

PART ONE – TEXT

SECTION 100 – INTRODUCTION

This Urban Renewal Plan was prepared pursuant to Chapter 457 of the Oregon Revised Statutes (ORS 457), and other relevant local, State and Federal laws and ordinances. This Plan shall be known as the Urban Renewal Plan for the Astor-East Urban Renewal Area and consists of Part One – Text and Part Two – Exhibits.

Land use proposals herein were developed through the joint efforts of citizens from the “Astor-East” neighborhood, private consultants, and officials and staff from the City’s Comprehensive Plan. Land use requirements and development guidelines set forth in this Plan have been designed to accomplish redevelopment of the Astor-East Urban Renewal Area in accordance with sound planning principles and objectives.

In addition to the provisions of this Astor-East Urban Renewal Plan, the use of all public rights-of-way and of all public and private property within the boundaries of the Astor-East Urban Renewal Area shall be subject to the conditions, regulations, procedures and requirements of the City’s Comprehensive Plan, including all applicable City conditions, ordinances, regulations, and procedures which may be officially adopted or amended from time to time subsequent to the effective date of this Urban Renewal Plan.

SECTION 200 – DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. “City” means the City of Astoria, Oregon
- B. “Council” or “City Council” means the legislative body, authorized under law to be the governing body of the City of Astoria, Oregon.
- C. “County” means the County of Clatsop, State of Oregon.
- D. “Density” or “Residential Density” means the number of residential dwelling units per net acre of land. A net acre is a land area containing 43,560 square feet exclusive of streets or other dedicated rights-of-way.
- E. “Exhibit” means an attachment, either narrative or map, to this Astor-East Urban Renewal Plan, Part Two – Exhibits.
- F. “ORS” means Oregon Revised Statutes (State Law) and specifically Chapter 457 thereof.
- G. “Plan” means the Astor-East Urban Renewal Plan.
- H. “Planning Commission” means the Planning Commission of the City of Astoria, Oregon.
- I. “Commission” or “ADC” means the Astoria Development Commission which is the designated Urban Renewal Agency of the City of Astoria, Oregon, having been established pursuant to (State law) ORS Chapter 457.
- J. “Project” means any undertaking or activity within the Urban Renewal Area such as a street project, or any other single activity which is authorized and for which implementing provisions are set forth in this Astor-East Urban Renewal Plan.
- K. “Urban Renewal Area” means the entire area encompassed by this Astor-East Urban Renewal Plan, the boundary of said area being described in Part Two – Exhibits One and Two.
- L. “Redeveloper” means anyone acquiring property from the Commission or receiving financial assistance from the Commission for the physical improvement of privately or publicly held property.
- M. “State” means the State of Oregon.
- N. “Text” means the written Urban Renewal Plan for Astor-East Urban Renewal Area, Part One – Text.

- O. “Urban Renewal Law” means Oregon Revised Statute, (ORS 457), Chapter 457, the State Urban Renewal Law.

SECTION 300 – DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

The Astor-East Urban Renewal Area is located east of Astoria’s Central Business District, south of the Columbia River. A detailed analysis completed in 1994 indicated that the area contains 48.16 acres of land situated entirely within the City of Astoria. The Third Amendment of the Plan added an additional 6.54 acres to the Renewal Area, bringing the total area to 54.7 acres. That boundary amendment represented a 13.58% increase in the area of the original Renewal Area. The Fifth Amendment to the Plan adds a net of 0.44 acres to the Renewal Area, bringing the total acreage in the Renewal Area to 55.14 acres. The 0.44 acres added to the Plan by the Fifth Amendment represent a 0.9% increase in the area of the original Renewal Area. The Tenth Amendment added the 1.81 acres to Area consisting of the American Legion Block, where the former Safeway store was located, and connections to the existing boundary. This represented a 3.76% increase in the acreage in the Plan (calculated from the original 48.16 acres). The total area added by amendments is 8.79 acres, 18.25% of the total acres in the original Plan.

The boundary of the Urban Renewal Area is shown on the Urban Renewal Area Boundary and Land Use Plan and included as Exhibit One of Part Two of this Plan. The narrative of the legal boundary description is included as Exhibit Two of Part Two of this Plan

(Section 300 amended 1-3-95 by Ordinance 95-02; amended 6-19-00 by Ordinance 00-05; amended 12-6-10 by Ordinance 10-11)

SECTION 400 – DECLARATION OF NECESSITY, PURPOSE AND URBAN RENEWAL PLAN OBJECTIVES

A. Blighting conditions exist within the Urban Renewal Area. There are 59 separate structures housing a variety of residential, commercial, industrial and public uses. The condition of the 59 structures are as follows:

Good	13 structures	22.03%
Fair	37 structures	62.71%
Poor	<u>9 structures</u>	<u>15.26%</u>
Total	59 structures	100.00%

Twenty-three (38.9%) of the 59 structures contain 44 dwelling units. The condition of the residential structures is as follows:

<u>Condition</u>	<u>Structures</u>		<u>Dwelling Units</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
Good	1	4.34%	1	2.27%
Fair	17	73.92%	*17	38.64%*
Poor	5	21.74%	*26	59.09%*

Certain partially developed residential, hillside properties are situated in areas of steep topography with a history of geologically unstable earth slides. 1,130 lineal feet of dedicated streets contain only partial improvements and do not comply with City standards. 3,415 lineal feet have no improvement, yet serve as the only access to subdivided property. Most of the area is zoned for commercial use with a small portion zoned for multiple-family residential purposes.

