



CITY OF ASTORIA

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December 3, 2015

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)

FROM: *[Signature]* BRETT ESTES, CITY MANAGER

SUBJECT: ADC MEETING OF DECEMBER 7, 2015

CONSENT CALENDAR

Item 5(a): ADC Minutes

The minutes of the ADC meeting of October 19, 2015 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

REGULAR AGENDA ITEMS

Item 6(a): Heritage Square – EPA Grant Appropriation of Matching Funds

The City of Astoria was awarded a United States Environmental Protection Agency (EPA) multi-purpose brownfield pilot grant in 2012 for assessment and cleanup of the Heritage Square site. At its September 8, 2015 meeting, the City Council meeting a project update and requested approval to place fill at a local City owned quarry site was discussed. Council was also notified that staff would be bringing a request to the Astoria Development Commission to allocate \$40,000 from the Astor East Urban Renewal District (AEURD) for use as a match for the \$400,000 EPA grant.

Since that time, the final contractor bids have been received by our consultant and because of higher than anticipated cleanup costs and additional cleanup planning and soil testing costs, the project budget is in excess of the original grant request. The following is a budget summary:

SUMMARY OF HERITAGE SQUARE CLEANUP BUDGET	
Cost of cleanup (actual bid from contractor with 5% contingency)	\$238,324
Additional AEURD funds needed to complete cleanup	\$109,842

Rather than only completing what would be funded under the remaining grant funds, staff recommends continuing to remove the full contamination now. This will save money long term by avoiding remobilization costs. Staff is recommending funding from the following sources to complete the cleanup project:

- Original \$40,000 match from the Astor East Urban Renewal District
- Additional \$70,000 from the Astor East Urban Renewal District
- \$39,842 from the Capital Improvement Fund which includes EPA Grant reimbursement funds not allocated to the consultant
- \$128,482 in EPA grant funds not yet distributed to the City

Once soil cleanup is complete, there will be close out items required to achieve a letter of No Further Action (NFA) from the Oregon Department of Environmental Quality (DEQ). The items consist of final reporting and testing and installation of a groundwater monitoring well along Duane Street at an estimated cost of \$25,000. The City will be requesting grant funds from DEQ's Business Oregon Program for this work. After DEQ reviews all pertinent data, they will issue a Letter of No Further Action with conditions or if they need to wait until a liner is placed over the elevated parking basement area before issuing the final letter. It is anticipated that if a liner is required, it would be an element of a redevelopment project. If the City needs a letter from DEQ regarding the pending NFA they have stated that they would issue what they refer to as a feel good letter typically issued to potential developers in similar cases.

It is recommended that the Astoria Development Commission approve the expenditure of \$110,000 for the cleanup of the Heritage Square material (including the original \$40,000 match and an additional \$70,000). Staff will be going before the City Council at the December 21st Council meeting for authorization to enter into a contract amendment with AMEC for the additional work.

Item 6(b) Heritage Square – Phase 1 Feasibility Analysis Report (Community Development)

The City Council adopted a FY 15-16 goal to investigate locating the Astoria Public Library as part of a mixed use project within Heritage Square, an almost 1.5 acre site in downtown Astoria. On August 17, the Astoria Development Commission authorized a Request for Qualifications (RFQ) to hire a consultant team that will assist the City's efforts in redeveloping the Heritage Square site and potentially the library site. On September 21, the Astoria Development Commission authorized a contract with Walker | Macy a Portland based design firm who provided initial architectural design, cost estimating, and a financing strategy.

A public involvement strategy was initially created that guided public outreach for a two month site design process. At the centerpiece, the Mayor appointed a Project Advisory Committee (PAC) that consisted of various stakeholder groups that met four times from October to November. On October 21, the City hosted an all-day public workshop/open house to solicit input on proposed designs for a mixed use library with housing above, underground parking, and open space (i.e. plaza). Approximately 150 people attended the open house. Afterwards, a public comment period was held until December 1. The City received 42 comments since the open house with divergent

viewpoints on the proposed designs and whether a library and/or housing should be built on site. On December 7, the consultant and city staff will present the results to the Development Commission, including a basic, "order of magnitude" cost estimate.

