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**Joint Work Session Agenda**  
**Warrenton Urban Renewal Agency**  
**Warrenton Urban Renewal Advisory Committee**  
**City Hall, 225 S. Main Warrenton, OR 97146**  
**Friday, March 21, 2025**

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\*\*\*The meeting will be broadcast via Zoom at the following link\*\*\*

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | Passcode: 12345 | Dial-in Number: 253-215-8782

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## **Urban Renewal Joint Work Session 4:00 PM**

- 1. Call to order**
- 2. Roll Call**
- 3. Discussion Items**
  - A. Urban Renewal Remaining Budget
  - B. Presentation of Potential Projects
  - C. Project Prioritization
- 4. Adjournment**

## URBAN RENEWAL AGENCY

### Draft/not prioritized or final list

1. New Library/Community Hub \$750,000-800,000
2. Warrenton Campground \$100,000
3. Warrenton E Dock Replacement \$1,200,000-2,000,000
4. Stormwater/Infrastructure 1<sup>st</sup> & Main (Fishsticks area) \$1 million
5. Interior Drainage CIP
6. Post Office – Replace Doors, Cinder block walls, Electrical (re-tar roof) \$50,000
7. Purchase Land for Public Works or Public Safety (future) ??

# URBAN RENEWAL AGENCY

## Draft/not prioritized or final list

1. Empty Lot on Anchor Ave (2<sup>nd</sup> Ave)
2. Methodist Church
3. El Compadre?
4. Dairy Maid?
5. School library building (should the library move)
6. Building across street from methodist church (old real estate office)
7. Former gas station (trust)
8. Building to north of Nuway carpet
9. Lighthouse Park building and gazebo
10. Other Projects suggested by URA and WURAC

# URBAN RENEWAL AGENCY

## Draft/not prioritized or final list

1. Covered Outdoor Structure (Peterson Property or elsewhere?) \$1,500,000
2. Replace and update plantings in “bulb-outs”
3. Hwy 104 intersection trees and plantings
4. Other Projects suggested by URA and WURAC

# URBAN RENEWAL

2025-2027



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# URBAN RENEWAL END DATE AUGUST 28, 2027

## Current outstanding projects

- Peterson Property (\$75,000 design, \$500,000 construction)
- Wrap up Food Cart (\$20,000 outstanding)
- Façade Grants (\$30,000 outstanding)
- Floodproofing 69 NE Heron (\$150,000 outstanding)
- Building Purchases (none pending)
- Building Refurbishments (none pending)





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# URBAN RENEWAL END DATE AUGUST 28, 2027

“Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function, of the downtown, marina, and the District in it’s entirety.”

-From Warrenton Oregon urban renewal plan June 2007.





# TOTAL BUDGET REMAINING:

- Across 2025-2027: \$2.36 million
  - 2025-2026 \$1.360 million (\$1,360,000)
  - 2026-2027 \$1 million (\$1,000,000)





# 3 Lists for priority projects URA

# Priority Lists

City Projects	Significant Properties	Miscellaneous Projects
E Dock	<i>Updated list</i>	Covered Area
Library Building	Methodist Church	Power Pole Bulbouts
Warrenton Campground	Lighthouse park	
Stormwater 1 <sup>st</sup> & Main	945 S. Main Ave	
Post Office		

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# City Projects

City Projects		
E Dock		
Library Building		
Warrenton Campground		
Stormwater 1 <sup>st</sup> & Main		
Post Office		
Interior Drainage		

# Potentially Significant Buildings/Lots

Potentially	Significant	Buildings
<b>Empty Lot on Anchor Ave (2<sup>nd</sup> Ave)</b>	<b>Former gas station 238 N. Main</b>	<b>Lighthouse park building and gazebo 44 N. Main</b>
<b>Methodist Church 679 S. Main</b>	<b>1012 S. Main</b>	<b>School library building (should the library move) 160 S. Main</b>
<b>El Compadre 119 S. Main</b>	<b>Dairy Maid 89 N. Main</b>	



# Miscellaneous Projects

Miscellaneous Projects		
Covered Area		
Power Pole Bulb outs		
104 intersection tree planting		



## Committee Recommendation:

Committee Name: Warrenton Community Library Advisory Board

Date when voted on: 3/19/2025

### Recommendation Title:

New Library/Community Space

6-0-1 (in favor – Opposed – Absent)

Opposition Statements: Yes      No X

### Recommendation Narrative:

Dear Warrenton Urban Renewal Advisory Chair and Board Members:

The Warrenton Community Library (WCL) is a highly-utilized, valuable community space in downtown Warrenton. The WCL has found that it has substantially outgrown its current location, and is in desperate need of relocation; the current square footage is 3,500 and the feasibility study done last year by Stuart Emmons recommends at least 4,500 square footage for the library to expand. It is our understanding that the City of Warrenton has been in conversation with the Northwest Oregon Housing Authority regarding the sale of their building at 147 S Main Ave. This building would be an ideal location for the WCL and their ever-growing programs. The Northwest Oregon Housing Authority have indicated that they are in full support of the City's library and services and are interested in possibly working with the City and Urban Renewal on this purchase in the next 12-18 months. The Warrenton Community Library Advisory Board respectfully requests that the Warrenton Urban Renewal Advisory Committee give priority to WCL and its aspiration to move to a larger, permanent location in the heart of Warrenton, and considers funding this project in the joint work session scheduled this month as they consider the final push for revitalization of the downtown area of Warrenton. This move will also create new opportunities for the School District building where the Library currently resides. Please give this project your utmost attention and support.

Signature:

  
Andrew Walker

Title:

Board Chair



*Supporting the Warrenton Community Library through advocacy, volunteer services, and fundraising to provide educational and cultural growth.*

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March 20, 2025

Warrenton Urban Renewal Agency

Greetings,

I am writing on behalf of the Friends of Warrenton Community Library (WCL), echoing the City of Warrenton and Warrenton Community Library Advisory Board's request that you consider and prioritize assistance for the Warrenton Community Library.

The Friends of Warrenton Community Library is a community supported nonprofit, with a goal of supporting the WCL through advocacy, volunteer services and fundraising to provide educational and cultural growth. Our members are in the library regularly as both patrons and volunteers and have seen the growth of the library rapidly outpace the space available to them. Library patrons access more than just the overflowing book catalog in the current location. They access programming around local culture, job resources, government forms, and more.

In preparing this letter, I took the opportunity to review the 2010 City of Warrenton Downtown and Marina Master Plans, which appear to be part of the early foundational documents for the Urban Renewal Advisory Committee. I found it notable that one of the early guiding principles of the Downtown Master Plan was to relocate the Warrenton Community Library downtown. The proposed new location at 147 S Main Ave would allow the WCL to continue to grow and provide increased services and community space for residents.

Thank you for your consideration of this project, and for the work your organization does in the revitalization of Warrenton's downtown.

Sincerely,

Tyler Johnston, President  
The Friends of Warrenton Community Library