

Identified Land Use and Economic Development Opportunities and Constraints

		Existing Constraint	Potential Opportunity
Land Use	1	<p>Fragmented Property Ownership Aside from the Port of Astoria-owned land, property ownership is fragmented and divided into small parcels in much of the study area.</p>	<p>Development/redevelopment of Vacant Lots Several parcels in the study area are vacant or minimally improved, leaving room for development and/or redevelopment.</p>
	2	<p>BVO Zone Impacts Potential Development The Bridge Vista Overlay Zone (BVO) requires specific development standards, potentially affecting new development. Any significant changes would require a standalone public process.</p>	<p>Emphasize the Astoria Megler Bridge Area Determine how the existing standards may impact or restrict development. Modify BVO design or use standards to emphasize and preserve visual and physical access to the Megler Bridge Area.</p>
	3	<p>Landscaping Standards Are Limited City landscaping standards that apply in the study area does not align with the envisioned character of Uniontown.</p>	<p>Update Landscaping Standards This plan can revisit and improve upon existing landscaping requirements in Uniontown and explore funding strategies to improve landscaping along the Marine Drive corridor.</p>
	4	<p>Off-Street Parking Standards Minimum off-street parking standards can require a significant portion of a site to be dedicated to parking, creating a barrier to development. At the same time, businesses along Marine Drive rely on on-street parking.</p>	<p>Reduce Off-Street Parking Burden The City’s Code has methods to reduce the burden of parking minimums for new development. Explore opportunities for joint/shared parking.</p>
	5	<p>Lack of Public Space Lack of adequate, connected public spaces and improved landscaping.</p>	<p>Convert Underutilized Lots into Public Space Underutilized asphalt lots could be reimaged into improved public spaces (e.g. parklets, wayfinding kiosks, community hubs).</p>
Economic Development	6	<p>Traditional Economic Base is Evolving Uniontown maintains a working waterfront with resource-based industries such as wood products and seafood processing. However, citywide economic trends indicate a shift away from traditional resource-based industries.</p>	<p>Job Diversity in Uniontown Uniontown’s diverse job mix could support distinctive employment and investment opportunities to support economic resiliency.</p>
	7	<p>Low Leasing Rates Deter Development Real estate market does not support significant new development (based on current leasing rates).</p>	<p>Repurpose Existing Structures Repurposing existing buildings could fill market gaps and leverage future development.</p>
	8	<p>Lack of Affordable Housing Housing affordability is a challenge in Astoria. Low lease rates in Uniontown (\$1.21-1.57 per sq ft) do not support new mixed-use residential/commercial development.</p>	<p>Small Scale Housing Projects The current market has potential to support less intense development, such as “garden-style” housing. Restoration of rental properties and ADUs in residential areas south of Marine Drive could help accommodate housing demand.</p>
	9	<p>Lack of Commercial Space Market analysis indicates a lack of commercial development serving residents and workers and a demand for more diverse commercial spaces.</p>	<p>Undeveloped Land Available Undeveloped and underdeveloped land could provide opportunities.</p>
	10	<p>Loss of Historic Character In a 2018 community survey, community members indicated a concern for the loss of historic character and existing structures in Uniontown.</p>	<p>Community Support for Historic Aesthetic Sustain incentives to stimulate redevelopment of historic buildings and review demolition code to further protect historic character. Emphasize Astoria’s historic character by connecting people to tourism-related and retail businesses.</p>