The Project Advisory Committee met on November 19 to discuss a potential recommendation based on the results of the public outreach process, a review of the consultant design, and a draft redevelopment strategy (i.e. road map) for revitalizing Duane Street and developing Heritage Square. After much debate, the PAC could not reach consensus nor did they see a consensus in the community providing direction - and did not consider a recommendation. A citizen representative of the PAC, Norma Hernandez, Parks Board Chair - was selected by that group to represent the Committee to speak at the ADC Meeting.

After completing the public outreach phase, no clear consensus has emerged. Two observations are clear: 1) something needs to be done about filling the pit to gain momentum for something better in the future and 2) the current library doesn't provide for the current needs for Astoria or a 21st century library. Staff will present the results of the report and provide some key questions in a decision tree to facilitate the discussion.

If consensus from the Development Commission is reached on programming for Heritage Square, staff will move forward with developing next steps for implementation. However, should the Commission not come to consensus, staff will work to complete the environmental clean-up of Heritage Square, but will await for subsequent ADC/Council policy direction on how to address implementation of the City Council goal associated with Heritage Square and the Astoria Public Library.

It is recommended that the Development Commission consider the results of the report and provide direction regarding implementation of the City Council Goal associated with Heritage Square and the Astoria Public Library.




CITY OF ASTORIA

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November 30, 2015

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: HERITAGE SQUARE – PHASE 1 FEASIBILITY ANALYSIS REPORT

BACKGROUND

The City Council adopted a FY 15-16 goal to investigate locating the Astoria Public Library as part of a mixed use project within Heritage Square, an almost 1.5 acre site in downtown Astoria. On August 17, the Astoria Development Commission authorized a Request for Qualifications (RFQ) to hire a consultant team that will assist the City's efforts in redeveloping the Heritage Square site and potentially the library site. On September 21, the Astoria Development Commission authorized a contract with Walker | Macy a Portland based design firm who provided initial architectural design, cost estimating, and a financing strategy.

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ANALYSIS

The Project Advisory Committee met on November 19 to discuss a potential recommendation based on the results of the public outreach process, a review of the consultant design, and a draft redevelopment strategy (i.e. road map) for revitalizing Duane Street and developing Heritage Square. After much debate, the PAC could not reach consensus – nor did they see a consensus in the community providing direction - and did not consider a recommendation. A citizen representative of the PAC - Norma

Hernandez, Parks Board Chair - was selected by that group to represent the Committee to speak at the ADC Meeting.

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RECOMMENDATION

It is recommended that the Development Commission consider the results of the report and provide direction regarding implementation of the City Council Goal associated with Heritage Square and the Astoria Public Library.

By: K A Cronin
Kevin A Cronin, AICP, CD Director

HERITAGE SQUARE DESIGN & REDEVELOPMENT

OPEN HOUSE - OCTOBER 21, 2015

COMMENTS

11/4/2015

Concern about building a new library is the sustainability of the library. As a City employee, I am always hearing about the financial strain of the City. How can we afford it? Can we staff it if we build it?

It is mandatory that this project gets voter approval, not like the Garden of Surging Waves. **REMEMBER!!! YOU REPRESENT THE PEOPLE OF ASTORIA**

Open public plaza for community events

All concepts are good until financial costs come into the picture and all ideas within a similar budget? What public / private partnerships can be developed to obtain maximum development?

Find some way to move the legion!!

Can't wait for a new library!

How does mixed use meet needs of library users according to consultant study?

How will parking be provided for Library + housing + market + downtown use?

Who would own a mixed use building?

Take advantage of the sunken aspect of the Safeway block to build an amphitheater. We need a 'town square' and an amphitheater would be a great meeting space and would be a good space for the Sunday Market.

The plaza should be built to utilize good light. Affordable housing is a priority!

Why are all the options abandoning the existing library?

How much 1) Did this cost (survey)?

What are projected costs of Options A,B,C?

What are proposals for low/medium income housing?

No Library!! Remodel the old library! Keep parking and market space, add trees. No new library! We can't afford

Great to see the central aspect of the library.

