

**CITY OF ASTORIA
ASTOR-WEST URBAN RENEWAL PLAN**

Astoria, Oregon

Prepared By:

**Urban Renewal Agency
of the
City of Astoria, Oregon**

**Spencer and Kupper
Planning and Development Services
2510 NE Thompson Street
Portland, Oregon 97212**

**Updated with the First Amendment
Elaine Howard Consulting, LLC
Elaine Howard
Scott Vanden Bos
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**URBAN RENEWAL PLAN
FOR THE
ASTOR-WEST URBAN RENEWAL AREA**

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PART ONE – TEXT

SECTION 100 - INTRODUCTION

This Urban Renewal Plan shall be known as the Astor-West Urban Renewal Plan and consists of Part One - Text and Part Two – Exhibits. The Plan has been prepared by the Astoria Urban Renewal Agency pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Astoria respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area consists of a single geographic area and boundary within which a variety of activities and projects are contemplated to eliminate blight and the causes of blight. The Renewal Area is intended to create an environment in which the private sector may develop uses compatible with the purposes of this Plan. The estimated total 2002-2003 taxable assessed value of property within the Area is \$27,346,707.

In addition to the provisions of this Astor-West Urban Renewal Plan, the use of all public rights-of-way and of all public and private property within the boundaries of the Astor-West 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.

The Astor-West Urban Renewal Plan was approved by the City Council of the City of Astoria on December 16, 2002 by Ordinance No. 02-18.

The first amendment was approved by the City Council on November 21, 2016, by Ordinance No. 16-07. The first amendment added projects and expanded the boundary and made other changes to the plan to update it to current needs.

SECTION 200 – DEFINITIONS

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

- A. “Agency”, Renewal Agency” or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Astoria, Oregon.
- B. "Area" means the area included within the boundaries of the Astor-West Urban Renewal Area Road Urban Renewal Area.
- C. “City” means the City of Astoria, Oregon.
- D. "Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.
- E. “Council” or “City Council” means the legislative body, authorized under law to be the governing body of the City of Astoria, Oregon.
- F. “County” means the County of Clatsop, State of Oregon.
- G. “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.
- H. "Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.
- I. "Disposition and Development Agreement” means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions that will govern the disposition of land to a private developer.
- J. “Exhibit” means an attachment, either narrative or map, to this Astor-West Urban Renewal Plan, Part Two – Exhibits.
- K. “ORS” means Oregon Revised Statutes (State Law) and specifically Chapter 457 thereof.
- L. “Plan” means the Astor-West Urban Renewal Plan.
- M. “Planning Commission” means the Planning Commission of the City of Astoria, Oregon.

- N. “Project, Activity or Project Activity” 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-West Urban Renewal Plan.
- O. “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.
- P. “Report” means the report accompanying the Plan, as provided in ORS 457.085(3).
- Q. “State” means the State of Oregon.
- R. “Text” means the written Urban Renewal Plan for the Astor-West Renewal Area, Part One – Text.
- S. “Urban Renewal Law” means Oregon Revised Statute, (ORS 457), Chapter 457, and the State Urban Renewal Law.
- T. “Urban Renewal Area” means the geographic area for which this Astor-West Urban Renewal Plan has been approved, the boundary of said area being described in Exhibits made a part of this Plan.

SECTION 300 – DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

A. General.

The Astor-West Urban Renewal Area is located on the west side of Astoria, extending generally from Columbia Avenue west to Smith Point. The area includes property with frontage on West Marine Drive and both land and aquatic areas lying south of West Marine Drive. The renewal area contains 205.5 acres of land and water situated entirely within the City of Astoria.

B. The Renewal Plan Area Boundary.

The boundary of the Urban Renewal Area is shown on the Project Area Boundary Map and is included as Exhibit 1 of Part Two of this Plan. A legal description of the Renewal Area boundary is included as Exhibit 2 of Part Two of this Plan.

SECTION 400 – OBJECTIVES

To accomplish its mission the Agency will develop and implement an urban renewal program known as the Astor-West Urban Renewal Plan. 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 of property. The Plan will assist in meeting the Community's economic development objectives through redevelopment of key sites, assisting with the construction of needed public facilities, improving transportation and utility facilities in the renewal area, rehabilitation of older and historic structures, and creating public amenities. Activities supported through the Plan will be in conformance with the Astoria Comprehensive Plan and will complement the Port of Astoria Central Waterfront Master Plan.

