



AGENDA MEMORANDUM

TO: The Warrenton Planning Commission
FROM: Kevin A. Cronin, AICP, Assistant City Manager/Community Development Director
DATE: For the Agenda of August 15, 2019
SUBJ: Work Session: Spur 104 Master Plan Implementation

The City Commission adopted a zone change in March 2019 for the “Spur 104” neighborhood, which “upzoned” 19 acres to commercial mixed use (CMU) high density residential. The Commission included an effective date to June 2019 to allow the implementation of a master plan to guide future development and ensure a return on investment of urban renewal dollars allocated to the project. Staff has been preparing a strategy to implement the master plan.

Staff hired SERA Architects to facilitate a three day charrette in Downtown Warrenton to collect as much public input on the development of a master plan (physical layout) for new residential, commercial, mixed use, streets, and parks and open space. The concept plans were presented to the Planning Commission and City Commission in May 2019. The City Commission directed staff to continue with implementation. Per the suggestion of Ken Yuill, property owner, staff created a mailed survey that was distributed in June 2019 to each affected property owner. Only eight responses were received. A summary is enclosed.

A work session has been scheduled to review the strategy and draft documents. The Housing Code Amendments is a timely parallel effort that dovetails with the Spur 104 master plan since the primary driver to increase density was to encourage more diversity of housing types. The housing amendments are also critical for a successful Spur 104 implementation.

Below is a summary of proposed strategy and implementation measures to make the master plan a reality and an effective tool for guiding development decisions. Based on feedback at the work session, staff will draft a proposal and notice for a public hearing on September 12.

- **Comprehensive Plan Update:** Warrenton does not have a separate section devoted to “subarea plans” or neighborhoods that helps establish policy goals for certain areas of the City. Staff would propose adding a new section for a new neighborhood. Staff would also recommend a new name be created for the neighborhood based on historic, cultural, or other local importance to give the neighborhood a sense of place as well as help market the property. Ideas could be generated from the public.
- **Zoning Map Overlay:** A master plan overlay is a good tool to ensure that new development conforms to the physical layout of the new neighborhood and provides adequate direction and predictability to property owners and developers about expectations for new development. There are two concept plans (enclosed) to use as a basis for the master plan. Staff recommends using both concept plans with an umbrella of performance measures, such as a cap on the total amount of commercial space and residential units for the entire neighborhood while not requiring or prescribing specific development that is indicated on the concept plans. However, developers who adhere to the concept plans will have a streamlined approach to redevelopment. The level of development is outlined on each concept plan. One of the most difficult aspects of implementation is the dedication of a new centralized park space for the neighborhood with multiple ownerships. Staff recommends using all system development charges (SDCs) generated for the development to be assigned to the acquisition of the park space over and above the collective 20% set aside requirement for open space for subdivision and multifamily developments. The City Commission would need to approve a specific SDC program.
- **Development Code Amendments:** Housing Code amendments will address the majority of the issues with implementing the master plan. However, as new issues arise, this is the time to address it. One of the issues that staff has identified is the inclusion of drive thrus as a conditional use that was added as part of the TSP implementation. Are drive thrus appropriate for a high density, pedestrian oriented neighborhood?

Name	Site Address	Current use	Immediate Plans	Long Term Plans
Glenda Douer	677 Alt. Hwy 101	Residential	live in the home	Sell the home
The Webbers	785 SE 13th Place	Residential	currently up for sale	
Hadley	SE Galena	Vacant	Sell the lot	
Eddie & Kathy Hanna	708 SE 14th Place	Residential		Commercial Development
Vijay Nakka	713 SE 14th Street	Rental 4 plex	Rental Property	Senior Care facility and subdivide
Dave Short	MAP 81027BC01503	Vacant		Commercial Development
Dorrie Caruana	640 Alt. 101	Residential		14 town Homes 2 sets of 7 on site Green area



City of Warrenton

"Spur 104" Neighborhood Survey

This is a questionnaire for the property owners of the Spur 104 neighborhood. By providing your input to the Planning & City Commission we will have a better understanding of how this area could be developed by the property owners. The information obtained from the questionnaire could be implemented in the master plan for the area in addition to the concept plans created at the charrette. We appreciate your input in advance.

