



HERITAGE SQUARE

WALKER | MACY

HACKER

Public Process

● **Project Advisory Committee Meetings:**

- PAC Meeting – October 8
- PAC Meeting – October 15
- PAC Meeting – November 5
- PAC Meeting – November 19

● **Other Opportunities:**

- October 21: Public Open House
- October 27: Planning Commission Work Session
- November 6 & 10: ADHDA General & Board Meeting
- Various Dates: American Legion, Sunday Market, Parks, & Library Board Meeting

● **Public Comment Period: Project Website, Public Displays, E-Blasts**



ASTORIA ST.

MARINE DR.

COMMERCIAL ST.

8 TH

9 TH

10 TH

11 TH

12 TH

14 TH

DUANE ST.

EXCHANGE ST.

BANK OF THE PACIFIC

COLUMBIA BANK

HOTEL ELLIOTT

LIBERTY THEATER

JC PENNEY

EXISTING LIBRARY

WALDORF HOTEL

CITY HALL

PARKING

ELKS LODGE

GARDEN OF SURGING WAVES

PARKING

AMERICAN LEGION

PROJECT AREA

BANK OF ASTORIA

ASTORIA SENIOR CENTER

PEACE LUTHERAN CHURCH

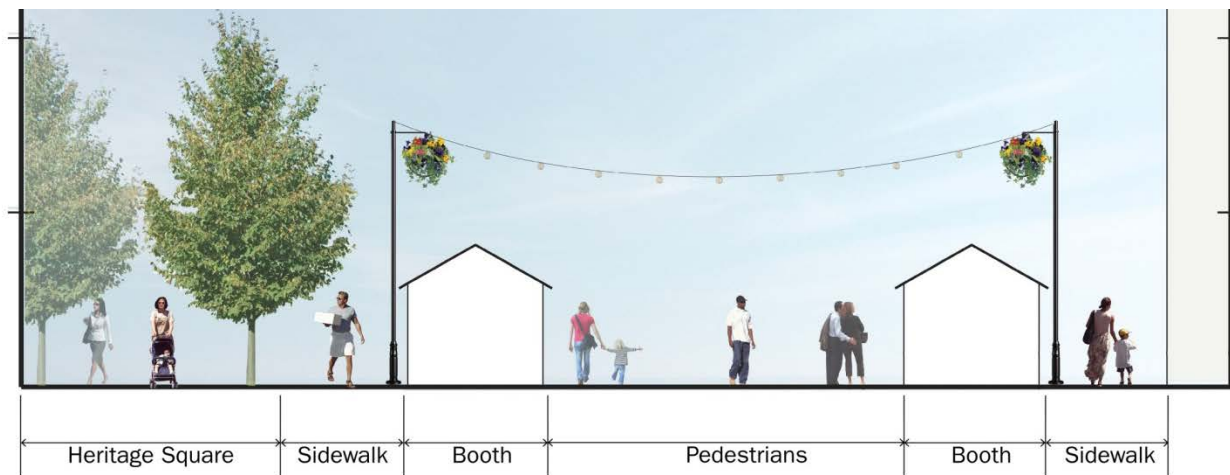
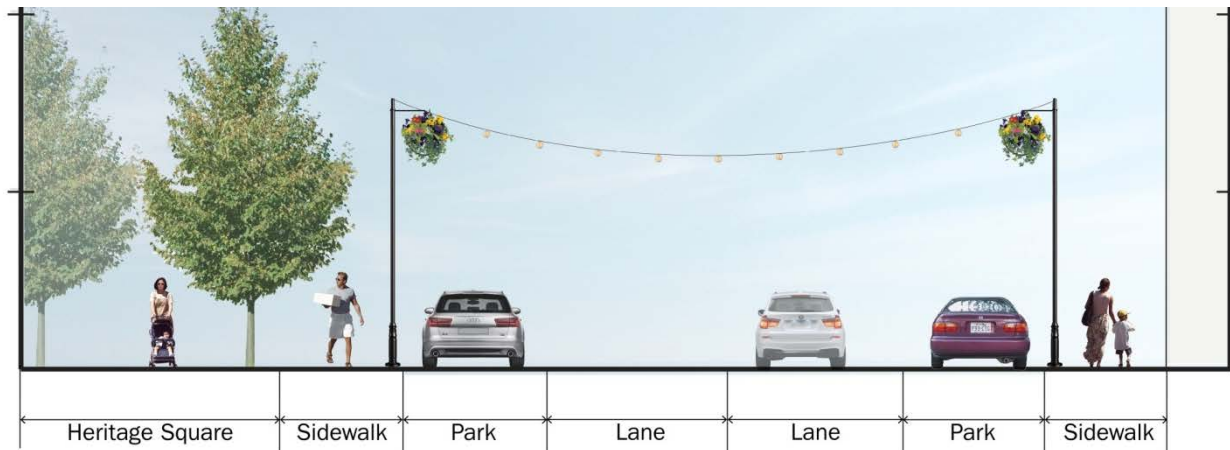
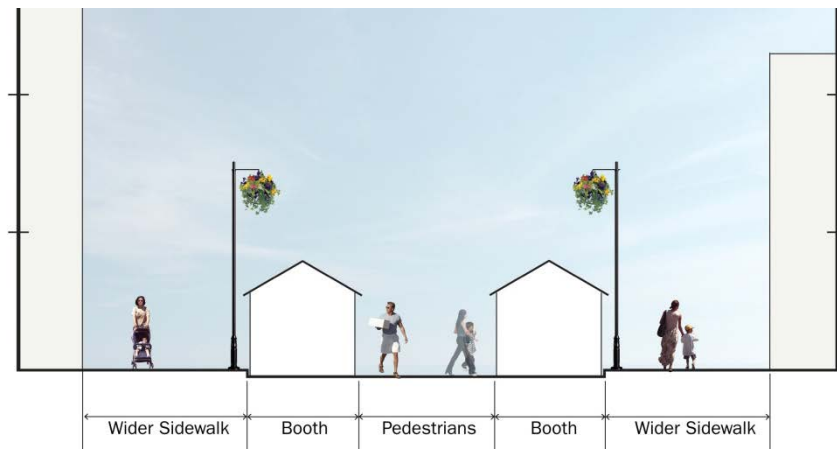
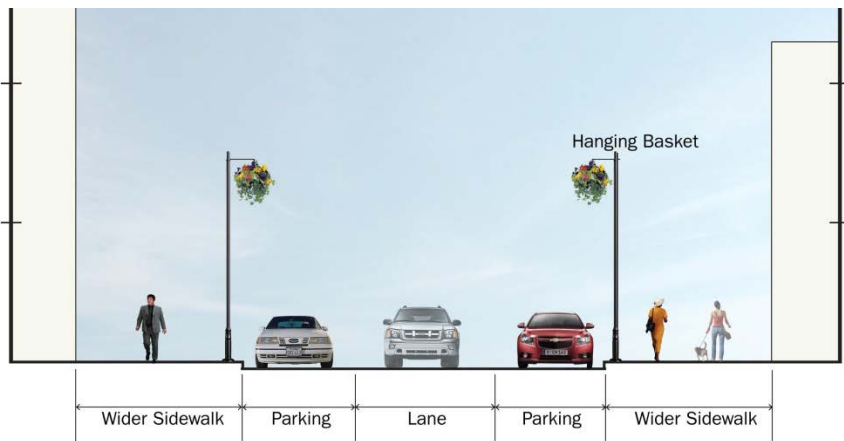


Project Values

- Public Access
- Economic Redevelopment
- Community Focused
- Sustainable
- Innovative
- Adaptability
- Historically Respective and Significant
- Integration

Streetscape





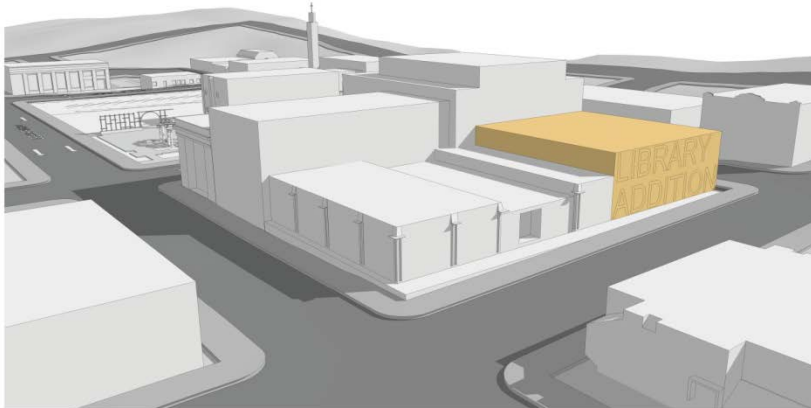
Library and Housing





OPTION 1

- Existing Library demolished
- New library built on its site (18,000 sf)
- New underground Parking Lot



