

An aerial photograph of the Astoria waterfront. A large green cantilever bridge spans across the water. In the foreground, there is a residential area with houses and trees, a road with a roundabout, and a marina with many boats. The water is blue, and mountains are visible in the background under a clear sky.

# PORT OF ASTORIA WATERFRONT MASTER PLAN

Project Advisory Committee MEETING 2  
October 19, 2021

WALKER|MACY

## AGENDA

Welcome  
Project Goals & Core Values  
Site Assessments  
Concepts  
Discussion

# PROJECT GOALS & CORE VALUES



# MASTER PLAN GOALS

- 1. Strengthen Astoria's working waterfront with a mix of uses and ongoing private investment.**
- 2. Make a place for Astorians. Establish long-term community support.**
- 3. Contribute to the financial stability and prosperity of the Port, city and region.**
- 4. Support living wage jobs.**
- 5. Establish an enduring framework plan that is flexible to new opportunities and resilient to changing economic conditions.**

# CORE VALUES

**Working Waterfront.** A place where the work gets done.

**Real Astoria.** A connection between the city's heritage and its future.

**Public Access.** Everyone is welcome.

**Adaptability.** A place that can adapt over time while maintaining its identity.

The image shows a complex and cluttered industrial or maritime environment. In the foreground and middle ground, there are numerous black pipes and cables, many of which are wrapped in black tape or have other markings. A prominent feature is a large, circular metal ring or component on the left side. The background is filled with a dense network of white and orange mesh or netting, possibly part of a fishing gear or a containment system. The overall scene suggests a site that is heavily used and requires thorough assessment.

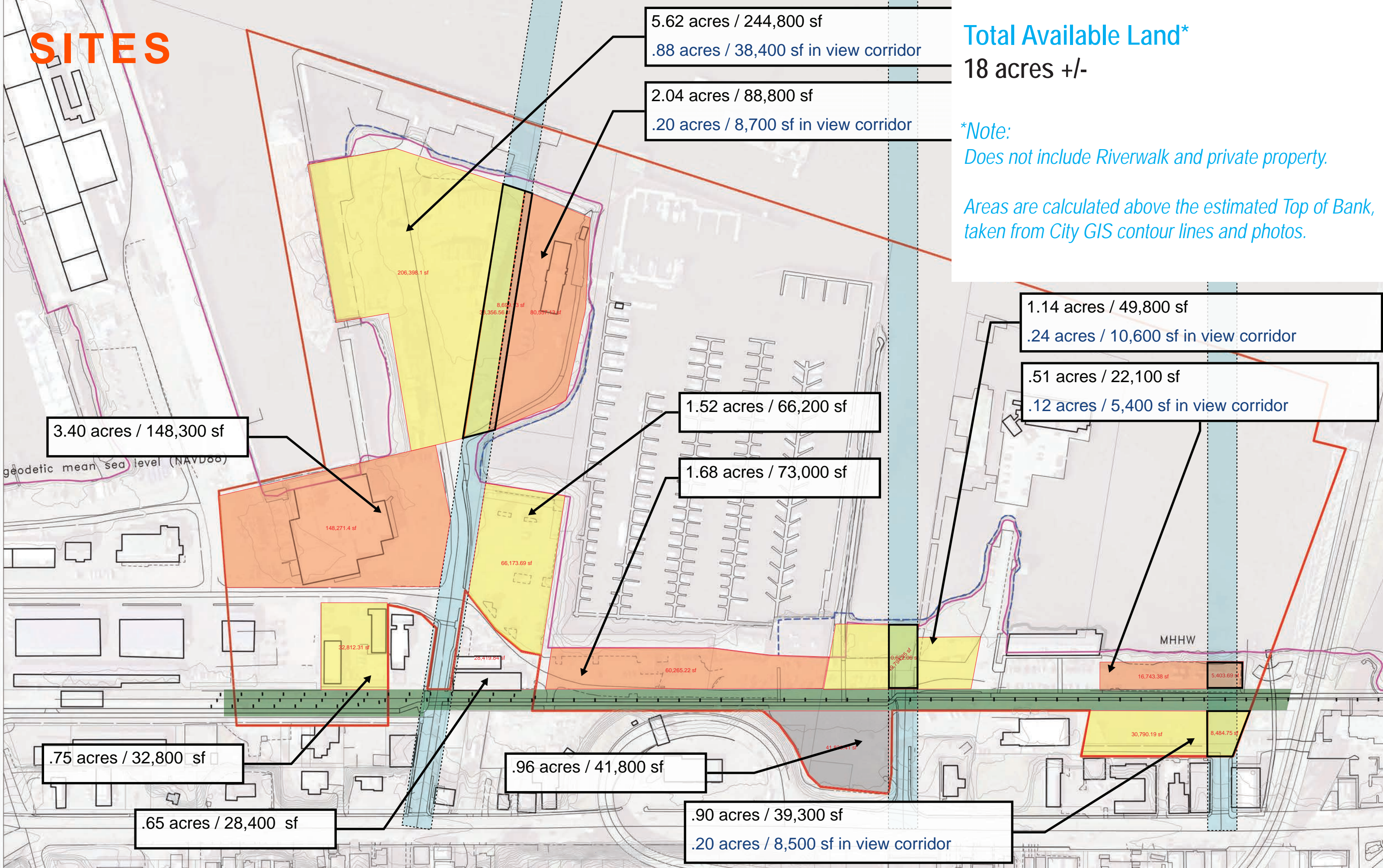
# SITE ASSESSMENTS

# SITES

**Total Available Land\***  
**18 acres +/-**

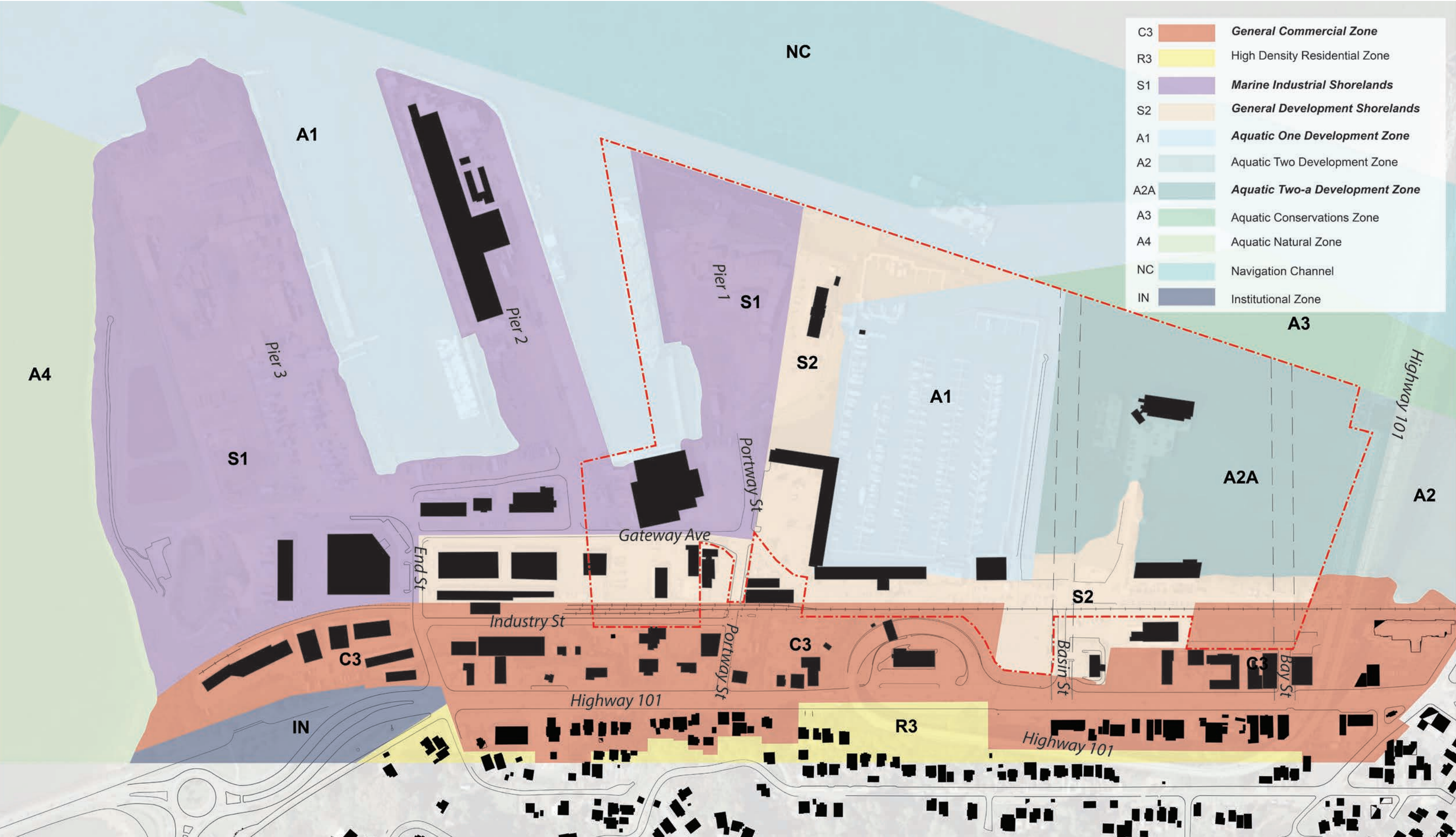
*\*Note:  
 Does not include Riverwalk and private property.*

*Areas are calculated above the estimated Top of Bank, taken from City GIS contour lines and photos.*



SCALE: 1" = 80'-0"

# ZONING



# RESTRICTED USES

## S1 Marine Industrial Shorelands

## S2 General Development Shorelands

NOT allowed within the BVO:

- Office
- Indoor entertainment
- New hotel (*redevelopment is allowed*)
- Conference
- Residential

## C3 General Commercial Zone

NOT allowed within the BVO:

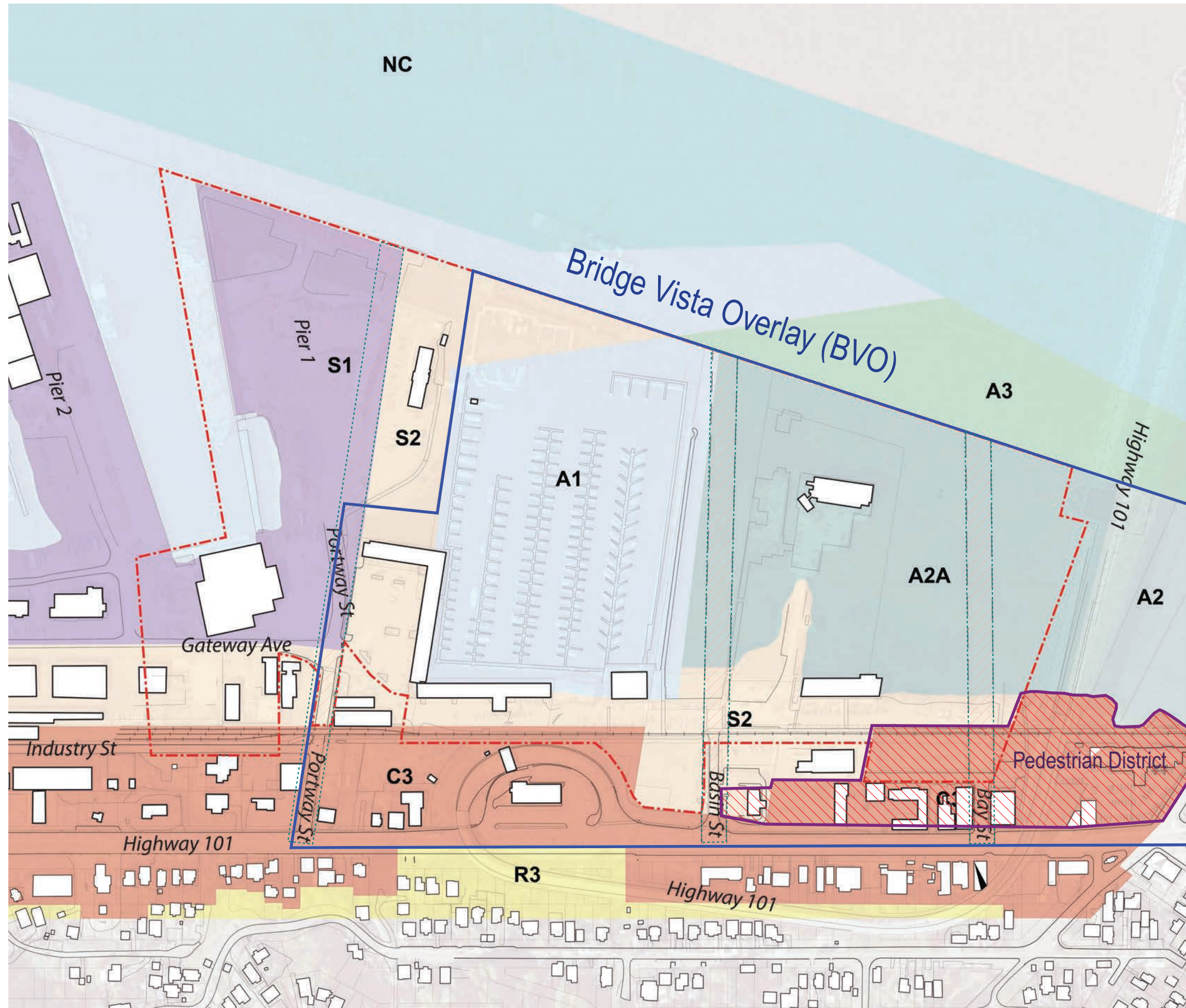
- Light industrial without retail
- Single family or duplex dwelling

Note: Hotel IS allowed

## Pedestrian District (any zone)

NOT allowed:

- Parking lot
- Conference center
- Light industrial without retail
- Hospital





# BUILDINGS

## S1 Marine Industrial Shorelands

Height Limits:

- No height limit

Gross Floor Area:

- 30,000 sf per building within the BVO

## S2 General Development Shorelands

Height Limits:

- 28'
- Within the BVO, 35' allowed with approved 10' step-backs, public access, and 60' view corridor.

