

August 1, 2016

TO: ASTORIA DEVELOPMENT COMMISSION

FROM: BRETT ESTES, CITY MANAGER

SUBJECT: ASTOR WEST URBAN RENEWAL DISTRICT – PLAN AMENDMENT STUDY

DISCUSSION/ANALYSIS

The Astor West Urban Renewal Area (URA) was established by the Astoria Development Commission (ADC) in 2002 as an important catalyst for the Port of Astoria industrial area and Uniontown commercial district. The City Council established FY 15-16 goals to “develop a master plan for the western entrance to Astoria” and “promote positive economic development through strengthening partnerships.” In addition, the City Council has expressed strong interest in reopening Bond Street to two-way traffic and facilitate revitalization of this key connecting street between the Uniontown and Downtown neighborhoods. On March 21, the ADC authorized staff to initiate a plan amendment study that would examine the boundary expansion options to include Bond Street and other key properties ripe for redevelopment.

PROCESS

On May 2, ADC authorized the execution of a contract with Elaine Howard, an urban renewal consultant, to begin the process of a plan amendment study. To date, the City has mapped a proposed area, developed a potential project list of investments, initiated the public outreach phase, conducted an initial financial analysis of the maximum indebtedness, and developed an overall timeline for the project.

On July 28, staff will hold an open house at the Astoria Warrenton Chamber of Commerce. Staff will collect public comments and provide an update on the results of the open house.

The project is expected to be completed before the holidays. The timeline is as follows:

- August 1: Authorize URA Plan & Report
- October 3: ADC – Review Draft Plan & Report
- October 12: Clatsop County Commissioner - Briefing
- October 25: Planning Commission Public Hearing
- November 7: ADC/City Council Public Hearing First Reading
- November 21: ADC/City Council Second Reading

In terms of projects, construction of Bond Street will commence in the summer 2017 after the weather improves and the soil dries out. After approval of the plan amendment, staff will develop a housing rehabilitation strategy and program that will require ADC review and approval.

RECOMMENDATION

Staff recommends that the Commission authorize a URA Plan & Report per ORS 457 and present a draft at a future ADC meeting tentatively scheduled for October 3.

By: _____
Kevin A. Cronin, Community Development Director