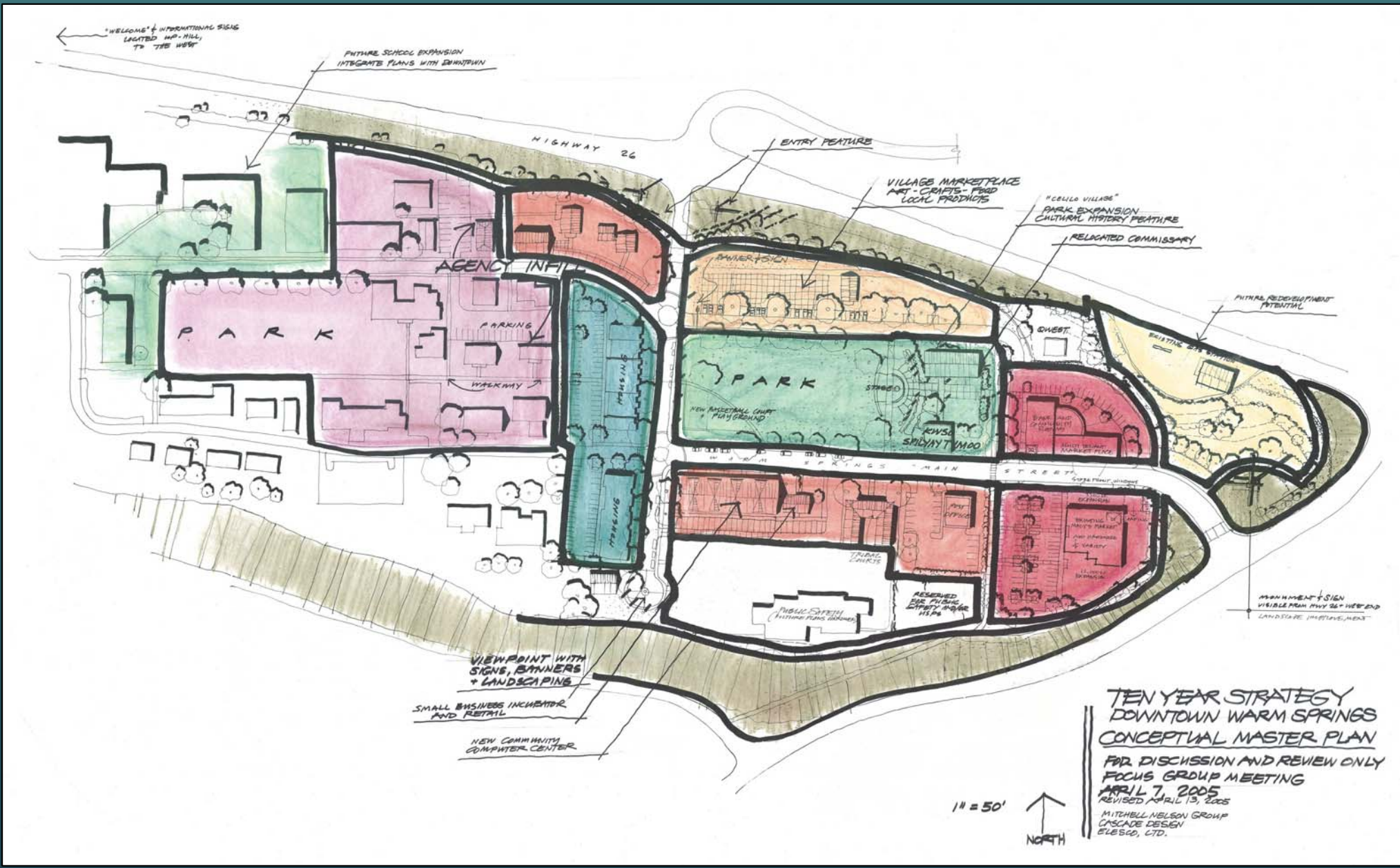


Draft Summary of Recommendations of Warm Springs Downtown Master Plan

June 15, 2005



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WARM SPRINGS DOWNTOWN MASTER PLAN



COMMUNITY MARKET PLACE

- *Provides opportunity for tribal members to showcase and sell products to the community and visitors.*
- *Draws activity to downtown, improves visibility and attracts new visitors*

