

Mosier's Main Street & Industrial Areas

Promoting Quality in the Built Environment



Process and Documents

Vision

1998 -Mosier 20/20 Interim Report

1999 -Mosier 20/20 Vision Statement

2009 -Mosier Area Household Survey Results

2009 -Community Goals and Guidelines

Planning

Long Range

Local Downtown Street Network Plan

Public Lands Assessment

City Comprehensive Plan (as periodically revised)

Water & Wastewater Master Plans

Current Planning

Zoning (MZO) and Land Division Ordinances

Water & Wastewater System Regulation

Implementation

Land use Reviews

Grant Writing and Land Acquisitions

e.g. waterfall park

Development of Public Infrastructure

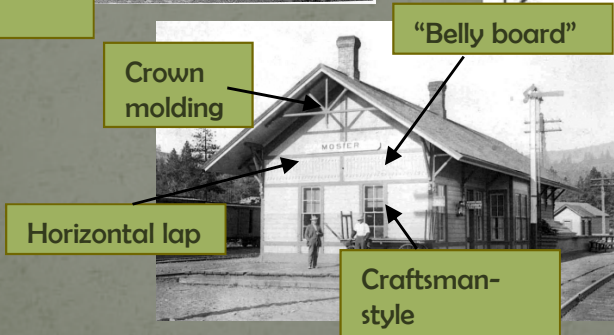
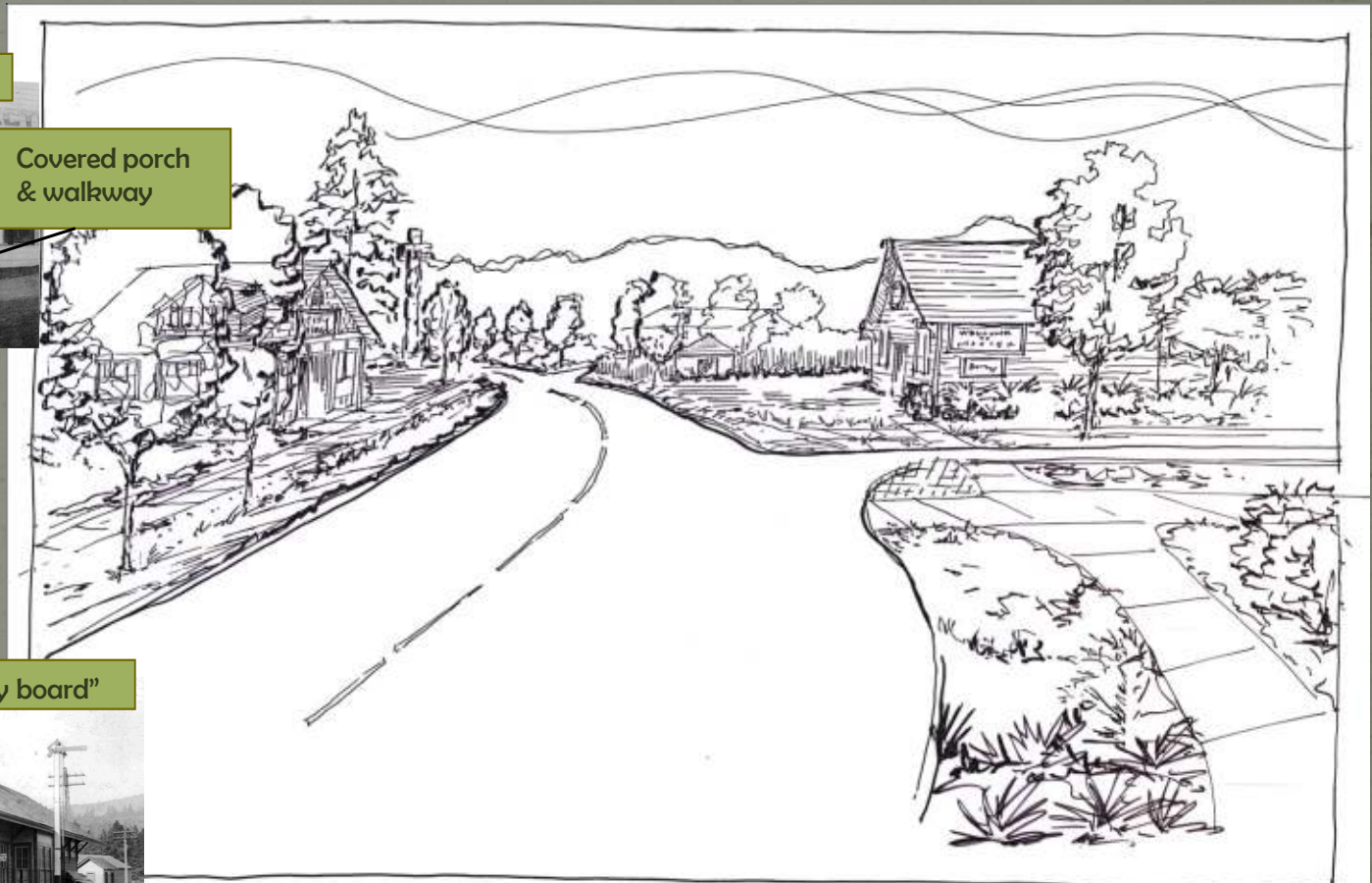
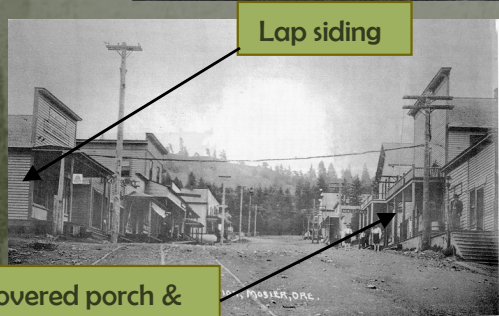
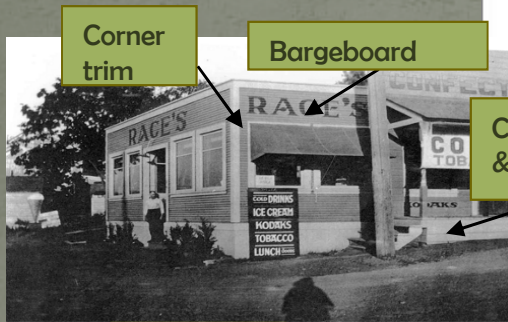
e.g. water & wastewater system improvements, waterfront trail system

