

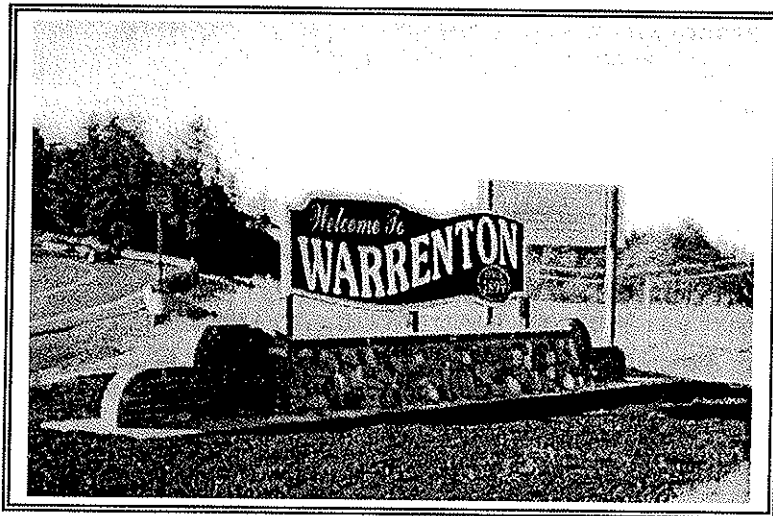
"Making a difference through excellence of service"



CITY OF WARRENTON

Community Visioning Project

Summary Report



June 2001

Acknowledgements

City of Warrenton

Jeff Hazen, Mayor
Lylla Gaebel, City Commissioner
Paul Rodriguez, City Commissioner
Keith Dyer, City Commissioner
Lisa Lamping, City Commissioner

Scott Derickson, City Manager
Patrick Wingard, City Planner

Consultant Team

Tom Armstrong, Winterbrook Planning
Dave Siegel, Parametrix
Marlys Mock, Parametrix
Laurence Qamar, Lennertz Coyle & Associates, LLC
Nathan Butt, Lennertz Coyle & Associates, LLC

Photographs were taken by the Leadership Committee at Warrenton High School and students at Warrenton Elementary School with assistance from Lylla Gaebel and Lisa Lamping.
Aerial photography provided by Lisa Lamping.

This project was funded by a grant from the Oregon Department of Land Conservation and Development.

Introduction

The community visioning project presents an opportunity for the community to shape the future growth and direction for Warrenton. It is intended as a starting point and is the beginning of an ongoing effort. Hopefully, it will spur continuing discussions and actions that will improve the community and maintain its high quality of life.

Purpose

The community visioning project is designed to build consensus around current and future planning issues faced by the City of Warrenton. It will provide a framework to guide the upcoming Transportation System Plan, a wetland conservation plan, and other issues related to the update of the City's comprehensive plan and zoning code.

The community vision has two main elements: a vision statement, with guiding principles, and an action plan.

The vision statement and supporting guiding principles represent the hopes and dreams of the community. Looking ahead 20-30 years frees the community from day-to-day issues and allows it to consider the community's values and character to shape and guide growth and change. The vision statement is a guidepost and provides a framework for future decisions. It is intended as a broad statement that captures all aspects of the community that add to Warrenton's high quality of life – from a vibrant economy and attractive downtown to pleasant neighborhoods and a healthy natural environment.


The action plan identifies a wide range of steps or projects needed to achieve the vision. The goal is to ensure that success or failure is not dependent on any single project. Progress can be made on a number of smaller projects to build momentum, while the hard work continues on the larger and more difficult projects. Another reason for a wide range of projects is to ensure there is something for everyone. The more people that become involved in implementation, the greater the chance of success for the vision as a whole.

The vision statement and action plan are just the first step of an on-going community effort to guide the future of the community. A continuing effort will be needed to expand on these ideas, add detail, and energize the community to take action.

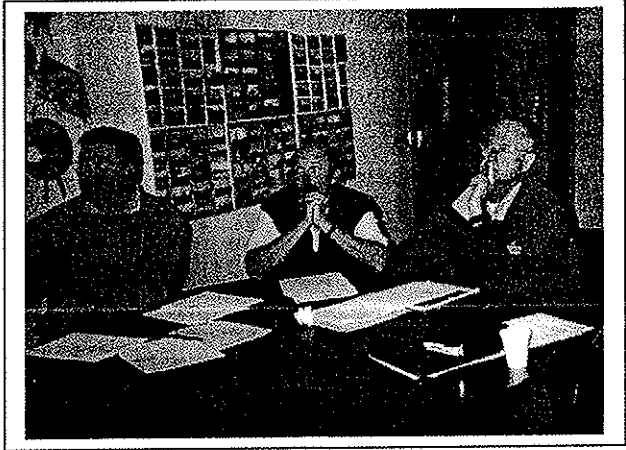
Process

The community visioning process was sponsored by the City of Warrenton and funded through a grant from the Oregon Department of Land Conservation and Development.

The process involved a short and intensive effort, focusing on three community meetings:

- **Meeting #1 (April 21)** – the process began with a discussion of Warrenton's strengths, weaknesses, opportunities and threats (SWOT). The SWOT analysis provides a foundation by identifying the important community values and character that should be preserved and enhanced as well as the challenges that need to be addressed.
- 
- **Meeting #2 (May 15)** – the second meeting focused on a review and discussion of draft vision statements that were based on the SWOT analysis. The vision statements were divided into seven broad categories – Overall, Downtown, Highway 101 Corridor, Hammond, Neighborhoods, Community Services, Natural Resources, Transportation and Employment.
- **Meeting #3 (June 5)** – the third meeting featured a review of the revised vision statements and a brainstorming session resulting in a list of actions or projects for each category. At the end of the meeting, participants were asked to identify their top priorities.

Given the short and intensive nature of this process, it is important to emphasize that it is the start of a longer-term process. Each of the ideas captured and presented in the vision statement need to be refined and expanded with further descriptions and details. As these ideas are developed, additional projects will be added to the action plans. To be effective, the vision statement will have to be a working document that is used to support community decisions. It will require regular updates to track progress and to set priorities. Finally, additional outreach to the community will be needed to continue to engage the community, stakeholders and partners to create energy and momentum to realize the vision for the future.



Vision Statement

In the future, Warrenton will have balanced growth that will maintain its high quality of life, while preserving its natural beauty and providing a healthy local economy.

Warrenton will take advantage of its land base to become a regional center for shopping and employment. The Highway 101 corridor will be a major retail center that attracts customers from all over the North Coast. Businesses around the airport, in the industrial parks and at the Port of Warrenton will provide job opportunities that build on the community's strengths in wood products and fishing, while diversifying into other sectors so that the community will not be dependent on any one sector.

At the same time, Warrenton will maintain its small town character and high quality of life. Neighborhoods will bring the community together. Building on a strong sense of pride, the community will improve the appearance and attractiveness of Warrenton. The neighborhoods will be interspersed with wetlands in such a way that balances the need for new development with preserving and protecting natural areas. Wetlands and other natural areas will become important community assets, amenities and attractions.

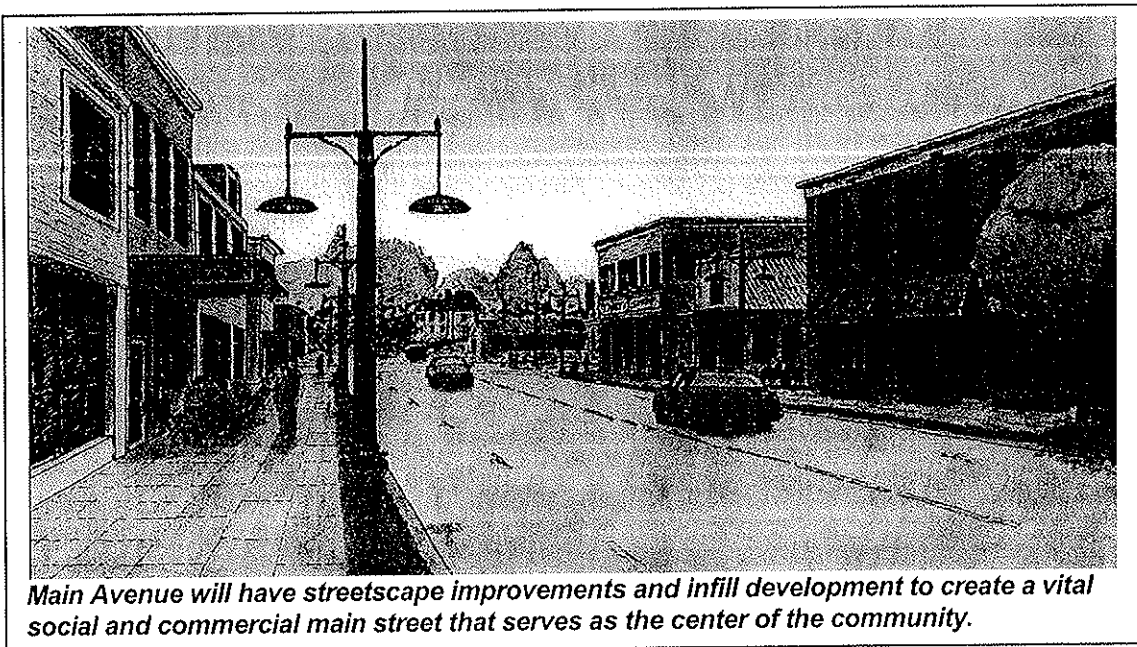
To achieve this vision, Warrenton will need to partner with others to leverage opportunities to ensure successful projects and enhance the community. A critical element will be adequately funding new infrastructure capacity to support future growth and development.

Downtown

The downtown area will be the center of the community and feature locally owned, specialized shops, services, and small businesses that primarily serve the local area. Streetscape improvements will add to its unique character as a pedestrian-friendly district that compliments, but does not necessarily compete, with the larger retail centers along Highway 101. The intersection of Harbor Street and Main Avenue will be a key anchor, especially in attracting tourist traffic that is on its way to Fort Stevens State Park.

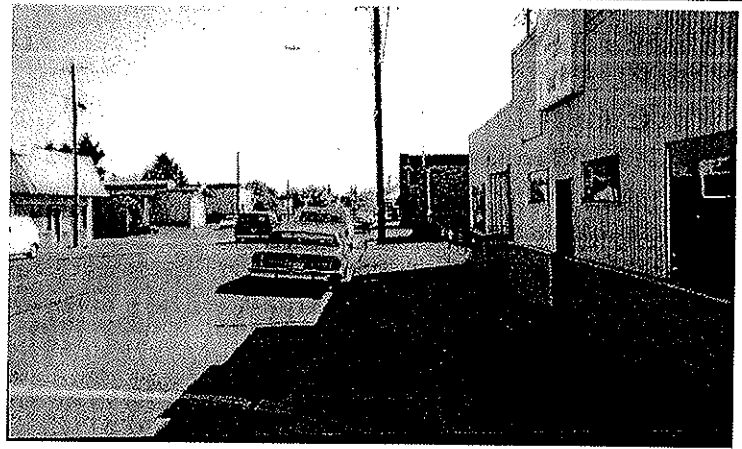
Guiding Principles

- The downtown will be pedestrian-friendly with sidewalks, trees, and other streetscape improvements.
- Strong planning standards will ensure attractive, aesthetically pleasing, high quality development.
- Downtown buildings will be revitalized with high quality designs and materials.
- The Post Office, City Hall and other government facilities will be located downtown.
- The city library with a historical museum will be re-located downtown.
- The city park will be developed and designed to include more open space for use as quiet, restful areas.
- The community center will be expanded to include more youth activities.
- A system of trails and boardwalks will provide connections to all parts of Warrenton.
- There will be no adult (sex-oriented) businesses.

