



MISSION COMMUNITY MASTER PLAN

EXECUTIVE SUMMARY

WHAT IS THE MISSION COMMUNITY MASTER PLAN?

The purpose of the Mission Community Master Plan is to plan and coordinate development at the heart of the Mission Community. The plan includes specific land use and transportation recommendations, as well as an implementation plan, to achieve the project vision.

PROJECT GOALS

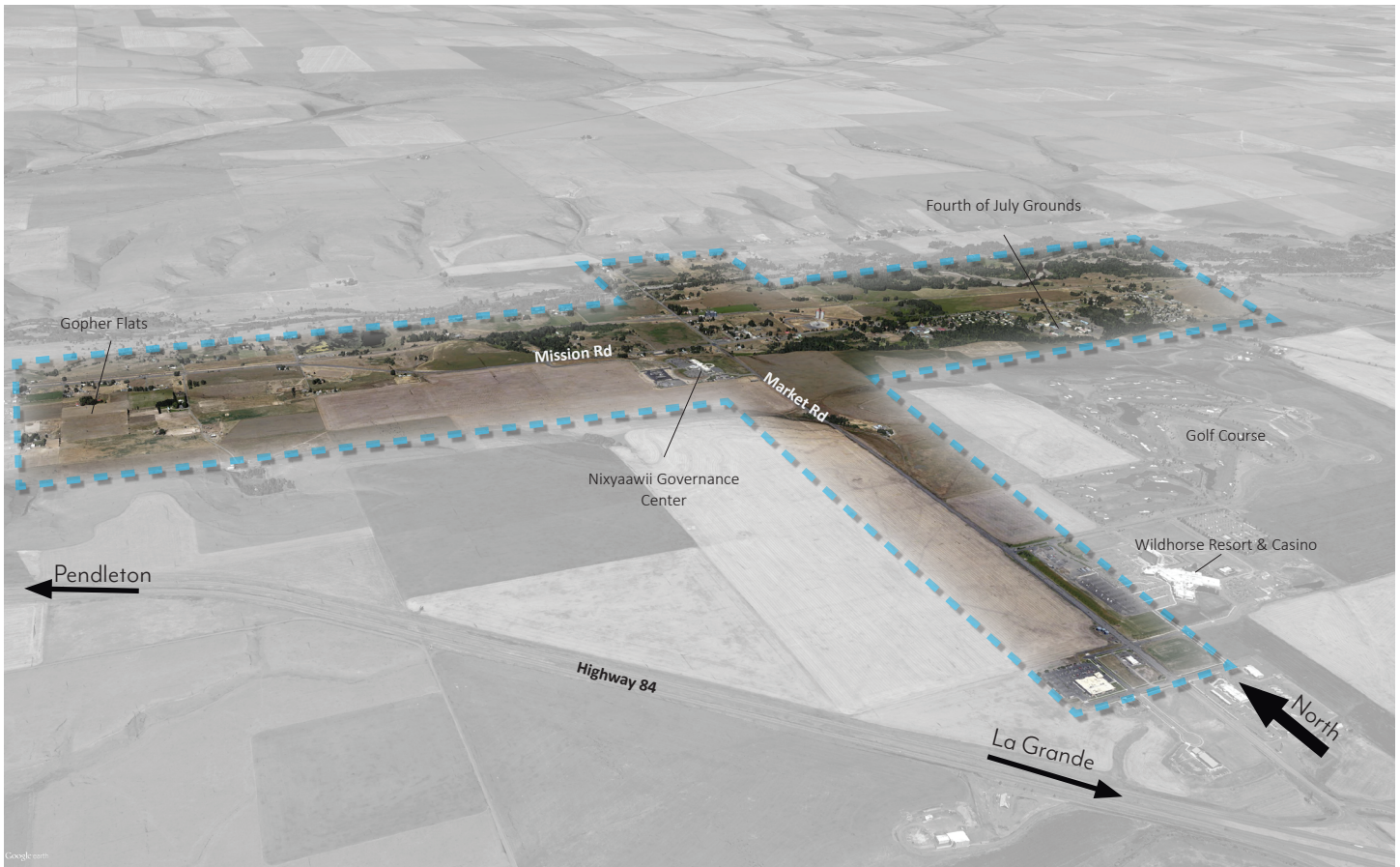
1. Provide meaningful opportunities for Tribal members to be involved in planning processes.
2. Create a more physically connected community harkening back to historical tribal development patterns, which provides viable multi-modal transportation opportunities and strengthens access to natural and cultural assets and other important destinations throughout the community.
3. Diversify land uses and opportunities in the community by offering more housing and economic development options in the Four Corners area and designating areas where a mix of uses that are designed in a distinctive, village, and human-scale way can flourish.
4. Develop and implement plan recommendations that are comprehensive, coordinated, and cost-effective.