Because of inadequate or faulty planning, 24% of the useful land in the Urban Renewal Area is in public ownership and is not being utilized as effectively as possible for the benefit of all of the citizens of the City. The lack of utilization or development of the public property has contributed in part to the stagnation or deterioration of the private commercial uses in the area. An excessive percentage of land in the Urban Renewal Area (44.23%) is now utilized for roads, which amount of land is in excess of what is typical, that being 25% to 35%.

- B. Deficiencies and conditions identified in the “Report on the Astor-East Urban Renewal Plan” describe the adverse effect they have on the neighborhood. Because of the diversity of property ownership, there is no indication that these deficiencies and conditions will be improved without a major public involvement.
- C. Accordingly, the City Council, upon recommendation of the Astoria Development Commission, declares a need for undertaking an Urban Renewal Project to correct such deficiencies and conditions and to provide for economically, socially and

environmentally sound redevelopment consistent with the City's goals for community development and with the objectives of this Urban Renewal Plan.

D. Objectives of the Urban Renewal Plan.

1. Land use proposals contained in this Plan are in strict conformity with the City's Comprehensive Plan which was developed through the joint effort of citizens of the community, the Planning Commission and City Council and staff members of various City Departments.
2. The primary objectives of the Plan are to improve the physical conditions, functional relationships and visual quality of the area and to eliminate blight in order to create a climate more conducive for private development, redevelopment and rehabilitation of property. More specifically, the objectives of this Astor-East Urban Renewal Plan are to:

- a. Eliminate blighting influences such as substandard and/or obsolete buildings, non-conforming land uses, and under-utilized land;
- b. Modify the street system to provide for safe and efficient traffic circulation in and around the Urban Renewal Area;
- c. Install or improve public facilities such as streets, sewers, curbs, sidewalks, street lighting and landscaping where necessary to meet the needs of the Area and to improve the visual quality of the community;

(Section 400(D)(2)(c) amended 11-12-86 by ADC, no Ordinance or Resolution required)
- d. Rehabilitate and conserve properties compatible with this Plan;
- e. Act as a catalyst in bringing together developers and redevelopers with public and private owners of lands which are under used, or vacant, to achieve new uses and economically sound enterprises which are consistent with the City's Comprehensive Plan, which provide a service to the community, and which establish a diversification of needed, year-round employment opportunities;
- f. Coordinate and cooperate with public and private housing resource groups in their creation of needed close in housing – particularly for the elderly;
- g. Provide public improvements and other assistance required to implement the Seafood Consumer Center and related hospitality developments.

(Section 400(D)(2)(g) added 1-3-95 by Ordinance 95-02)

- h. Improve the appearance and economic vitality of Astoria's downtown core;
(Section 400(D)(2)(h) added 6-19-00 by Ordinance 00-05)
- i. Provide sufficient parking to meet current and future needs;
(Section 400(D)(2)(i) added 6-19-00 by Ordinance 00-05)
- j. Make productive use of land in the renewal area;
(Section 400(D)(2)(j) added 6-19-00 by Ordinance 00-05)
- k. Create opportunities for new development within the renewal area;
(Section 400(D)(2)(k) added 6-19-00 by Ordinance 00-05)
- l. Provide new public amenities and open spaces in the renewal area;
(Section 400(D)(2)(l) added 6-19-00 by Ordinance 00-05)
- m. Make improvements to infrastructure in the renewal area;
(Section 400(D)(2)(m) added 6-19-00 by Ordinance 00-05)
- n. Provide new public facilities in the renewal area;
(Section 400(D)(2)(n) added 6-19-00 by Ordinance 00-05)
- o. Implement goals and objectives of Astoria's Comprehensive Plan.
(Section 400(D)(2)(o) added 6-19-00 by Ordinance 00-05)

SECTION 500 – LAND USE PLAN AND DEVELOPMENT CONTROLS

The Map - “Project Area Boundary and Land Use Plan” - attached herewith as Exhibit One of Part Two, describes the land use elements of this Urban Renewal Plan.

SECTION 505 – LAND USES TO BE PERMITTED

A. All uses of land within the Astor-East Urban Renewal Area shall be in conformance with applicable provisions of the City of Astoria Development Code. Land use designations within the Urban Renewal Area include the following zones:

1. General Commercial Zone (C-3)

Provides for a wide range of commercial businesses and, compared to other commercial zones, is appropriate for uses requiring a high degree of accessibility to vehicular traffic as well as low intensity uses on large tracts of land.

2. Central Commercial Zone (C-4)

This zone is intended to be the commercial center of the Astoria Urban Area and serves as a focal point for the retail trade, services, and government offices.

3. High Density Residential (R-3)

This zone provides for high-density residential development not exceeding an average of 26 units per net acre.

4. Family Activity (FA)

The purpose of the Family Activities Zone is to provide family-oriented uses to complement the Aquatics Center and adjacent museums.

(Section 505.A.4 added 12-21-09 by Ordinance 09-06)

5. Hospitality Recreation (HR)

The purpose of the Hospitality/Recreation Zone is to foster a quality regional destination-oriented hotel and associated uses. Uses are intended to relate to the museum, historic train station, and the historic character of Astoria as a whole. There should be easy pedestrian access to the surrounding uses.

(Section 505.A.5 added 12-21-09 by Ordinance 09-06)

6. Attached Housing: Health Care (AH-HC)

The purpose of the Attached Housing/Health Care Zone is to develop the area as an attached and senior housing area at a minimum density of 13 units per acre, with medical uses allowed with appropriate buffers. It is intended to be a residential neighborhood in scale and character.

(Section 505.A.6 added 12-21-09 by Ordinance 09-06)

7. Education/Research/ Health Care Campus Zone (CA)

The purpose of the Education/Research/Health Care Campus Zone is to develop a “university-like” character. The Oregon State University Seafood Lab and Duncan K. Law Seafood Consumer and Education Center will set the tone for new developments in the zone, with emphasis on the development of green spaces, plazas, and other pedestrian facilities.

