St. Helens Waterfront Area-Wide Plan

Waterfront Advisory Committee
March 29, 2016

AGENDA

1. Welcome
2. Present & Review Framework Plan Alternatives
3. Discuss Public Event
4. Meeting Close-out

Ground Rules

- Listen carefully and prepare for meetings.
- Keep an open mind and let curiosity reign.
- Critique issues, not people or organizations.
- Respect the views of others.
- Speak honestly and openly.
- Recognize that questions can go unresolved.
- Allow everyone to speak without dominating the conversation.
- Take responsibility for the success of the meeting and the Committee's decisions.
- Do not ask to revisit a previous decision unless a majority of members present agree.

ST. HELENS AREA-WIDE PLAN TIMELINE*

*SUBJECT TO CHANGE

Master Planning Process

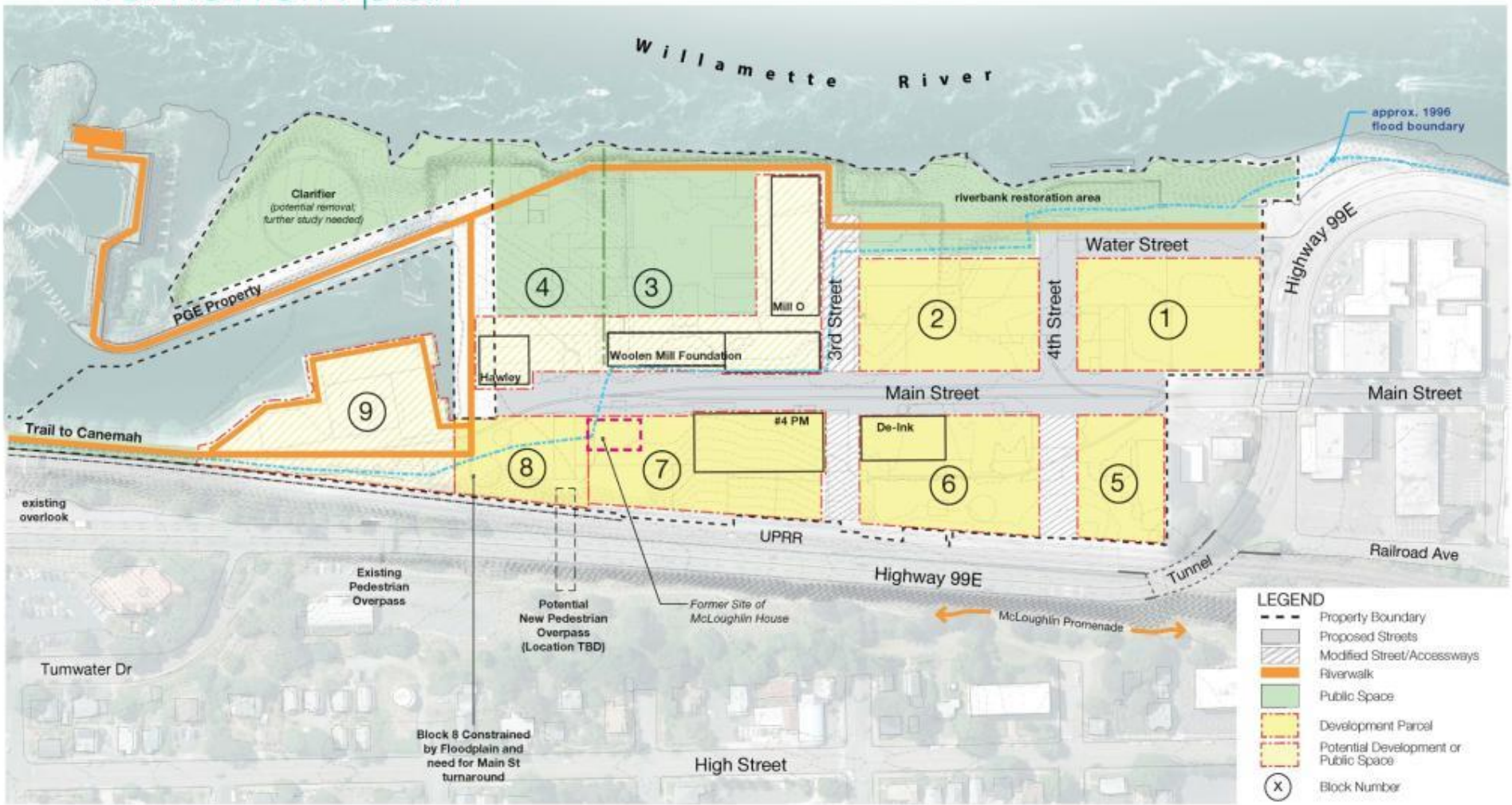
Area-Wide Program

- Identify and implement interim uses
- Location of developable parcels; building massing
- Streets and infrastructure
- Open space, public areas, waterfront amenities
- Connectivity with surrounding districts and Highway 30
- Preliminary cost estimate for infrastructure improvements
- Implementation strategy

