



## COMMUNITY WORKSHOP

To identify the additional public uses of Underhill Plaza, the future site of City Hall and Police Department

### WHAT WAS THE WORKSHOP ABOUT?

On October 13, 2017, the City organized a community workshop to provide an opportunity to community members to help the City plan for the future. The objective of the workshop was to get a better understanding of the needs of the community it serves as well as to identify what community members want to include at Underhill Plaza and our other two City properties – the old fire station and the current City Hall.

### WHY DID THE CITY ACQUIRE UNDERHILL PLAZA?

Beginning in 1946, the City of Manzanita operated from what is now the Pine Grove Community House for several years. Since the 1960's, most City services have been housed in two structures - the City Hall on Laneda Avenue and the old Fire Station on S. 5th Street. Recent inspections have determined that both of these buildings are highly vulnerable to earthquakes, and both properties are within the tsunami inundation zone. In 2017, the City Council decided to acquire the Underhill Plaza at Division Street and Manzanita Avenue for the purpose of relocating City services to a safer parcel outside of the tsunami inundation zone. The City spent \$1.7 million for the 2.67 acre property and is financing it with a bank loan to be repaid from monies within the current City budget over ten years.

### WHAT HAPPENED AT THE WORKSHOP?

Achieving the vision for the three City properties is not the sole responsibility of City government; it is a shared responsibility between the city and the community. As such, the participation and input from the community is critical to the development of the properties. To accomplish this, the workshop fostered conversations to inspire all members of the community to be actively engaged in this long-term process. Moreover, it is the starting point to collect ideas that could help build a better community.

However, this also means being realistic about the impact of these plans on taxpayers. While the City needs and wants the input and collaboration from everyone in the community, we asked participants to self-identify themselves as full-time residents (voters), part-time residents, or friends of Manzanita. Friends of Manzanita include members of the community that live either in Neahkahnie, our urban growth boundary or in any of the nearby areas.

The workshop involved two activities: a facilitated large group brainstorming and a small group discussion. For the large group brainstorming activity, the focus was to answer the question, **“How can the city enhance our services or what new services should the City provide given our new property?”** Participants were then asked to prioritize the ideas by voting. Each participant had two votes. The voting along with the conversation resulted in the identification of four priorities:

**(1) Cultural center (2) Emergency hub (3) Housing and parking (4) Parks and green space**

The small group activity expanded the conversation of the four identified priorities. Participants were divided into four groups and one priority was assigned at random to each group. The questions addressed in this activity were:

- What does "(given priority)" look like? What should it include?
- Considering we now have three City properties, City Hall, Police (old fire station), and Underhill plaza. What would be the best location for some of the features we listed?
- Some of the tools cities use to pay for infrastructures are bank loans, municipal bonds, and local tax levies. What financial tools would you support to fund some of the features we listed?
- What could you do, as an individual or as a group, to help the City accomplish some of the features we identified?

The recorded responses to each of the questions can be found in Appendix A – C. Visit the City website to find the appendices. Website: [ci.manzanita.or.us](http://ci.manzanita.or.us)

### WHY IS THIS INFORMATION IMPORTANT AND HOW CAN IT BE USED?

With the purchase of Underhill Plaza, the City has the opportunity to better maintain and enhance the community. The City wants to build something for the long-term value and that process relies on an extensive community involvement approach. Community involvement will also be required to finance new or expand existing services. To support the above initiative, the **City encourages every community member to add on or to build on the ideas** already identified on this report and contribute to the identification what the community of Manzanita aspires to become in the future.

### WHAT ELSE DO I NEED TO KNOW?

The City has included a City Hall expansion or improvement project as part of their annual Council goals for several years. Each year, Council has discussed the feasibility of accomplishing this goal. In addition, the City has been putting aside funds for a future City Hall expansion for more than 15 years. While we have identified a suitable parcel for the new City Hall, this development it is a long-term plan that will require a long-term commitment from everyone.

### WHAT ARE THE NEXT STEPS?

The process of identifying the future uses of the City properties will rely on an extensive public involvement process where a variety of strategies will be used to gain input from the community. The next step will be the creation of a **community committee**. The Mayor will appoint the committee members and their goal will be to continue the conversation with the community and provide recommendations to the City.

The City will also be hiring an architect to perform a feasibility study. This feasibility study will provide information related to the viability of the projects, including an assessment of the potential to re-use existing facilities.

### WHERE CAN I GET MORE INFORMATION?

- Follow the City's Facebook page: "City of Manzanita"
- Write down your ideas/comments and send an email to [cityhall@ci.manzanita.or.us](mailto:cityhall@ci.manzanita.or.us)
- Attend Council meetings and talk to your Councilors



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## APPENDIX A – Summary of large group discussion

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### “What does Manzanita mean to you?”

