

IAMP Taskforce Report

For SROA Board
June 2020





→ **History, Goals and Membership**

→ **Evaluation Process**

→ **Grading Elements**

→ **Results**

→ **Recommendations**

Infrastructure & Amenities Master Plan

IAMP is a *conceptual vision* for improving, replacing and adding to:

- **Infrastructure** (roadways, admin offices, other service facilities)
- **Amenities** (recreational facilities)

Extension of on-going Sunriver planning efforts:

2007 Conceptual Amenities Master Plan, adopted 2009

2008 Reserve Study & related maintenance fee increase

2010 SHARC approved by owners, completed 2012

2012 Initial development of IAMP

2016 2nd Taskforce (tennis complexes & Mary McCallum Park)

2018 3rd / current Taskforce, reporting 2020

Objective:

“By using the SROA Decision Making Checklist when and where applicable, the IAMP Taskforce shall provide the SROA Board with a recommended update to the IAMP Master Plan, while providing justification for priority recommendation.”

Membership:

Owner - Volunteers

Bill Burke Kathleen Meyer
Herb Dix Betsey Nelson
Philo Hall Jill Stephens
Pat Hensley Bob Stillson
Dan Kress

SROA Staff

Keith Kessarlis
James Lewis
Hugh Palcic
Mark Smith

Evaluation Process

Gather Background

- Review historical documents
- Investigate existing infrastructure & amenities

Criteria & 1st Pass

- Identify grading & weighting criteria
- Prioritize project concepts – *first pass*

Collect Fresh Info

- Reach out for trends in similar communities
- Survey Owners for opinions & priorities

Rank & Report

- Score & prioritize projects – *final pass*
- Make recommendations to Board

Sources of Potential Projects



Grading Matrix

Grading Element / Criteria

Project / Concept

2018-2020 IAMP Amenities/Infrastructure Grading Matrix		1	2	3	4	5	6	7	8	9	10	11	12	
		Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	
Amenity/Facility Name		Satisfies Mission Statement (Property Values, Natural Environment & Quality of Life)	Benefits Community as a Whole	Level of Readiness	Survey Responses	Reserves/Funding	Current Facility Status/Need for Replacement	Cost of Operations (Labor & Materials)	Required by Code/Law, Potential Risk	Required Entity Collaboration	Availability of Alternatives	Opportunity/Synergy	2019 IAMP Online Survey	Total Score
1	Grade													
2	Grade													
3	Grade													
4	Grade													
5	Grade													
6	Grade													
7	Grade													
8	Grade													
9	Grade													
10	Grade													
11	Grade													
12	Grade													
13	Grade													
14	Grade													
16	Grade													
17	Grade													
18	Grade													
19	Grade													
20	Grade													
21	Grade													
Weighted Grading Scale: (1 = low - 5 = high)														
Projects in progress and/or completed														
River Access	1 Grade													
Abbot/Beaver Intersection	2 Grade													
Pathway Tunnels	3 Grade													
North Pool	4 Grade													
Paulina Regional Park (@ SHARC)	5 Grade													

Grading Elements

1. Satisfies SROA's Mission

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

2. Benefits the Community as a Whole

- Amenities benefitting more owners & guests receive a higher score.

3. Level of Readiness

- Specific location, design & engineering work determined
- Compliance concerns understood

4. Prior Owner Survey Responses

- 2014 & 2017 rankings used to assign a score

Grading Elements *(continued)*

5. Reserves / Funding

- Potential cost considered & whether funds are - or could be - available

6. Current Facility Condition & Urgency for Replacement

- Condition provided by SROA staff & Reserve specialists

7. Cost of Operations (Labor & Materials)

- Impact (+/-) on SROA ongoing operating costs
- New risks received lower scores

8. Required by Code / Exposure to Risk

- Compliance, risk mitigation received higher scores
- New risks received lower scores

Grading Elements *(continued)*

9. Required Entity Collaboration

- Non-SROA businesses, property owners, governmental agencies
- Scores increase or decrease depending on complexity or cooperation

