

"Making a difference through excellence of service"



CITY OF WARRENTON

WORK SESSION

AGENDA

**City Commission of the City of Warrenton
Tuesday, March 26, 2019 – 5:15 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Spur 104 Master Plan**
- 4. Adjourn**

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

"Making a difference through excellence of service"



CITY OF WARRENTON

AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, AICP, Community Development Director
DATE: For Agenda of March 26, 2019
SUBJ: **Work Session:** Spur 104 Master Plan

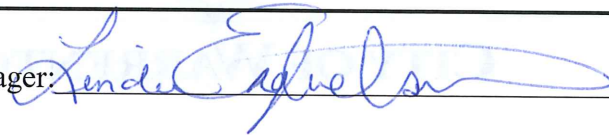
SUMMARY

The Spur 104 master plan study area comprises of 19-acres with multiple properties and ownership bordered by Spur 104 and US 101. The City Commission recently adopted a zone change for the area and required a master plan. The purpose of the work session is to determine *three objectives* for the master plan assuming the goal is to produce a master plan to guide redevelopment, land use decisions, and potential public investment. Staff is not aware of any goals or objectives that were set from the beginning of the zone change process that began in 2017. Establishing clear objectives will produce intentional outcomes, reduce confusion about the purpose and scope of the master plan, better meet Commission expectations, and manage community and stakeholder expectations. Staff will facilitate a discussion to draw out these objectives.

In addition to setting objectives, staff will provide an update on the procurement process to hire a consultant to develop the master plan in a public design process called a "charrette." It is tentatively scheduled for the week of May 6 culminating in a presentation to the Planning Commission on May 9. The work session will help inform the final scope of work, deliverables, and budget. For reference staff included a presentation describing a charrette so there is a shared understanding of the proposed process.

Warrenton City Commission Agenda Summary
Spur 104 Master Plan
For Agenda of March 26, 2019

Approved by City Manager:



All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.



Meaningful Public Involvement: Charrettes for Sustainable Communities

National Charrette Institute
for
The National Association of REALTORS®

v.2 7/08



NATIONAL ASSOCIATION OF REALTORS®

www.realtor.org

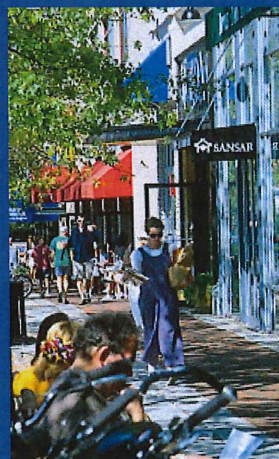


www.charretteinstitute.org

The NCI Charrette System: A better way to design sustainable community plans



Urban Design Associates



The New England Town Meeting



© Norman Rockwell Estate Licensing Company

Famously portrayed by Norman Rockwell, a tradition of people working together to solve problems to improve their communities

People are getting involved in response to growth issues



Dover Kohl

In many communities there is an atmosphere of distrust for planning and development projects

In Building New Ski Resort, Developers Face Avalanche of Obstacles

By AMY CARLSON and NATHAN FREEDLAND
Staff Reporters for the WALL STREET JOURNAL

Tensions have been rising between community members and developers regarding plans to build the WestRock resort, a year-round resort on West Mountain in Idaho. There has been considerable opposition from environmentalists and a coalition of local residents and state politicians called the Citizens for Valley County, who claim that the project will become an economic burden to taxpayers. Of primary interest to

Limited opportunities to participate

People are increasingly dissatisfied with their options to participate in decisions that affect their communities



People respond with petitions and protest



10 CHICAGO TRIBUNE SECTION 5 TEMPO

Home Plan Pits Residents against Developers in Antioch, Ill

and Zoning Board gave preliminary approval to New area houses for the 1,200-unit housing development, to be located on 658 acres just south of Illinois Highway 173.

The Village Board could vote on the plan as early as December, which is only a few days before the election.

