

An aerial photograph of a suburban area in Warrenton, Oregon. The image shows a mix of residential housing, green spaces, and a large industrial or commercial site with several large white buildings and parking lots. A river or stream flows through the area, and a road is visible in the foreground. The text is overlaid on the top half of the image.

# C-MU SITE FRAMEWORK PLAN

WARRENTON, OR

9 May 2019

SERA



# C-MU SITE FRAMEWORK PLAN :: AGENDA



- INTRODUCTION AND PURPOSE
- DESIGN CHARRETTE
- PROBLEM STATEMENT
- HISTORIC CONTEXT
- OPPORTUNITIES AND CONSTRAINTS
- GOALS
- FRAMEWORK DIAGRAM
- CONCEPT PLANS
- RECOMMENDATIONS
- Q+A

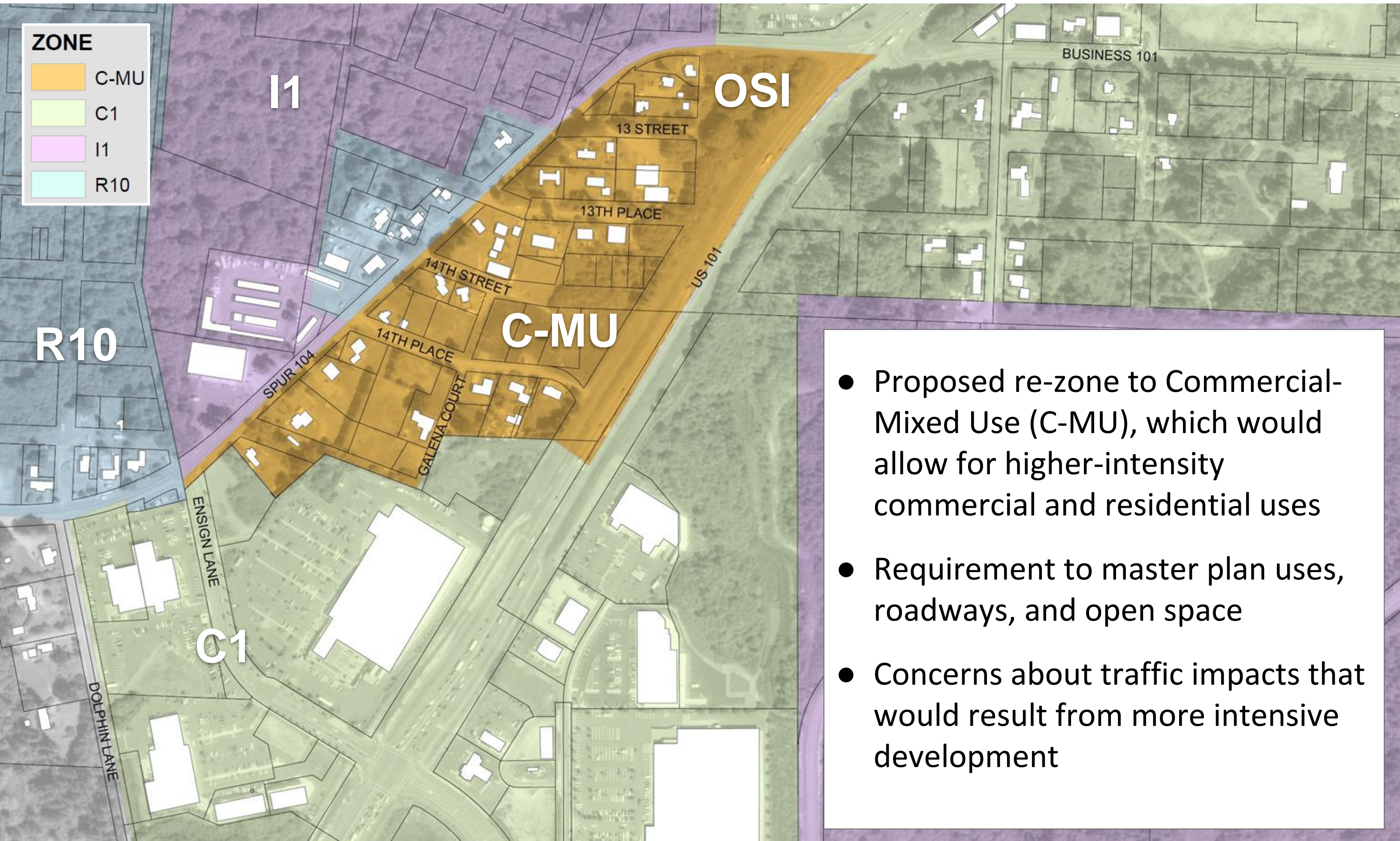


# C-MU SITE FRAMEWORK PLAN :: DESIGN CHARRETTE (MAY 7-9, 2019)





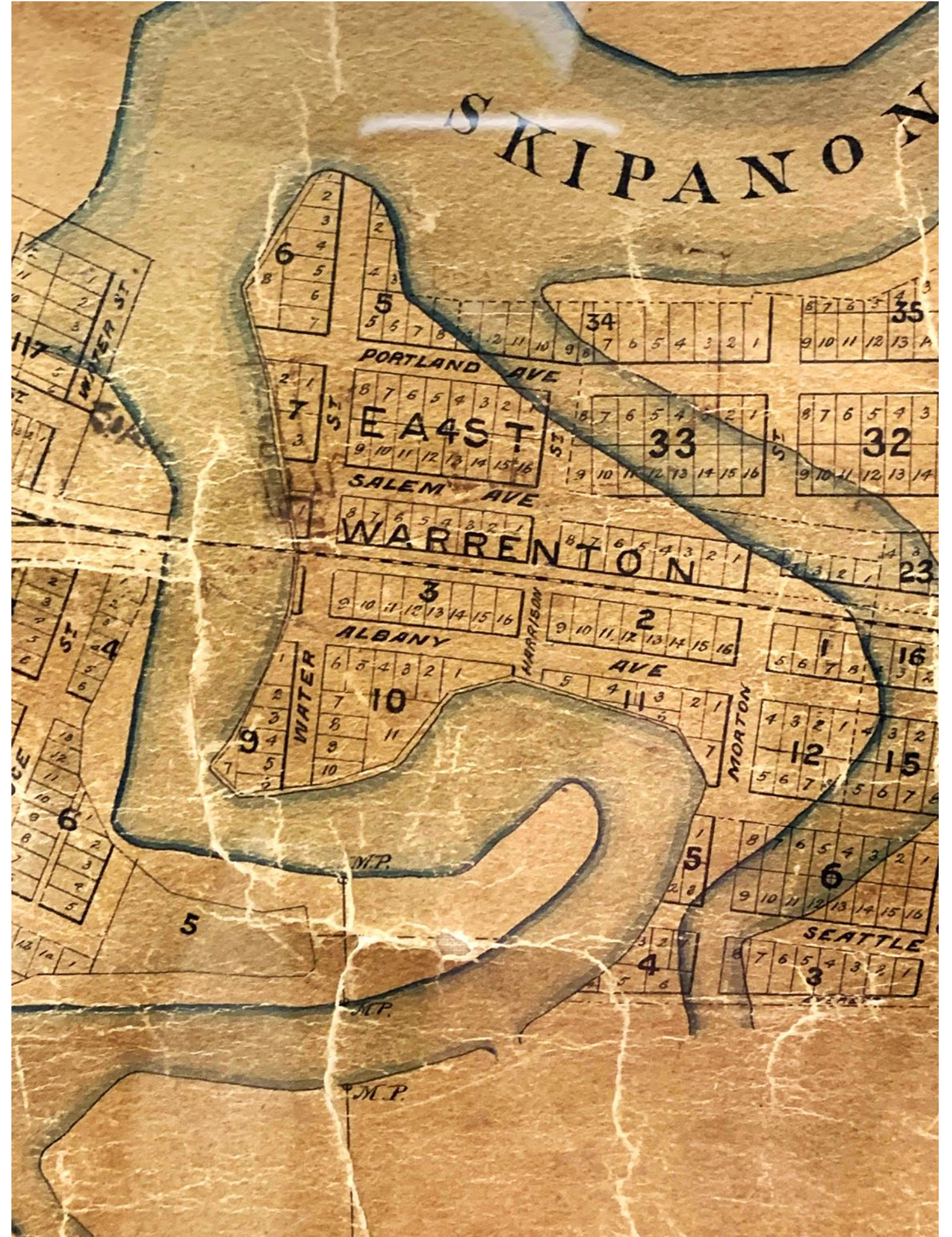
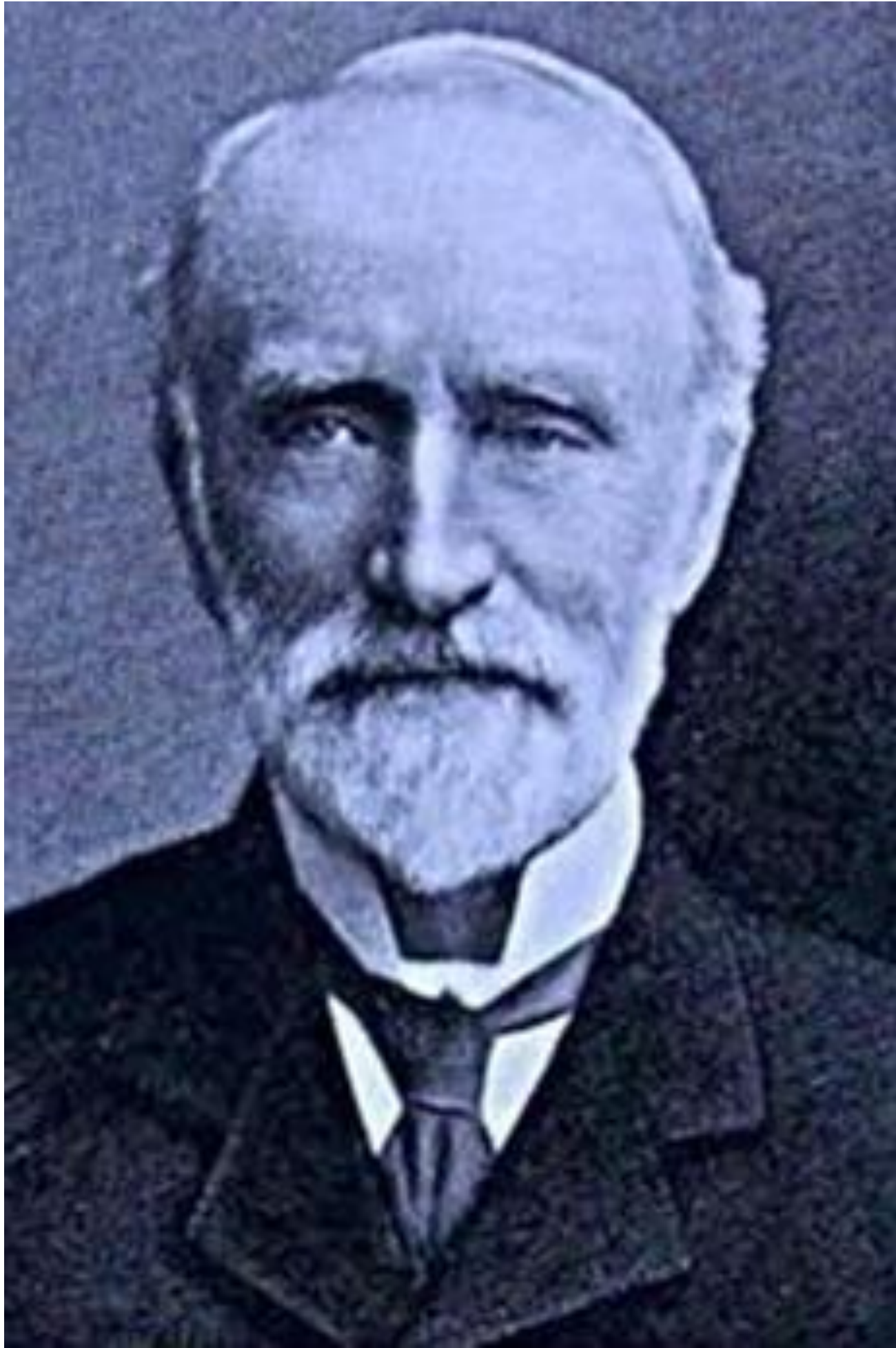
# C-MU SITE FRAMEWORK PLAN :: ZONING / PROBLEM STATEMENT