The specific goals and objectives of this Plan are:

A. Public Facilities

Goal: Maintain, remodel, and construct public facilities, including but not limited to buildings, parks, trails, and docks, to enhance and increase public utilization of the renewal area.

Objectives:

1. Provide new public facilities.

B. Promote Private Development

Goal: Promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenue, and vibrant commercial and industrial districts and housing opportunities.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, open spaces and public buildings.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial, residential, and industrial activity.
3. Promote economic vitality by creating activities and encouraging uses that bring a significant number of potential customers and investors to the renewal area.

4. Act as a catalyst in bringing together developers and redevelopers with public and private owners of lands which are underutilized 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 and residential uses.

C. Improvements to Streets, Streetscapes, Trolley Tracks and Open Spaces

Goal: Improve existing trolley tracks, streets and streetscapes and construct missing street links to improve traffic flow and connectivity, and construct or improve public open spaces within the renewal area to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street trees, street furniture, planters and other amenities.
2. Reconstruct existing trolley tracks, roadways and sidewalks where needed.
3. Construct new streets and improve existing streets to provide connectivity and encourage private investment.
4. Address and improve pedestrian safety throughout the renewal area.
5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the renewal area.

Objectives:

1. Construct or reconstruct utilities (including, but not limited to, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

E. Rehabilitate Building Stock

Goal: Upgrade the stock of existing structures in the renewal area in a manner which contributes to the historic and working-waterfront and residential character of the area.

Objectives:

1. Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Promote the development and rehabilitation of residential uses to support the economic development of the area.

SECTION 405 - RELATIONSHIP TO LOCAL OBJECTIVES

The areas where the Astor-West Urban Renewal Plan First Amendment conforms to the goals of the Astoria Comprehensive Plan are as follows. The numbering reflects the numbering in the comprehensive plan document. Information from the existing comprehensive plan is in italics, how the Plan conforms to the comprehensive plan is in **bold italics**. This does not represent an exclusive list of goals and policies from the comprehensive plan, but shows that the urban renewal plan conforms to many of the goals and policies.

Economic Goals

Goal 1:

The City of Astoria will strengthen, improve, and diversify the area's economy to increase local employment opportunities.

Policies:

1. *Encourage, support, and assist existing businesses.*
2. *Provide support to local start-up businesses.*
4. *Encourage private development such as retail, restaurants, commercial services, transient lodging.*
5. *Provide a supportive environment for new business.*
6. *Encourage a diversity of businesses, target firms to add to the business mix and strengthen the overall economic base.*
7. *Encourage and support local industrial development in order to diversify beyond the City's predominant industrial sectors, while maintaining strong support for these sectors.*
8. *Broaden the economy to help balance the seasonal nature of existing industries and employment.*
9. *Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.*

Goal 5:

Encourage the preservation of Astoria's historic buildings, neighborhoods and sites, and unique waterfront location in order to attract visitors and new industry.

Policies:

4. *Protect historic resources such as Uniontown buildings to maintain local character and attract visitors.*

Goal 6:

Maintain a system of public facilities and services capable of supporting existing and future industry, and commercial development.

The Plan conforms with the Economic Element goals because there are projects to provide storefront grants and loans, launching the Storefront Improvement Program for West Marine Drive. There are also projects to repair Bond Street, build a retaining wall on Bond Street, renovate and preserve affordable housing. The business assistance program, transportation and housing related projects will all have a positive impact on the Economy.

Housing Goals

Goal 1:

Provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Boundary.

Goal 2:

Maintain and rehabilitate the community's existing house stock.

Policies:

1. *Maintain attractive and livable residential neighborhoods, for all types of housing.*
2. *Provide residential areas with services and facilities necessary for safe, healthful, and convenient urban living.*
5. *Encourage low and moderate income housing throughout the city, not concentrated in one area.*
12. *Encourage the development of the elderly and handicapped housing in the Downtown area, where the terrain is level and services are available within walking distance. Encourage renovation of the second floors of commercial buildings in the Downtown.*
19. *Encourage the use of sustainable development and building materials including use of energy efficient materials and design principles*
20. *Allow for, encourage, and support the development of housing units in conjunction with commercial development (e.g. housing located above commercial uses) to provide diversity and security in commercial areas and a range of housing options.*

The Plan conforms with the Housing goals because there are projects to renovate and preserve affordable housing within the Area.