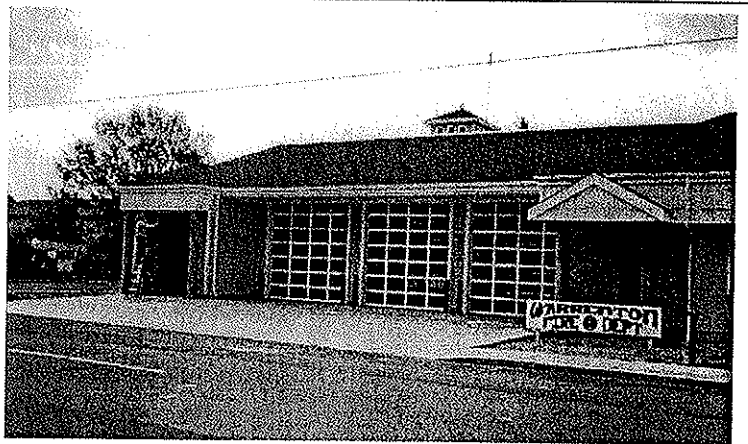


Action Plan

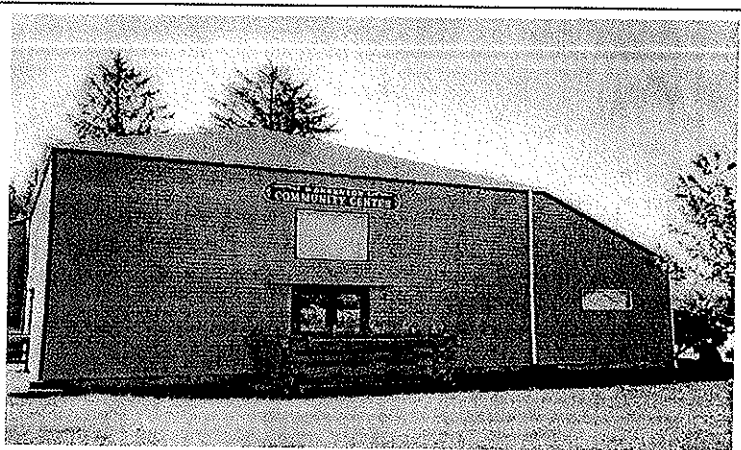
- Create a master plan to guide future development and public improvements
 - define area, create design standards, establish a common theme, study mixed use/housing feasibility
- Design and construct streetscape improvements
 - wider sidewalks, street trees, streetlights
- Place overhead utilities underground
- Enhance trail improvements – more signage, better connections, create theme with different fish names for different trails
- Add more parks and open space
- Develop a parking plan
- Relocate library and add local historical museum
- Prepare a waterfront development plan
- Create a gateway at the Harbor/Main intersection to attract visitors on their way to Fort Stevens State Park
- Secure grants to create a small business loan fund for rehab and clean-up projects
- Construct a pedestrian bridge across Skipanon River to provide a better connection to the marina
- Commission public art and build a fountain as a central gathering point



Main Avenue will be revitalized with shops and services



Downtown will be a central location for community services



The Community Center will be expanded to offer more programs and activities

Highway 101 Corridor

The Highway 101 corridor will serve as a regional shopping center, attracting customers from throughout the North Coast area. New development will take place in such a way so that traffic does not become gridlocked on Highway 101. Although most customers will come by car, the area will have a network of sidewalks, paths, and trails to provide safe and convenient connections between shopping centers. The area east of Highway 101 in and around the North Coast Industrial Park and the airport will be a major employment center with primarily light industrial family-wage jobs.

Guiding Principles

- Development will have high quality designs and landscaping.
- Local roads will provide alternate routes to maintain traffic flows along Highway 101.
- Additional connections will be made across Highway 101 to provide direct and convenient access to the North Coast Industrial Park and the airport.
- The Highway 101/Harbor Street and the Highway 101/Fort Stevens Highway intersections will be gateways to community with landscaping, signs and landmark buildings that will help creating a lasting, positive image of Warrenton.



The Highway 101 corridor, especially near the Harbor Street intersection, will be a regional shopping center.

Action Plan

- Prepare a corridor plan to define retail areas and light industrial/employment areas
- Identify additional vehicle and pedestrian connections, preferably signalized, across Highway 101 as part of the transportation plan
- Plant new landscaping, especially along the Highway 101 shoulders, with an ongoing maintenance program
- Identify a local access road system as part of the transportation plan
- Prepare an airport area plan to encourage light industrial development
- Adopt a new sign ordinance
- Install a new welcome sign and gateway at the Highway 101/Harbor Street intersection
- Install a new welcome sign and gateway at the Highway 101/Fort Stevens Highway intersection



Gateways will help establish an identity for the community



Existing stores will provide an anchor for new development



Retail will provide jobs that will help diversify the economy

Harbor Street Corridor

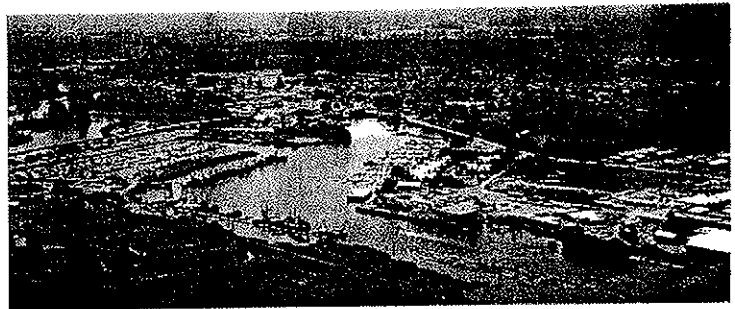
The Harbor Street corridor will serve as a key link between the Highway 101 corridor and the Downtown area. More than just moving through traffic, Harbor Street will become an attractive place with the Skipanon Marina, the proposed golf course, and other recreational amenities. A mix of commercial and mixed use residential development will line Harbor Street.

Guiding Principles

- Harbor Street will be an attractive boulevard with landscaping and well-designed buildings that will create an attractive approach to the community.
- The Skipanon Marina will be revitalized and expanded to be a major community attraction.
- A boardwalk with a pedestrian bridge over the river will provide a strong connection to downtown.
- Design guidelines and development standards will create a consistent and aesthetically pleasing development style.



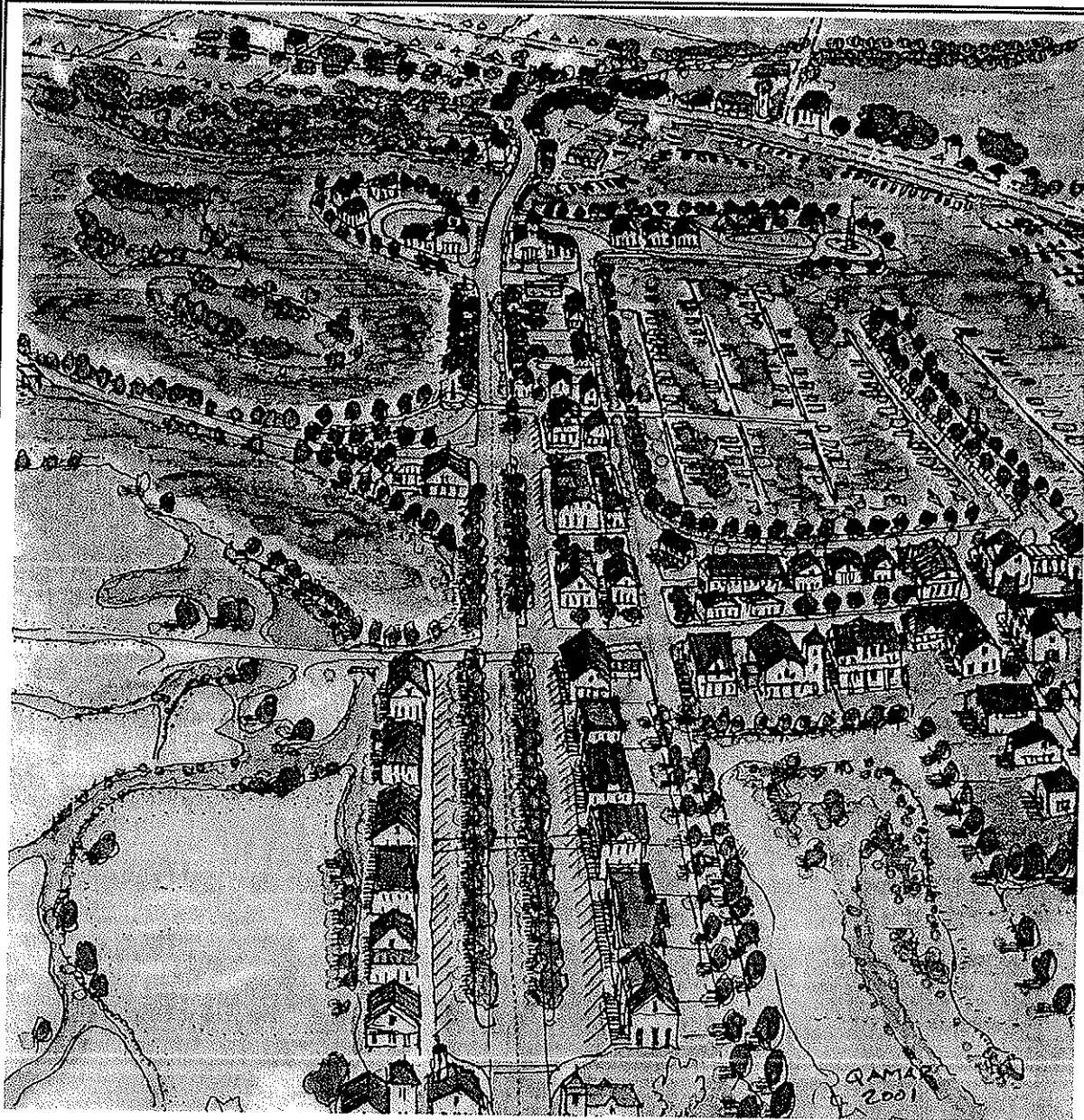
The marina is an important community asset



Harbor Street is an important approach to the core of the community

Action Plan

- Undertake a corridor plan to identify the corridor area and determine feasibility for commercial and mixed-use development
- Adopt design guidelines and development standards for new buildings
- Construct a boardwalk with a pedestrian bridge to the Third Street Park in downtown
- Revitalize and expand Skipanon Marina including adding a public market
- Design and construct streetscape improvements to create a boulevard
- Create a park with a trail connection along the Skipanon River



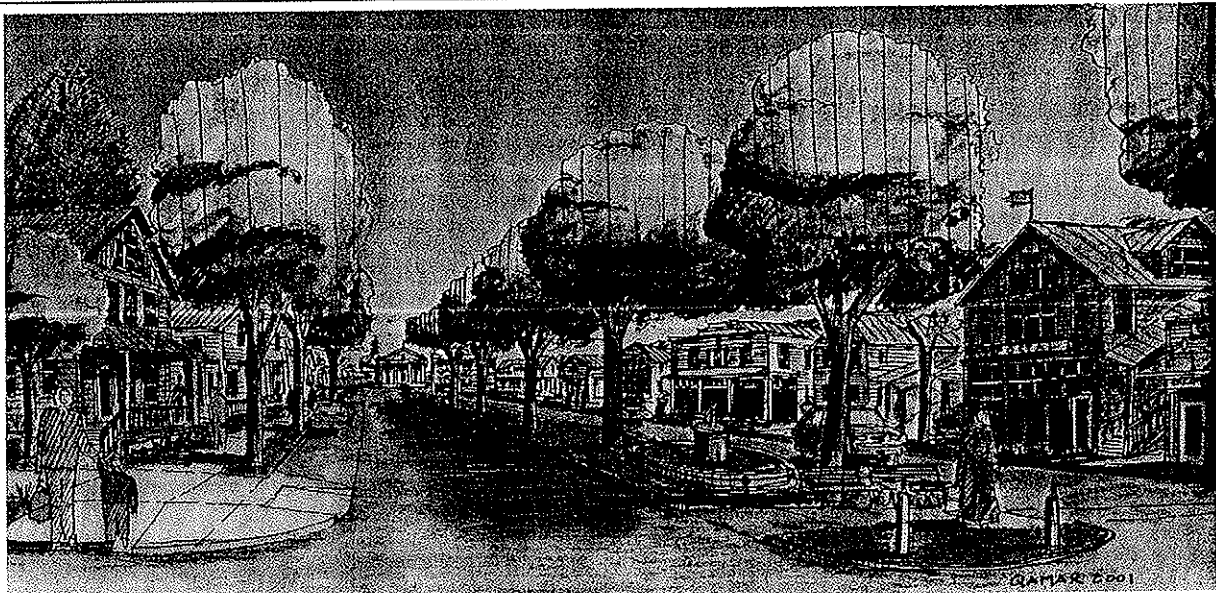
Harbor Street will be an attractive boulevard with landscaping and well-designed buildings that will create a link between Highway 101 and downtown Warrenton.

