



The City of  
Astoria,  
Oregon

# Riverfront Vision Plan Urban Core Implementation



## Planning Commission Work Session

October 23, 2018





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# Riverfront Vision Plan Urban Core Implementation

## Work Session Objectives

- Summarize public comments received so far
- Review draft Urban Core code amendments #1
  - Visual and Physical Access to the River (Overwater Development)
  - View-related Development Standards (On-land Development)
- Public comments and discussion





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## Public Comments Summary

- **General Themes:**
  - Concerns about development changing the character of Astoria's waterfront
  - Maintaining views of the river is also of utmost concern
- **Frequent comments:**
  - Severely limit new overwater development or prohibit altogether
  - Strict regulations are unnecessary because overwater development is so expensive





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## Public Comments Summary (continued)

- **Frequent comments:**
  - **Stricter building height limits, both for overwater and on-land development**
  - **Encourage development that benefits existing residents, rather than tourist-oriented uses.**
  - **Several commenters are concerned about a lack of parking supply if new development is not required to provide sufficient parking**



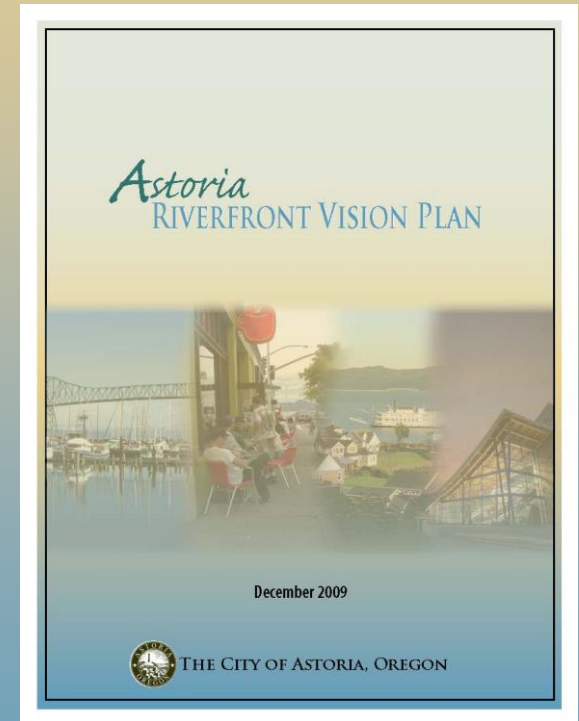


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# Riverfront Vision Plan Urban Core Implementation

## Initial Options and Recommendations

- Preliminary ideas for APC consideration based on:
  - Riverfront Vision Plan policies
  - Previous code update processes
  - Staff and consultant review
  - Community member comments
- Starting point for further discussion
- Subject to change by APC and City Council