Private Investment and Improvement

e.g. Good River, 10 Speed, School Improvements

An Example – TGM Downtown Local Street Network Plan

Figure 15.03-D - MZO
Illustrative Photos of Desirable
Design Features



town streetscape (typical)

Use of Building Materials

From Downtown & Local
Street Network Plan - p.30

Use of Building Materials

Regulated by MZO

B. Use of Building Materials.

1. Building materials to be encouraged, discouraged or limited in use in construction of new or reconstructed commercial buildings are specified in Table 15.05-C

Table 15.03-C

Guidelines for Use of Building Materials in New or Reconstructed Buildings in Commercial Areas

Material	Status
Wood lap siding	E
Rock	E
Faux Rock	E
Brick	E
Board & Batten	E
Metal Roofs	A
Smooth Block / Cinder Block	D
Stucco / Faux Stucco	E
Metal or Plastic Siding	R
Plywood Siding	R

Notes:

A = allowed; E = encouraged; D = discouraged; R = restricted (no more than 15% of the total exterior area of the building may be covered by this material)

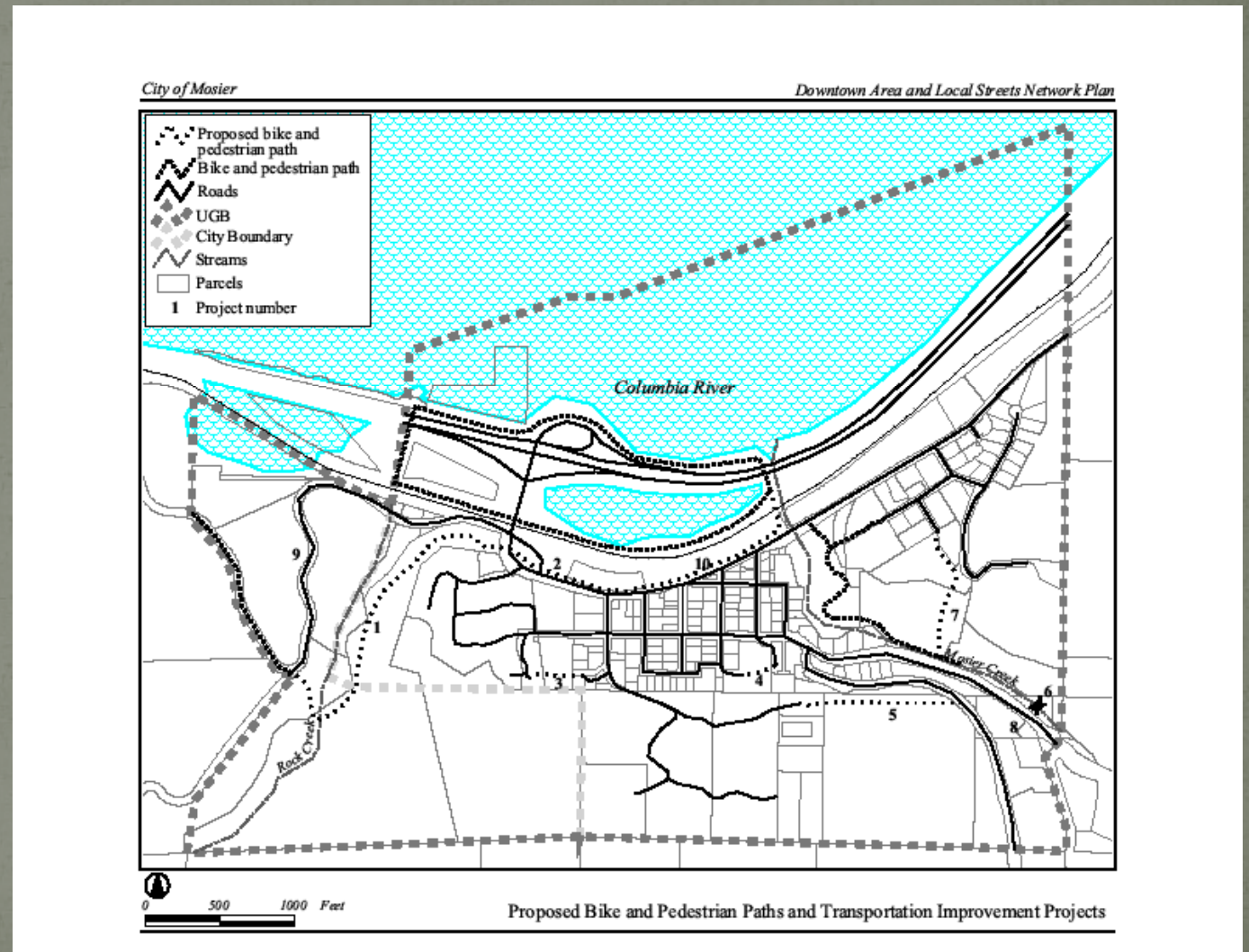
2. Colors are encouraged to be light earth tones; vibrant or highly reflective colors are discouraged.

3. Use of sustainable construction materials and practices and renewable energy sources is encouraged in construction of new buildings.