10. Availability of Alternatives

- Could benefits be provided elsewhere or only by SROA

11. Opportunities & Synergies

- Unexpected funding or land access
- Benefits of simultaneous project execution

12. Results & Priorities from January 2020 IAMP Survey



Survey

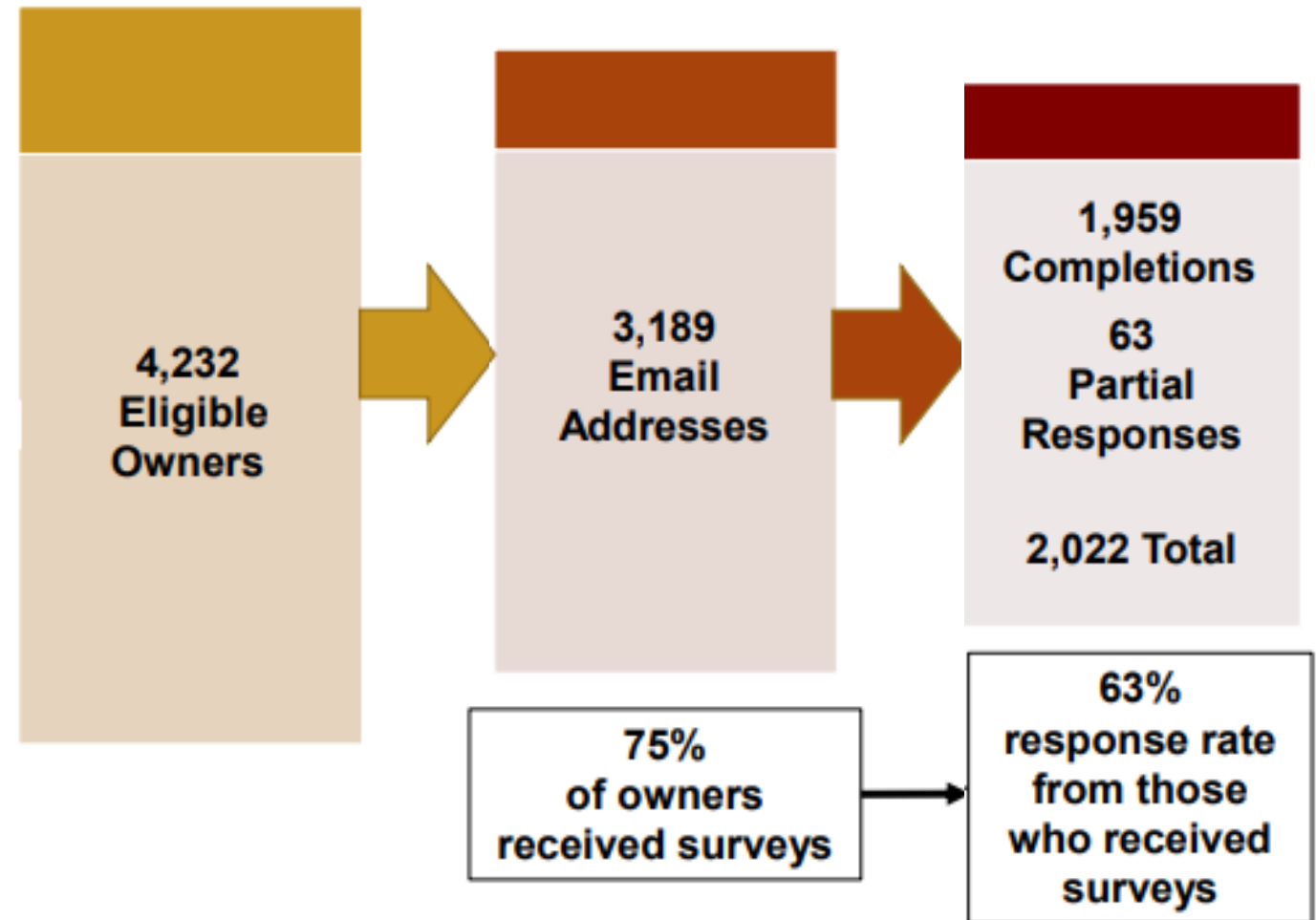