OPTION 2

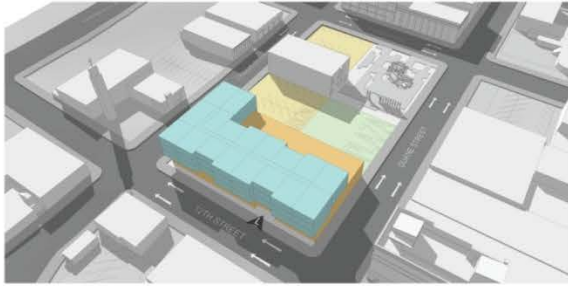
- Existing Library renovated
- New Library addition built over existing parking lot, approx 6800 sf.



OPTION 3

- Library Relocated to Heritage Square
- A. The existing Library renovated to a new use.
- B. Sell to private party to renovate to new use.
- C. Sell to private party to demolish and rebuild a new use on the site.

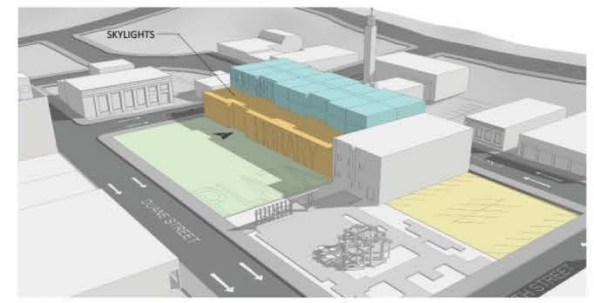
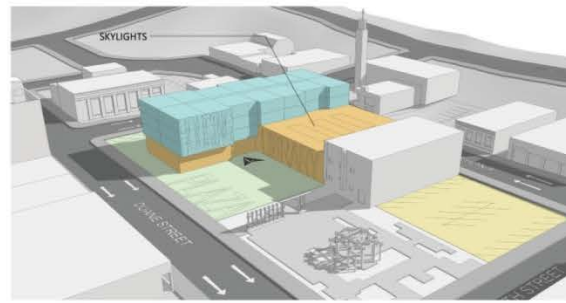
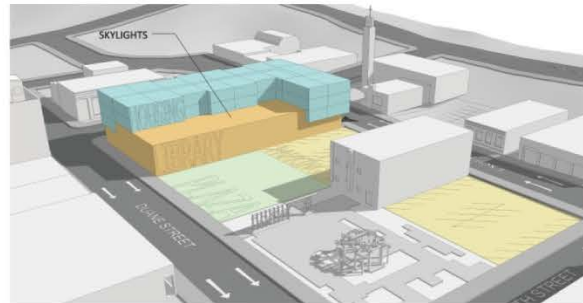
Option A



Option B



Option C



Areas:

Library: 18,200 s.f.
Housing: 33,675 s.f.
Parking: 19,556 s.f. (approx 55 spaces below grade)
17 + 17 above grade = 89 spaces total

Areas:

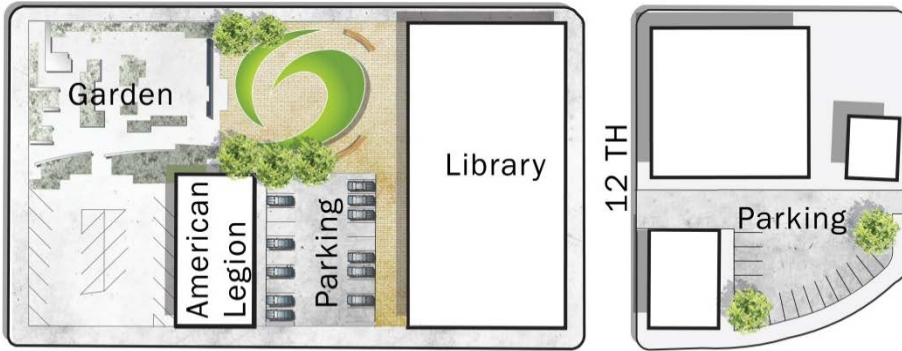
Library: 18,200 s.f.
Housing: 28,648 s.f.
Parking: 19,189 s.f. (approx. 54 spaces below grade)
+ 17 at grade = 71 spaces