THE VISION

The Mission Community is a vibrant, engaged, and multi-modal community that fosters cultural and environmental connectedness, economic vitality, health, and well-being.



STUDY AREA



The project study area encompasses key settlement areas in the Mission Area, with a focus on the Central Business District and Governance Activity Center Subarea at the key intersection of Highway 331 and Mission Road (also referred to as the “Four Corners” area).

 Tribal service / Community use

 Single-dwelling housing

 Attached / Multi-dwelling housing

 Commercial / Mixed-Use

 Open space / Park

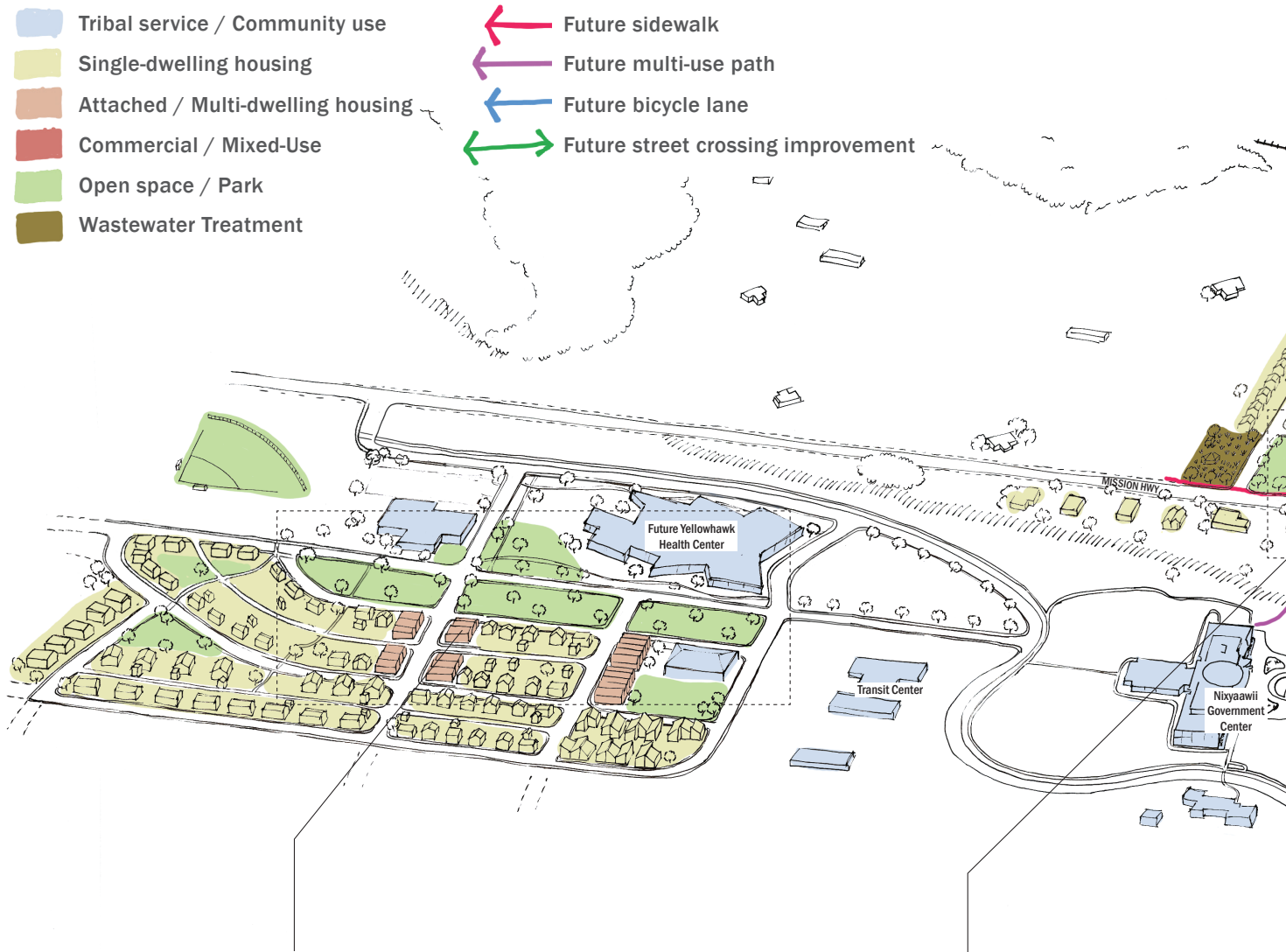
 Wastewater Treatment

 Future sidewalk