Hammond

The Hammond area will be a quaint, mixed use neighborhood with a variety of housing choices and small shops and services. Pacific Street will be enhanced as a boulevard with small-scale commercial building and housing lining the street. Pacific Street and the marina area will have small scale tourist facilities, such as bed and breakfast inns and restaurants, to serve visitors to Fort Stevens State Park and the marina.

Guiding Principles

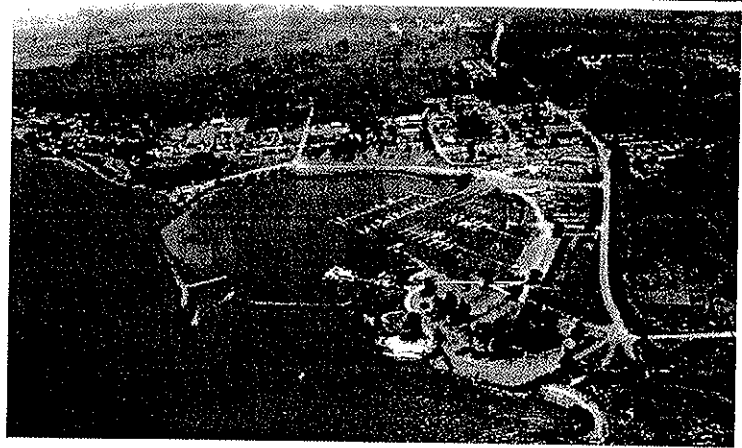
- Hammond will maintain its individual identity as a small community with a mix of housing and small shops and restaurants.
- Historic preservation efforts, including the revitalization of the old city hall, will add character that is not found in other parts of Warrenton.
- The commercial area will have some local shops and restaurants.
- Low-impact tourism, such as bed and breakfast inns and restaurants, will be encouraged.
- The marina will be a community asset with an expanded sport fishing industry.
- A boardwalk trail will be built along the Columbia River and will provide a connection back to the Skipanon Dock area and into downtown.



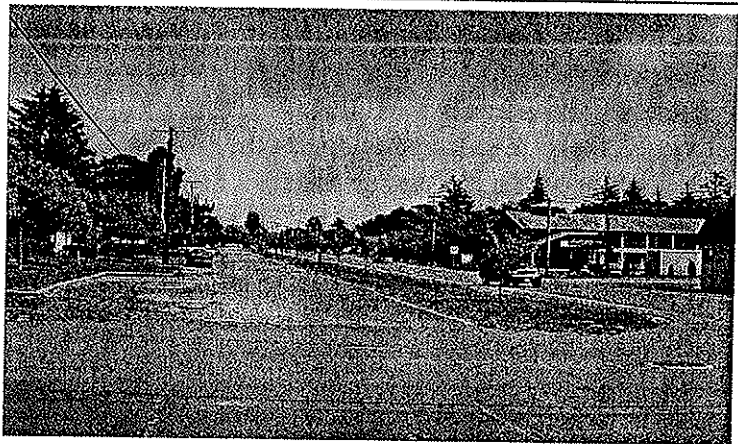
Pacific Street will be enhanced as a landscaped boulevard with mixed-use commercial and residential buildings.

Action Plan

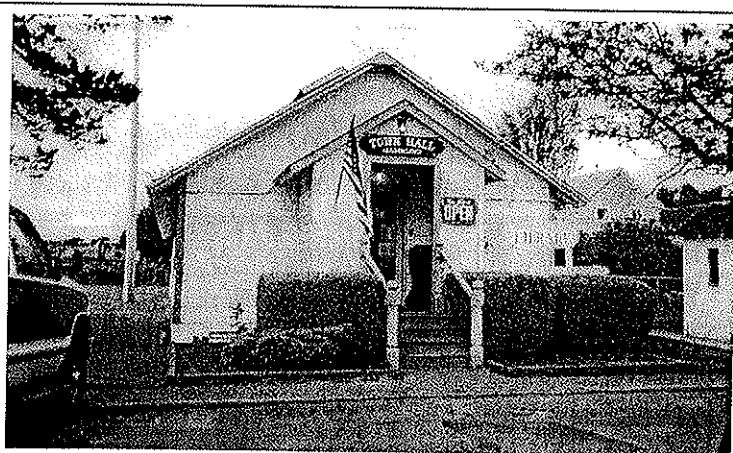
- Revitalize the old city hall for public use as a library, community center, or museum
- Encourage the rehabilitation of the old gas station
- Maintain Pacific Street as a boulevard with a frontage lane, sidewalks and landscaping improvements
- Encourage mixed use development along Pacific Street
- Create a master plan for the expansion of the marina
- Identify appropriate small-scale, low-impact tourist facilities
- Implement the trail plan to provide connections to other parts of the community



The boat basin is an important community asset



Pacific St. will be improved with sidewalks and landscaping



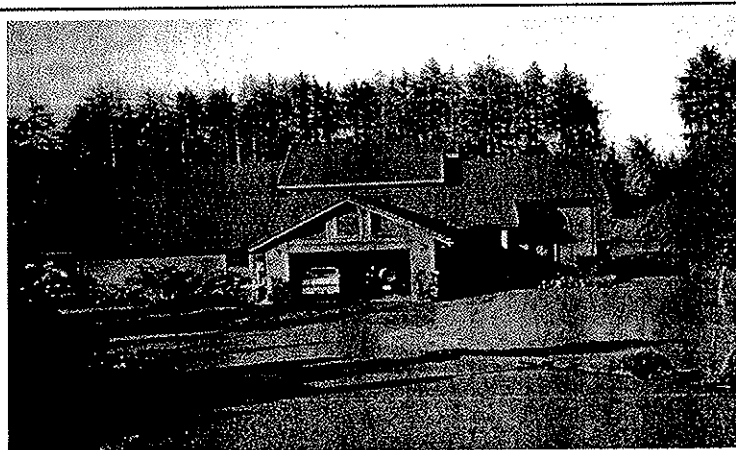
The old city hall/library will be revitalized for public use

Neighborhoods

Warrenton's friendly neighborhoods are an important part of the community's high quality of life. In the future, each neighborhood will be a distinct, close knit community to help maintain Warrenton's small town character. They will have a mix of housing choices to meet the needs of a variety of people – families with children, young adults and seniors. Each one will have small pocket parks and other amenities that help to reinforce the sense of community. New development will be environmentally friendly and treat wetlands as a community asset. There will be a trail system that winds through the wetlands and connects the neighborhoods to each other and to other parts of Warrenton.

Guiding Principles

- Neighborhoods will be the building blocks of the community to help maintain a small town feel.
- Each neighborhood will have pocket parks that are safe for kids.
- Each neighborhood will have a mix of housing choices to meet different needs.
- Distinct neighborhoods will be integrated and surrounded by wetlands and natural areas.
- Neighborhoods will be interconnected by a system of multi-use trails.



Neighborhoods are an important part of the quality of life



Neighborhoods will have a mix of housing choices

Action Plan

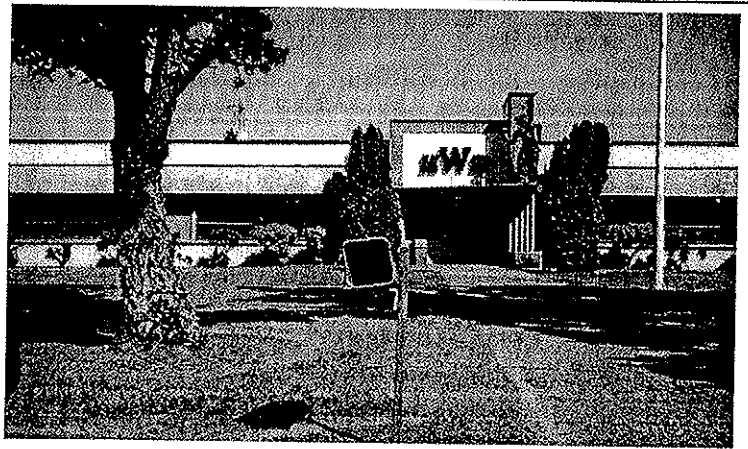
- Update zoning and building codes
- Adopt minimum standards for new development – front porches, front windows, no garages in front (no “snout” houses)
- Construct sidewalks along streets for pedestrian safety
- Secure grants to create a loan program for housing rehabilitation and clean-up
- Encourage participation in neighborhood associations to address local issues

Community Services

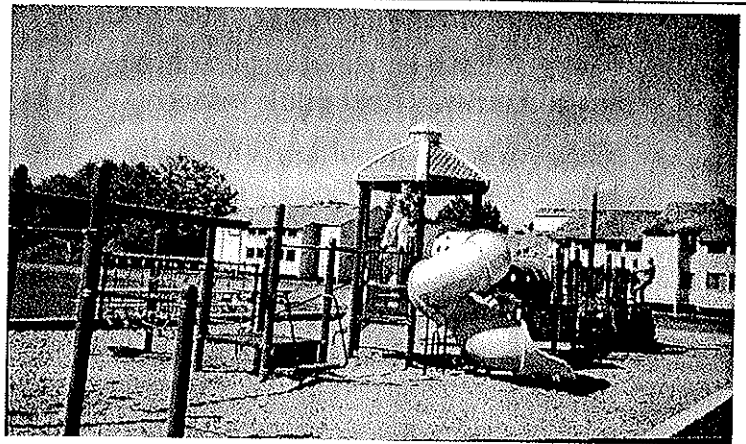
The City of Warrenton will work with Clatsop County, the school district and other service providers to leverage available funding to maximize programs and facilities for the City's residents. There will be parks, community centers, and a strong public school system to maintain the community's high quality of life. New development will be supported by the full range of infrastructure and services.

Guiding Principles

- Warrenton will have a range of different types of parks, including playgrounds, playing fields, and open space, to meet the needs of all its citizens.
- New development will include pocket parks to provide open space within an easy walking distance of most houses.
- Warrenton will have a strong school system that will benefit the entire community.
- The City will form partnerships with the school district and others to provide joint use facilities such as libraries and a sports complex.
- Warrenton will provide expanded activities for youths and seniors.
- The City will use a variety of sources to fund infrastructure improvement, including state grants, revenue bonds and system development charges (SDCs).