Areas:

Library: 18,200 s.f.
Housing: 30,328 s.f.
Parking: 18,875 s.f. (approx 53 spaces below grade)
+ 17 above grade = 70 spaces

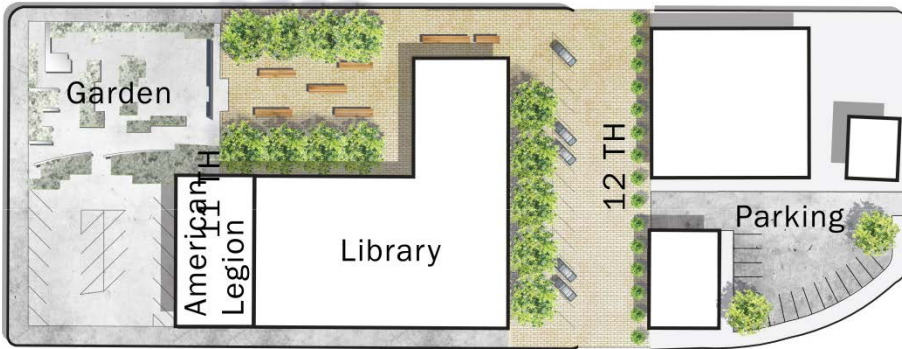
Open Space





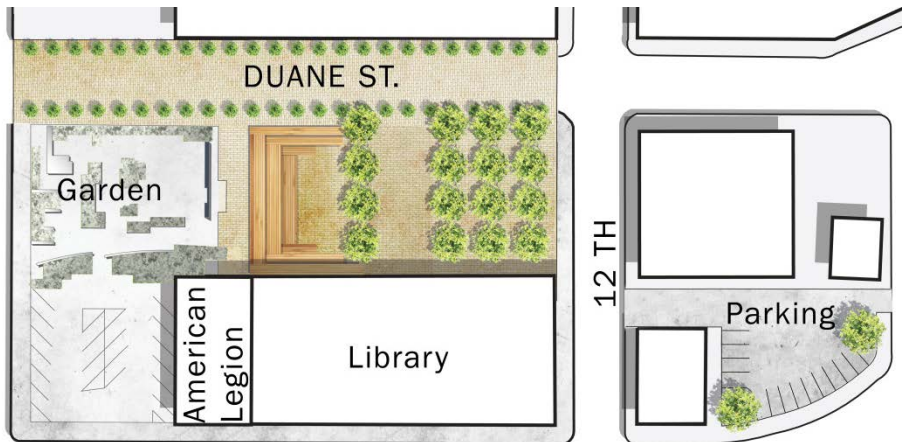
Option A

- Sunken garden / Play space = 25,570 s.f.
- Integrated tree plantings
- Sidewalk improvement
- Surface parking on-site
- Parking Below Library
- Overflow parking at 13th



Option B

- Open space = 25,125 s.f.
- Plaza may be converted to market space
- 11,027 sf Festival street on 12th
- Parking below library
- Overflow parking at 13th



Option C

- Plaza garden and small amphitheater = 25,785 s.f.
- Open space can double for market space
- 21,062 sf Festival street on Duane st.
- Parking below library
- Overplot parking at 13th



WRC

Food Pod

Columbia Bank?

Liberty Theater

Astor Library

GSW

Heritage Square

Museum of Whimsy

13th St Lot

Senior Center

Old YMCA

Project Impacts

- *Investment Potential*: Create a catalyst project to spur private investment. (Goal #3)
- *Downtown Revitalization*: Library has 80,000 annual visits with more expected from a larger, top notch building. (Goal #3)
- *Traffic Calming*: Achieve slower, safer speeds on Duane Street with more concentrated activity and tactical changes. (Goal #4)
- *Financial Impact*: More housing and office space creates more spending capacity in downtown and assessed value over time. (Goal # 5)
- *Urban Design*: Ties in 12th Street with best urban setting in Astoria with Hotel Elliot, Banker's Suite, and Liberty Theater.
- *Strategic Investment*: Reinforces public investment made to date – GSW, parking, and clean up (Goal #2)
- *Economic Development*: More job creation/retention potential with either new housing or office space above new library and in a renovated library building with a new tenant. (Goal #3)

Show me the money.....