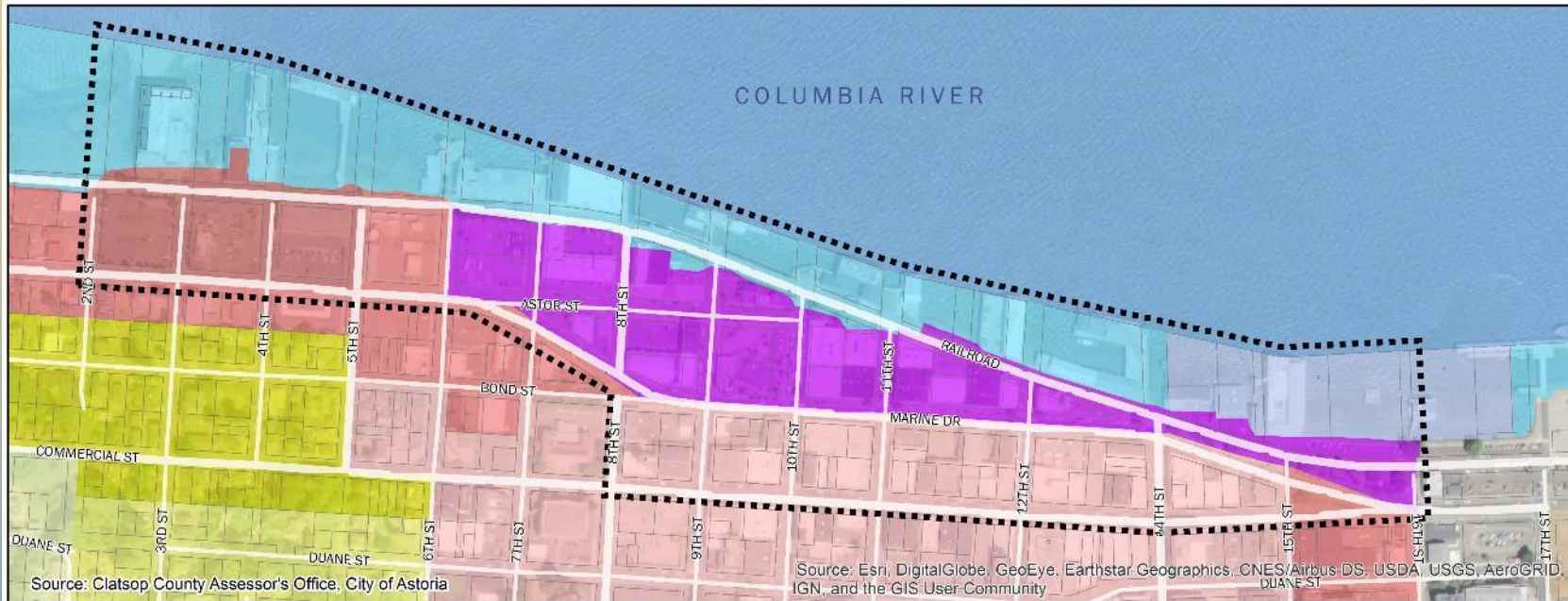




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## Current Zoning



### Zoning Designations

- |                                 |                              |                                   |
|---------------------------------|------------------------------|-----------------------------------|
| A2 - Aquatic Two Development    | C3 - General Commercial      | R2 - Medium Density Residential   |
| A2A - Aquatic Two-A Development | C4 - Central Commercial      | R3 - High Density Residential     |
| A3 - Aquatic Conservation       | FA - Family Activities       | S2A - Tourist-oriented Shorelands |
| C2 - Tourist Commercial         | R1 - Low Density Residential |                                   |

Urban Core Area



Prepared By:  
Angelo Planning Group

Date:  
7/20/2018



Coordinate System:  
NAD 1983 HARN StatePlane Oregon North FIPS 3602 Feet Int'l

This map is intended for informational purposes only. While this map represents the best data available at the time of publication, APC makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.





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## Visual Access to the River (Overwater)

Key Vision Plan guidance:

- “promote the urban character of the area”
- “ensure an open feel and continued visual access to the river”
- “maximize open areas over the water”





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## Visual Access to the River (Overwater)

Existing Standards:

Zone	Maximum Height	Minimum Setback
A-2	<ul style="list-style-type: none"><li>• 28 ft. (above riverbank)</li><li>• 45 ft. between 6th Street &amp; Astoria-Megler Bridge</li></ul>	25 ft. from the extended right-of-way over the water
A-2A	28 ft.	None listed







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## Visual Access to the River (Overwater)

### Preliminary Recommendations:

- **Option 1:** Strictly limit new development on overwater sites not currently developed. These areas will become “Limitation Areas” (similar to Bridge Vista Overlay).
- **Option 2:** Apply the same standards limiting development to all overwater development.