Gross Floor Area:

- 30,000 sf per building within the BVO

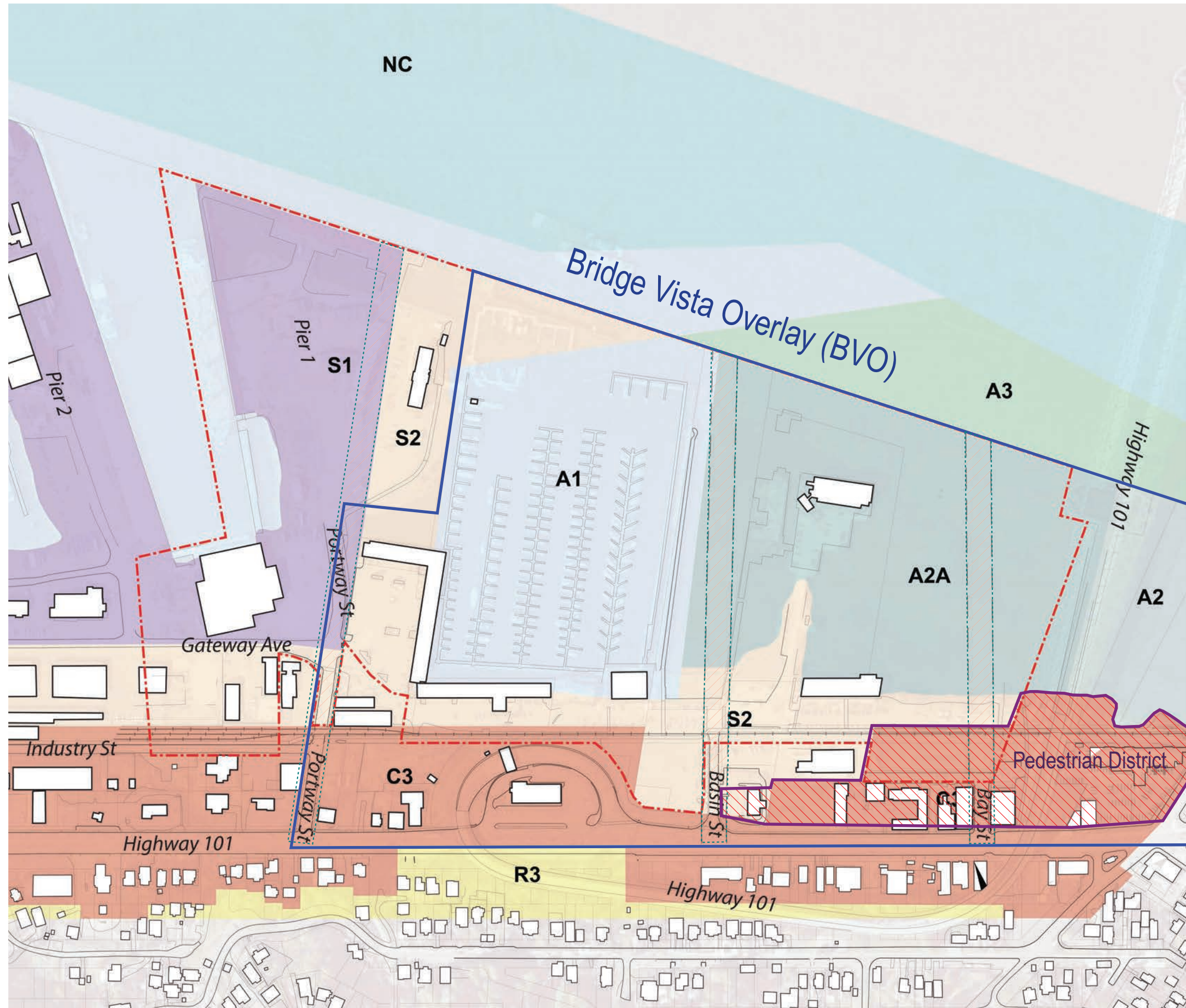
## C3 General Commercial Zone

Height Limits:

- 28'
- Within the BVO, 35' allowed with approved 10' step-backs, public access, and 60' view corridor.

Gross Floor Area:

- 30,000 sf per building within the BVO



# PARKING

## Port Operated Public Parking

200 +/-

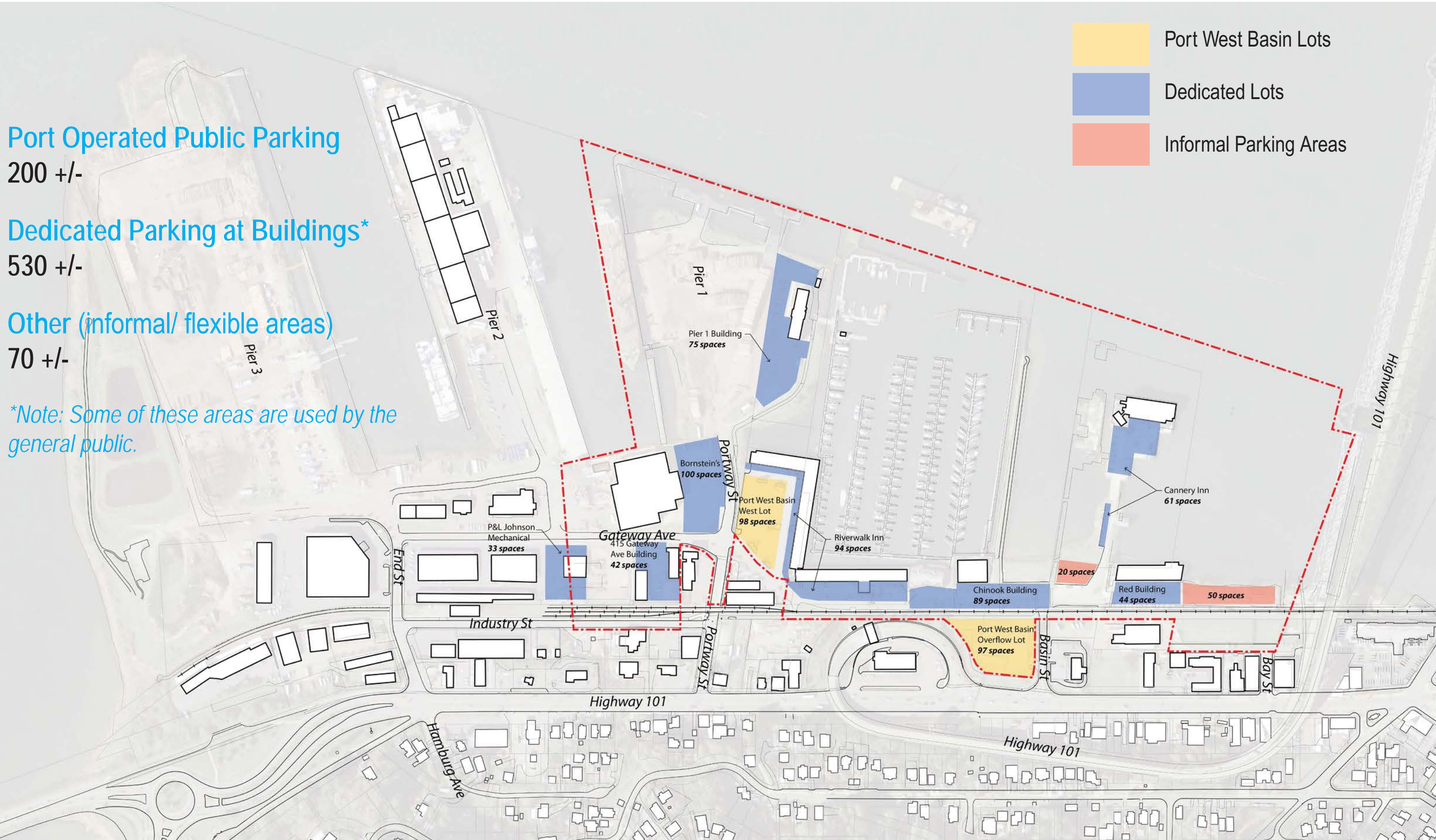
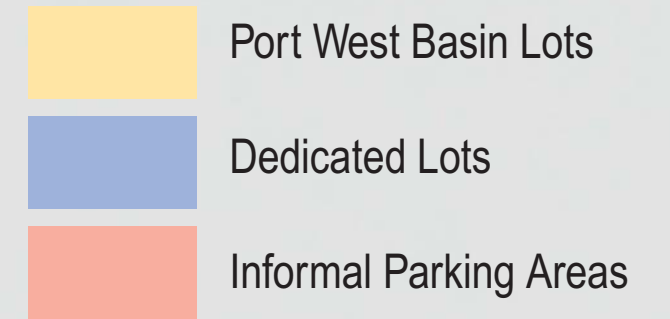
## Dedicated Parking at Buildings\*

530 +/-

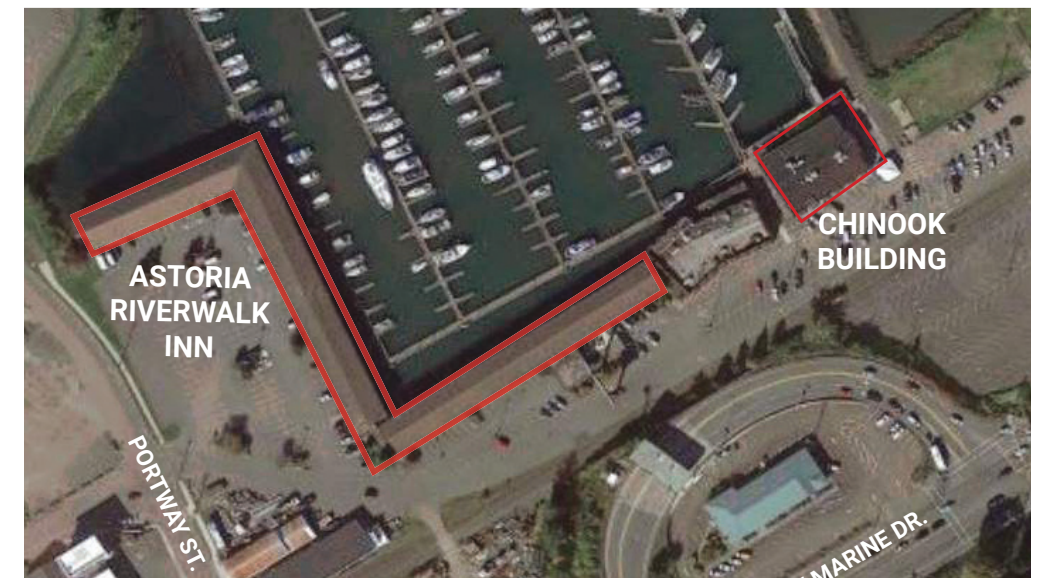
## Other (informal/ flexible areas)

70 +/-

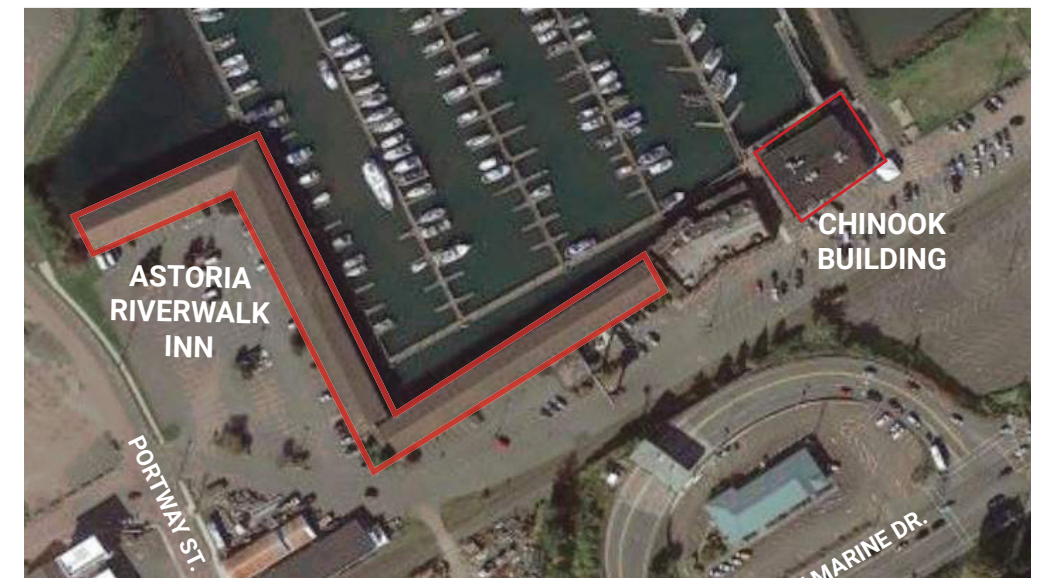
*\*Note: Some of these areas are used by the general public.*