SEPT OCT NOV DEC

FUTURE PHASES

PRELIMINARY STUDY

O.M. ESTIMATE / SOURCES AND USES *

SCHEMATIC DESIGN

COMMUNITY ENGAGEMENT

INFORMATION GATHERING / 50% SD

100% SD

* COST ESTIMATE

DESIGN DEVELOPMENT

50% DD

100% DD

* COST ESTIMATE

CONSTRUCTION DOCUMENTS AND PERMITTING

60% CD

* COST ESTIMATE

90% CD

* COST ESTIMATE

100% CD

PERMITTING

CONSTRUCTION

* BIDDING



Project Budget

Interim Development

“Fill the Pit”

Cost Range: \$340,000-\$450,000

Future Development

Open Space

Cost Range: \$3,460,000-\$4,750,000

Streetscape

Cost Range: \$2,300,000-\$3,400,000

Library

Cost Range: \$10,200,000-\$13,300,000

Housing

Cost Range: \$8,200,000-\$10,600,000

Parking

Cost Range: \$5,200,000-\$6,200,000

Sources & Uses

	Low	High
Streetscape	\$2,300,000	\$3,400,000
Housing	\$8,200,000	\$10,600,000
Library	\$10,200,000	\$13,300,000
Underground Parking	\$5,200,000	\$6,200,000
Open Space + Fill	\$3,800,000	\$5,200,000
TOTAL	\$29,700,000	\$38,700,000

Vertical Development Funding Gap		
Library Gap (minimum) (12)	\$8,150,000	\$11,250,000
Housing Gap (minimum) (13)	\$2,396,364	\$4,796,364
Parking Gap	\$5,200,000	\$6,200,000
Total Gap	\$15,746,364	\$22,246,364

	Vertical Dev	Streetscape/ Open Space	TOTAL
Public			
Capital Improvement Fund (1)			\$0
Ground Lease or Disposition of Library Site (2)	\$350,000	\$0	\$350,000
Hotel Tax (3)	\$0		\$0
General Fund (4)			\$0
Public Lands Disposition (5)	\$600,000	\$0	\$600,000
LIHTC (7)	\$0	\$0	\$0
Urban Renewal (8)	\$0	\$150,000	\$150,000
CDBG (9)	\$0	\$0	\$0
DQ Fund (10)	\$300,000	\$0	\$300,000
Library Fund	\$800,000		\$800,000
Private			
Capital Campaign (6)	\$15,746,364	\$5,950,000	\$21,696,364
Estimated private developer contributions (equity/financing) (11)	\$5,803,636	\$0	\$5,803,636
TOTAL	\$23,600,000	\$6,100,000	\$29,700,000

HERITAGE SQUARE

Questions?



Public Testimony

- **Norma Hernandez:** Parks Board Chair, Member of Project Advisory Committee
- **Kate Summers:** Library Board Chair, Member of Project Advisory Committee

Decision Tree: Key Questions to Frame the Discussion

1. Can the Commission accept the Heritage Square report from Walker Macy, which includes project values to guide future decision making?

Yes – Accept the report to allow future grant opportunities to explore options and guide future decision makers to with a set of community values

No – Do not accept the report and don't use project values in future decision making

2. There seems to consensus from the community about filling the hole for new open space to serve the downtown. Does the Commision want to move forward with additional feasibility of filling the hole for open space?

Yes – Staff should investigate the options and costs for filling in the hole and solicit public comment. This option also allows future development.

No – The Council should hold off until the site is cleaned and revisit the issue at a later date.

3. The Council agrees there is a housing issue in Astoria. Is there consensus that Heritage Square is a good candidate for new housing to address this shortage?

Yes – The site offers an important opportunity to look at all housing options.

No – The affordable housing strategy should look at other solutions and sites.

Decision Tree: Key Questions to Frame the Discussion- continued

4. There also seems to be consensus on the need for an improved library. The premise for a new library at Heritage Square is about size. Is 18K+ SF an accepted standard for space planning?

Yes – Staff needs to find land to accommodate single floor library of this size.

No – Staff needs to be bring back different options including smaller size and/or look at existing library site.

5. If the answer is “Yes” to the above questions. Does the Council agree to look at Options A-C for siting uses and to achieve Council Goals?*

a. Heritage Square offers solutions for a library site, new housing, and open space.

b. Heritage Square offers solutions for only housing and open space.

c. The City should complete the clean up and sell the property.

*a. or b. = offer to a developer in a Request for Interest that includes open space.