Transportation Goals

Goal 1:

The maintenance of a safe and efficient transportation system

Goal 2:

The provision of several types of transportation, including public transit, bicycle and pedestrian systems.

Goal 4:

The reduction of traffic congestion on marine drive and in the downtown area.

Goal 8:

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

The Plan conforms with the Transportation goals because there is a project that repairs Bond Street for two-way traffic, and builds a retaining wall on Bond Street.

SECTION 500 - LAND USE AND 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 to any applicable State and Federal laws and regulations controlling the use of property.

The “Renewal Area Boundary and Zoning Map”, attached as Exhibit 3 of Part Two of this Plan, describes the locations of the principal land use classifications applicable to the Renewal Area and surrounds.

All land within the Urban Renewal Area is zoned as follows:

1. A-1 Zone – Aquatic One Development

The purpose of the Aquatic One Development Zone (A-1) is to provide for the maintenance, enhancement and expansion of areas, activities and structures needed for navigation and for water-dependent industrial, commercial and recreational uses. Water-related industrial, commercial and recreational uses are also provided for where such uses are consistent with the purpose of this Zone. The Aquatic One Development Zone includes: navigation channels, access channels, turning basins and deep water areas adjacent or in proximity to the shoreline; subtidal areas for in-water disposal of dredged material; areas of minimum biological significance needed for uses requiring alteration of the estuary; and areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.

2. A-2 Zone – Aquatic Two Development

The purpose of the Aquatic Two Development Zone is to enhance the unique character of the Downtown Waterfront and Maritime Museum subareas by

providing for their redevelopment as mixed-use areas; the redevelopment to occur in a manner that is compatible with the retention and expansion of existing water-dependent uses in the area. Water-dependent uses shall have the highest priority. Non-water-dependent uses are permitted where they are consistent with the provision for water-dependent uses. The mix of water-dependent and non-water-dependent uses shall provide for public access where feasible.

The Aquatic Two Development Zone includes: deep-water areas adjacent or in proximity to the shoreline; areas of minimum biological significance, vacant over-water pile supported structures suitable for redevelopment, and areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.

3. A-2A Zone – Aquatic Two-A Development

The purpose of the Aquatic Two-A Development Zone is to provide for its redevelopment as a mixed-use area while permitting exclusive office use on piling supported structures. The mix of uses shall provide for public access where feasible. The Aquatic Two-A Development Zone includes: deep water areas adjacent or in proximity to the shoreline; areas of minimum biological significance; and piles and pile supported structures. Also included are areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the City's Comprehensive Plan.

4. S-1 Zone – Marine Industrial Shoreland

The purpose of the Marine Industrial Shorelands Zone is to manage shorelands in urban and urbanizable areas especially suited for water-dependent uses and to protect these shorelands for water-dependent industrial, commercial and recreational use. The Marine Industrial Shorelands Zone includes areas with special suitability for water-dependent development. Primary attributes for Marine Industrial Shorelands areas are access to well scoured deep water and maintained navigation channels, existing developed land uses, potential for aquaculture, feasibility for marina development, and potential for recreational utilization. Uses of Marine Industrial Shorelands shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

5. S-2 Zone – General Development Shoreland

The purpose of the S-2 Zone is to provide an area where a mixture of industrial, commercial, residential, public and recreational uses can locate. Uses which are

water-dependent or water-related and other uses which would benefit from a water-front location are preferred. The S-2 Zone includes areas less suitable for marine-oriented uses than the S-1 Zone, such as shoreland areas with limited backup land.

6. C-2 Zone – Tourist Commercial

The intent of this zone is primarily to provide suitable locations for tourist commercial facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial street or highway. It also means that the uses allowed should be more limited than those permitted in a C-3 or C-4 Zone. Regulations for the zone are designed to enhance the attractiveness and convenience of the facilities for tourist use and achieve compatibility with adjacent residential areas and overall community design objectives.

7. C-3 Zone – General Commercial

This zone is primarily for a wide range of commercial businesses, including most of those allowed in other commercial zones. Compared to the C-4 Zone, the C-3 Zone is more appropriate for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services, and small warehousing and wholesaling operations. Unlike the C-4 Zone, there are maximum lot coverage, landscaping, and off-street parking requirements for all uses.

8. R-3 Zone – High Density Residential

The purpose of the R-3 Zone is to provide an area for high density residential development not exceeding an average density of 26 units per net acre, accessory uses, and certain public uses.

9. IN – Institutional Zone

This zone is intended to facilitate uses such as parks, public works, schools, museums, open space, and similar activities on property which is presently committed to such uses.