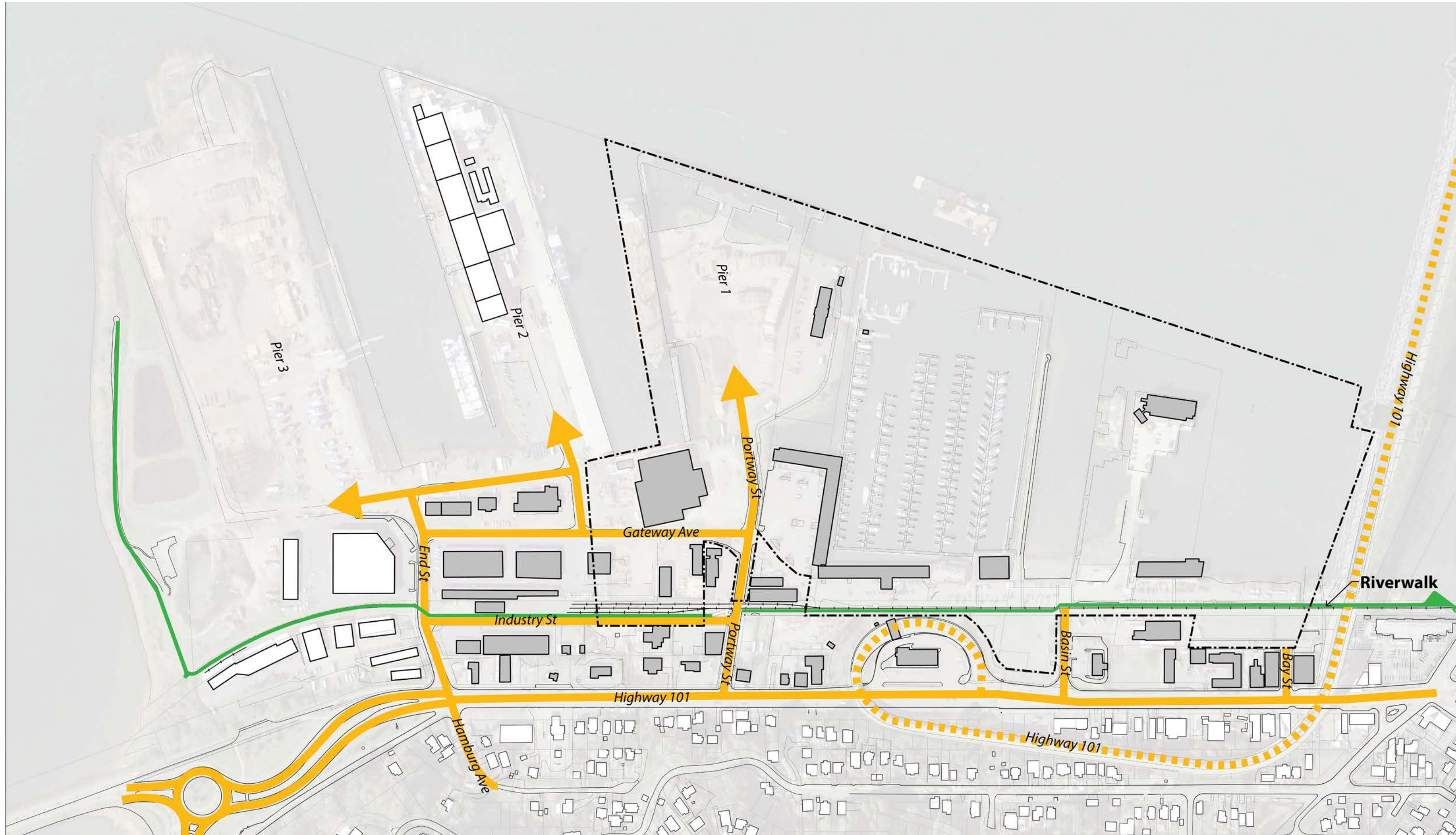
# CHINOOK BUILDING



# RIVERWALK INN



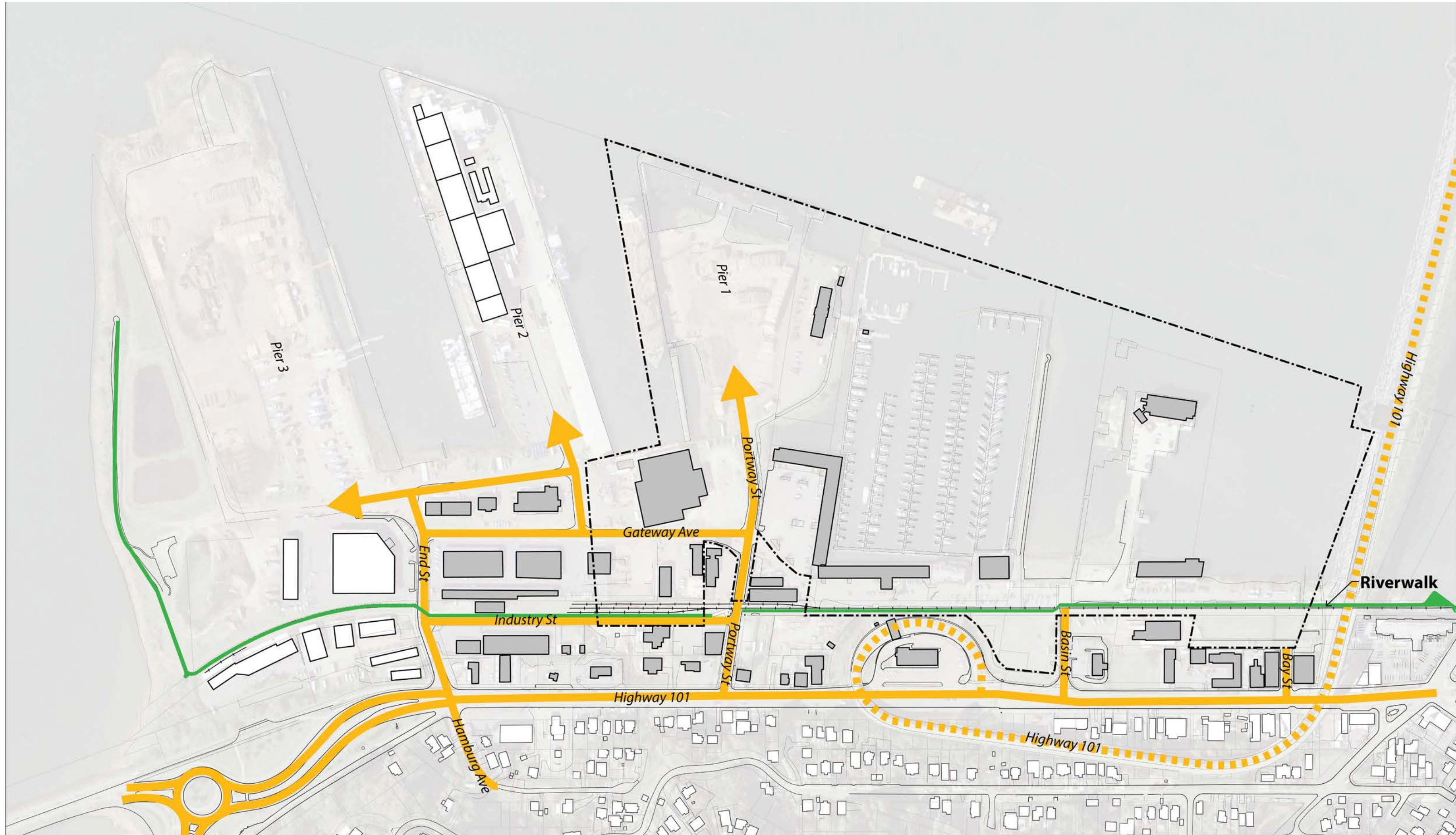
# EXISTING CIRCULATION



# CONCEPTS

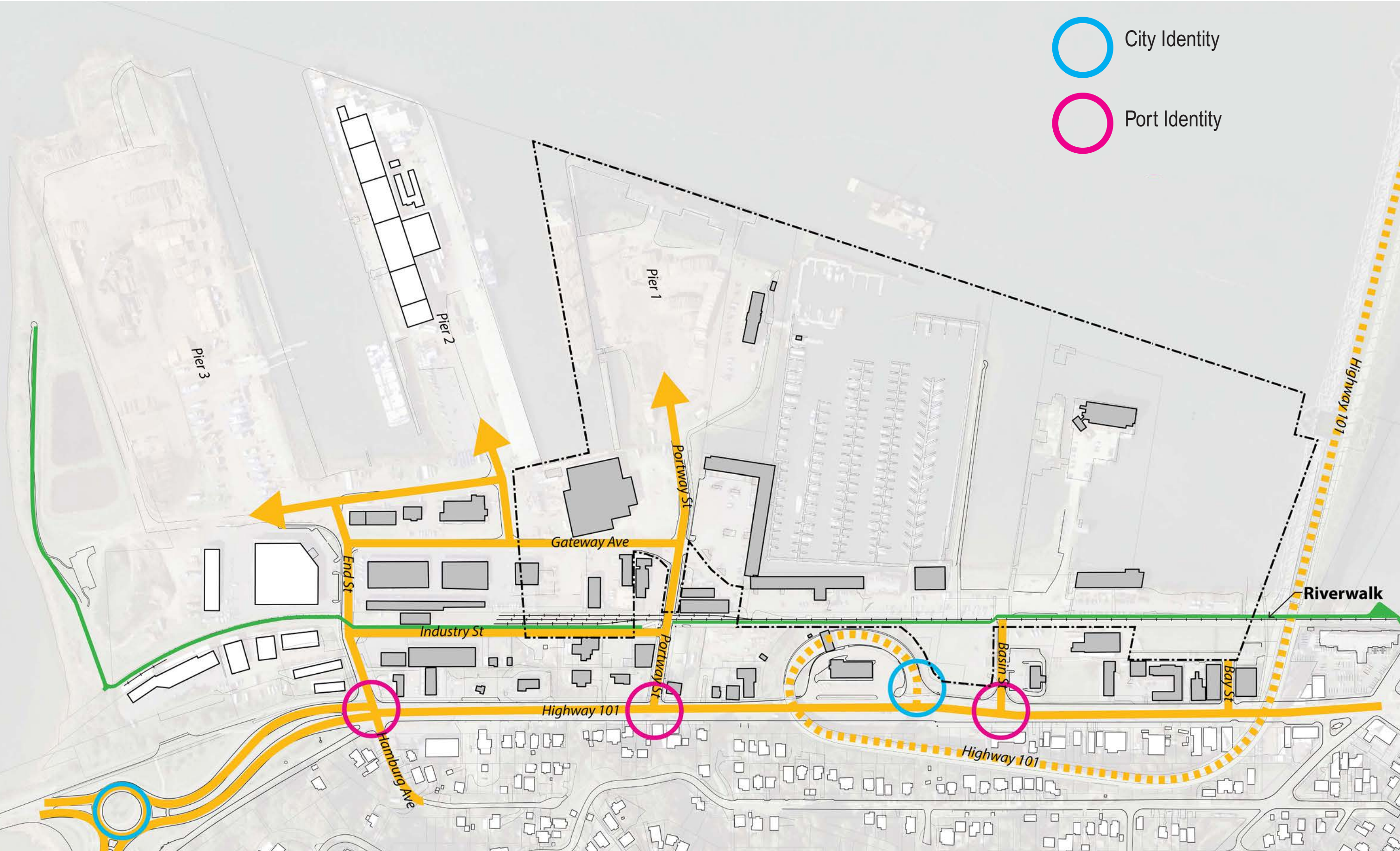


# EXISTING CIRCULATION



# ARRIVAL

-  City Identity
-  Port Identity



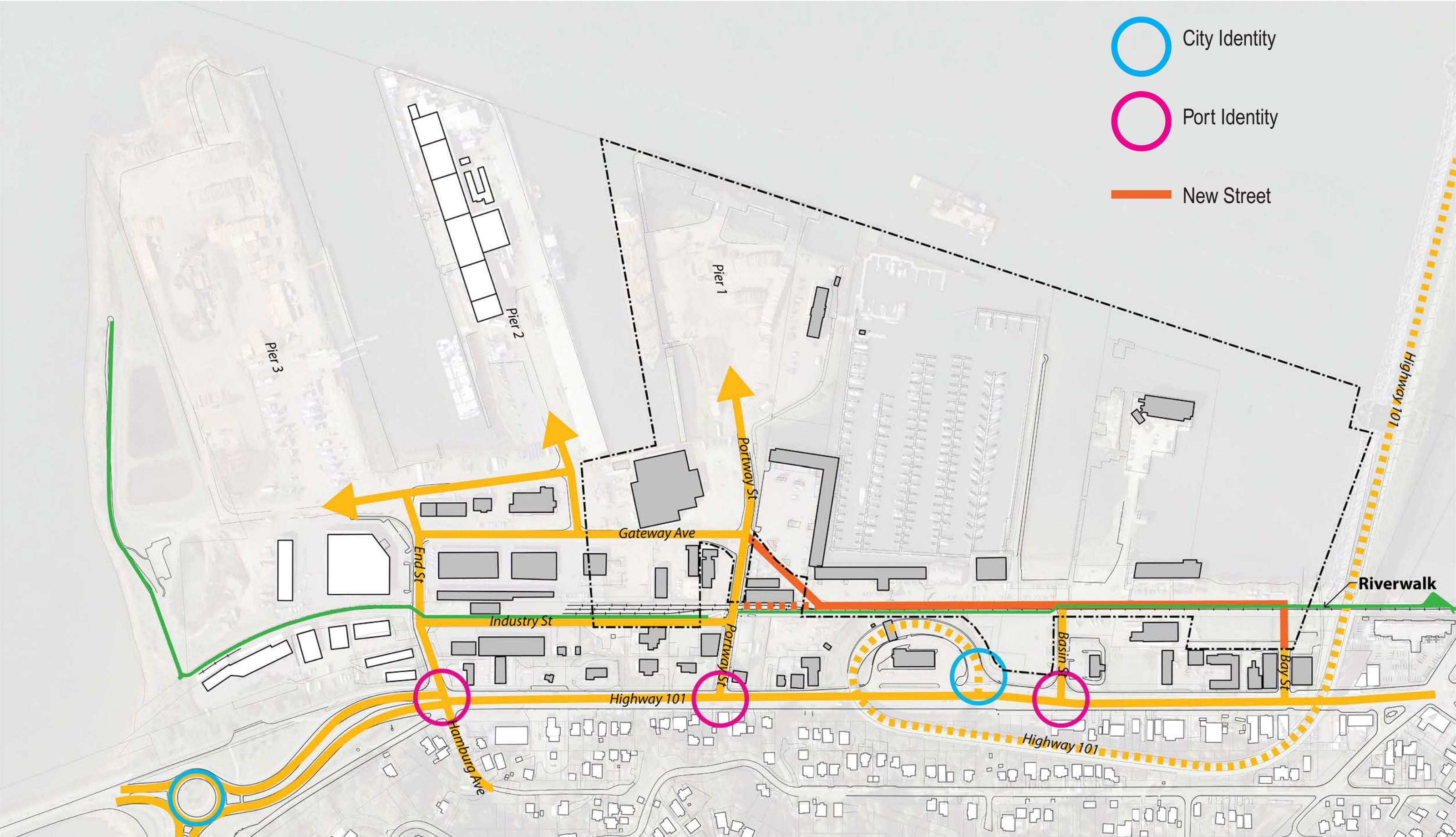


# PORT IDENTITY

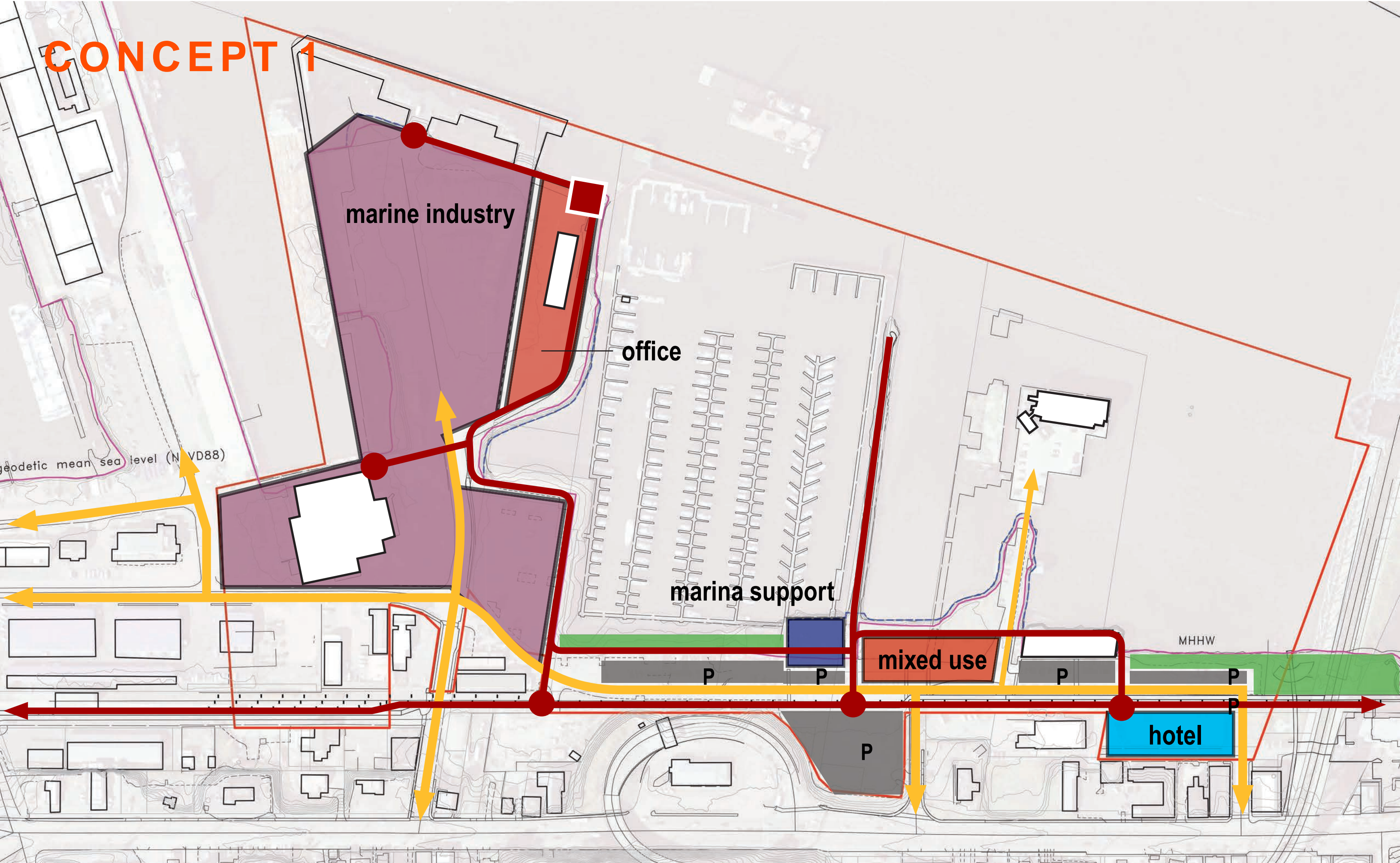


# PROPOSED CIRCULATION

-  City Identity
-  Port Identity
-  New Street



