



# Land Developability

in Warrenton, Oregon

Warrenton Planning Commission  
5/11/2023



## Agenda

02

**01** Project Overview

**02** Background &  
Existing Conditions

**03** Public Engagement

**04** Housing Planning

**05** Our Process & Analysis

**06** Next Steps

# Our Team

03



## Anis Boughanmi MURP

*Focuses on land use and transportation.*  
Has a background in architecture and green development and urban design.



## Jovan Merceron MURP-MPH

*Focuses on emergency management and preparedness.*  
Has a background in public health.



## James Dingwall MURP

*Focuses on economic development and land use.*  
Has a background in rural & regional economic and small business development.



## Miranda Seekins MURP

*Focuses on environmental planning and economic development.*  
Has a background in sustainability.



## Maddy Knickerbocker MURP

*Focuses on affordable housing design, development, and preservation.*  
Has a background in sociology & political science.



## Amanda Ufheil-Somers MURP

*Focuses on housing policy and feasibility.*  
Has a background in consulting, nonprofit journalism, and philanthropy.

# Portland State University Workshop

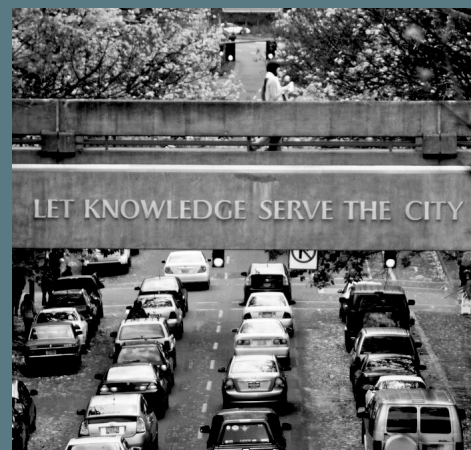
04

The PSU workshop is the final capstone project for the Master of Urban and Regional Planning Program partnering with a client to conduct a planning project.

It traditionally involves working closely with community stakeholders and local government officials to identify key issues, gather data, analyze existing conditions, and develop planning strategies, resulting in a detailed planning report that includes final recommendations.

This project's goal is to link future land use with constraints, understanding which areas in the City of Warrenton can best support future housing with lower barriers to development, efficient infrastructure connections, access to community amenities, and reduced exposure to natural hazards of the coastal environment.

This can then guide future public investment and policy development to encourage smart growth.



Source: Portland State University

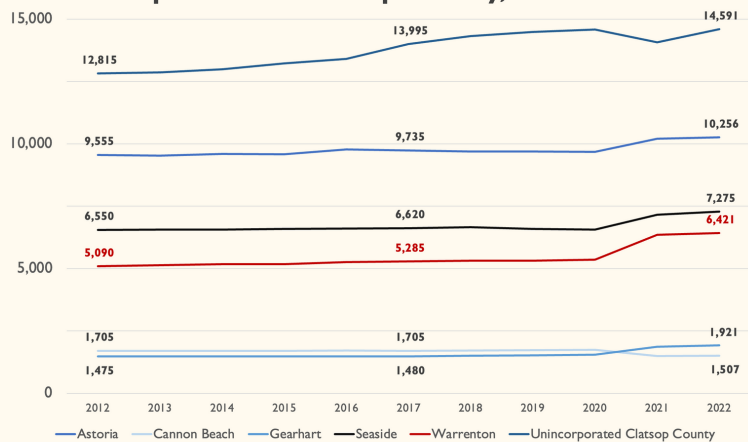
# Background & Existing Conditions

## Who is Warrenton

06

- Third most populous town in Clatsop County & among the fastest growing
- Since 2020, Warrenton's population has increased by over 1,000 people
- Increasingly diverse, with non-White residents making up 17% of the population in 2021, up from 5.5% in 2011

