

AGENDA

WARRENTON URBAN RENEWAL AGENCY

May 28, 2024 – 6:00 P.M.

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

Public Meetings will also be audio and video live streamed. Go to <https://www.warrentonoregon.us/administration/page/public-meeting-zoom-access> for connection instructions.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 5.14.2024

4. BUSINESS

- A. Consideration of C&S Building Proposal
- B. Executive Director's Update on Significant Buildings

5. 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.

MINUTES
 Warrenton Urban Renewal Agency
 May 14, 2024
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 7:29 p.m.

Commissioners Present: Chair Henry Balensifer, Gerald Poe, Tom Dyer, and Paul Mitchell

Excused: Mark Baldwin

Staff Present: Executive Director Esther Moberg, City Planner Matthew Ellis, Fire Chief Brian Alsbury, and Secretary Dawne Shaw

CONSENT CALENDAR

A. Urban Renewal Agency Meeting Minutes – 4.23.2024

Commissioner Poe made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye

PUBLIC HEARINGS - None

BUSINESS ITEMS

Executive Director Esther Moberg discussed the City's purchase offer for the Post Office building at 99 N. Main Avenue. She noted this property is on the significant buildings list, as selected by the Urban Renewal Agency and the Urban Renewal Advisory Committee.

Commissioner Mitchell made the motion to approve the legal agreement and purchase of the property at 99 N. Main Avenue, pending inspection and clean title of the property. Motion was seconded and passed unanimously.

Poe – aye; Mitchell – aye; Balensifer – aye; Dyer – aye

There being no further business, Chair Balensifer adjourned the Urban Renewal Agency meeting at 7:32 p.m.

APPROVED:

ATTEST:

 Henry A. Balensifer III, Chair

 Dawne Shaw, Secretary



C&S BUILDING
WARRENTON OR

URBAN RENEWAL PLAN
LIKEWISE 05.09.24





SITE A



SITE B

EXISTING BUILDINGS



NORTH BUILDING



SOUTH BUILDING

EXISTING CONDITIONS

C&S BUILDING

Zoning

C-1 GENERAL-COMMERCIAL

Site by Plat A: 30,365 GSF / .7 Acres
 B: 20,993 GSF / .48 Acres

16.56.040 Development Standards

Density	Minimum lot size, commercial uses: none. Minimum lot width, commercial uses: none. Minimum lot depth, commercial uses: none.
Lot Coverage	Commercial uses, maximum lot coverage: none.
Setbacks	Front Yard: 15' Minimum;v Base Condition 10' Maximum for Commercial Buildings Side Yards: Commercial uses: none Rear Yard: Commercial uses: none
Building Heights	No building shall exceed a height of 45 feet above grade.
Design Standards	16.116.030 Architectural and Site Design Standards.
Landscaped Open Area	A minimum of 15% of the total lot area will be maintained as Landscaped open area.
Parking:	16.128.030 Vehicle Parking Standards. 16.128.040 Bicycle Parking Requirements.
Allowable Uses:	<ol style="list-style-type: none">1. Personal and business service establishments2. Professional, financial, business and medical offices.3. Retail business establishments.4. Amusement enterprises5. Technical, professional, vocational and business schools.6. Membership organizations7. Eating and drinking establishments, - Including food carts and food pods.8. Hotel, motel or other tourist accommodation9. Automobile sales, and/or service and parts establishment.10. Boat and marine equipment sales, service or repair facilities.11. Building material sales yard.12. Government buildings and uses.13. Transportation facilities and improvements RE 16.20.040.14. Dredge material disposal (DMD)15. Community garden(s) (see definitions).16. Hospital, medical offices, sanitarium, rest home, nursing or Convalescent home.17. Congregate care or assisted living facility.18. Public utilities, including pipelines, cables, and utility crossings - No structures.19. Commercial uses with a residential use(s) [apartment(s)] located either or behind the commercial use20. Homestay lodging subject to the standards in Chapter 8.24.