Owner Survey: Identify IAMP priorities

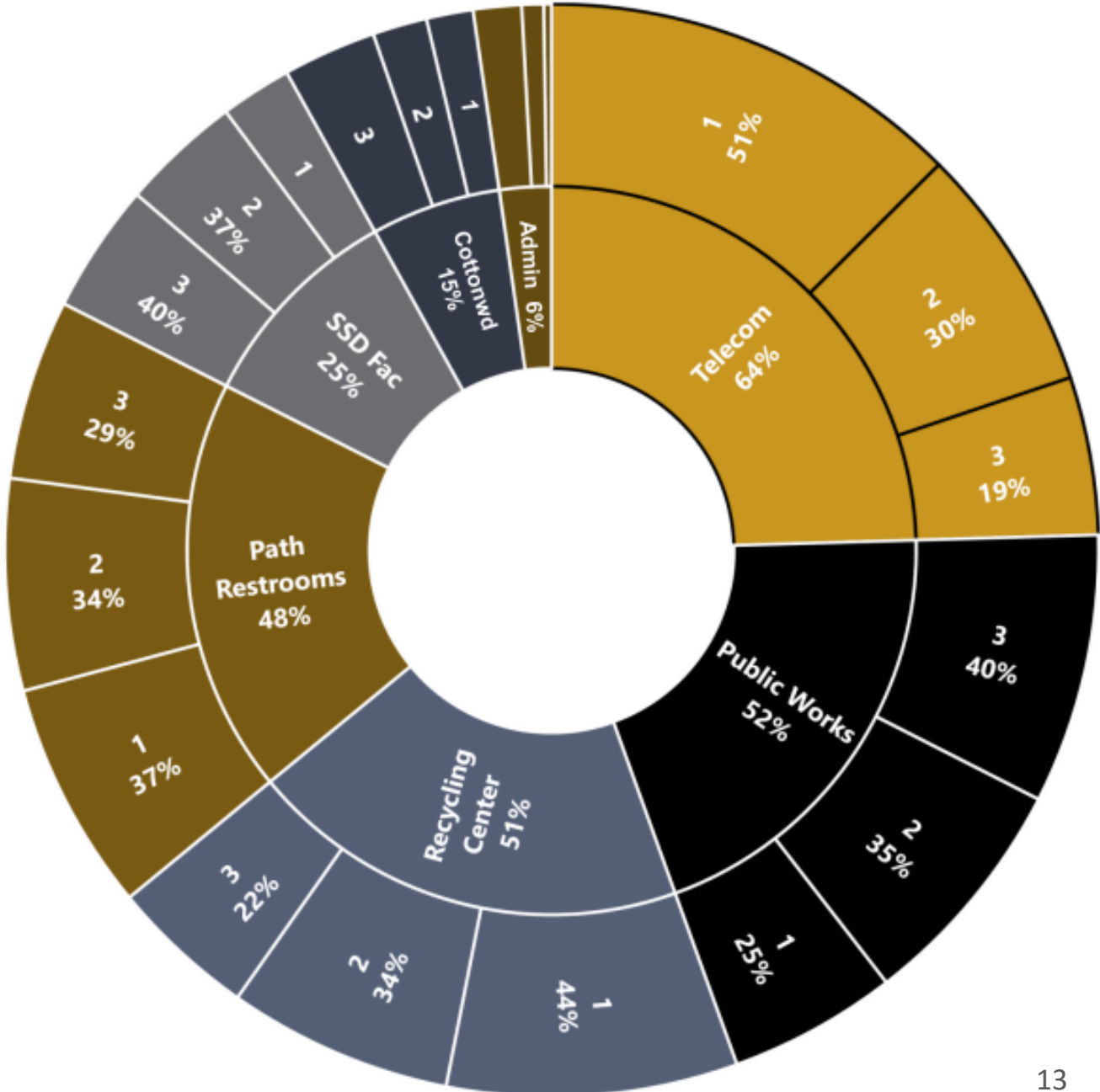
Dec 2019 - Jan 2020

DRC Research conducted survey 100% online

1. Demographic questions
2. Select & rank top 3 Infrastructure
3. Select & rank top 4 Amenities
4. Add comments & suggestions

