



JOINT WORK SESSION

AGENDA

**Warrenton City Commission
Marinas Advisory Committee
Tuesday, April 23, 2024 – 5:15 P.M.**

**Warrenton City Commission Chambers
225 South Main Avenue
Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. RFEI Discussion**
- 4. Adjourn**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



HAMMOND MARINA
MARKET AND BAIT SHOP DEVELOPMENT
04.23.24



Hammond Marina Market and Bait Shop Development

The Hammond Marina Market is a destination and meeting place for travelers, boaters, and local residents. Serving as a hub for all Marina operations, water oriented recreation and local offerings, the Market and Bait Shop will provide a local fishing supplies, market foods and spaces for individuals and groups to converge to prepare for the day and relax on their return while the the catch of the day is processed. The market would include a dry goods and fishing supply store, seating areas, a fish market and processing center with a covered entrance for drop of and supply pick up.

Staying connected to the marina activity is an essential aspect of the project, dedicating amenity spaces within the market hall to support recreational fishing and crabbing with staging and cleaning areas.

The development would serve three main demographics of locals, travelers, and water oriented recreators.

Zoning

R-C RECREATIONAL-COMMERCIAL

Site by Plat = 124,634 SF / 2.89 Acres
Site by RFP = 56,628 SF / 1.3 Acres

16.56.040 Development Standards

Yards	The minimum yard depth for portions of the property abutting a public right-of-way or non-commercial district is 15 feet.
Lot Coverage	Buildings shall cover not more than 75% of the lot area.
Landscaped Open Area	A minimum of 5% of the total lot area will be maintained as landscaped open area.
Building Heights	No building shall exceed a height of 40 feet above grade.

Programming

Bait Shop

Bait supply
Ice supply
Guide brokering / meeting location
Processing
Fish and crab processing / packaging
Crab boil station
Boat wash

Market

Commercial fish sales and distribution
Retail
Food and Beverage dry goods
Food and Beverage fresh
Seating areas for food service, gathering and viewing processing
Restrooms

Fishermans supply

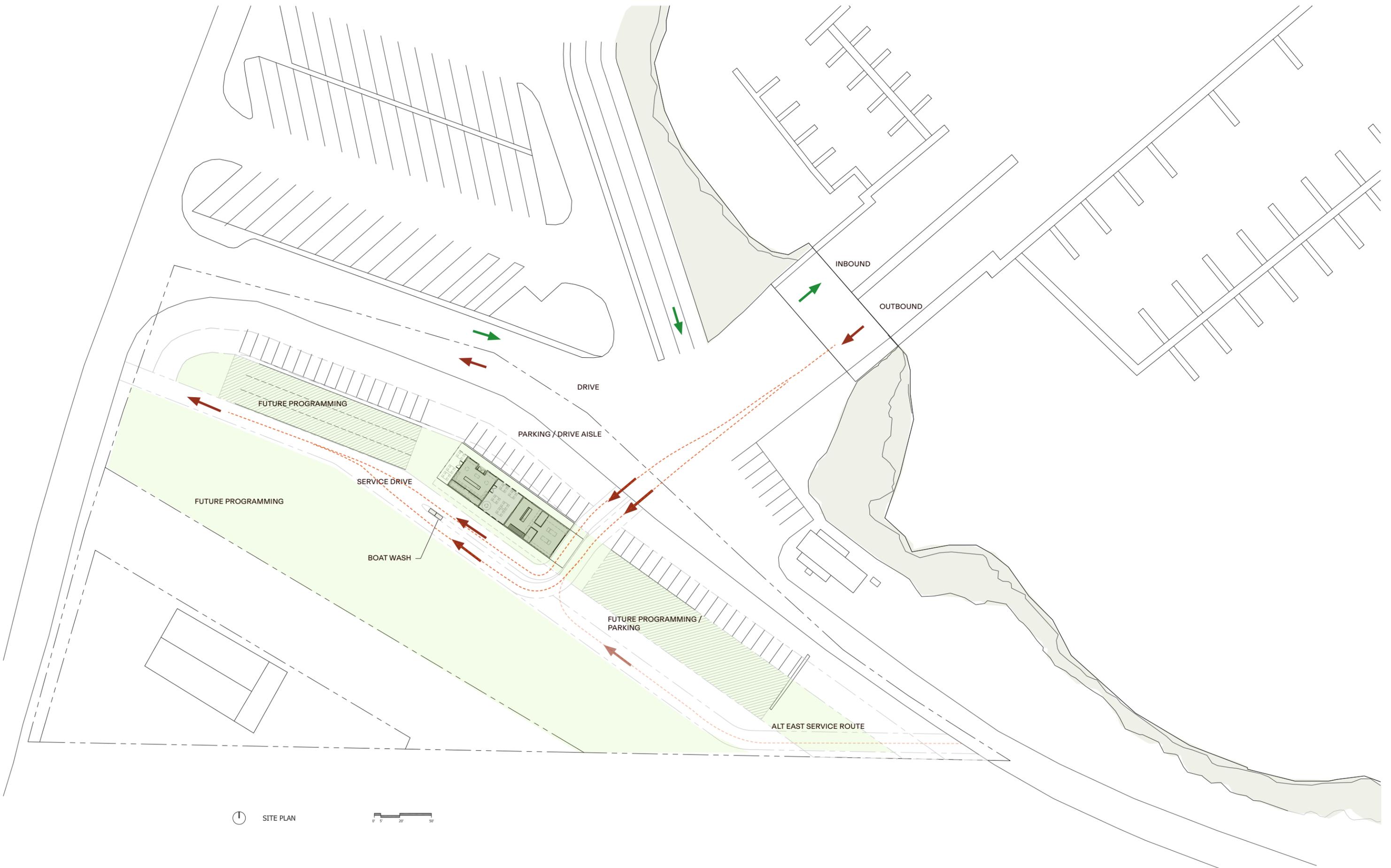
Boat maintenance supplies/parts
Fishing Tackle
Storage lockers
Utility/ Services / BOH