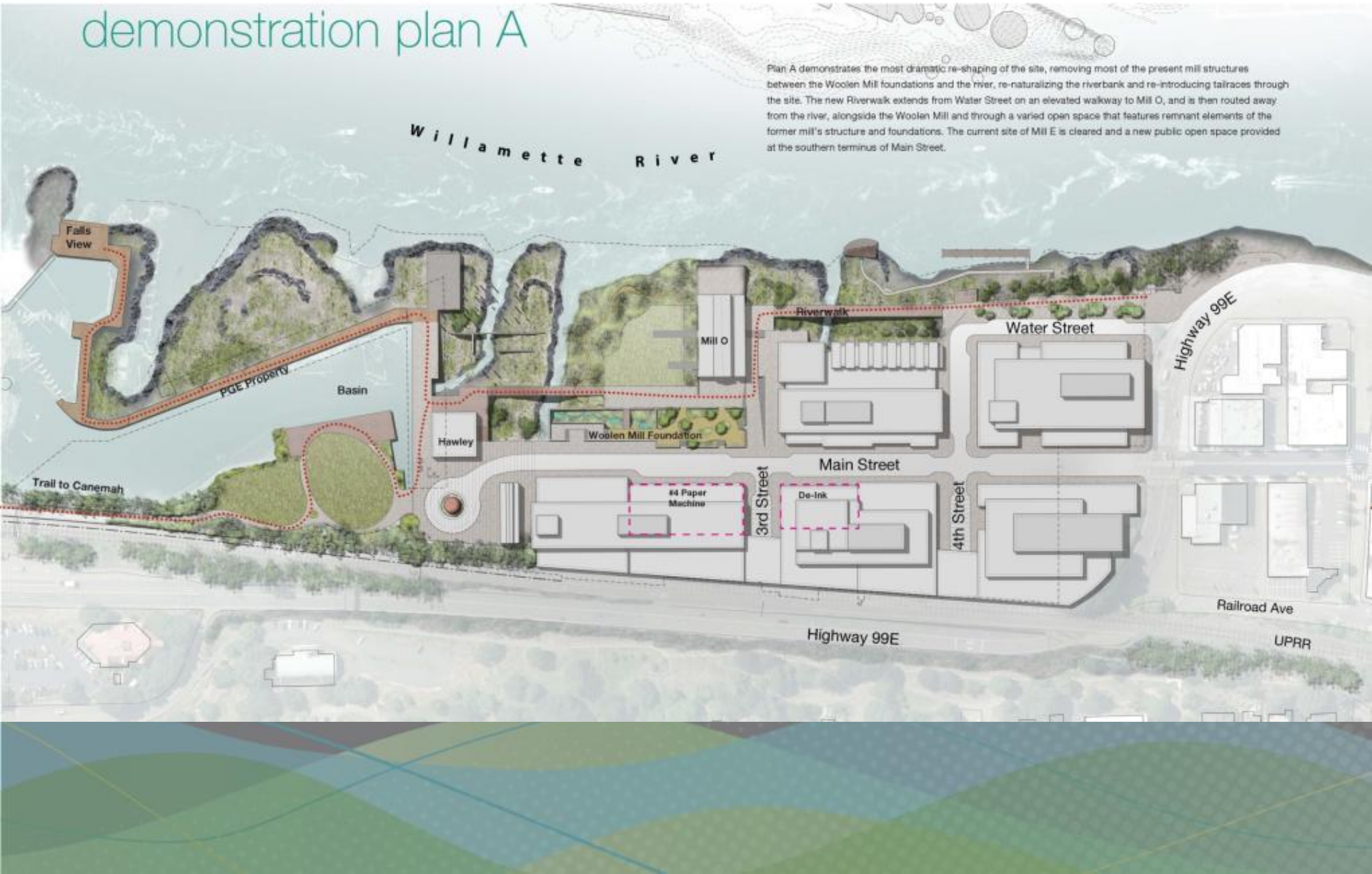
1. Gather public input through two community meetings and an Advisory Committee
2. Assess the existing conditions of the sites and Planning Area
3. Create a site-specific redevelopment assessment and framework plan
4. Create an area-wide implementation strategy to assist in cleanup and redevelopment

Outcomes of the AWP

framework plan



Outcomes of the AWP



Framework Plan Purpose

- Create a flexible framework for development that:
  - Articulates community vision
  - Increases certainty about:
    - Transportation connections needed
    - Suitable uses for the area
    - Open space considerations
    - Options for funding infrastructure and development

- Framework is used to:
  - Inform zoning and code
  - Support conversations with developers and future negotiations

Framework Plan Alternatives

1. Overview of planning exercise
2. Overview of economic and marina feasibility considerations
3. Framework scenarios, demonstration plans and precedent images