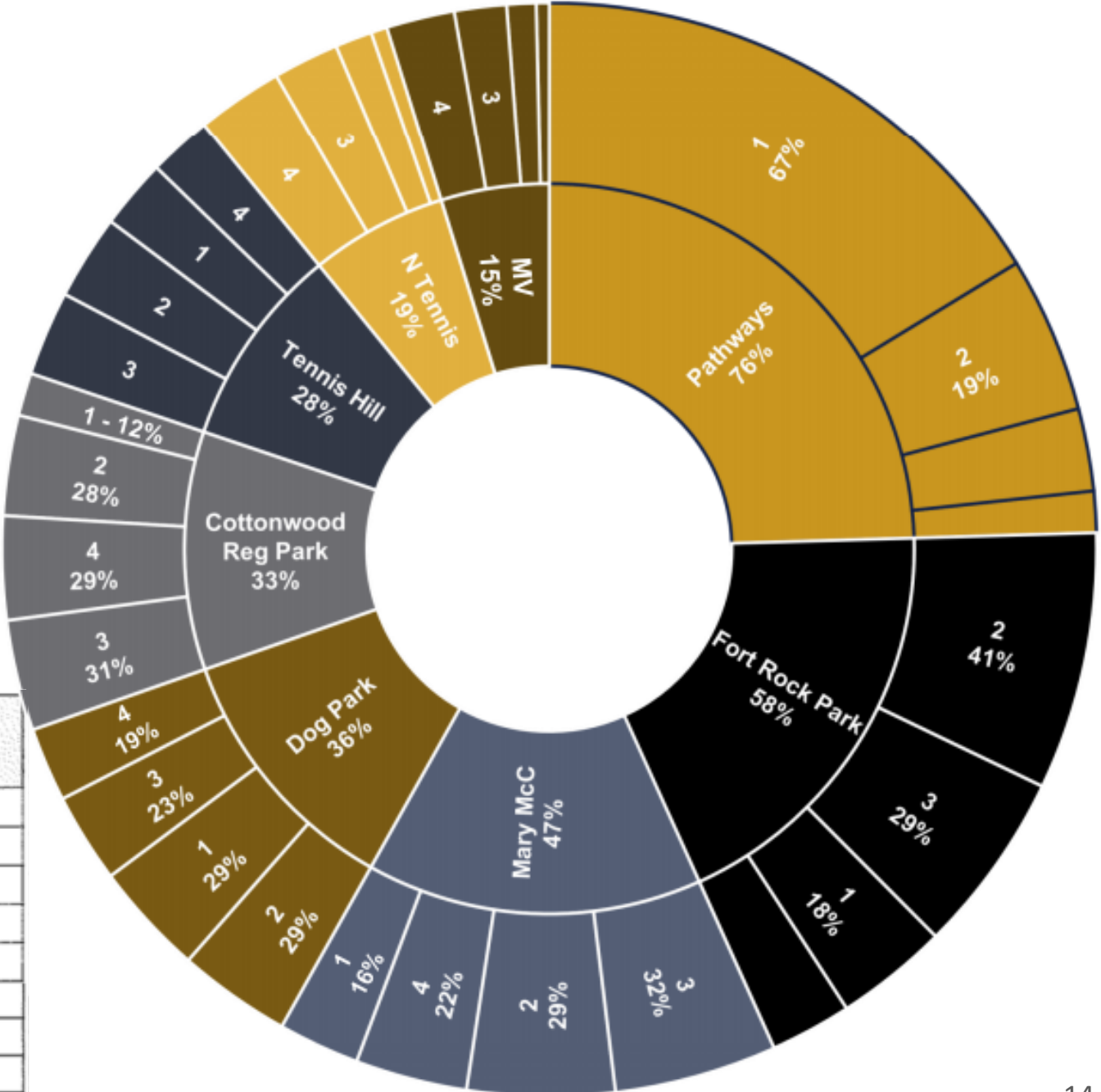


Owner Survey: Top 3 Infrastructure priorities



	Percent placing in top 3	#1 rank	#2 rank	#3 rank
Telecommunications infrastructure	64%	51%	30%	19%
Public Works Facilities	52%	25%	35%	40%
New Recycling Center	51%	44%	34%	22%
Restrooms for pathway system and parks	48%	37%	34%	29%
Sunriver Service District (Police/Fire)	25%	22%	37%	40%
Cottonwood Road entrance	15%	24%	28%	48%
Administrative Facilities	6%	10%	28%	62%

Owner Survey: Top 4 Amenity priorities



	Percent placing in top 4	#1 rank	#2 rank	#3 rank	#4 rank
Sunriver Pathways	76%	67%	19%	10%	5%
Fort Rock Park	58%	18%	41%	29%	13%
Mary McCallum Park	47%	16%	29%	32%	22%
Dog Park	36%	29%	29%	23%	19%
Cottonwood Regional Park facilities	33%	12%	28%	31%	29%
Tennis Hill facilities	28%	23%	28%	28%	21%
North Tennis Center facilities	19%	19%	23%	33%	25%
Meadow Village Regional Park facilities	15%	8%	18%	32%	42%