Programming

Food Pod

Assorted Food Carts and/or Trucks located under covered area
Covered Seating Area
Fire Pit
Outdoor seating
Event area with stage and utilities

Beverage Bar and Commissary kitchen

Food and Beverage Bar providing various services
Retail Bottle shop Seating areas for food service and gathering for different sized groups
Commissary kitchen preparation areas
Cold storage
Dry storage
Restrooms

Retail Market

Vendor Stalls - Retail maker products and services
Gallery area - Flexible gallery for local art and product displays
Game area - Dedicated space for group games and activities

Event Rooms

Separated event room with service counter
Opens into main dining area
Designed to host a range of events from public community groups to private celebrations

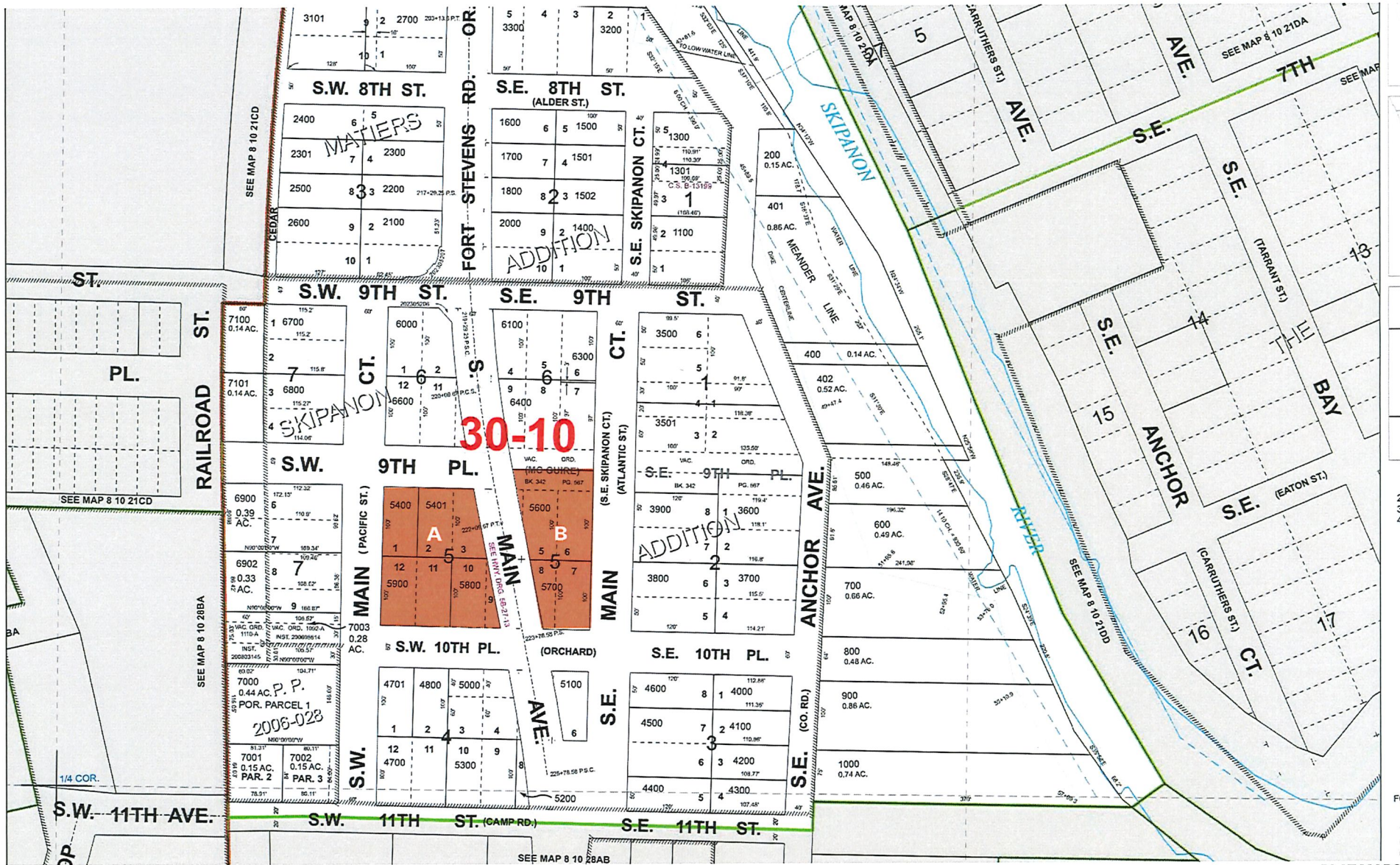
Parking

32 Spaces Provided as dedicated West parking - included vacated street (+11)
45 Spaces Provided as overflow East parking reconfigured as sites develop