4. Committee Feedback
5. Review suggested alterations

Planning Exercise

SITE CONTEXT

ST. HELENS WATERFRONT REDEVELOPMENT FRAMEWORK PLAN

MARCH 29, 2010

MAUL FOSTER ALONGI
ECONORTHWEST
WALKER MACY

MUSEUM/CIVIC

BREWERY/ENTERTAINMENT
production/retail

DESTINATION DINING

LODGING

LIGHT INDUSTRIAL
flexible space for small manufacturing, etc.

MIXED USE BUILDING
47 units above ground floor commercial

MULTI-FAMILY
72 units

TOWNHOMES
16 units

WALK-UP APTS
20 units

RETAIL

P

COLUMBIA RIVER

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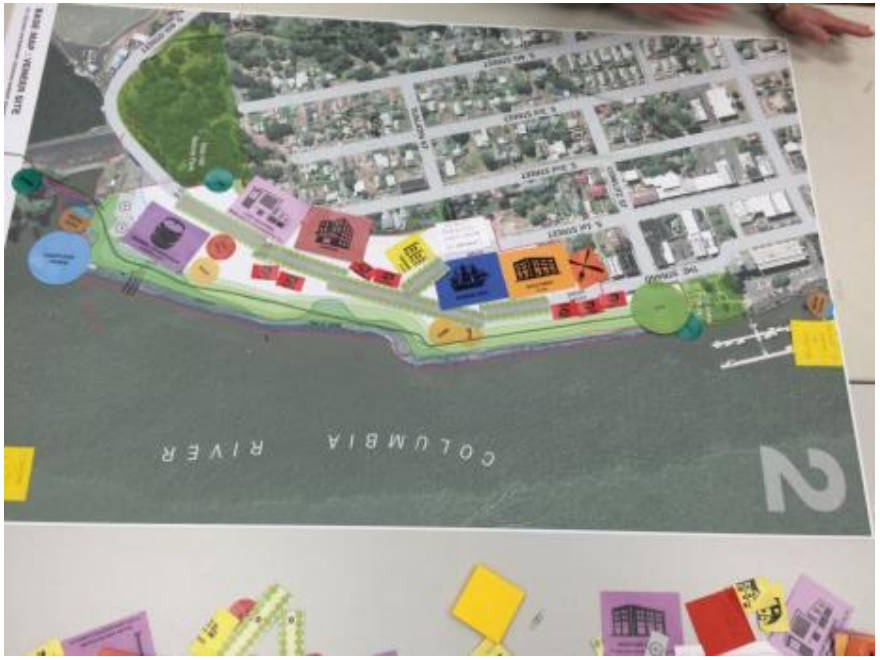
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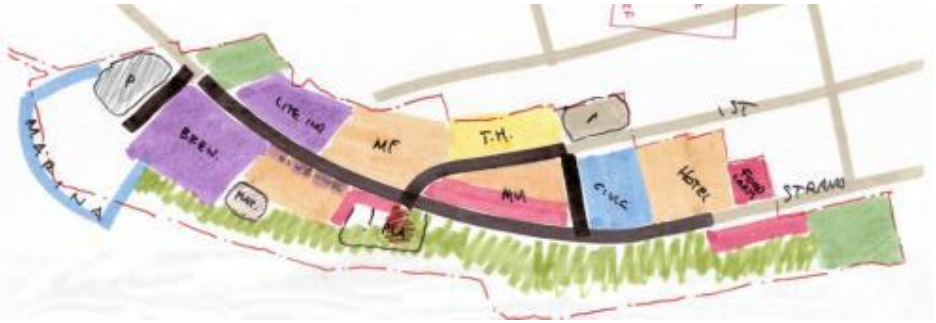
MARINA
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LITE IND
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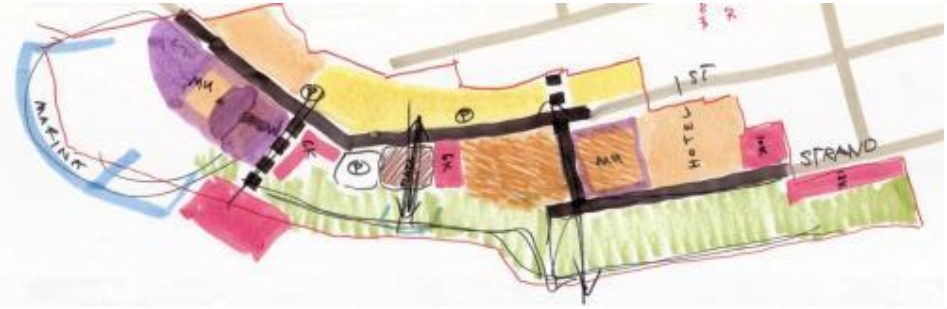
CIVIC
HOTEL
STRAND
1ST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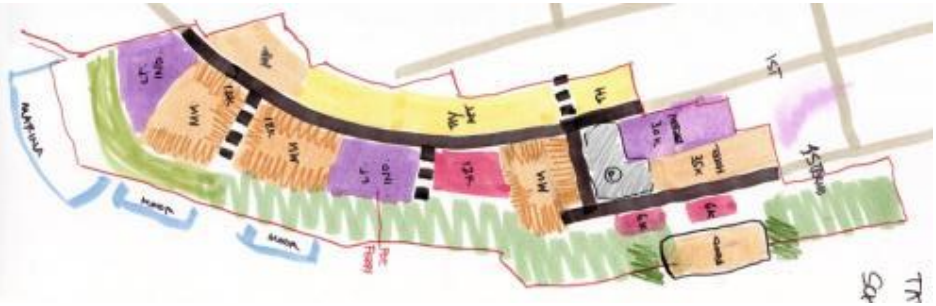
MARINA
1ST

