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:

<table>
<thead>
<tr>
<th>Owner - Volunteers</th>
<th>SROA Staff</th>
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<tbody>
<tr>
<td>Bill Burke</td>
<td>Keith Kessaris</td>
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<td>Herb Dix</td>
<td>James Lewis</td>
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<td>Philo Hall</td>
<td>Hugh Palcic</td>
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<td>Pat Hensley</td>
<td>Mark Smith</td>
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<td>Dan Kress</td>
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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- Review historical documents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

- IAMP 2012 Master Plan
- Owner Survey Rankings & Input
- Demographic & Preference Trends
- SROA Staff

Grading Matrix
# Grading Matrix

## Grading Element / Criteria

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**Weighted Grading Scale: (1 = low - 5 = high)**

**Projects in progress and/or completed:**

- River Access:
  - Abbott/Beaver Intersection: 1 Grade
  - Pathway Tunnels: 2 Grade
  - North Pool: 3 Grade
  - Paulina Regional Park (@ SHARC): 4 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 benefiting 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
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

<table>
<thead>
<tr>
<th>Percent placing in top 3</th>
<th>#1 rank</th>
<th>#2 rank</th>
<th>#3 rank</th>
</tr>
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<tbody>
<tr>
<td>Telecommunications infrastructure</td>
<td>64%</td>
<td>51%</td>
<td>30%</td>
</tr>
<tr>
<td>Public Works Facilities</td>
<td>52%</td>
<td>25%</td>
<td>35%</td>
</tr>
<tr>
<td>New Recycling Center</td>
<td>51%</td>
<td>44%</td>
<td>34%</td>
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<tr>
<td>Restrooms for pathway system and parks</td>
<td>48%</td>
<td>37%</td>
<td>34%</td>
</tr>
<tr>
<td>Sunriver Service District (Police/Fire)</td>
<td>25%</td>
<td>22%</td>
<td>37%</td>
</tr>
<tr>
<td>Cottonwood Road entrance</td>
<td>15%</td>
<td>24%</td>
<td>28%</td>
</tr>
<tr>
<td>Administrative Facilities</td>
<td>6%</td>
<td>10%</td>
<td>28%</td>
</tr>
</tbody>
</table>
Owner Survey: Top 4 Amenity priorities
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

<table>
<thead>
<tr>
<th>2018-2020</th>
<th>IAMP Amenities/Infrastructure Grading Matrix</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Grading Element</td>
</tr>
<tr>
<td>1</td>
<td>SROA Central Campus</td>
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<tr>
<td>2</td>
<td>Pathway Master Plan</td>
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<tr>
<td>3</td>
<td>Restrooms to support the pathway system/parks</td>
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<tr>
<td>4</td>
<td>North Tennis Center</td>
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<tr>
<td>5</td>
<td>Tennis Hill - Pickleball Courts</td>
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<tr>
<td>6</td>
<td>Mary McCallum Master Plan (Need for)</td>
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<tr>
<td>7</td>
<td>Telecommunications Infrastructure</td>
</tr>
<tr>
<td>8</td>
<td>Cottonwood Regional Park</td>
</tr>
<tr>
<td>9</td>
<td>Meadow Village Regional Park</td>
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<tr>
<td>10</td>
<td>Fort Rock Park w/ Adv Camp Bldg</td>
</tr>
<tr>
<td>11</td>
<td>Cottonwood Road Entrance</td>
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<tr>
<td>12</td>
<td>Promenade (between Village, SHARC and Resort Core)</td>
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<tr>
<td>13</td>
<td>Dog Park</td>
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<tr>
<td>14</td>
<td>Owners Storage</td>
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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

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

48.5 / 60 pts
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

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

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

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
Amenities
Amenities

Sunriver Pathways
Fort Rock Park
Mary McCallum Park
Tennis Hill / Pickleball Facilities
North Tennis Center Facilities
Cottonwood Regional Park
Meadow Village Regional Park

Dog Park not ranked due to complexities & unknowns
1. Pathway Master Plan

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

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  

**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

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