More than 500 residents recently petitioned a series of Village Board meetings to oppose the development.

Antioch Mayor Tazo Maravelias said, "When this is finished, you're talking about another 5,000 people living here. It's going to impact our schools, our roads, our services. We need time to adjust."

— Antioch Mayor Tazo Maravelias

think people look at the age and the development, the expenses they need over time against the money developers are making. The Lake County Board

Good development and good public process

- People are not against growth
- Developers are not against community
- A basis for collaboration exists

Developments bring smiles, frowns Morissette: Mixing higher-density housing, neighborhoods a challenge

By BRUCE SCALBERG
City Journal of Commerce

Don Morissette plays a dual role in the Portland metropolitan area. Regional planner and housing developer. As a Metro councilor, he helps determine future growth patterns for the region. As a housing developer, he's learned firsthand how difficult bringing higher-density housing into established neighborhoods can be.

He proposed similar developments in two cities and found radically different levels of acceptance for them.

In Beaverton, he recently received city approval for his Warehouse development. In Wilsonville, he's now in the process of building homes at his Canyon Creek development. While both cities worked hard to help him move his small-scale, single-family home developments forward, in Beaverton he faced stiff opposition from area residents. "I want to make it clear that both cities were very cooperative," he said. "They are willing the talk when it comes to following the Metro plan."

REPORT
Occasional series
on region's land use



Don Morissette and Christy Wigzel stand on the front porch of a recently completed home at Canyon Creek in Wilsonville. There's basically one difference between the two projects, according to Christy Wigzel, who worked for Morissette in obtaining and developing the sites. In Wilsonville, the development is a mix of single-family and townhomes. See MORISSETTE, Page 4

Fairview planners like idea for land

A village-style complex is proposed for property near the Multnomah Greyhound Track.

By BOB HUGHES
THE OREGONIAN STAFF

The Fairview Planning Commission liked what it saw Tuesday of a developer's concept for a housing-commercial development on 120 acres near the Multnomah Greyhound Track.

Bob & Hugh Inc., Portland, last month submitted a conceptual plan for a village-style complex of 100 housing units, approximately 14 acres of retail shops on property owned by Johnson Inc. Developers have an option to buy some 94 acres of the site from Johnson. The entire 120-acre site is valued at \$5.5 million.

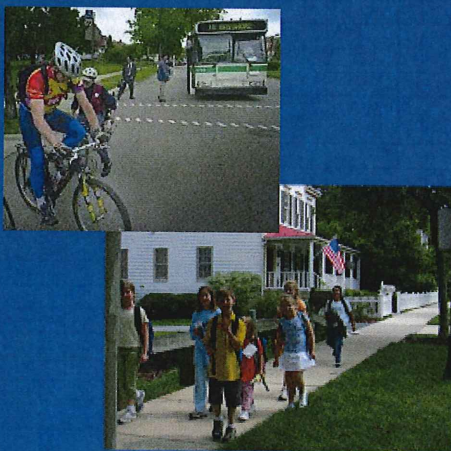
Planning commissioners at Tuesday's workshop session said they were pleased with the plan. Chairman Jerry Reed, Councilwoman Beck Johnson and Mayor Chuck and city planner John Potts said they thought the best way to develop the property was to design one development as opposed to two developments.

The development - planned to be called Fairview Village - would have a goal of events to encourage pedestrian and would include a "commuter" center that would include offices. It would have parks and green spaces, said Jim Shantz, who works for TriMet and who will join the commission next week, said that the plan to transit-oriented and that he has encouraged such development.

He said he urged the city to change zoning from general residential to mixed use or residential and commercial. The commission responded Tuesday by asking developers to return with a master plan by February. Commissioners said they would like that. He said he will do a public study and meeting including a 12-in.-x-18-in. neighborhood park center to sites in Bellevue, Wash., and consider zoning for housing, business and a hiking trail.