PARKG
MARINA
EMF
MF/MIA
HOTEL
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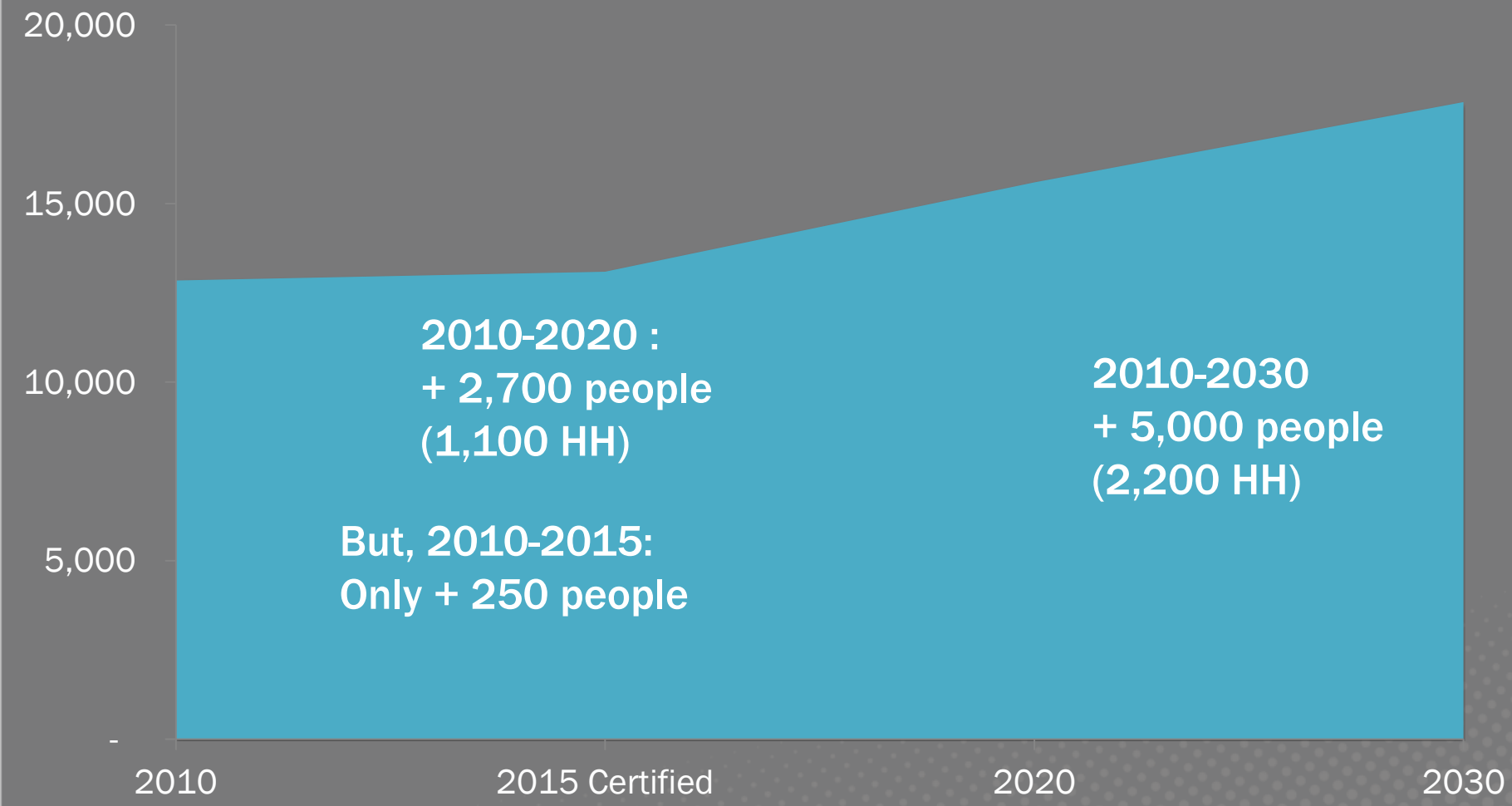
STRAND
TABLE 2

