram



J. T. ATKINS  COMPANY PC

Adventure Camp





Meadow Village Park Programmatic Diagram



J. T. ATKINS  COMPANY PC

Meadow Village Park



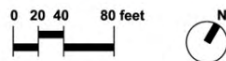
North Tennis Center



North Tennis Center



**North Tennis Center
Programmatic Diagram**



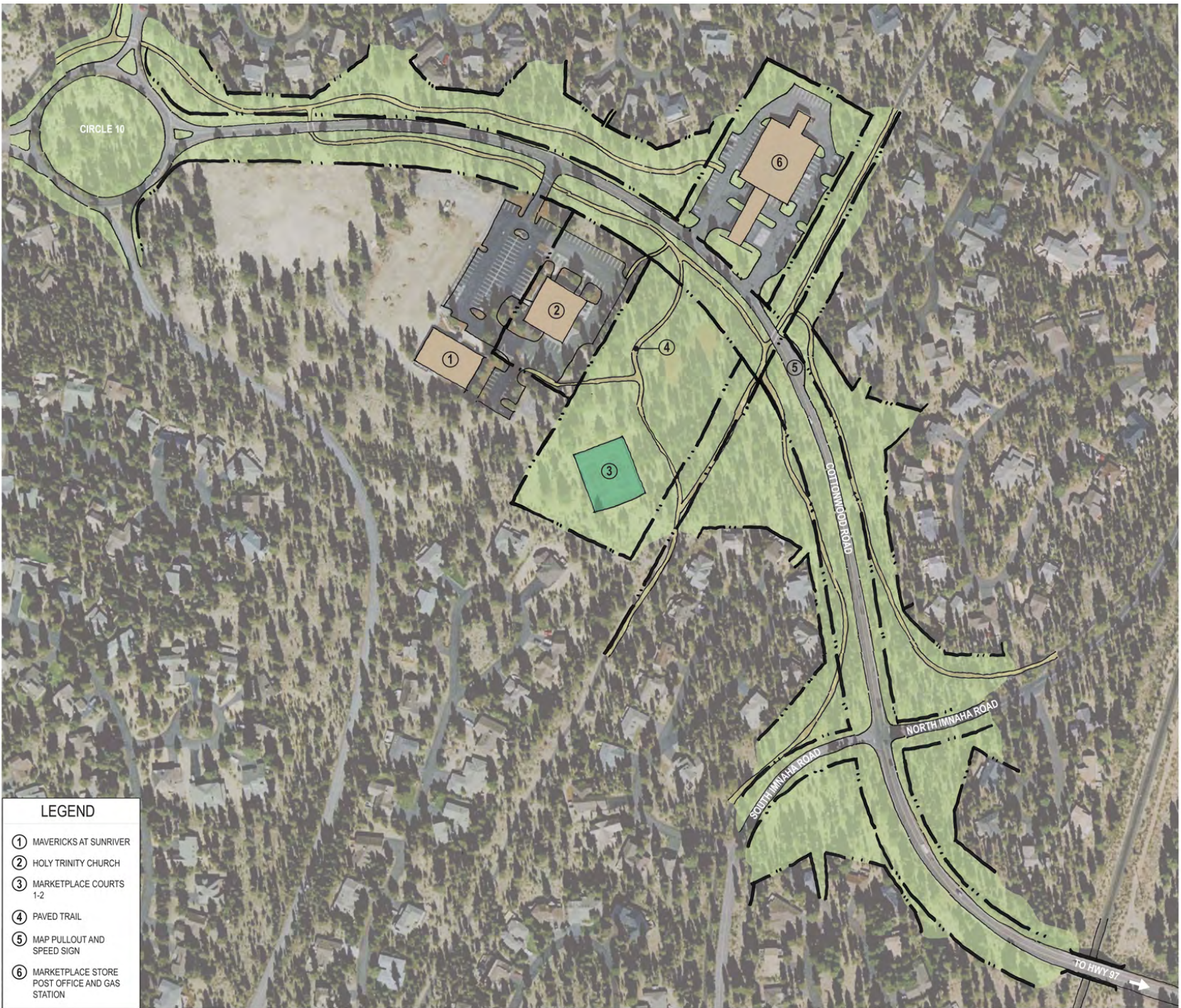
J. T. ATKINS  COMPANY PC

Cottonwood Entrance

Opportunities & Constraints

- Gateway/entry experience
- Traffic calming
- Bike and pedestrian safety
- Native, manicured landscape elements
- Wayfinding