The site is a patch of oak and evergreen plus wetland. Fairview Creek Health & Fitness and has many trees. Some have been chopped down in the middle of the area by contractors building fences. Christ said it also has been a place for park cars and green marijuana.

People support Smart Growth



- People value neighborhoods based on Smart Growth principles
- "A majority of consumers want single-family detached homes in a pedestrian-friendly community that has shopping within walking distance." NAR/NAHB survey

What is Smart Growth?

- Efficient use of land resources
- Full use of urban services
- Mixed-use zoning
- Transportation options
- Detailed, human-scaled design



Kentlands – Gaithersburg, MD

Excerpted from the APA Elements of Smart Growth

Public Support is Rising for Smart Growth

- 60% of Americans would rather walk than drive for wherever they need to go
- 60% also say they would like to walk more to stores
- 75% believe that smart growth and public transportation are a better solutions to reduce traffic congestion than building new roads
- Public transportation use has increased 32% over the past ten years



LCA Town Planning

Real estate industry support for Smart Growth is increasing

Smart Growth Principles For REALTORS®

Early in its work, the Presidential Advisory Group established five guiding Smart Growth principles for REALTORS® and objectives to support these principles.

Provide Housing Opportunity and Choice. Homeownership is the cornerstone of the American dream and deserves a preferred place in our system. All values are a responsibility to community, economic, business and employment security, and family well-being. These objectives can best be met through market-driven housing approaches that foster a wide range of urban, suburban and rural housing choices at all price levels to suit a diverse population. Growth management plans should provide for an adequate supply of land for housing, both conventional and special, at all price levels. Zoning codes should evolve to accommodate higher densities, mixed-use development, and changing housing demand. The unintended consequences of growth policies should be monitored via economic impact studies and market analyses. Development approval procedures should increase the level of certainty in the development and building review and permit processes.

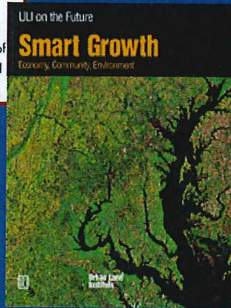
Protect the Environment. To maintain regional quality of life and to protect the environment, governments at all levels should adopt and implement policies and programs that control pollution, provide for program resources, land and historic preservation (including endangered species, aquifers, river and stream, agricultural lands, wetlands, scenic views, natural areas, historic preservation and open space). In so doing, government must recognize the importance of local

Smart Growth Principles For REALTORS®

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Provide Housing Opportunity and Choice. Homeownership is the cornerstone of the American dream and deserves a preferred place in our system.

UU on the Future Smart Growth
Economy, Community, Environment



How can we make it easier to build more Smart Growth neighborhoods?

Good community involvement processes, such as charrettes, help get visions built



LCA Town Planners
Fairview Village, Oregon Original Charrette Rendering



LCA Town Planners
Fairview Village as built

The NCI charrette turns Smart Growth planning into a community building event



What is a NCI charrette?

The NCI charrette is a multi-day, collaborative planning event that harnesses the talents and energies of all affected parties to create and support a feasible plan that represents transformative community change.



Roger K. Lewis

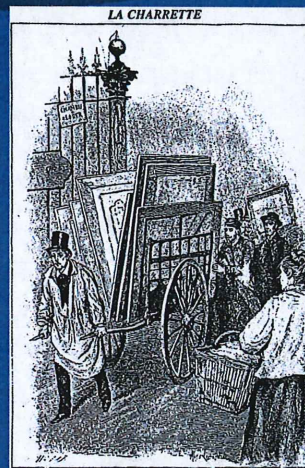
Misconceptions about charrettes

A NCI charrette is not:

- A one-day workshop
- A multi-day marathon involving everyone all the time
- A plan authored by a select few that will affect many
- A “visioning session” that stops short of an implementation plan

Origin of the term “charrette”

- The French word “charrette” means “cart” and is often used to describe the final, intense work effort expended by art and architecture students to meet a project deadline.
- At the École des Beaux Arts in Paris during the 19th century, proctors circulated with carts to collect final drawings while the students frantically put finishing touches on their work.