Use Mix Considerations

- Housing
- Hotel
- Employment Uses
- Restaurant/Brewery
- Marina

St. Helens Population Forecast



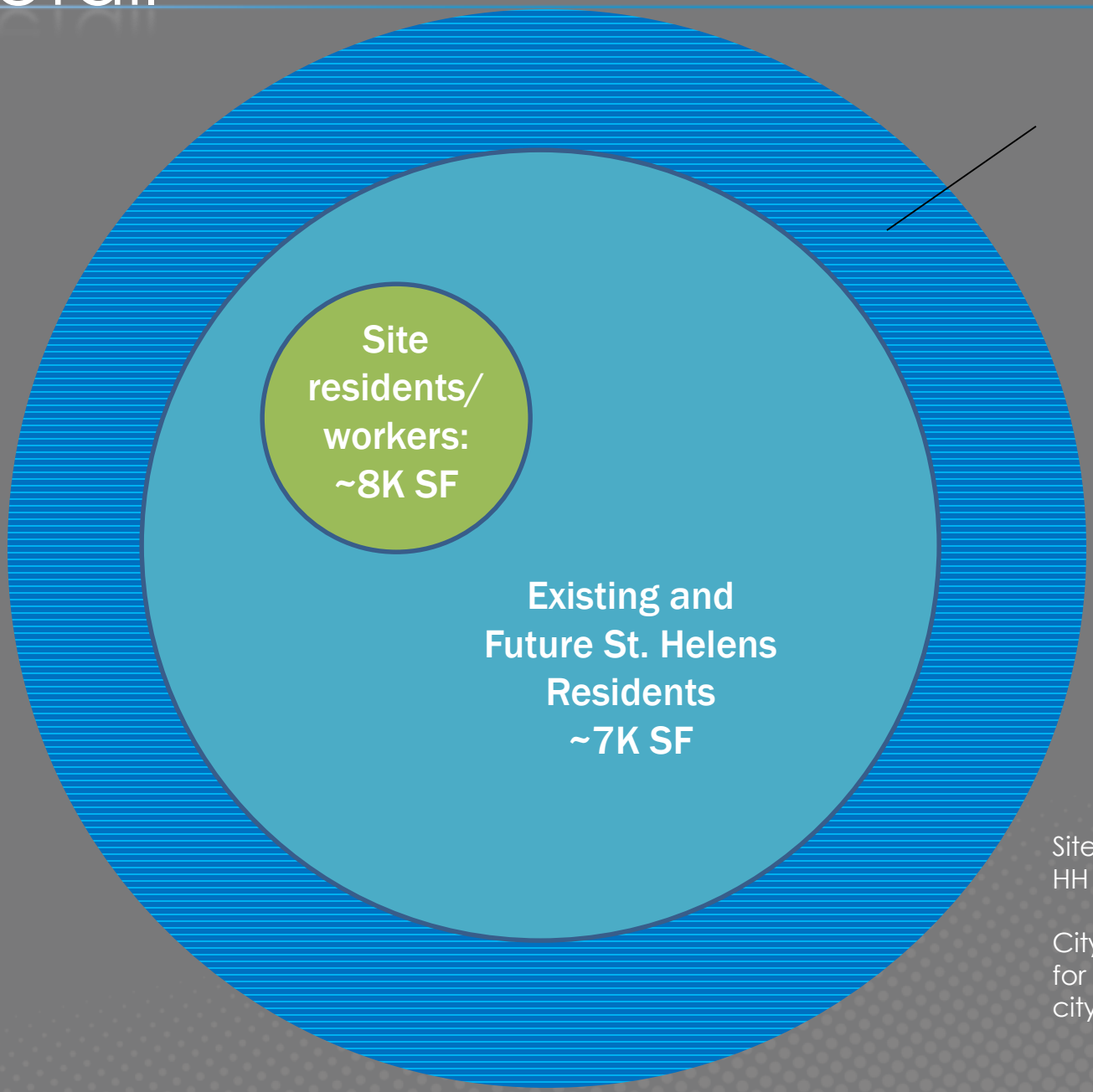
Source:
PSU Population Research Center, February 2009. http://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1019&context=populationreports;
PSU Certified Population Estimates, July 2015. https://www.pdx.edu/prc/sites/www.pdx.edu.prc/files/CertifiedPopEst2015_Web.xlsx

Housing

250 additional housing units at the Veneer site would account for:

- **22%** of the housing needed for projected new households by 2020
- **11%** of new households by 2030.

Retail



Site: 15-20 SF per new HH and hotel room

City: 42 SF per new HH for n'hood retail citywide

Marina Feasibility

Current Market Trends
- Occupancy/rates
- Entertainment

Marina Facilities Options
- Repair yard
- Boat launch
- Moorage configuration
- Paddle-craft/beach access
- Fishing pier
- Parking

Potential Boater Service(s)
- Market/chandlery
- Oil Can Henry's/detailing

Marina Feasibility

Marina Development

- Clean-up & Pile Removal
- Dredging
- New floating structures
- Associated Upland Improvements

Takes Two

Informal Depth Survey

3/25/16 (10.30am) St Helens Gauge 5.3' MLLW

Examples

Moorage

La Conner

Moorage

Hood River

Beach

Tacoma

Open Space: **Narrow (25’-50’)**

Corvallis
Open Space: **Medium (75’)**

Open Space: **Wide (100'+)**

Overlooks

Water Access

Shelters

Trails

Corvallis

Plaza

Port Angeles

Streetscape

Integrated
Parking

Restaurant

Hood River

Light Manufacturing

Light Manufacturing

Nanaimo

Marine Services

4954
Live-Work

Townhomes

Apartments

Apartments

Belmont Dairy

Mixed-Use

Seabrook, WA

Retail

Skamokawa Inn

Lodging

Framework Plan Scenarios

MUSEUM/CIVIC

BREWERY/ENTERTAINMENT
production/retail

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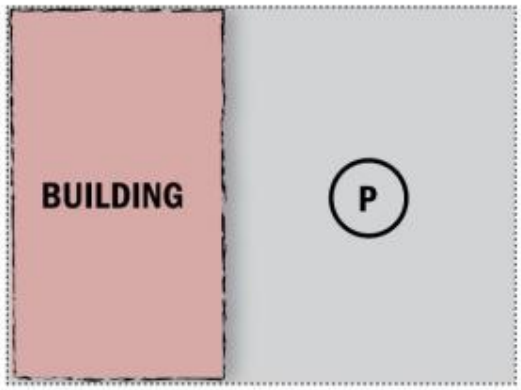
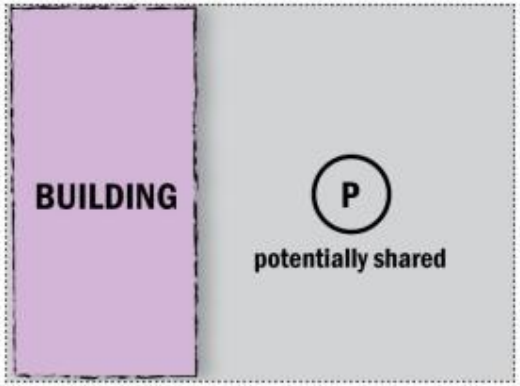