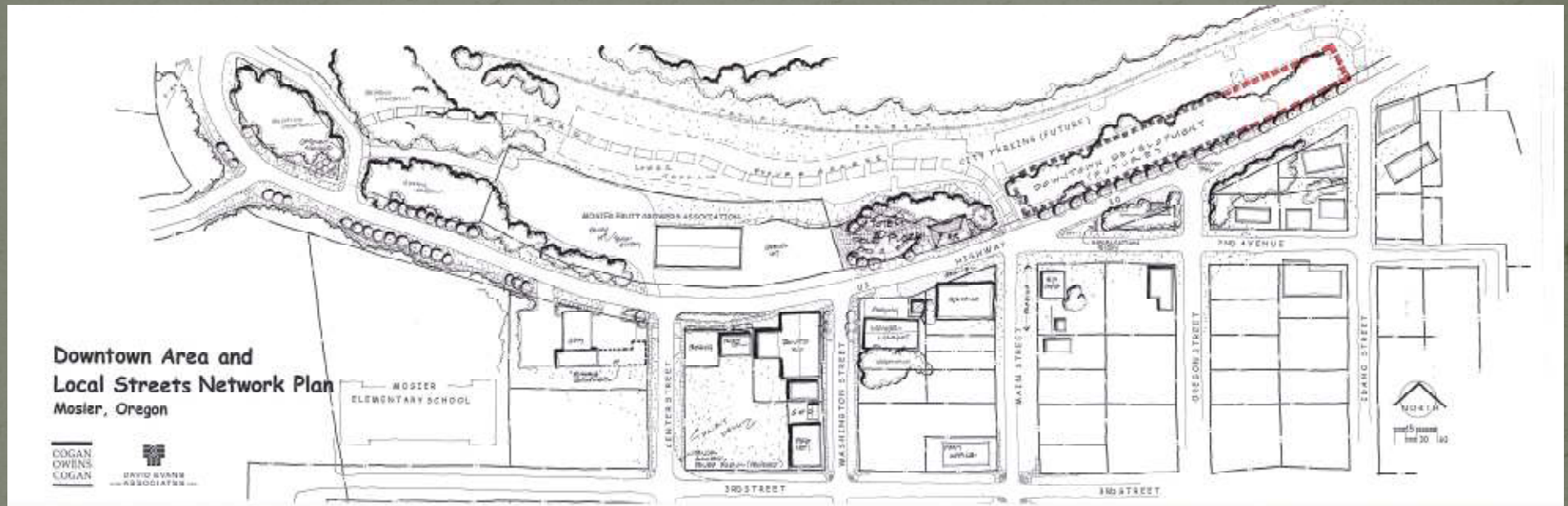
Bike /Pedestrian Projects Identified

Prioritized List:

1. Twin Tunnels to Main Street
2. Mosier to Rock Creek on Hwy. 30
3. Streamline Lane & Idaho ext. 4th Ave
4. Oregon St to Idaho St ext. 4th Ave.
5. Between gravel streets south of town and Huskey Rd. (as development occurs)
6. Footbridge over Mosier Creek
7. Pocket Park to Wilson St.



Illustrative Plan



DOES

- Set current context
- Document what's known about future objectives
- Focus on a specific perspective – e.g. Local Street Network Plan Rights of Way and potential public land

DOES NOT

- Keep its self current
- Automatically limit development without adoption of enforceable regulation
- Represent a partnership with private land owners

Municipal Implementation Products

Regulate Impacts & Cover Costs

- New development regulations – w/ supporting Comp Plan amendments
- Master Plans – Binding Site Plans
- Nuisance Abatement - Enforcement
- “Fair share” assessments e.g. System Development Charges
- Maintain current rate schedules

Service Provided to Development	SDC Paid by Developer
Water	4,500
Waste Water	5,700
Parks	1,495
Storm / Streets	***
TOTAL	11,695

Private or Business Contribution

Set the Tone – Establish a Culture / High Expectation

- Downtown Beautification
- Developing with Strong Identity – Developers Create Majority of the Built Environment
- Identity Recruitment (businesses/occupants that value the “culture”)
- Sponsoring / Co-sponsoring events
- ID and track niche or target markets

Current Joint Projects

Oregon Solutions – bike ped bridge

MSM - Work Program by Resolution

UPRR - parcel acquisition

MSM - Master Plan
(e.g. related Comp Plan and Ordinance Updates)

MSM - Economic Revitalization (e.g. political support for grant requests)

Community Ownership

Community Drives Enhancement

- Invest social capital wisely – need to prioritize
- Mark / document progress – not always in a formal plan
- Update documents – flexible vision, priorities may shift with new opportunities or fiscal constraints
- As Plans become projects they provide opportunity to continue to build community



The personality of a community comes to life when local residents come together to create a place of significance that will bring them together over and over again.

-Milenko Matanovic
Pomegranate Center

Mosier School a Tremendous Asset



Pickering Farm Community Teaching Garden – Demonstrate low-impact urban landscaping in a living classroom

Year:2004-2005
Location: Issaquah, WA
Partners: City of Issaquah,
Port Blakely Community Rotary Club
Lead Facilitator and Designer:
Milenko Matanovic
Landscape Architect:
J.T Atkins & Co.
Project Coordinators Darcy Batura,
Laura Cacho
Vounteer Hours:1000

Medina Elementary School
Linking art with learning, architecture and community

Year: 2005-2006
Location: Medina, Washington
Partners: Medina Elementary School PTA,
Bellevue School District
PTA Leaders: Jill Heigier, Betsy Johnson
Lead Designer: Milenko Matanovic
Project Manager: Duncan Chalmers
Artist Team: Amna Alvi, Alyssa Martin,
Chiaki Takanohara, Gail Kaneko, Joanne Baxton
Vounteer Hours: 700

Related Organizations

Following is a sample of organizations with goals related to those of Pomegranate Center.

Architresures - Architresures raises community involvement in the urban landscape. By partnering with architects, artists, educators, and urban activists with community groups, students, and neighborhood organizations, Architresures facilitates creative solutions using a participatory design process.

City Repair - City Repair is an all-volunteer, grassroots organization helping people reclaim their urban space to create community-oriented places.

Ilan Lael Foundation- The Ilan Lael Foundation seeks to integrate the arts, nature and beauty into the life of individuals and communities. Ilan Lael founder, James Hubbell, collaborated with Pomegranate Center founder and Executive Director, Milenko Matanovic, on international "Soil and Soul" projects, through which they pioneered a participatory design-build process.

Project for Public Spaces- Project for Public Spaces is dedicated to creating and sustaining public spaces that build communities.

MSM Master Plan

Potential to:

- Partner with private land owners
- Provide predictability to residents, land owners, future investors, and community
- Consider specific area(s) or site(s) in a responsive way that standards and criteria cannot
- Plan for enhancement vs. regulating to limit impacts

EXAMPLE - 2002 Burien Town Center Visioning, Burien, Washington

Pomegranate Center, in partnership with Carlson Architects, led a community visioning and conceptual design process for the second phase of the Town Center. Developed by

many people through a hands-on process, a set of core interviews, and a “community climate” check, the process defined a set of core principles which then were used to define the structure and character of the Town Center public realm (a network of streets, paths, and gathering places), and to develop the RFP for the public-private development. This framework and set of relationships was then used to locate buildings and specific uses within the Town Center, which is now in development



Main Street Aerial



Checking In

- Historic Structures provided design vernacular in TGM Study. What are other key elements in Mosier's Identity?
- What type of businesses already capture and communicate that identity?
- What new development would be compatible with and benefit from location in Mosier based on its culture and identity?
- How can the City increase partnership with, support, and benefit from the presence of Mosier Community School?