PHYSICAL IMPROVEMENTS :

- Improve Wasco Street for pedestrian safety and vehicle circulation
- Provide new parking spaces
- Provide underground electrical hook-ups and potable water
- Improve ground surface for all-weather use
- Construct “Welcome” banner and artistic elements

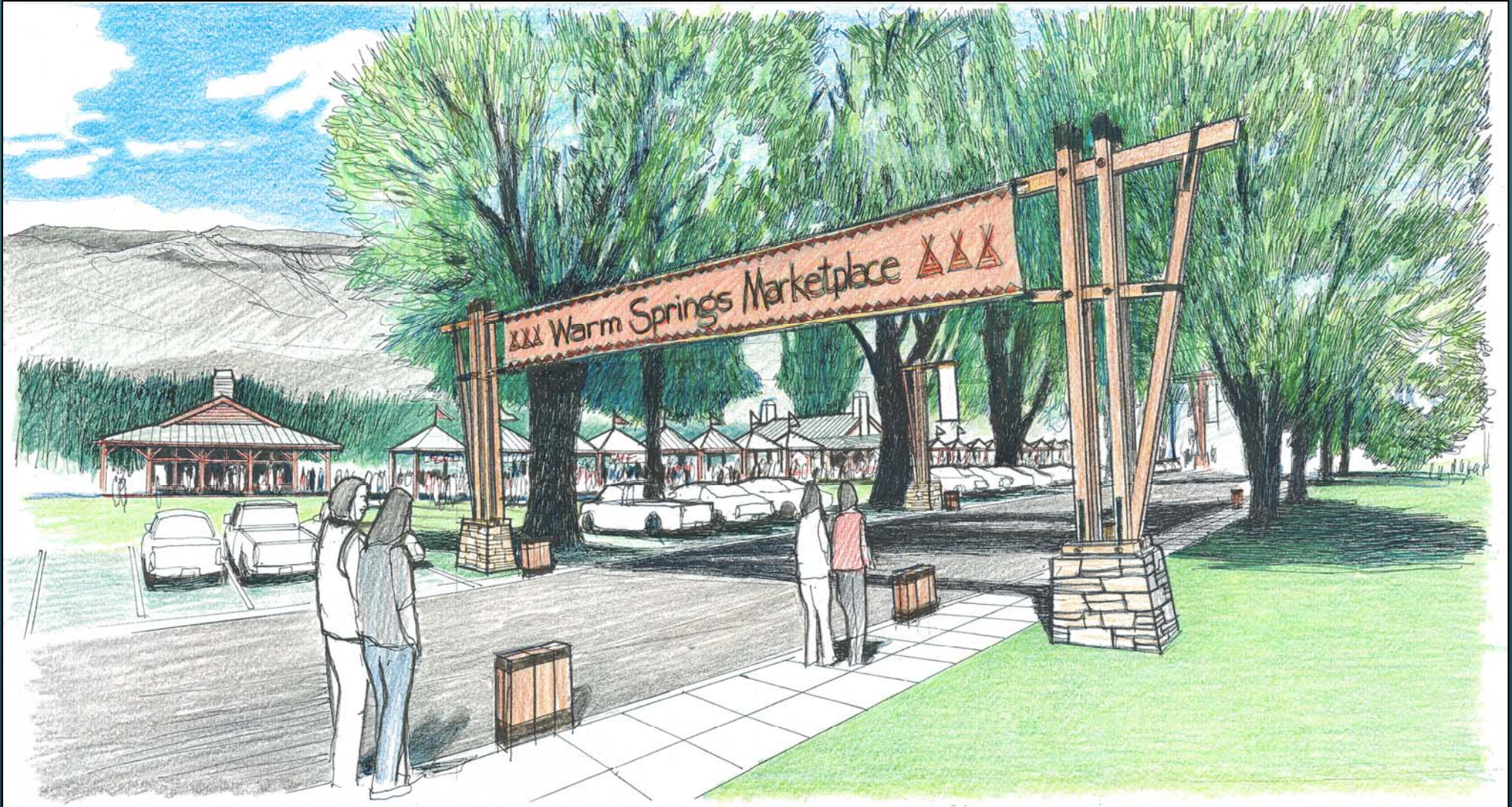


MANAGERIAL REQUIREMENTS :