 Future multi-use path

 Future bicycle lane

 Future street crossing improvement



BOWMAN SITE

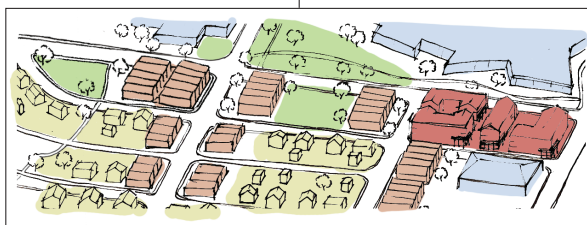
HOUSING ON THE BOWMAN SITE THAT WILL TAKE ADVANTAGE OF PROXIMITY TO TRANSIT, YELLOWHAWK HEALTH CENTER, AND THE NIXYA'AWII COMMUNITY SCHOOL RELOCATION

NORTHWEST SITE

PHASED DEVELOPMENT OF DETACHED HOUSING, TOWNHOMES, SMALL APARTMENTS, AND A BUSINESS CLUSTER NEAR THE MISSION/MARKET INTERSECTION. SHOWN WITH A POTENTIAL FUTURE WASTEWATER TREATMENT FACILITY.

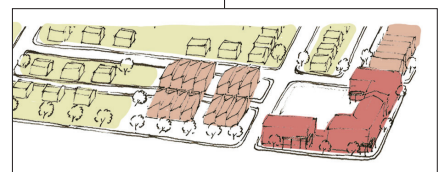
BOWMAN POTENTIAL PHASE 2:

A FUTURE BOWMAN VILLAGE COMMUNITY CLUSTER OF ATTACHED TOWNHOMES AND COMMERCIAL DEVELOPEMENT



NORTHWEST SITE PHASE 2:

HOUSING AND A SMALL COMMERCIAL CLUSTER BRING VIBRANCY TO THIS CORNER OF THE MISSION/MARKET NEIGHBORHOOD

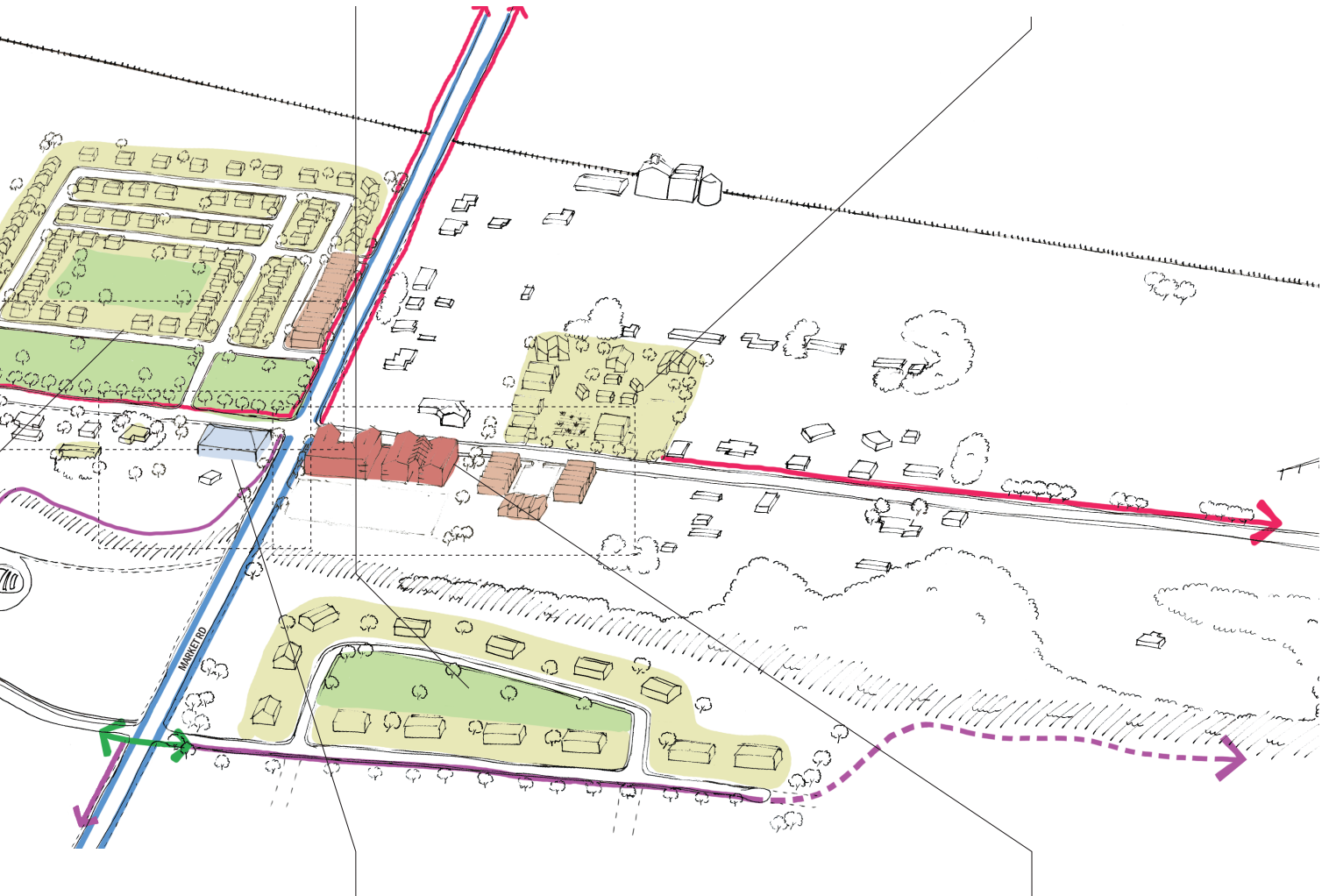


HILLSIDE AGRICULTURE SITE

AGRICULTURALLY-ZONED SITE REZONED TO RESIDENTIAL AND PROVIDING FOR LARGER-LOT, MARKET-RATE HOUSING.

LUCKY 7 SITE

A RENOVATED LUCKY 7 SITE, WITH NEW SMALL HOUSING UNITS AND BETTER SITE PLANNING TO ACCOMMODATE SHARED COMMUNITY SPACES.