# CONCEPT 1



# CONCEPT 1

## Public Fish Market

Purchase "off the boat"  
Bornstein Welcome / interpretive

## Overlook & Welcome Center

Tower with view deck  
Pavilion / information

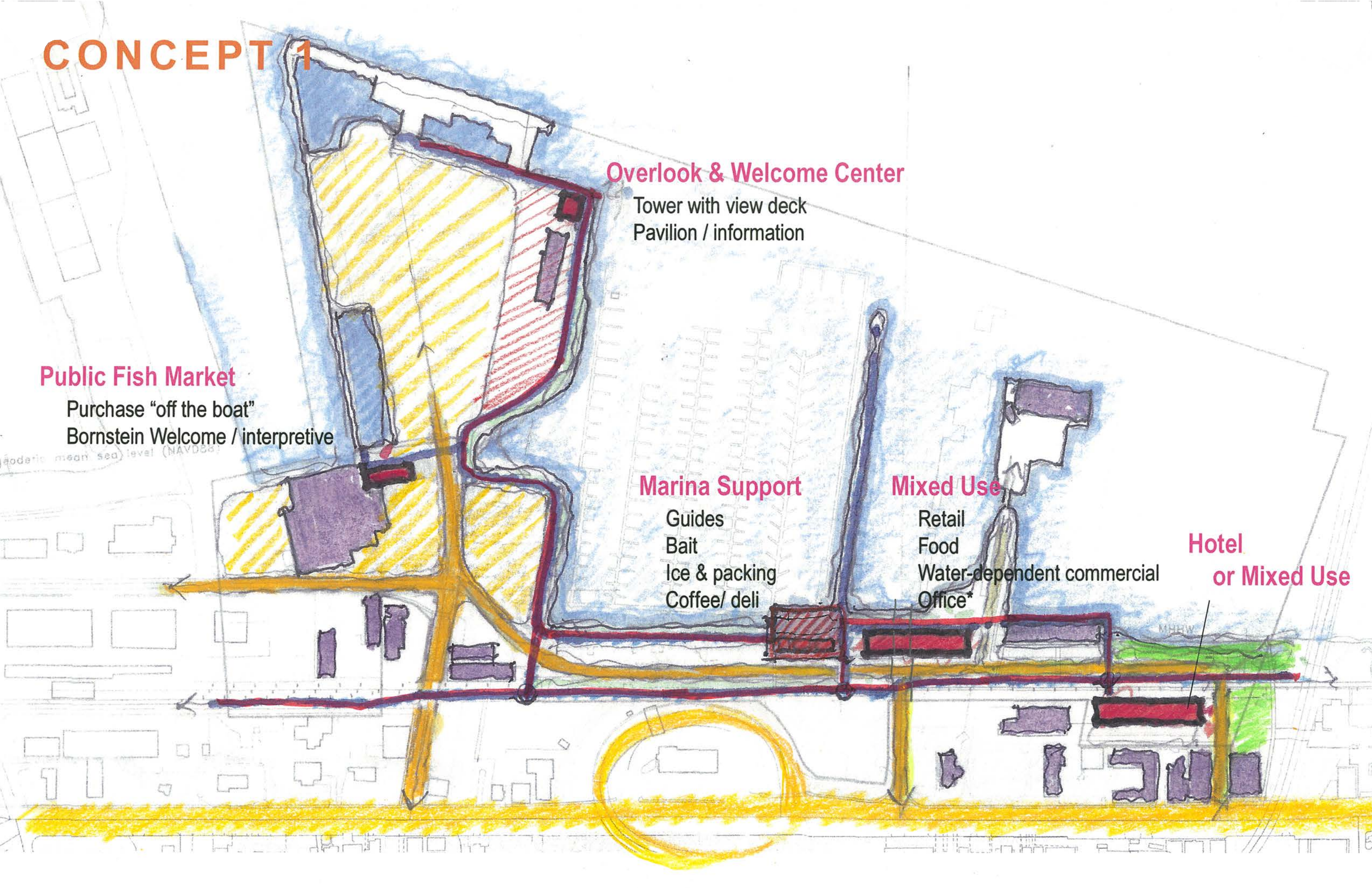
## Marina Support

Guides  
Bait  
Ice & packing  
Coffee/ deli

## Mixed Use

Retail  
Food  
Water-dependent commercial  
Office\*

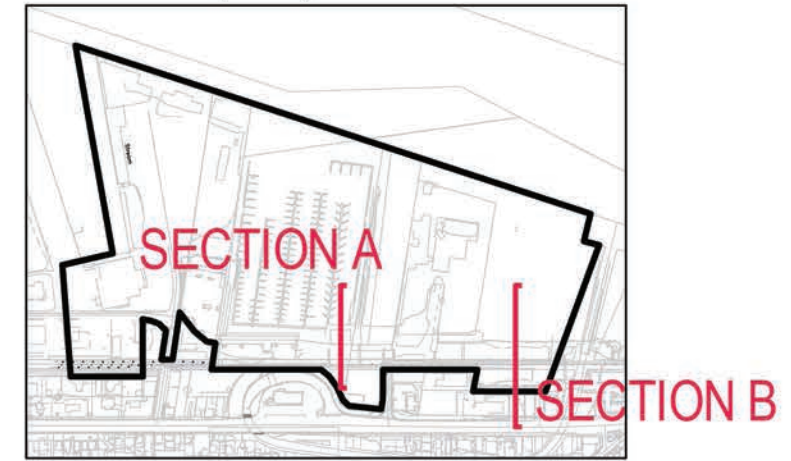
## Hotel or Mixed Use



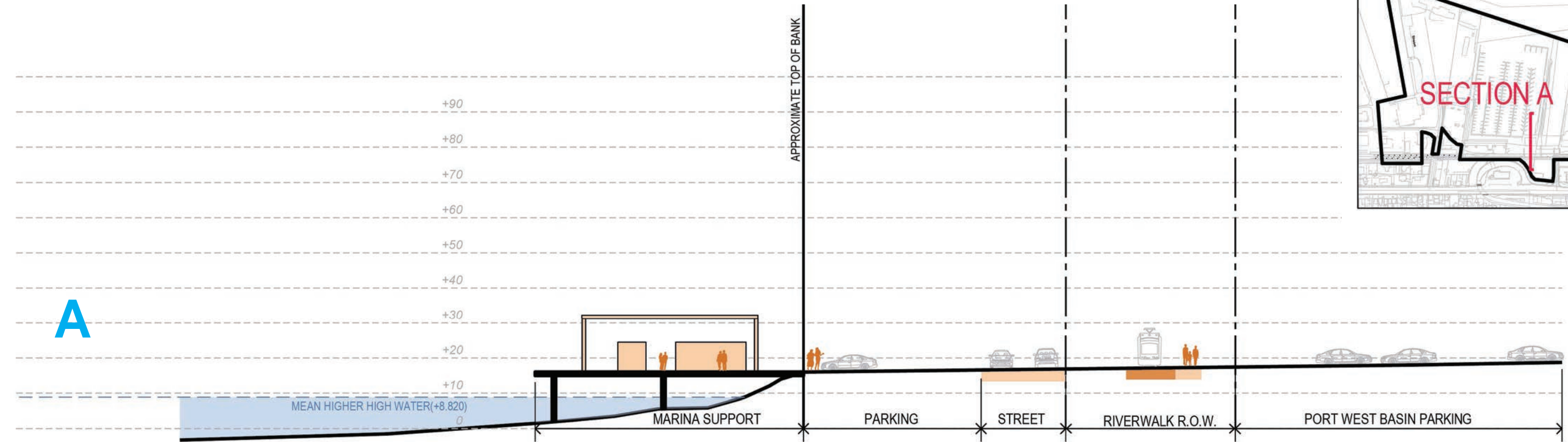