Circulation

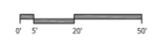
Store access: walk / drive
Vehicular access
Vehicular access with boats for loading / unloading
Parking

Approach and Vision

This project has enormous potential to function as a new organizational center for the Marina providing for diverse uses including year long recreational fishing and boating, day tripping coastal travelers, and locals where the location and amenities can serve as a destination for an array of activities and events.



1 SITE PLAN



VISION AND APPROACH

A WORKING WATERFRONT

The Fishermans Supply is the heart and operational foundation of the Marina and is part of a working waterfront. The design of the new building will be driven by the work flow of the Marina across a daily cycle providing a series of essential services including bait and ice for outbound boats, fishing supplies, a dry goods and retail market, food service, and processing, including a crab boil station.

The building character and function is informed by the services and functions it provides looking to the utility and simplicity of historic fishing villages, markets, bait and tackle shops, and equipment.



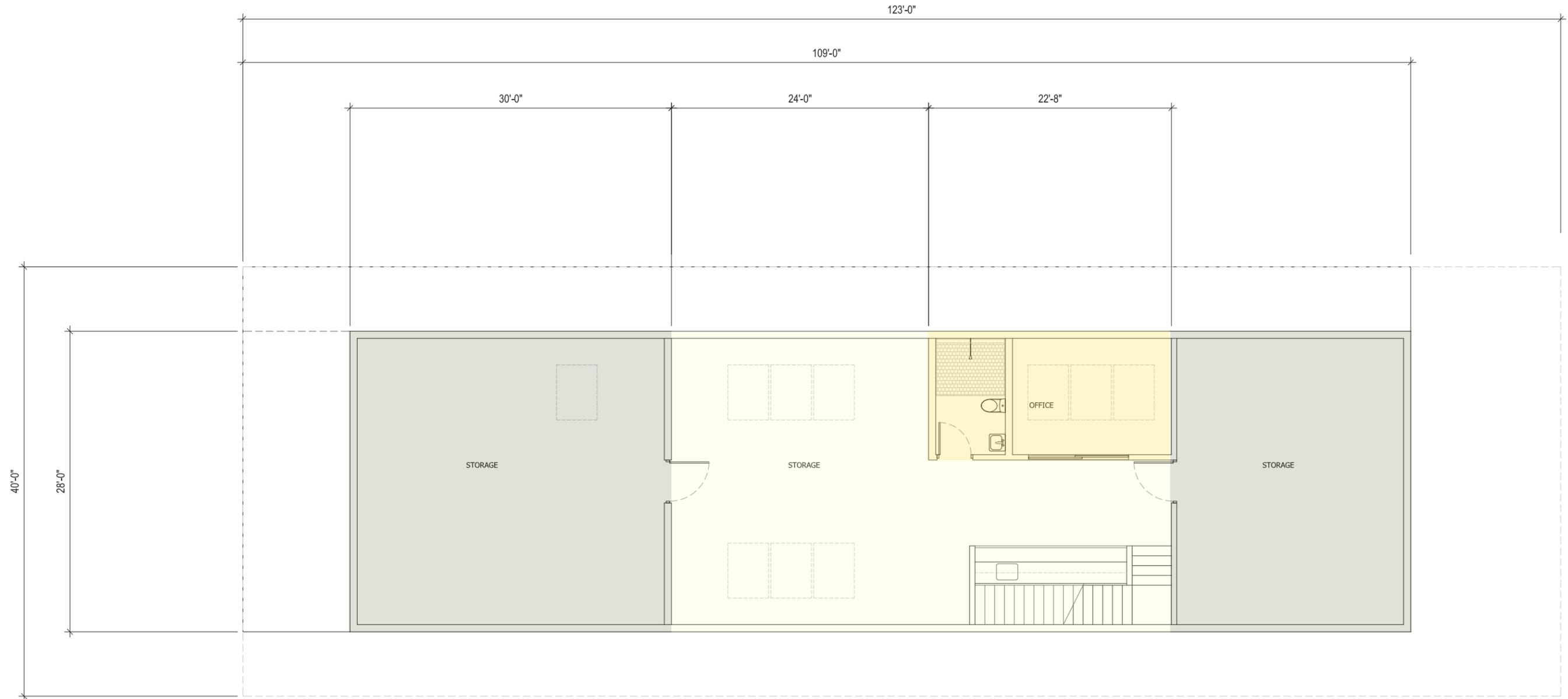


GENERAL STORES / BAIT AND TACKLE



DRY GOODS MARKET / BAIT SHOP	808 GSF
FISH MARKET / PROCESSING	1260 GSF
TOTAL GROUND FLOOR	3706 GSF
TOTAL PROJECT	6437 GSF