COTTONWOOD ENTRANCE EXISTING SITE CONDITIONS

AUGUST 2012





COTTONWOOD ENTRANCE PROPOSED SITE IMPROVEMENTS

AUGUST 2012



Marketplace Park



Village Entrance

Opportunities & Constraints

- Traffic flow
- Parking
- Bike and pedestrian safety
- Connection between lodge, village, and Sharc



LEGEND

- ① PAVED TRAIL
- ② VILLAGE ENTRY SIGN
- ③ TRAFFIC CONGESTION
- ④ SUNRIVER COUNTRY STORE
- ⑤ VILLAGE ENTRANCE
- ⑥ VILLAGE PROMENADE
- ⑦ MAP PULL-OUT



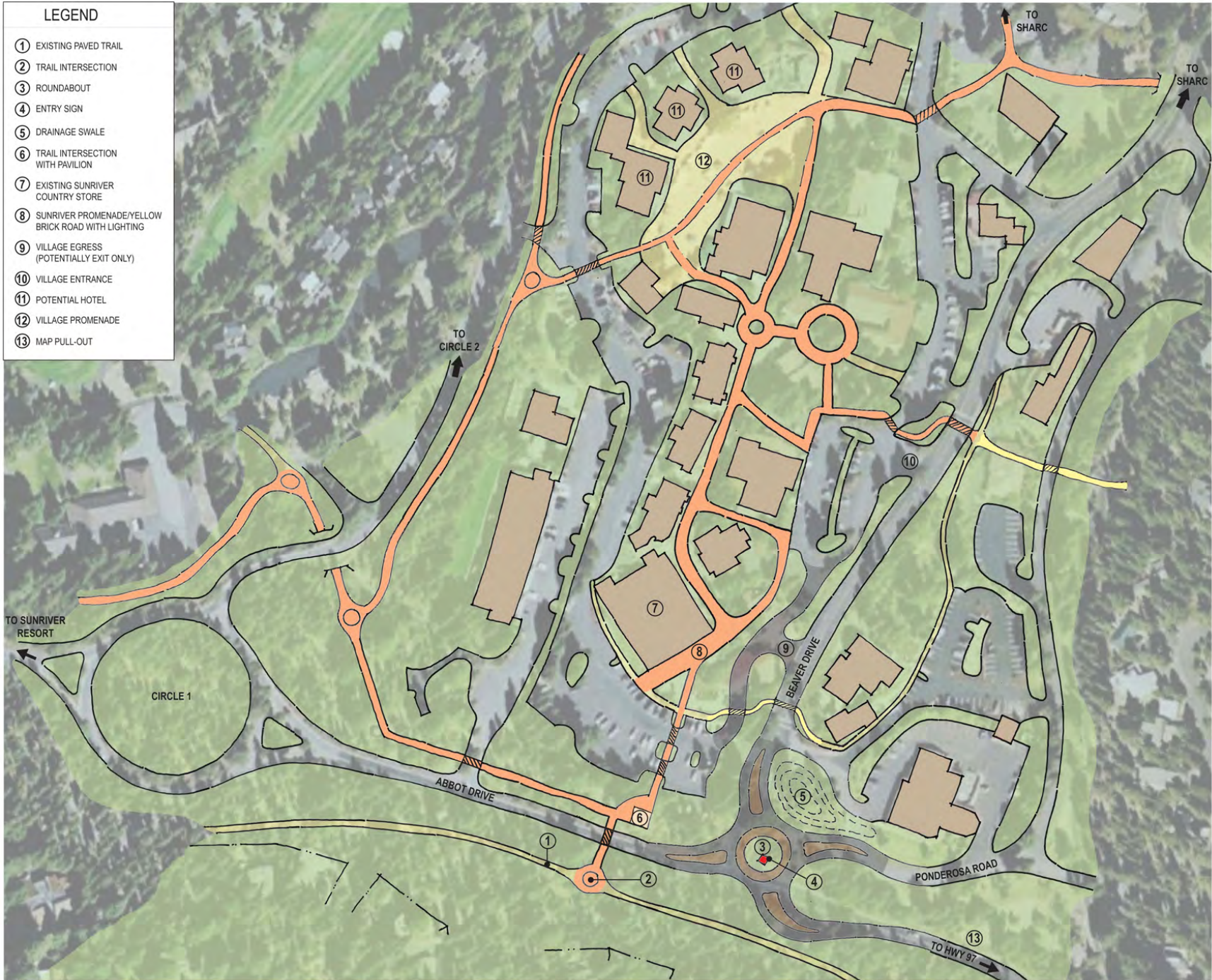
ABBOT/BEAVER/PONDEROSAVILLAGE ENTRANCE
EXISTING SITE CONDITIONS

AUGUST 2012



LEGEND

- ① EXISTING PAVED TRAIL
- ② TRAIL INTERSECTION
- ③ ROUNDABOUT
- ④ ENTRY SIGN
- ⑤ DRAINAGE SWALE
- ⑥ TRAIL INTERSECTION WITH PAVILION
- ⑦ EXISTING SUNRIVER COUNTRY STORE
- ⑧ SUNRIVER PROMENADE/YELLOW BRICK ROAD WITH LIGHTING
- ⑨ VILLAGE EGRESS (POTENTIALLY EXIT ONLY)
- ⑩ VILLAGE ENTRANCE
- ⑪ POTENTIAL HOTEL
- ⑫ VILLAGE PROMENADE
- ⑬ MAP PULL-OUT