# CONCEPT 1

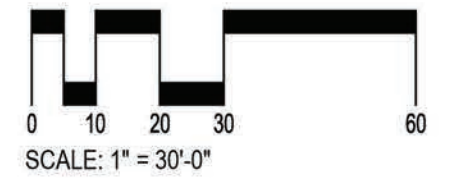
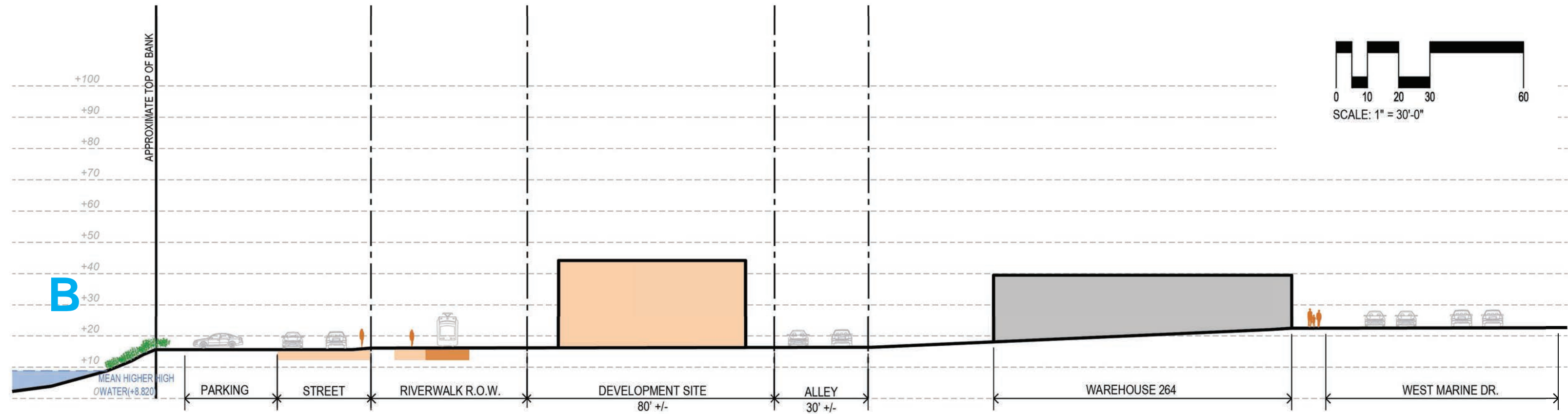
KEY PLAN (NTS)



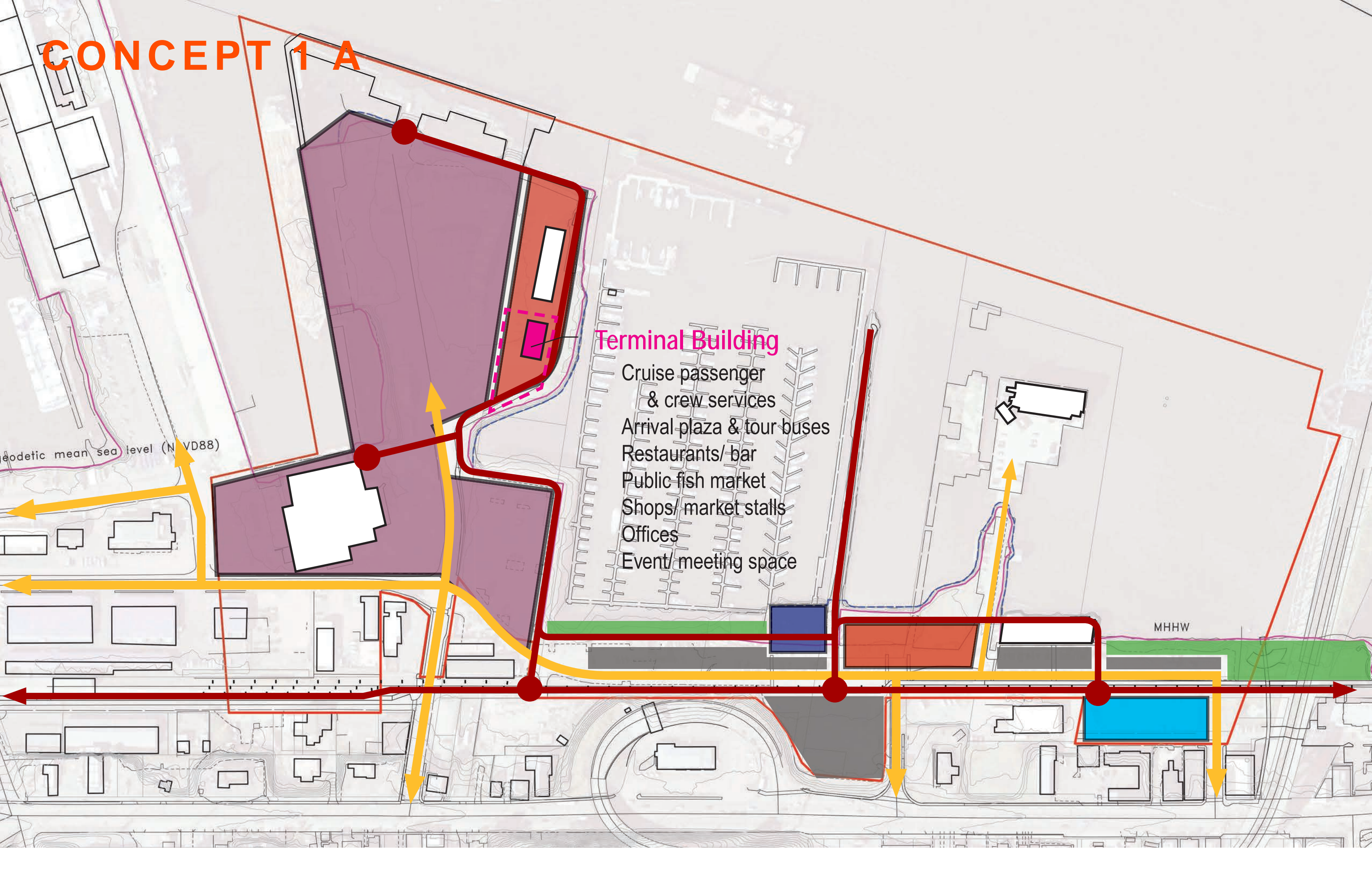
A



B



# CONCEPT 1 A

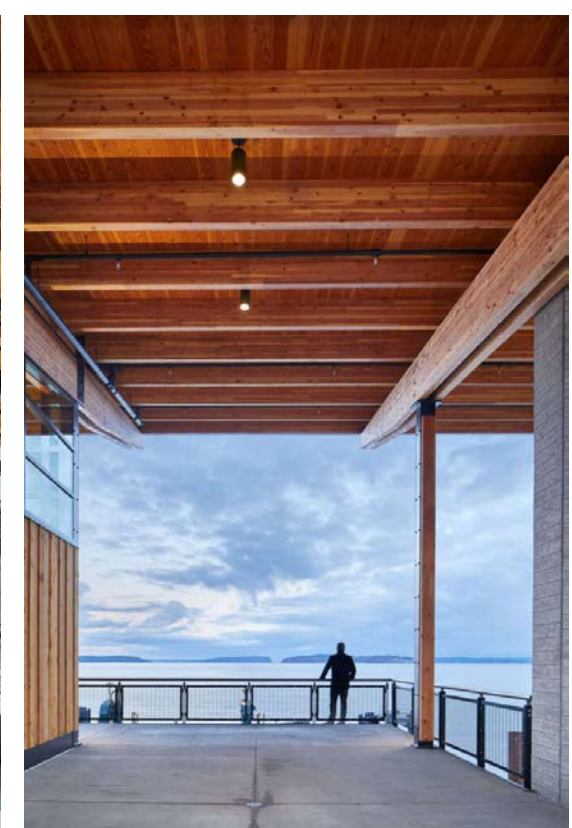
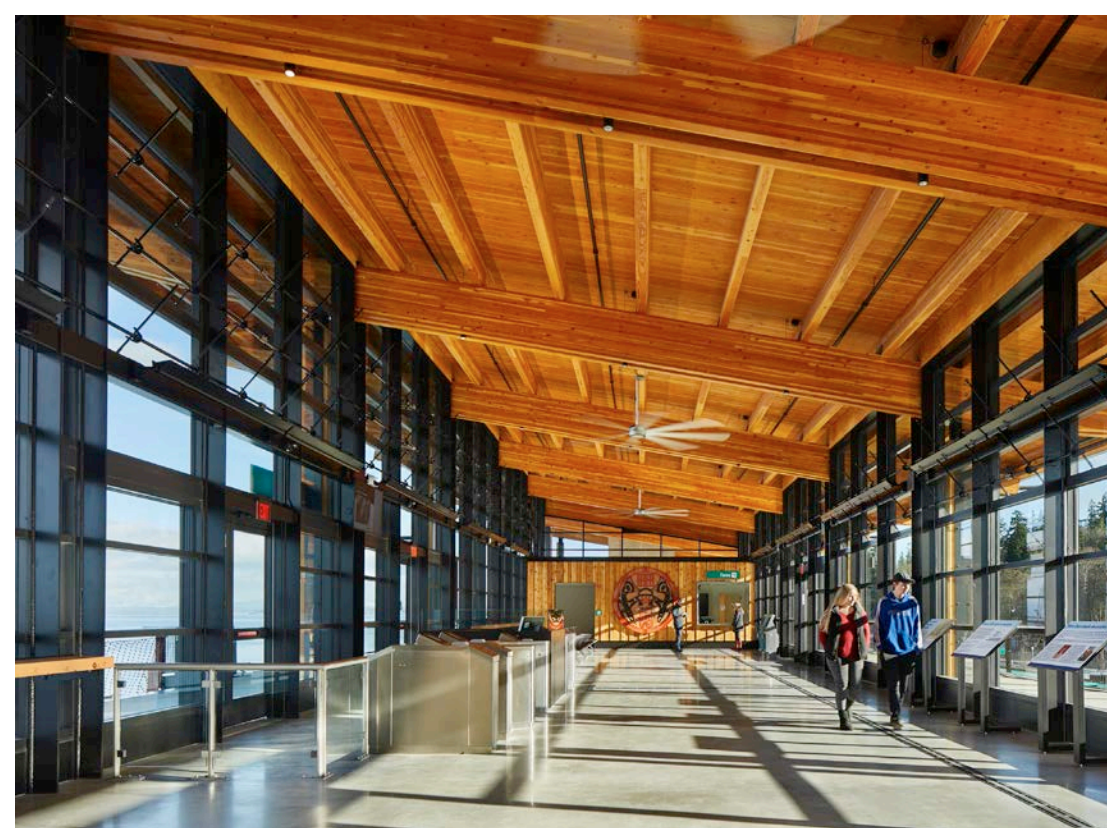


## Terminal Building

- Cruise passenger & crew services
- Arrival plaza & tour buses
- Restaurants/ bar
- Public fish market
- Shops/ market stalls
- Offices
- Event/ meeting space