- Solicit interest from tribal members to utilize the facility
- Establish operations budget
- Provide marketing and visibility program
- Assign managerial duties



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CENTRAL PARK IMPROVEMENTS

- Provides a “sense-of-place” and focal point around which many downtown activities revolve .
- Provides improved recreation facility, beautification and healthy trees

PHYSICAL IMPROVEMENTS :

- Resurface and enlarge basketball court
- Provide new pedestrian paths connecting to sidewalks
- Selectively prune existing trees
- Resurface and enlarge basketball court
- Provide new pedestrian paths connecting to sidewalks
- Selectively prune existing trees
- Replace corner sign and provide additional information



MANAGERIAL REQUIREMENTS :

- Commitment to reserve this space permanently
- None except for on-going maintenance
- Seek funding from Nike programs for urban youth recreation



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WARM SPRINGS DOWNTOWN MASTER PLAN



RELOCATE OLD HOUSES

- *When moved the sites will provide space for new development or open space*
- *Structurally sound houses can be used for office space in new location*

PHYSICAL IMPROVEMENTS:

- Structural inspections have been performed and inventory is available
- Relocation requires site preparation, installation of utilities, new foundations, remodeling, furnishings and equipment

MANAGERIAL REQUIREMENTS:

- BIA or privately owned houses require further action



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REMOVE UNSOUND & CONDEMNED OLD HOUSES

- *When removed, the sites will provide space for new development or open space as well as general visual improvement to the downtown*

PHYSICAL IMPROVEMENTS:

- Inventory completed but some questions remain about certain houses
- None required

MANAGERIAL REQUIREMENTS:

- BIA or privately owned houses require further action



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REMODEL FIRE STATION BUILDING

- *Provides space for new development or open space, and for services in a central location*
- *Accommodate the needs and activities of VFW, if feasible*



PHYSICAL IMPROVEMENTS :

- If building stays remodeling is required to suit user(s)
- If building is removed the park can be expanded

MANAGERIAL REQUIREMENTS :

- Building is not available until fire equipment and personnel are relocated
- BIA has partial control over building



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RELOCATE OLD COMMISSARY BUILDING

- *Capable of providing covered multi-purpose space for use in connection with Community Market Place and park*
- *Makes effective re-use of historic building in a focal point setting*
- *Accommodate the needs and activities of VFW, if feasible*



PHYSICAL IMPROVEMENTS :

- Relocation requires site preparation
- Structural upgrades required for safety and accessibility
- Limit use to ground floor so that building code upgrades are minimal

MANAGERIAL REQUIREMENTS :

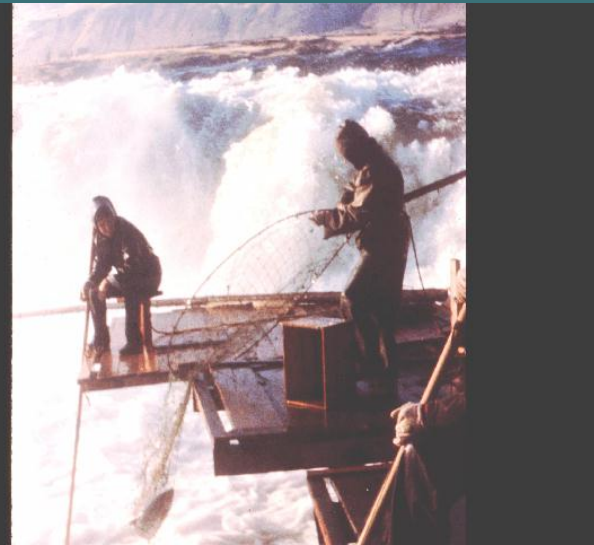
- Subject to BIA approval
- Scheduling of use and maintenance requires managerial duties



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“CELILO” LANDSCAPE & WATER FEATURE IN PARK

- *Artistic park feature introduces cultural history to center of downtown*
- *Will draw positive attention to downtown*
- *Incorporate recognition of tribal veterans*



PHYSICAL IMPROVEMENTS:

- Site preparation & construction

MANAGERIAL REQUIREMENTS:

- Determine budget and allocate funding from grants, donations, and other sources
- Organize committee to establish design guidelines
- Commission design process with public review