Trends

Input from similar communities (Community Mgmt, Nat'l Parks & Rec)

1. Expanding trail networks in cities & parks
 - Connecting “spline” trails between the cities & parks
2. Off-leash dog parks
 - Ideally include lighting, wash stations, play features for the dogs
3. More pickleball courts, converted from existing tennis courts
4. ADA access to playgrounds for children & supervising adults

Demographic / community trends (US, State, Regional, Travel/Leisure)

- Wellness / Fitness / Access to Nature / Sustainability (recycling, solar)
- Connectivity / Communications infrastructure (telecommuting & leisure)
- Safety / Security / Aging in place (requires transportation & services)



Rankings

Grading Matrix - Completed

2018-2020															
IAMP Amenities/Infrastructure Grading Matrix															
			1	2	3	4	5	6	7	8	9	10	11	12	
			Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	Grading Element	
Amenity/Facility Name			Satisfies Mission Statement (Property Values, Natural Environment & Quality of Life)	Benefits Community as a Whole	Level of Readiness	Survey Responses	Reserves/Funding	Current Facility Status/Need for Replacement	Cost of Operations (Labor & Materials)	Required by Code/Law, Potential Risk	Required Entity Collaboration	Availability of Alternatives	Opportunity/Synergy	2019 IAMP Online Survey	Total Score
SROA Central Campus	1	Grade													0
Admin	2	Grade	5	5	2	1	2	2	2	1	3	5	1	1	30
Public Works	3	Grade	5	5	4	1	2.5	4	4	5	4	5	1.5	4	45
Recycling Center	4	Grade	4	5	4	5	1	4.5	4	4.5	2	5	5	4.5	48.5
Sunriver Service District (Police/Fire)	5	Grade													N/A
Pathway Master Plan	6	Grade	5	5	3	5	3	1.5	2	5	4	5	1.5	5	45
Restrooms to support the pathway system/parks	7	Grade	4	3.5	1.5	5	1	1	2	4	3	3	1	4	33
North Tennis Center	8	Grade	3	3	3	1.5	3	2	3	1	4	4	1	2	30.5
Tennis Hill - Pickleball Courts	9	Grade	3	3	3	2	2	3	3	1	3	4	1	3	31
Mary McCallum Master Plan (Need for)	10	Grade	4	3	1	2	1	5	2.5	3	3	5	1	3.5	34
Telecommunications Infrastructure	11	Grade	5	5	2	2.5	1	5	1.5	4	4	5	4	5	44
Cottonwood Regional Park	12	Grade	3	3	4	1.5	1	1	3	1	4	5	1	3	30.5
Meadow Village Regional Park	13	Grade	3	3	3	1.5	1	1	3	1	4	5	1	1.5	28
Fort Rock Park w/ Adv Camp Bldg	14	Grade	4	4	3	3	3	3.5	1	5	4	5	2	4	41.5
Cottonwood Road Entrance	16	Grade	2	2	4	2	2	2	2	2	2	2	2	1.5	25.5
Promenade (between Village, SHARC and Resort Core)	17	Grade	1	1	1	3	1	1	1	1	1	1	1	?	13
Dog Park	18	Grade												3	3
Owners Storage	19	Grade	2	1	2	3	2	4	2	3	4	5	4	?	32

