

The following changes are made in the Astor West Urban Renewal Plan. Added language is shown in italics. Deleted language is shown by ~~cross-out~~.

#### SECTION 100 - INTRODUCTION

The first amendment was approved by the City Council in December, 2016, by Ordinance No. 2016 ~~---~~. 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

No changes.

#### SECTION 300 - DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

The First Amendment to the urban renewal plan added properties and right of way to the boundary. Therefore, the Project Area Boundary Map (Exhibit 1) and the legal description (Exhibit 2) are updated.

#### SECTION 400 - OBJECTIVES

##### A. Public Facilities

**Goal:** Purchase, 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. with emphasis on construction of a Conference Center, in the renewal area.~~

##### 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:

2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial, *residential*, and industrial activity.

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 and the Port of Astoria's Central Waterfront Master 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

Objectives:

3. Construct new streets *and improve existing streets* to provide connectivity and encourage private investment.

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:

3. *Promote the development and rehabilitation of residential uses to support the economic development of Astoria.*

## 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.***

#### *Parks, Recreation and Open Space Goals*

*The City of Astoria will work:*

1. *To develop a balanced park system.*
2. *To reflect Astoria's special qualities and characteristics*
5. *To provide or encourage waterfront parks.*
7. *To promote general beautification.*

*12. The City will continue its efforts to improve public access to the shoreline through: a. The construction of public access points, pathways, and street ends; b. The encouragement of public access projects in conjunction with private waterfront development actions, possibly through the use of local improvement districts and/or grant funds; and*

***The Plan conforms with the Parks, Recreation and Open Space Goals as there is a project to purchase and renovate Maritime Memorial Park 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

No changes.

SECTION 510 - TRAFFIC CIRCULATION

No changes.

SECTION 520 - DEVELOPMENT CONTROLS

No changes.

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

No changes.

SECTION 605 - PROPERTY ACQUISITION

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 these *the purpose of use by the public sector* will require a Council approved amendment per Section 1000.B.2 of this Plan.

*Maritime Memorial Park is identified for acquisition from the Port of Astoria.*

SECTION 610 - RELOCATION OF RESIDENTS AND BUSINESSES

No changes.

SECTION 615 - DEMOLITION AND SITE CLEARANCE

No changes.

SECTION 620 - PUBLIC IMPROVEMENTS

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.

SECTION 635 - COOPERATION WITH PUBLIC BODIES



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.*

**SECTION 700 - FINANCING METHODS** – *this section deleted in its entirety and replaced with the following language*

*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

No changes.

SECTION 900 - NON-DISCRIMINATION

No changes.

SECTION 1000 - AMENDMENTS

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 2002/16 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).



## SECTION 1200 - SEVERABILITY

No changes.

## SECTION 1300 - MAXIMUM INDEBTEDNESS

No changes.

## SECTION 1400 - CITIZEN PARTICIPATION

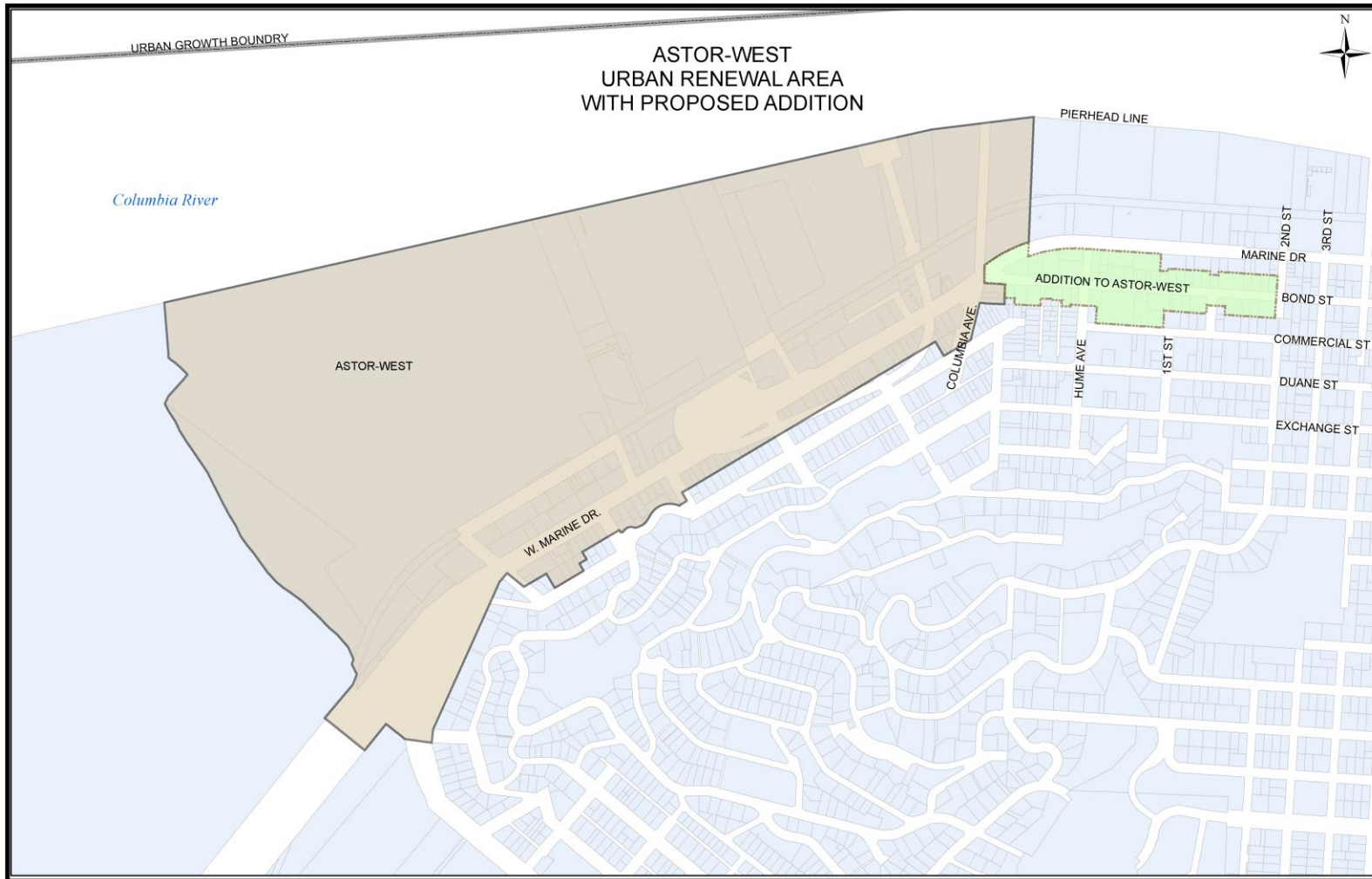
*The First Amendment included several opportunities for citizen participation. There was an open house on July 28, 2016. There was also opportunity for input at the Astoria Development Commission meeting, the Planning Commission meeting and the City Council hearing.*