La Charrette, by Alexis Lemaistre at L'Ecole des Beaux-Arts c. 1889

What can a charrette do?

Charrettes result in feasible plans for:

- Sustainable Regional / Comprehensive Planning
- Redevelopment Projects
- New Community Master Planning
- Affordable Housing Developments
- Sustainable Buildings



Photo Transformation: Urban Advantage

The NCI charrette supports community

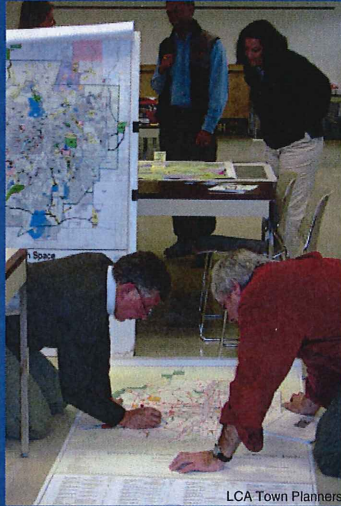


The NCI charrette makes community planning a combination of a town meeting and a barn raising



Steve Heckerlth

The NCI charrette creates a town meeting atmosphere



The whole community is involved in a fun, engaging design workshop that spans many days – a town meeting atmosphere



The NCI charrette provides many opportunities for participation



- In charrette, everyone interested helps out in a team effort that incorporates their unique contribution
- Professionals provide design and strategic input
- Community members provide local information, feedback, and critique



What makes the NCI charrette unique?

The NCI charrette brings decision makers together in one place for a concentrated effort to create a detailed, feasible plan



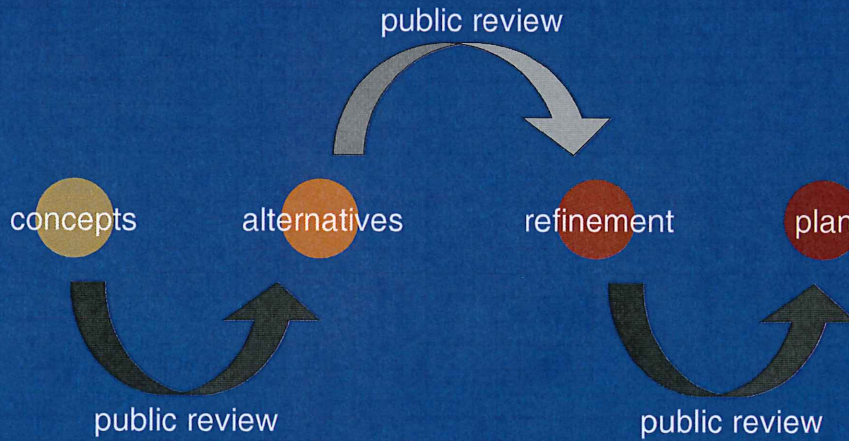
What makes the NCI charrette unique?

The NCI charrette involves everyone in a facilitated process so everyone is heard and no one dominates

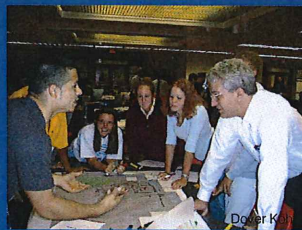


What makes the NCI charrette unique?