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 should 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.

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 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 to any applicable State and Federal laws and regulations controlling the use of property.

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

Sections 605 through 640 identify the general outline of Urban Renewal actions to be undertaken by the Renewal Agency or the City in the implementation of this Plan. Section 650 of this Plan describes projects to be undertaken.

SECTION 605 – PROPERTY ACQUISITION

A. Real Property to be Acquired.

The Renewal Agency may acquire property situated within the Urban Renewal Area and provisions for such acquisition are hereby made a part of this Plan. Such properties may be acquired by gift, devise, purchase, lease, eminent domain, 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.

B. Assembling Land for Development by the Public or Private Sector.

Authorization to acquire property for these purposes without the use of eminent domain will require a minor amendment to this Plan, per Section 1000.A of this Plan.

Authorization to use eminent domain to acquire property for the purpose of use by the public sector will require a Council approved amendment per Section 1000.B.2 of this Plan.

SECTION 610 – RELOCATION OF RESIDENTS AND BUSINESSES

A. Relocation Procedures.

Provisions, in the form of a Relocation Plan will be made for the relocation of residents and businesses that may be displaced as a result of the Renewal Agency's acquisition of real property. The Renewal Agency shall assist all residents and businesses that 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 displaced party.

All relocation activities and procedures by the Renewal Agency 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 Renewal Agency 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 Renewal Agency may be demolished and cleared as necessary to carry out this Plan.

SECTION 620 – PUBLIC IMPROVEMENTS

In order to achieve the objectives of this Plan, the following activities may be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable Federal, State, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified or expanded upon as needed to meet Renewal Plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

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, retaining walls 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, public facilities, including a conference center, street trees and landscaping, parks, pedestrian walkways, bicycle paths and parking facilities.

SECTION 630 – REDEVELOPMENT AND PROPERTY DISPOSITION

A. Real Property Disposition.

The Renewal Agency 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 Renewal Agency to the City or other public body without charge.

The Renewal Agency 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.

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 Renewal Agency.
3. Redevelopers shall, if requested, submit all plans and specifications for construction of improvements to the Renewal Agency 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.
6. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.

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 Renewal Agency may seek the aid and cooperation of such public bodies in order to accomplish the purposes of this Plan.

SECTION 640 – PROPERTY MANAGEMENT

During such time as the Renewal Agency may own property in the Urban Renewal Area, such property shall be under the management and control of the Renewal Agency. The Renewal Agency 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 activities may be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable Federal, State, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet Renewal Plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Street, Curb, Sidewalk and Trolley Track Improvements.

Improvements within the renewal area will require the construction of new and the reconstruction of existing streets, curb, and sidewalks. Street construction and improvements may include Marine Drive, construction of a new Bay Street/Hamburg Street couplet, and improvements to Bay and Basin Streets and Bond Street. In addition, the Agency may participate in funding upgrades to waterfront trolley tracks and associated facilities. The Renewal Agency may participate in funding these improvements including, but not limited to, design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, retaining walls and sidewalks, and pedestrian and bicycle paths.

B. Water, Storm and Sanitary Sewers.

The development proposed for the renewal area will require the upgrade or replacement and construction of water, storm and sanitary sewer facilities.

C. Development and Redevelopment.

The Renewal Agency is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. This assistance includes assistance for housing retention and development.

D. Property Acquisition and Disposition.

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 605 and 630 of this Plan.

E. Plan Administration.

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Tax increment funds may be utilized to pay indebtedness associated with preparation of the Urban Renewal Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Urban Renewal Plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Renewal Plan.

SECTION 700 - FINANCING METHODS

Tax increment financing consists of using annual tax increment revenues to make payments on loans, usually in the form of tax increment bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term. Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$9,250,000 (nine million two hundred and fifty thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

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 ensure 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 – 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 Renewal Agency 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 605.A 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
3. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1% of the original area of the urban renewal district.

B. City Council - Approved Amendments / Major Amendments not Requiring Special Notice per ORS 457.120.

Such amendments to the Plan shall require approval by the Renewal Agency per ORS 457.095 and approval by the City Council by Ordinance. Such amendments are defined as:

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 2016 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 (ENR).
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 in cumulative excess of 1% of the original area of the urban renewal district.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan.

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 Indebtedness authorized under this Plan is nine million and one hundred nineteen thousand dollars (\$9,119,000).