Name | Email Glenda F. Dower

Site Address 677 Alt. Hwy 101, Warrenton OR 97146

What is the current use of the tax lots?

Vacant Residential Industrial/Commercial Other

Other:

After the recent zone change to Commercial Mixed Use, what are your immediate plans for your property? Long term future?

I will live here for some time. Hope to sell house in the future

If you have any other comments or input please include them here. Feel free to use additional sheets or email responses to cityplanner@ci.warrenton.or.us

Our Mayor is doing a "Great Job!"

RECEIVED
JUN 10 2019

BY: W. Wallace
CITY OF WARRENTON

DEADLINE: July 1, 2019

Responses will be tallied and shared with the Planning Commission on July 11.



RECEIVED
JUN 17 2019
BY: *[Signature]*
CITY OF WARRENTON

City of Warrenton

"Spur 104" Neighborhood Survey

This is a questionnaire for the property owners of the Spur 104 neighborhood. By providing your input to the Planning & City Commission we will have a better understanding of how this area could be developed by the property owners. The information obtained from the questionnaire could be implemented in the master plan for the area in addition to the concept plans created at the charrette. We appreciate your input in advance.

Name | Email ~~the~~ thewebbers 200@yahoo.com

Site Address 785 SE 13TH PLACE WARRENTON 97146

What is the current use of the tax lots?

- Vacant Residential Industrial/Commercial Other

Other:

After the recent zone change to Commercial Mixed Use, what are your immediate plans for your property? Long term future?

TO SELL

If you have any other comments or input please include them here. Feel free to use additional sheets or email responses to cityplanner@ci.warrenton.or.us

THE CITY'S INDECISION MAYBE HAMPERING THE SALE OF OUR PROPERTY

DEADLINE: July 1, 2019

Responses will be tallied and shared with the Planning Commission on July 11.



City of Warrenton

"Spur 104" Neighborhood Survey

This is a questionnaire for the property owners of the Spur 104 neighborhood. By providing your input to the Planning & City Commission we will have a better understanding of how this area could be developed by the property owners. The information obtained from the questionnaire could be implemented in the master plan for the area in addition to the concept plans created at the charrette. We appreciate your input in advance.

Name | Email LA Hadley / lahadley1@hotmail.com

Site Address SE Galena

What is the current use of the tax lots?

Vacant

Residential

Industrial/Commercial

Other

Other:

After the recent zone change to Commercial Mixed Use, what are your immediate plans for your property? Long term future?

Would like to sell the lot

If you have any other comments or input please include them here. Feel free to use additional sheets or email responses to cityplanner@ci.warrenton.or.us

DEADLINE: July 1, 2019

Responses will be tallied and shared with the Planning Commission on July 11.



City of Warrenton

"Spur 104" Neighborhood Survey

This is a questionnaire for the property owners of the Spur 104 neighborhood. By providing your input to the Planning & City Commission we will have a better understanding of how this area could be developed by the property owners. The information obtained from the questionnaire could be implemented in the master plan for the area in addition to the concept plans created at the charrette. We appreciate your input in advance.

Name | Email EDDIE / Kathy Hanna

Site Address 708 SE 14th Place

What is the current use of the tax lots?

- Vacant Residential Industrial/Commercial Other

Other:

After the recent zone change to Commercial Mixed Use, what are your immediate plans for your property? Long term future?

this property needs to be used for commercial development.