(Section 505.A.7 added 12-21-09 by Ordinance 09-06)

8. Maritime Heritage (MH)

The purpose of the Maritime Heritage Zone is to provide visitor-oriented facilities that will support tourist-oriented use of the existing Columbia River Maritime Museum, Clatsop County Historical Society Museum, the adjacent Aquatics Center, and other uses.

(Section 505.A.8 added 12-21-09 by Ordinance 09-06)

9. Health Care (HC)

The purpose of the Health Care Zone is for continued use and expansion of hospital and medical offices. It is also appropriate for residential uses.

(Section 505.A.9 added 12-21-09 by Ordinance 09-06)

(Section 505 amended 1-3-95 by Ordinance 95-02; Sections 505(4 to 6) deleted and Sections 505(4 to 9) added 12-21-09 by Ordinance 09-06)

SECTION 510 – TRAFFIC CIRCULATION

Street patterns may be altered to accommodate proposed development and to provide for safe and efficient traffic circulation in and around the Urban Renewal Area. Vehicular access will be provided to all useable sections of the Urban Renewal Area, and certain streets may be vacated to accommodate proposed traffic circulation patterns and may be vacated in areas of excessively steep terrain or in potential earth-slide areas. Provisions shall be made for emergency vehicle access throughout the Urban Renewal Area.

*Adopted 9-20-80
Ordinance 80-06 and ADC Resolution 80-01*

Vehicular and pedestrian traffic circulation shall be segregated where possible. In all cases, adequate measures shall be taken to minimize conflict between vehicular and pedestrian traffic.

SECTION 515 – PUBLIC IMPROVEMENTS

A. Streets.

All public streets to be improved within the Urban Renewal Area shall be constructed, reconstructed, and improved to meet or exceed City standards. Street improvements include the travel surface, curbs, sidewalks, gutters, storm drains, and related facilities.

B. Utilities.

All utility lines and facilities, where feasible, shall be placed underground. All utility facilities will be of such size and design to adequately serve the Area. Utilities include but shall not be limited to, streetlights, sanitary and storm sewers, water lines, traffic signals, electrical distribution lines, telephone lines, television cables, natural gas distribution lines, fire hydrants, and related facilities.

C. Other Public Improvements.

Other public improvements will be provided in support of project development activities. These improvements include but shall not be limited to, street trees and landscaping, parks, pedestrian walkways, bicycle paths and parking facilities.

SECTION 520 – DEVELOPMENT CONTROLS

All development within the Urban Renewal Area shall conform to the conditions, limitations, and restrictions contained in the Comprehensive Plan, Development Code, State of Oregon Structural Specialty Code Based on the Uniform Building Code, and other applicable codes of the City of Astoria. Development shall also conform with any applicable State and Federal laws and regulations controlling the use of property.

(Section 520 amended 1-3-95 by Ordinance 95-02)

SECTION 525 – PLAN AND DESIGN REVIEW

No new building in the Urban Renewal Area shall be constructed or other major improvements made on any land subject to these controls, including public areas, until plans for such buildings or improvements shall have been submitted to and approved by the Astoria

Development Commission. In reviewing architectural, landscape, and other development plans, the criteria for judgment shall include, but not be limited to the following:

- A. Locations, forms, and patterns of building and open spaces shall conform with the following urban design concepts of this Urban Renewal Plan:
 - 1. An appropriate setting for the specific development.
 - 2. Street trees and landscaping employed as a unifying design element.
- B. Each building shall have a compatible architectural expression and shall complement the design of adjacent buildings.
- C. Landscaping shall enhance not only the building or buildings on the site, but also adjacent buildings and sites.
- D. Size, locations, layout, and appearance of off-street parking and loading facilities shall not have any detrimental effect on the properties they serve or on adjacent or abutting properties.
- E. Location and design of access ways to and from off-street parking and loading facilities shall not unduly disrupt pedestrian or vehicular traffic circulation.
- F. Overall development shall be compatible with the surrounding Astor-East neighborhood and with adjacent neighborhoods.
- G. Prior to reviewing any development or redevelopment plans for property within the Urban Renewal Area, the Commission shall adopt specific standards and guidelines governing their methods and procedures of performing their Plan and Design Review function. Copies of such standards shall be available to the public.

Such plans as are herein required to be submitted to the Development Commission may be preliminary in nature. A copy of such plans, when approved by the Development Commission, shall be forwarded to the City's Building Official for his use in assuring the Development Commission that final plans are in reasonable conformity with the approved preliminary plans.

SECTION 530 – APPLICABILITY OF CONTROLS UPON REAL PROPERTY WITHIN THE URBAN RENEWAL AREA

Provisions and requirements in this Plan shall apply to all real property within the Urban Renewal Area including property which may be acquired by the Astoria Development Commission.

SECTION 600 – URBAN RENEWAL ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES

Sections 605 through 640 identify the Urban Renewal actions to be undertaken by the Astoria Development Commission or the City in the implementation of this Plan.

SECTION 605 – PROPERTY ACQUISITION

A. Real Property to be Acquired.

Property situated within the Urban Renewal Area may be acquired from willing sellers by the Astoria Development Commission and provisions for such acquisition are hereby made a part of this Plan. Such properties may be acquired from willing sellers by gift, devise, purchase, lease, or any other lawful method, and shall be for the following purposes:

1. Clearance and redevelopment, including development of vacant land.
2. Development of public improvements and supporting facilities.
3. Rehabilitation and conservation.
4. Rights-of-way for streets, alleys, bicycle and pedestrian ways, utilities, and other public improvements.