The schools are an important community asset



Parks will be easily accessible for everyone

Action Plan

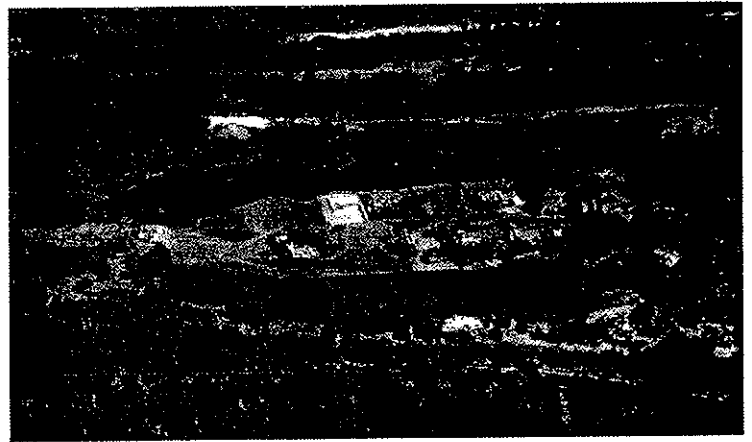
- Secure grants to increase infrastructure capacity to support new development
- Establish a joint partnership with schools to create community facilities – library, community center, sports complex (indoor/outdoor)
- Expand the community/senior center
- Develop a community recreation YMCA-type facility
- Review development charges to increase cost recovery for infrastructure improvements

Natural Areas

Warrenton has an abundance of natural beauty with its oceanfront beaches, the Columbia River Estuary, rivers, lakes, and wetlands. These areas are important community assets and help make Warrenton an attractive place to live. These natural areas also present challenges. New development will take place in an environmentally responsible manner that balances the need for growth and development with the protection and enhancement of the community's natural resources.

Guiding Principles

- New development will take place in an environmentally responsible manner.
- Wetlands are an important community asset that will be protected and enhanced in a natural setting.
- Warrenton will have an extensive, interconnected trail system running along the dikes, rivers, and around the wetlands.
- Natural areas will be an attraction for tourism, but will be small scale and low impact, focusing on interpretive trails and exhibits.



New development will be integrated with wetlands



Wetlands will be protected and enhanced

Action Plan

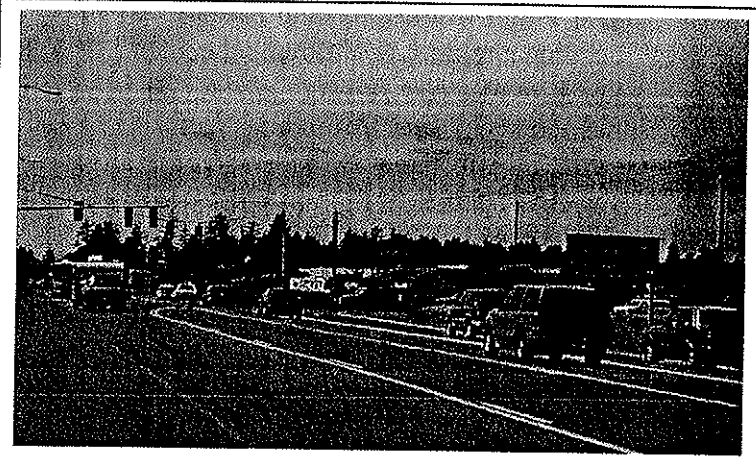
- Adopt a Goal 5 Wetlands Plan to create a fair and predictable regulatory environment
- Encourage developers to work with/around wetlands and natural resources
- Complete a citywide trail system with interpretive signs and viewing areas
- Establish a natural history museum with interpretive exhibits for wetlands and the Columbia River Estuary

Transportation

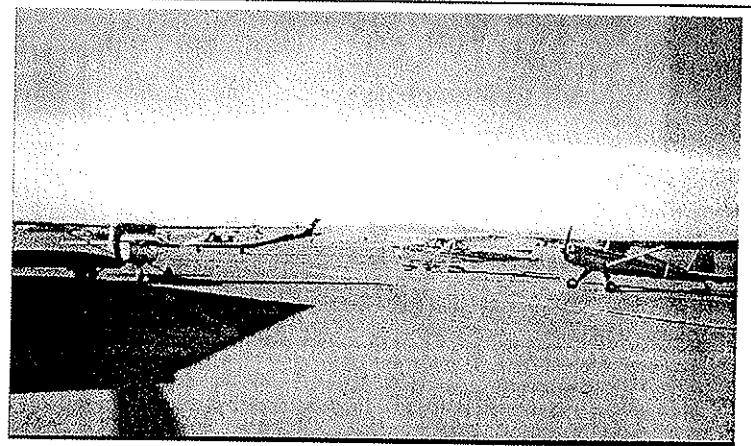
Warrenton's transportation system will be a critical aspect of the community's future growth and prosperity. Highway 101 traffic will keep moving, even on the heaviest traffic days, and will not be gridlocked like other coastal communities. Harbor Street and Fort Stevens Highway will be important routes to provide access to all parts of the community. The road system will provide safe and convenient options for bus transit, bicycles, and pedestrians. It will be supplemented with a trail system that connects all parts of the community.

Guiding Principles

- The transportation system plan will provide an important planning process to resolve traffic and transportation issues.
- The City will work with ODOT and Clatsop County to solve traffic problems and maintain the road system.
- The Lewis and Clark bi-centennial celebrations are an opportunity to improve the transportation system to increase capacity to handle the expected influx of visitors.
- There will be more options and alternatives for local travel, especially for pedestrians and bicyclists.
- During the peak summer months, expanded transit will be available.
- Warrenton will have better regional connections.



Highway 101 will be critical to the future



The airport will provide important connections

Action Plan

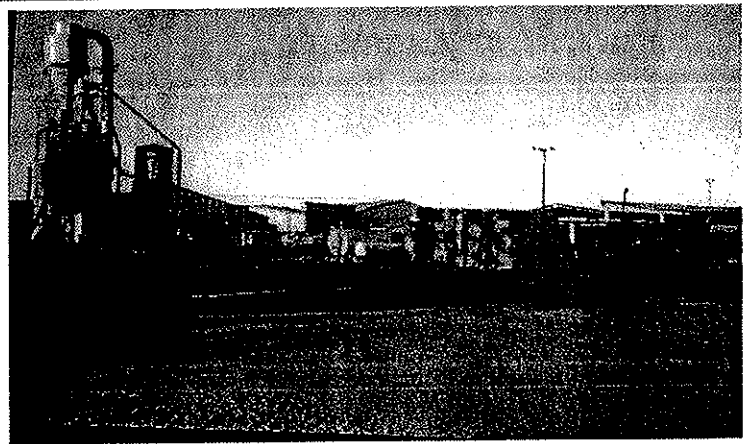
- Complete the citywide Transportation System Plan (starts July 1, 2001)
- Implement a Lewis and Clark bi-centennial traffic mitigation plan
- Install improved signage to provide clear directions to downtown, Hammond and other parts of the community
- Re-establish passenger service to the airport

Employment

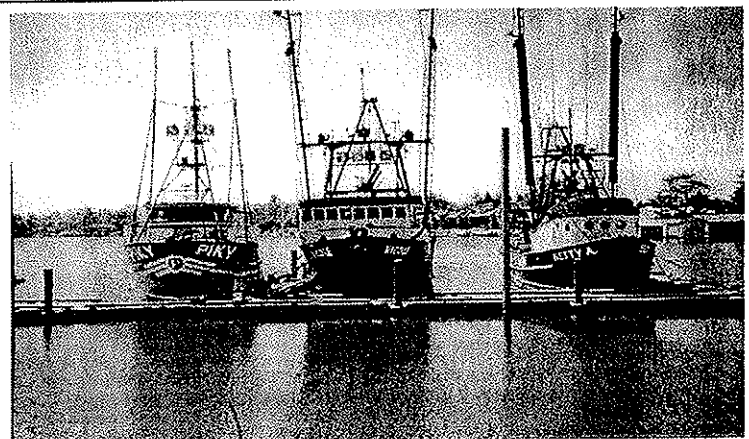
Warrenton will use its land base to become a regional employment center that provides family-wage jobs for its residents and the surrounding North Coast region. The City will work with a variety of partners, such as the Economic Development Council, the Port, and existing businesses to expand existing businesses and attract new ones. The goal is to reduce reliance on the wood products and fishing industries and have a diversity of businesses to even out the seasonal and economic cycles. A key asset will be the new fiber optic cable loop, which will open up new opportunities.

Guiding Principles

- Warrenton will have a diversified base of businesses that are not overly dependent on seasonal and economic cycles.
- The focus will be on supporting locally-owned, small scale light industry.
- There will be adequate infrastructure capacity to support the growth and development of the industrial parks.



Wood products will continue to be an important part of the local economy



Commercial and sportfishing will continue to be an important part of the local economy

Action Plan

- Update the community's Economic Development Strategy
- Secure funding for infrastructure improvements to serve industrial parks
- Create a fiber optic business plan to take advantage of the new loop and connections
- Secure grants to create a small business loan program to support expansion of local businesses

"Making a difference through excellence of service"



CITY OF WARRENTON

Community Visioning Project

Appendix

- **Community Profile**
- **Forum #1 (April 21, 2001) - SWOT Analysis**
- **Forum #2 (May 15, 2001) - Draft Vision Statements and Survey**
- **Forum #3 (June 5, 2001) - Revised Vision Statements and Action Plan**

June 2001

"Making a difference through excellence of service."



CITY OF WARRENTON

**City of Warrenton
Community Visioning Project
Community Forum #1
April 21, 2001**

Purpose

**Build community
consensus around current
and future planning issues**

Comparative Populations

	1990	2000	% change
Astoria	10,069	9,813	-2.54%
Cannon Beach	1,221	1,588	30.06%
Gearhart	1,027	995	-3.12%
Seaside	5,359	5,900	10.10%
Warrenton*	3,270	4,096	25.26%
Clatsop County Total	33,301	35,630	6.99%

***Includes Hammond Population**

Warrenton Population

1990 Actual	3,270
2000 Actual	4,096
1990-2000 Population Change	25.26%

2010 Projected	4,452
2020 Projected	5,139

1998 Average Annual Payroll

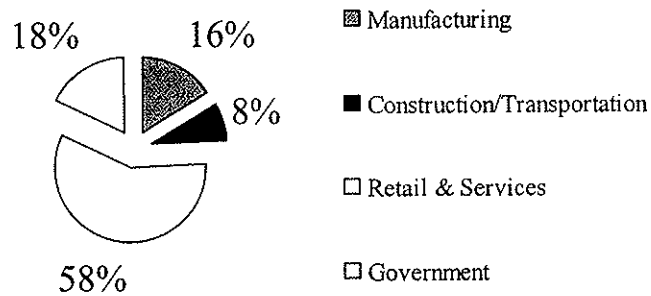
Clatsop County	\$23,025
Statewide Average	\$29,548
United States Average	\$31,908

Clatsop County ranked 22nd of Oregon's 36 counties
Source: Oregon Employment Department

1999 Total Employment

Total Employment	15,210
Manufacturing	2,510
Construction/Transportation	1,210
Trade/Services	8,820
Government	2,730

1999 Total Employment



Warrenton Major Employers 1999

Fred Meyer	220
Willamette Industries	155
Warrenton School District	125*
Costco	100
Warrenton Fiber/Nygaard Logging	85-100
AgBag International	57
City of Warrenton	41*
Carruthers Equipment Co.	40
Lektro, Inc.	21

*1998 Figures

"Making a difference through excellence of service"



CITY OF WARRENTON

Warrenton Community Visioning Project Community Forum #1 April 21, 2001

Strengths, Weaknesses, Opportunities and Threats Questionnaire Responses

1. IF YOU WERE TO DESCRIBE WARRENTON TO A FRIEND OR RELATIVE, WHAT WORDS OR PHRASES WOULD YOU USE?

Small town atmosphere, environment and values (5 responses)
Natural environment (3 responses)
Wetlands (3 responses)
Historic (3 responses)
Beauty of our beaches, state park (2 responses)
Affordable living (2 responses)
Good (above average) public grade school
Costco
Good shopping
Reasonable traffic
Warm & friendly town to live and raise a family, and to retire in
Safe, good schools, excellent health, affordable and has youth opportunities
Environmentally conscious
Laid back
Industrial hub
Pro-growth
Diverse
Quiet
Comfortable
Recreation
Struggling
Friendly
Wet
Great place to live
Development-friendly

2. WHAT ARE THE THREE MOST IMPORTANT STRENGTHS OF THE COMMUNITY? WHAT MAKES THIS COMMUNITY ATTRACTIVE?

Citizen involvement (4 responses)