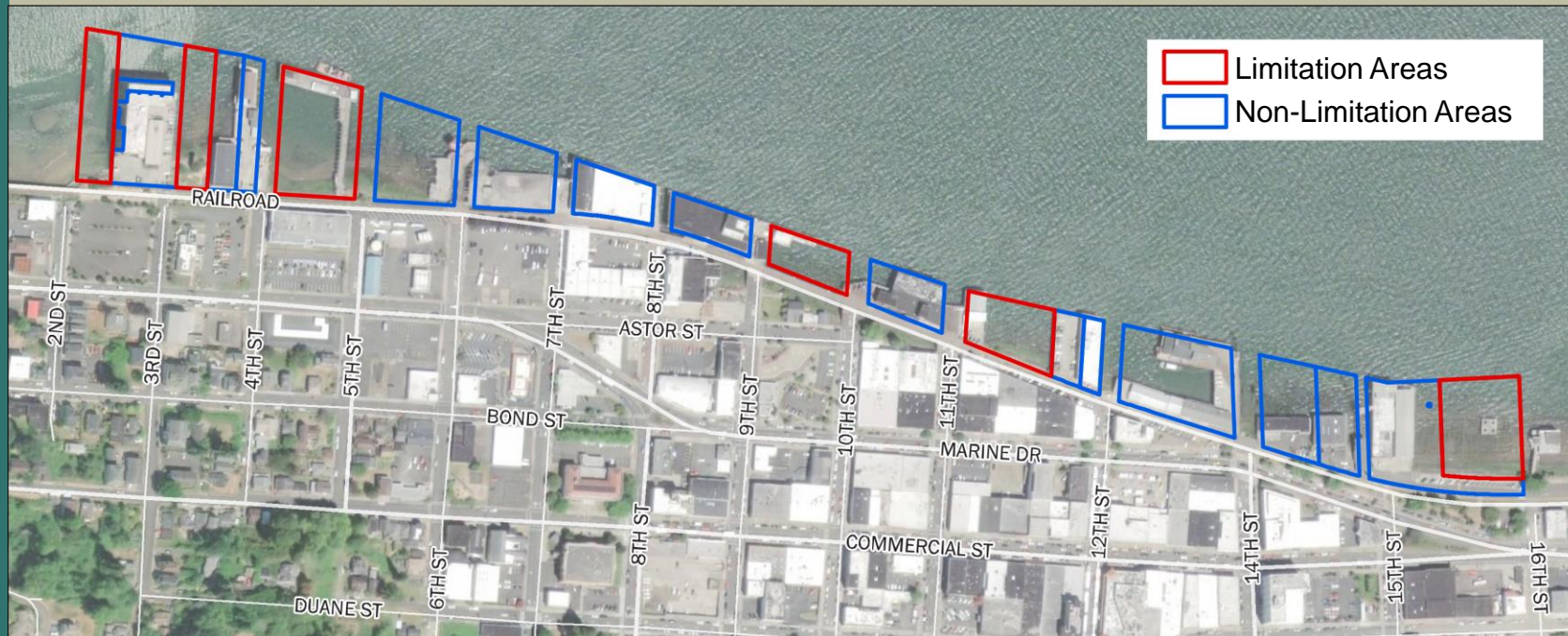
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## Visual Access to the River (Overwater)

### Option 1:

- Undeveloped sites become “Limitation Areas”





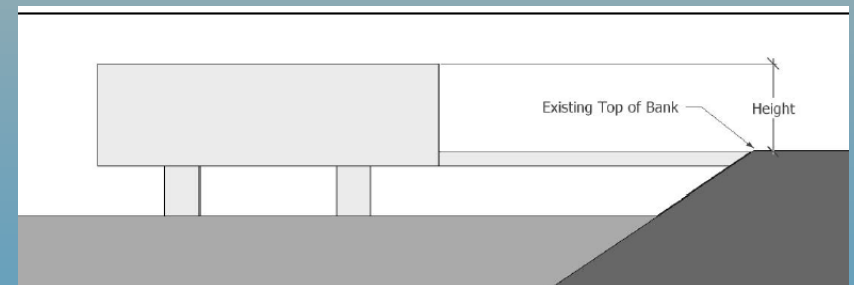
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## Visual Access to the River (Overwater)

### Option 1:

Maximum Height	
Limitation Areas	Top of adjacent riverbank
Non-Limitation Areas	28 feet





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## Visual Access to the River (Overwater)

### Option 1:

<b>Width &amp; Spacing (applies to all overwater)</b>	
<b>Limitation Areas</b>	<ul style="list-style-type: none"> <li>• <u>Max. width of individual building:</u> 60% of total parcel width or 150 ft, whichever is less</li> <li>• <u>Max. width of all buildings on contiguous parcels under the same ownership:</u> 60% of total width of combined parcels</li> </ul>
<b>Non-Limitation Areas</b>	<ul style="list-style-type: none"> <li>• Min. 40 ft wide, unobstructed view corridor separation <u>between buildings</u></li> </ul>