- Proposed re-zone to Commercial-Mixed Use (C-MU), which would allow for higher-intensity commercial and residential uses
- Requirement to master plan uses, roadways, and open space
- Concerns about traffic impacts that would result from more intensive development

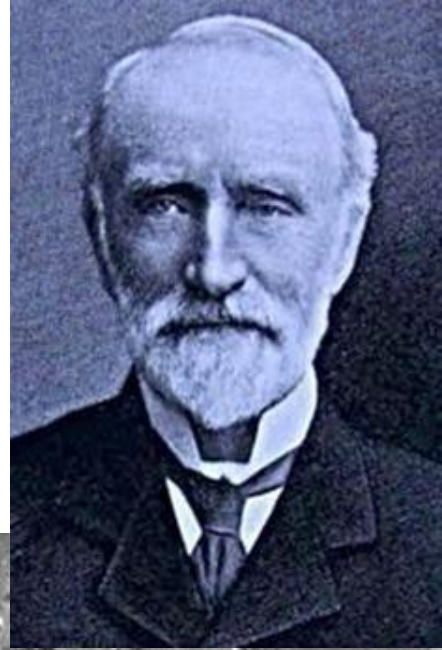


# C-MU SITE FRAMEWORK PLAN :: HISTORICAL CONTEXT



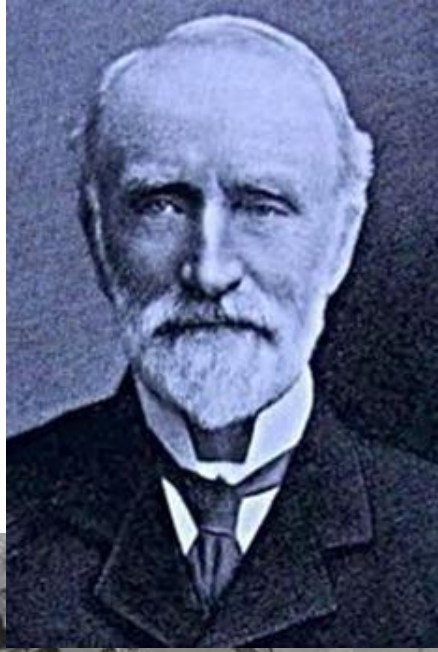


# C-MU SITE FRAMEWORK PLAN :: 1994





# C-MU SITE FRAMEWORK PLAN :: 2019





# C-MU SITE FRAMEWORK PLAN :: OPPORTUNITIES + CONSTRAINTS



*to astoria*

INDUSTRIAL

MARINA

**DOWNTOWN**

CITY PARK + COMMUNITY CENTER

AIRPORT

HIGHWAY 101

**THE PROPOSED C-MU SITE**

FUTURE RESIDENTIAL

ARNIE'S

HIGHWAY COMMERCIAL

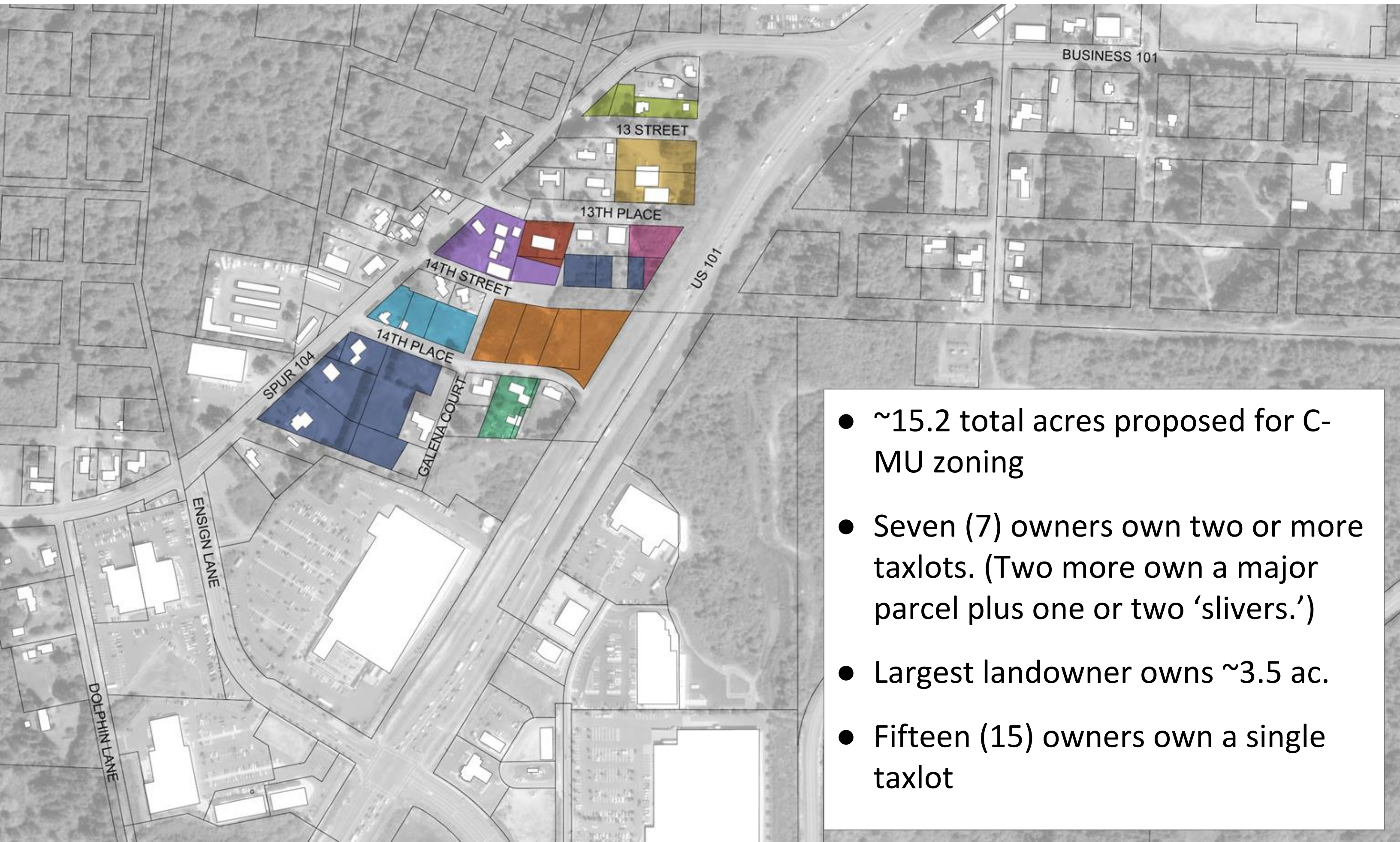
FUTURE EMPLOYMENT

NEW SCHOOLS

*to seaside*



# C-MU SITE FRAMEWORK PLAN :: OWNERSHIP PATTERN



- ~15.2 total acres proposed for C-MU zoning
- Seven (7) owners own two or more taxlots. (Two more own a major parcel plus one or two 'slivers.')
- Largest landowner owns ~3.5 ac.
- Fifteen (15) owners own a single taxlot



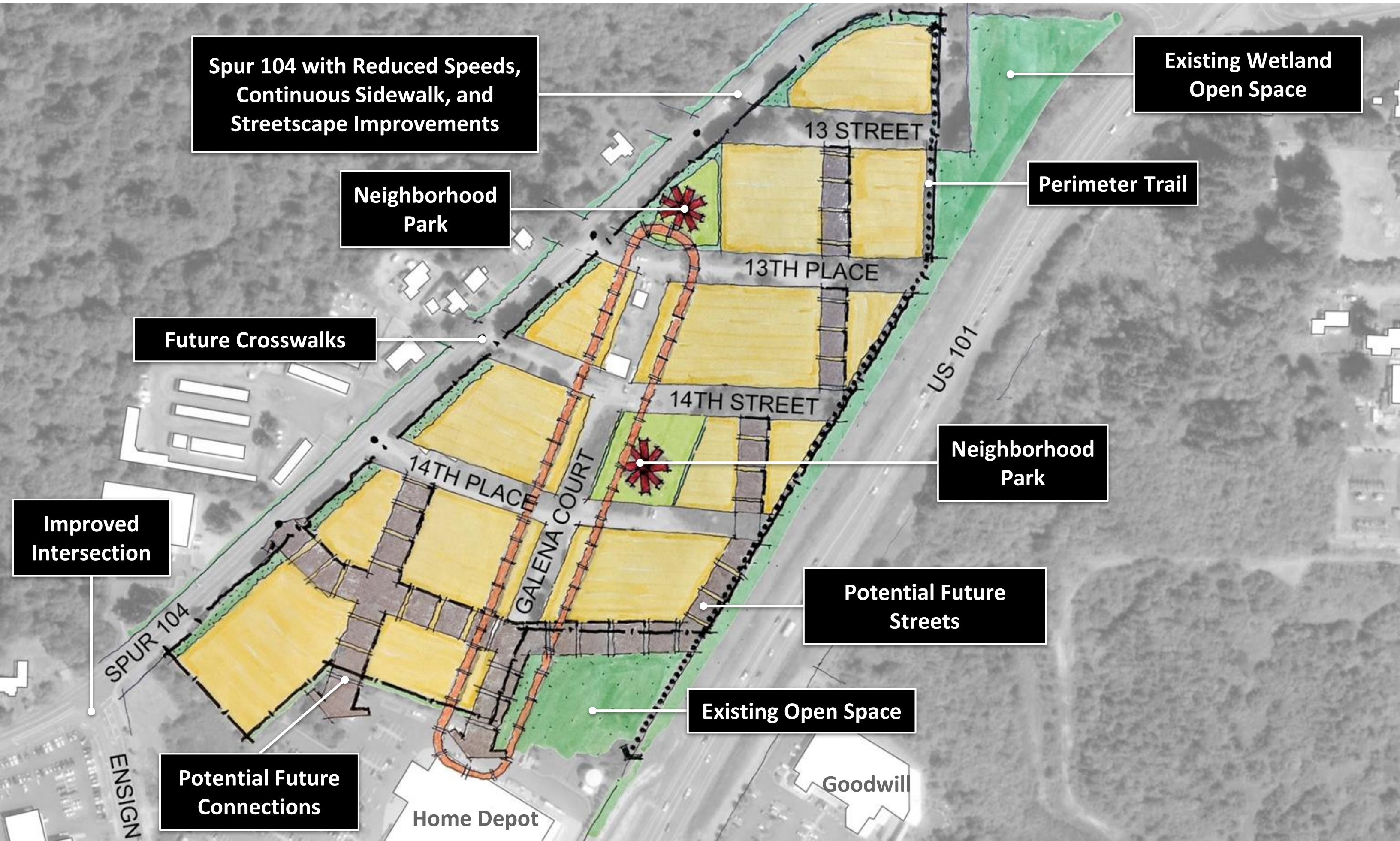
# C-MU SITE FRAMEWORK PLAN :: GOALS



- Provide a common framework that balances both certainty and flexibility for stakeholders
- Utilize existing right of way (street) pattern
- Foster a sense of community
- Bolster the neighborhood with a park or common open space for all residents
- Create a walkable district
- Connect to surrounding community assets, including Downtown
- Address traffic issues in conjunction with any new development