BUILDING
P

BREWERY/ENTERTAINMENT
production/retail


BUILDING
P
potentially shared

RETAIL
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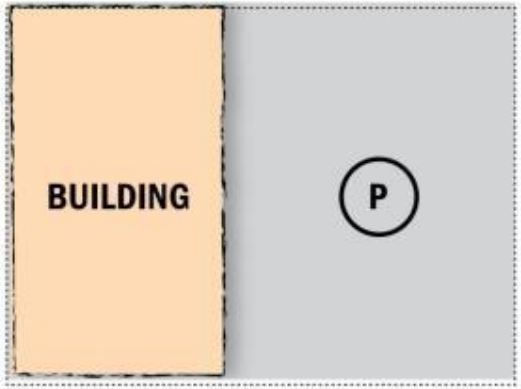
MULTI-FAMILY
72 units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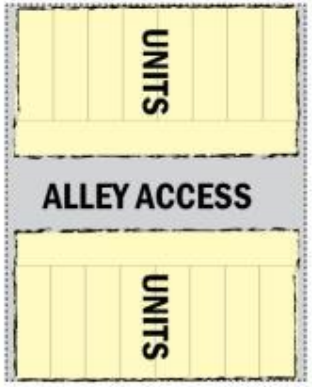
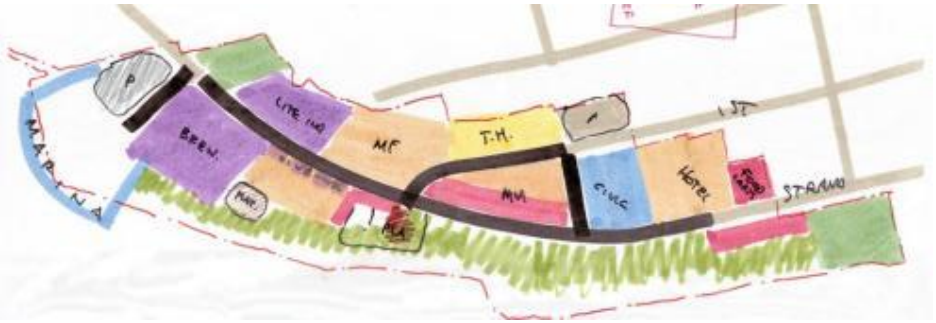
TOWNHOMES
16 units


UNITS
ALLEY ACCESS
UNITS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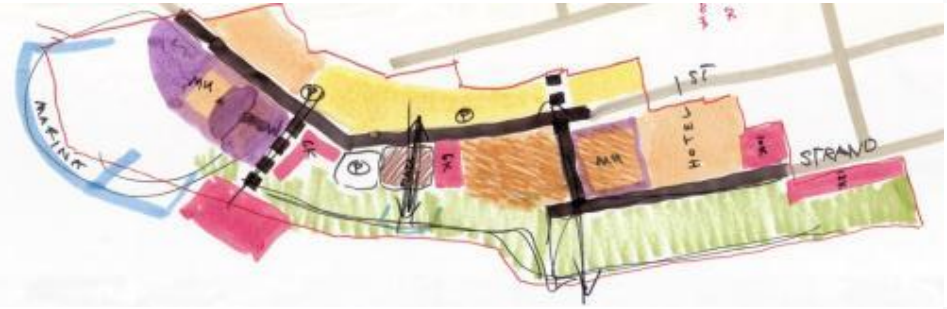
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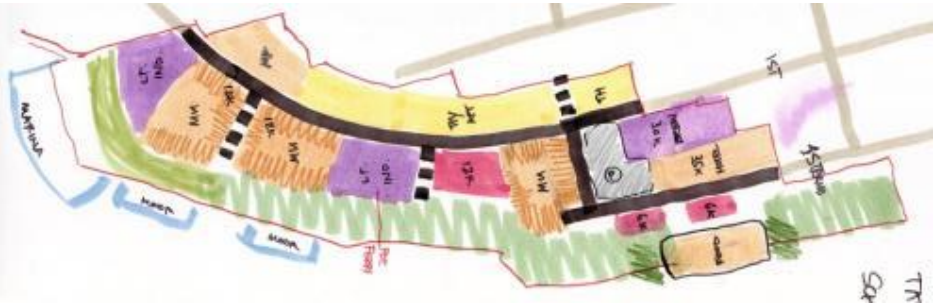
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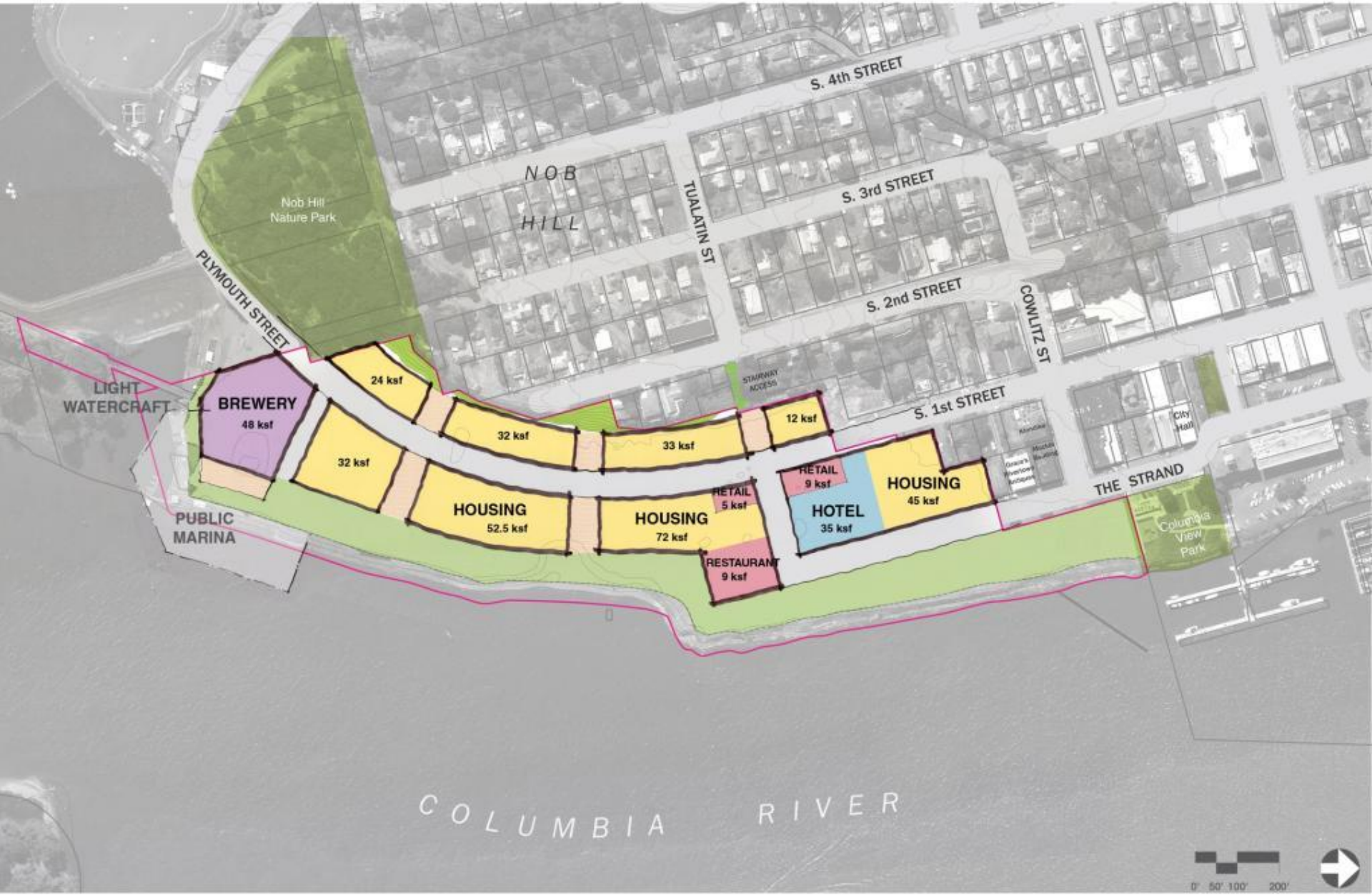
Framework Plan Scenarios