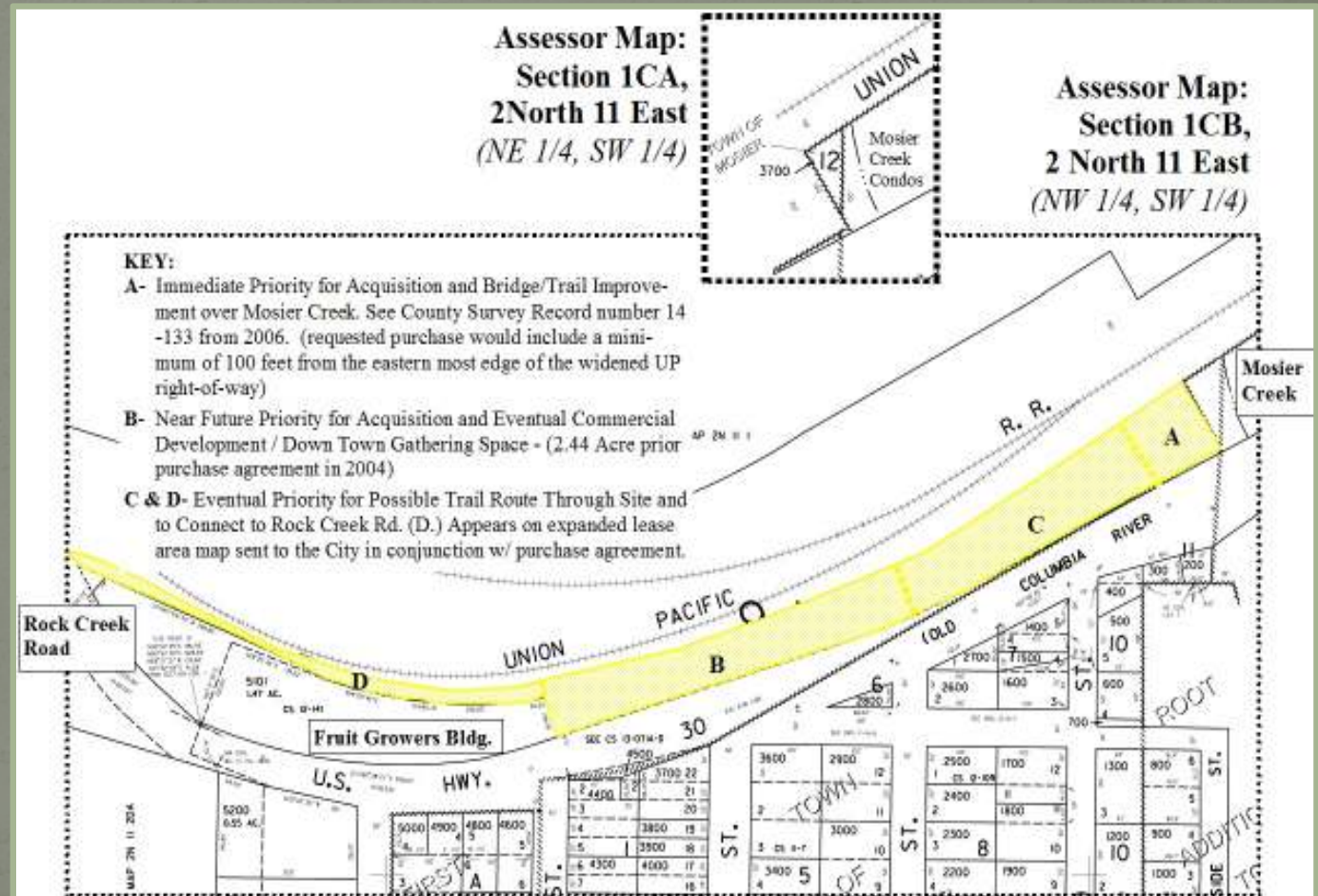
UPRR Acquisition

Proposal Made – Response Received *(just last week)*

Recommendation that Union Pacific pursue selling all of the property 50' from the mainline, maintaining a consistent right-of-way through Mosier, or sell all of the property south of the 'railroad road' which parallels the tracks, whichever provides the widest right-of-way.

Union Pacific would need to retain an access easement from Highway 30, along one of the existing roads leading to the right-of-way.