(Section 605(A)(4) amended 6-19-00 by Ordinance 00-05)

Authorization to acquire property for these purposes without the use of eminent domain will require a minor amendment to this Plan, per Section 1100(A) of this Plan.

(Section 605(A) amended 6-19-00 by Ordinance 00-05; Section 605(A) amended 12-21-09 by Ordinance 09-06)

SECTION 610 – RELOCATION OF RESIDENTS AND BUSINESSES

A. Relocation Procedures.

Provisions, in the form of a Relocation Plan have been made for the relocation of residents and businesses who may be displaced as a result of the Development Commission's acquisition of real property. The Development Commission shall assist all residents and businesses who may be displaced in finding other suitable dwellings and locations. These accommodations shall be decent, safe, and sanitary, and located

in an area suitable to the displacee. Copies of such Relocation Plan are kept on file at the offices of the Astoria Development Commission.

All relocation activities and procedures by the Development Commission shall be in accordance with Oregon Revised Statutes, Sections 281.045 to 281.105 and with applicable local laws and regulations. Should Federal funds be used in conjunction with the implementation of the Plan, then the provisions of the Federal Uniform Property Acquisition and Relocation Act shall apply.

B. Relocation Payments.

Relocation payments shall be made to displacees in accordance with the Relocation Regulations of the Development Commission. These Relocation Regulations comply with State and Federal laws regarding relocation and displacees. The Development Commission may amend or modify these Regulations from time to time consistent with State and Federal law.

SECTION 615 – DEMOLITION AND SITE CLEARANCE

Except for structures which may be designated for rehabilitation and relocation to other sites, all structures and improvements on properties to be acquired by the Development Commission shall be demolished and cleared as necessary to carry out this Plan.

SECTION 620 – PUBLIC IMPROVEMENTS

Public improvements may be provided in support of development activities within the Urban Renewal Area. Street, sidewalk, curb, sewer, water, street lighting, street landscaping, traffic signals, and other public improvements, where provided, shall meet or exceed standards established by the City.

Utility lines and related facilities will be placed underground where feasible. All utility facilities shall be of such size and design to adequately serve the Urban Renewal Area.

Development of parks, other public recreation facilities and open spaces shall be carried out in cooperation between the Development Commission and the City of Astoria or other public bodies with jurisdiction over the subject property.

(Section 620 amended 8-4-08 by Resolution ADC 08-03)

SECTION 630 – REDEVELOPMENT AND PROPERTY DISPOSITION

A. Real Property Disposition.

The Development Commission shall make land in the Urban Renewal Area acquired by them available to private redevelopers or to public bodies in order that it may be developed or rehabilitated for the purposes specified in this Plan, and in accordance with applicable City zoning and other code requirements. Real property may be conveyed by the Development Commission to the City or other public body without charge.

The Development Commission shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of property for speculative purposes, and to ensure that development is carried out pursuant to this Plan.

(Section 630(A) amended 7-20-92 by Resolution ADC 92-05)

B. Redevelopers' Obligations.

Redevelopers shall be subject to the following obligations:

1. Redevelopers shall develop and use property in accordance with the land-use provisions and building requirements specified in this Plan.
2. Redevelopers shall begin and complete the development of property for the uses provided in this Plan within a reasonable period of time as determined by the Development Commission.
3. Redevelopers shall submit all plans and specifications for construction of improvements to the Development Commission for review and approval to determine compliance of such plans and specifications with this Plan.
4. Redevelopers shall not restrict or effect or execute any agreements, lease, conveyance, or other instrument which has the effect of restricting the sale, lease, use or occupancy of any property or part thereof upon the basis of race, color, religion, sex, marital status, or national origin.
5. Redevelopers shall maintain the cleared land under their ownership within the Urban Renewal Area in a clean and safe condition.

SECTION 635 – COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Urban Renewal

Project. The Development Commission may seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of this Plan.

SECTION 640 – PROPERTY MANAGEMENT

During such time as property in the Urban Renewal Area may be owned by the Development Commission, such property shall be under the management and control of the Development Commission. The Development Commission may rent, maintain, manage, operate and clear such property pending its disposition for redevelopment.

SECTION 650 – PROPOSED URBAN RENEWAL PROJECTS

In order to achieve the objectives of this Plan, the following new project activities will be undertaken on behalf of the City by the Astoria Development Commission, in accordance with applicable Federal, State, County, and City laws, policies, and procedures.

(Section 650 amended 1-3-95 by Ordinance 95-02)

A. Landscaping of the Traffic Triangle at 15th and Commercial Streets.

This project involves the removal of the asphalt paving which overlays the triangle, excavation of the site, installation of topsoil, and planting of trees, grass, and shrubs.

(Section 650(A) added 11-12-86 by ADC, no Ordinance or Resolution required)

B. Improvement of the “People Places Park” along Marine Drive.

This project involves the paving of a parking area off 16th Street and may include additional improvements such as the expansion of the viewing platform, landscaping of the bankline of the Columbia River, and the installation of lighting, benches, interpretive signs, kiosks, trees and shrubs, and banners.

(Section 650(B) added 11-12-86 by ADC, no Ordinance or Resolution required)

C. Landscaping of the Traffic Triangle at 23rd Street and Marine Drive.

This project involves the removal of asphalt and concrete at the intersection of 23rd Street and Marine Drive, the construction of a raised traffic separation island, and the installation of soil and plant materials.

These improvements are graphically illustrated and included as Exhibits 1,2, and 3 of this Plan Amendment.