Population in Clatsop County, 2012-2022

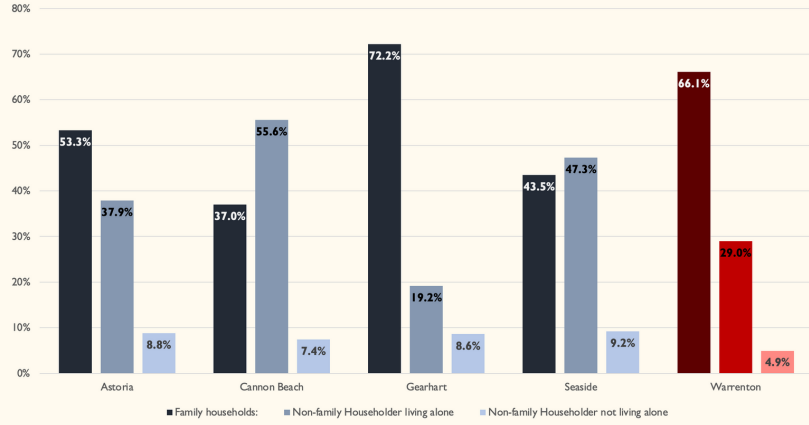


Source: Portland State University Population Research Center Estimates, 2012-2022

# Who is Warrenton

### Household Status in Clatsop County Cities, 2021

- Almost a quarter of Warrenton's population in 2021 was under the age of 18
  - Highest share in Clatsop County
- Two-thirds of the town's households are families
  - 2nd highest shares in the county

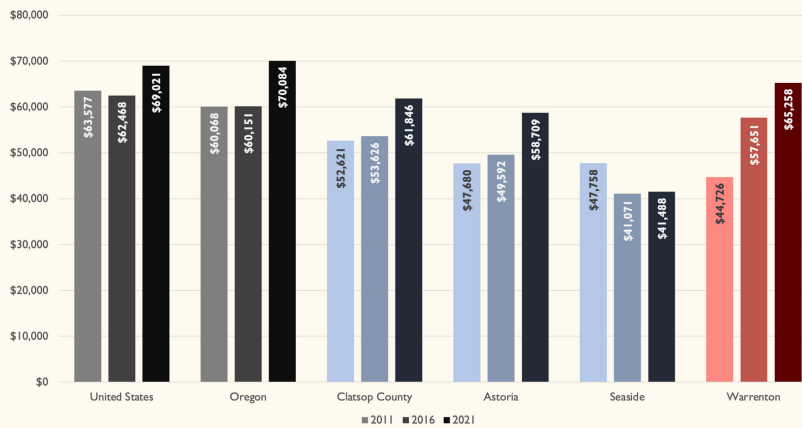


Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, B11001

# Who is Warrenton

### 2011-2021 Median Household Income (adjusted for inflation)

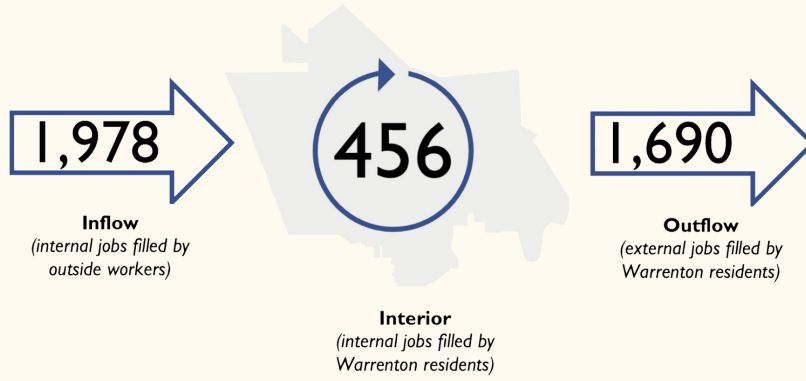
- Had lowest median income in the county in 2011
  - Now has the second highest, at more than \$65,000
- This growth has also represented a larger gain than communities with similar increases



Source: U.S. Census Bureau, American Community Survey 2011, 2016| 2021 5-Year Estimates, B19013

