

April 17, 2009

House of Representatives Members  
900 State St.  
Salem, OR 97301

RE: House Bill 3100

Dear Representatives:

At this point of the session, we wanted to write and express our appreciation for the opportunity to meet and engage in a dialogue with the majority of you about our cutting edge, sustainably designed outdoor community aimed at people interested in ecotourism. We have received a tremendous amount of positive input and ideas from a number of sources through this process which has only reinforced our determination to advance our ideas going forward.

Along the way we have also heard some confusion as to what we stand for and our intentions. We attribute a great deal of this confusion to the fact that part of Jefferson County's mapping process included a large, traditional Destination Resort (the 29,000 acre Colson property east of us). Given that this proposal has now been dropped by the property owner, now is a good time to restate and summarize what the Metolian stands for.

Here is what we bring to Oregon:

- 1) **Sustainably Designed:** We have developed a 600-page application articulating our sustainable approach. This was designed with the help of over 40 talented Oregonians skilled in various disciplines such as alternative energy, water, environmental policy and many others.
- 2) **Innovative Water Strategy:** Our plan articulates a sustainable outdoor community using zero ground water and promoting water conservation by eschewing golf courses and non-native landscaping. Moreover, it envisions extending its conservation reach throughout the basin by sponsoring water conservation initiatives 5 miles away in Camp Sherman and Black Butte Ranch.
- 3) **Minimal Affect on Wildlife:** Our historically heavily used site is less than a ½ mile from Highway 20 and approximately 4 miles from the river. Unlike the Colson property, we are not within any mapped winter range for elk and deer nor does traffic need to cross through any acknowledged wildlife overlay to access our site.

**METOLIAN**

a unique outdoor community

- 4) Restorative: We seek to reverse 80 years of hard 20<sup>th</sup> century use of the Metolius Basin by dedicating a portion of our initial construction budget to setting up a Metolius Basin Natural Capital Fund to fund water, fish, wildlife, energy, campground, and trail system restoration projects. Further, we propose replenishing this yearly through a combination of 10% of homeowners fees and 1% of property sales. This would provide an unprecedented funding level of almost \$500,000 yearly for restoration in the Basin.
- 5) Accessible to All Individuals: Over the past 30 years the inventory of hiking trails and outdoor infrastructure has declined yet the population of Oregon and demand for such access has increased. Our plans include a large percentage of affordable cabins of less than 1,000 sq. ft. with fractional ownership options. Our goal is to provide young families the opportunity to vacation and visit as well as introduce their children to the outdoors. This will democratize access to the Basin and not just limit it to an insular group of people with means.
- 6) Social Justice and Living Wages: The Metolian would have a solid, year round business model not dominated by the seasonality of golf-oriented resorts. With over 100 positions, these jobs would pay living wages as well as provide for up to 96 units of onsite employee housing. In an area with over 18.9% unemployment and approximately 25% receiving food stamps, this is a meaningful and humane contribution to a hard hit rural economy.
- 7) Construction Jobs: In addition to the permanent jobs created once built, the \$215 million task of constructing the Metolian would bring high level employment to hundreds of local people including architects, designers, alternative energy experts, environmental policy people, biologists, hydrologists, soil restoration experts, and contractors – the list goes on.
- 8) Leading Edge Pilot Project: We see the Metolian as launching a brand new category of visitor-oriented business – ecotourism. This is the fastest growing travel category in North America. Whether it be hiking, mountain biking, cross-country skiing, snowshoeing or many other activities, this is something that almost every locale in the state could develop as a targeted economic development strategy. We would like to serve as a model for this type of economic development statewide and we would offer up our work and experience to other entrepreneurs and regions in Oregon to jump start their efforts.
- 9) Jefferson County Endorsed: Jefferson County has had a very selective process throughout its Destination Resort mapping exercise. As of last week they issued a letter endorsing the Metolian as the one project they would like to see happen in their county.

In summary, we would like to emphasize our complete commitment to our vision as well as to bringing leading edge ideas to Oregon. As we have all session, we would encourage you to ask questions of us as well as of our opposition. As we have throughout the session, you will find that we are thoughtful Oregonians looking to do the right things. We also bring our ringing support to Oregon's land use system

and a methodical use of facts and science to be used with any discussion. We are open to dialogue on how to further develop this approach throughout Oregon as well as grow our sustainable economy. With dismal economic prospects all around us, we urge you to work with us to bring this exciting economic category to life. Despite efforts to characterize our willingness to transfer the benefits of our project to other locations we remain and are truly committed to finishing our proposed project on our existing property.

Respectfully Yours,



James R Kean  
Co-Manager



Shane C. Lundgren  
Co-Manager