(Section 650(C) added 11-12-86 by ADC, no Ordinance or Resolution required)

D. Acquisition of Clatsop County Fairgrounds.

This project involves acquisition of the Clatsop County Fairgrounds. The property is approximately 5.44 acres in area and is legally described as Lots 1 through 4 of Blocks 122 and 131; all of blocks 123, 124 and 130; Lots 2 through 6 of Block 129; plus the vacated portions of 19th and Duane Streets contiguous to Blocks 122, 123, 130, and 131; in Shively's Addition to the City of Astoria, Clatsop County, Oregon.

The property is shown on the Property Acquisition Map, attached as Exhibit 3 to the Astor-East Urban Renewal Plan.

The intent of the Development Commission is to make the property available for purposes specified in Section 605 (A) in order to meet relevant Plan objectives specified in Section 400 (D).

It is estimated that the above-described property will be disposed of within five years of acquisition.

(Section 650(D) added 7-20-92 by Resolution ADC 92-05)

E. Parking Improvements.

Parking improvements are proposed to be constructed on all or portions of the former Clatsop County Fairgrounds and elsewhere in the Urban Renewal Area as designated by the Agency. Proposed improvements will include, but not be limited to demolition of existing structures, site grading and preparation, paving, drainage, lighting and landscaping.

(Section 650(E) added 1-3-95 by Ordinance 95-02; Section 650(E) amended 12-21-09 by Ordinance 09-06)

F. Street Improvements.

Street improvements are proposed to be constructed on Marine Drive between 18th and 21st Streets, on 18th Street and on 20th Streets between Marine Drive and Exchange Street and may be constructed elsewhere in the Urban Renewal Area as designated by the Agency. Proposed improvements will include, but not be limited to grading, paving, drainage, traffic signals, lighting, landscaping, sidewalk and surface treatments.

(Section 650(F) added 1-3-95 by Ordinance 95-02; Section 650(F) amended 12-21-09 by Ordinance 09-06)

G. 20th Street Extension.

20th Street is proposed to be extended north of Marine Drive approximately 200 feet to a new access plaza serving the planned restaurant and hotel. Proposed improvements will include, but not be limited to grading, paving, drainage, traffic signals, lighting, landscaping, sidewalk and surface treatments, and required right-of-way acquisition if needed.

(Section 650(G) added 1-3-95 by Ordinance 95-02)

H. Walkway to Museum.

In cooperation with the Columbia River Maritime Museum (CRMM), this proposed project involves construction of a public walkway in proximity to the CRMM between 19th and 17th Streets. Proposed improvements will include, but not be limited to grading, paving, drainage, lighting, landscaping, sidewalk and surface treatments, and required right-of-way acquisition if needed.

(Section 650(H) added 1-3-95 by Ordinance 95-02)

I. Railroad Improvements.

This project involves the potential removal and possible relocation of existing Burlington Northern Railroad sidings, tracks and switches, and the abandonment of existing tracks. The main line tracks are anticipated to remain. Improvements will include, but not be limited to siding, track and switch removal and possible relocation, grading and site preparation and required right-of-way acquisition if needed.

(Section 650(I) added 1-3-95 by Ordinance 95-02)

J. Tunnel Under Marine Drive.

A vehicular and pedestrian tunnel is proposed to be constructed under Marine Drive which links public parking to the south with the Seafood Consumer Center, Hotel, and public plaza to the north. The proposed tunnel will be located between 19th and 20th Streets and will include, but not be limited to excavation, structures, paving, and utility relocation.

(Section 650(J) added 1-3-95 by Ordinance 95-02)

K. OSU Lab Parking and Site Improvements.

Parking and site improvements will be constructed on a portion of the former Clatsop County Fairgrounds located south of Marine Drive between 20th and 21st Streets. Improvements will include, but not be limited to site grading and preparation, paving, drainage, lighting and landscaping.

(Section 650(K) added 1-3-95 by Ordinance 95-02)

L. Site Acquisition.

1. Acquisition for Seafood Center.

This project involves assisting in the acquisition of property to accommodate facilities and public amenities for the Seafood Consumer Center and Hotel project. The property proposed for acquisition is approximately four (4) acres in size and is generally described as:

- a. A portion of Tax Lot 202, Map T8N-R9W Section 8DA, City of Astoria, Clatsop County, Oregon, situated west of the westerly line of vacated 20th Street.
- b. A portion of the Burlington Northern Railroad property, approximately 10 feet in width, lying between 19th and 20th Streets, adjacent to the north property line of Tax Lot 202, Map T8N-R9W Section 8DA, described in Section 650(L)(1) above.
- c. A portion of Tax Lot 200, Map T8N-R9W Section 8DA, City of Astoria, Clatsop County, Oregon, owned by the Burlington Northern Railroad, and described as follows: Beginning at the point of intersection of the easterly right-of-way line of 21st Street and the mean lower low water line of the Columbia River, thence easterly along said mean lower low water line to the easterly line of vacated 22nd Street, thence southerly along the easterly line of vacated 22nd Street to its intersection with a line that is 150 feet south of and parallel to the centerline of the Burlington Northern Railroad mainline, thence southwesterly along said line to the east line of 21st Street, thence northerly to the point of beginning.

The property is shown on the Property Acquisition Map, attached as Exhibit 4 to the Astor-East Urban Renewal Plan.

The intent of the Development Commission is to make the property available for purposes specified in Section 605(A) in order to meet relevant Plan objectives specified in Section 400(D).

It is estimated that the above described real property will be disposed of by resale or lease within five years of acquisition.