Food Service: 1 space / 4seats or 100sf
General Retail - Market: 1 space / 350gsf
Multi-Tenant Commercial Center: 1 space / 1000glsf
Event space: 1 space / 4seats or 100sf

Accessory

Dance Hall: 1 space / 300sf
Retail: 1 space / 350sf
Office: 1 space / 450sf



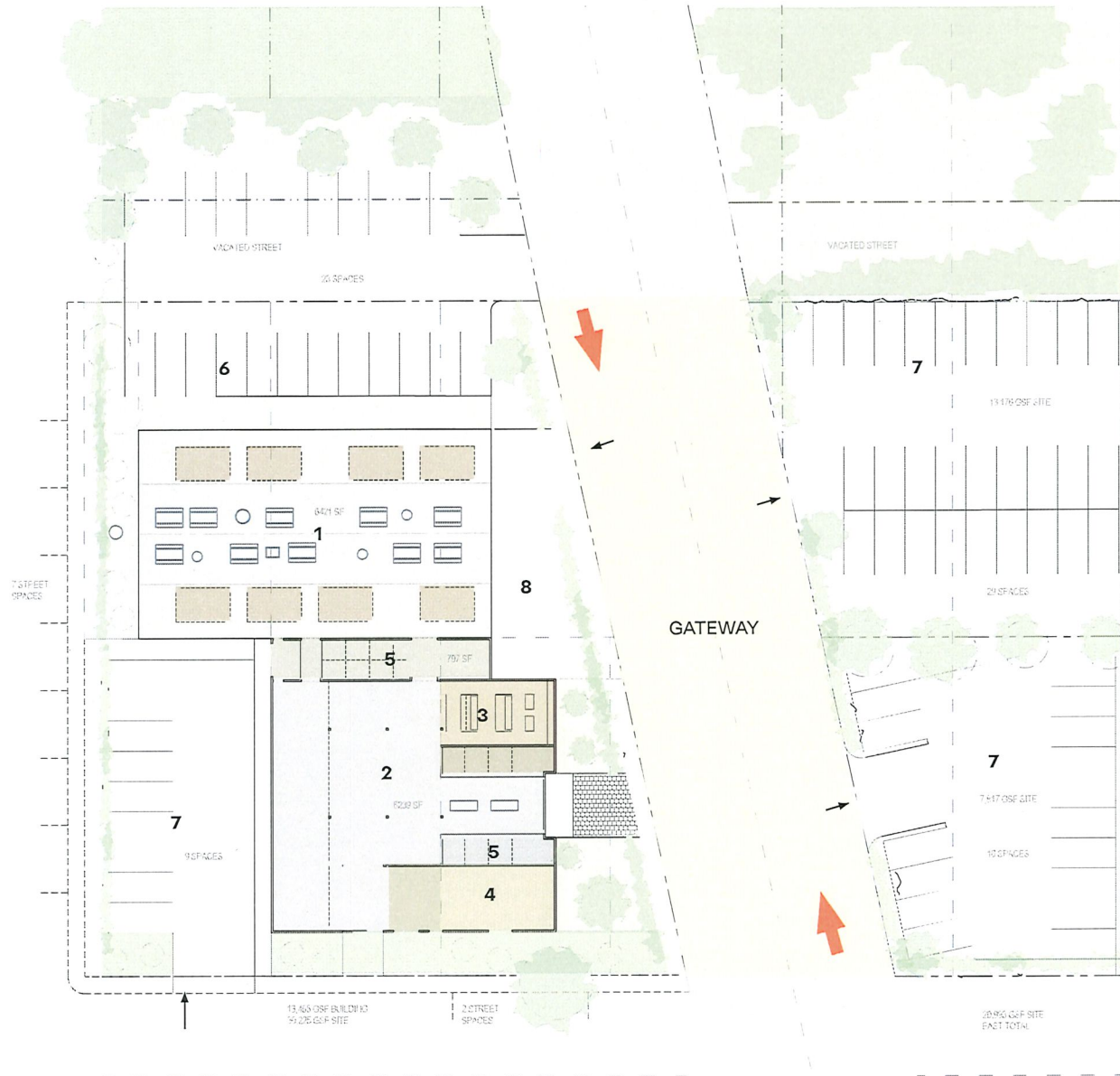
PLAT MAPS



- 1 Covered Food Carts and Seating
- 2 Market Hall
- 3 Service Bar
- 4 Event Room
- 5 Restrooms / Utility / Storage
- 6 Exterior event space / Landscaping
- 7 Parking: 36-41 Spaces
- 8 Loading
- 9 Covered Event Area
ALT New Commercial Building

Alternate Parking Schemes for separating sites will require clarifications for street parking that is currently being used for the existing site.

PREVIOUS SITE PLAN



- 1 Covered Food Carts and Seating
- 2 Market Hall / Retail / Gallery
- 3 Service Bar / Commissary Kitchen - Storage
- 4 Event Room
- 5 Restrooms / Utility / Storage
- 6 Exterior event space / Landscaping
- 7 Parking: 36-41 Spaces
- 8 Loading

Alternate Parking Schemes for separating sites will require clarifications for street parking that is currently being used for the existing site.

SITE PLAN

VISION AND APPROACH

GATEWAY MARKET

The C&S Market will be a new South bound commercial anchor and community destination for Warrenton. The project will renew and adapt the existing industrial contracting sales and storage buildings into a covered food pod area, market hall with a service bar, and separated event room supporting groups up to 50 people. The project includes an array of supporting amenity spaces with covered seating areas, fire pits, exterior landscaped seating areas and event spaces.

The site will be developed to maximize the use of the existing structures, to provide extensive covered gathering spaces that extend into landscaping throughout the site allowing families, friends, and travelers to gather, eat, and relax. The landscaping will provide shading and screening for neighboring properties and traffic mitigation along the road. Situated across both sides of South Main Avenue, the site can serve as a way-post and gateway for the commercial district to the North.

Conceptual Branding:

Gateway Market

C&S Station

Waypost

Dusk



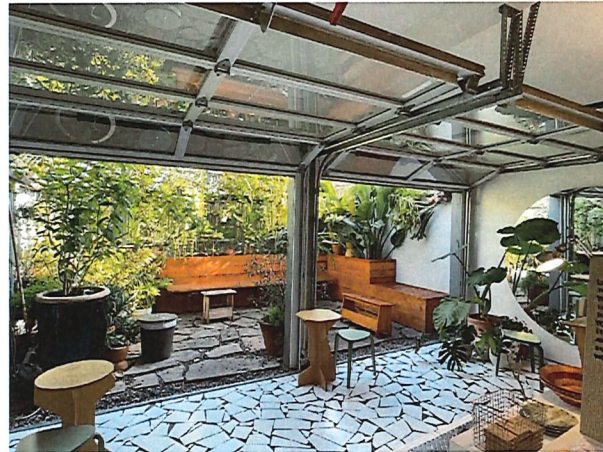
FOOD CART SPACES



DINING AREAS AND SERVICE BAR



EVENT SPACES AND MEETING ROOMS



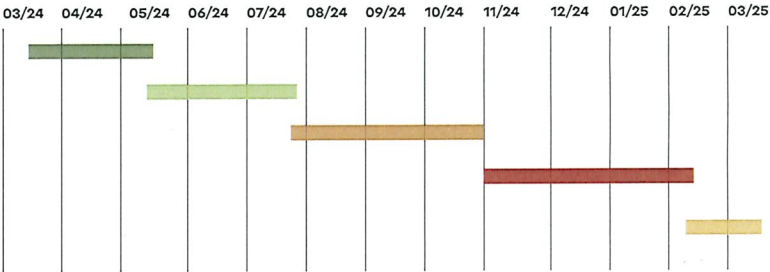
SITE AND BUILDING LANDSCAPING

RENEWAL PLAN

Approach

The approach to renewing the C&S Market will focus on essential repairs to the exposed structure, waterproofing of the roof structure and conditioned envelope, and a unification of the existing buildings through materials, systems updates and finishes. The great value of the existing building is the extensive covered area afforded by long spanning joist structures, high ceilings, and unobstructed floor areas. These conditions are optimal for flexible market hall spaces and provide an unparalleled local amenity for covered year-round market spaces and seating areas. The project will be developed through a series of progressive phases allowing for the design and repositioning of the structures and site plans.

Phase A: Due Diligence / Feasibility / Schematic Design	9 Weeks	03/18/24
Phase B: Design Development / City Coordination / Pre-Con Consulting	8 Weeks	05/17/24
Phase C: Permitting / Construction Documents / Mobilization	10 Weeks	07/29/24
Phase D: Construction - Selective Demolition / Primary Structure - Envelope - Site Dev	13 Weeks	10/30/24
- Interiors / Tenant Improvements / Landscaping	16 Weeks	02/21/25
Phase E: Procurement / Commissioning / Opening - Base Tenants	4 Weeks	03/21/25



RENEWAL PLAN

Approach

The Market can be seen as two tenant buildings, each with their unique features, utility configurations, and revenue potential. The focus of the renovation will be maximizing the value of leasable spaces to provide quality amenities that will promote longer leases and better experiences for the community.

Required Updates

- Primary Structural Repairs

Includes replacing damaged sections of primary structure and providing additional bracing and strapping as required per code

Damaged Primary TJI joists and bracing
Non complying strapping and shear elements
Water damaged and missing sheathing
Water damaged post and sill plates

- Roof Replacement and Repair

The roof is in significant disrepair and is in need of extensive sheathing replacement and new roofing membrane and paneling across the entire structure

New Roofing panels and membrane roofing and flashings
New sheathing and WRB at roof

- Envelope Repair and Upgrades

The building envelope is in disrepair from deferred maintenance and lack of continuity of weather barriers and membranes. Primary windows and doors will have to be replaced to meet code requirements for life safety and security. Existing roll up doors and windows will be reused if possible. The intent of the North warehouse structure is to remove all dilapidated and unneeded siding to open the structure as much as possible for access and egress.

New sheathing for entire south building for code compliance of conditioned space
New WRB for south building
New exterior siding

- MEP Updates

The project will require MEP upgrades for power, mechanical systems and plumbing at it is assumed the existing facilities will not meet current code requirements for occupancy. Existing restrooms will need to be demolished to connection points and refurbished with new framing, finishes and fixtures. Mechanical systems will be design build based on final tenant incorporation.

New electrical routing updating all non complying code elements
New plumbing routing to required restrooms and commissary kitchen