# Who is Warrenton

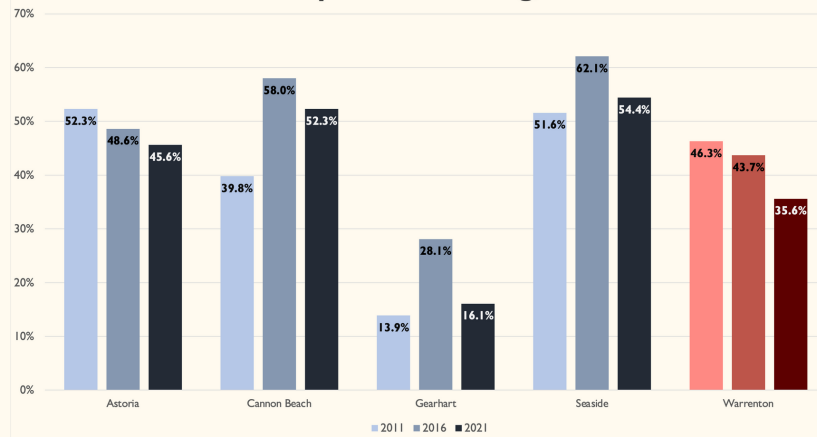
- Sharp disparity in who lives and works in the city
- Residents commute to jobs elsewhere in the County
- Most of the jobs in Warrenton are held by non-local workers
- Between 1,500 and 2,000 commuters travel in and out of Warrenton
  - Only about 450 residents live and work in the city



Source: U.S. Census Bureau, Census on the Map 2020

# Where Warrenton Lives

Share of Population Renting, 2011-2021

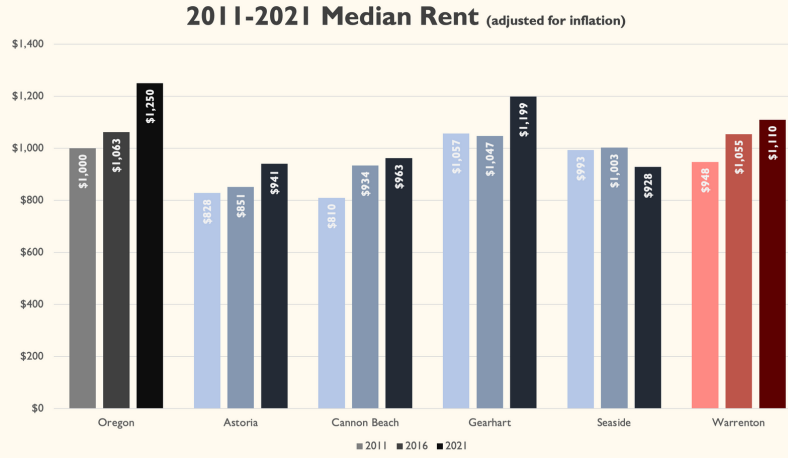


Just under two-thirds of Warrenton residents own their homes and this share has been steadily increasing as the percentage of renters in Warrenton has steadily decreased since 2011.

Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, B25003

# Where Warrenton Lives

- Median rent is the 2nd highest in the County at \$1,100
- Approximately 44% of renters are cost-burdened
- 21% are “severely cost-burdened”



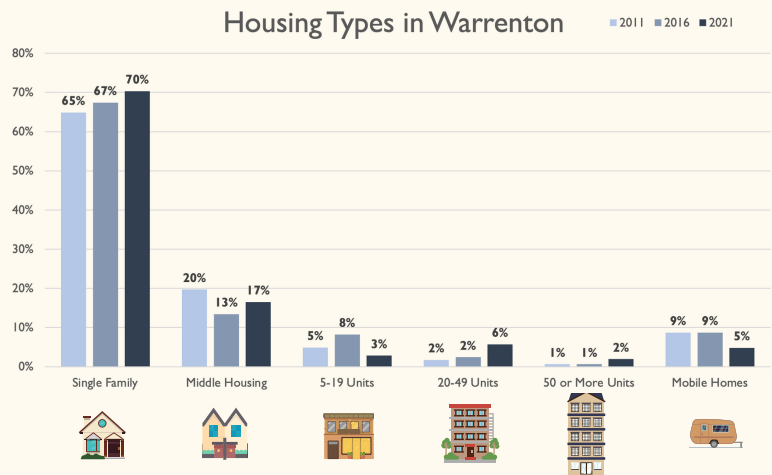
Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, B25064