Participants work in a series of short feedback loops

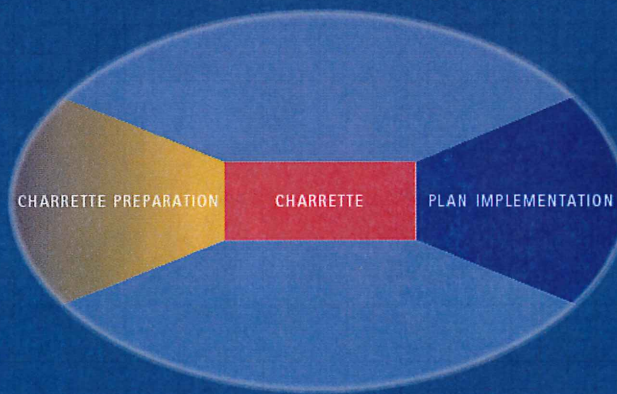


A Sample Charrette



The NCI Charrette System

Careful preparation and follow-through is essential to a successful charrette



Pre-charrette: Getting charrette-ready

Research, Education, Charrette Preparation Phase

- Project Assessment and Organization
- Stakeholder Research, Education, Involvement
- Base Data Research and Analysis
- Project Feasibility Studies and Research
- Charrette Logistics

The City of Shoreline invites you to discuss the **Ronald Sub-Area Plan** at a Public Meeting.

Tuesday, July 24, 6:30 - 8:30 pm
at the Shoreline Historical Museum, 749 North 175th St.
The meeting will be moderated by Catherine Conroy, Board Member, Town Planning from Portland, Oregon, who assisted the City with the North City Sub-Area Plan.

How Can We Create a Special Place In the Heart of Shoreline?

- Learn about the Ronald Sub-Area Plan Project.
- Find out how you can be involved in creating a vision for the Ronald district.
- Most importantly, we need to hear your ideas, wishes and concerns.



The North City needs a place where new and old ideas can be an inspiration to a special place.

For further information contact:
Lisa Wilson, Planning & Development Services, City of Shoreline, (206) 544-8100
Blair Winger, Planning & Development Services, City of Shoreline, (206) 544-1137

During the charrette: Charrette roles and process

The Charrette Design Team

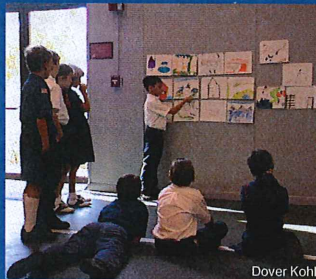
The Charrette Design Team works uninterrupted to produce the plan



During the charrette: Charrette roles and process

Stakeholders

Stakeholders provide vision, input and review at key moments during scheduled, as well as impromptu, meetings



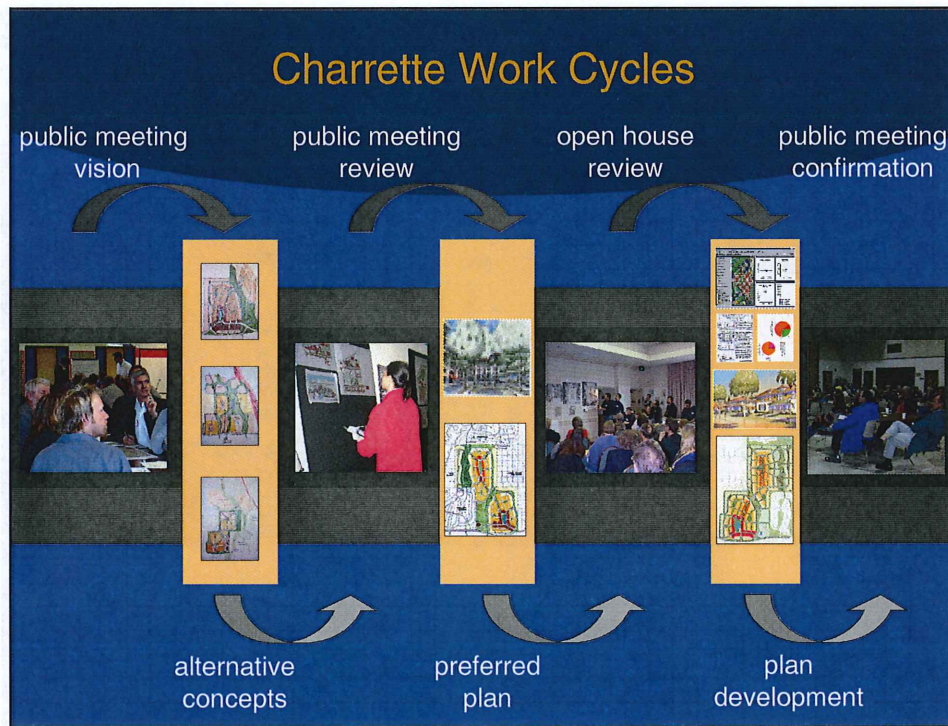
Stakeholder meeting
(Scheduled)