- Site Development

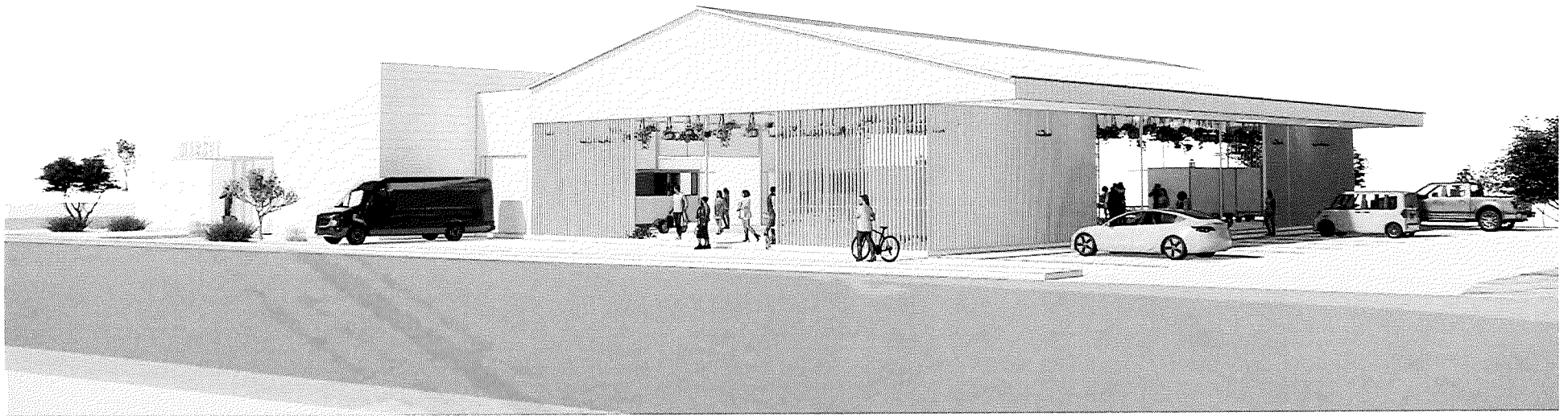
The majority of the site and adjacent streets are largely undeveloped. The project will provide new utility and power locations for cart and market areas, new landscaping for exterior amenity areas, and previous paved parking areas meeting parking and stormwater requirements

Site development routing of electrical and plumbing utilities for carts
Grease collection station and trash room development
Parking surface updates
Landscaping

Based on the assessed state of the building, the essential repairs to preserve the buildings basic integrity and usability will be in the range of \$540k - 810k, or between \$40-60/sf. We are working with Structural engineers and Construction consultants to gain more specific information identifying required and elective updates.

		MONTHLY	ANNUAL	
BUILDING				NORTH BUILDING / WARE-
	\$675,000	6 CARTS \$6,000	\$72,000	
	\$540,000			
RENOVATIONS	\$300,000	\$5,200	\$62,400	SOUTH BUILDING
DEAL	\$25,000			

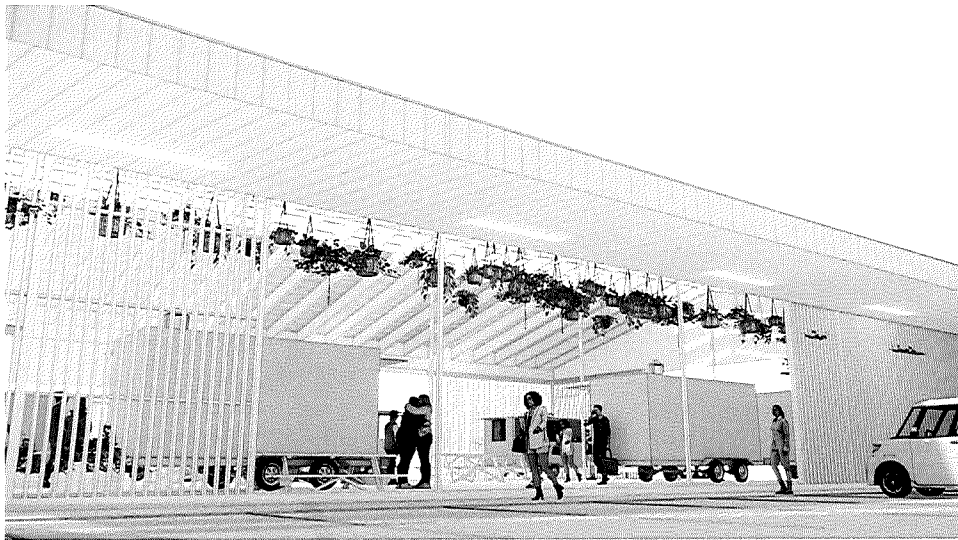
BUDGET AND SCHEDULE
FINANCIALS



ADAPTIVE REUSE



ADAPTIVE REUSE



ADAPTIVE REUSE