# C-MU SITE FRAMEWORK PLAN :: FRAMEWORK DIAGRAM



Spur 104 with Reduced Speeds, Continuous Sidewalk, and Streetscape Improvements

Existing Wetland Open Space

Neighborhood Park

Perimeter Trail

Future Crosswalks

Neighborhood Park

Improved Intersection

Potential Future Streets

Potential Future Connections

Existing Open Space

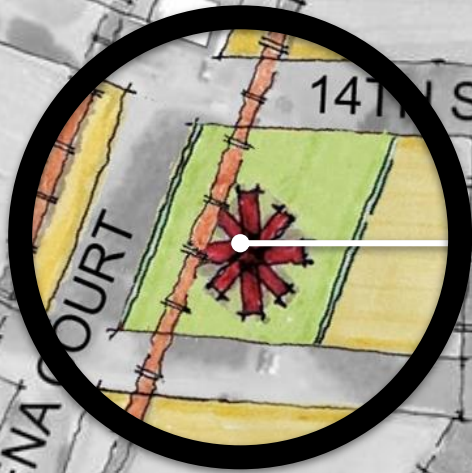
Home Depot

Goodwill



# C-MU SITE FRAMEWORK PLAN :: NEIGHBORHOOD PARK

Neighborhood  
Park



Neighborhood  
Park

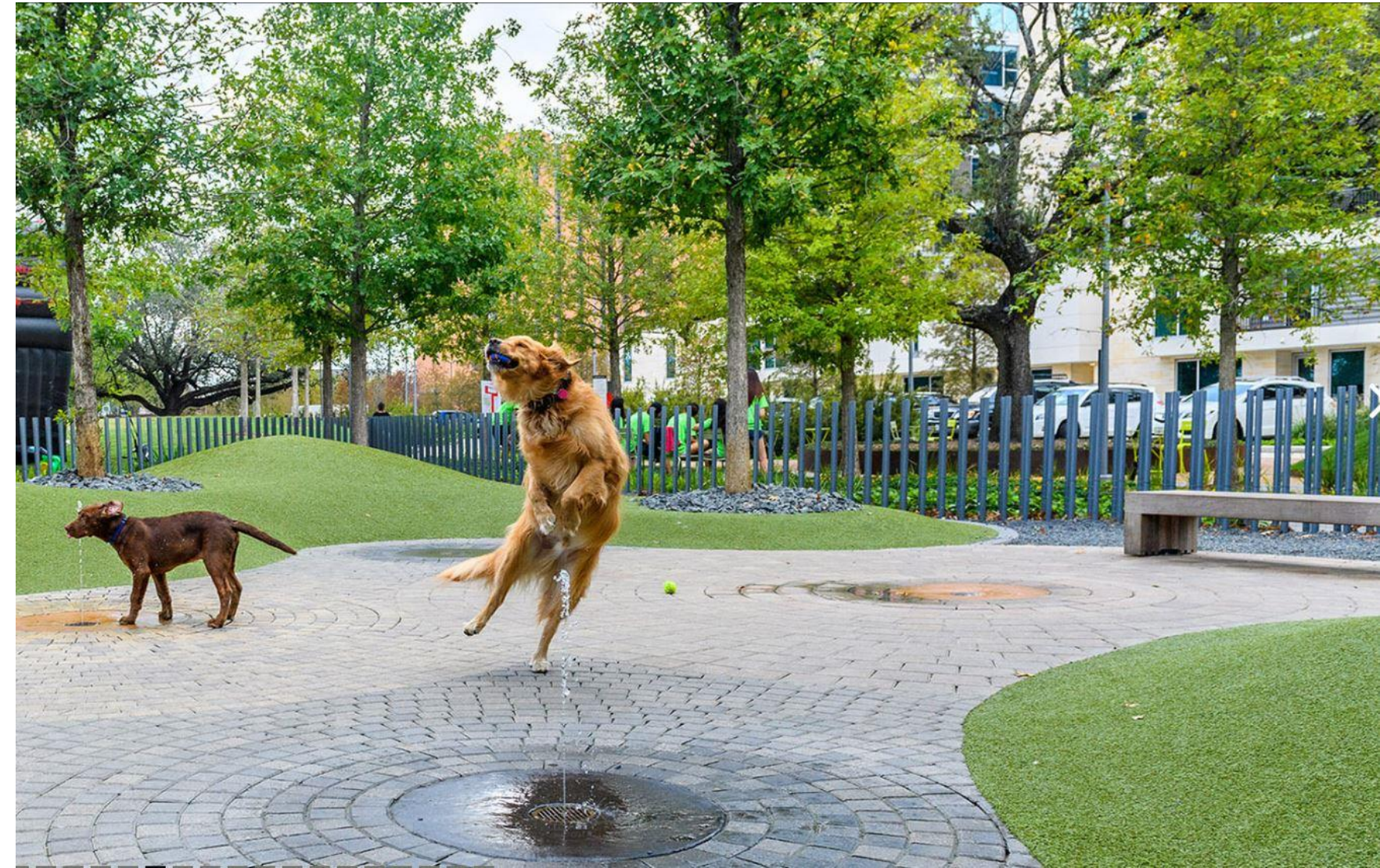