#### Full-time residents (voters)

- “last good place”
- Mountain Waves Forest
- Home!
- Trees
- Friends, staying busy, beach fix is good for my soul, uncrowded
- Safe haven
- Retirement paradise
- Home, work, vacation
- Home, good people, opportunity for volunteer work
- Manzanita is a place with unspoiled wild places,
- tranquility, family, community
- Healthy
- Home, refuge, tranquility
- My home, our responsibility
- Community
- Home, friends, community
- Slow pace
- Stay dog friendly
- SAFE, crime, drug free
- A place that supports the end of life in community
- My hometown, my heart
- Home, community, comfort
- Home, small town, beach
- Home, community, village
- Windy, friendly
- Creative community
- Health, involved, organized
- A village with a conscience
- Clean air
- Home, beach
- Relaxing
- Home, peaceful
- Home, friends, beach

#### Part-time residents

- Small, quite, home, family
- Home
- Unaffordable
- Destination
- Home & a true community
- Peaceful retreat
- Home, family, happy
- Friendly
- Relaxation, fun, recreation, memories
- Break from big city, quiet, relaxed people
- Relaxing
- Community, friends
- Family, fun

#### Friends of Manzanita

- Emergence prepared
- Shopping, restaurants
- Home
- Manzanita means to me, community, togetherness
- Home
- Home, where I live
- My town, reinvent future, home
- My home town
- Economic engine of North County
- Friends, shopping, eating
- Home, laboratory for life
- Childhood home, community
- Accepting myself
- Peace, creativity
- Creative community, small town, need basic services
- Premier + prepared community

**APPENDIX B - Summary of large group discussion**

“How can the City enhance our services or what new services should the City provide given our new property?”

RECORDED COMMENTS		Full-time Votes	Part-time Votes	Friends Votes
FULL TIME RESIDENTS (VOTERS)	Old City Hall - Public park ala Pioneer place	1		
	Meeting room that can be shelter, emer. Supplies			
	Performance space	1		
	Parking		1	
	Fire hall into art studio	1		
	Historical society would like museum/archive space	2	3	
	Bld strong enough for second story (phased growth)			
	Workforce housing for seasonal workers	7	1	
	Services for kids, childcare, play space		1	
	Form a housing trust to ensure perpetuity			
	Pickleball at fire station	1	1	
	Covered rec area			
	Don't change what's here (ambiance)		1	
	Outdoor park		1	
	Don't skimp on architecture, build something to be proud of	4		1
	Emergency hub + resource at city hall	11		5
	Minimum pavement, replant some trees	2	3	
	Underhill – electric vehicles charge station, bus stop, shuttle to businesses (transportation hub)	3	1	
	Make it a walking town	1		
	Admin space – add 50% for growth			
	Underhill rooms should be multi-purpose	5		7
	Offer incentive to lots on north end for work-force housing			
	Add exexextra earthquake resistance for all new bldgs	1		
	LEED bldg	10	1	1
	Keep in mind it will be 1 <sup>st</sup> thing seen off 101			
	Space for ctr for contemplative arts			
	Heli-pad	3		1
	Room for trauma ctr	1		
	Water storage			
	Assemble site (emerg) space	1		
Make parking “green”	1			
Commercial kitchen	2		3	

RECORDED COMMENTS		Full-time Votes	Part-time Votes	Friends Votes
PART TIME RESIDENTS	Divest vacated properties to fund future or other ideas/properties			
	Affordable housing	7	3	3
	Refit city hall (tsunami)			
	Affordable housing for the workforce	1	3	1
	Dual purpose parking + outdoor market			
	Public/private partnership for workforce housing			
	Affordable homeownership			
	Management partnership for affordable housing		1	
	Avoid conflicts + overlap with existing business		1	
	Parking	1	1	
	More parks for families to use in the center of town		1	3
	Public works to improve properties , storm run-off			
	FRIENDS OF MANZANITA	New meeting room 150-200 ppl – BIG!		
Parking				
Affordable housing				
Senior services office + services		1	1	1
Net – zero energy		1	1	
PV cells for emergency, energy use - generation		1	1	
Workforce housing				1
Parking – public – vacate 5 <sup>th</sup> street and add house/parking		1		1
Center for contemplative arts				
Retreat center				2
Commercial kitchen			1	
Food storage				
Exercise + preventive health space			1	1
Underground parking				
Covered recreation area				
Don't sell any properties				
Senior center		1		1
Soul			1	2
Consolidate city functions into one building/area		1		2
Consider moving city services sooner				
Try for funds for multipurpose				
Extending canopy				
Pond for aquifer/wash in emergency				
Convention center				
Kitchen				
Communications center	1			

