

ASTORIA DEVELOPMENT COMMISSION

City Council Chambers
March 21, 2016

ADC JOURNAL OF PROCEEDINGS

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 6:00 pm.

Commissioners Present: Price, Herzig, Warr, Nemlowill (via telephone), Mayor LaMear

Commissioners Excused: None

Staff Present: City Manager Estes, Police Chief Johnston, Community Development Director Cronin, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Library Director Tucker, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COMMISSIONERS: No reports.

CHANGES TO AGENDA: No changes.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

- 5(a) ADC Minutes of 2/1/16
- 5(b) ADC Special Meeting Minutes of 2/4/16
- 5(c) ADC Minutes of 2/16/16
- 5(d) Revision to Contract Amendment #1 for Library Options | Amended Contract | Hacker Architects (Community Development)

Commission Action: Motion by Commissioner Herzig, seconded by Commissioner Warr, to approve the Consent Calendar. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

REGULAR AGENDA ITEMS:

Item 6(a): Astor West Urban Renewal District – Plan Amendment Study (Community Development)

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. Since then, a number of projects have been completed, including the renovation of the Red Building, Maritime Memorial Park, Bornstein Seafoods, Englund Marine, and the new Bergeson Construction headquarters. As a result, there is an opportunity to reconsider the future of the Astor West URA and how it can be a more effective tool for community revitalization, economic development, and redevelopment. With this in mind, the City Council established FY2015-2016 goals to “develop a master plan for the western entrance to Astoria” and “promote positive economic development through strengthening partnerships.”

An overall concept goal that recognizes existing Council direction and aligns multiple policy goals is to establish a five-year action plan for investing Astor West URA funds. There are three objectives that could be achieved to accomplish this goal: 1) Develop a framework for revitalizing the West Marine Corridor from the Youngs Bay entrance to Uniontown (Columbia Avenue), 2) Develop a citywide economic development strategy that also incorporates the Port of Astoria’s industrial holdings, and 3) Conduct an expansion study to consider amending the URA boundary from Columbia Avenue to include the Bond Street slide area. The most immediate need is to authorize the plan amendment study. This study requires mapping and analyzing the proposed boundary, public outreach, financial analysis, legal review, and review by the Planning Commission and ADC. Staff would like to hire Elaine Howard who has assisted the ADC with urban renewal district expansions in the past. A contract would subsequently be developed and executed.

Public Works can begin a parallel effort to evaluate Bond Street and begin the conceptual design phase; however, until funds become available through the URA amendment, Bond Street cannot be reconstructed unless Council authorizes another source of funds. The timeline for the plan amendment process is six months

while the reconstruction of Bond Street is approximately two to three months. It is recommended that the Commission authorize staff to pursue a plan amendment to include Bond Street, procure a consultant to develop a proposal that complies with ORS 457, and conduct outreach to property owners and residents along the proposed addition of Bond Street.

Director Cronin displayed a map of the area being discussed and explained the markings on the map.

Commissioner Herzig understood staff had proposed that the urban renewal boundary be expanded and asked how much an urban renewal district could be expanded at any one time. Director Cronin said ORS 457.220 allows cities to do two types of expansions, a minor expansion of less than one percent of the existing area and a substantial expansion that requires a more in-depth process. It would be difficult for Astoria to keep this expansion within one percent. Commissioner Herzig believed the larger expansion would be more difficult and labor intensive. Director Cronin noted that the memorandum included other City Council goals like affordable housing so that Council could consider policies as part of a larger context.

Mayor LaMear requested that a sign listing Astoria's social and service organizations be installed along the Marine Drive corridor. Director Cronin confirmed this would fall under the gateway treatments mentioned in the memorandum. Gateway treatments would include signage, architectural features, and other elements that create a pleasing entryway into the city from the Astoria Megler Bridge and the roundabout area.

Commissioner Warr said the entrance to the city at the far west end was beginning to develop without the City's help. There is a Dutch Brothers Coffee and a marijuana facility took over the old service station, which is being remodeled. Construction would begin soon on the dilapidated apartment building next to his shop. The entire building will be moved back four or five feet to line up with his shop. Within the next year, that end of town will look a lot better than it does now.

Mayor LaMear confirmed the City could not obtain funds for Bond Street until the urban renewal boundary is amended. City Manager Estes added that staff is asking the Commission to give them authorization to prepare a plan amendment to include Bond Street and hire a consultant to develop a proposal.

Commissioner Herzig said the Parks Department was responsible for the roundabout and he assumed the property would be included in this amendment process. He believed the roundabout had been designated as a pedestrian zone when the Riverwalk was implemented. Therefore, the Planning Commission may need to be involved in this process and he assumed there would be more conversations about the amendment as the project moved forward.

Director Cronin confirmed that if Astoria receives the TGM grant, the Mayor will need to appoint an advisory committee and City committees will need to make recommendations for City Council to approve. This will be an intense planning process.

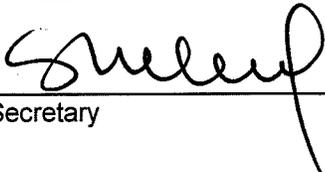
Mayor LaMear confirmed there were no public comments.

Commission Action: Motion by Commissioner Herzig, seconded by Commissioner Price, that the Astoria Development Commission authorize staff to pursue a plan amendment to include Bond Street, procure a consultant to develop a proposal that complies with ORS 457, and conduct outreach to property owners and residents along the proposed addition of Bond Street. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:11 pm to convene the Astoria City Council meeting.

ATTEST:


Secretary

APPROVED:


City Manager