

From: Citizens For Sunriver

Subj: Future of Sunriver Mall

The purpose of this letter is to summarize the bottom line facts regarding the future of the Sunriver Mall and to request that you e-mail the County Commissioners in support of Silverstar's application to amend the County Comprehensive Plan and Zoning Code to create a set of regulations for a new Town Center District in Sunriver.

Sunriver Mall was originally designed to be an active commercial district and as late as the 1980s was a vibrant retail district with a variety of shops and restaurants.

Over the past 20+ years, there have been various owners of the Mall. None of them have invested in any facility or building modernization or amenity improvements. Buildings are failing, merchants have left and many of those that remain are developing exit strategies.

The Sunriver Mall has reached a point where it is no longer an economically viable place to have a business, on its way to becoming a shell of buildings and a blight on Sunriver's reputation as a premier resort. The Mall is functionally obsolescent and has deteriorated to the extent that cosmetic improvements will not suffice. Only a complete remake of the Mall can save it.

To make our Mall economically viable to a developer and to conform to today's resort Mall concept, it needs to be rebuilt as a mixed-use resort village. Rather than simply a retail Mall, it needs to be a rebuilt as a mixed-use village that has a variety of housing for guests and retail options for all.

In order for this to happen, the current zoning of the Mall must be changed. In the wake of the failure of the vote to sell SROA property to Silverstar, Silverstar is in the process of evaluating whether or not they will proceed with their plans. But, they are proceeding with the first critical step, i.e., their application for the required zoning change.

Regardless of whether or not Silverstar proceeds with their development plans, for any developer to undertake redevelopment of our Mall, the required zoning change must be approved. Otherwise, our Mall will continue to deteriorate as redevelopment is not economically feasible.

Therefore it is vital that we support Silverstar's application to the County. To this end we have attached a sample letter and a set of talking points and some sending instructions. We ask that you either sign and email the proposed letter or construct your own email to the Commissioners as a sign of your support for the zoning change, a crucial first step to the revitalization of the Sunriver Mall. The email should be sent as soon as possible, but no later than Wednesday, April 30, 2008.

For more information, we suggest that you visit the Citizens For Sunriver Web site at <http://citizensforsunriver.org> and the Silverstar website at <http://www.villageatsunriver.com>. There are provisions at both sites to receive updated information and/or to become involved.