Photo courtesy of Damon Farber

ENSIGN



# C-MU SITE FRAMEWORK PLAN :: NEIGHBORHOOD PARK





# C-MU SITE FRAMEWORK PLAN :: TRAILS



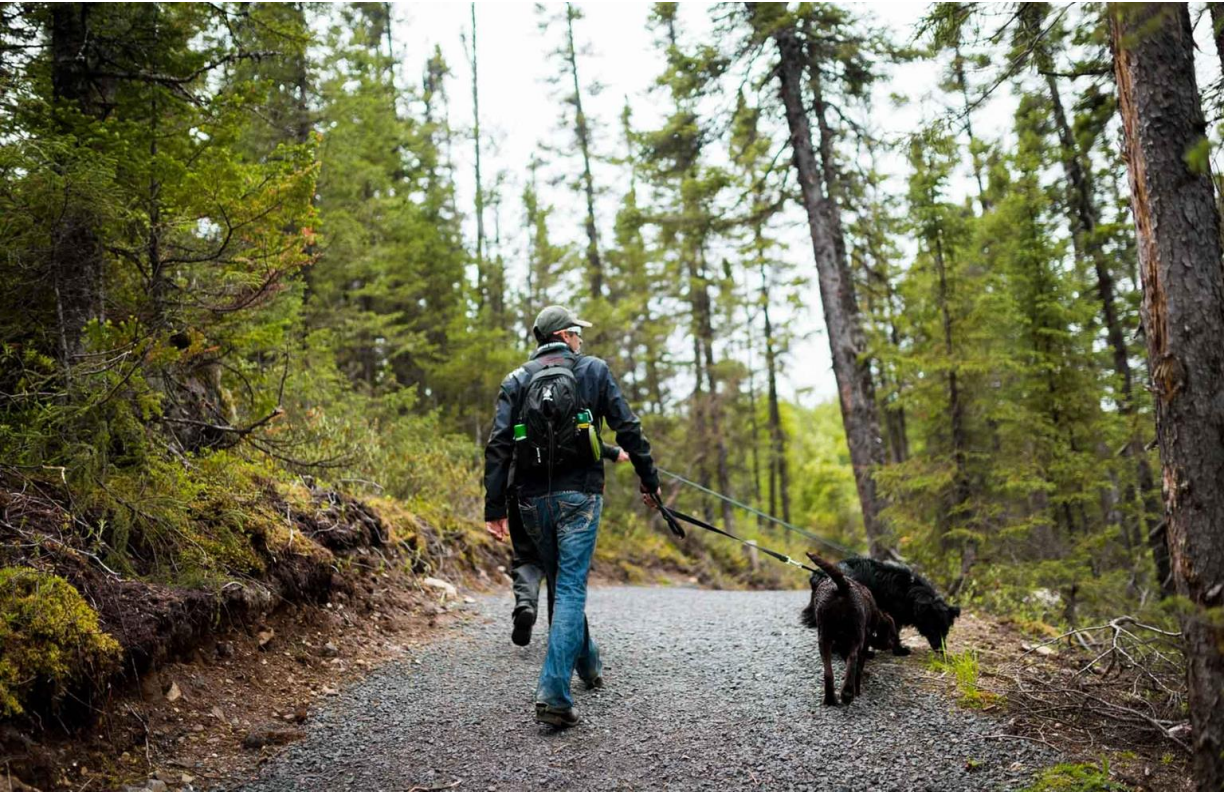
Perimeter Trail



ENSIGN



# C-MU SITE FRAMEWORK PLAN :: TRAILS (SITE / CITY / REGION)





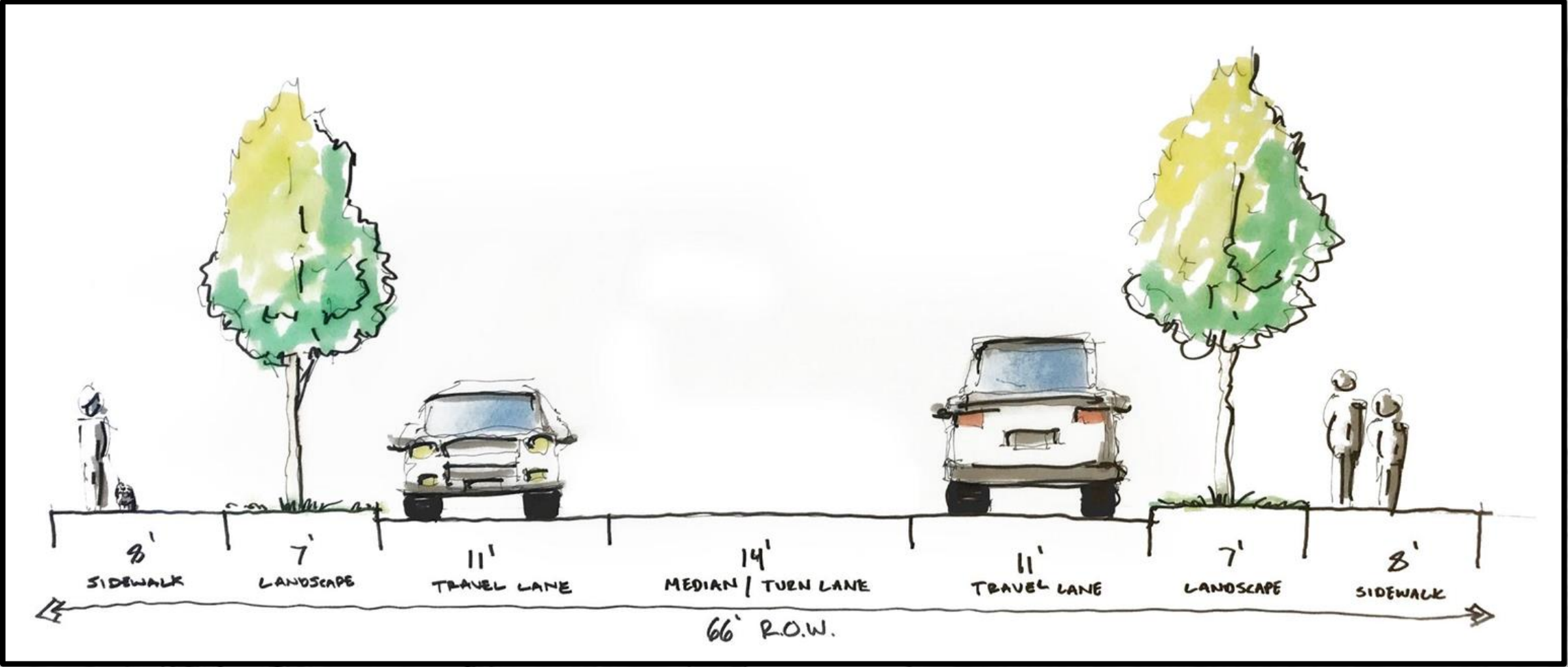
# C-MU SITE FRAMEWORK PLAN :: SPUR 104 IMPROVEMENTS

Spur 104 with Reduced Speeds, Continuous Sidewalk, and Streetscape Improvements



3 STREET

13TH PLACE

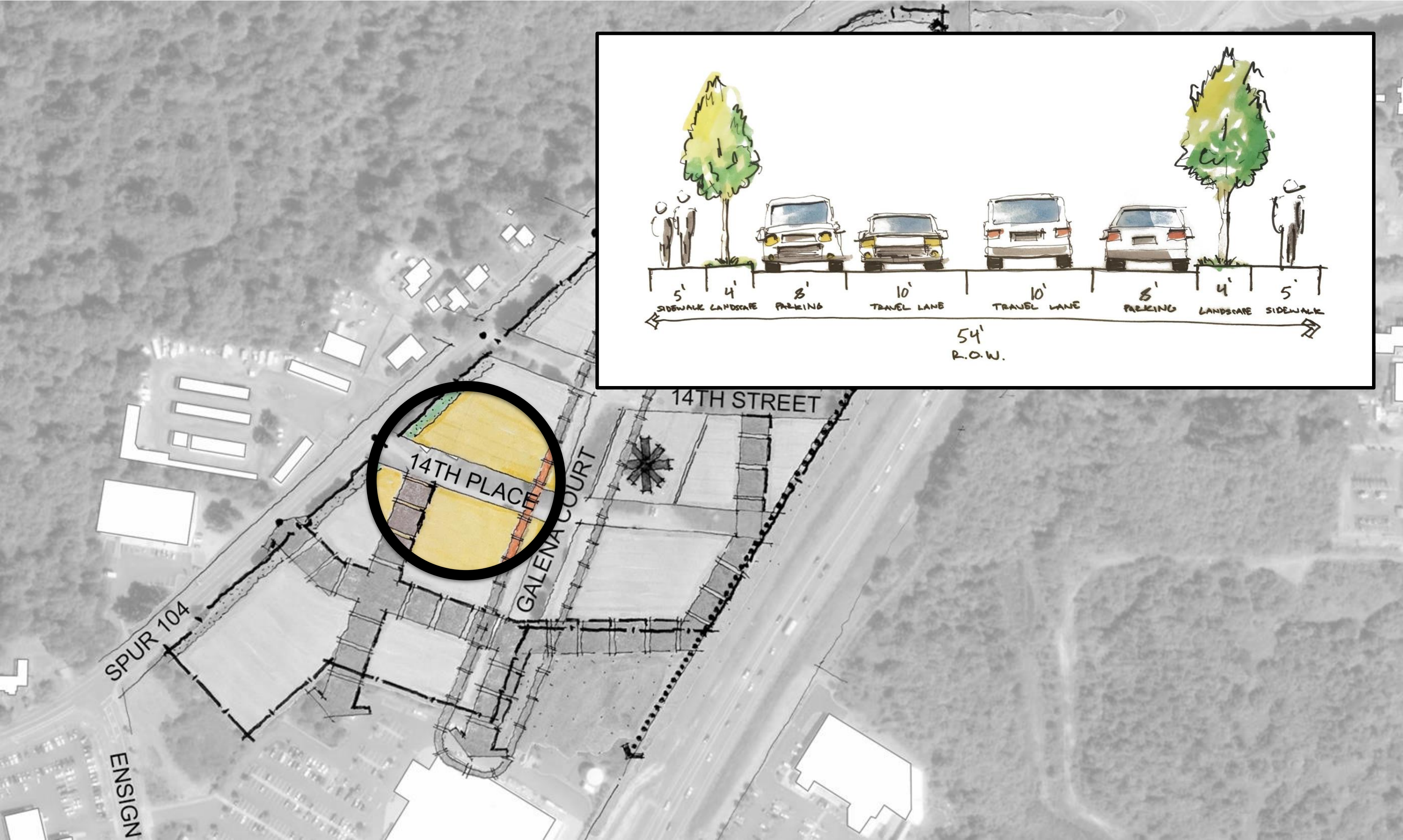
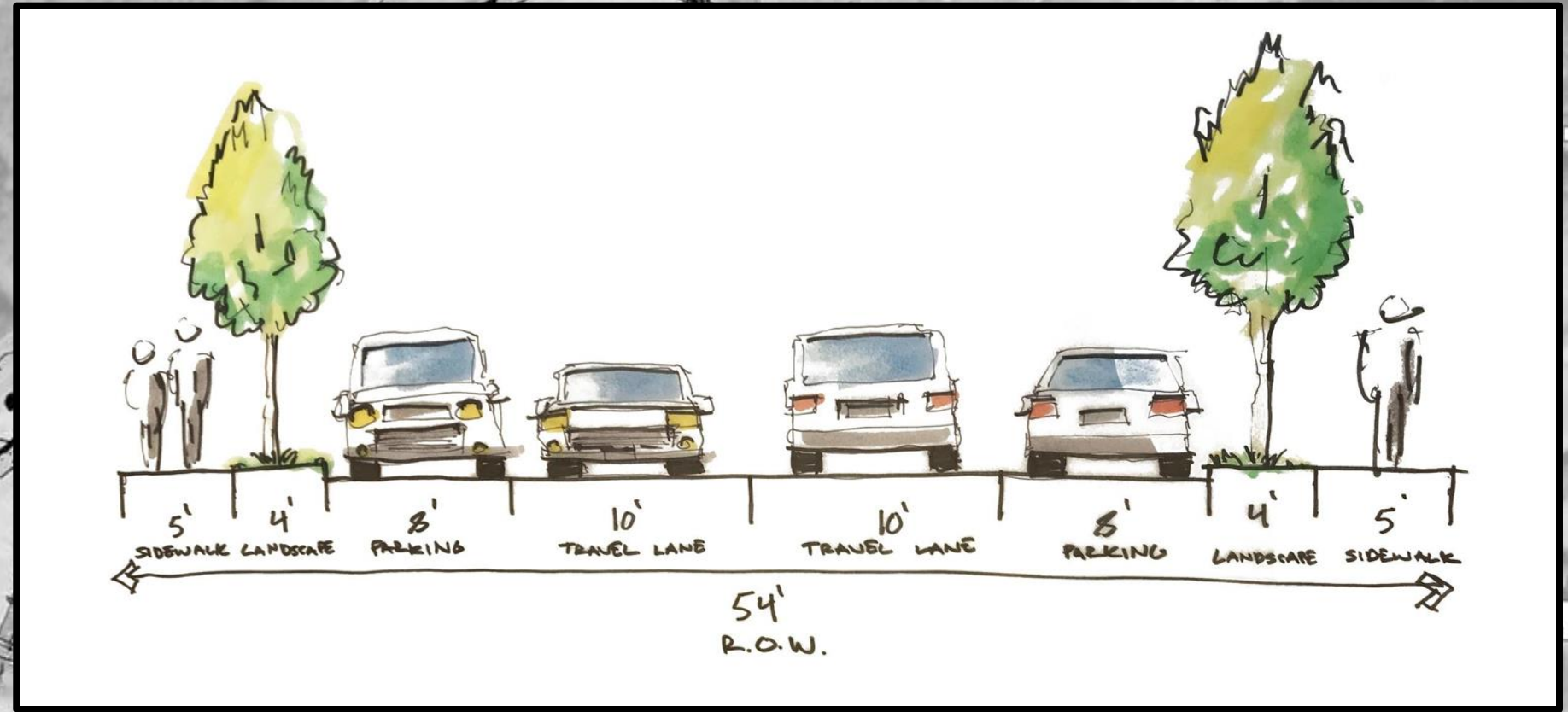