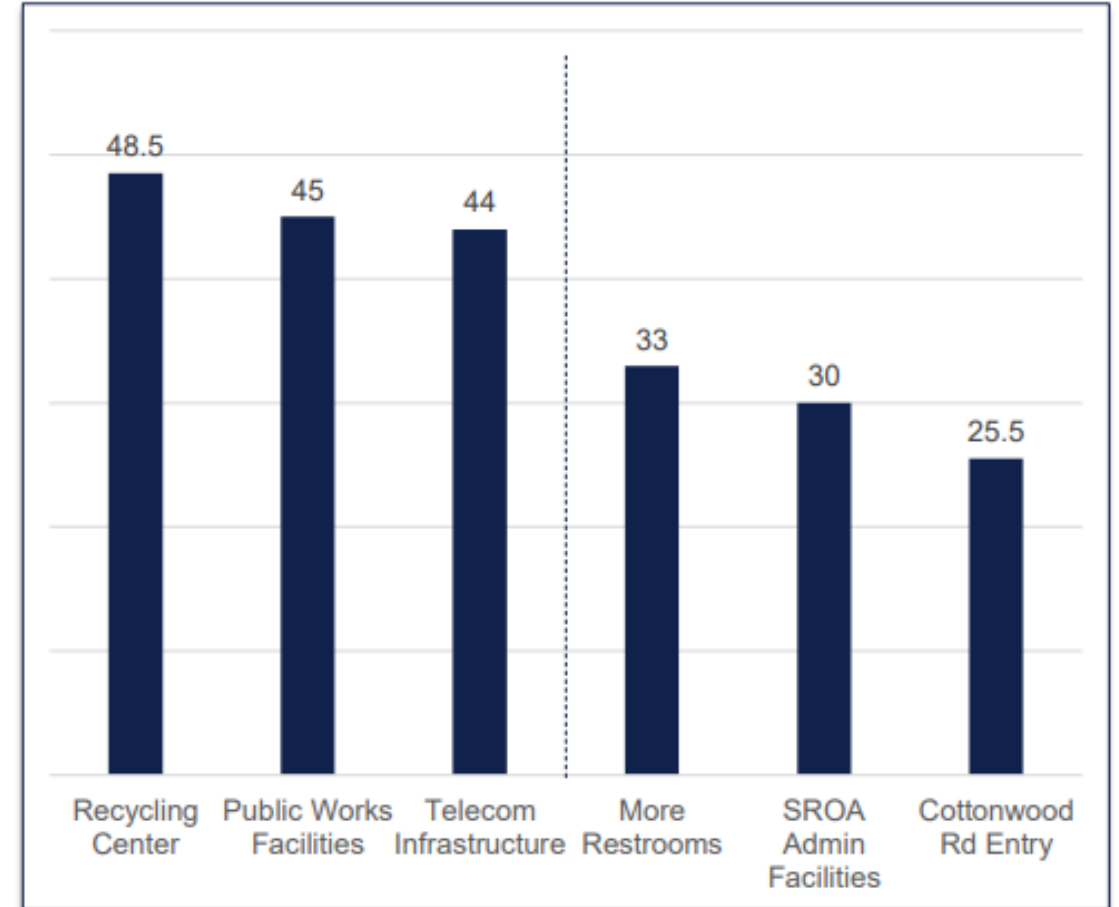


Infrastructure



Infrastructure

- 1 Recycling Center Improvements
- 2 Public Works Facilities
- 3 Telecom Infrastructure
- 4 Restrooms at Parks & Pathways
- 5 SROA Administration Facilities
- 6 Cottonwood Road Entrance



SSD Facilities not ranked pending Needs Assessment

1. Recycling Center

48.5 / 60 pts

Situation:

- Collection services from Deschutes Cty & regional waste mgmt
- Heavy use year-round & summer overflows
- SROA staff provides on-going cleanup

Possible improvements:

- More clean, efficient & user-friendly
- Solve safety & traffic flow issues

2. SROA Public Works Facilities

45 / 60 pts

Situation:

- Infrastructure backbone of Sunriver
- Current buildings inefficient &/or at end-of-life
- Limited functionality; safety concerns

Possible improvements:

- Safer, more efficient staff operations

3. Telecom Infrastructure

44 / 60 pts

Situation:

- Aging infrastructure
- Constantly increasing demand
 - TV, Internet, telephone
 - Telecommuting, social connections
- Evaluating existing agreement

Possible improvements:

- Increase bandwidth
- Meet current & future digital technology standards

4. Restrooms for Paths & Parks

33 / 60 pts

Situation:

- On-going owner priority
- New Fort Rock Park & Boat Launch restrooms
- New North Pool / Welcome Center restrooms support pathways

Possible improvements:

- Add & upgrade restrooms along SROA pathways & within SROA-maintained parks

5. SROA Admin Facilities

30 / 60 pts

Situation:

- Central hub for SROA governance
- At capacity

Possible improvements:

- Better, more efficient layout to serve owners & guests
- Safe & effective work environment for staff
- Additional storage

6. Cottonwood Rd Entrance

25.5 / 60 pts

Situation:

- North entrance to Sunriver
- Lacks 'entrance experience'

Possible improvements:

- Enhanced entry experience

7. Improve SSD (Police/Fire) Facilities

Not
scored

Situation:

- Sunriver Service District leases facilities from SROA
 - Fire operations in SROA-owned building at SROA Admin campus
 - Police operations in SROA Admin building

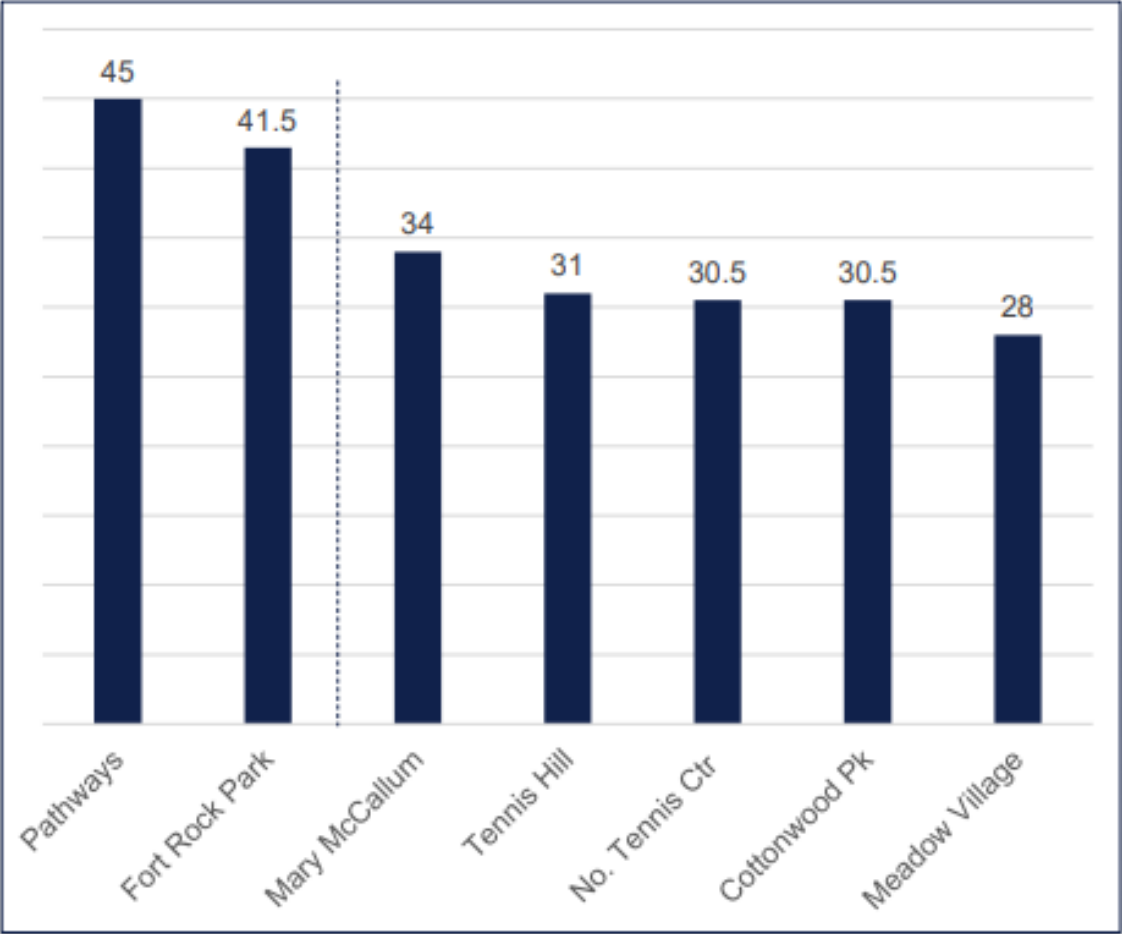
Possible improvements:

- ***SSD conducting Needs Assessment***
 - More efficient, compliant fire station incl. M/F housing needs

A person riding a bicycle is shown in a dark, high-contrast, grainy style. The person is in the upper right portion of the frame, and the bicycle is in the lower right. A large white rectangular box is overlaid on the center of the image, containing the word 'Amenities' in a gold-colored, italicized serif font. A thin gold vertical line is positioned to the left of the text box.