Public meetings
(Scheduled)



Drop by the studio
(Unscheduled)



Day 1: Public Vision

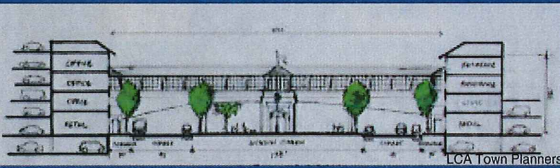
Stakeholder tours and a public hands-on visioning workshop

BIG IDEAS

- More bike paths
- More pedestrian paths
- More green spaces
- More affordable housing
- More public transit
- More community centers
- More parks

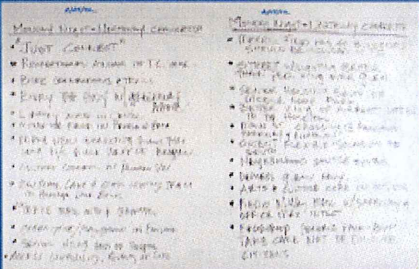
Day 2: Alternative Plans

The team meets with key stakeholders and develops concept alternatives



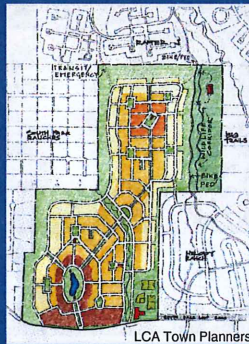
Day 3: Public Input

Stakeholders give input and feedback



Day 4: Refined Plans

Team refines and synthesizes concepts



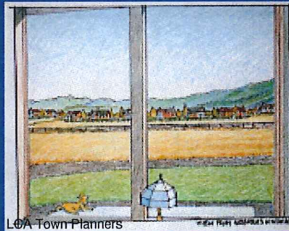
Day 5: Public Open House and Review

Public open house –
Participants review concepts
and give feedback



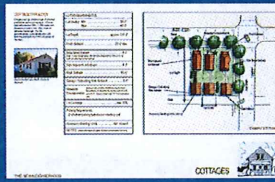
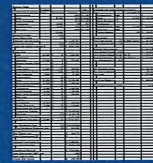
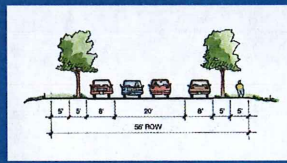
Day 6: Final Plan

Final products are created at many scales and levels of detail



Day 7: Public Confirmation – Public meeting

Public presentation by team members. One more opportunity to get input from the public.