If you have any other comments or input please include them here. Feel free to use additional sheets or email responses to cityplanner@ci.warrenton.or.us

with the traffic volume on Ensign & the stock noise from forklifts (at all hours) and trucks loading materials commercial use to allow a ~~lot~~ more serviceable for trucks & truck traffic is way more logical than "tiny houses" or another apt complex

RECEIVED
JUN 18 2019

BY: Jules
CITY OF WARRENTON

DEADLINE: July 1, 2019

Responses will be tallied and shared with the Planning Commission on July 11.

Janice Weese

From: Kevin Cronin
Sent: Tuesday, June 11, 2019 10:40 AM
To: Janice Weese
Subject: Fw: Spur 104 neighborhood survey: 713 SE 14th street(4 plex)

PLEASE PRINT AND PLACE IN MY BOX

From: Vijay Nakka <vjnakka@gmail.com>
Sent: Tuesday, June 11, 2019 8:43 AM
To: Kevin Cronin
Subject: Spur 104 neighborhood survey: 713 SE 14th street(4 plex)

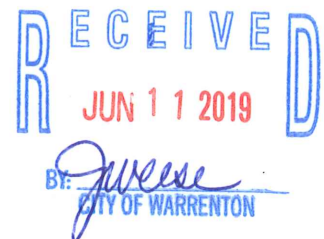
Hello Sir/Madam,

This is in response to your request regarding the property mentioned above. I have 4 plex on the property, currently being used as rental, 1 unit is vacant for now. If allowed, my plan for the future is to subdivide the lot, use for apartments/town houses for rental and also use one for senior care (AFH). Thank you.

Sincerely,

Vijay Nakka
503-861-8388

"Jesus said 'I AM THE WAY, THE TRUTH and THE LIFE" : **John 14:6**
Learn more: www.hopetv.org & www.3abn.org





City of Warrenton

"Spur 104" Neighborhood Survey

This is a questionnaire for the property owners of the Spur 104 neighborhood. By providing your input to the Planning & City Commission we will have a better understanding of how this area could be developed by the property owners. The information obtained from the questionnaire could be implemented in the master plan for the area in addition to the concept plans created at the charrette. We appreciate your input in advance.

Name | Email Dave Short / dshort@52contractorsinc.com

Site Address map 81027BC01503

What is the current use of the tax lots?

- Vacant Residential Industrial/Commercial Other

Other:

After the recent zone change to Commercial Mixed Use, what are your immediate plans for your property? Long term future?

Best suited for commercial Property

If you have any other comments or input please include them here. Feel free to use additional sheets or email responses to cityplanner@ci.warrenton.or.us

RECEIVED
JUN 17 2019

DEADLINE: July 1, 2019

Responses will be tallied and shared with the Planning Commission on July 11.

BY: J. Wells
CITY OF WARRENTON



mailing add is
c/o Dorrie Caruana
757 W. Marine Dr.
Astoria OR, 97103

City of Warrenton

"Spur 104" Neighborhood Survey

This is a questionnaire for the property owners of the Spur 104 neighborhood. By providing your input to the Planning & City Commission we will have a better understanding of how this area could be developed by the property owners. The information obtained from the questionnaire could be implemented in the master plan for the area in addition to the concept plans created at the charrette. We appreciate your input in advance.

Name | Email Dorrie Caruana@gmail.com

Site Address 640 alt 101 (no mail) 503-440-0347

What is the current use of the tax lots?

- Vacant
- Residential
- Industrial/Commercial
- Other

Other:

After the recent zone change to Commercial Mixed Use, what are your immediate plans for your property? Long term future?

14 town houses. 2 sets of 7
with on site green area
fencing outside

If you have any other comments or input please include them here. Feel free to use additional sheets or email responses to cityplanner@ci.warrenton.or.us

RECEIVED
JUN 17 2019
BY: Jweese
CITY OF WARRENTON

DEADLINE: July 1, 2019
Responses will be tallied and shared with the Planning Commission on July 11.