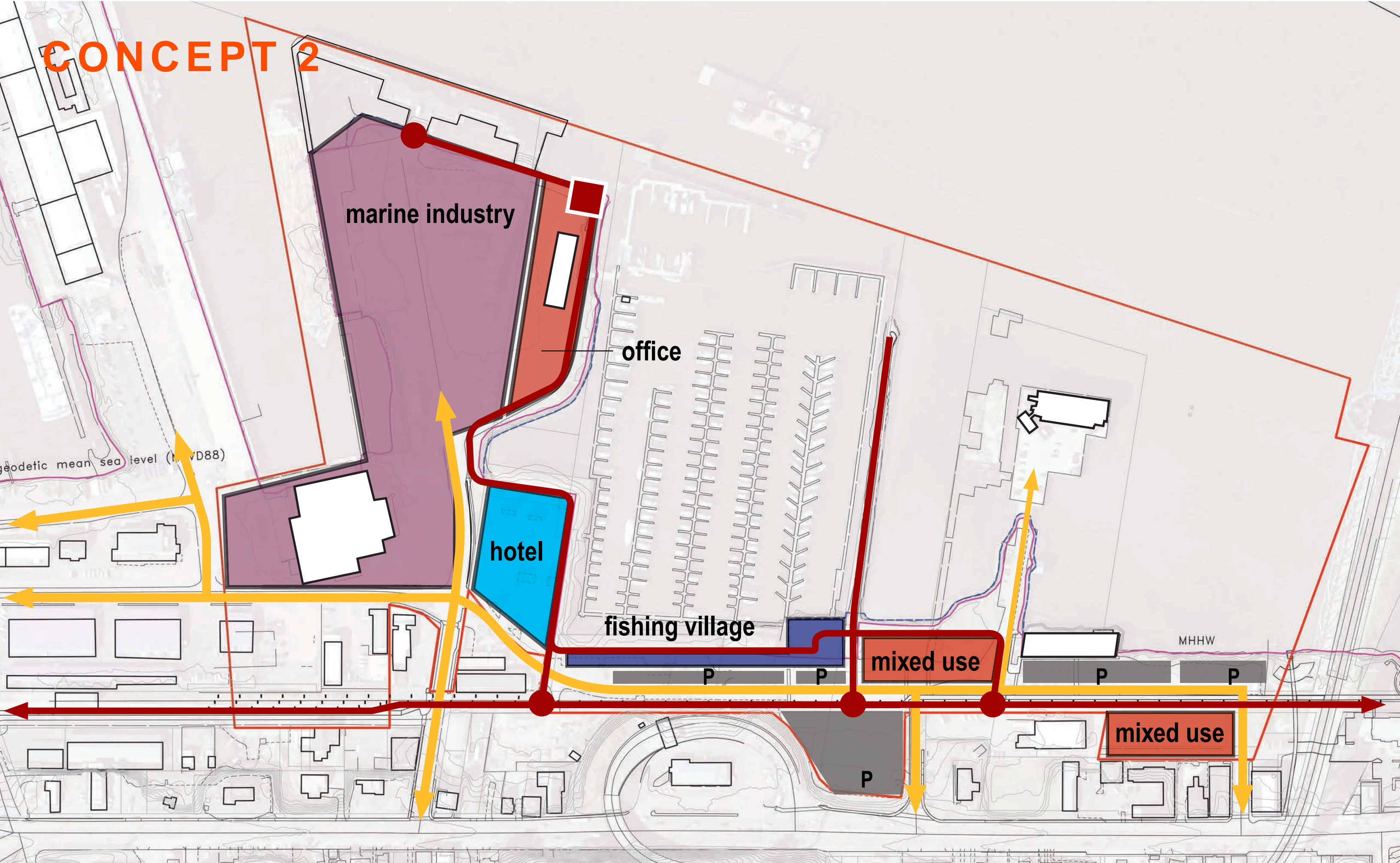
MHHW

eodetic mean sea level (N VD88)

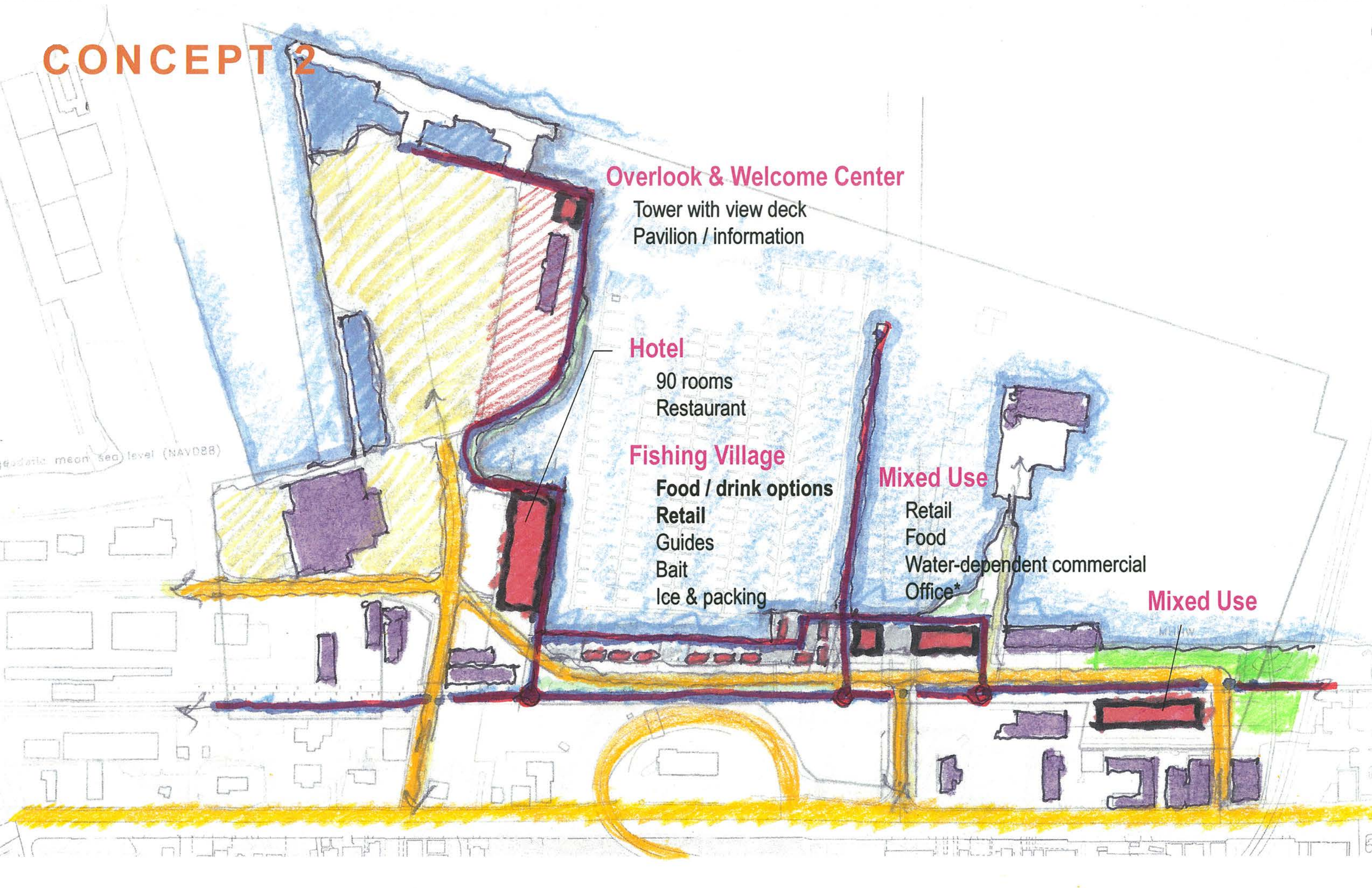




# CONCEPT 2



# CONCEPT 2



## Overlook & Welcome Center

Tower with view deck  
Pavilion / information

## Hotel

90 rooms  
Restaurant

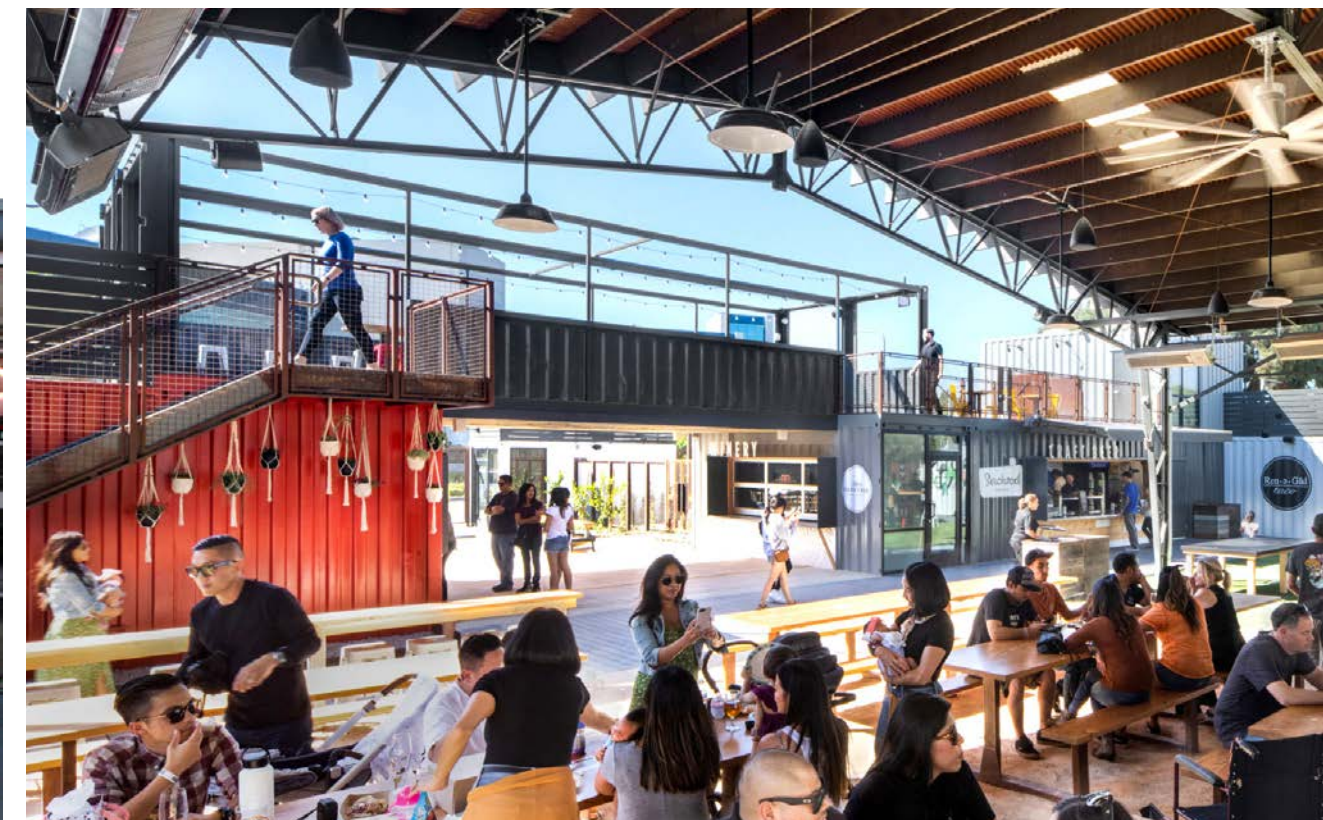
## Fishing Village

Food / drink options  
Retail  
Guides  
Bait  
Ice & packing

## Mixed Use

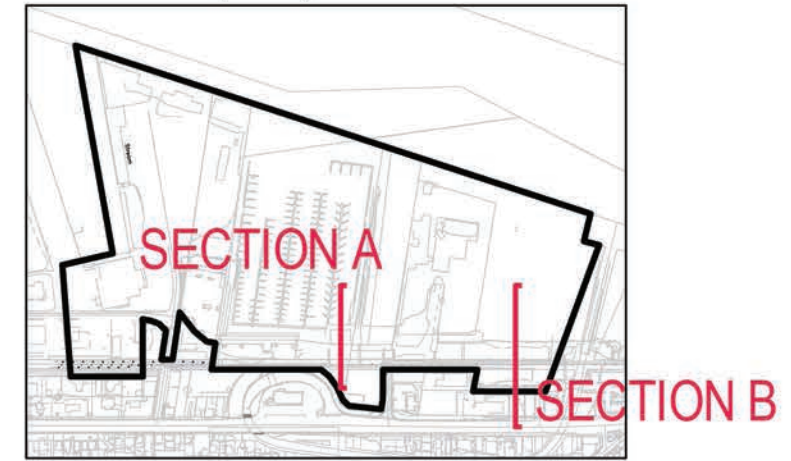
Retail  
Food  
Water-dependent commercial  
Office\*