Natural beauty (Ocean beaches, wildlife, open space) (4 responses)

Recreation (3 responses)

The marinas (2 responses)

Small town atmosphere (2 responses)

Empty land (2 responses)

Airport (2 responses)

Volunteers (2 responses)

History museum and Ft. Clatsop, Ft. Stevens (2 responses)

Small town

Good school system

Potential for growth as long as we maintain the beauty and natural resources that brought us here

Large land area for development

New manufacturing

New businesses

New homes

Good local government

Job potential

Good livability

Small town community plus Hwy 101 access that brings additional income/jobs to

Warrenton

Sense of community

Affordable

Not too isolated

Good entertainment

Diverse

Sporting tournaments

Local control (we have a say in how our town grows)

Quality of life

Parks

Large infrastructure in place

Inexpensive land still available (3 responses)

Vision

Good business

Port

Retirement

No polluting industries

3. WHAT ARE THE THREE MOST SERIOUS WEAKNESSES THAT NEED TO BE OVERCOME? WHAT ARE THE PROBLEMS? WHAT NEEDS TO CHANGE?

Lack of infrastructure (5 responses)
Lack of good paying (family-wage) jobs (4 responses)
Inadequate Wastewater treatment (3 responses)
Lack of transportation (2 responses)
Highway 101 traffic (2 responses)
Lack of community activity center for Clatsop co. youth (2 responses)
Shortage of money for schools (schools need more money)
Medical facilities
Competition with Astoria
Fast growth
Need sidewalks
Airport needs to be more commercial
Resistance to change, reactions, attitudes
Telecommunications
Lack of planning
Encourage industrial business
Make city management more responsive to businesses and citizens
Take person agendas out of city business
Struggling financially
Depressed areas/neighborhoods
Marlin needs stop light
Wetlands
State control of Hwy 101
Haphazard development of the recent past
It will take a long time to change opinions from outside the community

4. WHAT ARE THE KEY OPPORTUNITIES WARRENTON FACES IN THE FUTURE?

Potential for planned growth (6 responses)
Senior/retirement (4 responses)
Use natural resources for recreational and educational opportunities (possibly a resort planned with natural beauty in mind – not an amusement park) (2 responses)
New industrial development (4 responses)
Tourism (golf, conference center) (2 responses)
Land available for growth (2 responses)
101 Corridor (2 responses)
Wetlands (as an educational tool) (2 responses)
Community involvement (2 responses)
Develop a vision to maintain natural resources that other areas don't have
Protection of natural wetlands rather than destroying the natural ones and 'enhancing' them
Be pro-active, not reactive

Capitalizing educational opportunities
Retail growth
25 mi. bike loop
Place to escape from nearby larger communities
Economic and structural growth along 101
Refurbishing downtown
New families
Quality of life

5. WHAT ARE THE KEY CHALLENGES WARRENTON FACES IN THE FUTURE?

Maintain local control (3 responses)
Balanced growth (4 responses)
Funding infrastructure (4 responses)
Managing good growth (2 responses)
Transportation (2 responses)
Keeping a good public school system
Keep the beauty of the area rather than making it anytown USA
Retaining assets
Keeping wetlands regulated
Community college in Warrenton
Achieving a balance between residential growth and protecting wetlands/wildlife
Keeping the tourists in our town versus Seaside/Cannon Beach (perhaps more lodging)
Controlling retail growth
Protecting wetlands
Cleaning up areas
Telecommunications
Interference from the Willamette Valley and Salem
Looking further than Lewis and Clark
Keeping habitat for the wildlife to live
Lack of resources
Signal light at Marlin Ave.
State control of 101
Updated planning
Water supply
Lack of family wage jobs

Discussion Notes

The responses from Group 1 are bold

The responses from Group 2 are not bold

1. IF YOU WERE TO DESCRIBE WARRENTON TO A FRIEND OR RELATIVE, WHAT WORDS OR PHRASES WOULD YOU USE?

- **Good place for kids**
- **Safe**
- **Small**
- **Growing**
- **Affordable**
- **Natural/open habitat**
- **Good schools**
- **Reasonable traffic**
- **Youth activities**
- **Shopping**
- **Good location**
- **Ft. Stevens**
- Friendly, small town atmosphere
- Natural beauty – history/culture
- Industry/business hub
- Potential for growth/pro-growth atmosphere
- Diverse community
- Recreation

2. WHAT ARE THE THREE MOST IMPORTANT STRENGTHS OF THE COMMUNITY? WHAT MAKES THIS COMMUNITY ATTRACTIVE?

- **Land to develop**
- **Location is good for profit making**
- **Social capital involvement**
- **Quiet**
- **Friendly feeling**
- **Good livability**
- Opportunity/development/growth/land
- Highway 101
- Schools
- Volunteers
- Recreation
- Access to Columbia River/Pacific Ocean
- Wetland
- Agree to disagree

- Dedicated open space
- Quality of life
- Affordable housing
- Key location – saving the county economy
- Natural resource
- Small town values
- Port partnership
- Large land mass

- Location – close to Portland
 - Ft. Stevens/Clatsop
 - Marinas
 - City Parks
 - Beach
 - Airport
- Activities
 - Fishing
 - Biking
 - Hiking
 - Boating
 - Shopping
 - Nature/birdwatching/wildlife
 - Crab Festival
- Opportunities
 - N. Coast Business Park
 - Marinas
- Small town atmosphere/friendliness
 - High level of citizen participation
- Quality of life
- Coastal establishment
- Small town
- Big space
- Caring attitude
- Citizen involvement
- Flat
- Church
- Fun people
- Fishing/maritime tradition
- Growing
- Recreation
- Wet/water
- Friendly development and businesses
- Deep roots
- History
- Culture – freedom/industry

- Mild climate
- Comfortable
- Rain forest
- Opportunity
- Wildlife
- Beautiful
- Variety
- Agree to disagree
- Tourism
- Parks

3. WHAT ARE THE THREE MOST SERIOUS WEAKNESSES THAT NEED TO BE OVERCOME? WHAT ARE THE PROBLEMS? WHAT NEEDS TO CHANGE?

- **Government transparency (improving)**
- **Competition with Astoria**
- **Wetlands mitigation requirements**
 - Threatens affordability
 - Need framework
- **Growing too quickly**
 - Beyond infrastructure capacity
 - Investment – need more than originally planned
- **Depressed looking neighborhood**
- **Lack of sewer/water capacity**
 - Can't get building permits
- **Highway 101 traffic**
 - "Dead man's corner"
 - Marlin – Impact to businesses
 - ODOT does not invest
 - Seaside experience has lessons, don't choke off 101 – keep traffic moving
- **Boundaries**
 - Large size/wetlands
- **Inefficient service**
- **Lack of political power in county**
 - Can't get heard
 - Need to get investment statistics
- **Lack of medical services**
- **Youth – drug/alcohol uses high in county**
 - Lack of indoor activities/multi-use facilities
 - Lack of priority
- **Struggling sectors**
 - Wood
 - Fishing

- Disconnected from wetlands
- Highway 101 – Access/differing visions
- Flight of youth – jobs
- Sustaining economy for county
- Economic base
- Wetland regulations
- Infrastructure – water/sewer/roads/etc.
- Lack of youth activities
- Regional economy – natural resources
- Lack of family-wage jobs
- Lack of marketing
- Resistant to change
 - Reactive vs. proactive/progressive mindset
- Low paying jobs
- Lack of planning/infrastructure at capacity (water/sewer/roads)
- Lack of regional thinking

Top priorities:

1. Economic growth
2. Livability
3. Sustainability
4. Balance/proper planning
5. Good communication between government and citizens
 - “Staying ahead of the curve – progressive”

4. WHAT ARE THE KEY OPPORTUNITIES WARRENTON FACES IN THE FUTURE?

- **Recreational opportunities**
- **Centrally located core**
- **Good local government for future vision/investment**
- **Citizen involvement**
- **Sense of community**
- **Industrial jobs**
- **Variety in jobs, services, activities**
- **Shopping and jobs close to community**
- **Astoria has water capacity**
- **Telecommunications improvements**
- **Citizen involvement in planned growth**
- **Close to Portland/W Valley**
- **Getaway/overspill**
- **North coast will grow**
- **Tourism is growing**
- **Destination conference center/golf course**
- **Forest/plant diversity; biotech**
- **Senior/retirement**

- **Artistic community**
- **Natural resources – wind/water**

- New library downtown
- Highway 101 developed with businesses
- Hammond has residential role in community
- Sidewalks and trails
- Tournaments and parks
- High-tech jobs
- Reconnected to wetlands – return of salmon
- Small community values
- More older/residential
- Adequate/new healthcare facilities
- Golf course on the Skipanon
- Adequate public transportation
- More schools/space
- Historical and environmental museums
- Economics – youth will stay and work at family-wage jobs
- Economy diversity and strength
 - A balanced mix of commercial/arts/natural resources/high tech/etc.
- Community arts center
- Industrial park developed with high tech
- Beautify park setting
- Safe and nurturing environmental for youth
- Transportation – rail trucking

Where is downtown?

- Main Avenue
- Arts
- Charm/specialty stores
- Restaurants
- 4th of July parade/flags
- Community art
- Underground utilities
- Library

Top opportunities

- 1. Regain local control over decisions**
- 2. Infrastructure**
 - Schools
 - Sewer/water
 - Telecommunications
 - Power
 - Community facilities
- 3. Balanced approach to growth with involvement**
- 4. Wetland mitigation**

5. Maintain and enhance livability

- Older population as resource
- Work with port
- Retirement population
- Creating investment opportunities
- Partnership with agencies/community groups/etc.
- Commercial/industrial/res. development/attitudes
- Responsible development
- Cultural events
- Potential economic development along Highway 101
- Downtown development
- Transportation/bikes/pedestrian/trails
- Eco-tourism
- Partnerships – infrastructure
- Maritime theme on waterfront
- Highway 101 to serve industrial park
- Provide/maintain natural setting
- Four lanes on highway would be safer
- Limited development/limited access
- Commuter service (shuttle) at airport
- Opportunities for the retirement community
- New industry/manufacturing
- Recreational opportunities (25 mile bike loop)
- Increased concentration of retail activity
- Educational opportunities with natural resources (wetlands)
- Planned growth
- Proactive vs. reactive
- Destination resort
- Marina expansion

4. WHAT ARE THE KEY CHALLENGES WARRENTON FACES IN THE FUTURE?

- **Livability**
- **Balanced approach**
 - Growth/jobs**
 - Environment**
- **Affordable coastal living (not for beach/coast second home)**
- **Small town**
- **Elbow room**
- **Birds, deer nature**
- **Multi-generational**
- **Funding for infrastructure**
 - Local control**
 - State/federal grants**
- **Growth needs to be well rounded**
 - Don't over rely on one sector**
- **Tourism – because it brings low paying jobs**
- **Need family wage jobs**
- **High tech**
 - Where do 200-300 jobs come from?**
- **Telecommuters**
- **Need infrastructure capacity**
- **Community college-location**

- **Lack of resources**
- **Regional economy/fishing regulations**
- **Apathy**
- **Unsustainable development**
- **Updated planning**
- **Development of Hammond Marina**
- **Solid waste disposal**
- **Failing infrastructure**
- **Salmon protection on Lewis and Clark River**

Vision Discussion Questionnaire Responses

1. WHAT WILL WARRENTON LOOK LIKE 20 YEARS FROM NOW? WHERE WILL PEOPLE LIVE, WORK, SHOP, AND PLAY?

Endless shopping along highway (2 responses)

Commercial center

Enhance natural beauty

Fishery

Pods of living divided by wetlands

Well-maintained city parks with recreation/sports available to all

With infrastructure and planned growth, we'll attract new industry to our area bringing stability to the economy

We will have a community youth/senior center

Seniors will mentor children with transportation provided free by SETD with free lunch provided to seniors of low income

