

Shopping Center Site Mulled

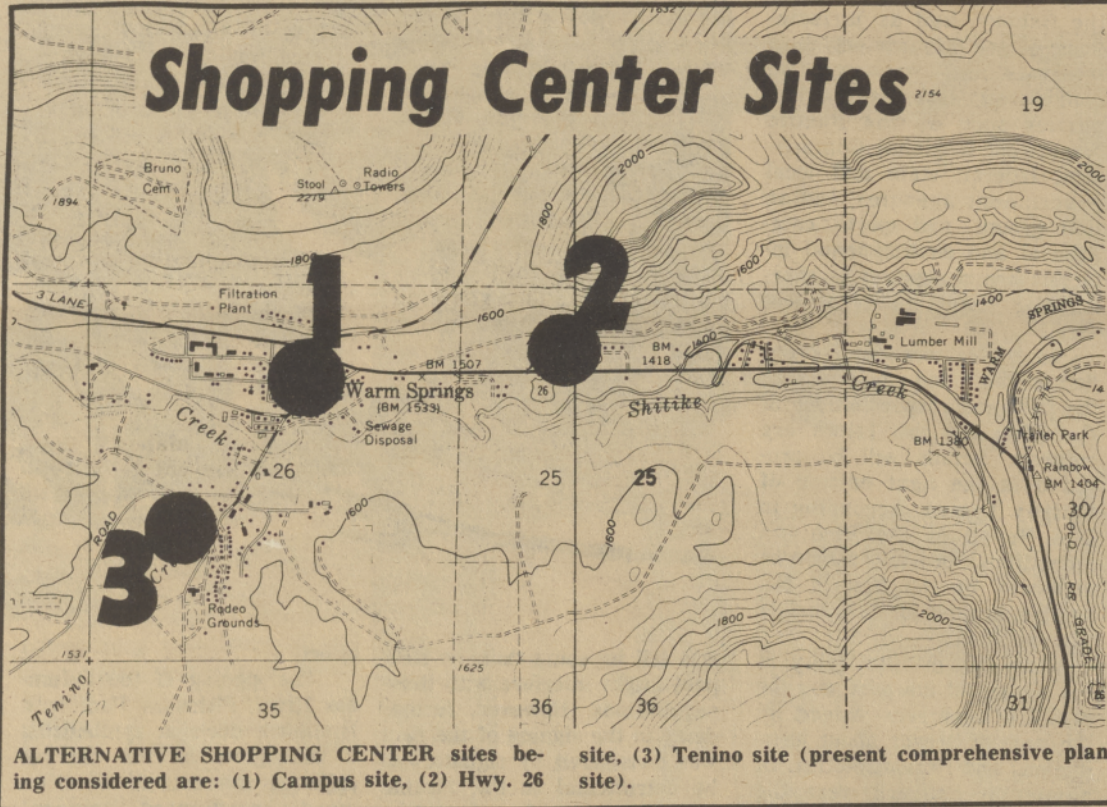
Location will be a significant factor in the success of the proposed Warm Springs shopping center according to an intensive market and feasibility study presented to the Tribal Council Tuesday, October 5.

Economist Dave Leland, whose firm conducted the study, stressed that a shopping center in Warm Spring will be successful if specific conditions are met, reducing an estimated \$3 million dollars yearly that now goes mostly to Madras merchants.

After thorough economic examination of the three alternative sites for the shopping center (see map), the location recommended in the detailed study is site (1), the campus location. Leland explained why the campus location would enable the shopping center to be successful and able to effectively compete.

According to the study, in order to be successful, the shopping center must have a highly visible and convenient location for all shoppers, and it must be a large store sufficient in size to offer a wide selection of goods to competitive prices.

On the basis of economics, Leland's findings indicate that the campus site offers the best location because of its visibility from the highway and convenience for both Warm Springs residents, and the drive-by traffic.



ALTERNATIVE SHOPPING CENTER sites being considered are: (1) Campus site, (2) Hwy. 26 site, (3) Tenino site (present comprehensive plan site).