GROUND FLOOR



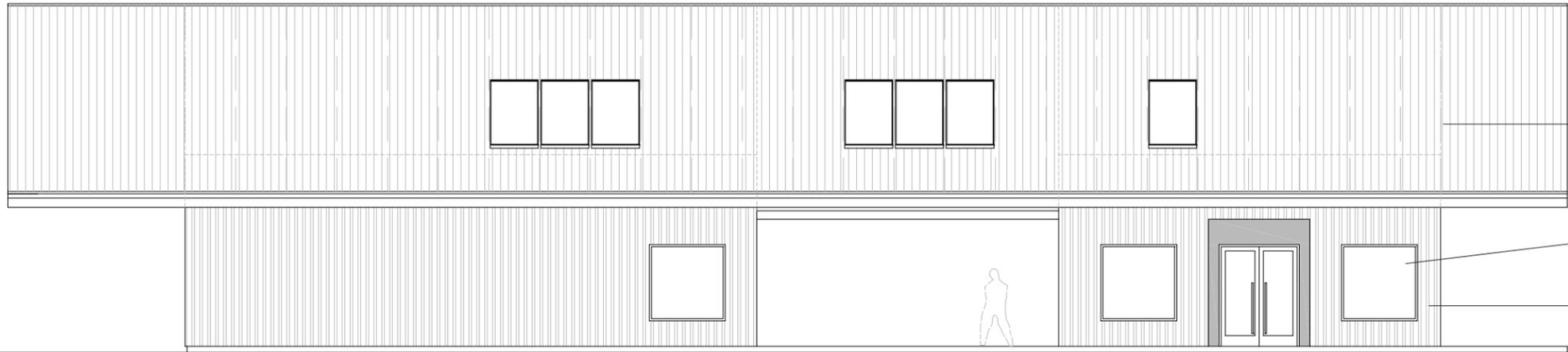
STORAGE / SUPPLIES

2550 GSF

OFFICE

181 GSF

SECOND FLOOR

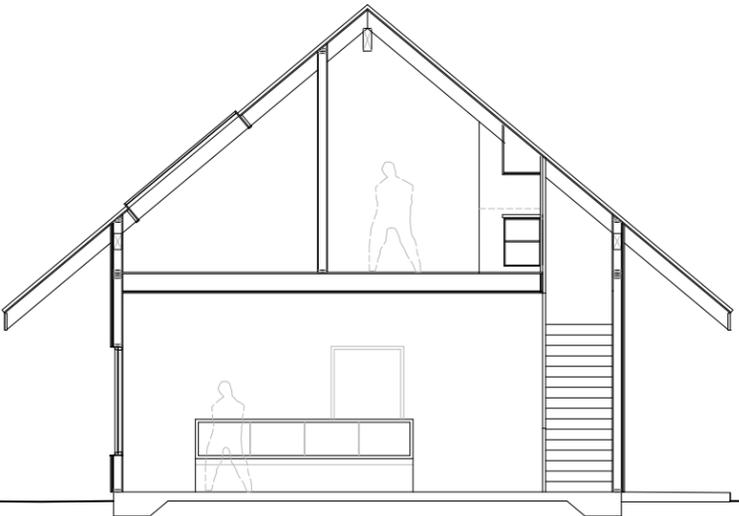


CORRUGATED METAL ROOF

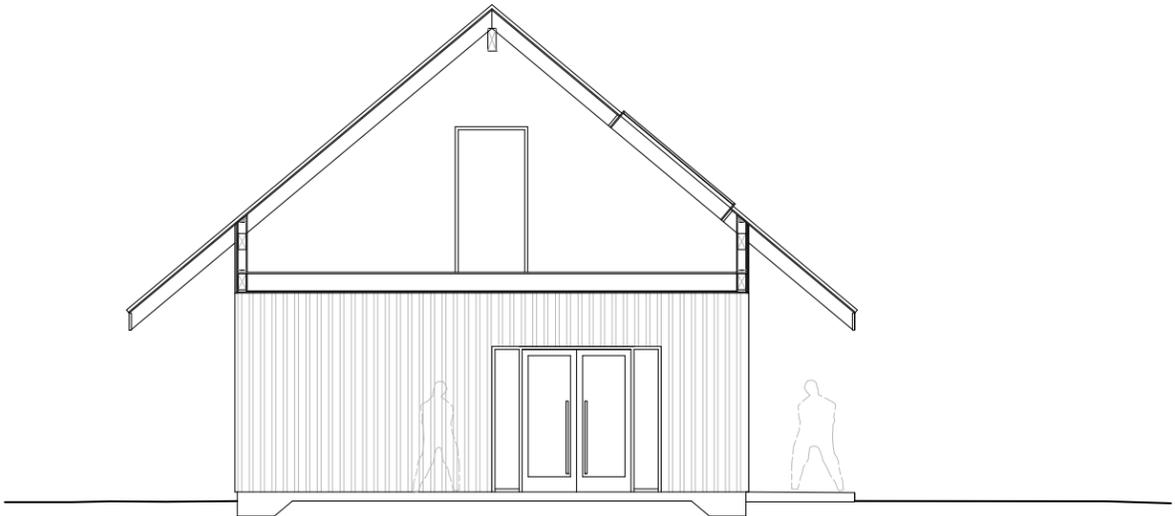
METAL CLAD WOOD WINDOWS

CORRUGATED METAL SIDING

NORTH ELEVATION



SECTION A



SECTION B



AXON AND WEST DRIVE APPROACH



EAST AND WEST DRIVE APPROACH