(Section 650(L) added 1-3-95 by Ordinance 95-02; Section 650(L)(1) amended 6-19-00 by Ordinance 00-05)

2. Acquisition of the Astor Building (Liberty Theater).

This project involves acquisition of the Astor Building (Liberty Theater). The property is approximately .44 acres in area and is legally described as Lots 1, 2, 7, and 8, Block 62, McClure's, in the City of Astoria, Clatsop County, Oregon.

The property is shown on the Property Acquisition Map, attached as Exhibit 5 to the Astor-East Urban Renewal Plan.

The intent of the Development Commission is to transfer title of the property to Liberty Restoration, Inc. for purposes specified in Section 605 (A) in order to meet relevant Plan objectives specified in Section 400 (D).

It is estimated that the above-described property will be disposed of within one year of acquisition.

(Section 650(L)(2) added 9-18-00 by Resolution 00-03)

3. Acquisition of 1829 Exchange Street.

This project involves the acquisition of improved real property located at 1829 Exchange Street. The property is approximately 3,750 square feet, and is legally described as N. 75 feet of Lot 5, Block 111, Shively's Astoria, City of Astoria, Clatsop County, Oregon.

The property is shown on the Property Acquisition Map, attached as Exhibit 6 to the Astor-East Urban Renewal Plan.

The intent of the Development Commission is to acquire the property and hold it for future clearance and redevelopment, either by public or private parties, in conjunction with adjacent properties, for the purposes described in Sections 605.A.1. or 2., to meet the Plan objectives stated in Section 400.D.2.e. and k.

(Section 650(L)(3) added 11-17-08 by Resolution ADC 08-04)

4. Acquisition for Other Purposes.

Other property may be acquired to further the goals and objectives of this Plan pursuant to the purposes and procedures described in Section 605 of this Plan.”

(Section 650(L)(4) added 6-19-00 by Ordinance 00-05; renumbered 9-18-00 by Resolution 00-03; renumbered 11-17-08 by Ordinance 00-05)

M. Riverfront Public Access.

New pedestrian overlooks and walkways and public assembly spaces are proposed to be constructed at locations along the Columbia River between the extension of the 19th Street right-of-way and the 22nd Street right-of-way. Improvements will include, but not be limited to grading, paving, drainage, lighting, landscaping, sidewalk and surface treatments, necessary structures, and required right-of-way acquisition if needed.

(Section 650(M) added 1-3-95 by Ordinance 95-02)

N. Public Open Space

Improvements will include, but not be limited to grading, paving, drainage, lighting, landscaping, sidewalk and surface treatments, and required right-of-way acquisition if needed.

(Section 650(N) added 1-3-95 by Ordinance 95-02; Section 650(N) amended 12-21-09 by Ordinance 09-06)

O. Consumer Center Parking and Structural Support.

This proposed project will construct parking and provide assistance for supporting structures necessary for the Seafood Consumer Center, to be constructed north of Marine Drive between 19th and 20th Streets. Improvements will include, but not be limited to grading, paving, drainage, lighting, landscaping, sidewalks, structural supports and required right-of-way acquisition if needed.

(Section 650(O) added 1-3-95 by Ordinance 95-02)

P. Development and Redevelopment Assistance.

In order to carry out the objectives of this Plan, the Astoria Development Commission may participate, through loans, grants, or both, in assisting development of new public and private buildings in the project area, and in maintaining and improving exterior and interior conditions of existing buildings in the renewal area. The Astoria Development Commission may make this assistance available, as it deems necessary to achieve the objectives of this Plan.

1. Redevelopment Through New Construction.

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Astoria Development Commission. To encourage redevelopment through new construction, the Astoria Development Commission is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners

and those desiring to acquire and redevelop property, as it may deem appropriate in order to achieve the objectives of this Plan.

2. Preservation, Rehabilitation, and Conservation.

The purpose of this activity is to conserve and rehabilitate existing public or private buildings and outdoor recreational spaces for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Astoria Development Commission. To encourage rehabilitation and conservation, the Agency is authorized to establish loan and grant programs and provide below market interest rate and market rate loans and provide such other forms of financial assistance as it may deem appropriate to the owners of buildings or properties, or those intending to acquire buildings, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

If the Development Commission intends to assist a public owner in the rehabilitation or conservation of a public building, it will first adopt a minor amendment to this Section of the Plan, identifying the public building and the Development Commission's specific assistance, and adding an explanation of how the public building serves and benefits the Urban Renewal Area.

(Section 650(P.2) amended 8-4-08 by Resolution ADC 08-03; Section 650(P.2) amended 12-21-09 by Ordinance 09-06)

a) Astoria Aquatic Center Rehabilitation

The Development Commission may provide assistance to the City in rehabilitating the Astoria Aquatic Center, including, but not limited to, the replacement of property fixtures. Assistance may be by direct payment of City costs, or by reimbursement for City incurred costs.

Rehabilitation of the Astoria Aquatic Center serves and benefits the urban renewal area by facilitating an improvement in the energy efficiency of the Center, which in turn enhances its economic operation over a long term. The preservation of a viable Center provides recreational opportunities for residents and tourists in the Urban Renewal Area. The availability of the Center attracts hospitality and residential development to the urban Renewal Area.

(Section 650(P.2.a) added 8-4-08 by Resolution ADC 08-03)

(Section 650(P) added 6-19-00 by Ordinance 00-05)

SECTION 700 – METHODS FOR FINANCING THE PROJECT

A. General Description of the Proposed Financing Methods.

The Development Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources, public or private, for the purposes of undertaking, planning, and carrying out this Urban Renewal Plan, or may otherwise obtain financing as authorized by ORS chapter 457.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Self-Liquidation of Costs of Project (Tax Increment Financing).