# Where Warrenton Lives

- More than 400 homes between 2010 and 2019
- Most of the City’s housing stock is detached homes

Total Warrenton Housing Units:

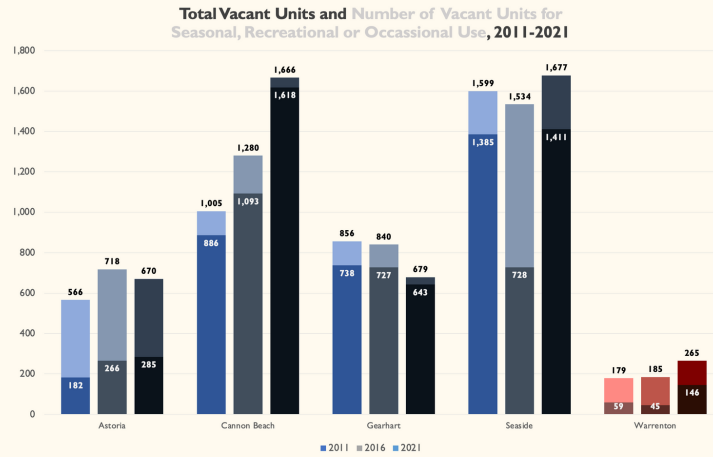
2011: 2,125  
 2016: 2,183  
 2021: 2,506



Source: U.S. Census Bureau, American Community Survey 2021 5-Year Estimates, B25004

# Where Warrenton Lives

- Fewer vacation homes and lower rates of vacancy compared to other cities in Clatsop County
  - Number of vacation and/or second homes is growing
- The city's overall vacancy rate is approximately 10%
  - Compared to 27% for Clatsop County



# Public Engagement

# Public Engagement Interviews

15

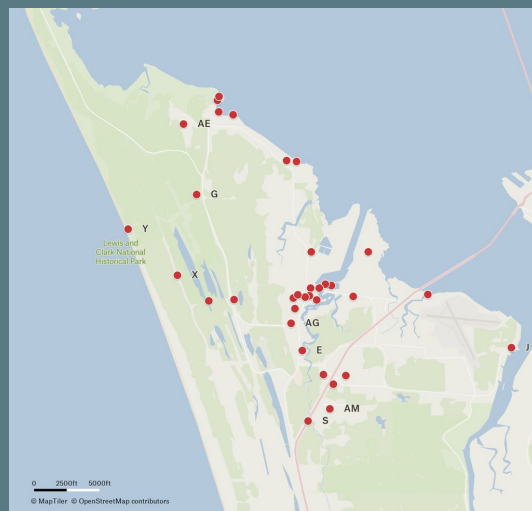
## Getting the On-the-Ground Data

- Engaged in informal discussions with city staff, housing development partners, regional stakeholders, state policymakers, and consultants who engaged with recent housing planning efforts in Warrenton
- Gathered information on housing availability and development, infrastructure costs, providing housing for a range of incomes and pairing development with social services, the connection between employment and housing, the reality of dealing with environmental constraints, infrastructure extension in practice, code and policy recommendations, and potential next steps for the city to explore

# Public Engagement Asset Mapping

16

- Set up maps of Warrenton to identify the places residents value and what elements of their community they would like to see prioritized in future development