The campus site would be attractive as there are mature trees which will enhance the appearance of the shopping center. In addition, kids and local residents would have easy access to the shopping center because it would be near the school and homes, and would not entail walking or driving out on the highway.

Leland noted that the campus location would attract the drive-by public due to easy access, yet leave a private side to the community and residents. In his presentation to the Tribal Council he stated that he thought that site (1) strengthens the community plan because of this separation of the public and the community.

The other two sites previously under consideration for the shopping center were: (2) along Highway 26 between Warm Springs and the mill, and (3) the Tenino site near the new Tribal Administrative Center.

According to the study, site (2) along Highway 26 could probably do well with the

drive-by traffic and reservation employees who live off the reservation, but would not be as convenient for local residents as the (1) campus site would. The highway 26 site would involve walking or driving out on the highway to go to the store.

If people want a large store with a good selection and want to keep reservation money on the reservation, the study shows that the Tenino site (3) must be ruled out. It is not convenient except for those who live near it and would not be visible from the highway.

Without the business of drive-by traffic, the study indicates that location (3), the Tenino site, would be successful only as a smaller, low volume store.

"If the economist's recommendations are followed," said Tribal Planning Director Ray Rangila, "the community plan location (site 3) will have to be amended which leaves a question about the area near the new Tribal Administrative Center."

He said one idea might be to develop a neighborhood-oriented center which could include some governmental offices, the new Day Care-Headstart facility, and future locations for a library and other less commercialized activities.

The findings and recommendations have been presented to and studied by the Tribal Council, and the Land Use planning Committee is now in the process of reviewing the feasibility study and the comprehensive plan.

It is anticipated that the planning committee or Tribal Council will set up a public meeting or a General Council meeting sometime in November, though the date has not yet been announced.

Smith is, however, spending fairly quiet days at home and will be until his official retirement date of October 30. He has been on sick leave for some time, which is the main reason for his retirement. "All those years of working with heavy equipment catch up with you," Smith admitted.

For the last fifteen years Smith has been the Road Maintenance Foreman, in charge of six men. He joined the roads department in 1933 as an equipment operator, running an assortment of cats, shovels, graders and carry-alls.

World War II took Smith away from his job for several years. As an aviation engineer in the military he spent two years seeing the world and contributing to the war effort. Now he is very active in the local VFW post.

Smith returned to the BIA after the war and made a lifelong career for himself in road maintenance. He is one of a very few tribal members who have retired from the BIA in Warm Springs.

Raising a family has been another occupation of Smith's. He and his wife Lillian have two children both of whom they put through college. Wayne is now a forester and Arlene (Graham) is a teacher at the Warm Springs Grade School.

Lillian retired from her work with the Extension Service some time ago. So whatever Alvin decides to do with his retirement, they've got each other.

Alvin Smith has this to say about his past and his future: "I don't seem to have accumulated any bad habits over the years . . . maybe I will after I'm retired."

Now that's something to look forward to!

Alvin Smith retires from BIA

After 38 years with the BIA Road Maintenance Department, Alvin Smith is facing retirement. When asked if he had any plans for his retired life he quipped, "No, not really . . . you got any ideas?"

We're sure he'll think of something. A man as active as he has been probably won't settle for idleness.




Doris "Teeny" Miller accepted a position as a secretary-assistant with the Legislative Indian Commission at Salem, Oregon. Her last day with the local law enforcement was Friday Oct. 8th. She started on her new job on October 13.

A farewell party was given in her honor at the law enforcement center where she also received gifts as well as cake and punch.

Notice

VOLUNTEERS NEEDED to help in Health Planning for Eastern Oregon Health Systems Agency, which was formed under public law 93-641, is in search of volunteers to serve on a sub-committee will serve as an advisory committee to The Eastern Oregon Health Systems Agency in all phases of health planning. For more information please contact Roger Suppah, Phone 553-1161 ext 49, and if Roger is not in leave name and address-phone number.



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