Bigger businesses

Bigger schools

More technical

Bigger airport

More advertise and more advanced classes in schools

More defined downtown

Small towns in surrounding area maintain character

Homes on ½ - 1 acre and larger lots, not crunched together like Astoria – no cluster housing

Work in Warrenton, Seaside, Astoria, along HWY 101 corridor and Tongue point if developed (2 responses)

Shop in Warrenton, then the rest of the county (2 responses)

Play in the county

Small clusters of industrial space

Utilize wetland areas with trails

Vast areas of open green spaces where you would see herds of elk, deer grazing, eagles flying, muskrats and otters swimming in the small lakes and backwaters

Balanced growth along 101 corridor

Industrial park

Live in Hammond

Play on the beach or in open space areas

2. IN THE FUTURE WHAT WILL DIFFERENT PARTS OF WARRENTON BE LIKE?

DOWNTOWN

Cleaner (2 responses)

Revitalize keeping in mind uniqueness
More housing/commercial mixed use
Busier, bigger
Old downtown maintains maritime character
Soccer field area
Larger and cleaner
Sidewalks and trees (2 responses)
No more mini storage
Coffee shops (2 responses)
Bike routes
Revitalized Skipanon dock area
Commercial/residential mix. Commercial on first floor, apartments above
City hall (2 responses)
Small stores
More unique and locally socialized
Very pedestrian oriented
A community center
City Hall
Small town grocery store
Medical clinic
Post office
Café

HIGHWAY 101 CORRIDOR

More stop lights for safety
Less development. Concentrate development in downtown
Young's Bay to Nigard's commercial/retail
Locally owned small industries
Move 101 corridor toward downtown
Central bypass
Districted development off highway
Big box along 101, but don't create a 'concrete jungle' and run out smaller businesses
Well planned development – no big box stores – must blend with area (nature)
Healthy transportation
Make stores conform to the vision of Warrenton (theme like Sisters, OR)
Full of businesses
Light at Marlin Avenue
More major development. Safer Hwy light at Marlin
Development ok but need 100' buffer for trees etc.

HAMMOND

Cleaner
More pride in area and homes
Expand on fishing
Resort as a destination
Post office

Ft. Stevens

Residential with character maintained

Self contained

Marine Education Center

Boardwalk along the Columbia

Recreational destination

Boardwalks, businesses, community

People-friendly

B&B's

Light tourism

Sport fishing

Quaint neighborhoods

Residential

Sidewalks

Baseball

Residential

One or two small stores, post office, sport fishing, keep open space at marina, single-family or duplexes. No more apartments

NEIGHBORHOODS

Separate homes

Install parks between x number of houses

Strong public school system (trade school?)

Friendly

More parks (pocket parks)

Self contained neighborhoods

Larger lots – not houses crammed close together like Astoria

No tract housing

Cleaner

Community pride

Mixed housing

Family-oriented, safe for kids

EMPLOYMENT

Draw more clean industry that will not use natural resources

Small businesses

Better employment for families

Family wage jobs so one parent can raise children

Steady employment

More manufacturing jobs

Steady employment

Clean industries

Industry

High-tech

Family wage jobs

PARKS AND OPEN SPACE

Keep wetlands – no more mitigation (open space and parks are main attraction)

Quiet areas in Hammond

In neighborhoods

More parks

Need more

Keep wetlands

Keep beach access

Maintain parks

Access to beaches – open to public

Investment fishing, recreational

More city parks – ball parks, etc.

Access to lakes

Small, quiet spaces

Ball fields

Save the true wetlands and quit messing with the 20 square feet variety that as previously filled or developed

Keep what we have and add to it

NATURAL ENVIRONMENT

Keep wetlands and protect them (2 responses)

Develop dike areas for public access/use

Protect them

Better delineation of natural areas

More beach clean ups

Protect and enhance wetlands (walking trails, beautification)

Controlled wetlands

Keep what we have

TRANSPORTATION

Take into account as we plan for future

Develop better mass transit (3 responses)

Bike trails (2 responses)

Air shuttle to Portland

Take pressure off 101

2 cars in every garage/4 bikes in every garage

More bicycle tracks/lanes

Rail service

Seasonal expansion of bus service

More flights (3 responses)

Good cab company

Need better mass transportation that is more convenient to use (it takes more than one hour to ride the bus to Seaside)

Better transportation

Clearly mark bus stops

Pedestrian friendly

Business park

3. WHAT IS THE SINGLE MOST IMPORTANT FACTOR OR PRINCIPLE FOR YOUR FUTURE VISION?

Protecting and preserving environment and natural resources (3 responses)

Economic Growth (2 responses)

Balance with nature and growth (2 responses)

Quality of life

To improve Hwy 101

Signal lights to access Hwy 101 on main thoroughfares. When lights are out (rarely) the 2 blinking red lights move traffic through quite well

Clean and safe

VISION DISCUSSION

The responses from Group 1 are bold

The responses from Group 2 are not bold

1. WHAT WILL WARRENTON LOOK LIKE 20 YEARS FROM NOW? WHERE WILL PEOPLE LIVE, WORK, SHOP, AND PLAY?

- **Port expansion/activity? Land based**
- **Managed forests – W. industries/state wood products**
- **Commercial center of N. Coast**
 - Airport
 - Ports
 - Rail
- **Natural beauty as community asset**
- **Fisheries will still be important- fishing fleet based in Warrenton**
- **Pods of living units with wetlands in between**
- **Managed infrastructure expansion**
- **Small business/light industry**
- **Distinct neighborhoods**
- **Neighborhood centers**
- **Biotech based on wetlands/diversity**
- **More services in core/downtown**
- Library/park expansion, New Young's Bay Bridge
- Improved housing stock
- Retail businesses (Fred Meyer, Costco, Highway 101)
- Decline in Main Avenue businesses/inc. in 101 retail
- Railroad leaves
- Development (residential housing) in Hammond & Warrenton
- Improved mooring basins
- Warrenton Fiber/Nyguard
- Willamette Industry
- N. Coast Business Park (OYA)
- New City Hall/schools

Expected Changes

- Retail expansion on Highway 101
- Increased airport opportunities (port)
- Telecomm opportunities (distance learning centers)
- Educational opportunities
 - Attract industries wanting to capture educated workforce
- Quality housing -- low-income, affordable
- Increased diversity and community pride

2. IN THE FUTURE WHAT WILL DIFFERENT PARTS OF WARRENTON BE LIKE?

DOWNTOWN

- **Trees, nice place**
- **More development in services**
- **Limited parking**
- **Aesthetic theme**
- **Transit**
- **Larger city park with schools and soccer field**
- **Library**
- **Commercial corridor between Hwy 101 and downtown**
- **More mixed use housing along harbor corridor**
- **Local services**

- Sidewalks and bike lanes on Main Avenue
- Niche businesses
- Downtown library on Main Avenue
 - Medical service/healthcare
 - Arts – community
 - Underground utilities
 - Pedestrian-friendly

HIGHWAY 101 CORRIDOR

- **More large users both retail and industrial**
- **Create Pocket developments, not continuous corridor like Lincoln City**
- **Regional customer base**
- **Employment base**
 - N. Coast industrial park, already invested in infrastructure**
- **Opportunity to control key features**
 - Key site for employment in light industry**
 - No jail**
 - Small, locally-owned**

- Good, healthy transportation planning
- Retail development that isn't detrimental to local/regional businesses/transportation systems
- Stable and diverse economy
 - Highway 101 – Limited access, wider, supports industrial park

HAMMOND

- **Tourism – sports fishing, B&Bs, gateway to Ft. Stevens**
- **P.O. – local community, local shopping, library**
- **Maintain residential neighborhoods**
- **Need local working groups/neighborhood association**

- Residential buffer to Ft. Stevens
- Sport fishing – maintain role
- Commercial boat repair
- Maintain small town value
- Town Hall remains
- Fishing pier built
- Historical preservation
- Regional partnerships
- Greater density downtown
- Mixed income housing
- Developed neighborhoods
- Community College/school partnerships provide skill (market) for citizens
- Developed parks (interconnected)
- More hotels/motels
- Duck hunting opportunities
- Map-generating capabilities
- Managed infrastructure
- Destination resort
- Interconnected pedestrian activities with small businesses
- Increased connections between Hammond and Ft. Stevens SP
- Historical district

NEIGHBORHOODS

- Cleaner, increased pride
- School system/strong public school system
- Mixed-income housing
- Greater density downtown

EMPLOYMENT

- Increased manufacturing/family wage jobs
- Steady employment (decrease in seasonal)
- Clean (green) industries
- High tech jobs

PARKS AND OPEN SPACE

- Beaches remain open to public
- More investment in recreational fishing industry
- More city parks, playgrounds, open space
- More accessibility to lakes

NATURAL ENVIRONMENT

- Expand trails – Skipanon/Airport dike system
- Bike lanes between Hammond and Warrenton
- More neighborhood playgrounds, separate from sports field
- Trail/waterway connection to Ft. Clatsop

- Protect and enhance wetlands
- Cohabiting with natural environment

TRANSPORTATION

- **Transit for peak seasons**
- **Shuttle system**
- Efficient mass transit system
- Pedestrian- and bike-friendly transportation system (safe)
- Expanded airport opportunities (Port)
- Plan around constraints/limitations

3. WHAT IS THE SINGLE MOST IMPORTANT FACTOR OR PRINCIPLE FOR YOUR FUTURE VISION?

- **Develop and maintain infrastructure**
- **Capital funding**
- **Plan growth around nature**
- **Maintain livability/quality of life**
- **10-year perspective**
- **Balance**
- **Potential for tech change which will challenge**
- Create a balance:
 - Natural beauty vs. development
 - Family-wage jobs
- Work regionally
- Take advantage of technology
- Transportation
- Have infrastructure to keep up with growth

Three key points:

1. Balancing growth with nature/livability
2. Attracting industry for fair wage jobs
3. Regional planning

"Making a difference through excellence of service"



CITY OF WARRENTON

Community Visioning Project

Community Forum #2

May 15, 2001

Comment Summary

32 total questionnaires returned

Overall

- | | | |
|---|----------|------------|
| 1. Warrenton will have balanced growth that maintains its high quality of life, while preserving its natural beauty and providing employment opportunities. | 30 Agree | 1 Disagree |
| 2. It will be a regional center for shopping and employment, while maintaining its small town character. | 26 Agree | 3 Disagree |
| • <i>Other shopping areas (Longview, Vancouver and Portland) are not that far away</i> | | |
| 3. Warrenton will take advantage of its land base to provide a diversity of employment opportunities that is not dependent on any one sector. | 26 Agree | 4 Disagree |
| • <i>Concerned that retail will prevail</i> | | |
| 4. New development will respect the natural environment and utilize it as an asset and amenity. | 24 Agree | 3 Disagree |
| 5. There will be sufficient infrastructure capacity with adequate capital funding to support new development in the community. | 28 Agree | 1 Disagree |
| • <i>Develop needs in town, and not just along 101 corridor</i> | | |
| • <i>Priority</i> | | |
| • <i>Where will the money come from?</i> | | |
| • <i>Not unless the city does something about it</i> | | |
| 6. There will be a strong sense of community pride that is based on active citizen involvement and community service. | 28 Agree | 1 Disagree |

Questionnaire Comments:

- Are #1 and #2 possible at the same time?
- Keep 101 as thoroughfare with natural corridor
- What about schools? Schools can be the center of activity
- Community idea is a good one
- Nice
- Business often is only motivated by profits. I'm afraid the land will suffer. It's already started to happen. Business parks and generally kinder to the environment.
- How do you generate adequate capital funding? How do you achieve citizen involvement?
- More retail choices would be preferred. Local businesses can inflate prices because they have a monopoly. Encourage small businesses