ABBOT/BEAVER/PONDEROSA/VILLAGE ENTRANCE
PROPOSED SITE IMPROVEMENTS

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Promenade

- The “Yellow Brick Road” that links core amenities



SUNRIVER
PROMENADE CONCEPT

1/4 mile
5 minute walk

Sunriver Service District

Opportunities & Constraints

- Site circulation
- Security
- Office space
- Training facilities
- Storage



Sunriver Service District

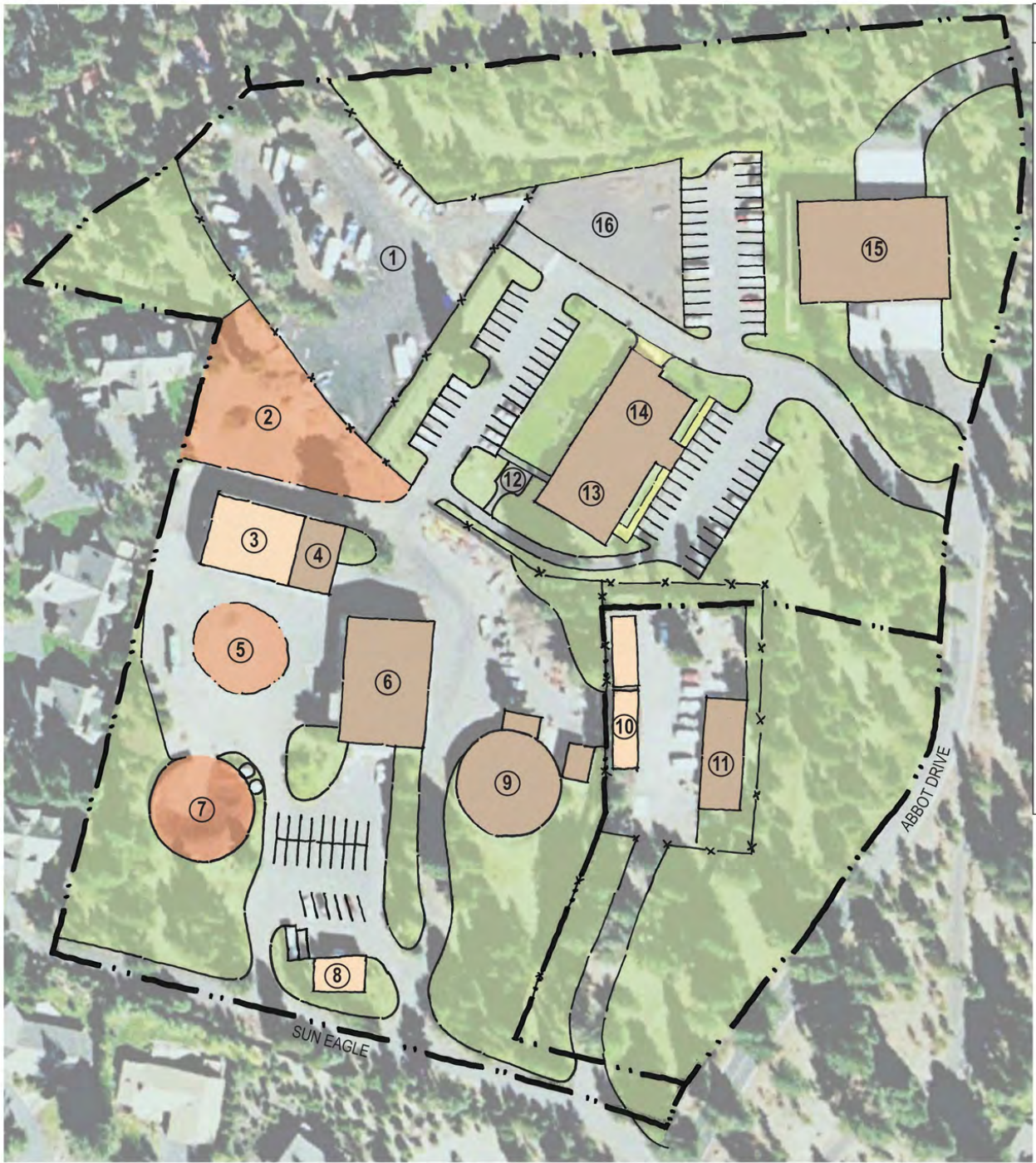


SROA, Public Works & recycling

Opportunities & Constraints

- Storage
- Office space
- Circulation





LEGEND	
①	GATED OWNERS' STORAGE SOUTH (RV PARKING)
②	EXPOSED STORAGE AREA
③	COVERED STORAGE AREA WITHOUT WALLS
④	FULLY ENCLOSED HEATED DRIVE THROUGH BAYS
⑤	EXPOSED SAND STORAGE
⑥	PUBLIC WORKS BUILDING AND STORAGE
⑦	EXPOSED CINDER STORAGE IN REMNANT ROUNDHOUSE
⑧	RECYCLING CENTER
⑨	ROUNDHOUSE STORAGE AREA
⑩	COVERED STORAGE
⑪	GOLF MAINTENANCE BUILDING
⑫	BIKE PARKING
⑬	POLICE STATION
⑭	SROA BUILDING
⑮	FIRE STATION
⑯	FIRE TRAINING GROUNDS