Don't move library. Create multi-use space that is landscaped and can be used for events or parking (If library isn't there you could have covered area or parklets throughout.)

I hope Sunday Market has been involved - wouldn't want to mess them up. I HATE the idea of residential on top of library - would be fine with library redone on its current location. Don't let a few wacko's keep the "Merwyn" sitting empty for another 20 years. Bulldoze it and make a glorious new library.

Don't like any of the Heritage Square designs.

We are not a roof garden! Look at our history.

Don't need outside expensive developers.

Prefer Heritage Square be developed as open space with amphitheater & performance space.

Designs proposed don't fit in with Astoria

Library should be expanded where it is.

Doesn't need a Café - Design is way overbuilt for Astoria

Purchase the Bankers Suite and turn it into a library

If affordable housing is a goal, look at the neighborhood and what could be offered. Two empty and buildable locations across the street from heritage Square. There could be underground parking and a 3-story building. Empty lots sit empty through town within blocks of the existing library. (Photos submitted)

A definite NO ON ANOTHER LIBRARY. Parking garage will make more sense given the scarcity of parking spots downtown. We need more parking spaces, period.

I have though a need for a 4 story parking garage. Heritage Square would be the perfect place, would produce revenue. It is more practical than a library - we already have a library. Remodel library, we won't have another empty building downtown. Where would the people that occupy living quarters above a new library park?

11/16/2015

A or C

Keep it open public space. Get rid of Legion Building

What happened to the in-ground stadium seating / auditorium? The only option that looks remotely like it would fit with that area of downtown is C. Promote parking elsewhere and make it a public use space, not a parking lot.

A - Has to be 1st due to parking ... almost 20 more spaces! B - Most appealing aesthetically.

A - Seems satisfactory. It would be lovely not to block the river view from "Old Astoria" homes on 11th going up the hill.

Option A - maximized housing. I want to start moving towards a new library whether at Heritage Square or The Merwin.

Options A or B

Option B - Allows the skylights of library to pick up sun throughout the day and covers up the existing building wall which is not attractive. It also lets the ___ apartments to pick up both the morning and afternoon sun.

Access can be gotten to parking from West off 17th, or from Commercial or East side of town.

It seems inappropriate to have housing in the square.

Option A

Option 1 preferred. Please look at impact on traffic patterns.

Option B because I think there will be lots of people coming.

Please consider noise from housing down into the library and from library events up into housing

What happens to the items in the library basement?

Get rid of American Legion Building? Then either B or C with more grass & trees.

Option B

Legion needs to relocate.

Option A

Option A

Heritage Square idea too costly and not preservationist. Please use the Waldorf Hotel as an additional street floor addition to the library. It is better for preserving the heritage of Astoria and essential handicap access would be easier than using the current library's basement.

Can't quite understand the landscape, and scale on this concept board. More to come I hope.

1) More underground parking - good idea; 2) Do we need more housing in this area? Especially using public property?

Get rid of the Legion Building* and free up the whole area fro creative design. * Find another location for the Legion members - creative trading!

Option A

Option A - more parking

C - Keeps open space toward downtown rather than blocking off green area. Also connects the green space and Garden of SW better

No! More Parking!

No library ... we need more parking for downtown Astoria

No! The downtown needs the parking

Option A - Like the lighting and skylights

Option A - More square feet more parking

Please make sure there's lots of parking spaces!

Option A (we need more housing)

I do not believe the City should be in low cost housing business. Either renovate the existing library or build a new and allow needed parking space with venues for public concert, etc. use. As it is the City somewhat struggles to maintain its current responsibilities without adding another one with public housing.

American Legion proposal: Decontaminate soil and fill hole, cover w/concrete. Install gazebo surrounded by kiosks to represent other nationalities. Create signage on the east side of the Legion building w/murals and ceramic tile memorial wall for Astoria veterans. Retain existing library - renovate basement for additional square footage, install elevator. Move Sunday Market to the waterfront near the train station. Removing curbs on Exchange Street is not feasible due to potential flooding during rainy periods. A plan needs full disclosure including cost and utilization prior to public vote. Inappropriate for privately owned housing atop public library. Underground parking would invite inappropriate usage, crime and flooding. Taxpayers should be given opportunity to evaluate this plan. A decision should go to the voters.

