

November 5, 2021

Port of Astoria Waterfront Master Plan

**RE: Project Advisory Committee Meeting 2 – October 19, 2021**

### Meeting Summary by Walker Macy

The purpose of this meeting, the second of three engagements with the Project Advisory Committee (PAC), was to review preliminary master plan concepts, to steer the consultant team's work on two Plan Alternatives for presentation to the public (Public Forum 1, November 5, 2021).

The PAC is composed of members appointed by the mayor representing the City, Port, and other organizations.

Brett Estes (City of Astoria)  
Megan Leatherman (City of Astoria)  
Jeff Harrington (City of Astoria)  
John Southgate (consultant to the City of Astoria)  
Will Isom (Port of Astoria)  
Matt McGrath (Port of Astoria)  
Melanie Olson (Business Oregon)  
Andrew Bornstein (Bornstein Seafoods)  
Kurt Englund (Englund Marin & Industrial Supply)  
David Reid (Astoria-Warrenton Area Chamber of Commerce)  
Gregory Morrill (Bergerson Construction)  
Dan Hauer (Hauer's Lawn Care)

The Walker Macy team presented updated Project Goals and Core Values; detailed site assessments, including potential development sites, the zoning framework, existing parking, existing buildings, and circulation; proposed circulation concepts; and two preliminary development framework plans.

The framework plans showed options for locating marine industry, marina support services (at the West Mooring Basin Marina), mixed use buildings, a new hotel, temporary buildings for seasonal services, and parking, as well as concepts for public access and views, public market space, and floating (water) uses.

Following the presentation, the PAC discussed the preliminary concepts. Discussion topics included: zoning and impacts to development; the balance and relationship of industrial activities and commerce; the importance of lighting and wayfinding; the influence of inclement weather; technical and financial considerations for existing and new over-water structures; supporting local businesses; and, the future of marine industry.

The following is a summary of decisions or recommendations made during the PAC discussion, which were incorporated in refined concepts for presentation to the public.

- It is crucial to preserve the marine industrial land on Pier 1. The value of flexible, industrial land on the water is higher than any other use for this site.
- Amendments to the City's zoning regulations should be considered and recommended, to allow for a development framework that invites private investment and provides necessary flexibility and adaptability.
- The Chinook Building (vacant mixed-use building) and Riverwalk Inn (active hotel), both over-water structures in poor condition, require significant and costly repair and ongoing maintenance. Because both buildings are unsustainable financially, the long-term master plan for the site should not include them.
- The plan should not assume that cruise operations will provide a reliable source of revenue in the future.
- A flexible public market building—with both leased retail space and temporary stalls for local producers, farmers, fisherman, seafood companies, and others—would support the local economy and bring people to the Port. This building could potentially be combined with maritime office space, event/ meeting space, light manufacturing space, and services for cruise passengers.
- New light over-water structures without permanent buildings, such as boardwalks, piers, and footbridges, should be considered, to expand usable area of the limited site. However, permanent over-water buildings, are prohibitively expensive to build and maintain and should be avoided.
- Water uses, such as houseboats and floating restaurants and arts venues, are not viable due to permitting and the ongoing maintenance cost of dredging.
- A new street connecting the east side of the site to Pier 1 is a good idea. It would provide better connectivity for public access, invite development, and make waterfront more active and safer.

There was general agreement among PAC members that the plans and concepts presented were viable and reflective of the project's goals and core values, and with refinements based on PAC input, were ready to share with the public for comment.