SPUR 104

ENSIGN

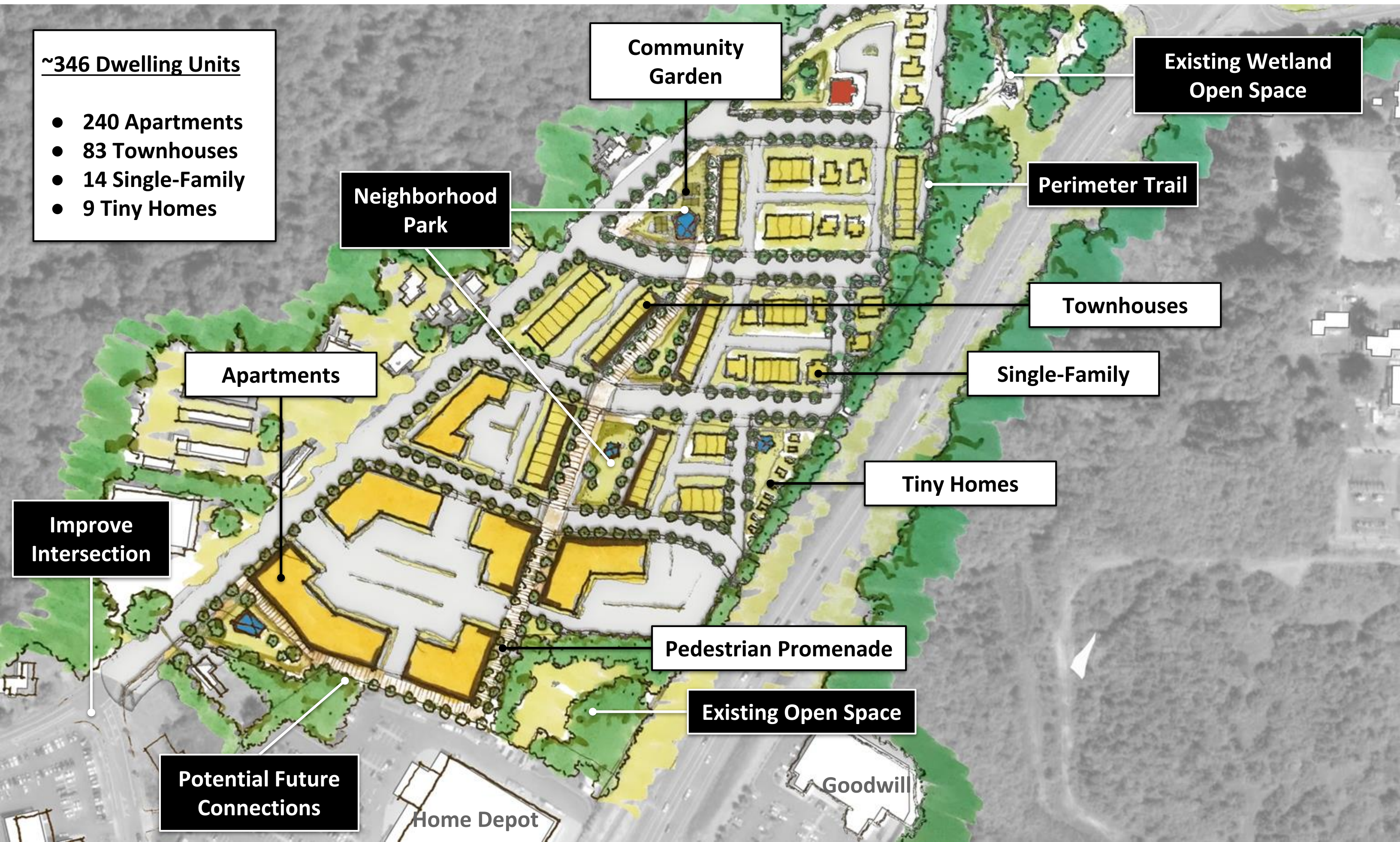


# C-MU SITE FRAMEWORK PLAN :: TYPICAL CROSS-SECTION





# C-MU SITE FRAMEWORK PLAN :: RESIDENTIAL CONCEPT



## ~346 Dwelling Units

- 240 Apartments
- 83 Townhouses
- 14 Single-Family
- 9 Tiny Homes

Community Garden

Existing Wetland Open Space

Neighborhood Park

Perimeter Trail

Townhouses

Apartments

Single-Family

Improve Intersection

Tiny Homes

Pedestrian Promenade

Existing Open Space

Potential Future Connections

Home Depot

Goodwill



# C-MU SITE FRAMEWORK PLAN :: SINGLE-FAMILY HOMES



Single-Family

Home Depot

Goodwill



# C-MU SITE FRAMEWORK PLAN :: SINGLE FAMILY HOMES

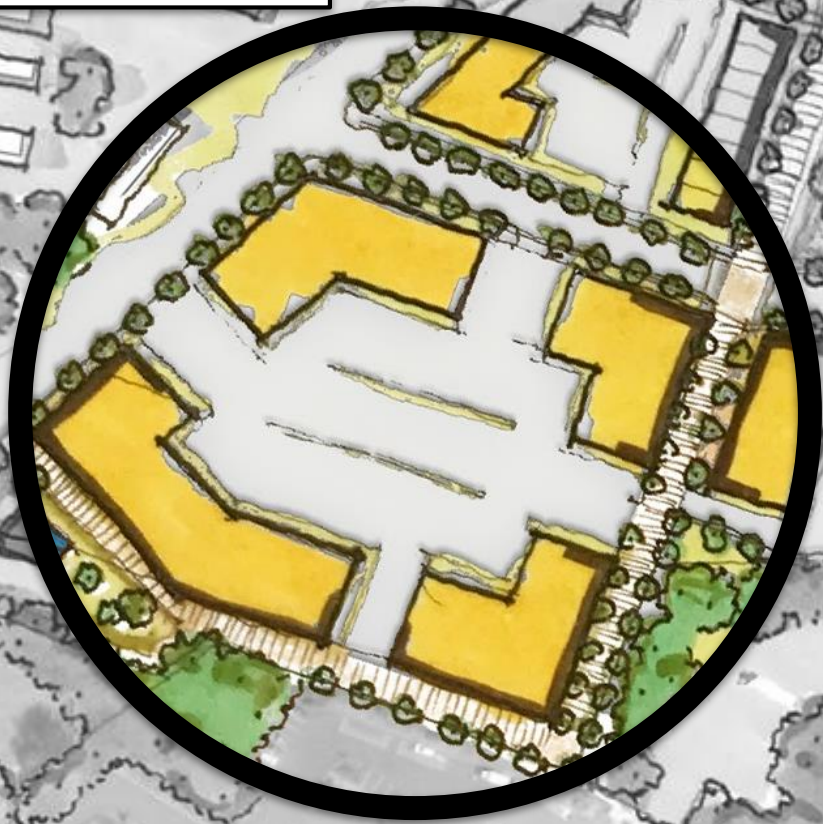




# C-MU SITE FRAMEWORK PLAN :: APARTMENTS



Apartments



Home Depot





# C-MU SITE FRAMEWORK PLAN :: APARTMENTS





# C-MU SITE FRAMEWORK PLAN :: TOWNHOUSES



Townhouses

Home Depot





# C-MU SITE FRAMEWORK PLAN :: TOWNHOUSES





# C-MU SITE FRAMEWORK PLAN :: TINY HOMES



Tiny Homes

Home Depot

Goodwill



# C-MU SITE FRAMEWORK PLAN :: TINY HOMES





# C-MU SITE FRAMEWORK PLAN :: COMMUNITY GARDEN

Community Garden



Home Depot

Goodwill

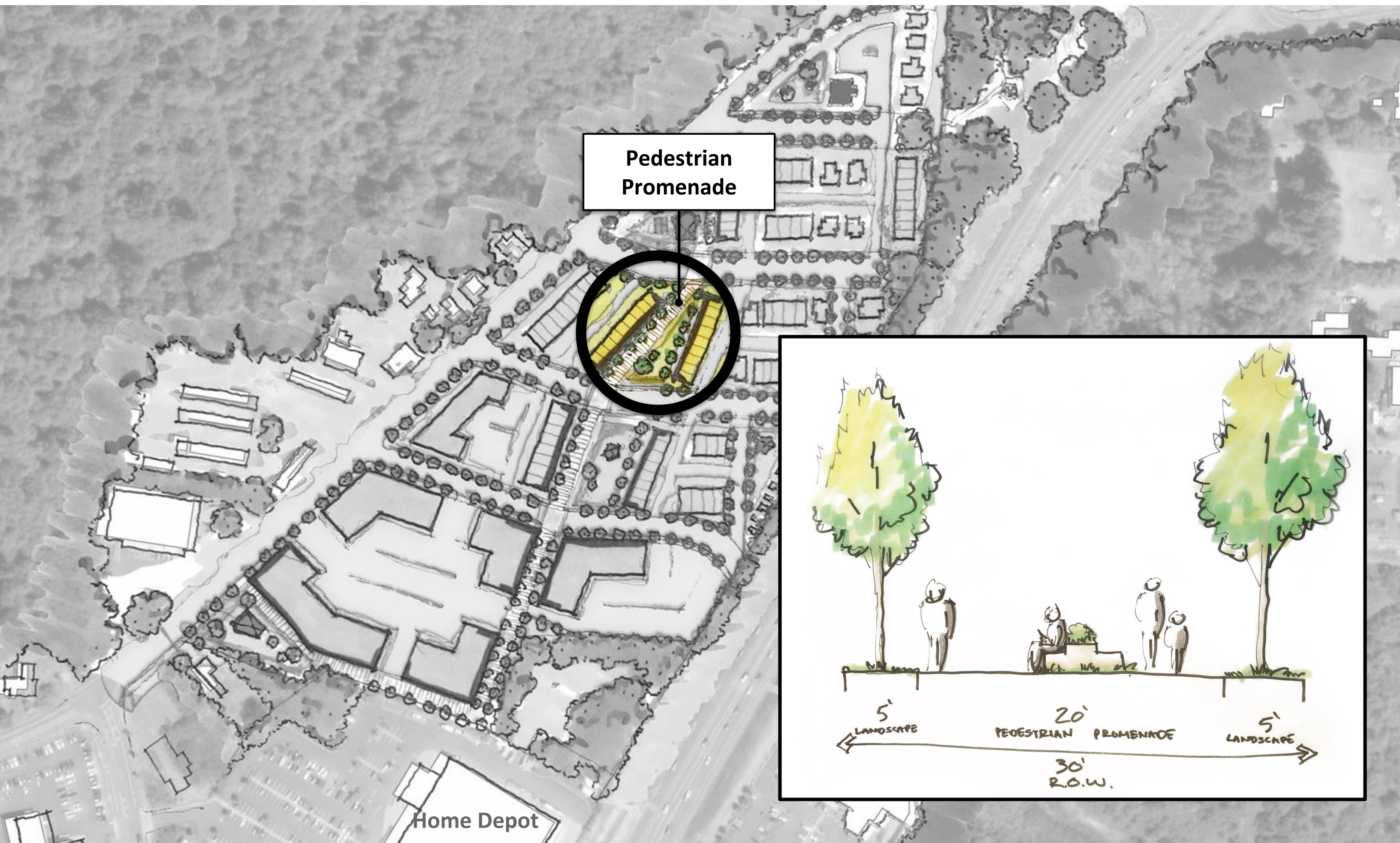


# C-MU SITE FRAMEWORK PLAN :: COMMUNITY GARDEN

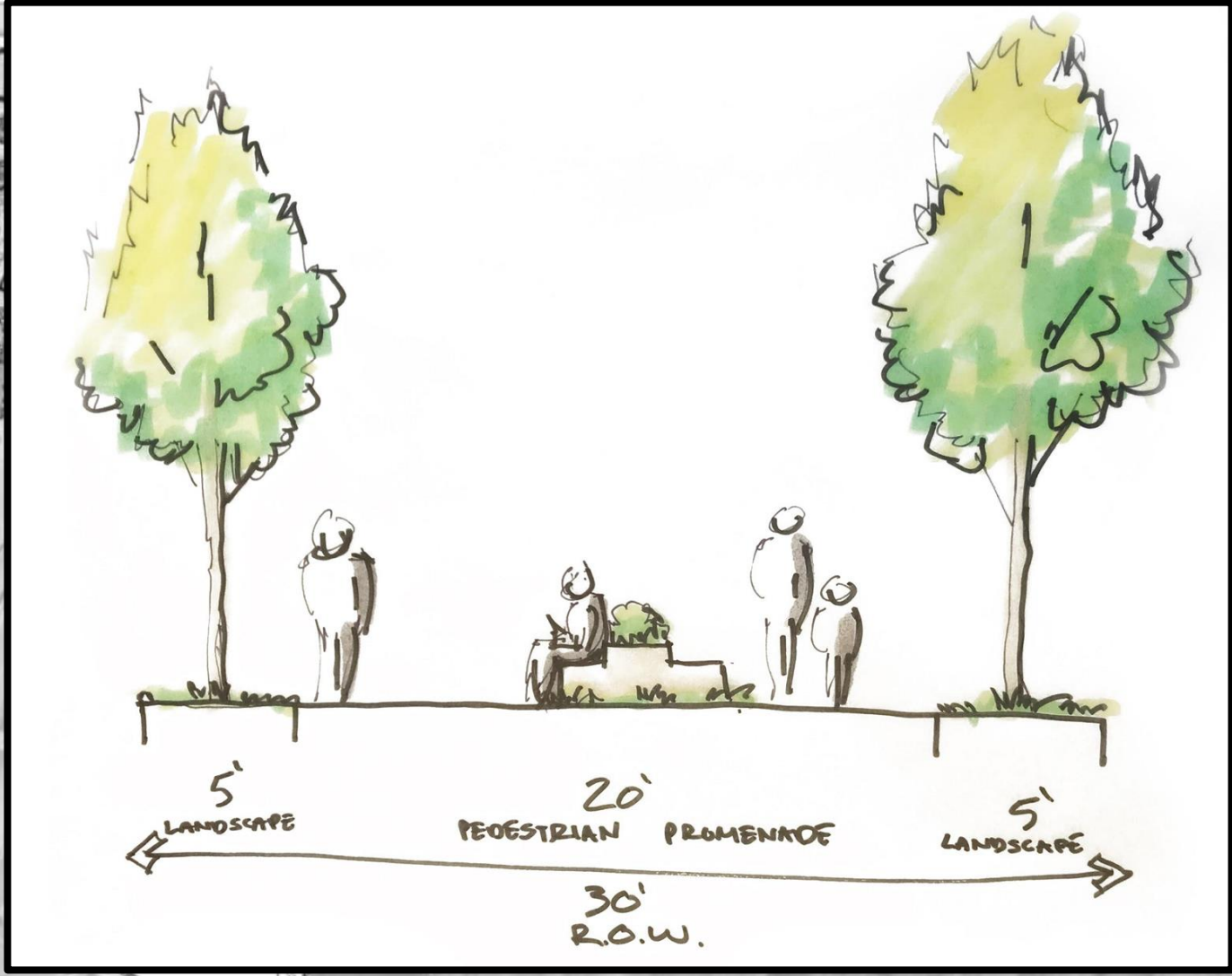
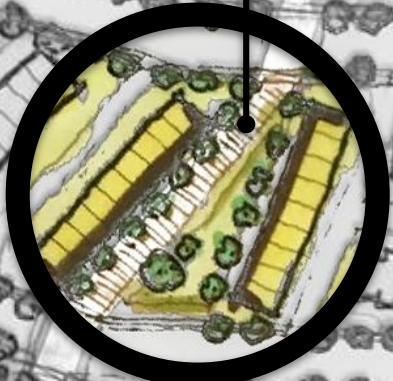