Downtown

- | | | |
|---|----------|-------------|
| 7. The downtown area will be the center of the community and feature locally owned, specialized shops, services, and small businesses. | 24 Agree | 5 Disagree |
| <ul style="list-style-type: none">• <i>Specialized shops mixed with residential</i>• <i>It would be nice</i>• <i>But how?</i>• <i>Anchor businesses with others</i>• <i>I hope not exclusively</i> | | |
| 8. It will be pedestrian-friendly with sidewalks, trees, and other streetscape improvements. | 30 Agree | 0 Disagree |
| 9. Downtown buildings will be aesthetically pleasing with a common design theme. | 20 Agree | 9 Disagree |
| <ul style="list-style-type: none">• <i>Disagree with common theme! Aesthetically pleasing.</i>• <i>It's too late to have a common design theme now</i>• <i>Like Sisters, Oregon?</i>• <i>Seems hopeless now</i> | | |
| 10. Housing will be available on upper floors above street level shops. | 14 Agree | 15 Disagree |
| <ul style="list-style-type: none">• <i>Strongly disagree</i>• <i>No. No housing in the downtown 'shopping district.' Aren't we trying to get rid of housing in downtown?</i>• <i>Add 'along harbor' (2 responses) and 'in new construction'</i>• <i>Already true</i>• <i>Limited</i>• <i>Maybe not be needed</i> | | |
| 11. The Post Office, City Hall and other government facilities will be located in the downtown area. | 31 Agree | 0 Disagree |
| 12. The city library will be re-located downtown. | 23 Agree | 6 Disagree |
| <ul style="list-style-type: none">• <i>Keep the library? Move the library downtown. Use the old bank building</i>• <i>Regional if possible</i>• <i>Use Astoria's</i>• <i>Not necessary. The library is worth a trip to Hammond</i> | | |

- | | | |
|--|--------------|--------------|
| 13. The city park will be expanded to include more open space for use as quiet, rest areas. | 15 Agree | 14 Disagree |
| <ul style="list-style-type: none"> • <i>Disagree. Small community parks are better</i> • <i>Take advantage of existing natural areas for several parks</i> • <i>Concerned about funding</i> | | |
| 14. The Skipanon Dock will be revitalized to provide _____ | See comments | See comments |
| <ul style="list-style-type: none"> • <i>Mixed use with park on the river</i> • <i>Warrenton Marina Area – increase capacity for fisherman</i> • <i>Fish markets</i> • <i>Provide room for pleasure craft</i> • <i>Lean away from commercialization of the dock and move toward industrial use or tourism</i> • <i>More capacity</i> • <i>More appeal to fishermen and pedestrian</i> • <i>Maybe make a waterfront park</i> • <i>More slips</i> • <i>Most people call it Skipanon Marina</i> • <i>Destination shops</i> • <i>More diverse uses – seafood markets, walking piers</i> • <i>Diversity opportunities</i> | | |
| 15. The community center will be expanded to include more youth activities. | 22 Agree | 6 Disagree |
| <ul style="list-style-type: none"> • <i>A must</i> • <i>I would rather they have their own facilities. We built the community center with grant money indicating seniors would be the priority user</i> | | |

Comments

- *Define downtown as a narrow geographic area with different centers*
- *How about a YMCA – more activities for youth*
- *Nautical theme?*
- *Pedestrian traffic that feeds to downtown/bikes*
- *Revitalize the docks*
- *Foot and bike traffic at Marina*
- *Pedestrian traffic to downtown from marina*
- *Recheck support of theme for downtown (fisheries?)*
- *local serving small business*
- *possible anchor tenant rather than small business or small space issues*
- *Let market determine*
- *small quiet in actual downtown – museum*
- *Harbor may be more business*

Issues with encouraging development on harbor and downtown

- *high traffic*
- *local street access off*

Harbor

- *Golf course could decrease traffic?*
- *closer density to downtown more impact on community*

Highway 101 Corridor

16. The Highway 101 corridor will serve as a regional shopping center for the North Coast area.	23 Agree	6 Disagree
<ul style="list-style-type: none"> • <i>Agree with mixed retail, service jobs</i> • <i>Balance 101 traffic impacts with retail development</i> • <i>Limit access: two commercial zones- 101 and downtown</i> • <i>What about 105 corridor?</i> • <i>Keep shopping center away from 101 corridor</i> • <i>Not necessary. Include Hammond, Lewis and Clark area, Jeffers Garden</i> • <i>Other business parks</i> 		
17. Development will have a high quality design and landscaping with a common theme.	21 Agree	7 Disagree
<ul style="list-style-type: none"> • <i>Cross out 'common theme' (3 responses)</i> • <i>Common themes can be restrictive and stifle growth</i> • <i>Do we have the capacity?</i> 		
18. Local roads will provide alternate routes to maintain traffic flows along Highway 101.	22 Agree	4 Disagree
<ul style="list-style-type: none"> • <i>There aren't that many local roads to 101 right now</i> 		
19. Housing will be available on upper floors above street level shops.	2 Agree	27 Disagree
<ul style="list-style-type: none"> • <i>Keep housing separate</i> • <i>Market not there now</i> • <i>Not on the Hwy</i> 		
20. Additional connections will be made across Highway 101 to provide direct and convenient access to the North Coast Industrial Park and the airport.	25 Agree	2 Disagree
<ul style="list-style-type: none"> • <i>Questionable – not left/right turn lanes, no light – overpass</i> • <i>That's needed now</i> • <i>We need an overpass</i> 		

Comments

- *Balance between commercial and natural setting*
- *Must be designed so people can get onto Hwy 101 from either direction safely. Traffic safety is important!*
- *Light on Marlin*
- *Not sure about mixed use/above*
- *Not sure about housing*
- *Make it a safe access – overpass better option than signal*
- *High quality but common theme not needed*
- *Capacity*
- *Safety*
- *Crossing*
- *Local streets*
- *Is there demand for high density housing? No market.*
- *Need to solve harbor/101 intersection before moving with changes. Overpass?*
- *Impact of Astoria bypass on Hwy 101 – divert through*

Hammond

21. The Hammond area will be a quaint, mixed use neighborhood with a mix of housing choices and small shops and services.	26 Agree	1 Disagree
<ul style="list-style-type: none"> • <i>Neighborhoods with small shops centered around marina</i> • <i>Less high density, more homes – keep neighborhood feel</i> 		
22. Historic preservation efforts will add character that is not found in other parts of Warrenton.	27 Agree	3 Disagree
23. The commercial area will have some local shops and restaurants.	29 Agree	0 Disagree
24. The commercial area will have a library and community center.	8 Agree	16 Disagree
<ul style="list-style-type: none"> • <i>We are not big enough to have two libraries</i> • <i>Library and community center might be better near schools – shared facilities could be more cost-effective and beneficial to all</i> • <i>Where will they fit? Move to Warrenton</i> • <i>Cost problems</i> 		
25. Low-impact tourism, such as bed and breakfast inns and restaurants, will be encouraged.	27 Agree	1 Disagree
<ul style="list-style-type: none"> • <i>In downtown Hammond only</i> 		
26. The marina will be a community asset with an expanded sport fishing industry.	26 Agree	2 Disagree
<ul style="list-style-type: none"> • <i>Keep marina area 'park' vacant</i> • <i>More park-like recreational tourism developed</i> • <i>Add 'and destination place'</i> • <i>This has much more potential</i> 		
27. A boardwalk trail will be built along the Columbia River and will provide a connection back to the Skipanon Dock area and into downtown.	22 Agree	6 Disagree
<ul style="list-style-type: none"> • <i>What will happen by the Nygard mill area? – ugly</i> • <i>It would attract residents to enjoy our beauty and bring in tourist dollars. Have shops, restaurants, galleries and museums</i> 		

Comments

- *Hammond equals enforcement officer*
- *Better planning*
- *Expand trail system at Fort Stevens to Hammond Marina*
- *Develop the marina area*
- *What is commercial?*
- *What is industrial?*
- *remain bedroom community feel*
- *Where does zoning/Hammond start?*
- *We have a trail, don't need a boardwalk – the cost will be too great (2 responses)*
- *Trail we now have is adequate*
- *Connect Hammond Marina to FSSP (multi-use trail)*
- *Keep industry as is with possibility for expansion if they want it. I would expand some more on marina capabilities with possible destination resort potential*
- *Recognize neighborhoods*
- *Library – Hammond only, downtown only (both)*
- *What is commercial district?*
- *Need better definition*
- *Future of industry?*
- *Conflicts with neighbors*
- *Define Hammond – sign as break*

Neighborhoods

28. Neighborhoods will be the building blocks of the community and help maintain a small town feel.	27 Agree	0 Disagree
• <i>A bedroom community? To what?</i>		
29. The residential areas will be friendly places with pocket parks that are safe for kids.	29 Agree	1 Disagree
• <i>That would be nice, but wouldn't that turn each neighborhood into a 'click' where our whole community actually turns the 'neighborhoods' into just smaller communities?</i>		
30. Each neighborhood will have a mix of housing choices.	21 Agree	8 Disagree
• <i>Separate housing types in different neighborhoods</i>		
• <i>The mix would be within Warrenton as a whole. Not an immediate mix within every area (or neighborhoods) as it's meant here</i>		
• <i>Not for a small community</i>		
• <i>Keep manufactured homes, apartments and duplexes in groups</i>		
31. Distinct neighborhoods will be integrated and surrounded by wetlands and natural areas.	23 Agree	3 Disagree
• <i>Do not destroy the natural wetlands and try to replace them with man made wetlands someplace else (limit mitigation)</i>		
32. The neighborhoods will be interconnected by a system of multi-use trails.	16 Agree	8 Disagree
• <i>Not necessary</i>		

Comments

- *Joint project with community needs – sports complex – tie in with other things*
- *Schools (13 responses)*
- *Strong public school system (3 responses)*
- *Possible community center, library, parks partnerships*
- *Need to use in some manner the pristine natural areas*
- *Partner with private and public sector*
- *Keep housing types separated (duplexes, apartments, single family houses, manufactured/mobile homes)*
- *Mix of choices? Within neighborhood ok; not necessary on block*
- *Encourage neighborhood identity – 6 to 8 areas*
- *-Need energy to follow through*
- *-Include in planning process before problem*
- *Tsunami zones as planning factors*
- *Parks – where do they come from? How do you pay for them?*

Parks and Open Spaces

33. Warrenton will have a range of different types of parks, including playgrounds, playing fields, and open space, to meet the needs of all its citizens. 28 Agree 1 Disagree
- *Develop parks with more amenities*
 - *Great need for ball fields*
34. New development will include pocket parks to provide open space within an easy walking distance of most houses. 21 Agree 3 Disagree

Comments

- *Low maintenance but safe; encourage scenic easement and dedication*
- *Well-groomed ball fields can attract lucrative tournaments. Families from metro areas love to travel to recreational, scenic areas for their children's tournaments. Families already travel. We could bring their business here*
- *Parks could be nice, but what size will the parks be, who will maintain them?*
- *Small individual parks with one large central park*
- *Low maintenance*
 - *Encourage more use*
- *Scenic easements and development dedication*

Natural Areas

35. Wetlands are an important community asset that will be protected and enhanced in a natural setting. 23 Agree 3 Disagree
- *Differentiate between wetlands and significant wetlands*
36. Warrenton will have an extensive, interconnected trail system running along the dikes, rivers, and around the wetlands. 20 Agree 6 Disagree
- *Balanced use of wetlands*
 - *Use the words lakes and streams instead of wetlands*
37. The wetlands will be an important attraction for tourism. 15 Agree 10 Disagree
- *Balanced use of wetlands*
 - *Possibly*
 - *Interpretive center*
 - *Not low impact*
 - *It will only draw select group of people (2responses)*
 - *bird watching/learning area/interpretive*