SECTION 1400 - CITIZEN PARTICIPATION

This Plan was developed with the participation and guidance of a citizens committee appointed by the Astoria City Council. In the course of formulating the renewal Plan, the Port/Uniontown Steering Committee held four open meetings on the Plan, and followed up with four public work sessions on the Renewal Plan.

The Astoria Planning Commission met to review the Plan on October 29, 2002. The Astoria City Council held a public hearing on adoption of this Plan on December 2, 2002. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

The First Amendment included several opportunities for citizen participation. There was an open house on July 28, 2016. There was also opportunity for input at the Astoria Development Commission meeting, the Planning Commission meeting and the City Council hearing.

PART TWO - EXHIBITS

EXHIBIT 1 – PROJECT AREA BOUNDARY

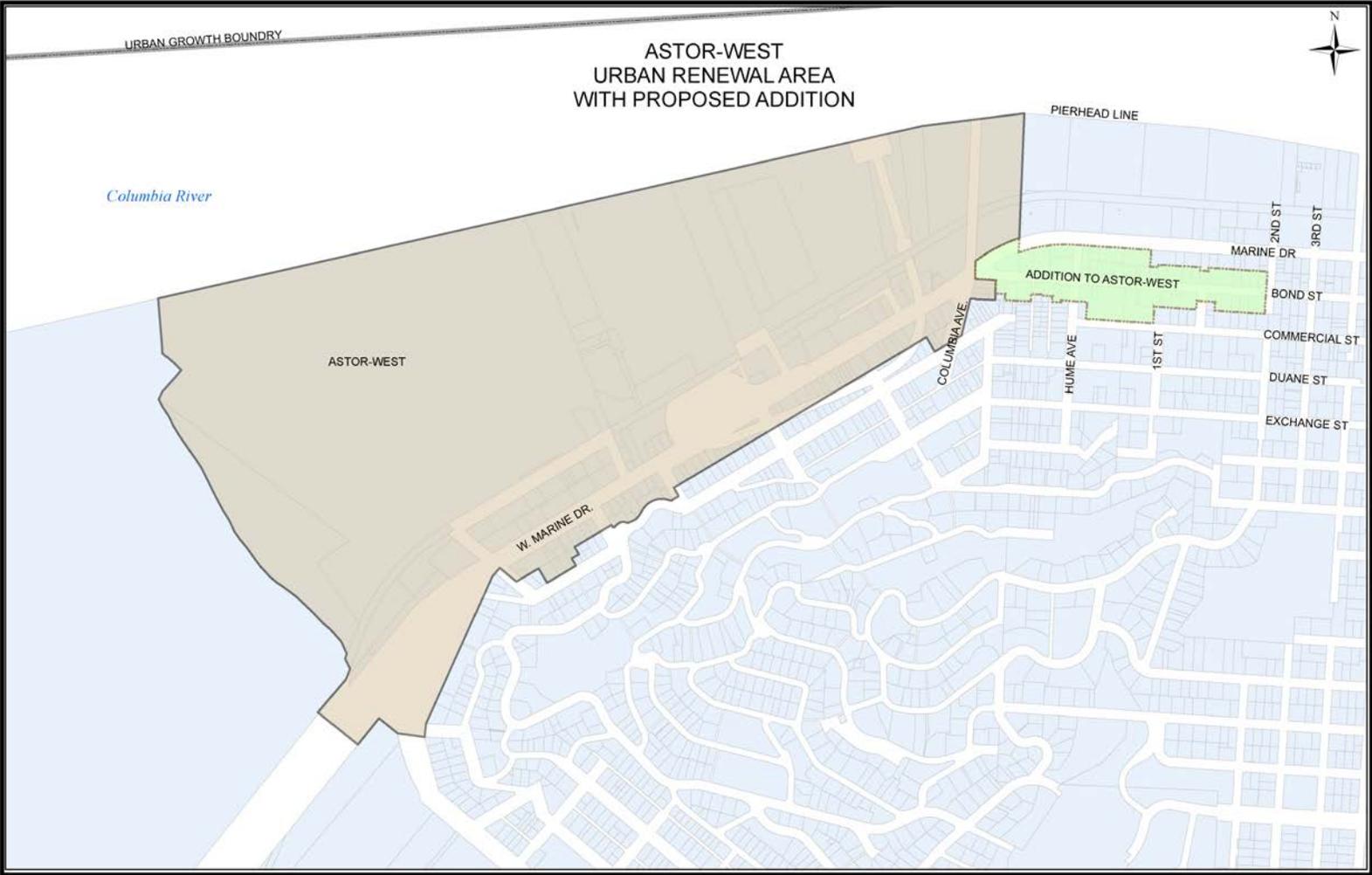


EXHIBIT 2 - LEGAL DESCRIPTION OF PROJECT BOUNDARY

A portion of Section 7, Township 8 North, Range 9 West, Willamette Meridian, City of Astoria, County of Clatsop, State of Oregon, generally bounded by Columbia Avenue to the west, West Marine Drive to the north, 2nd Street to the east and Commercial Street to the south.

