

Alternative 1c

Land Use Concepts and Common Elements in the Preliminary Design Concept for Spirit Mountain at Wood Village

Alternative 1c has been provided by the Confederated Tribes of Grand Ronde as a way to share with interested citizens of Wood Village the preliminary planning work to date by the Tribe's design team. In the Alternative 1c drawing, the property owned by the Tribe is identified by a dot-dash line in blue. (Outside the Tribe's property, Alternative 1c is identical to Alternative 1b.)

The following notes describe key features of the Tribe's preliminary conceptual plan for development of its property. The plan incorporates the many features that have been identified as important to the city of Wood Village Town Center, while also developing a plan that meets the tribe's desired uses for its 31-acre site.

Amenities

- A **low-impact open space/community park** surrounds the wetlands in the northeastern part of the property, with pedestrian trails for passive recreational use.
- Two **public plaza areas**, on both sides of a new northerly east-west street, provide gathering spaces and outdoor food vending opportunities in a central location.
- A **trail connection** extends south all the way from Arata Road, through the wetlands/park to the central public plazas, continuing south through a formal courtyard between a new proposed Hotel and Entertainment Center, and linking at the south to the existing plaza next to Fred Meyer.

Land Uses

- The **Hotel + Entertainment Center** concept features a place for family activities and events, as well as gaming activities such as satellite Bingo, a Card Room and Off-Track Sports Betting. The goal is to provide something for everyone in the family.
- **Lodging** will accommodate out-of-town visitors, at a location where market analysis indicates there is an unmet need for hotel rooms and family-friendly recreational options.
 - The hotel's central location within the site minimizes conflicts with residential uses to the east and west of the property. Combined with the hotel building's



distance from the perimeter, parking areas and other buildings in the intervening spaces will respect the privacy of homes in the vicinity.

- Visibility for the proposed hotel would be achieved in part by its height, offering eight floors to provide views for guests, and making it visible from many points in the surrounding area while buffered from surrounding lower-density neighborhoods.
- Supporting **commercial uses** are included at densities that allow for surface parking.
- **Residential** uses with surface parking are shown in the northeast, adjacent to the wetlands/park, with further residential opportunities in the upper floors of mixed-use buildings in the eastern part of the property (likely part of later phases of the project).

Transportation System

- **Streets** extend and connect to Town Center boundaries and support good pedestrian-, bicycle-, vehicular and transit connectivity, while providing the block sizes necessary for a hotel and an entertainment center campus that offers guests a variety of family-friendly activities within a safe, controlled environment.
 - The new east-west street's curving alignment helps calm vehicle speeds while creating dynamic vistas as people travel along its length. This design strategy improves visibility and awareness of the storefronts and plazas located along the street.
 - Transit service accessibility for the Town Center could be improved by routing buses serving NE 223rd Avenue and NE Halsey Street through the heart of the Town Center (for example, on Wood Village Boulevard and the new east-west street).
- A **"Front Door"** to the northern part of the Town Center can be created by designing the new east-west street's intersection with NE 223rd Avenue as a **"Gateway"** feature. A similar treatment could be provided at the Wood Village Boulevard intersection of the east-west street, elevating awareness and drawing people into the site from both ends.