**PUBLIC WORKS AND SUNRIVER SERVICE DISTRICT
EXISTING SITE CONDITIONS**

AUGUST 2012





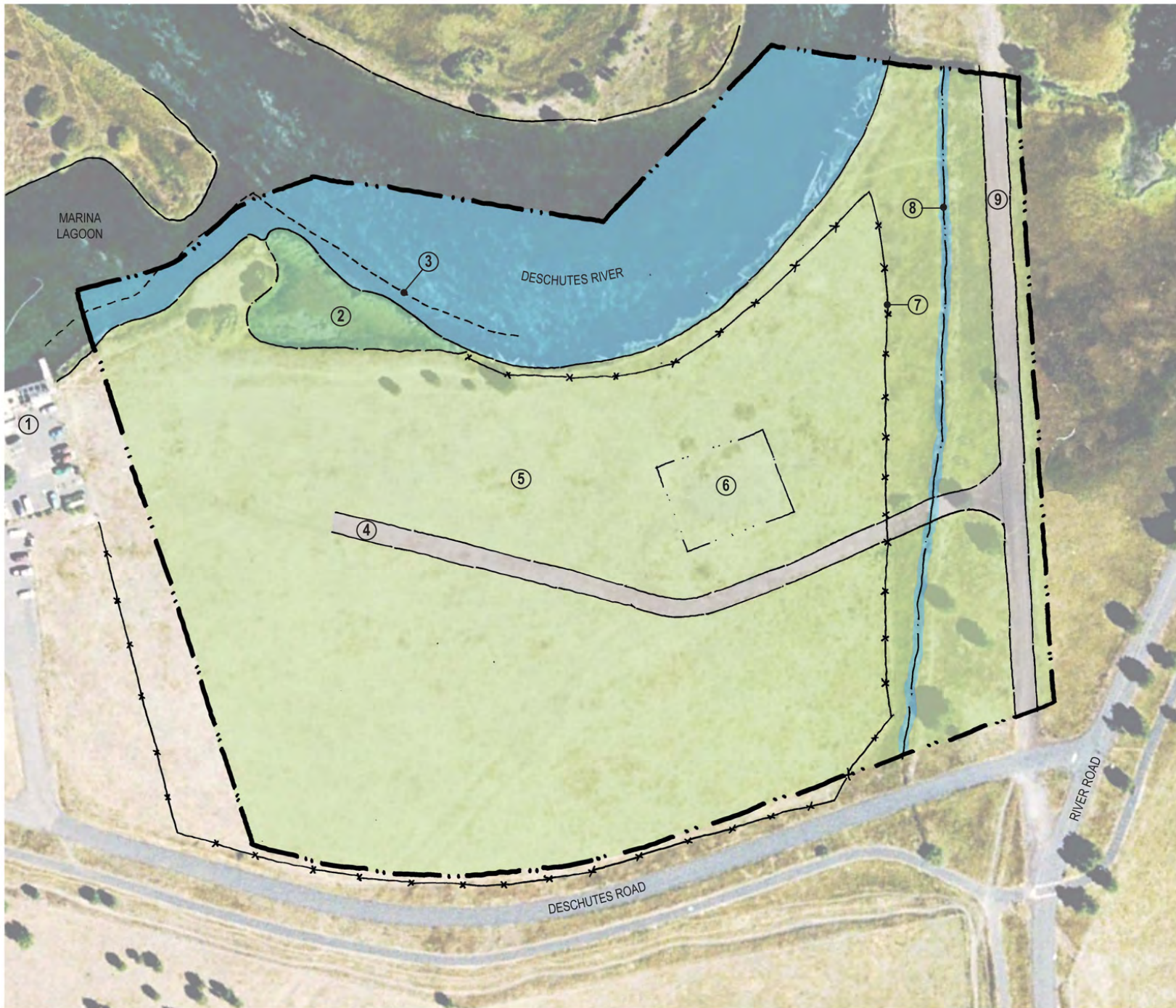
**PUBLIC WORKS AND SUNRIVER SERVICE DISTRICT
PROPOSED SITE IMPROVEMENTS**

AUGUST 2012



PASTURE #11 – Property Exchange

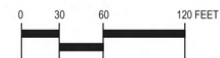




LEGEND	
①	HOLA RESTAURANT
②	SEASONAL WETLANDS
③	APPROXIMATE WINTER WATERLINE
④	OLD GRAVEL ACCESS ROAD
⑤	PASTURE
⑥	HISTORIC SITE - FORMER CAMP ABBOT TRAINING SITE
⑦	BARBED WIRE FENCE
⑧	DRAINAGE SWALE
⑨	CAMP ABBOT TRAINING AIDS ROAD

PASTURE #11
EXISTING SITE CONDITIONS

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**PASTURE #11 - RIVER ACCESS AND DOG PARK
PROPOSED SITE IMPROVEMENTS**