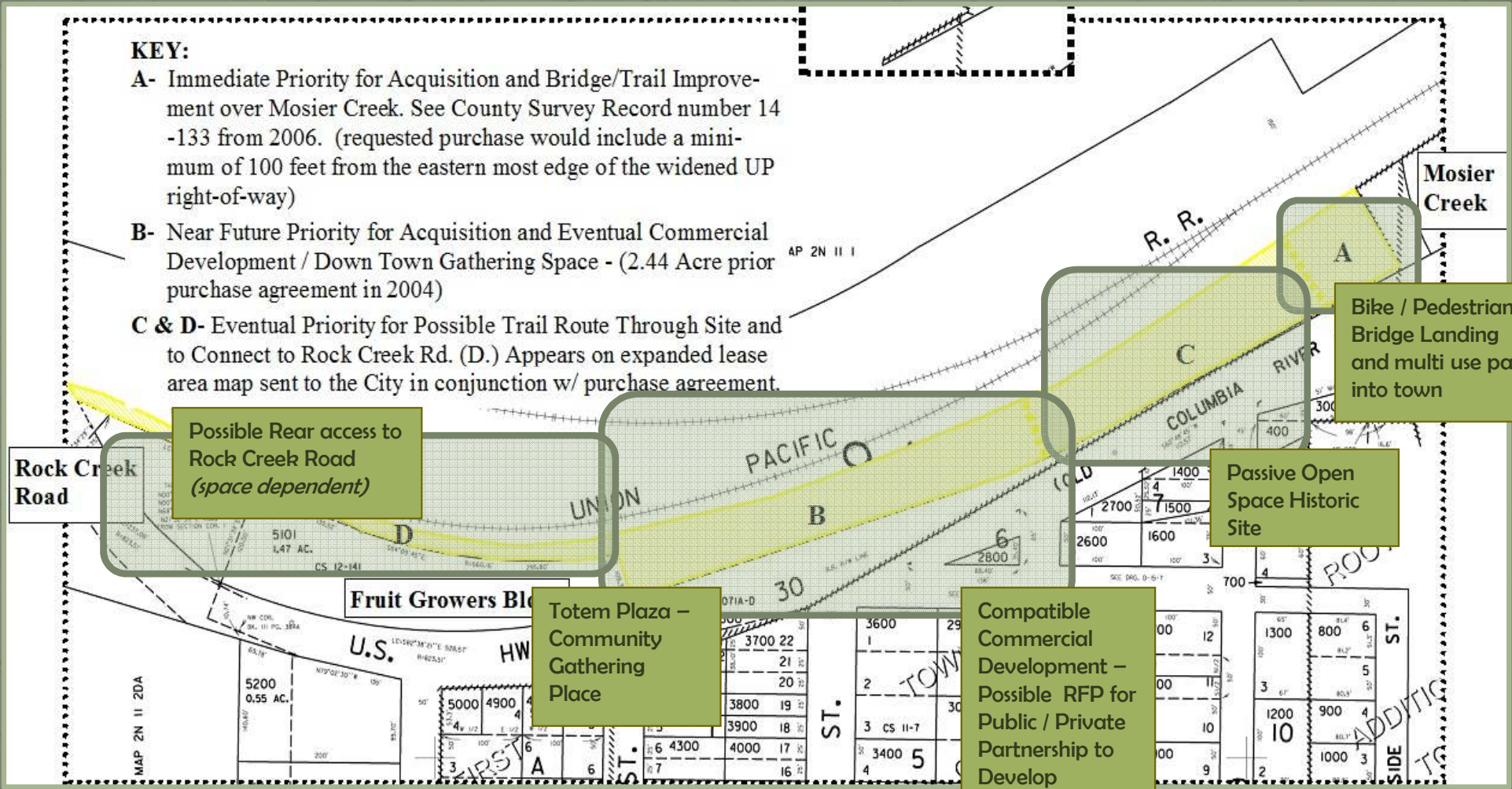
Union Pacific would prefer to complete this in one transaction.



Planning for the Site

KEY:

- A-** Immediate Priority for Acquisition and Bridge/Trail Improvement over Mosier Creek. See County Survey Record number 14-133 from 2006. (requested purchase would include a minimum of 100 feet from the eastern most edge of the widened UP right-of-way)
- B-** Near Future Priority for Acquisition and Eventual Commercial Development / Down Town Gathering Space - (2.44 Acre prior purchase agreement in 2004)
- C & D-** Eventual Priority for Possible Trail Route Through Site and to Connect to Rock Creek Rd. (D.) Appears on expanded lease area map sent to the City in conjunction w/ purchase agreement.



Acquisition Steps

City Council will be informed of UP response and the following steps / timeline and will provide direction on whether/how to proceed.

- Mark Jensen @ UPRR will need to renew approvals in hand from '84 – will take a couple of months.
- Once major approvals are in hand UPRR can provide a letter to the City documenting its good faith efforts to negotiate price and terms as necessary for letter of understanding.
- City can re-establish contact with OIB, or other sources, to re-initiate funding requests (OIB – Grant / Loan proposal previously included 50,000 loan to purchase and 14,000 grant to help fund acquisition efforts.
- City and UP would negotiate price and areas while final departmental approvals are underway.
 - City Appraisal - if needed by City w/ UP performing an internal appraisal review . UP can prepare an assessment of value for use in the letter of understanding based on their sources and other knowledge of sales in the area. The general assessment of value would result in a \$/acre amount that would allow for adjustment once survey completed to determine actual size...
 - City will provide UP copy of historical reconnaissance survey for land east of the prior purchase area (Area C)
 - New fence additional 20-30 ' south along new PL
 - Access easement to UP through site to tracks and ROW
- Letter of Understanding will provide a feasibility period during which the City can perform due diligence and finalize the purchase decision.
 - Secure funding for purchase effort
 - Phase I and Phase II Environmental
 - Survey – at City expense (following terms and conditions of letter of understanding)
 - Secure grant loan money for acquisition
 - Term of Letter of Understanding typically not to exceed 6-9 months

Checking In

- Is this acquisition still a top priority?
- Are the anticipated uses still reflective of community goals?
- Is there additional information that we ought to know prior to moving forward?
- Are there additional ideas about how to proceed?

ODOT Pit Surplus

Still in public ownership – ODOT.