## Mixed Use

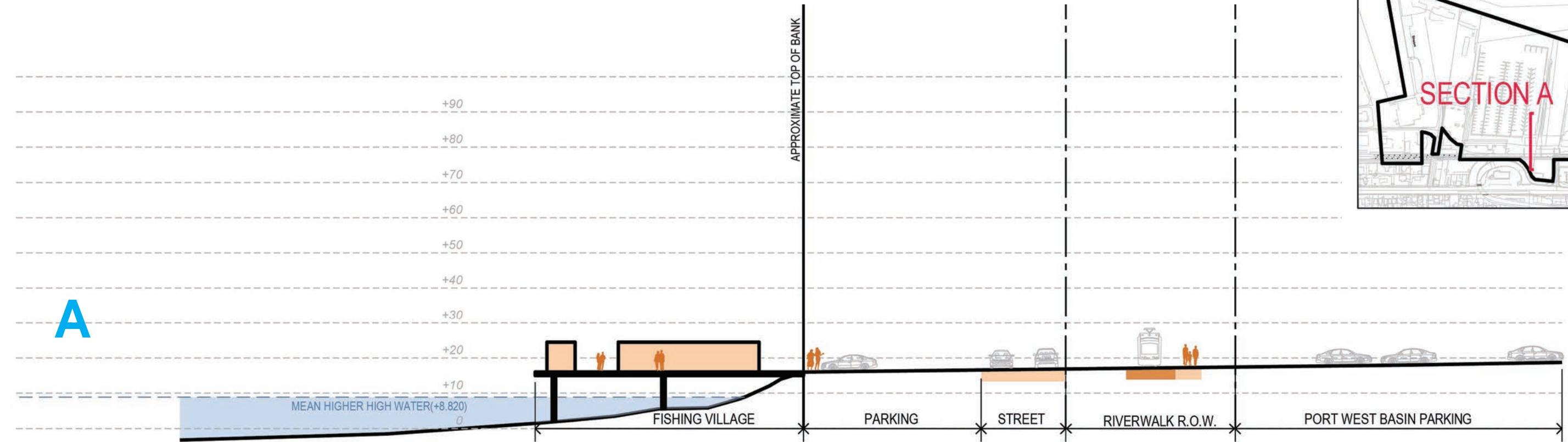


# CONCEPT 2

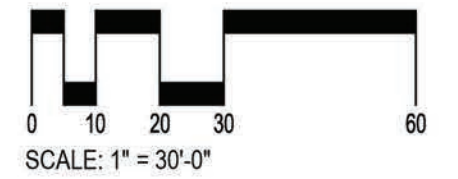
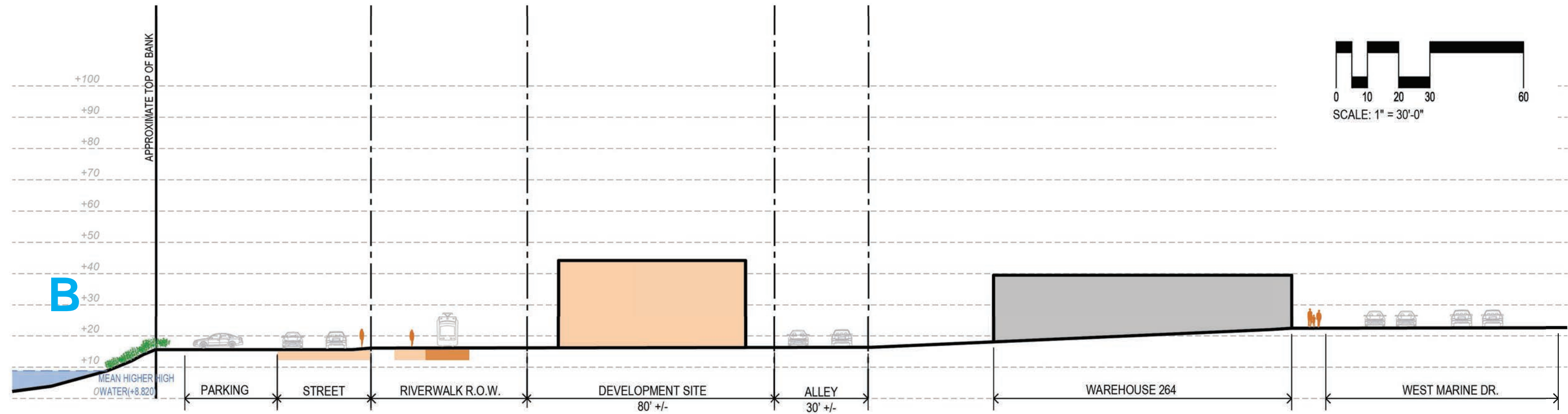
KEY PLAN (NTS)



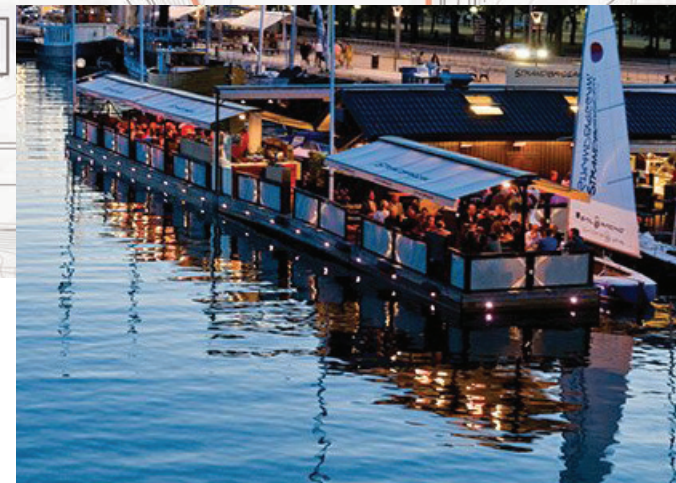
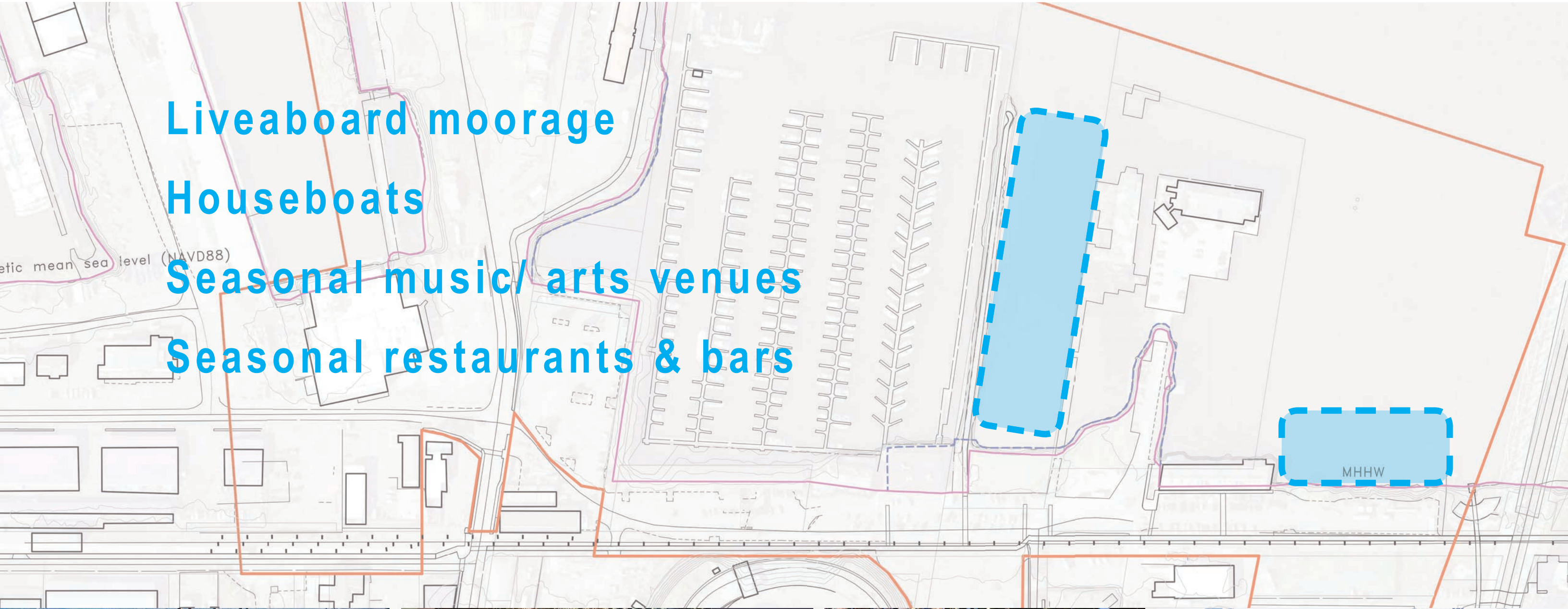
A