AUGUST 2012

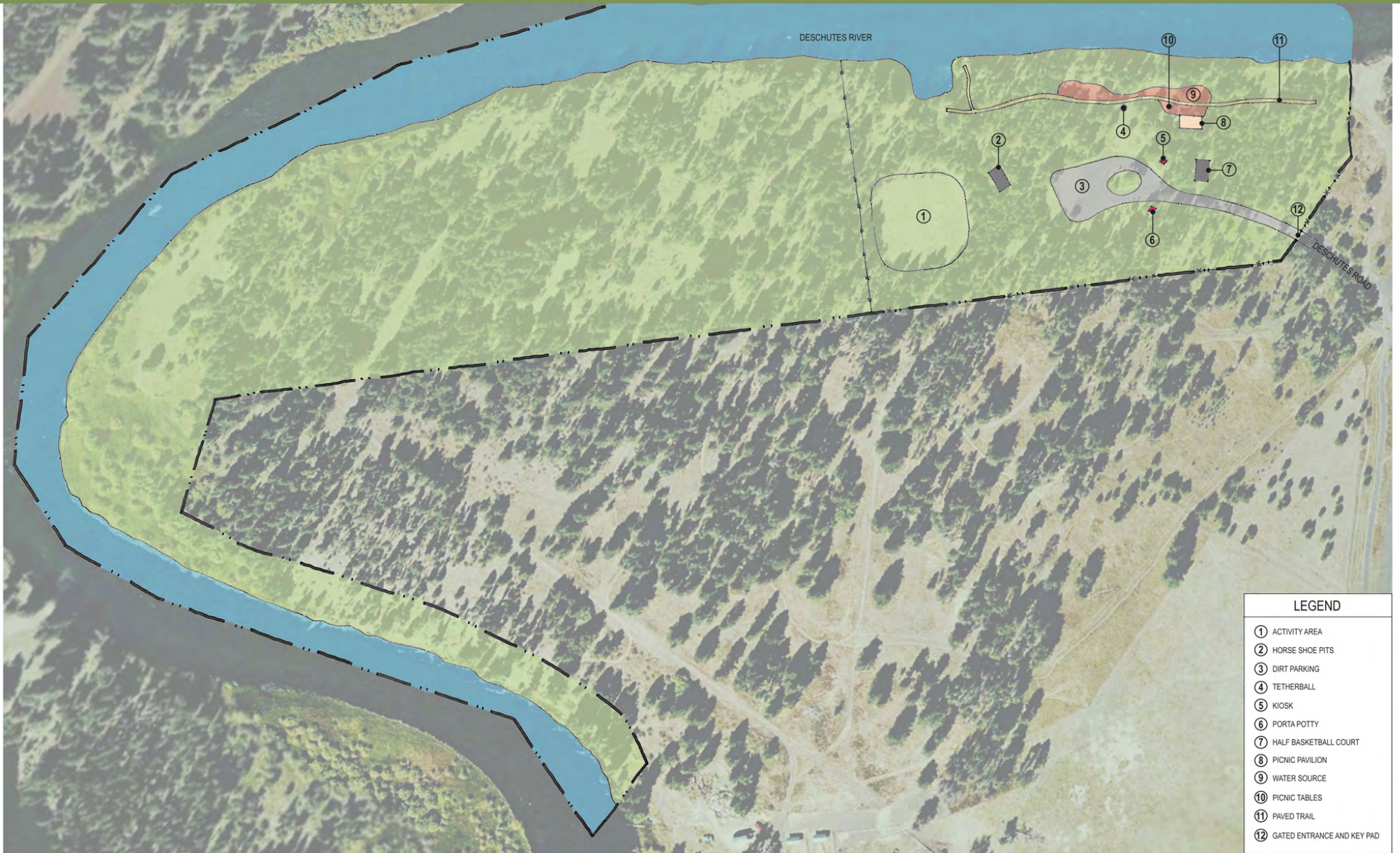


RIVER ACCESS AND DOG PARK



MARY MCCALLUM PARK

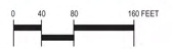


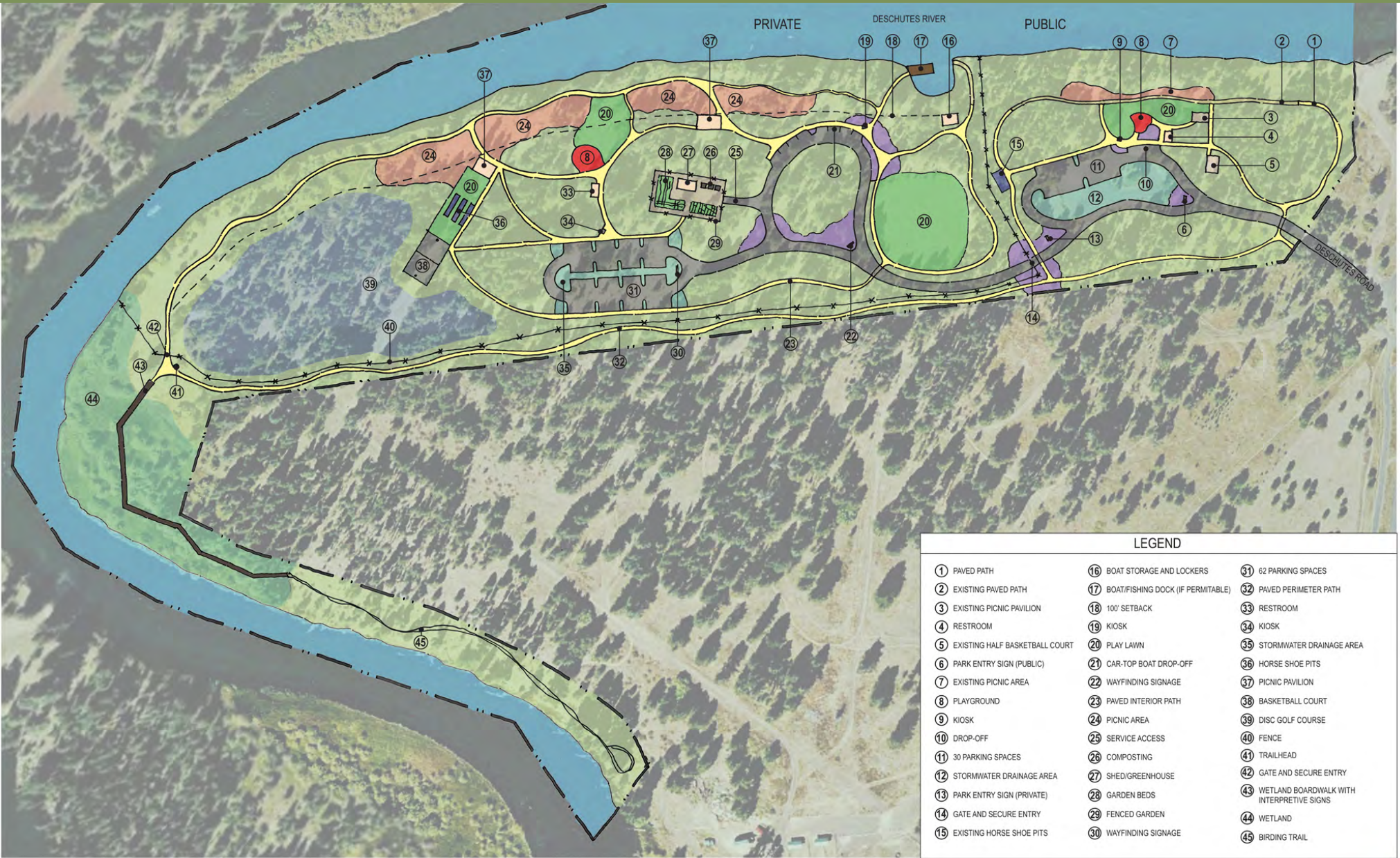


LEGEND	
①	ACTIVITY AREA
②	HORSE SHOE PITS
③	DIRT PARKING
④	TETHERBALL
⑤	KIOSK
⑥	PORTA POTTY
⑦	HALF BASKETBALL COURT
⑧	PICNIC PAVILION
⑨	WATER SOURCE
⑩	PICNIC TABLES
⑪	PAVED TRAIL
⑫	GATED ENTRANCE AND KEY PAD