## APPENDIX C - Summary of small group discussion

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### Priority: Cultural Center

<p>What does "cultural center" look like? What should it include?</p>	<p>Considering we now have three City properties, City Hall, Police (old fire station), and Underhill plaza. What would be the best location for some of the features we listed?</p>
<ul style="list-style-type: none"> <li>-History</li> <li>-multi ethnic</li> <li>-art studio</li> <li>-diversity</li> <li>-recreation</li> <li>-event space</li> <li>-performance space</li> <li>-cont. art (meditation ,yoga ,writing)</li> <li>-flowers</li> <li>-vegetable garden-community-</li> </ul> <p>Look like:</p> <ul style="list-style-type: none"> <li>-Multi use / Separate spaces</li> <li>-Room Dividers</li> <li>-noise suppressing</li> <li>-"soul" full</li> <li>-native heritage</li> <li>-"covered outdoor theater stage"</li> </ul>	<ul style="list-style-type: none"> <li>-tempo. city hall/historical society</li> <li>-fire hall for art studio</li> <li>-under hill multi use hall</li> <li>- other option: everything @ under hill parking issue (incorporating bathrooms)</li> </ul>
<p>Some of the tools cities use to pay for infrastructures are bank loans, municipal bonds, and local tax levies. What financial tools would you support to fund some of the features we listed?</p>	<p>What could you do, as an individual or as a group, to help the City accomplish some of the features we identified?</p>
<ul style="list-style-type: none"> <li>-tax</li> <li>-inform second hand owners at all stage</li> <li>-municipal bonds</li> <li>-user fees</li> <li>-grants</li> <li>-offer parts to a "non profit"</li> <li>-tribal grants (has money for cultural centers)</li> </ul>	<ul style="list-style-type: none"> <li>-pay more taxes?</li> <li>-participate in public process</li> <li>-use facilities</li> <li>-inform second home-owners at all stages</li> </ul>

**APPENDIX C– Summary of small group discussion**

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Priority: Emergency hub

<p>What does "emergency hub" look like? What should it include?</p>	<p>Considering we now have three City properties, City Hall, Police (old fire station), and Underhill plaza. What would be the best location for some of the features we listed?</p>
<ul style="list-style-type: none"> <li>-Communications (if ordinary com fails)</li> <li>-fire, police, ambulance services</li> <li>-lost dog messaging board</li> <li>-lost person messaging board</li> <li>-emergency supply storage</li> <li>-emergency operations center</li> <li>-evacuation site</li> <li>-emergency shelter-sanitization - water, etc.</li> <li>-emergency feeding site (with kitchen)</li> <li>-emergency power and heat</li> <li>-heliport</li> </ul>	<p>-Underhill plaza</p>
<p>Some of the tools cities use to pay for infrastructures are bank loans, municipal bonds, and local tax levies. What financial tools would you support to fund some of the features we listed?</p>	<p>What could you do, as an individual or as a group, to help the City accomplish some of the features we identified?</p>
<ul style="list-style-type: none"> <li>-slight lodging tax increase to help finance with outside help</li> <li>-share with neighboring Nehalem, Wheeler</li> <li>-user fees from community spaces</li> <li>-federal founding</li> <li>-difficult to support bond, taxes, etc. that we can't vote for</li> <li>-bonds to support reasonable proposals</li> <li>-sale of other property</li> <li>-solar panels</li> </ul>	<ul style="list-style-type: none"> <li>-research other facilities</li> <li>-donations</li> <li>-volunteer to work with EVCNB</li> <li>-educate yourself</li> <li>-read evcnd.org</li> <li>-state and federal grants, write, support process</li> <li>-increase community awareness</li> </ul>