1. The carrying out of this Plan may be financed, in whole or in part, by self-liquidation of the costs of the Plan as provided in ORS 457.410 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in true cash value of property located in the Urban Renewal Area, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Commission and shall be used to pay the principal and interest of any indebted Plan.
2. Such self-liquidation methods, and the tax increment accruing therefrom, as provided in ORS 457.410 through 457.450, may be used by the Commission to reimburse the City or the Commission for funds advanced to the Commission for the purposes of undertaking and carrying out this Urban Renewal Plan.

SECTION 800 – ACTIONS BY THE CITY

The City shall aid and cooperate with the Development Commission in carrying out this Plan and shall take all actions necessary to endure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread in the Area of conditions causing blight.

SECTION 900 – NON-DISCRIMINATION

All deeds, leases or contracts for the sale, lease or sublease or other transfer of land in any undertaking of the Astoria Development Commission under this Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

SECTION 1000

(Section 1000 amended 1-3-95 by Ordinance 95-02; Section 1000 deleted 6-19-00 by Ordinance 00-05)

SECTION 1100 – AMENDMENTS

It is anticipated that this plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant.

A. Minor Amendments.

Minor changes to the Plan shall be made by a duly approved resolution of the Astoria Development Commission that describes the details of the minor change. Minor changes shall include:

1. Identification of property to be acquired for any purpose set forth in Section 605A of this Plan, provided that the acquisition does not require the use of eminent domain.
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Council-Approved Amendment

B. City Council-Approved Amendments.

City Council-Approved amendments to the Plan shall require approval by the Astoria Development Commission by Resolution and approval by the City Council by Ordinance. City Council-Approved amendments are:

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$250,000 in first quarter year 2000 dollars over the duration of the Plan. The \$250,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published quarterly by the Engineering News Record.

2. Identification of property to be acquired for any purpose set forth in Section 605 of this Plan, if that acquisition requires the use of eminent domain.

C. Substantial Amendments.

Substantial amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial amendments are:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan.

(Section 1100 amended 1-3-95 by Ordinance 95-02; Section 1100 amended 6-19-00 by Ordinance 00-05)

SECTION 1200 – SEVERABILITY

If any provision of this Plan shall contravene or be invalid under either State or Federal law, such contravention or invalidity shall not invalidate all of the provisions of this Plan, but the remaining provisions shall be construed as if not containing the invalid portion.

SECTION 1300 – MAXIMUM INDEBTEDNESS

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is \$17,113,718.

(Section 1300 added 6-10-98 by Ordinance 98-08; Section 1300 amended 12-21-09 by Ordinance 09-06)

SECTION 1400- RELATIONSHIP TO LOCAL OBJECTIVES

The following sections of the Comprehensive Plan are relevant to the review of this action: Sections in *italics* are direct quotations from the Comprehensive Plan. The numbering conforms to the numbering in the Comprehensive Plan document.

A. *CP.057. Gateway Overlay Area.*

The Gateway Overlay Area extends generally from 16th Street to 29th Street, from the pierhead line of the Columbia River on the north to Exchange and Franklin Streets on the south....

The City intends to stimulate a pedestrian oriented, diverse area that actively promotes new complementary uses while maintaining and supporting primary existing uses, takes advantage of the proximity of the Columbia River waterfront, and complements the City's downtown core. Anticipated new uses include high density housing, limited retail and general commercial, and tourist-oriented commercial development.

The Plan conforms to the Gateway Overlay Area. Much of the property in the Plan Area is in the Gateway Overlay Area. The projects which will be supported by the Plan will conform to the uses as stated in the Gateway Overlay Area. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional development in the Area which will stimulate a pedestrian oriented area.

B. *CP.058. Policies.*

The City will utilize the general vision of the Gateway Master Plan to direct future development in the Gateway Overlay Area. The overall Comprehensive Plan objectives are to:

- a) Promote development that complements the Downtown Area;*
- b) Enhance the primary uses, such as the Columbia River Maritime Museum and Columbia Memorial Hospital, and work to redevelop areas such as the Mill Site, which have significant development potential;*
- c) Promote new land uses complementary to the riverfront and existing development, particularly visitor oriented uses and high density housing;*
- d) Establish visual and physical linkages within and around the Gateway Overlay Area, with special emphasis on the Columbia River riverfront;*
- e) Create a pedestrian friendly environment throughout the Gateway Overlay Area through the careful siting of buildings and parking lots, careful consideration of street frontage design, and extension of the Astoria Riverwalk, and*
- f) Create investor interest by promoting complementary land uses and quality development in the surrounding area.*

The projects which will be supported by the Plan will conform to the policies as stated in the Gateway Overlay Area. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The "Development and Redevelopment Assistance" project provides assistance in promoting new development and redevelopment in the Area. In accordance with this section of the Comprehensive Plan, that development will be complementary to the riverfront and existing downtown. Future development will stimulate a pedestrian oriented area.

C. *CP.200. Economic Development Goals.*

The City of Astoria will:

1. *Work toward the improvement and diversification of the area's economy and to increase local employment opportunities. The city will coordinate its efforts with the Astoria Downtown Development Association, Clatsop Economic Development Committee, the Port of Astoria, the Chamber of Commerce and other groups involved in economic development.*
3. *Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.*
6. *Encourage the preservation of Astoria's historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry.*
7. *Maintain a system of public facilities and services capable of supporting existing and future industry, and commercial development.*

The projects which will be supported by the Plan will conform to the Goals of the Economic Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area, including the potential for funding for historic preservation, public facilities and services, and broadening of the economy by assisting in the development and redevelopment of the buildings in the Area.