11/30/2015

I'm very concerned about losing open space for Astoria's very successful Sunday Market. Rather than a large building in Heritage Square, perhaps we should create more usable celebration grounds by filling in the old Safeway hole and covering it with cobblestones. Also, having spent nearly ten years as a real estate consultant working with financial institutions and developers, I would not recommend the City getting in bed with either

Option A, more square feet!

Use the library we already have. Save some money and get some new books.

"B" = Best option; "A" = Worst option

Option B seems to give a nice mix of uses while also creating separate and distinct outdoor spaces

Please create a new family friendly library with spaces for children and teens.

Our family lives in the County and uses the library 2-4 times a week. We checked out 60 items this week alone.

We want a new, modern library.

Redevelop hindsight including resurfacing old steel plate placements at present square. It is only a meeting place outdoor now and forever. "Chinese interest not only. It was a good improvement and a lot of remedial work for multicultural individuals. Thanks again, Me

I love the idea. The library can be a jewel of the city. My favorite is Option B, for the skylights.

Heritage Square Expenses
through Mid November, 2015

Date	Consultant	Description	Cost
Dec-02	Hahn & Associates	Phase 1 – Environmental Site Assessment	5,000
Feb-03	Hahn & Associates	Phase 2 – Environmental Site Assessment	17,300
Feb-03	Planners: Mosca/Cavallaro	(Part of Crandall-Arambula) Downtown Astoria Street Evaluation	3,200
Mar-03	Crandall-Arambula	Astoria Downtown Revitalization Strategy	33,000
Oct-04	MIG	Schematic design & development plan for the site of the former Safeway store in downtown Astoria.	51,820
Oct-05	Buffalo Geological Consulting	Environmental Site Assessment – Safeway Block	2,365
Apr-11	Mulvanny.G2 Architecture	Preparation of design concepts for development	17,000
Sep-11	Mulvanny.G2 Architecture	Preparation of 2 renderings	5,640
Oct-11	Northwest Surveying Inc.	Above ground / underground topographic survey – Field surveying and mapping	7,450
Oct-11	Geotechnical Resources Inc. (GRI)	Geotechnical investigation, consultation for preliminary design of proposed amphitheatre and public space; provide observation services and consultation during construction of GSW	21,006
Jan-12	Mulvanny.G2 Architecture	Architectural & design services	290,275
Aug-12	Bergman Const	Heritage Square Vaulted Sidewalk Replacement	215,100
Apr-13	Asphalt Concrete Soils Testing Inc. (ACS)	Soils Testing	9,850
May-13	AMEC	Site Assessment – Heritage Square**	218,609
<i>** Heritage Square EPA Brownfield Grant Project</i>			
4/28/2005	CIF Loan - Safeway Building	Principal	332,661
	\$483,075 loan @ 3% for 15 years	Interest paid to date (12/31/15)	112,460

4 years remaining

Remaining Principal	150,414
Remaining Interest	11,448
	161,862

** Note total price was \$ 750,000
a Community Incentive Fund Grant
was provided in the amt of \$ 266,925

May-05 Custom Excavation (3 Kings Construction)	Safeway Building Demolition	83,393
May-11 Pacific Timber	Slab/sub-structure, demo/reconstructi	49,971
2/1/2015 Big River	Sidewalks	22,728
2012-2013 Jim Wilkins	GSW Consulting	50,790
2010 - 2015	Various Studies/ advertising/materials/fencing/repairs /sidewalk/permits/shoring walls/hazardous materials testing	39,627
2006 Sitelines	Planter Boxes, Benches & Tables	51,081
Garden of Surging Waves Fund # 146	Expense summary 2003 - 2015	1,691,730 *
	Total Expenditures in Heritage Square	<u><u>3,332,056</u></u>

* GSW total cost are approximately \$ 2,056,000

Total from Fund #146 Parks Project Fund	1,691,730
Mulvanny Design Concepts	313,080
Jim Wilkins Project Management	50,790
	<u><u>2,055,600</u></u>