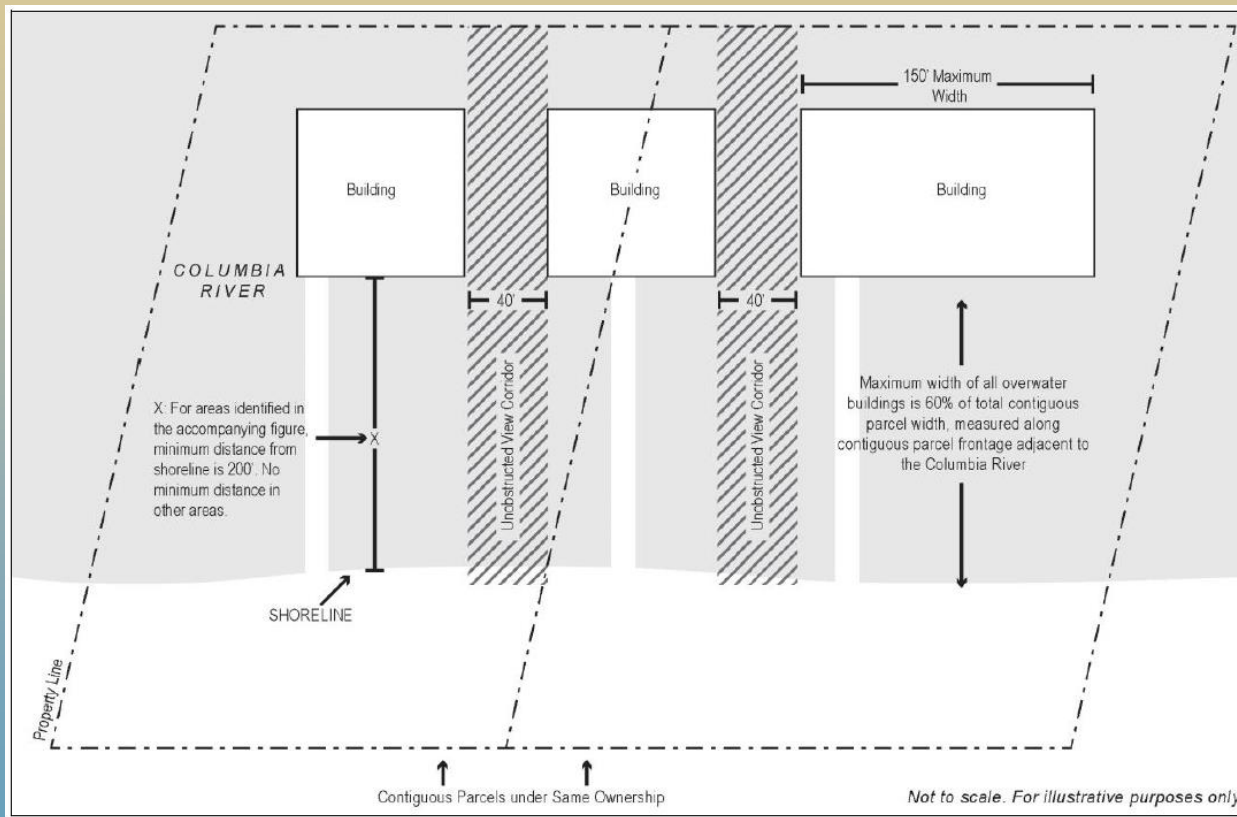


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## Visual Access to the River (Overwater)

### Option 1:



[Note: graphic would be updated]



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## Visual Access to the River (Overwater)

### Option 1:

<b>Setbacks (applies to all overwater)</b>	
<b>Limitation Areas</b>	<b>Min. 70 ft view corridor width for extension of <u>north-south rights-of-way</u></b>
<b>Non-Limitation Areas</b>	





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## Visual Access to the River (Overwater)

### Option 2: Uniform standards for all overwater development

- Same standards as Non-Limitation Areas in Option 1

Standards	
Maximum Height	28 ft
Width & Spacing	<ul style="list-style-type: none"><li>• <u>Max. width of individual building: 60% of total parcel width or 150 ft, whichever is less</u></li><li>• <u>Max. width of all buildings: 60% of total width of combined parcels</u></li><li>• Min. 40 ft wide, unobstructed view corridor separation <u>between buildings</u></li></ul>
Setbacks	Min. 70 ft view corridor width for <u>north-south rights-of-way</u>