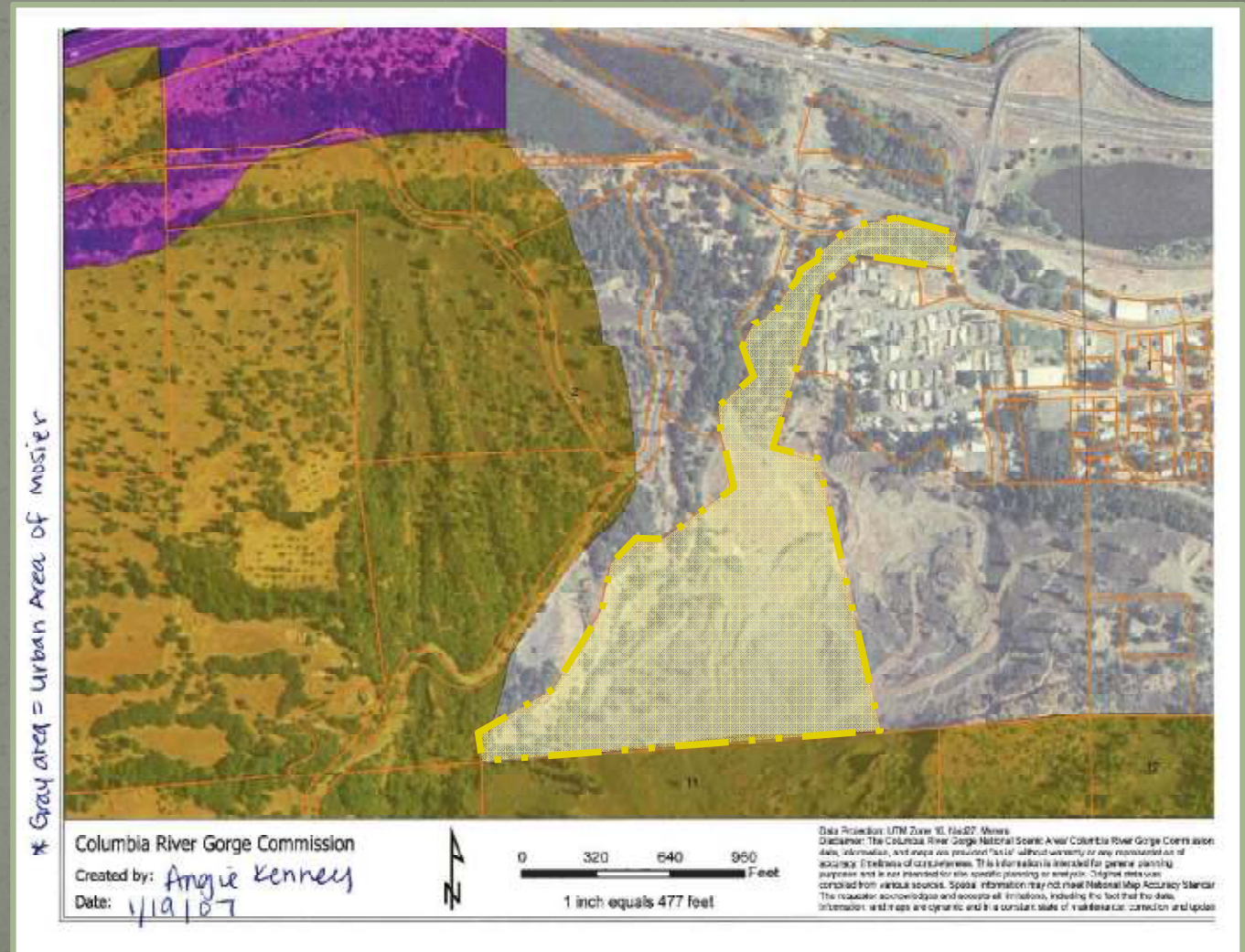
Prior State Surplus Considered

Follow up on State's willingness to re-consider site for surplus

Some potential to remove rock as reclamation effort

City might consider removal of a quantity of rock during a compressed time-frame in exchange for receipt of the property once ODOT has reclaimed the site

Material removed would need to be stockpiled in another location

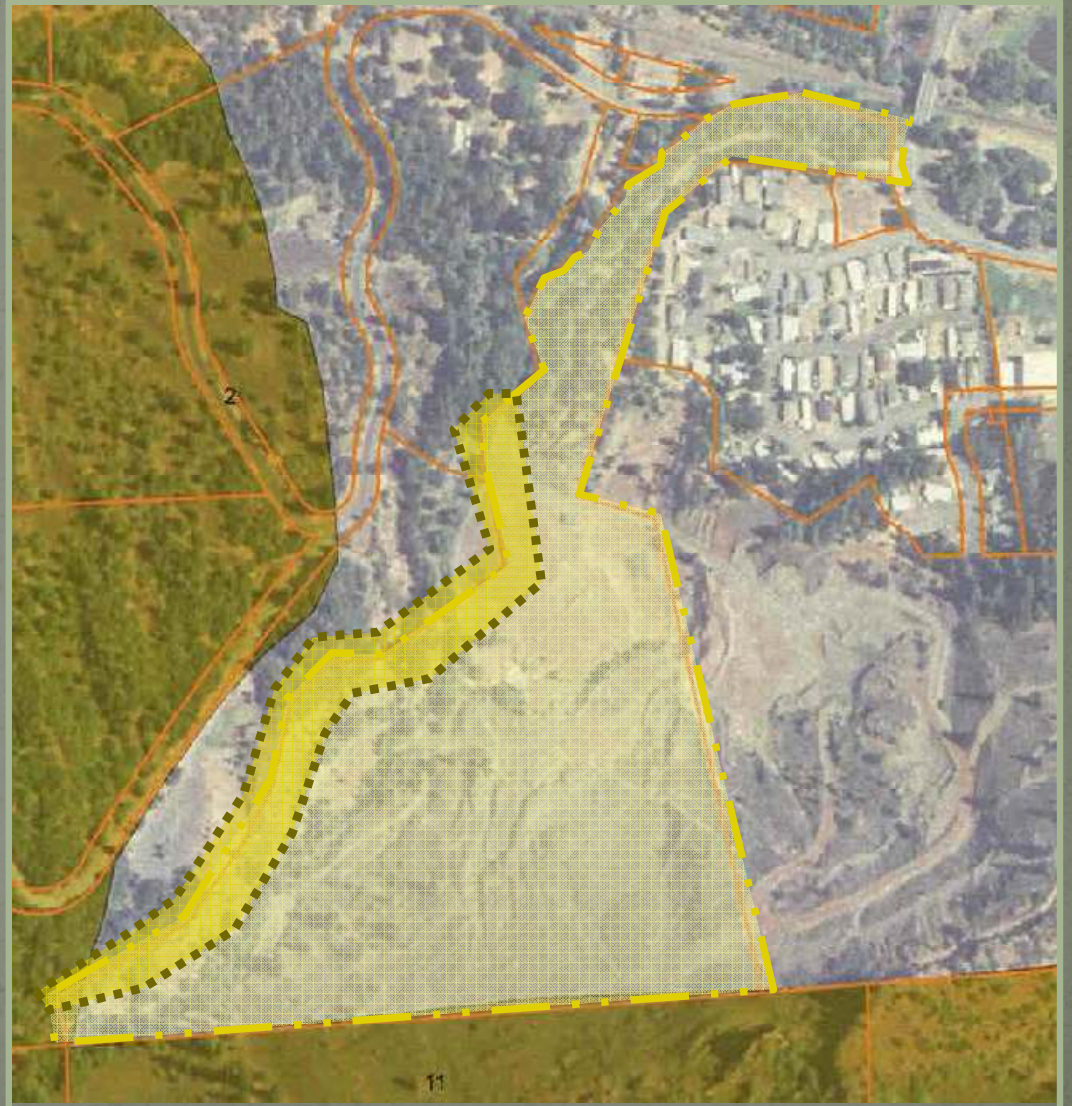


Riparian Enhancement

Resource based incentive to surplus the property into City ownership

City has set aside funding to support creation of an enhancement plan for the Rock Creek corridor through the State Pit site.