## APPENDIX C – Summary of small group discussion

### Priority: Housing and Parking

<p>What does "housing and parking" look like? What should it include?</p>	<p>Considering we now have three City properties, City Hall, Police (old fire station), and Underhill plaza. What would be the best location for some of the features we listed?</p>
<ul style="list-style-type: none"> <li>-first impression! look like it belongs in <i>Manzanita</i></li> <li>-integrate housing with other uses Not "massive" lots and units. Keep village character</li> <li>-keeps city hall vibrant 24/7</li> <li>-mixed-tenant affordable</li> <li>-Dorms/hostel?</li> <li>-leasehold by city plus rentals</li> <li>-Goal: perpetual affordability</li> <li>-explore sustainable design</li> <li>-Parking</li> <li>-reduce by carshare</li> <li>-reduce parking need</li> <li>-E.V. charging station</li> <li>-green parking</li> </ul>	<ul style="list-style-type: none"> <li>-old fire: housing over parking---&gt; maybe on city parking lot?</li> <li>-vacate 5th</li> <li>-retain Friday market</li> <li>-if city sells a property require housing be built upon it</li> <li>-remote parking/auto valet. Consider this</li> </ul>
<p>Some of the tools cities use to pay for infrastructures are bank loans, municipal bonds, and local tax levies. What financial tools would you support to fund some of the features we listed?</p>	<p>What could you do, as an individual or as a group, to help the City accomplish some of the features we identified?</p>
<ul style="list-style-type: none"> <li>-putting the "fun" in funding</li> <li>-vacancy tax: incentivize LTR</li> <li>-bonds/levies</li> <li>-annex to increase tax base</li> <li>-modify existing tax structure</li> <li>-tax businesses help fund workforce housing</li> <li>-look at state levy tax funds</li> <li>-raise STR percentage 17%</li> <li>-sell Laneda property for money</li> <li>-pay to park</li> <li>-be annexed by Nehalem?!</li> <li>-expand UGB/zoning value capture</li> <li>-tax intangible property</li> </ul>	<ul style="list-style-type: none"> <li>-research what other cities are doing and tell city counselors about it</li> <li>-run an annexation campaign</li> <li>-organize a housing committee</li> <li>-PAY MY TAXES (and don't move)</li> <li>-cut funding to other things/staff</li> <li>-form (another) housing trust</li> </ul>



## APPENDIX C – Summary of small group discussion

### Priority: Parks and green space

<p>What does "park and green space" look like? What should it include?</p>	<p>Considering we now have three City properties, City Hall, Police (old fire station), and Underhill plaza. What would be the best location for some of the features we listed?</p>
<ul style="list-style-type: none"> <li>-space for public</li> <li>-outdoor space</li> <li>-vacate street/old fire station/city hall space, unify the spaces</li> <li>-town square</li> <li>-enjoy the center of town/wind protected/picnic table, reading area, sitting area</li> <li>-courtyard area</li> <li>-contemplative area</li> <li>-central plaza</li> <li>-BB court</li> <li>-restroom</li> <li>-covered recreation area</li> <li>-community garden</li> <li>-dog park</li> <li>-open area and protected area in winter season</li> <li>-multi-use city park</li> <li>-low weight low cost building on 5th street (demolish fire hall)</li> <li>-parking</li> <li>-explore upgrade of old fire hall</li> <li>-tennis, pickle ball, basket ball areas</li> <li>-bigger community space/multi use facility</li> <li>-holiday tree in center of town</li> </ul>	<ul style="list-style-type: none"> <li>-centrally located/ meeting area (to eat your ice cream cones)</li> <li>-outdoor art area</li> <li>-benches</li> <li>-information kiosk</li> <li>-mini free library of books to exchange</li> </ul>
<p>Some of the tools cities use to pay for infrastructures are bank loans, municipal bonds, and local tax levies. What financial tools would you support to fund some of the features we listed?</p>	<p>What could you do, as an individual or as a group, to help the City accomplish some of the features we identified?</p>
<ul style="list-style-type: none"> <li>-short term rental taxes</li> <li>-sell one of the properties</li> <li>-fundraising with matching funds public + private</li> <li>- Indian tribes – casino money</li> <li>-lottery money for tourism and parks</li> <li>-timber sale? sell the timber, where is it? Sell the timber</li> <li>-don't have user fees / decrease services</li> <li>-loans from the bank?</li> <li>-bonds? charges county money?? Ask for it.</li> <li>-work on grant funds/ system development fees</li> <li>-city revenue/growth/short term taxes</li> <li>-subsidy from short term taxes</li> <li>-increase property tax-"limited"</li> </ul>	<ul style="list-style-type: none"> <li>-stay focused on this conversation</li> <li>-residents take ownership</li> <li>-karen Y- willing to be spokes person</li> <li>-not sell real estate</li> <li>-action plans/contributions to step/phase plans</li> <li>-keep these parcels in the city</li> <li>-social media/web tools to inform the community</li> <li>-get 2<sup>nd</sup> home owners involved</li> <li>-get part time residents involved</li> <li>-face book page, letters to all city property owners</li> <li>-continue to participate in brainstorm meetings</li> <li>-city must communicate when these meetings are planned</li> </ul>