Amenities

Amenities



Dog Park not ranked due to complexities & unknowns

Sunriver Pathways	←	1	} Same Score
Fort Rock Park	←	2	
Mary McCallum Park	←	3	
Tennis Hill / Pickleball Facilities	←	4	
North Tennis Center Facilities	←	5	
Cottonwood Regional Park	←	6	
Meadow Village Regional Park	←	7	

1. Pathway Master Plan

45 / 60 pts

Situation:

- On-going improvements & additions to pathway system
- Missing segments of road-adjacent pathways pose safety risks
- Tunnels not part of existing Pathway Master Plan

Possible improvements:

- Add missing path segments for better connectivity
 - Reduce safety risks of bicyclists & pedestrians on roadways
- Add Tunnels to Pathway Master Plan

2. Fort Rock Park

41.5 / 60 pts

Situation:

- Sunriver's very popular & most amenity-filled park
 - New restroom near playground
 - Fort Rock Refreshments
 - Pavilion
- Aging facilities; lack of ADA access

Possible improvements:

- Improve function, layout & usefulness of features & amenities
 - Existing restroom (old Adventure Camp building)
 - Add park supervision

3. Mary McCallum Park

34 / 60 pts

Situation:

- Combination of deed-restricted & unrestricted property
 - Open to all SROA owners & accompanied guests
 - Covered pavilion, picnic tables, BBQs, sport courts, 2019 upgrades
 - Extensive river-front views
- Multiple regulatory issues / agencies that pertain to this site

Possible improvements:

- Expansion & upgrades to be determined by SROA owners
- Recommend a deeper look at Mary McCallum Park
 - Separate taskforce or part of new Parks Master Planning team

4. Tennis Hill / Pickleball Courts

31 / 60 pts

Situation:

- Open to all SROA owners & accompanied guests
- A primary location of SROA tennis facilities
 - SROA tennis lesson location
 - SROA & USTA tournament events
- Pickleball courts use at Fort Rock Park at capacity (6 courts)

Possible improvements:

- Convert from 6 tennis courts to 12 pickleball courts
 - Could provide more efficient use of staff resources

5. North Tennis Center

30.5 / 60 pts

Situation:

- 9 courts adjacent to North Pool, will share new Welcome Center
- Secondary host location of SROA tennis tournaments & events
- Aging courts, check-in hut & landscape due for refresh
- New North Pool design incorporates staffing efficiencies

Possible improvements:

- Could become main Tennis Event site
 - Improved spectator & player areas
 - More complete integration into Welcome Center

6. Cottonwood Regional Park

30.5 / 60 pts

Situation:

- Located opposite Marketplace Grocery
 - Formerly known as Marketplace Tennis Courts
- 2019 improvements
 - Both tennis courts were completely rebuilt
 - Paved parking area added
- SROA common area available for additional recreational amenities

Possible improvements:

- Picnic / play area at path intersection, BBQ, pavilion, restrooms

7. Meadow Village Regional Park 28 / 60 pts

Situation:

- Located at south end of Sunriver (East Meadows Road)
 - Formerly known as “Meadow Village Tennis Courts”
- 2019 SROA rebuilt three existing tennis courts
- Additional SROA-owned land adjacent to courts

Possible improvements:

- Addition of picnic / playground, covered pavilion, BBQ, restroom
- Create a connector to the existing pathway system

Dog Park

Not
Scored

Situation:

- On-going owner interest in Dog Park, ranked 4th in 2020 survey
- Not scored by IAMP taskforce due to complexities & unknowns
 - Limited locations for permissible use
 - SROA Consolidated Plan requires voice- or leash- control of dogs at all times
 - Lots of unknowns (costs, risks, design constraints)

Next:

- IAMP Taskforce recommends SROA board appoint a taskforce to investigate further



Recommendations

Recommendations for SROA Board

1. Share IAMP results with SROA membership
2. Delve into 2020 IAMP Survey
 - Rich compilation of current owner demographic data & opinions
 - Ownership undergoing frequent changes
 - 34% have owned fewer than 5 years (16% have owned two years or fewer)
 - Need for on-going education re: SROA Organizations & Master Plans
3. Incorporate tunnel planning into Pathway Master Plan
4. Create a Parks Master Plan & appoint a specific taskforce
 - Fort Rock, Paulina, Cottonwood Regional, Meadow Village Regional
 - Mary McCallum Park could be separate or part of overall Parks Taskforce
5. Appoint a taskforce to investigate feasibility of a Dog Park
6. Keep Owner Storage investigation with Admission Model Workgroup



Thank you