Scheme A: Public Marina

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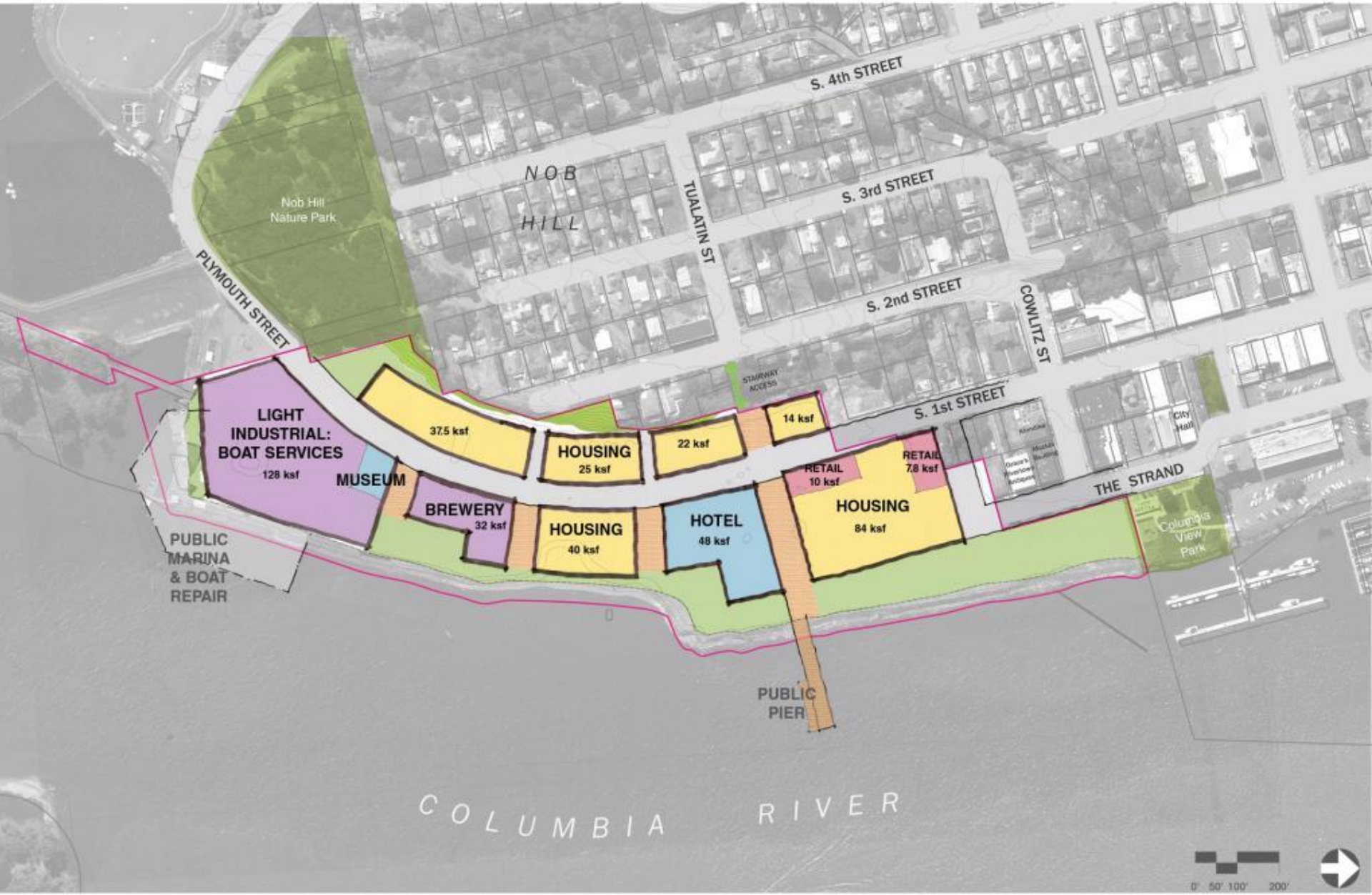
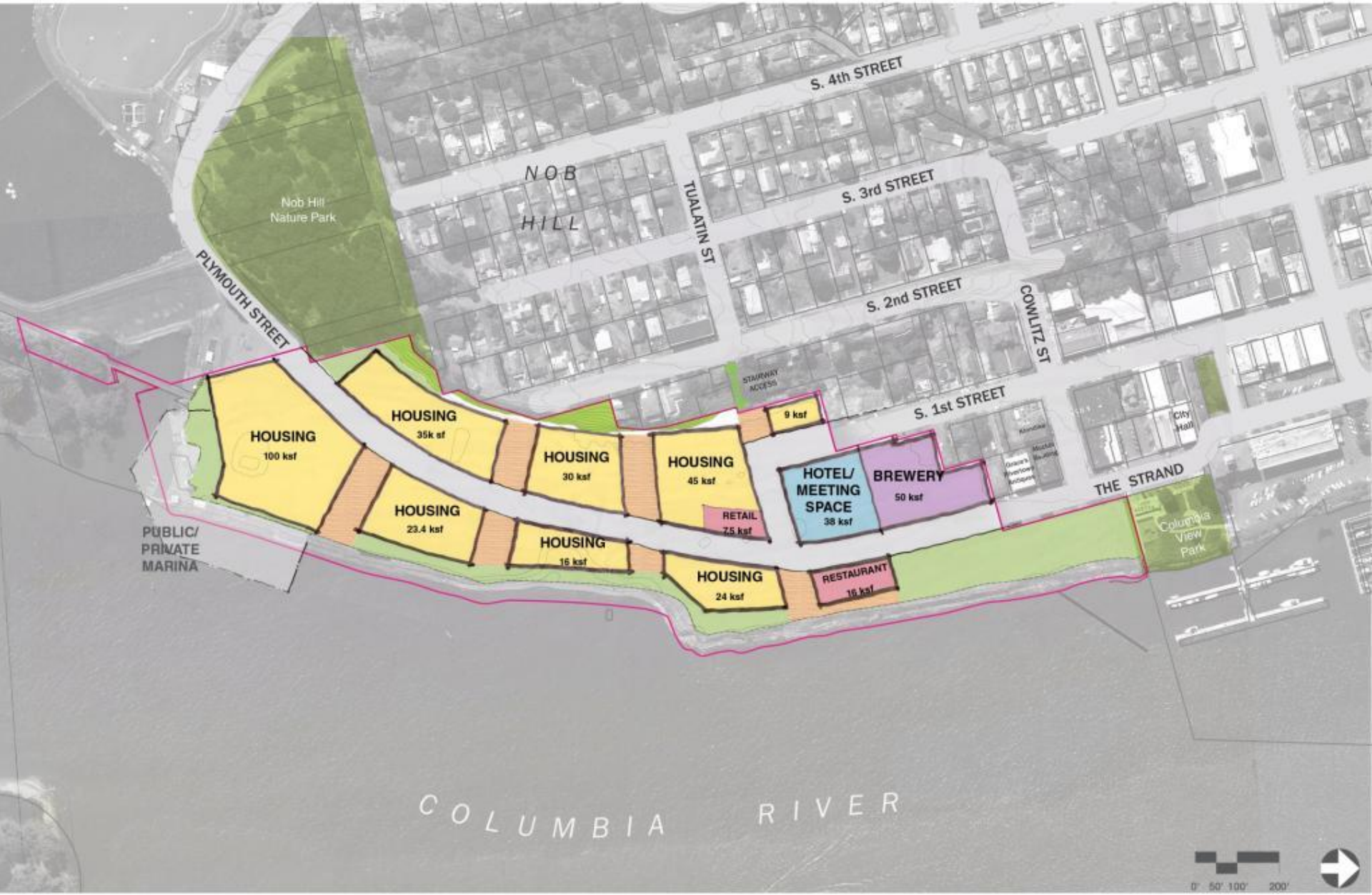