Beginning at the Northeast corner of the Donation Land Claim of Samuel Smith;

Thence westerly along the north line of Block 1, Taylor's of Astoria, 70 feet;

Thence northerly and parallel with the northerly extension of the east line of said Donation Land Claim, 36 feet;

Thence westerly, parallel with said north line of Block 1, to the west line of a right of way dedicated in Book 205, Page 685, 60 feet;

Thence northerly along said right of way to the south line of West Bond Street;

Thence westerly along the south line of West Bond Street to the east line of Columbia Avenue extended;

Thence northerly along said east line to the south line of West Marine Drive;

Thence northeasterly along the south line of West Marine Drive, across Hume Avenue, to the west line of Lot 5, Block A, Trullinger's Addition to Astoria;

Thence southerly along the west line of said Lot 5, 100 feet;

Thence easterly along a line parallel with and 85 feet northerly of the north line of West Bond Street to the west line of Lot 17 of said Block A;

Thence northerly along the west line of said Lot 17 to the north line of said Lot 17;

Thence easterly along a line parallel with and 100 feet north of the north line of West Bond Street to the east line of Lot 13 of said Block A;

Thence southerly along the east line of said Lot 13, 20 feet;

Thence easterly along a line parallel with and 80 feet north of the north line of West Bond Street to the east line of Lot 12 of said Block A;

Thence northerly along the east line of said Lot 12 to the north line of said Lot 12;

Thence easterly along a line parallel with and 100 feet north of the north line of West Bond Street to the west line of 2nd Street;

Thence southerly along the west line of said 2nd Street, across West Bond Street, to the south line of Lot 4, Block 17, McClure's Astoria;

Thence westerly along a line parallel with and 100 feet south of West Bond Street to the west line of Lot 2, Block 1 of Astoria by Hinman;

Thence northerly along the west line of said Lot 2, 50 feet;

Thence westerly along a line parallel with and 50 feet south of West Bond Street, across 1st Street, to the west line of 1st Street;

Thence southerly along said west line to the south line of Lot 1, Block 2, Astoria by Hinman;

Thence westerly along a line parallel with and 100 feet south of the south line of West Bond Street to the east line of Lot 13 of said Block 2;

Thence southerly along the east line of said Lot 13 to the north line of Commercial Street;

Thence westerly along said north line to the west line of Lot 18, Block 1, Trullinger's Addition to Astoria as Corrected;

Thence northerly along said west line to the north line said Lot 18;

Thence westerly along a line parallel with and 100 feet south of the south line of West Bond Street, across Hume Avenue to the west line of Tract A of said Trullinger's Addition;
Thence southerly along said west line 10.95 feet;
Thence westerly along a line parallel with the north line of Lot 10 Plat of Union to the east line of Flavel Street;
Thence northerly along said east line to a point 81 feet south of the south line of West Bond Street;
Thence westerly to a point on the west line of Flavel Street, said point being the northeast corner of that certain tract conveyed by Fritz Johansen and wife to Nester Kiiski by Deed recorded in Book 199, Page 656, Clatsop County Records, on July 29, 2948;
Thence westerly along a line parallel with the south line of West Bond Street to the northwest corner of said Kiiski tract;
Thence north along the east line of a certain tract conveyed to Fritz Johansen and wife by Deed recorded in Book 200, page 619, Clatsop County Records, to the northeast corner of said tract, 6 feet;
Thence westerly along the north line of said tract, on a line parallel with the south line of West Bond Street, across Washington Street, to the west line of Washington Street;
Thence Southerly along the west line of Washington Street to the north line of the Plat of Union;
Thence westerly along the north line of said Plat to the northeast corner of the Samuel Smith Donation Land Claim and the Point of Beginning

EXHIBIT 3 - RENEWAL AREA BOUNDARY AND ZONING MAP