# Housing Planning in Warrenton

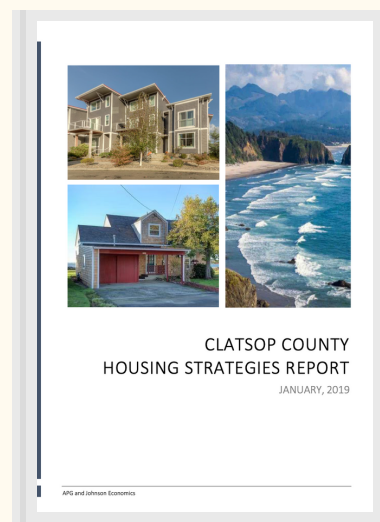
## Planning for Housing

2019 Housing Strategies Report Recommendations:

- Creating land supply
- Policy and development code amendments
- Incentives for development
- Funding tools and uses
- Regional collaboration and capacity building

The County also launched a program identifying 31 available excess county-owned parcels made available to proposals that address local housing and other public service needs

18



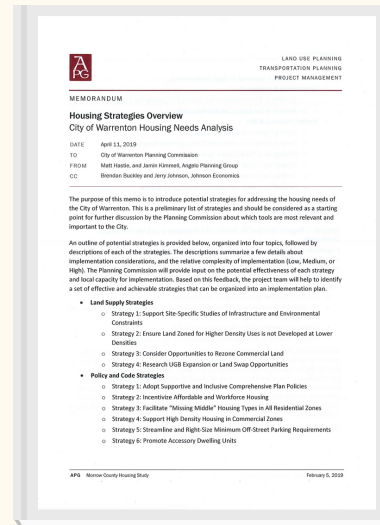
# Planning for Housing

19

The City engaged in a more robust Housing Needs Analysis and Buildable Lands Inventory in 2019

Current housing planning efforts have resulted in development across Warrenton, including:

- A mixed-use master plan to increase density
- Over 50 units of affordable housing and social services
- New single-family residential development located near the new school
- Expanded infrastructure in southeast Warrenton.



# HNA & BLI 101

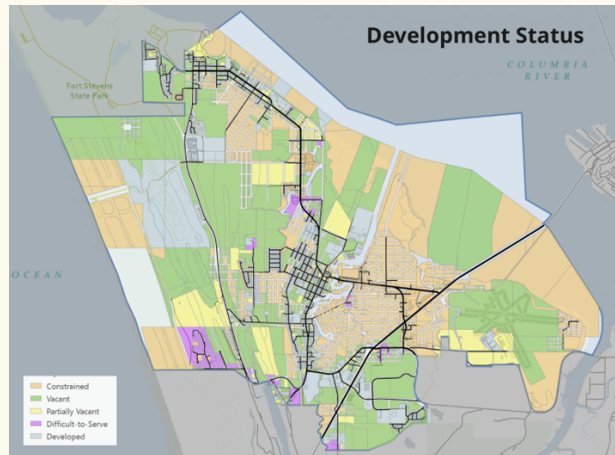
20

## Buildable Lands Inventory Process

- Identify Environmental Constraints
  - Includes flood hazard areas, wetlands, beach and dune areas, and steep slopes.
- Classify Parcels by Development Status
  - Assign constrained, vacant, partially vacant, or developed status.
- Estimate Net Buildable Lands and Housing Unit Capacity
  - Determine unconstrained acres, net buildable acres, projected densities, and housing unit capacity

# Warrenton's Adopted 2019 Analysis

This analysis indicated that within Warrenton, 26% of residential parcels are constrained, 19% are developed, and 54% are vacant or partially vacant.



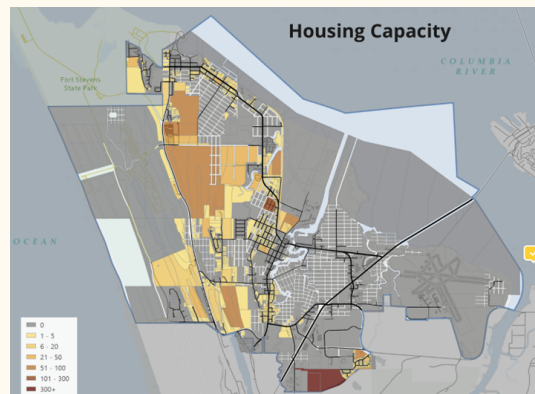
# Warrenton's Adopted 2019 Analysis

Housing capacity in Warrenton is:

- 429 buildable acres
- Capacity for 2,624 units, including detached homes, townhomes, and apartments

This projected capacity is far above the state's official population of 1,117 new households in Warrenton by 2038.

