



AGENDA

ASTORIA DEVELOPMENT COMMISSION

October 3, 2016
Immediately Follows Council Meeting
2nd Floor Council Chambers
1095 Duane Street · Astoria OR 97103

1. CALL TO ORDER

2. ROLL CALL

3. REPORTS OF COMMISSIONERS

4. CHANGES TO AGENDA

5. CONSENT CALENDAR

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the Astoria Development Commission requests to have any item considered separately. Members of the community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

(a) ADC Minutes of 9/6/16

6. REGULAR AGENDA ITEMS

All agenda items are open for public comment following deliberation by the ADC. Rather than asking for public comment after each agenda item, the Mayor asks that audience members raise their hands if they want to speak to the item and they will be recognized. In order to respect everyone's time, comments will be limited to 3 minutes.

(a) First Amendment to the Astor West Urban Renewal Plan – Expand Boundary and Add Projects (Community Development)

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING JULIE YUILL, CITY MANAGER'S OFFICE, 503-325-5824.



CITY OF ASTORIA
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September 29, 2016

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: ASTORIA DEVELOPMENT COMMISSION (ADC) MEETING OF OCTOBER 3, 2016

Item 5(a): ADC Minutes

The minutes of the ADC meeting of September 6, 2016 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

Item 6(a): First Amendment to the Astor West Urban Renewal Plan – Expand Boundary and Add Projects (Community Development)

The City of Astoria adopted an urban renewal plan (the “Plan”) in December 2002, (Ordinance #02-18). The Plan contains projects which were and are intended to assist in stimulating growth in the Urban Renewal Area (the “Area”). As a result of a landslide in 2007, Bond Street has been closed to two way traffic. In addition, water and sewer lines have been rerouted above the street. The Public Works Department commissioned a geotechnical analysis completed in August 2015 to study the feasibility of adding a retaining wall. The results of the study concluded that this is feasible. Based on the results, the Public Works Department prepared an “order of magnitude” cost estimate of \$395,000 to construct a retaining wall, repair Bond Street for two way traffic, and include low cost traffic calming measures to mitigate potential speeding along a narrow street in a dense neighborhood of residential buildings. In addition to the street aspect, there are underinvested residential properties that potentially need assistance (i.e., grants/ loans/technical assistance) to renovate and preserve as affordable housing, which is another FY 15-16 Council Goal. Staff has met with the Community Action Team about a targeted pilot program that would offer some form of assistance to qualified property owners to renovate multi-family buildings while still meeting Development Code design requirements.

The Area does not currently include the land necessary to assist in funding the Bond Street improvements or adjacent properties that could be improved for affordable housing. The proposed amendment to the Plan would expand the Area to include this right-of-way and tax lots shown in Figure 1 and permit the use of tax increment financing for the Bond Street reconstruction project, as well as for affordable housing development and a Storefront Improvement Program. The proposed amendment is attached as Exhibit A. The Report on the Amendment is shown in Exhibit B. It is recommended that the Astoria Development Commission forward the proposed Plan Amendment to the Planning Commission for their review of conformance to the Astoria Comprehensive Plan and to City Council for hearing and first reading.