**KIPP SITE**

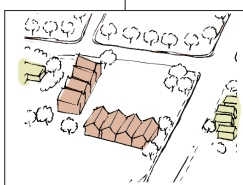
HIGHLY-VISIBLE COMMUNITY MARKET AND EVENT SPACE.

CONNOR SITE

COMMERCIAL HUB IN THE FOUR CORNERS AREA

KIPP SITE ALTERNATIVE

POSSIBILITY FOR A LEAFY TOWNHOME OR COTTAGE CLUSTER ON THE KIPP PROPERTY INSTEAD OF A TRIBAL COMMUNITY MARKET.

**CONNOR SITE ALTERNATIVE**

A CLUSTER OF COTTAGES AND SMALLER HOUSING UNITS INSTEAD OF COMMERCIAL, SUBJECT TO MARKET CONDITIONS AND OWNER DECISIONS



KEY MASTER PLAN FEATURES

- Places for potentially several hundred more households and employees in the Four Corners area, making transit service both more necessary and more viable.
- Improved sidewalks, paths, and street crossings throughout the district to allow for better access by people on foot, wheels, and horseback.
- A variety of possible site layouts with land uses that meet Tribal community needs and that allow for development over time and in phases.
- Flexibility to implement specific areas in one or more ways, depending on the timing and location of other land use decisions and development.
- Places for small-scale commercial uses – whether in stand-alone, multi-tenant commercial, or in mixed use (residential/commercial/office) buildings. The viability of commercial uses is largely dependent on the success of housing growth in the area; commercial is envisioned in later phases as larger numbers of residents and employees activate the area.
- Housing on the Bowman site that will take advantage of proximity to transit, Yellowhawk Health Center, and the Nixyaawii Community School relocation. Initially, some central land on the Bowman site is set aside as parks, with the possibility to later develop it as a commercial and multi-family housing area.
- Phased development on the NW Site, with mostly detached housing in Phase 1, leaving land available for townhomes, small apartments, and a business cluster near the Mission/Market intersection. A portion of this site is shown with a potential future wastewater treatment facility.
- The Kipp site developed as a highly-visible community market and event space, or with smaller attached homes set back from the street.
- The Connor Site developed as a potential commercial hub in the Four Corners area, or developed with a variety of townhomes or cottage cluster housing.
- A renovated Lucky 7 Site, where existing older manufactured homes are eventually replaced with new small housing units and better site planning to accommodate shared community spaces.
- The agriculturally-zoned site across OR 331/Market Road and east of the Government Center rezoned to residential and providing for larger-lot, market-rate housing for people who desire to be near the Mission area but with larger housing options.

NEW HOUSING FOR ALL STAGES OF LIFE



Single-Dwelling Homes.

Fairly sizable homes are possible even in small lot neighborhoods. Landscaping, shared open spaces, and strategic parking locations help create comfortable residential areas.
(Fairview, OR)



Accessory Dwelling Units.

ADUs are privately-accessible dwellings located with a larger primary residence. ADUs can be detached, separate units, or built in to basements and parts of the primary dwelling.
(Concept illustration)



Townhomes.

Townhomes provide private dwellings suitable for families and help keep costs lower by using smaller lots.
(Portland, OR)



Duplex.

A duplex is compatible with typical single-dwelling neighborhoods and provides flexibility for larger and multi-generational households.
(Concept illustration)



Common Spaces.

Homes can be arranged around a common central green, allowing all residents to keep a watchful eye on children playing outside.
(Concept illustration)



Parking.

This small lot cluster example provides parking at each unit, which may be desirable for some residents.
(Bainbridge Island, WA)

OPEN SPACE AND COMMERCIAL AREAS



Amphitheatre.

An outdoor performance space for concerts, lectures, theatre, dance, and other events.
(Independence, OR)



Gathering Shelter.

Smaller venues can host meetings, performances, ceremonies, and other modest events. This example seats attendees in the round for a more intimate feel.
(Bainbridge Island, WA; image courtesy of Mithun)



Courtyard.