- Stream bank enhancement,
- decreased flood impact, and
- elimination of site contribution to debris load in the creek that periodically threatens down stream infrastructure

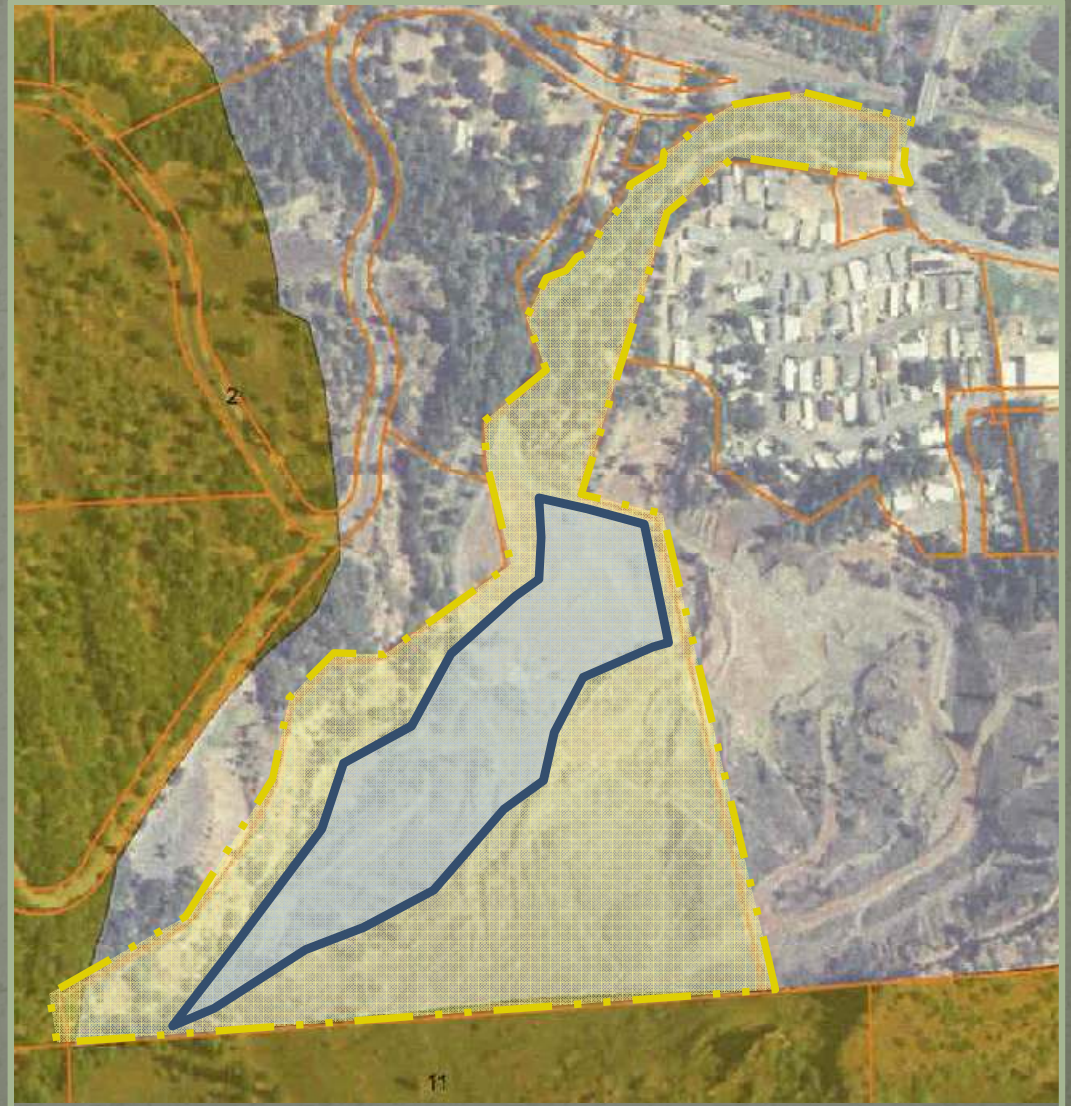


Long Term Beneficial Use

Highest and Best Use based incentive to surplus the property into City ownership

City is developing concept for viable long term use of the site that will provide greater benefit to City and Region than continued aggregate extraction.