D. *CP.205. Economic Development Policies.*

1. *The downtown core of Astoria, generally extending from Sixth to Sixteenth Streets, and from the waterfront to Exchange Street is the retail, service and governmental center of the area. The city, through its zoning actions and support of the Astoria Downtown Development Association, will promote the Downtown.*
2. *The city will continue to work toward the establishment of public parking areas in the downtown area.*
3. *The importance of the downtown waterfront in terms of aesthetics, public access and business improvement cannot be overemphasized. The city shall provide public access wherever feasible, and shall protect existing access. The city supports the concept of the People Places Plan, and encourages local organizations in the construction and maintenance of waterfront parks and viewing areas.*

A portion of the Area of the Plan is in the downtown core and also in the waterfront. The projects which will be supported by the Plan will conform to the Policies of the Economic Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. Projects specified in the Plan include "Parking Improvements, Street Improvements, Riverfront Public Access, and Development and Redevelopment Assistance".

E. *CP.220. Housing Policies.*

1. *The primary focus of residential development should be the maintenance of attractive and livable residential neighborhoods, for all types of housing.*
2. *All residential areas should be provided with services and facilities necessary for safe, healthful, and convenient urban living.*
4. *Planned unit and cluster developments should be encouraged to preserve open space, reduce infrastructure and construction costs, and promote variety in neighborhoods.*

The projects which will be supported by the Plan will conform to the Policies of the Housing Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. There are properties within the Area which allow for the development of housing and the Plan allows for assistance in development and redevelopment under the project "Development and Redevelopment Assistance".

F. *CP.250. Historic Preservation Goals.*

The City will:

1. *Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage.*

The projects which will be supported by the Plan will conform to the Goals of the Historic Preservation Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The Plan has a project "Development and Redevelopment Assistance" which can be used for preservation and restoration of historic structures and sites.

G. *CP.255. Historic Preservation Policies.*

2. *The city will establish procedures for regular financing of historic projects through public and private sources of funds*

The projects which will be supported by the Plan will conform to the Policies of the Historic Preservation Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The Plan has a project "Development and

Redevelopment Assistance” which can be used for preservation and restoration of historic structures and sites.

H. *CP.270. Parks, Recreation and Open Space Goals.*

The City of Astoria will work:

1. *To develop a balanced park system.*
2. *To reflect Astoria's special qualities and characteristics.*
3. *To avoid duplication of facilities provided by other public and private agencies.*
4. *To develop additional parks by means of subdivision regulation.*
5. *To provide or encourage waterfront parks.*
6. *To provide a reasonable level of recreation program opportunities.*
7. *To promote general beautification.*
8. *To continue to plan for park programs.*
9. *To encourage a system of trails throughout the City.*
10. *To encourage downtown improvements.*

The projects which will be supported by the Plan will conform to the Goals of the Parks, Recreation and Open Space Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The Plan has a project “Development and Redevelopment Assistance” which can be used for development of parks and open spaces.

I. *CP.275. Parks, Recreation and Open Space Policies.*

1. *Park planning will recognize the recreation needs of all segments of the population; provide a variety of year-round recreation opportunities, including indoor facilities; be safe, accessible and of aesthetic value to the City; and contribute to the economic and social well being of the community. To the extent possible, park and recreation planning to meet the particular needs of segments of the population should be coordinated with the School District, Community College, and other organizations and groups.*
6. *Attractively maintained park and recreation areas contribute much to the aesthetics and livability of a community. The City supports the efforts of*

merchants or other persons to provide landscaping, street trees, or other improvements where feasible.

8. *Ways should be explored for the development of hiking and bike trails along appropriate City streets, railway rights-of-way, utility corridors, and park access routes. To the extent possible, such trails will utilize existing City maintained trails and provide linkages to major park lands and other public facilities. Planning for trails must consider such limitations as topography, climate, maintenance and development costs, adjacent landowner concerns, legal access to the trails, and should emphasize intensive use areas.*
9. *To the extent possible, open space, park features and landscaping will be considered in specific downtown redevelopment projects and proposals. Pedestrian shelters, street furniture, and similar improvements can add to the appeal of the City's center.*
11. *The City will continue its efforts to improve public access to the shoreline through:*
 - a. *The construction of public access points, pathways, and street ends;*
 - b. *The encouragement of public access projects in conjunction with private waterfront development actions, possibly through the use of local improvement districts and/or grant funds; and*
 - c. *The protection of street ends and other public lands from vacation or sale where there is the potential for public access to the water. The City will work with the Division of State Lands (DSL) to determine the status of submerged and submersible lands adjacent to the City street ends.*

The projects which will be supported by the Plan will conform to the Policies of the Parks, Recreation and Open Space Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The Plan has a project "Development and Redevelopment Assistance" which can be used for development of parks and open spaces.

J. *CP.355. Transportation Goals.*

The City will work toward:

1. *The maintenance of a safe and efficient transportation system;*
2. *The provision of several types of transportation, including public transit, bicycle and pedestrian systems;*
5. *The conservation of energy in transportation by encouraging forms other than private vehicles;*

8. *The support of economic development activities through the improvement of the transportation system.*

The projects which will be supported by the Plan will conform to the Goals of the Transportation Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The Plan has a project "Street Improvements" which would allow for assistance in street and streetscape improvements.

K. *CP.360. Transportation Policies.*

1. *The City will continue to support public transportation for all segments of the community.*

The projects which will be supported by the Plan will conform to the Policies of the Transportation Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the area. The Plan has a project "Street Improvements" which would allow for assistance in street and streetscape improvements.

The increase in maximum indebtedness directly supports the Gateway Overlay Area, Economic Development, Housing, Historic Preservation, Parks, Open Space and Recreation, and Transportation Elements of the Comprehensive Plan by providing the ability to fund additional projects within the Area.

(Section 1400 added 12-21-09 by Ordinance 09-06)