



CITY OF ASTORIA  
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# ASTORIA RIVERFRONT VISION PLAN

## CODE AMENDMENTS FOR THE URBAN CORE

### Project Overview

The City of Astoria is considering potential changes to the City’s Development Code aimed at implementing recommendations in the *Astoria Riverfront Vision Plan*. This planning effort will focus on recommendations for the “Urban Core” area located approximately between 2<sup>nd</sup> Street and 16<sup>th</sup> Street, from the pierhead line to Marine Drive, and to Commercial Street between 8<sup>th</sup> and 16<sup>th</sup> Streets.

The *Riverfront Vision Plan*, adopted in 2009, includes a variety of recommendations related to land use and development, transportation improvements, and parks and open space facilities along the Columbia riverfront. The Plan identifies four different sub-areas along the riverfront (depicted below) and identifies both customized policies for each area and general recommendations for the entire riverfront.



*Riverfront Vision Plan Sub-areas*

The City adopted implementing Comprehensive Plan policies and Zoning Ordinance provisions for the Civic Greenway, Bridge Vista, and Neighborhood Greenway Plan Areas between 2014 to 2015. The City is now focusing on the remaining plan area—the Urban Core. The intent of the project is to implement policies and recommendations identified in the *Vision Plan* with updated development code text, comprehensive plan language, and map amendments.

### Riverfront Vision Plan Principles

Code amendments within the Urban Core will be guided by five core principles identified in the Riverfront Vision Plan:

- (1) *Promote physical and visual access to the river;*
- (2) *Encourage a mix of uses that supports Astoria’s “working waterfront” and the City’s economy;*
- (3) *Support new development that respects Astoria’s historic character;*
- (4) *Protect the health of the river and adjacent natural areas; and*
- (5) *Enhance the River Trail.*



## Urban Core Area

### Urban Core Policies and Recommendations

In addition to the guiding principles, the *Vision Plan* also identifies specific policies and recommendations for the Urban Core around land use and urban design, natural features, and transportation. Policies relevant to the development code update project focus on retaining and enhancing the area’s urban character, promoting riverfront access, designing buildings that respect Astoria’s character, creating intimate gathering places, and ensure continued visual access to the river. Development code updates may address requirements associated with types of land uses allowed in different areas, building heights, building siting and design, landscaping, and requirements for access to the river, as well as retaining views of the river and surrounding areas.

### Project Process and Timeline

Between now and spring/summer 2019, City of Astoria staff will work with the community and a team of consultants to develop amendments to the City’s development code, zoning maps, and comprehensive plan policies associated with the Urban Core Area. The community will have the opportunity to learn more about the project and weigh in at a Town Hall meeting planned for September 13, 2018, and at several Planning Commission and City Council meetings. A tentative schedule is provided below.

	2018						2019				
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Background Research	■										
Town Hall Meeting			◆								
Prepare, Review & Revise Draft Amendments			■								
Planning Commission Hearing									◆		
City Council Public Hearing										◆	
Adopt Final Amendments											◆

For more information about the project, please contact Brett Estes, City of Astoria Community Development Director, at (503) 338-5183 or [bestes@astoria.or.us](mailto:bestes@astoria.or.us), or Project Manager Rosemary Johnson at [rosemaryjcurt@gmail.com](mailto:rosemaryjcurt@gmail.com).