Comments

- *The need for understanding of what is not developable, not mitigatable or is privately owned*
- *The need for wetland maps and education*
- *Balanced land use to allow for growth as well as wetland preservation*
- *Follow the plan that is in accordance with wetland law*
- *Consider alternatives to impacting the wetlands*
- *Concern over altering existing traffic patterns in relationship to wetlands*
- *View individual sections not saving all wetlands as a whole*
- *Are there wetlands that are more important than others are?*
- *Land owners should be concerned in mitigation*
- *Include wetlands as a part of parks and trails*
- *Education, interpretive museum, signs, brochures and trails*
- *Need balance*
 - *Private owner consideration*
 - *Mitigation*
 - *Plan for city looks at each area*
- *Attraction – low impact*

Transportation

- | | | |
|---|----------|------------|
| 38. There will be more options and alternatives for local travel, especially for pedestrians and bicyclists. | 28 Agree | 1 Disagree |
| <ul style="list-style-type: none">• <i>Add transit and bus shelters (two requests)</i> | | |
| 39. During the peak summer months, expanded transit will be available. | 23 Agree | 2 Disagree |
| <ul style="list-style-type: none">• <i>Add 'and bus shelters' (2 responses)</i> | | |
| 40. Warrenton will have better regional connections by air and rail. | 13 Agree | 5 Disagree |
| <ul style="list-style-type: none">• <i>Remove rail</i>• <i>Include air, remove rail (2 responses)</i>• <i>People were confused about rail – indicate whether light rail or heavy rail</i>• <i>Add 'and water' to the end of this statement (2 responses)</i>• <i>Add 'bus' to the end of this statement</i> | | |

Comments

- *Regular routes to the community college – wherever it is located – from the high school and downtown area*
- *Clearly mark bus stations and trolley stops*
- *Need more connection with outside world*
- *Golf carts or other transportation within community*
- *This should be addressed at a local and regional level through a transportation system plan*
- *Sounds good, but I don't see it happening. Air service is a good idea but it has never stayed here. Too many have come and gone since I moved here in 1972. Rail service is a good idea if we have good bus schedules to get to Astoria to take the train.*
- *Overpasses in key areas will help in all areas*
- *Air might happen; rail won't happen*
- *Rail is impossible*
- *Flat – lends itself to more bike trails*
 - *Alternative to roads*
- *Add water to #40*
- *#38 add transit/bus shelter*
- *bike license to generate funds*
- *regular connections/routes to community college*
- *electric carts within the community*

Employment

- | | | |
|--|----------|------------|
| 41. Warrenton will utilize its land base to be a regional employment center with good paying jobs. | 22 Agree | 2 Disagree |
| <ul style="list-style-type: none">• <i>But no pollution</i>• <i>I would hate to see all the land covered with concrete for jobs</i> | | |
| 42. It will have a diversified base of businesses that are not overly dependent on seasonal and economic cycles. | 26 Agree | 1 Disagree |
| <ul style="list-style-type: none">• <i>Remove 'and economic cycles' (3 responses)</i>• <i>Remove 'and economic cycles' replace with 'employment'</i> | | |
| 43. The focus will be on supporting locally owned, small-scale light industry. | 24 Agree | 3 Disagree |
| <ul style="list-style-type: none">• <i>It would be great if we could keep it locally owned</i>• <i>Remove 'light industry' and replace with 'businesses that are future-oriented'</i>• <i>Small-scale will not support family-wage jobs</i> | | |
| 44. There will be adequate infrastructure capacity to support the growth and development of the industrial parks. | 23 Agree | 2 Disagree |
| <ul style="list-style-type: none">• <i>Add 'in their special areas'</i>• <i>Necessary to control and encourage growth – in that order</i>• <i>Essential</i>• <i>Water is a question that needs to be addressed by working with Astoria – we could help each other</i> | | |

Comments

- *When looking for new industries and businesses, don't over look existing ones*
- *Need high technology jobs*
- *Telecommunications*
- *Water from Astoria*
- *Can you be a regional employment center and still maintain a small town atmosphere?*
- *Consider partnerships with local business designed to attract grant money at both the state and federal levels. The grant money may be used for development of necessary infrastructure for existing and future industry as well as development of residential infrastructure. Monies that may not be available independently may well be available to the combed interests*
- *Need to support and encourage existing businesses in the area*
- *Fast growth will create a place that we don't want. Lots of traffic, pollution, over population, higher crime. I thought we all wanted to maintain the 'small town,' look and feel. How can we by turning Warrenton into a regional support and employment city? I'm concerned we'll lose what we have now.*
- *Employment center - Regional? Too big impact on quality*
- *Jobs for the community - Keeps kids in town*
- *Don't want all pollution - Cars/noise*
- *Need regional perspective*
- *Industrial land for light industrial, not shopping*
- *Look to future for trends*
- *Support companies like Electro (solve water problems)*
- *Need to approach Astoria about water service*
- *Telecommunications as an asset*
 - *Need strategy*
- *Partnership with existing businesses*

Additional Flip Chart Notes

Schools

- *Ask Students*
- *Community use*
 - *Community college*
 - *Gyms*
- *Joint use projects*
- *Everybody gets to use facilities*
- *Library/community (youth center) center*
 - *combined with schools*
 - *Safety?*
- *Middle school?*
 - *K-3 school?*
- *Consolidation/economy of scale/partners*
- *Warrenton will have a strong school system with local control*



To: Scott Derickson, City of Warrenton

From: Tom Armstrong

Date: June 20, 2001

Re: **Community Visioning Project – Forum#3 Comment Summary**

On June 5 the third and final community forum was held as part of the Community Visioning Project. The purpose of the meeting was to review the revised vision statements and to brainstorm action plan projects to implement the vision statements. The meeting ended with a dot exercise in which participants were asked to give their top five priorities. About 25 people attended the meeting at the community center.

Comments and Changes

Overall

1. Warrenton will have balanced growth that maintains its high quality of life, while preserving its natural beauty and providing employment opportunities.
 2. It will be a regional center for shopping and employment, while maintaining its small town character.
 3. Warrenton will take advantage of its land base to provide a diversity of employment opportunities that is not dependent on any one sector.
 4. New development will respect the natural environment and utilize it as an asset and amenity.
 5. There will be sufficient infrastructure capacity with adequate capital funding to support new development in the community.
 6. There will be a strong sense of community pride that is based on active citizen involvement and community service.
 7. The City will partner with others to leverage opportunities to provide enhanced programs and facilities for the community.
- Warrenton will work to increase the appearance and attractiveness on the community.

Downtown

8. The downtown area will be the center of the community and feature locally-owned, specialized shops, services, and small businesses that serve the local area.
9. It will be pedestrian-friendly with sidewalks, trees, and other streetscape improvements.
10. Downtown buildings will be revitalized with aesthetically pleasing with high quality designs and materials.
11. The Post Office, City Hall and other government facilities will be located in the downtown area.
12. The city library with a historical museum will be re-located downtown.
13. The city park will be expanded-developed and designed to include more open space for use as quiet, rest areas.
14. The Skipanon Dock Marina will be revitalized to provide a strong connection to the waterfront.
15. The community center will be expanded to include more youth activities.
- There will be no adult (sex-oriented) businesses.

Action Plan

Master plan – define area, create design standards, establish common theme (6 dots)

Waterfront development plan

Trail improvements – more signage, better connections (2 dots)

Additional open space (1 dot)

Parking plan

Improve connection to Fort Stevens – attract visitors that pass through Harbor Street

Library/historical museum (3 dots)

Housing feasibility study

Streetscape improvements – wider sidewalks, trees, lights (2 dots)

Underground utilities (2 dots)

Small business loan fund for rehab and clean-up

Marina revitalization – market (3 dots)

Trail/boardwalk connections to and from downtown - theme with different fish names (1 dot)

Pedestrian bridge across Skipanon River

Public art and fountain

Highway 101 Corridor

16. The Highway 101 corridor will serve as a regional shopping center for the North Coast area.
17. Development will have high quality designs and landscaping.
18. Local roads will provide alternate routes to maintain traffic flows along Highway 101.
19. Additional connections will be made across Highway 101 to provide direct and convenient access to the North Coast Industrial Park and the airport.
- There will be a gateway or landmark at Highway 101/Harbor Street and the Highway 101/Fort Stevens Highway intersections to highlight the entrances to the community.

Action Plan

Welcome Sign and Gateway at Highway 101/Harbor Street intersection

Airport area plan

Corridor Plan – define retail and industrial/employment areas (7 dots)

Additional vehicle and pedestrian crossings (3 dots)

Local access road system – how to pay for it?

Landscaping and maintenance (2 dots)

New sign ordinance

Harbor Street Corridor

- The Harbor Street corridor will serve as a connection between the Highway 101 corridor and the Downtown area.
- It will have a mix of commercial and higher density residential development.

Action Plan

Corridor Plan – identify study area, determine feasibility for commercial and mixed-use development (8 dots)

Hammond

20. The Hammond area will be a quaint, mixed use neighborhood with a mix of housing choices and small shops and services.
21. Historic preservation efforts, including the revitalization of the old city hall, will add character that is not found in other parts of Warrenton.
22. The commercial area will have some local shops and restaurants.
23. Low-impact tourism, such as bed and breakfast inns and restaurants, will be encouraged.
24. The marina will be a community asset with an expanded sport fishing industry.
25. A boardwalk trail will be built along the Columbia River and will provide a connection back to the Skipanon Dock area and into downtown.

Action Plan

Post Office – reuse/rehab for public use

Gas station – reuse/rehab

Maintain Pacific Street as a boulevard with side frontage streets

Mixed use development in commercial area (1 dot)

Neighborhoods

26. Neighborhoods will be the building blocks of the community and help maintain a small town feel.
27. The residential areas will be friendly places with pocket parks that are safe for kids.
28. Each neighborhood will have a mix of housing choices.
29. Distinct neighborhoods will be integrated and surrounded by wetlands and natural areas.
30. The neighborhoods will be interconnected by a system of multi-use trails.

Action Plan

Revitalize old city hall for public use – library, community center, museum (6 dots)

Sidewalks

Loan program for residential rehabilitation and clean-up

Marina revitalization – fishing pier, picnic area (1 dot)

Minimum standards for new development – front porches, front windows, no garages in front (no “snout” houses)

Update zoning and building codes

Community Services

31. Warrenton will have a range of different types of parks, including playgrounds, playing fields, and open space, to meet the needs of all its citizens.
32. New development will include pocket parks to provide open space within an easy walking distance of most houses.
33. Warrenton will have a strong school system that will benefit the entire community.
34. The City will form partnerships with the school district and others to provide joint use facilities such as libraries and expanded youth activities.

Action Plan

Joint partnership with schools to create community facilities – library, community center, sports complex (indoor/outdoor) (2 dots)

Expand community/senior center

Develop YMCA type facility

Natural Areas

35. Wetlands are an important community asset that will be protected and enhanced in a natural setting.
36. Warrenton will have an extensive, interconnected trail system running along the dikes, rivers, and around the wetlands.
37. The natural areas will be an attraction for tourism, but will be small scale and low impact.

Action Plan

- Natural History Museum – interpretive exhibits for wetlands and Columbia River Estuary
- Goal 5 Wetlands Plan – create fair and predictable regulatory environment (5 dots)
- Encourage developers to work with/around wetlands and natural resources (3 dots)

Transportation

38. There will be more options and alternatives for local travel, especially for pedestrians and bicyclists.
39. During the peak summer months, expanded transit will be available.
40. Warrenton will have better regional connections.

Action Plan

- Citywide Transportation System Plan (starts July 1)
- Lewis and Clark bi-centennial traffic mitigation plan
- Improved direction signage
- Passenger service to airport

Employment

41. Warrenton will utilize its land base to be a regional employment center with good-paying family-wage jobs.
42. It will have a diversified base of businesses that are not overly dependent on seasonal and economic cycles.
43. The focus will be on supporting locally-owned, small scale light industry.
44. There will be adequate infrastructure capacity to support the growth and development of the industrial parks.
- The City will recover infrastructure costs through system development charges (SDCs) on new development.

Action Plan

- Review SDCs to increase cost recovery
- Economic Development Strategy (2 dots)
- Fiber Optic Business Plan
- Small business loan program