A commercial courtyard invites people into small businesses and provides lingering space.
(Big Fork, MT)



Pocket Plaza.

A small “pocket” plaza along a business main street.
(Oregon City, OR)



Market Shed.

A general purpose shed can host events ranging from farmers markets to craft fairs to lectures and concerts.
(Concept illustration)



Annual Events.

Seasonal events create a regular schedule of activities for people to look forward to and can become an integral part of Mission cultural and economic activity.
(Sisters, OR; image courtesy of sistersoregonhomes.com)

IMPROVED STANDARDS TO PROMOTE ACTIVE TRANSPORTATION

The Master Plan contains improvements that focus on enhancing safety and increasing the ways community members can travel within the area and to key destinations. A connected pedestrian/rolling network would provide continuous sidewalks and other related facilities between these centers and destinations. Strategies to improve pedestrian/rolling connectivity include identifying, prioritizing, and ultimately constructing new sidewalks, filling in sidewalk gaps, and ensuring connections are made between existing and new neighborhoods/development centers.

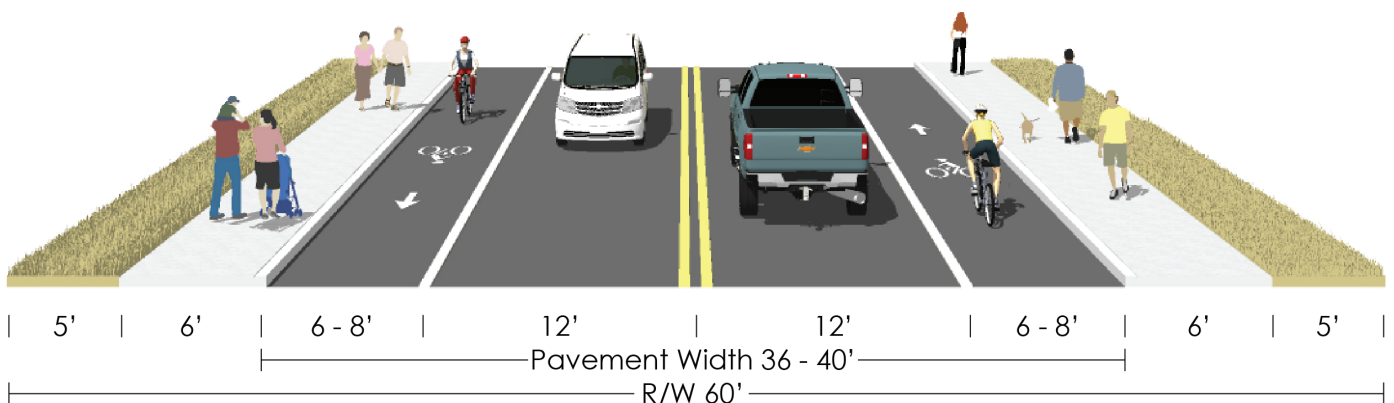


Mission Road is a key pedestrian travel corridor for the Mission Community. Near-term improvements include new sidewalks, sidewalk widening, and obstruction removal.