Kevin Cronin

From: KENNETH YUILL <kjyuill@msn.com>
Sent: Wednesday, May 1, 2019 12:16 PM
To: Kevin Cronin
Subject: Spur 104 Charette

Kevin,

We are still on the road and currently in Apache Junction, Arizona. With the information from the Spur 104 meetings coming in front of the Planning Commission on May 9th, and since I will need to excuse myself, we do not plan on being back in time for those meetings. We ask that you please use this information as our input on this matter.

We request that the record show that we would like the option to be able to do any of the uses that CMU offers for our property. If there had been just one area of interest, like say a commercial use, we would have done a spot zone change and all of this could have been completed by now. Please realize that over time needs can change; what we currently think is the best use for our property could very well change in time and we want to make sure we have the option to change our mind.

The areas that we have stayed in all have "park models" aka "tiny homes", and so far all of the parks are for age 55 and older. We have looked at a number of units including their prices and also talked with people regarding the costs and sizes for the lots. We have discovered that it gets kind of expensive as the cost of a smaller sized house matches the cost per sq. ft. of buying a full sized house and in most places you can only rent the land. Depending on the size of the lot and the amenities, the rent could run from the high \$500's to the high \$800's per month. Please remember that there would also be the cost of the unit which can run anywhere from the mid \$50K to \$70K. So when you are making payments along with the rent, there is a little savings but it's not much. As for the size of the units, they run no more than 400 sq. ft. and do not include washers or dryers; however, some people have added a wing off the back door (called an Arizona room down here) which can be no larger than 200 sq. ft. and that is where the washer and dryer are installed. At most of these places when you move a unit into the park and then decide to sell, the park owner has the first chance to buy it.

As of now we do not believe that we would care to pursue and develop our property into an RV park or sell lots for tiny homes.

Right now we are thinking that the property with the Hwy 101 Alt frontage with our four entryways onto that highway should be used for commercial development including anything from retail to medical use. I had previously spoken with CMH about purchasing our property, but when the City Commission tabled the hearing, CMH chose to go with the County property. If for some reason that situation with the County does not workout for them, we are still open to working with CMH. Our neighbors who own property right behind us, the Hanna and the Short families, will be included in any sale and development -- this would make an area of approximately 4 acres with no wetlands. This is the last large piece of property that is connected to the new commercial area. We will carefully choose how this area will be used. As for our tax lots that are on 14th Street, our thoughts are that they be used for housing needs from starter homes to multi-family housing.

Let us know how the meetings go Kevin.

Kevin Cronin

From: Kevin Cronin
Sent: Wednesday, May 15, 2019 8:16 AM
To: Kevin Cronin
Subject: RE: Spur 104 Master Plan | Implementation Phase & Next Steps

Hello Stakeholders & Interested Parties:

Thanks for attending the Spur 104 master plan charrette last week.

We had over 60 people attend over a three day period. It's great to see so many people engaged in the future of Warrenton.

Multiple comments and suggestions were received and processed by the team after each open house.

The presentation from SERA Architects - which contains the two master plan concepts - is available on the [City's project website](#).

I presented a shorter version of the presentation to the City Commission last night.

Based on the feedback and direction received, I will be working on the following over the next few months.

- Drafting a zoning "overlay district" that implements the design principles of the master plan
- Drafting a Comprehensive Plan amendment to adopt the master plan concepts, including a perimeter trail and new park.
- Drafting code language that supports the housing types contained in the master plan concepts such as courtyard cottages, tiny houses, and zero lot line townhouses.

A work session and two public hearings will be scheduled this summer as we implement the items above.

My goal is to send updates and post all info on the project website moving forward.

If you have any questions and would like more information, please check out the website or contact Janice to set up an appointment.

Look forward to the next phase and making this new neighborhood a reality for Warrenton.

Thanks - Kevin

Kevin A. Cronin, AICP
Assistant City Manager/Community Development Director
Community & Economic Development Department
City of Warrenton
Warrenton | OR | 97146
503-861-0920 | 503-861-2531 FAX
www.ci.warrenton.or.us
FB | LinkedIn
Warrenton | ALL IN!