# C-MU SITE FRAMEWORK PLAN :: PEDESTRIAN PROMENADE



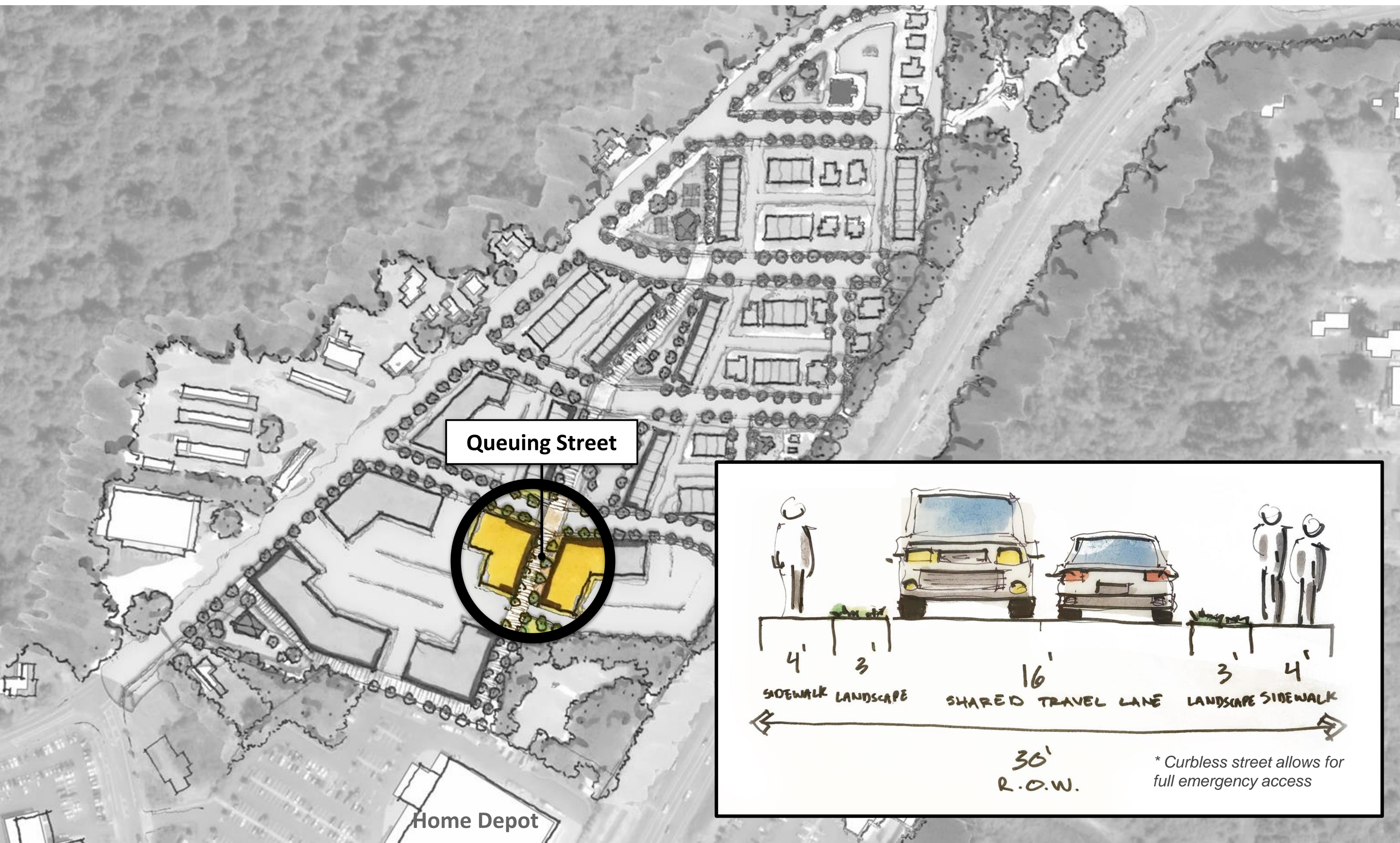
Pedestrian Promenade



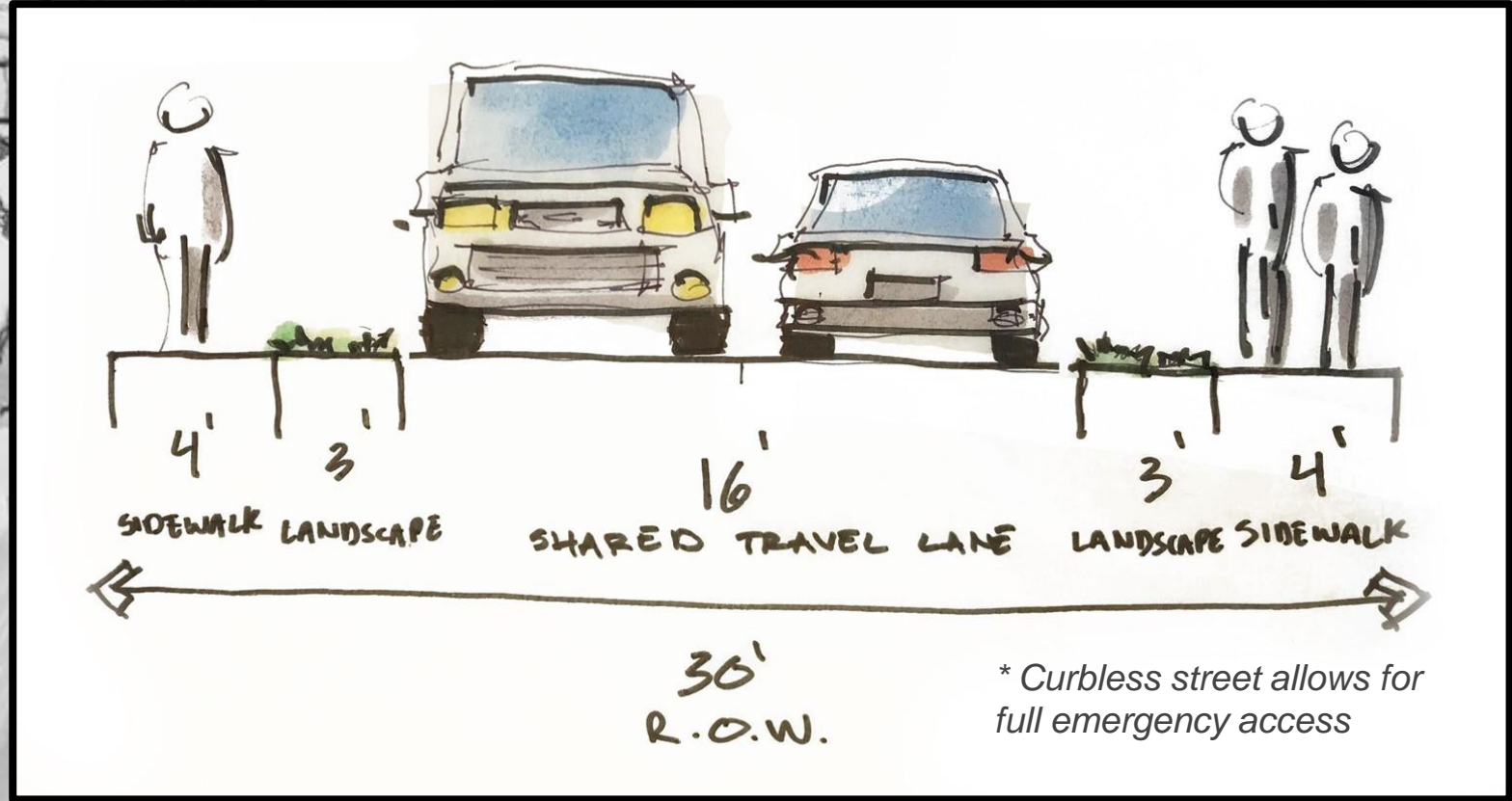
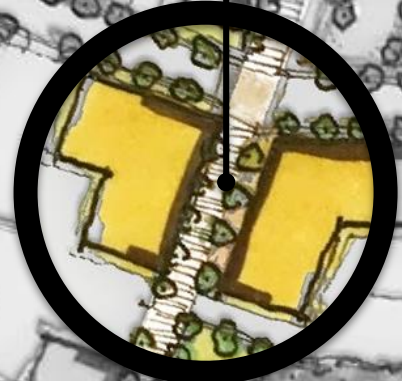
Home Depot



# C-MU SITE FRAMEWORK PLAN :: QUEUING STREET



Queuing Street



Home Depot



# C-MU SITE FRAMEWORK PLAN :: MIXED-USE CONCEPT

## ~318 Dwelling Units

- 14 Cottage Cluster
- 21 Single Family
- 15 Duplex/Triplex
- 28 Townhomes
- 240 Apartments