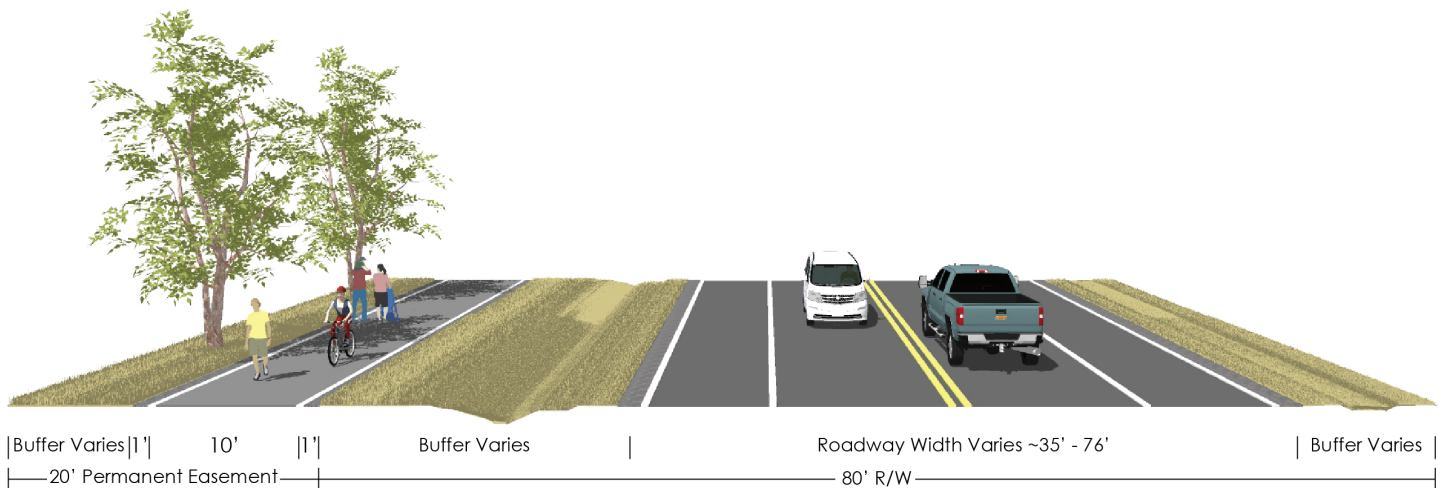
Pedestrian crossing enhancements such as this one in Irrigon, OR would provide a more visible crossing opportunity of Mission Road near the Nixyaawii Community School.

Mission Road
(OR 331 to Cedar Street)



The centerpiece of the Mission Community's active transportation network is an expanded and interconnected system of multi-use pathways. These pathways will not only serve the recreational needs of the community and its visitors, but will link the larger community together and encourage more walking, biking, and rolling between key destinations. A key project of this network is a new multi-use pathway that links the Nixyaawii Governance Center to the Wildhorse Resort/Coyote Business Park. This separated multi-use pathway would be located along the east side of OR 331 providing a much needed non-motorized connection between these two major employment and focal points of the Mission Community.

OR 331 + Multi-Use Path



As part of this planning process, a need for long-term improvements were identified for the OR 331/Mission Road intersection. In particular, the intersection will need to be widened and a long-term traffic control measure be introduced to better accommodate an anticipated increase in truck and vehicular growth. Traffic control may include signalization or a single-lane roundabout.

POTENTIAL IMPROVEMENTS TO MISSION/MARKET INTERSECTION



IMPLEMENTATION ACTIONS

The following table summarizes the recommended action items that CTUIR can undertake to implement the Mission Community Master Plan. These action items focus on public sector actions that CTUIR can directly undertake. These actions can, in turn, support and incentivize decisions by private property owners and businesses to develop and invest in the Mission Community Area generally, and the Central Business District and Governance Activity Center Area specifically.

ACTION		TIMEFRAME
A-1	Update the Mission Community Plan to reflect policies, figures, and outcomes contained in the Mission Community Master Plan. Specifically, update policies that have been addressed by the Master Plan and replace the Future Land Use Map.	Short-term
A-2	Modify the CTUIR Land Development Code to include a new Community Residential Mixed-Use (CR-2) Zone, new definitions, and modifications to Site Plan Approval requirements.	Short-term
A-3	Update the CTUIR Transportation System Plan (2001) to include policy language supporting the multi-modal transportation system illustrated in the Master Plan and transportation projects that will implement that plan.	Short-term
A-4	Apply CR-2 zoning to the portion of the Bowman site intended to be developed for single-family residential in anticipation of future private ownership.	Medium-term
A-5	Work with property owners to explore potential rezoning and development in accordance with the Mission Community Master Plan.	Medium to long-term
A-6	Undertake housing-related initiatives to clarify and simplify ownership and development rights.	Medium-term