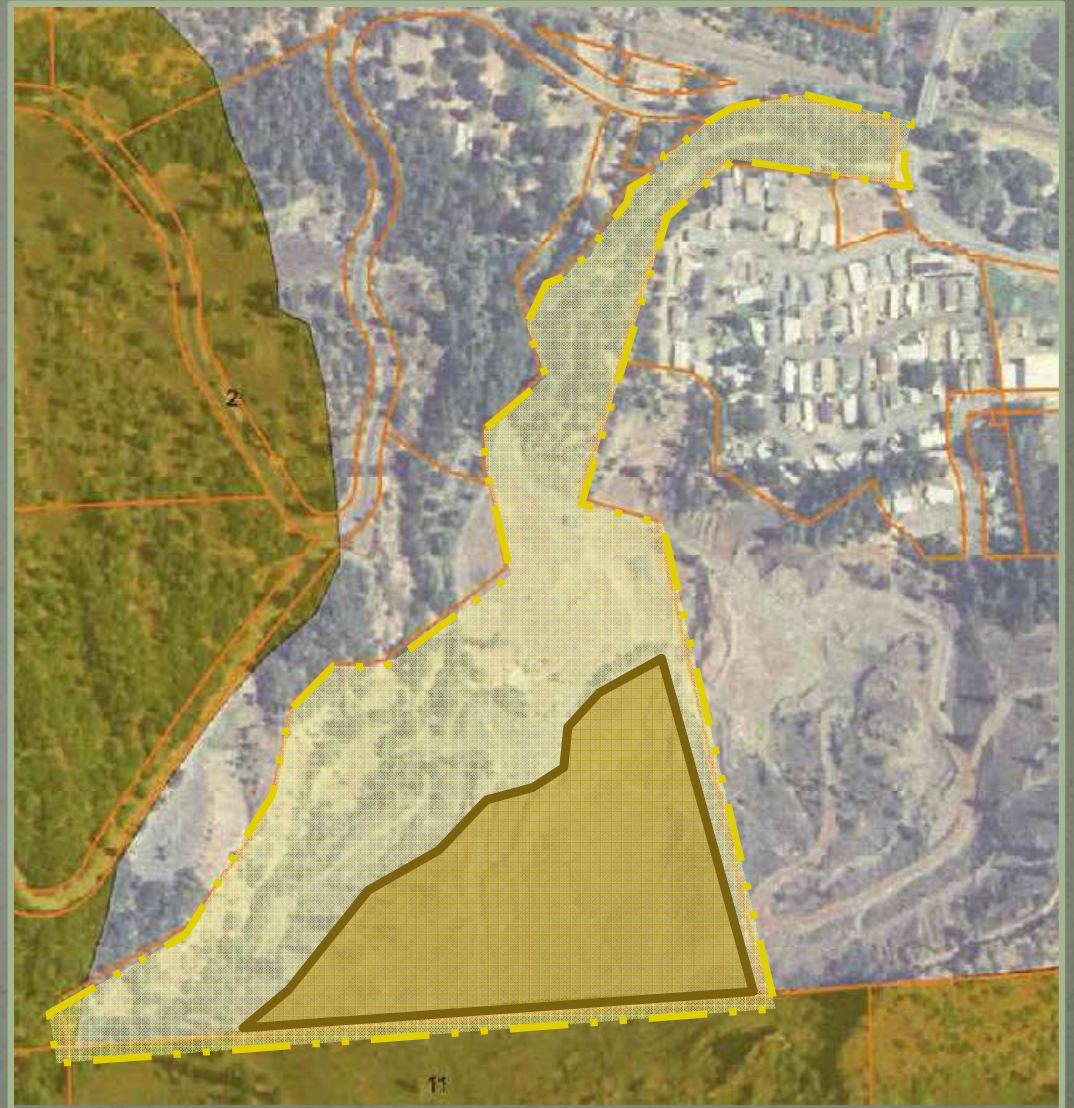
- Small scale live work is an option,
- Reclamation required supports need for State and/or County to remove some material to achieve highest and best use,
- No sustainable economic value to community or region to continue a “stand off” related to potential excavation, processing , or stockpiling



Safety and Stability

Municipal interests ensure the post reclamation slopes will be retained in a safe and stable form in City ownership

City will take most conservative approach to preservation of any sensitive reclaimed slopes in conjunction with plans for long term use of the site



Checking In

- Protecting the City from the impact of becoming a regional rock source remains a priority.
- Without tying things down too specifically, what types of long term beneficial use would be accommodated by municipal ownership of the ODOT pit property?

Next Steps

Progressing with any or all of these opportunities will require fiscal and social resources to be expended by the City, MSM, and by other proponents of the efforts. The City has to prioritize its efforts and be able to cover costs/identify funding for and follow through on the actions it undertakes.

MSM Master Plan	UPRR Parcel	ODOT Quarry
Confirm Continued Landowner Cooperation and Buy in	Confirm City willingness to proceed with purchase of entire area	Check in with local ODOT / possibly County again as well
Determine Scope and Cost of Site Specific Master Plan Development	Determine funding source grant/loan	Determine best point of entry to re-visit the issue with ODOT
Fund Master Plan Development	Fund work to complete acquisition	Flesh out plans for site as necessary to provide a persuasive case for transitioning the site into municipal ownership
Coordinate with City on Master Planning	Pursue grant/private partner... to cover loan amount	Participate as necessary in ODOT's consideration of the benefits of surplus vs. continuing to hold the property
Complete the Plan	Oversee development	
Adopt the Plan Through City Process as Necessary to Ensure Intended Benefits to Community and Developer are Achieved		

Community Implementation

Some Thoughts:

- **Community Implementation Efforts are Challenging.** Require a process, define steps, revisit the efficacy of the steps, adjust as necessary but honor the intentions of the participants, trust the integrity of the process, and keep the outcome in mind. Many are skeptical that a community group can produce something of value. It's natural to lose faith as steps are taken and circumstances shift.
- **Create the right conditions.** Community decision-making is a vulnerable process where the group's work can be derailed by just a few naysayers. Agree to a code of conduct, cultivate expectations that everyone will be positive and creative. Believe in people's best intentions. Respect opinions and ideas. Remember to aim at a "working consensus." Agree to accept some dissent, learn what can be learned from it, but don't let it stop progress.
- **Form and maintain a steering group.** Invite project beneficiaries and key resource people to help you guide the process. These stakeholders should come from public, private and non-profit arenas, so they can unite the community. Look for individuals willing to share their expertise but also collaborate and negotiate.
- **Make it feel realistic.** It's hard to see the value of a hypothetical project. Creating an event that profiles the benefits and possibilities of a project can help gain positive attention. Investing in an event can increase commitment to a project.

Community Implementation

- **Make it Personal.** When people are meaningfully involved—contributing ideas, accomplishing a task, planning events—they will be more proud of the work and will become natural protectors and stewards of the project.
- **Define Roles and Responsibilities.** Implementation requires REAL coordination. Clarify how the City, Community Stakeholders, Outside Collaborators, other Agencies will work together. Community members shape the vision; but outside collaborators, agencies or even local government should be well informed of community progress and allowed to share what they have to offer. Bad things happen when outside collaborators start telling the community what it needs to do, or when community members substitute their enthusiasm for the skills, knowledge or input of experienced professionals.
- **Keep Moving.** People only want to participate as long as the process is productive. Know why each task is being done and make sure each step leads to a product that allows movement on to the next logical step.
- **Be Practical.** Realize many factors influence the priority of a project. While all ideas are important, other forces (budget, permits, timing of funding availability, ready social capital – strong community advocate(s)) will influence the order and progression of projects.
- **Be Conscious.** What you choose *not* to do is important. Commit yourself to understanding and explaining why something is not being pursued or is being put on hold. If the project still has importance know what it requires and keep watching for the next best opportunity.
- **Stay in Touch.** Check in with news of change, make sure that progress is noted, and contributions celebrated.

Checking In

Recognizing the challenges of project implementation:

- Do the above projects represent top priorities in the community?
- Are there community advocates willing to help promote and move these projects forward? Who is the best lead?
- Are there representatives of business or development interests that should be involved with each project?
- Is there a way to keep people plugged in, in each case?
- Who will follow through on the necessary steps and bringing community advocates and outside collaborators in on each project?