*Exhibit 1, Project Area Boundary will be replaced in its entirety.*

*Exhibit 2, Legal Description will be replaced in its entirety.*

*Exhibit 3, Renewal Area Boundary and Zoning Map will be replaced in its entirety*

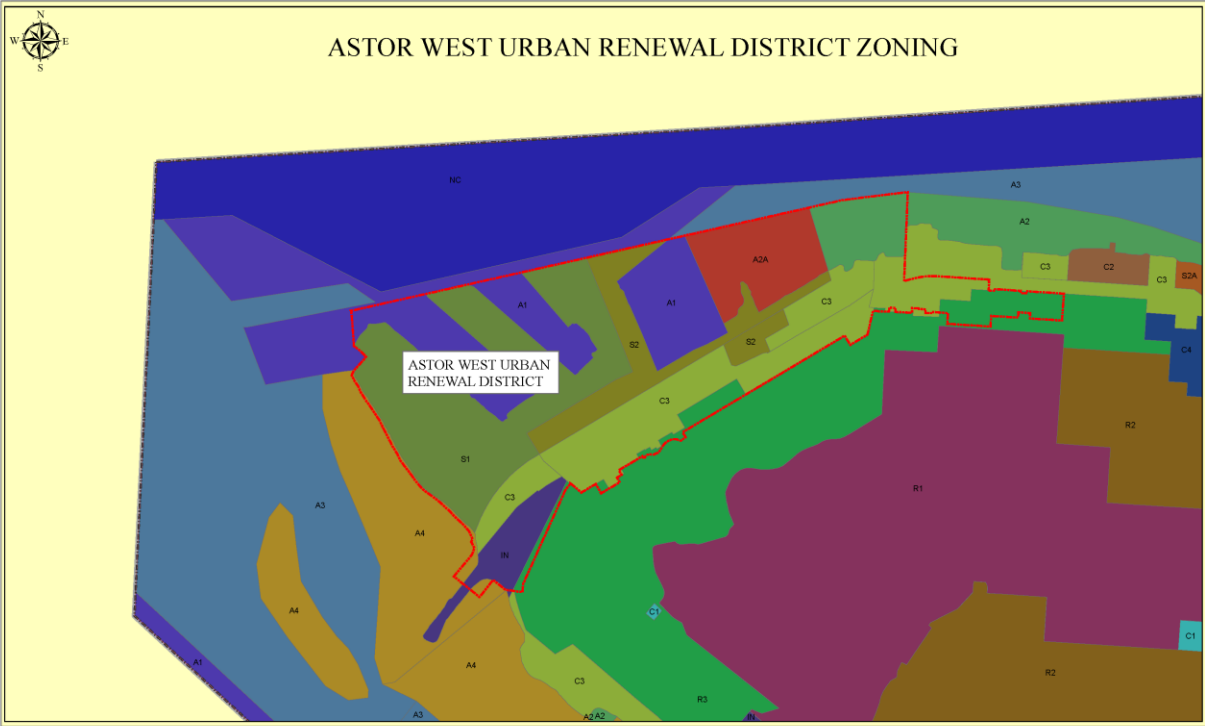
Exhibit 1 – Project Area Boundary



*Exhibit 2 – Astor-West Legal Description*

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Exhibit 3 – Renewal Area Boundary and Zoning Map



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