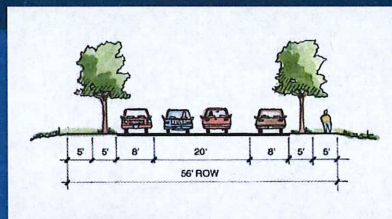
Example Charrette Schedule

	DAY 1	DAY 2	DAY 3	DAY 4	DAY 5	DAY 6	DAY 7
	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
8:00 AM			Team meeting	Team meeting	Team meeting	Team meeting	Team meeting
9:00	Studio set up	Team meeting					
10:00			Alt. conc. dev.	Preferred plan synthesis	Pref. plan synthesis	Stakeholder review	Prod.
11:00	Tours	All concepts development	Stakeholder reviews (tech.)			Stakeholder reviews as needed	Production
12:00	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch
1:00 PM							
2:00	Primary stakeholder meetings	Alternative concepts development	Alt. conc. dev.	Pref. plan synthesis	Stakeholder review	Plan development	Production
3:00			Stakeholder reviews (tech.)				Production
4:00	Meeting preparation		All concepts development		Optional open house	Production	Meeting preparation
5:00	Dinner	Dinner	Dinner			Dinner	Dinner
6:00				Optional Open house			
7:00							
8:00	Public meeting #1	Alternative concepts development/ team review	Public meeting #2	Preferred plan synthesis/ plan development	Optional night off		Final charrette public meeting
9:00						Production	
10:00							
11:00							Celebration

Charrette Products



Master plans



Street sections

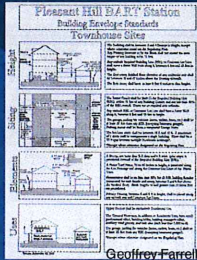


Detailed studies

Item	Quantity	Unit	Value	Total
Landscaping	10	Sq. Ft.	10	10
Site Work	20	Sq. Ft.	20	20
Materials	50	Sq. Ft.	50	50
Construction	100	Sq. Ft.	100	100
Utilities	10	Sq. Ft.	10	10
Other	5	Sq. Ft.	5	5
Subtotal				195
Contingency				19.5
Total				214.5

Economics

Charrette Products



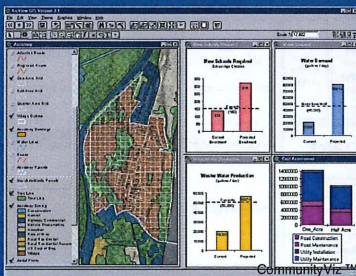
Codes

Geoffrey Farrell



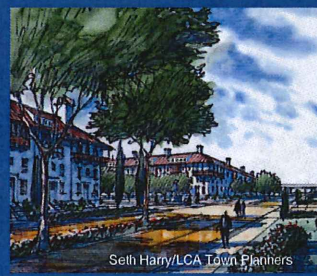
Urban Advantage/LCA Town Planners

Computer Renderings



Environmental Analysis

CommunityViz



Seith Harry/LCA Town Planners

Hand drawn renderings

Charrette follow-up: Implementation Phase

The goal of the Plan Implementation Phase is to refine and finalize charrette products to guide the project through adoption and development.

Tasks include:

- Project Management Team Debriefing
- Public Communications
- Document Review and Feedback
- Document Revision
- Final Project Public Meeting
- Project Closeout

Key differences between the NCI Charrette System and other planning processes

- Compressed work sessions
- Communicate in short feedback loops
- Work collaboratively
- Includes a charrette that is at least 4 consecutive days
- Study the details and the whole
- Hold the charrette on or near the project site
- Produce a feasible plan



Key NCI Charrette Strategies

Compress Work Sessions

- Time compression facilitates creative problem-solving by accelerating decision-making and reducing unconstructive negotiation tactics.
- It also encourages people to abandon their usual working patterns and “think outside of the box.”



Key NCI Charrette Strategies

Communicate in Short Feedback Loops

- Regular stakeholder input and reviews quickly build trust in the process and foster true understanding and support of the product.



Key NCI Charrette Strategies

Work collaboratively

- All interested parties must be involved from the beginning. Having contributed to the planning, participants are in a position both to understand and support a project's rationale.



Key NCI Charrette Strategies

Include a multiple day charrette

- Most charrettes require between four and seven days, allowing for three feedback loops. The more difficult the problem, the longer the charrette.



Urban Design Associates

Key NCI Charrette Strategies

Study the Details and the Whole

- Lasting agreement is based on a fully informed dialogue, which can only be accomplished by looking at the details and the big picture concurrently.



