



AGENDA

ASTORIA DEVELOPMENT COMMISSION

March 21, 2016

*****6:00 p.m.*****

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 2/1/16

(b) ADC Special Meeting Minutes of 2/4/16

(c) ADC Minutes of 2/16/16

(d) Revision to Contract Amendment 1 for Library Options | Amended Contract | Hacker Architects (Community Development)

6. REGULAR AGENDA ITEMS

All agenda items are open for public comment following deliberation by the City Council. 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) Astor West Urban Renewal District – Plan Amendment Study (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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March 17, 2016

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: ASTORIA DEVELOPMENT COMMISSION (ADC) MEETING OF MARCH 21, 2016

CONSENT CALENDAR

Item 5(a): ADC Minutes

The minutes of the ADC meeting of February 1, 2016 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

Item 5(b): ADC Special Meeting Minutes

The minutes of the ADC special meeting of February 4, 2016 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

Item 5(c): ADC Minutes

The minutes of the ADC meeting of February 16, 2016 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

Item 5(d): Revision to Contract Amendment 1 for Library Options / Amended Contract | Hacker Architects (Community Development)

On February 16, 2016 the Development Commission approved contract Amendment 1 with Walker | Macy, the original design firm the City hired to develop options for Heritage Square to continue work on the second phase of the feasibility study to narrow the list of options for siting a library. After approval on February 16, 2016, staff discovered a scrivener's error in the amount of the contract amendment. The approved contract amendment was for a not to exceed amount of \$40,625. The correct amount should be \$41,425; a difference of \$800. Staff would like to correct the scrivener's error and has attached the revised Amendment 1 and supporting Scope of Work. It is recommended that the Astoria Development Commission approve a revised contract amendment with Walker | Macy and authorize the City Manager to execute said contract.

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.