Zone	Unconstrained Acres	Housing Unit Capacity
R40 - Low Density	107 (25%)	296 (11%)
R10 - Intermediate Density	91 (22%)	221 (9%)
RGM - Growth Management Zone	50 (12%)	121 (5%)
RM - Medium Density	61 (14%)	401 (15%)
RH - High Density	121 (28%)	1,575 (60%)
<b>Total</b>	<b>429 100%</b>	<b>2624 100%</b>



# Our Analysis

## Methodology

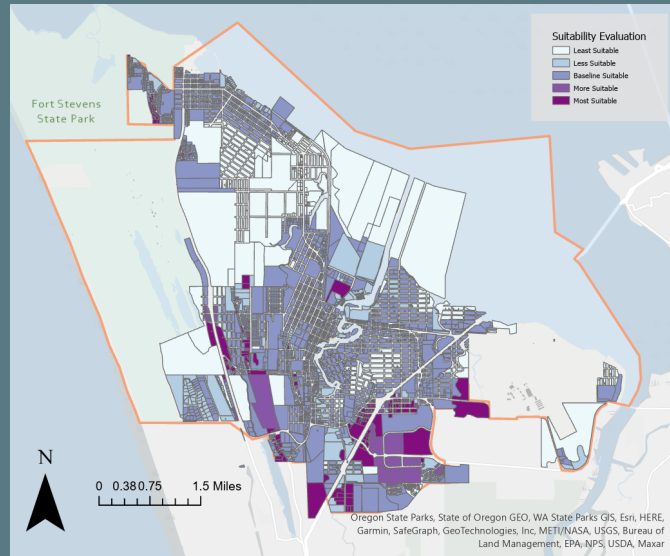
24

### The Analysis

- 5 Analysis Lenses
  - Environmental Constraints
  - Housing Capacity and Equity
  - Infrastructure & Future Growth Areas
  - Amenities & Livability
  - Emergency Management & Community Resilience
- Conduct GIS modelling & suitability analyses
- Develop geographic priority recommendations and connections to policy

# Sample Evaluation Framework

(based on Emergency Management & Community Resilience factors)



25

# Analysis Lenses

26

## Environmental Constraints

- Warrenton has a number of unique natural features that shape the landscape, natural beauty, recreation areas, economic opportunities, and overall character of the Warrenton community.
- However, they also create a set of challenges and constraints for any potential development in the city.
  - Locally Significant Wetlands
  - FEMA 100 Year Floodplains
  - Steep Slopes Over 25%
  - Beach and Dune Areas

# Analysis Lenses

27

## Infrastructure & Future Growth Areas

Finds proximity of parcels to Warrenton's existing infrastructure network, parcel size and ownership characteristics, to determine areas suited for infill redevelopment or prioritization for future expansion within the City.

## Emergency Management & Community Resilience

Identifies infrastructure to respond to emergencies including assembly areas, evacuation routes, and retrofitted bridges, and considers tsunami risk zones and medium and high landslide risk areas.

## Amenities and Livability

Evaluates parcels in the context of community assets, including schools, employment centers, restaurants, trails and open space, and transit to locate future development within complete communities.

## Housing Capacity & Equity

Examines the built environment, regulatory factors, and development policy to determine the impact of existing capacity in identified priority areas and promote policies to achieve the city's multi-faceted housing goals.

# Next Steps

28

The results of this project will provide the city with geographic areas to consider dedicating funding to extending infrastructure or prioritizing in the Capital Improvement Plan, recommendations that build on the existing proposals from the County Housing Strategies and City HNA, and the data underlying those recommendations.

Our team will be continuing the suitability analysis and developing recommendations for the city over the next month. The final report and recommendations will be presented at the City Commission work session on **June 13th at 5:00 PM**. Copies of our team's final report will be available through the Warrenton Planning Department.

We welcome questions.