

**ASTORIA PLANNING COMMISSION**  
**WORK SESSION – RIVERFRONT VISION, BRIDGE VISTA AREA SITE VISIT**

**NOVEMBER 25, 2014**  
**2:00 P.M.**

CALL TO ORDER

President Nemlowill called the meeting to order at 2:01 p.m.

ROLL CALL - ITEM 2:

Commissioners Present: President Zetty Nemlowill, Vice-President McLaren Innes, Pete Gimre, Dave Pearson, Kent Easom, Sean Fitzpatrick

Commissioners Excused: Thor Norgaard

Staff Present: City Manager Brett Estes, Planner Rosemary Johnson and Secretary Sherri Williams

Consultant: Matt Hastie, Angelo Planning Group

City Manager Estes explained the purpose of the work session site visit was for Commissioners to see the Bridge Vista area and get an idea of the building heights along the shoreline both in and out of the water. [Commissioners walked from the foot of 2<sup>nd</sup> Street to the Maritime Memorial and back.]

As Commissioners walked the River Trail, beginning at the foot of 2<sup>nd</sup> Street, Planner Johnson informed the Commissioners of the heights of the existing buildings and distances out into the water from the shoreline. She noted there is no vehicle access from West Marine Drive between the foot of 2<sup>nd</sup> Street to Columbia Avenue. In order to gain vehicle access, easements would be required. Upland property owners may have the water rights if they have permits from Division of State Lands (DSL). It was mentioned as there is no vehicle access in this area, it would be a good reason to have a 'no build' area at that location.

- Columbia House Condos (1 3<sup>rd</sup> Street) extend approximately 250' out into the water and approximately 50' high.
- From the shoreline to the historic cannery boiler is approximately 85'.
- Astoria Warehouse's building (70 W Marine) at the water's edge is approximately 125' deep x 160' wide. The stack of pallets is approximately 360' out into the River.
- Holiday Inn Express (204 W Marine) is approximately 45' high.
- Cannery Pier Hotel (10 Basin) is approximately 500' out into the water. The hotel is 46'-48' high. The Boat House is approximately 160' from the shoreline.

Misc.

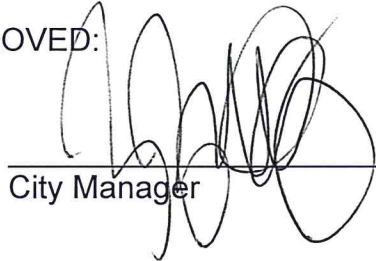
- The Commission should come to a consensus of where the distance out should be calculated as the shoreline fluctuates. It was suggested that the City rail property line could be used.
- The area at the Maritime Memorial (10 Bay) should be a protected view area.
- The grassy area southwest of the Maritime Memorial is partially owned by the Port of Astoria and how this parcel is zoned for development should be discussed.
- From Columbia Avenue at the Pig-n-Pancake (146 W Bond) west to the Dunes Motel (288 W Marine) is more of a pedestrian area. The buildings are constructed at the street with coffee shops, restaurants, etc.
- Discussed how zone changes can make an area more pedestrian and family friendly.
- The Codes and zones in the 'Bridge Vista' area were last updated in 1982 with the exception of a couple of spot changes in the zoning.

There being no further business, the work session adjourned at 2:49 p.m.

ATTEST:

  
Secretary

APPROVED:

  
City Manager