## ~32,800 SF Retail



Housing Above Office

Existing Wetland  
Open Space

Neighborhood Park

Perimeter Trail

Plaza

Housing Above Retail

Single-Family

Duplexes

Improve  
Intersection

Cottage Cluster

Existing Open Space

Potential Future  
Connections

Goodwill

Home Depot



# C-MU SITE FRAMEWORK PLAN :: HOUSING ABOVE RETAIL/OFFICE

Housing Above Office



Housing Above Retail





# C-MU SITE FRAMEWORK PLAN :: HOUSING ABOVE RETAIL/OFFICE





# C-MU SITE FRAMEWORK PLAN :: COTTAGE CLUSTER



Cottage Cluster



# C-MU SITE FRAMEWORK PLAN :: COTTAGE CLUSTER





# C-MU SITE FRAMEWORK PLAN :: DUPLEXES



Duplexes



# C-MU SITE FRAMEWORK PLAN :: DUPLEXES





# C-MU SITE FRAMEWORK PLAN :: FRAMEWORK RECOMMENDATIONS



- Provide clear development framework for all property owners
- Provide design guidance for various development typologies
- Utilize existing right-of-way (street) pattern
- Provide street standards that include sidewalks and street trees
- Improve the safety of Spur 104 with a continuous sidewalk, reduced speed, landscaping, and (future) crosswalks
- Improve the Ensign/Spur 104 intersection with a roundabout or 3-way stop
- Explore potential improvements for Hwy 101/Spur 104
- **Design for people first**



**Matthew Arnold**

Associate Principal

**Martin Glastra Van Loon**

Senior Urban Designer

**Spencer West**

Urban Designer

**Colin Roberts**

Urban Designer

**SERA**

338 NW 5th Avenue

Portland, OR

[www.seradesign.com](http://www.seradesign.com)

503.445.7372





# APPENDIX





# C-MU SITE FRAMEWORK PLAN :: CONTEXT DIAGRAM





# C-MU SITE FRAMEWORK PLAN :: DRAFT RESIDENTIAL CONCEPTS

## RESIDENTIAL

5/8/2019

### DEVELOPMENT SUMMARY

- MULTI-FAMILY: 250 UNITS
- SINGLE-FAMILY ATTACHED: 15 UNITS
- SINGLE-FAMILY DETACHED: 17 HOMES



## RESIDENTIAL NEIGHBORHOOD ALTERNATIVE

5/7/19

USING EXISTING STREETS

- LEGEND
- COMMERCIAL
  - SINGLE FAMILY
  - MULTI FAMILY
  - PARK
  - PARKING

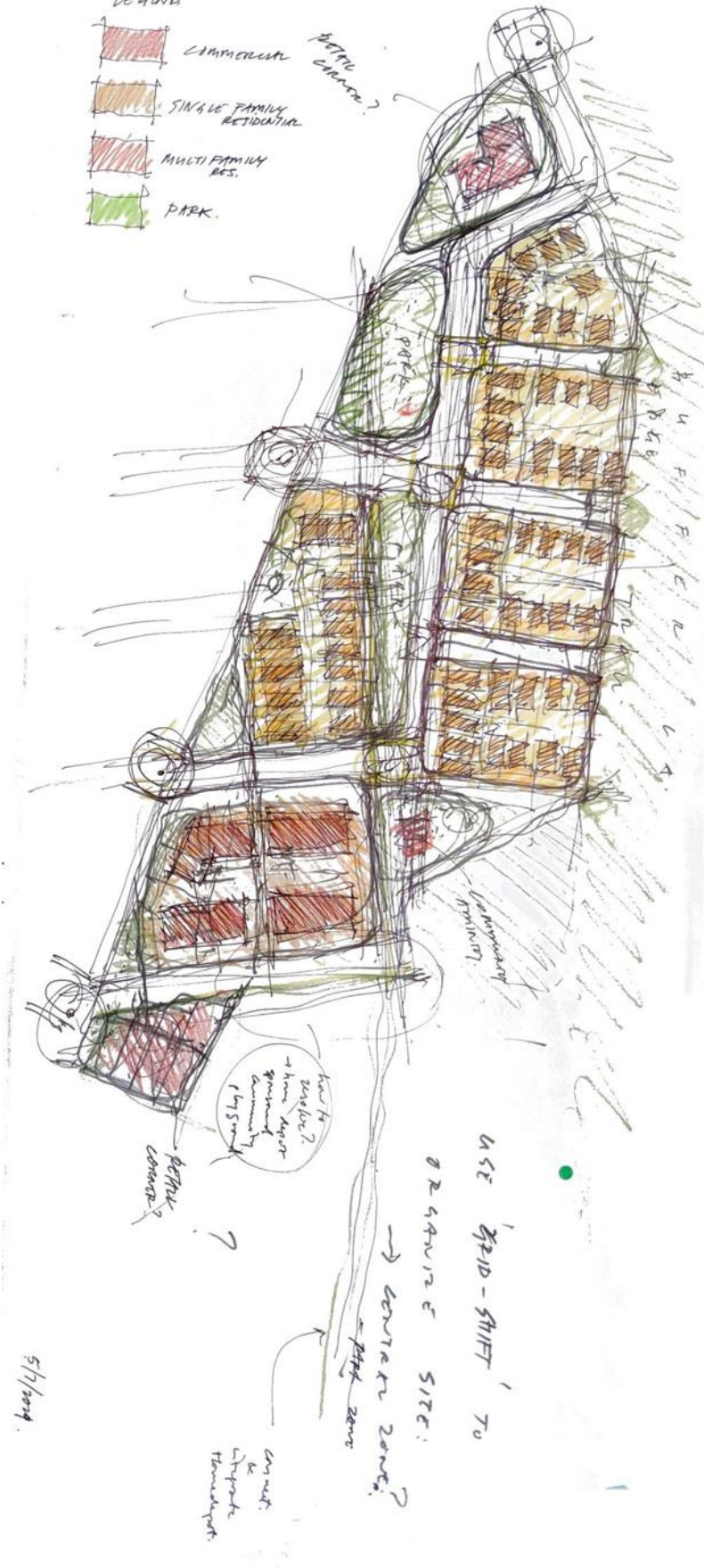


## RESIDENTIAL NEIGHBORHOOD ALTERNATIVE

5/7/19

'ALL NEW STREETS'

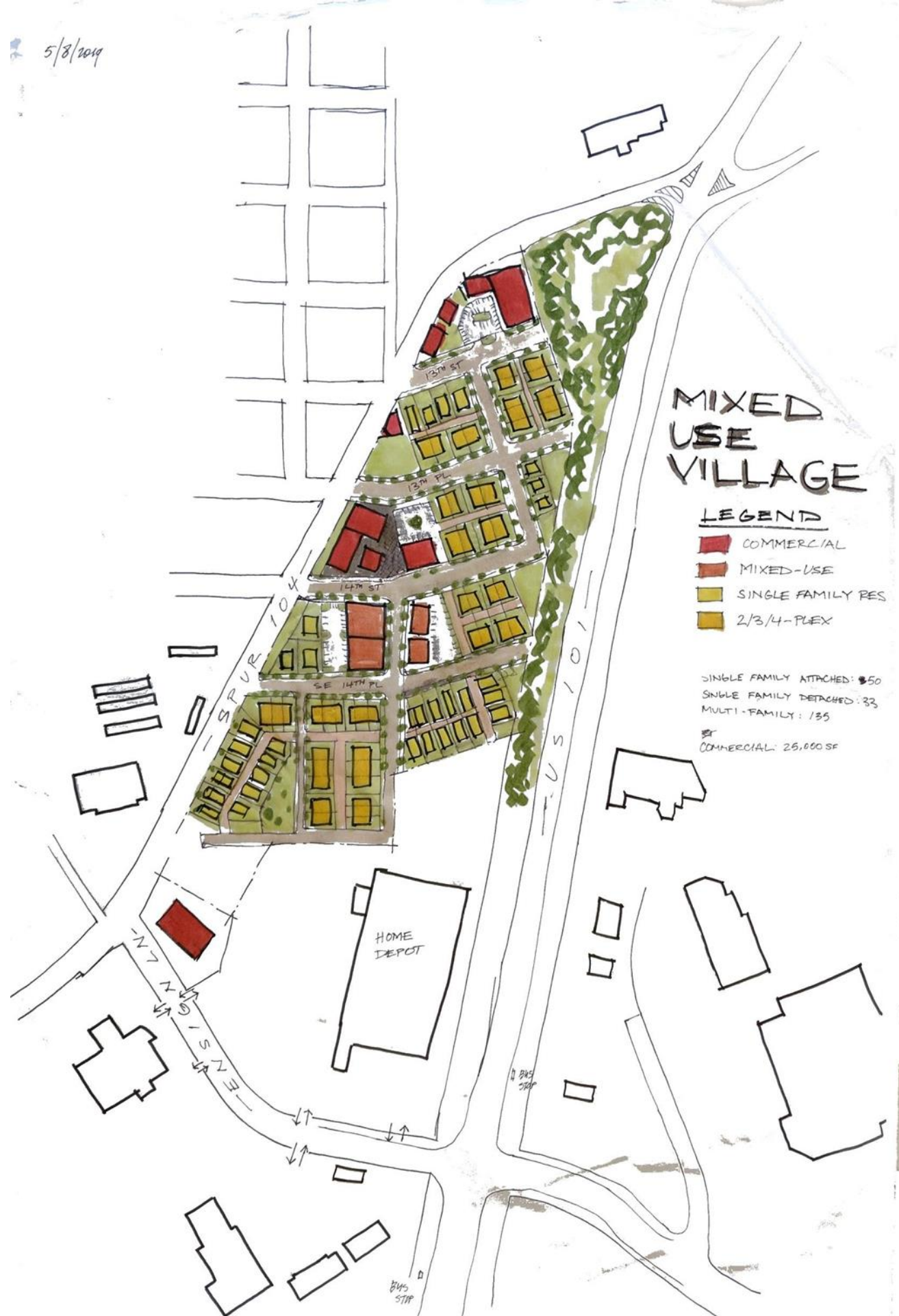
- LEGEND
- COMMERCIAL
  - SINGLE FAMILY RESIDENTIAL
  - MULTI FAMILY RES.
  - PARK