B



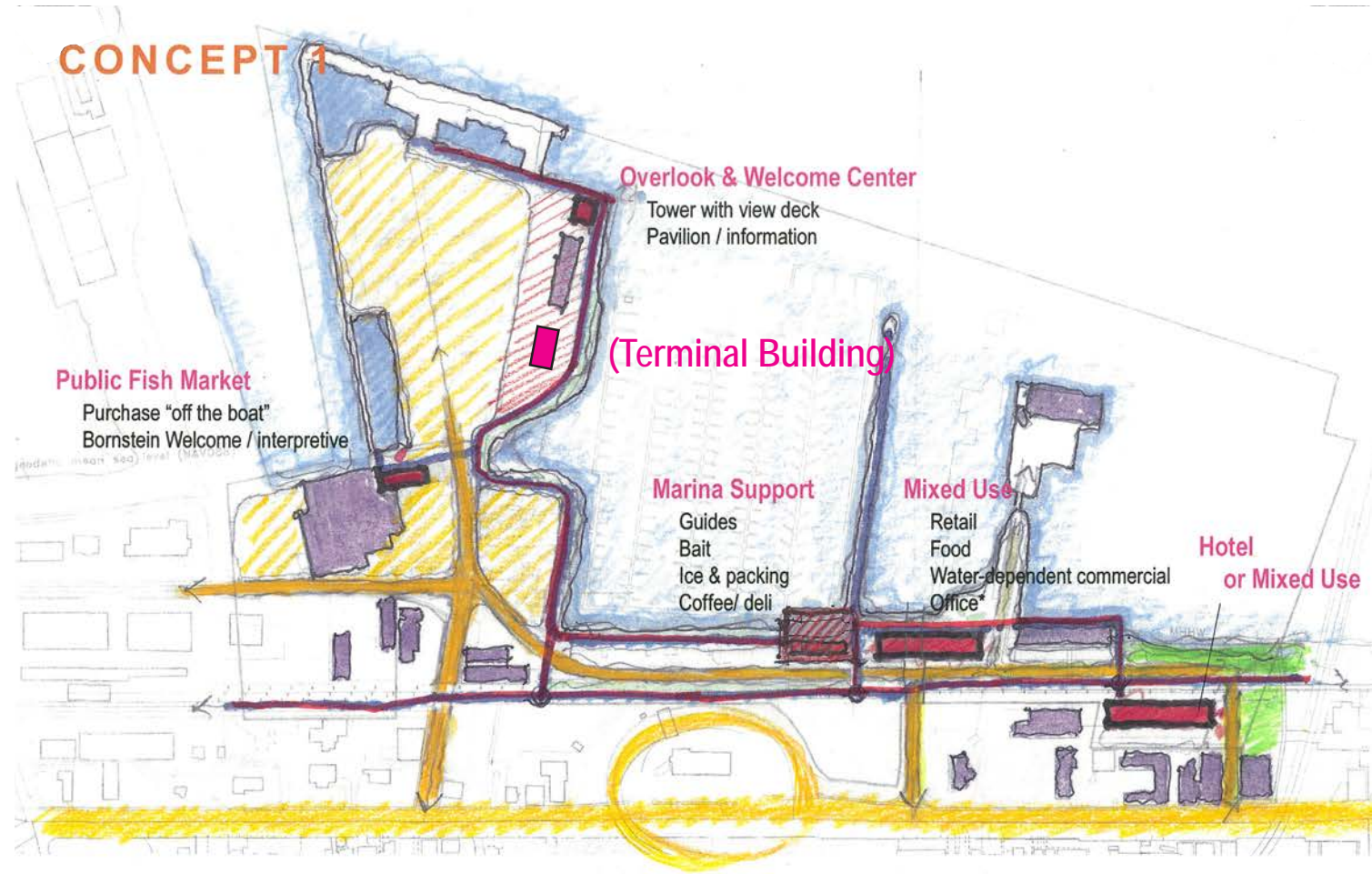
# WATER CONCEPTS



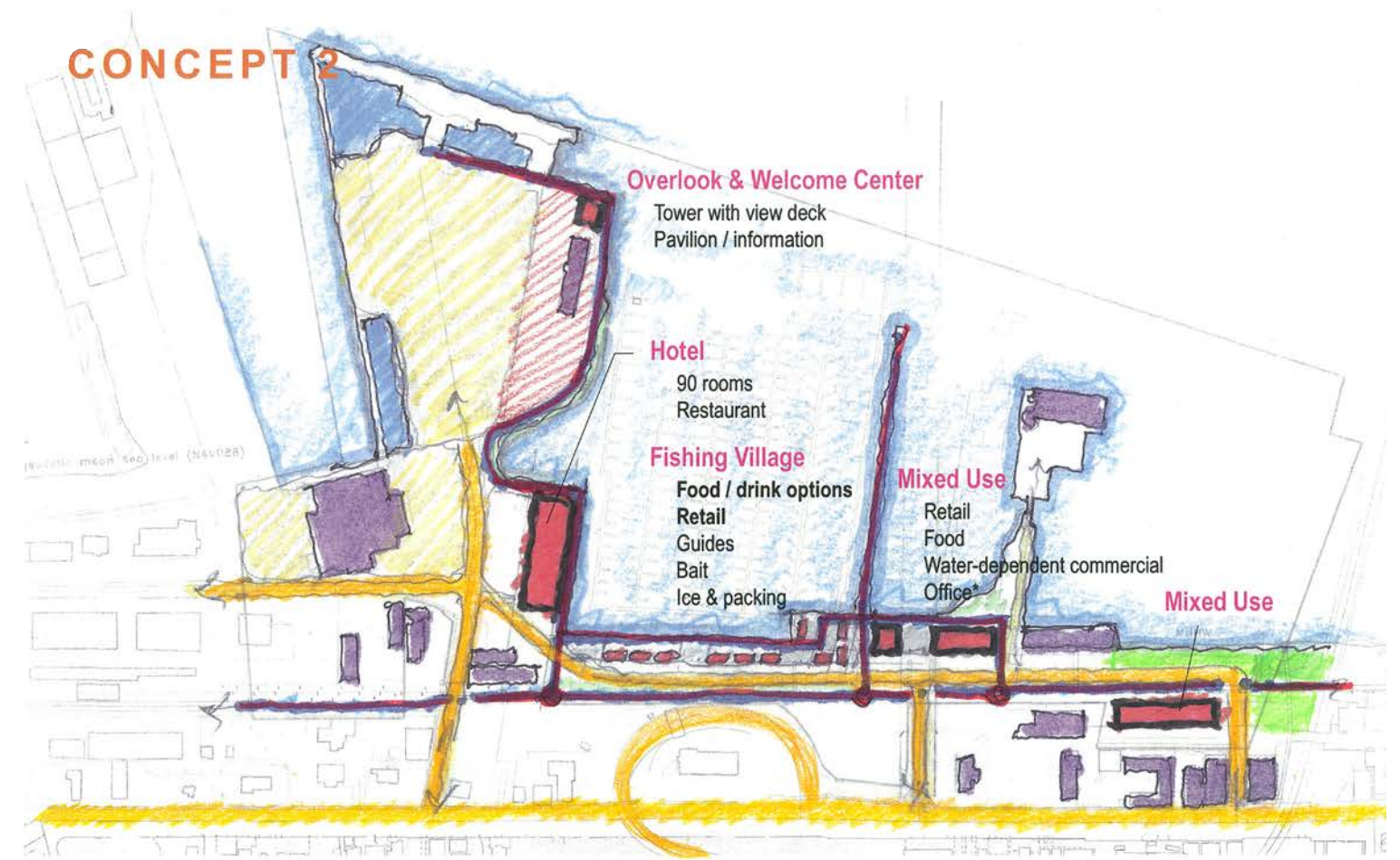
# DISCUSSION



# COMPARISON

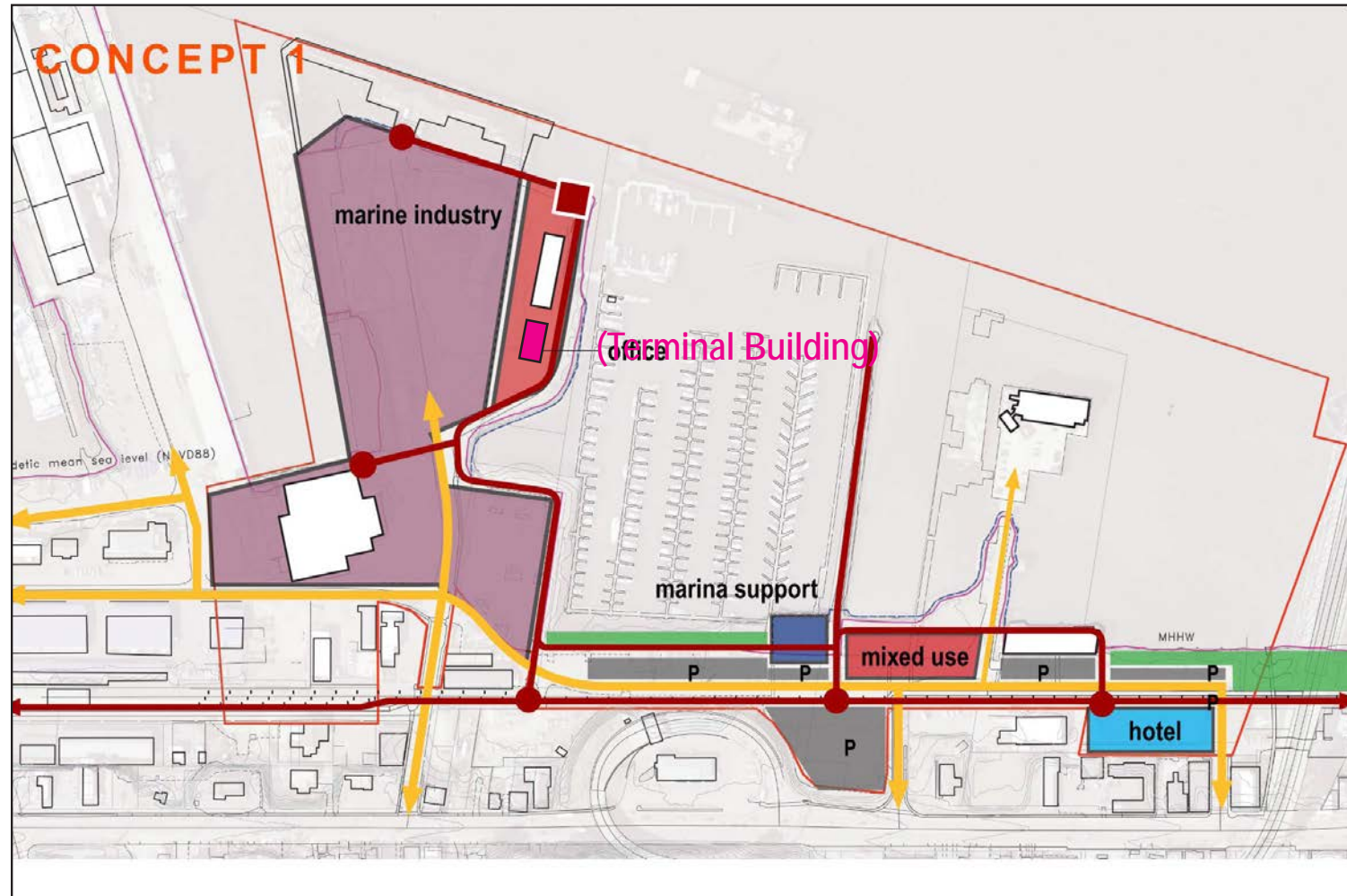


**CONCEPT 1**

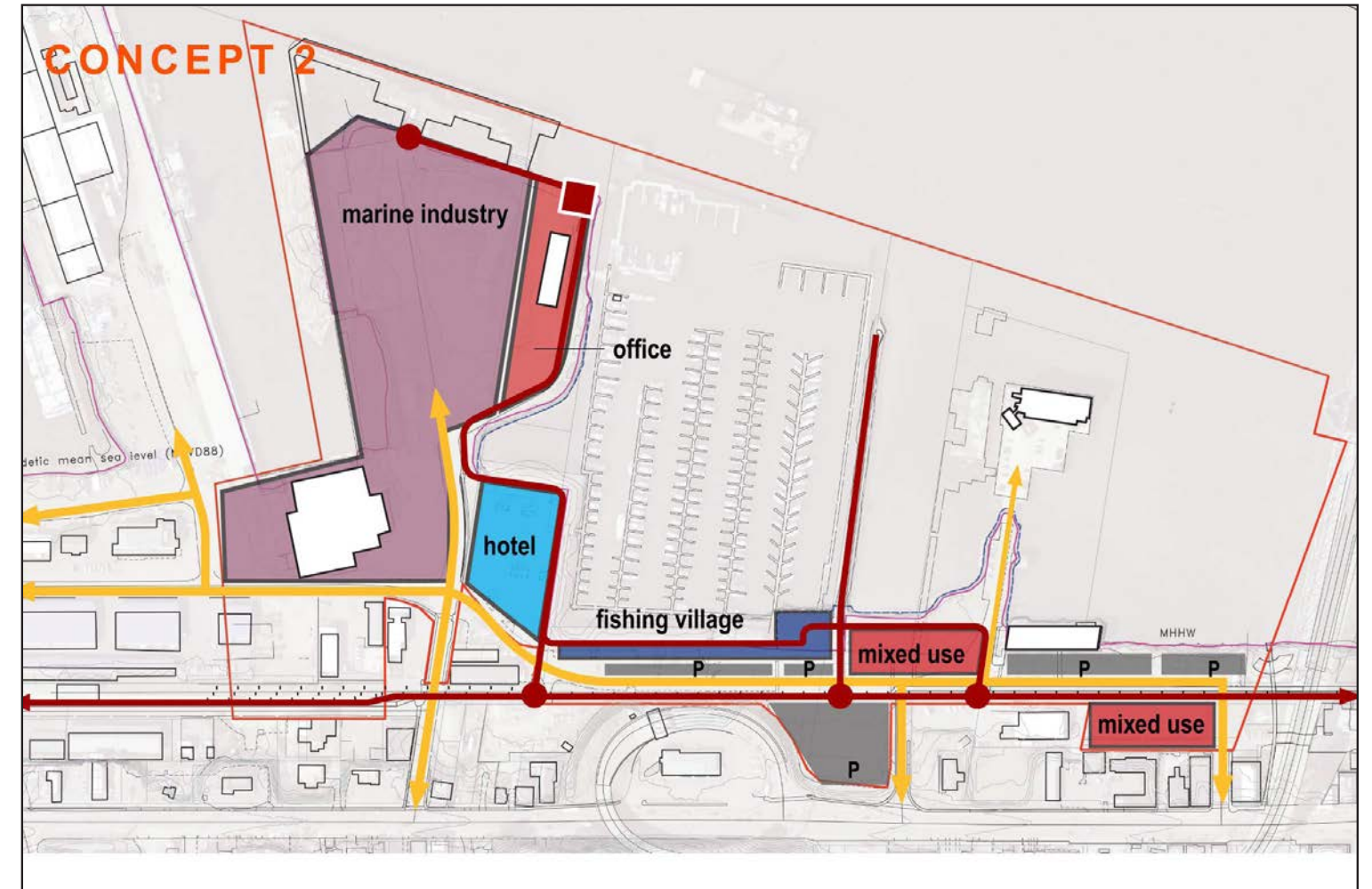


**CONCEPT 2**

# COMPARISON



## CONCEPT 1



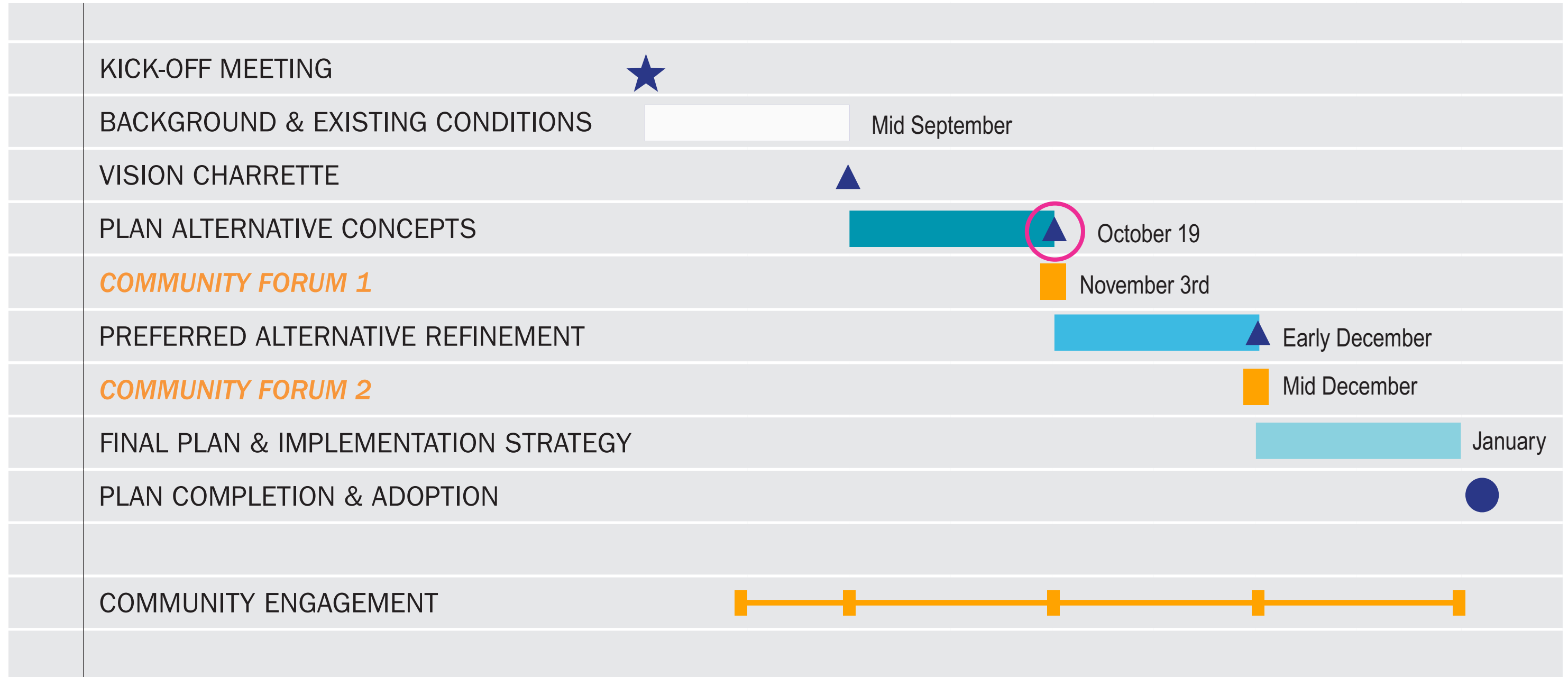
## CONCEPT 2



# NEXT STEPS

2021

2022



▲ Project Advisory Committee Reviews

**THANK YOU!**