

## TALKING POINTS

- The Sunriver Mall was originally designed to be an active commercial district that was to be the center of the community and envisioned to be an attraction for tourists and day visitors, a place for the local residents both in and outside of Sunriver to shop and visit.
- The prior owners of the Sunriver Mall allowed it to deteriorate so much that the buildings are failing. It is obsolescent, is no longer a place to shop or visit and is tarnishing the image of Sunriver as a premier community and resort. It has deteriorated to the point that the buildings can no longer be economically rehabilitated.
- Poor building conditions mean that it is hard for current tenants to operate a profitable business. The Mall has many vacancies and many merchants are making plans to leave the Mall.
- SilverStar Destinations, LLC has proposed to revitalize the Sunriver Mall by redeveloping it into a mixed-use development to be called the “Village at Sunriver.” The project is intended to provide a new economic and social center for Sunriver and for southern Deschutes County.
- SilverStar has assembled an experienced team of design and planning consultants to create a village that will incorporate residential, commercial and community space in a flexible village plan based on a traditional main street concept.
- The Village is planned to be pedestrian friendly with public spaces and attractions, but will incorporate bike paths and auto traffic to provide access for residents and visitors. Amenities will include an ice skating rink, a visitor center, village pool, and fitness facilities.
- The management and investor team of SilverStar Destinations has deep roots in Oregon and a strong commitment to the long term viability of Sunriver.
- Before SilverStar can proceed, the Mall must be rezoned from its current zoning of commercial to a mixed-use zone that will allow for the incorporation of residential, retail, public space and attractions. Even if SilverStar is unable to proceed with their development as currently envisioned, the Mall must be rezoned to mixed-use in order for the necessary extensive redevelopment to be economically feasible. It is therefore crucial to the survival of the Mall that we support SilverStar’s rezoning application.
- SilverStar’s application is now before the County Commissioners. Public testimony will be taken on Wednesday, April 30, 2008 in Sunriver. We urge you to support the zoning change by sending an email of support to the County Commissioners and if you are able, to testify in support of SilverStar’s application on April 30.