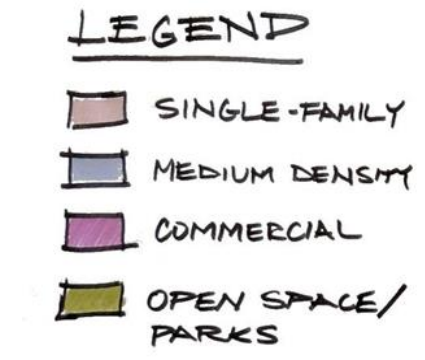


# C-MU SITE FRAMEWORK PLAN :: DRAFT MIXED-USE CONCEPTS

5/8/2019



## MIXED-USE VILLAGE





# C-MU SITE FRAMEWORK PLAN :: DRAFT MIXED-USE CONCEPTS

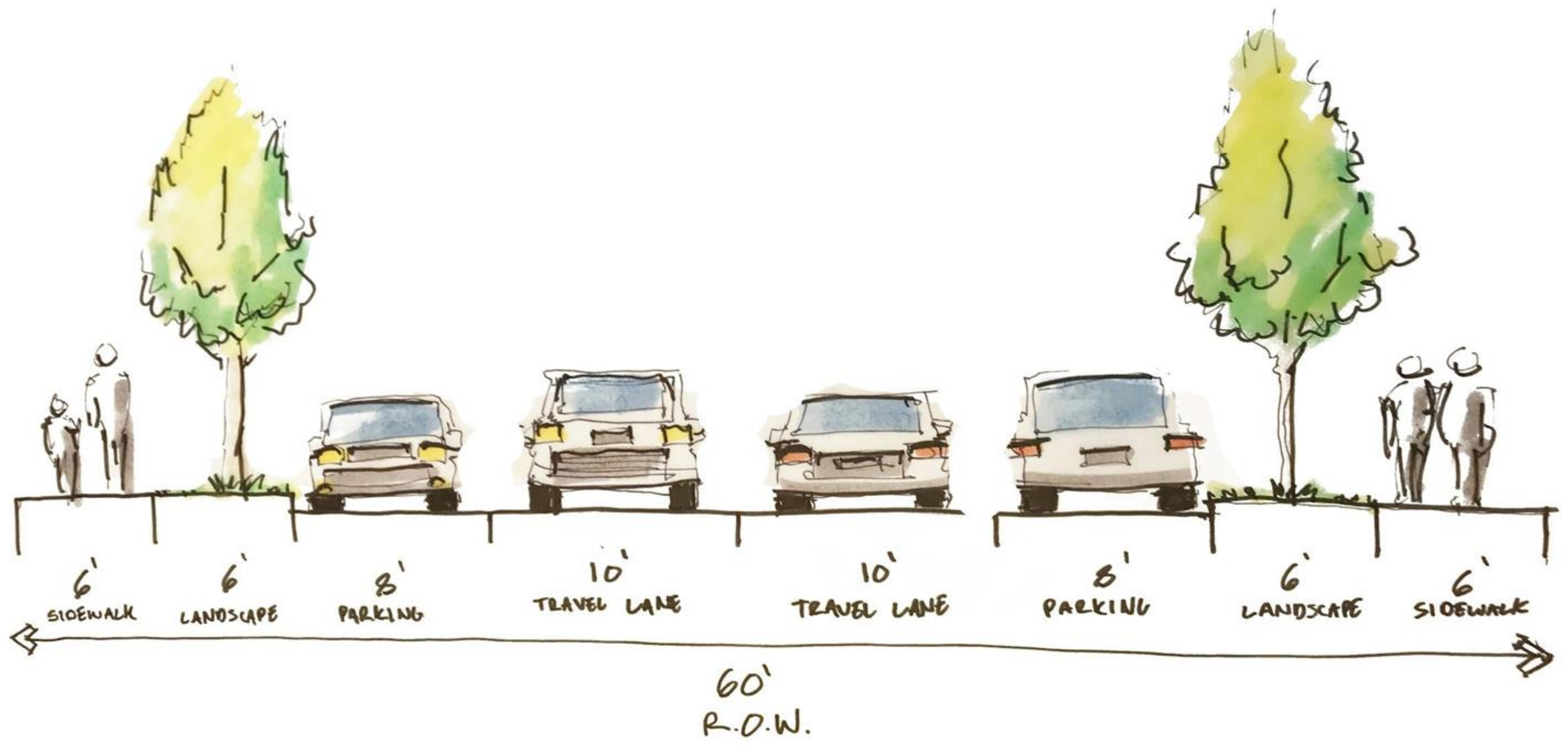








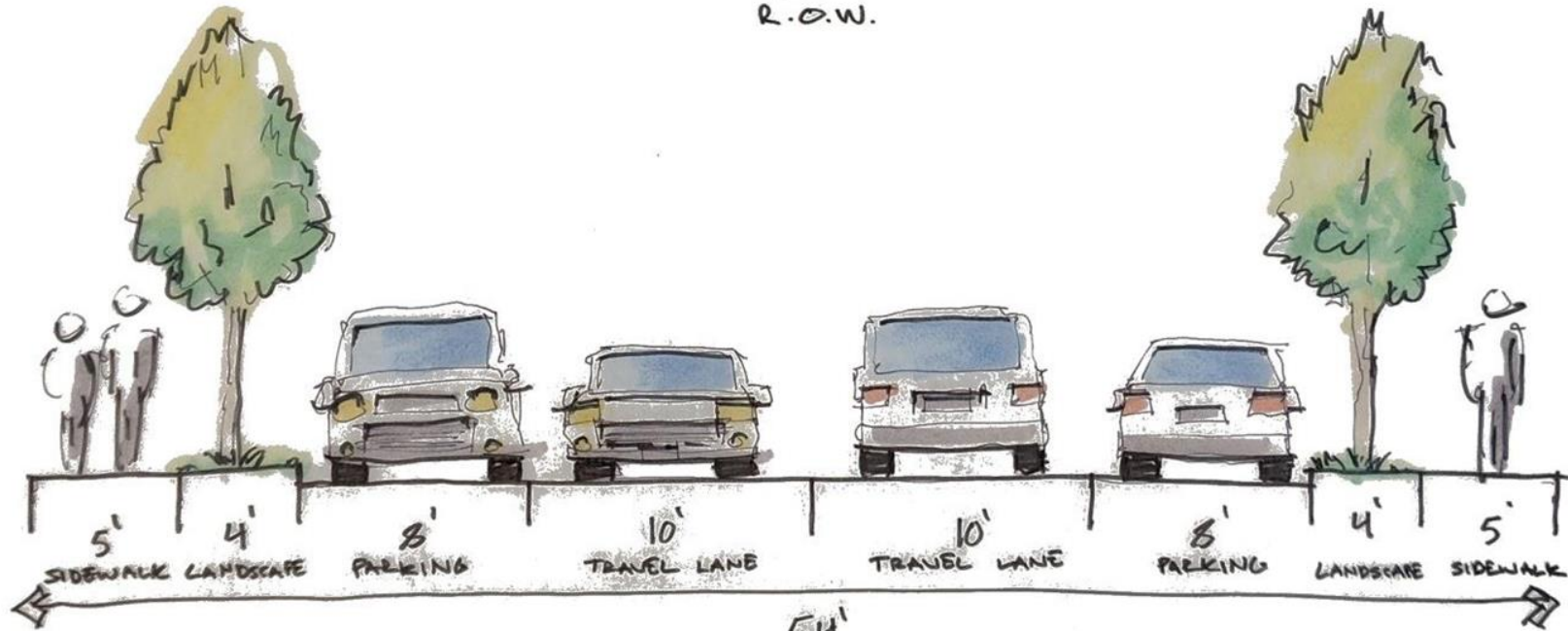
# C-MU SITE FRAMEWORK PLAN :: FULL 60' STREET TYPOLOGY





# C-MU SITE FRAMEWORK PLAN :: DRAFT STREET X-SECTION CONCEPTS

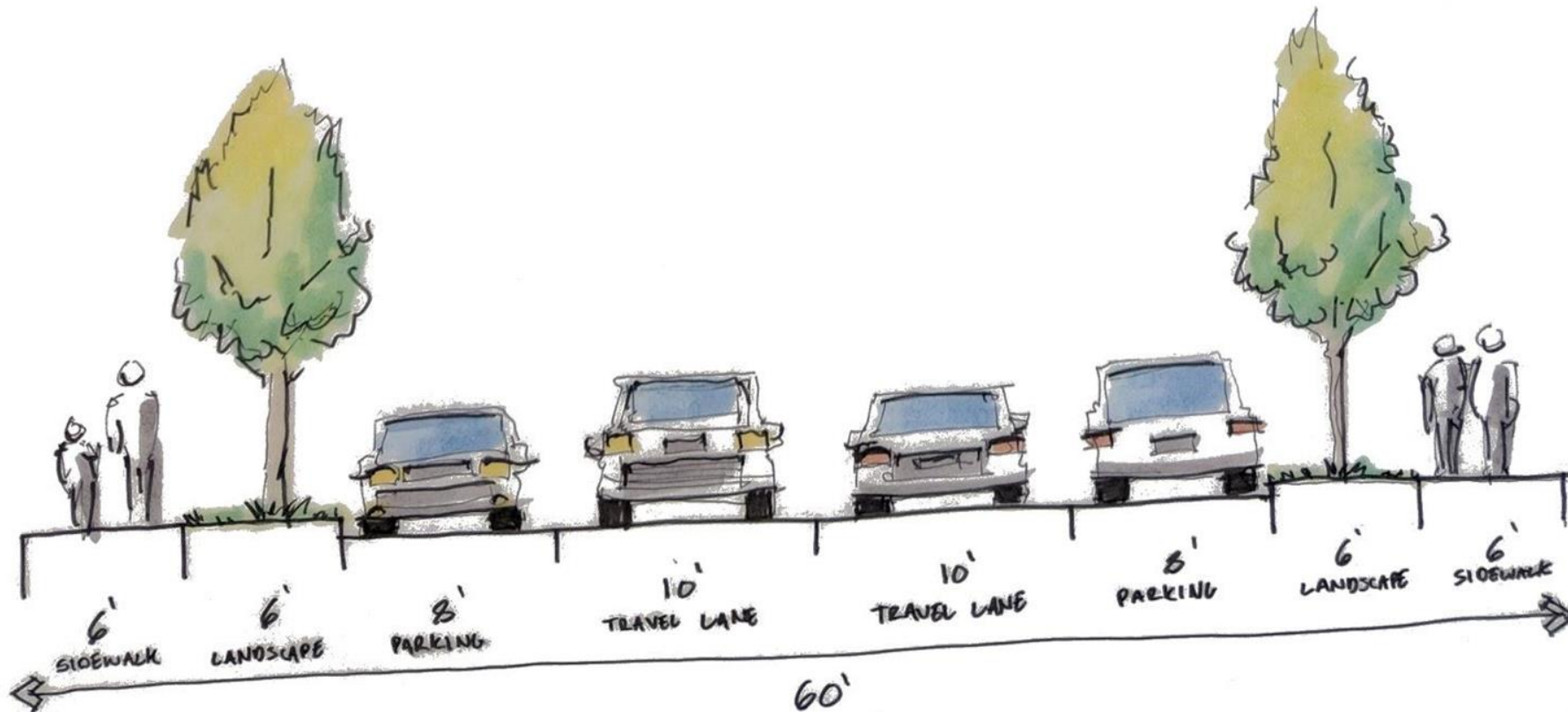
50  
R.O.W.



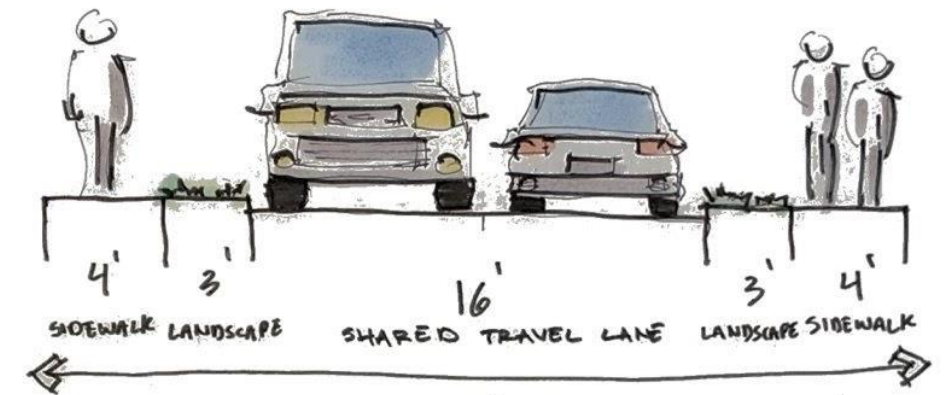
54'  
R.O.W.



20'  
PEDESTRIAN PROMENADE  
30'  
R.O.W.



60'  
R.O.W.



36'  
R.O.W.



# C-MU SITE FRAMEWORK PLAN :: MISSING MIDDLE HOUSING