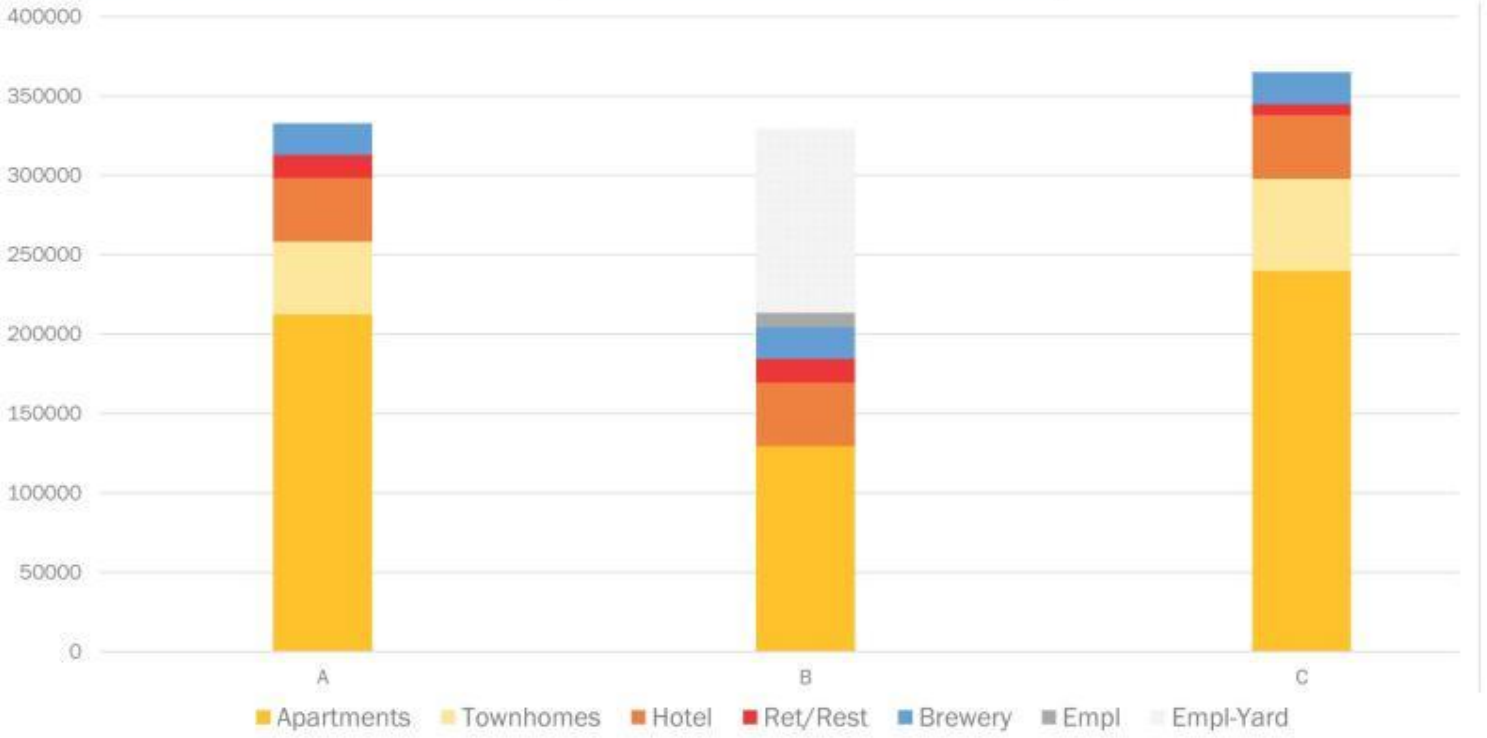
Scheme B: Working Waterfront

Scheme B: Working Waterfront

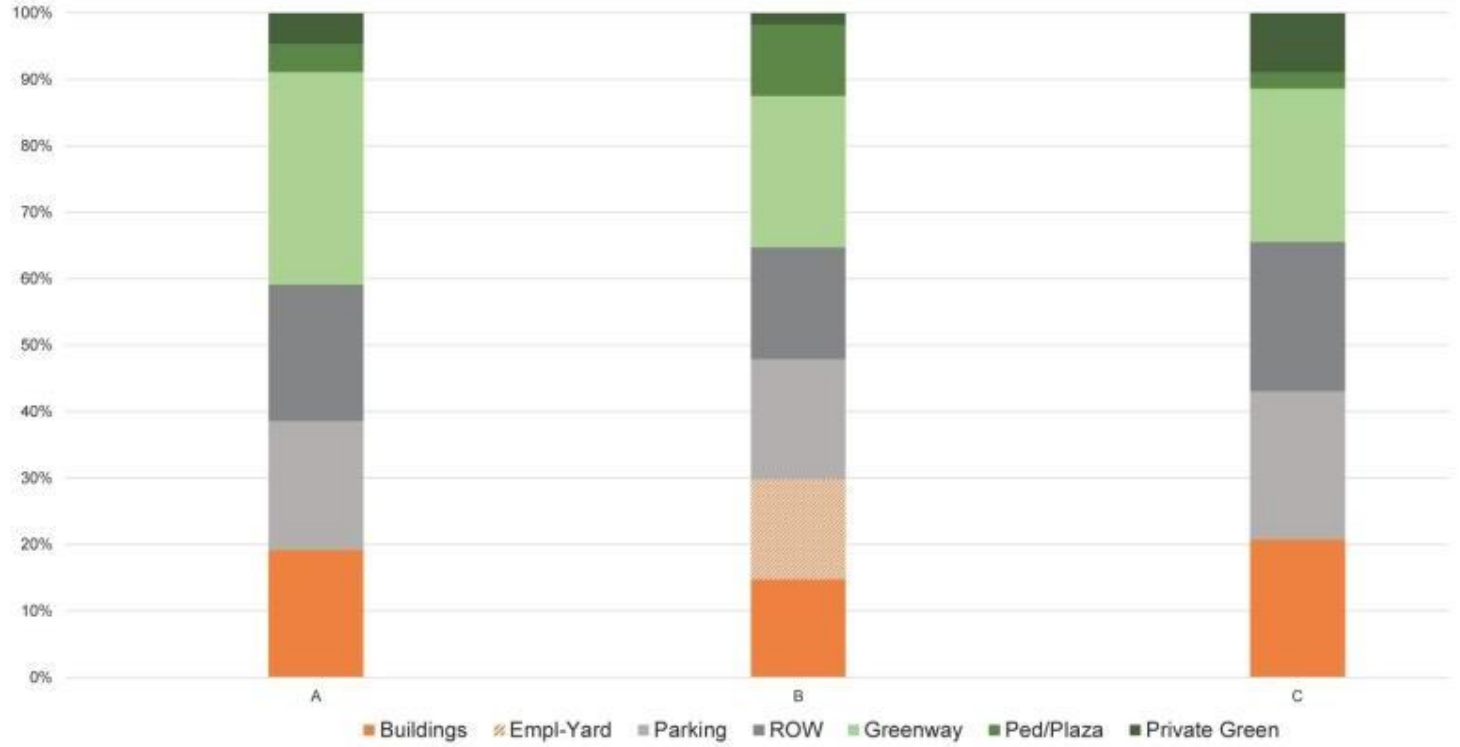


Scheme C: Public/Private Moorage

Scheme C: Public/Private Moorage

SCENARIO	A	B	C
Differentiators	Dual activity nodes, with hotel/ restaurant to the north and brewery to the south	Light industrial development adjacent to public marina. Activity node to the north	High end marina-front housing, waterfront townhomes, and activity node to north
Site Acreage			
Open Space	· Largest waterfront setback (50') and most park space • **Open Space Cost: Low-Medium**, due to passive green space	· Extended waterfront pathway, ends at light industrial area · Public pier • **Open Space Cost: Highest**, due to large plaza and pier	· Smaller amount of park and plaza space • **Open Space Cost: Medium**, due to narrower greenway and new beach access
Transportation	· 1st Street curved and set back, creating a "jog" at The Strand · Medium street costs	· Similar curved alignment to Scheme A, but no waterfront street · Least expensive street costs	· Tightens up waterfront development site edges · Most expensive street costs

USE MIX



Housing (Max Units)	**~260 units** · Mostly apartments, some townhomes · Densest housing	**~145 units** · All apartments · Fewer housing units in two waterfront buildings	**~295 units** · Mix of apartments and townhomes · Most units overall, focus on townhomes
Commercial	**75 ksf** · Use examples: hotel, retail, brewery	**84 ksf** · Use examples: hotel, retail, brewery, light industrial uses (watercraft repair, boat servicing, moorage)Assumes large outdoor industrial space	**67 ksf** · Use examples: hotel, retail, brewery

Discussion

Public Event

When: April 19th 5pm-8pm

Where: Council Chambers

Purpose: Present the preliminary framework plan scenarios; receive feedback

Program

1. Open House Format

2. Formal Presentation

   - Project Update
   - Draft Framework and Demonstration Plans
   - Introduce Interactive Feedback Component

3. Interactive Feedback Component

4. Open Sessions with City and Consultant Team

Wrap-Up

Next Steps

- Revise Framework and Demonstration Plans - April
- Receive Feedback From Public - April
- Developer Outreach - May
- Initiate Cost Estimates and Implementation Strategy - May
- Return to Public with Refined Plans - June
- Advisory Committee Meeting #3 - July