LCA Town Planners



LCA Town Planners

Key NCI Charrette Strategies

Hold the charrette on or near the site

- Working on-site fosters participants' understanding of local values and traditions and provides the necessary easy access to stakeholders and information.


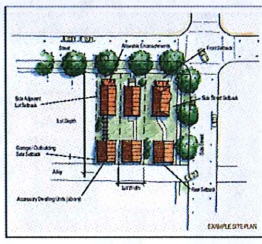



DPZ Architects

Key NCI Charrette Strategies

Produce a Feasible Plan

- To create a feasible plan, every decision point must be fully informed, especially by legal, financial, and engineering disciplines.

<p>COTTAGE TYPOLOGY</p> <p>Developed as a response to the need for affordable, high-quality housing in the rural areas of the town of Litchfield, Vermont. The typology is based on the traditional New England cottage, but with modern amenities and a focus on sustainability.</p> 	<p>LOT REQUIREMENTS</p> <p>Lot Size: Min. 1.00 Acre</p> <p>Lot Depth: Approx. 100'-0"</p> <p>Front Setback: 20'-0" min.</p> <p>Side Setback: 5'-0" min.</p> <p>Back Setback: 10'-0" min.</p> <p>Garage: 2 car, attached, 10' x 20' min.</p> <p>Roof: Gable or Hip</p> <p>Foundation: Full basement</p> <p>Lot Coverage: Max. 30%</p> <p>Permit Requirements: 2 sets of plans, 1 set of site plan, 1 set of site plan with site plan notes</p> <p>Necessary Dwelling Units: Not Allowed</p> <p>NOTES: See also the site plan for more details.</p>	
	<p>EXAMPLES</p> 	

LCA Town Planners

COTTAGES

Benefits of the NCI Charrette System

- Creates public trust through meaningful public involvement and education
- Creates a better plan through diverse input and involvement
- Creates a shared vision by turning public opposition into support

Frequently Asked Questions

1. When is the right time to use a charrette?
2. How do you know when you are charrette-ready?
3. How can you assure that the right people participate?
4. How much do charrettes cost?
5. What happens after the charrette?

Charrettes have proven successful for all parties

“... Several League members attended the charrette in February and felt that it successfully encouraged public participation in the design process. They also felt that the charrette increased the understanding of participants when compromises had to be made because some requests could not be accommodated without conflicting with others.”

– Leslie Stewart,
Action Chair, League of Women Voters of Diablo
County, CA

Charrettes have proven successful for all parties

“The charrette epitomizes public empowerment in the planning process. By allowing the design team to work with the public (usually reserved for developers), the public is able to combine their unique knowledge of the community with the skill and expertise of the design team.”

– Donna Gerber,
Former County Supervisor, Contra Costa County,
California

Charrettes have proven successful for all parties

“Charrettes have taken public involvement to a new level in our community and have become a common way for dealing with contentious planning issues. Our citizens see the results of their comments and feel a part of the decision.”

– Bill Collins,
Planning and Development Director, Teton County,
Wyoming

Charrettes have proven successful for all parties

“The charrette process is a community-building and democratic planning process. All participants, whether they are elected officials, land owners, developers, or neighbors, have equal standing in a charrette and the results are better because of that.”

– Bob Stacey,
Executive Director, 1000 Friends of Oregon

Charrettes have proven successful for all parties

“The charrette process provides the forum for a reasoned discussion among all of the stakeholders, representing all viewpoints, both public and private, within a productive framework. The goal of the charrette is a result that melds these viewpoints into a viable project. The most important factor in the success of a charrette is the full participation of all of the stakeholders.”

– Mark Farrar,
Principal, Millennium Partners

NCI Charrette Resources

www.charretteinstitute.org

- Charrette Certificate Trainings
- NCI Community Forum Blog
- NCI Charrette Request for Proposal (RFP) Template