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BUSINESS INCUBATOR & COMMERCIAL “FLEX” BUILDING

- *Provides greater economic base for downtown*
- *Provides high quality work environment for tribal businesses & individuals*
- *Provides space for retail sales & services*
- *12,000 square feet (60' x 200') possible on selected site*

PHYSICAL IMPROVEMENTS :

- Move or raze 2 existing houses and relocate tenants

MANAGERIAL REQUIREMENTS :

- Duties include funding, design, construction, leasing and property management



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WARM SPRINGS DOWNTOWN MASTER PLAN



HOUSING

- *Will help satisfy demand for housing*
- *Provides size, location and style choice*
- *Residential population will help support downtown*
- *Community strengthened by accommodating multi-generation and accessibility needs*
- *Work-live-learn environment established*

PHYSICAL IMPROVEMENTS:

- Relocate or raze existing houses and relocate office tenants

MANAGERIAL REQUIREMENTS:

- Determine housing needs in community: types, size of units, design requirements
- Funding, Design and construction
- Property management



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WARM SPRINGS DOWNTOWN MASTER PLAN



USE OF RELOCATED HOUSES

- Concentration of houses between Paiute Street and school creates an office campus
- Remodel “Clubhouse” for use as meeting rooms for office campus
- Remodel Spilyay Tymoo* house for coffee shop/deli to support office worker needs, visitors and Community Market Place



PHYSICAL IMPROVEMENTS:

- New foundations
- Code upgrades required for Clubhouse
- Utilities
- Parking

MANAGERIAL REQUIREMENTS:

- Funding
- Engineering and construction
- Furnishings and equipment
- Property management



* If Spilyay Tymoo moves to Fire Station or other location in downtown



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“EAST CAMPUS” COMMERCIAL ZONE

- *Provides essential economic base for downtown*
- *Spacious area offers greatest flexibility in meeting long-term future needs*
- *Existing market continues to operate while new development is built north of Warm Springs Street*
- *Existing retail can expand or convert to new, larger use*
- *Can draw additional customers from Highway 26*

PHYSICAL IMPROVEMENTS :

- Site clearance, grading & utilities

MANAGERIAL REQUIREMENTS :

- Zoning Designation: area reserved for future commercial uses
- Consider Co-op form of ownership for future retailing



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WARM SPRINGS DOWNTOWN MASTER PLAN



ENVIRONMENTAL SUSTAINABILITY

- *Urban Forestry*
- *Beautification with native vegetation*
- *Construction materials, methods, and operations*
- *Reduce energy consumption*



PHYSICAL IMPROVEMENTS:

- Construct with LEED Certification guidelines where appropriate

MANAGERIAL REQUIREMENTS:

- Establish goals and performance standards for maintenance and building projects



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STREETSCAPES AND SIGNS

- *Monument signs needed in two locations*
- *Use culturally significant elements in contemporary manner*
- *Communicate tribal message & destinations along HWY 26 & in downtown*
- *Install streetlights, seasonal banners & pedestrian elements*
- *Improve HWY 26 landscape frontage and embankments*
- *Establish street tree program: maintenance standards, species, & dimensional guidelines*

PHYSICAL IMPROVEMENTS :

- Remove clutter and many existing signs
- Build fewer new signs

MANAGERIAL REQUIREMENTS :

- Funding
- Design and construction
- On-going maintenance



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FUTURE CONSIDERATIONS

- *New Downtown Zoning Overlay*
- *Traffic improvements*
- *Future of gas station & alternative locations*
- *Future of Public Safety complex*
- *School Master Plan impacts on traffic circulation and land use*
- *Development & Design Standards for new construction*



PHYSICAL IMPROVEMENTS:

- Many elements connected by streets and utilities

MANAGERIAL REQUIREMENTS:

- Community involvement
- Planning and development review



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“Thank You for attending tonights meeting.

We welcome any suggestions or questions that you may have.

Please contact Mary Bedard by telephone or email.

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e: mlb@mngi.com

“We are grateful for the opportunity to assist your community
in planning the vibrant future of downtown.”



Mary Bedard
Joyce Jackson
John Nelson
Paul Kluvers, PE
Dennis Petrequin
Herb Frike, PE
Lee Smith



WARM SPRINGS DOWNTOWN MASTER PLAN

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