MARY MCCALLUM PARK
EXISTING SITE CONDITIONS

AUGUST 2012





LEGEND

- | | | |
|----------------------------------|-----------------------------|---|
| ① PAVED PATH | ⑩ DROP-OFF | ⑲ KIOSK |
| ② EXISTING PAVED PATH | ⑪ 30 PARKING SPACES | ⑳ PLAY LAWN |
| ③ EXISTING PICNIC PAVILION | ⑫ STORMWATER DRAINAGE AREA | ㉑ CAR-TOP BOAT DROP-OFF |
| ④ RESTROOM | ⑬ PARK ENTRY SIGN (PRIVATE) | ㉒ WAYFINDING SIGNAGE |
| ⑤ EXISTING HALF BASKETBALL COURT | ⑭ GATE AND SECURE ENTRY | ㉓ PAVED INTERIOR PATH |
| ⑥ PARK ENTRY SIGN (PUBLIC) | ⑮ EXISTING HORSE SHOE PITS | ㉔ SERVICE ACCESS |
| ⑦ EXISTING PICNIC AREA | | ㉕ COMPOSTING |
| ⑧ PLAYGROUND | | ㉖ SHEDI/GREENHOUSE |
| ⑨ KIOSK | | ㉗ GARDEN BEDS |
| ⑩ DROP-OFF | | ㉘ GARDEN |
| ⑪ 30 PARKING SPACES | | ㉙ WAYFINDING SIGNAGE |
| ⑫ STORMWATER DRAINAGE AREA | | |
| ⑬ PARK ENTRY SIGN (PRIVATE) | | ⑳ 62 PARKING SPACES |
| ⑭ GATE AND SECURE ENTRY | | ㉑ PAVED PERIMETER PATH |
| ⑮ EXISTING HORSE SHOE PITS | | ㉒ RESTROOM |
| | | ㉓ KIOSK |
| | | ㉔ STORMWATER DRAINAGE AREA |
| | | ㉕ HORSE SHOE PITS |
| | | ㉖ PICNIC PAVILION |
| | | ㉗ BASKETBALL COURT |
| | | ㉘ DISC GOLF COURSE |
| | | ㉙ FENCE |
| | | ㉚ TRAILHEAD |
| | | ㉛ GATE AND SECURE ENTRY |
| | | ㉜ WETLAND BOARDWALK WITH INTERPRETIVE SIGNS |
| | | ㉝ WETLAND |
| | | ㉞ BIRDING TRAIL |

**MARY MCCALLUM PARK
PROPOSED SITE IMPROVEMENTS**

AUGUST 2012



Mary McCallum Park



Next Steps

- Report will be online for Owner review
- Cost opinions will aid with establishing budgets and priorities
- Owner workshops will refine **CONCEPTUAL** plans



SROA Vision

An effective balance of a wide variety of high quality natural and man-made amenities that appeal to full-time residents, vacationers, retirees, sports and outdoor enthusiasts, and families alike, delivered at a reasonable cost.

2020 Vision... Staying the Course



Following the Map

- Legacy of planning continues
 - Blueprint of community priorities
 - The Three Legged Stool



- ✓ Reserves
- ✓ Aquatics
- ❖ Future Improvements

Long Range Financial Planning Primary Considerations

- Future financial strength
- Operational revenue sources & expenses
- Capital improvement funding sources

Proven formula for success

- Clearly and objectively identify needs based on facts and data
- Openly and frequently communicate this information
- Invite comments, ideas and feedback
- Listen and try, to the best of our abilities, to incorporate this information into our plans.

Goals

- Find fiscally responsible ways to pay for new amenities and capital improvements without asking owners for more money!
- Keep SROA's Mission and 2020 Vision alive and well!

2020 Vision



*A compelling picture of what we
intend Sunriver to be in the year
2020, and characterized by...*

- Its natural beauty
- Its desirability as a place to live
- Its outstanding recreational & social activities
- Its financial soundness and sustainability
- Its protection of property values
- Its maintenance of high quality infrastructure
- Its commitment to balanced economic development

A large wooden archway structure is visible in the background, with a sunburst sculpture in the center. The sunburst is made of many thin wooden rods radiating from a central point. The archway is made of thick wooden beams. The background is a clear blue sky with some trees visible at the bottom.

SROA's Mission Statement

“Maintaining Sunriver as a premier residential and resort community, protecting and enhancing its quality of life, natural environment and property values.”