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## Visual Access to the River (Overwater)

### Optional Modifications:

- **Modification 1:** Limit building heights closer to the shoreline
  - (applies to Option 2—Uniform Overwater Standards)
  - Example standard:

Distance from Shoreline	Maximum Height
<u>Within</u> 100 feet of shoreline	Top of riverbank or 1 story
<u>More than</u> 100 feet from shoreline	28 feet







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## Visual Access to the River (Overwater)

### Optional Modifications:

- **Modification 2:** Allow full building height if building width is further limited
  - (applies to Option 2—Uniform Overwater Standards)
  - Example standard:

Maximum Height	Width & Spacing
Base max. height: 28 ft	<ul style="list-style-type: none"> <li>• Max. 60% of parcel width or 150 ft</li> <li>• Min. 40 ft view corridor width</li> </ul>
Additional height option: up to 35 ft	<ul style="list-style-type: none"> <li>• Max. 40% of parcel width or 100 ft</li> <li>• Min. 40 ft view corridor width</li> </ul>





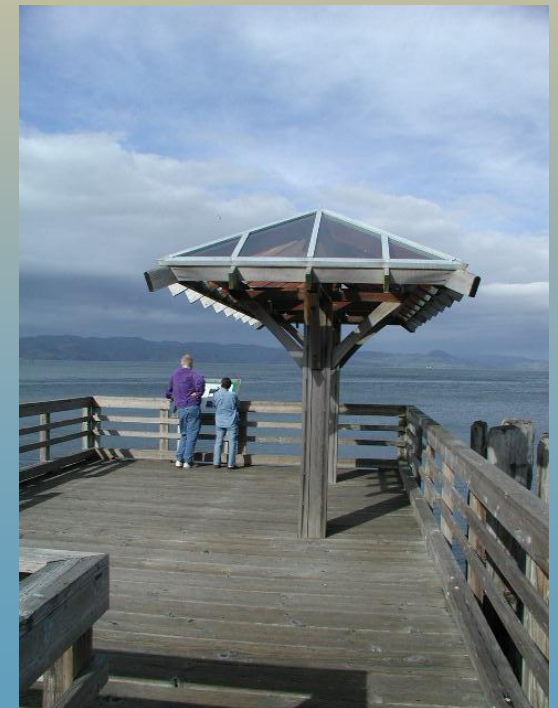
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## Physical Access to the River (Overwater)

Key Vision Plan guidance:

- “Direct access to the river should be maintained largely through the extension of piers along public ‘rights-of-way’ over the water.”





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## Physical Access to the River (Overwater)

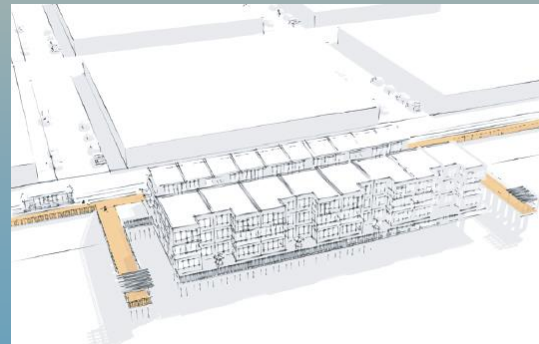
### Preliminary Recommendation:

- Apply same physical access standards as adopted for Bridge Vista and Civic Greenway areas
- Three Access Design Options:

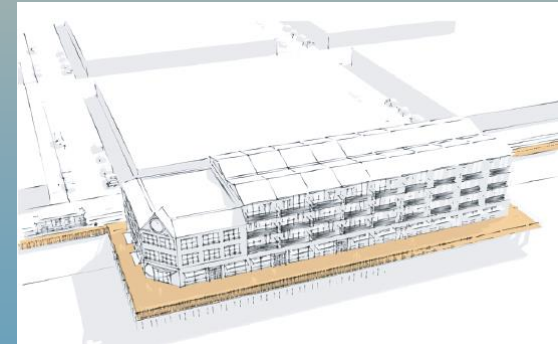
Mid-site access



Viewpoints



River Trail Extension



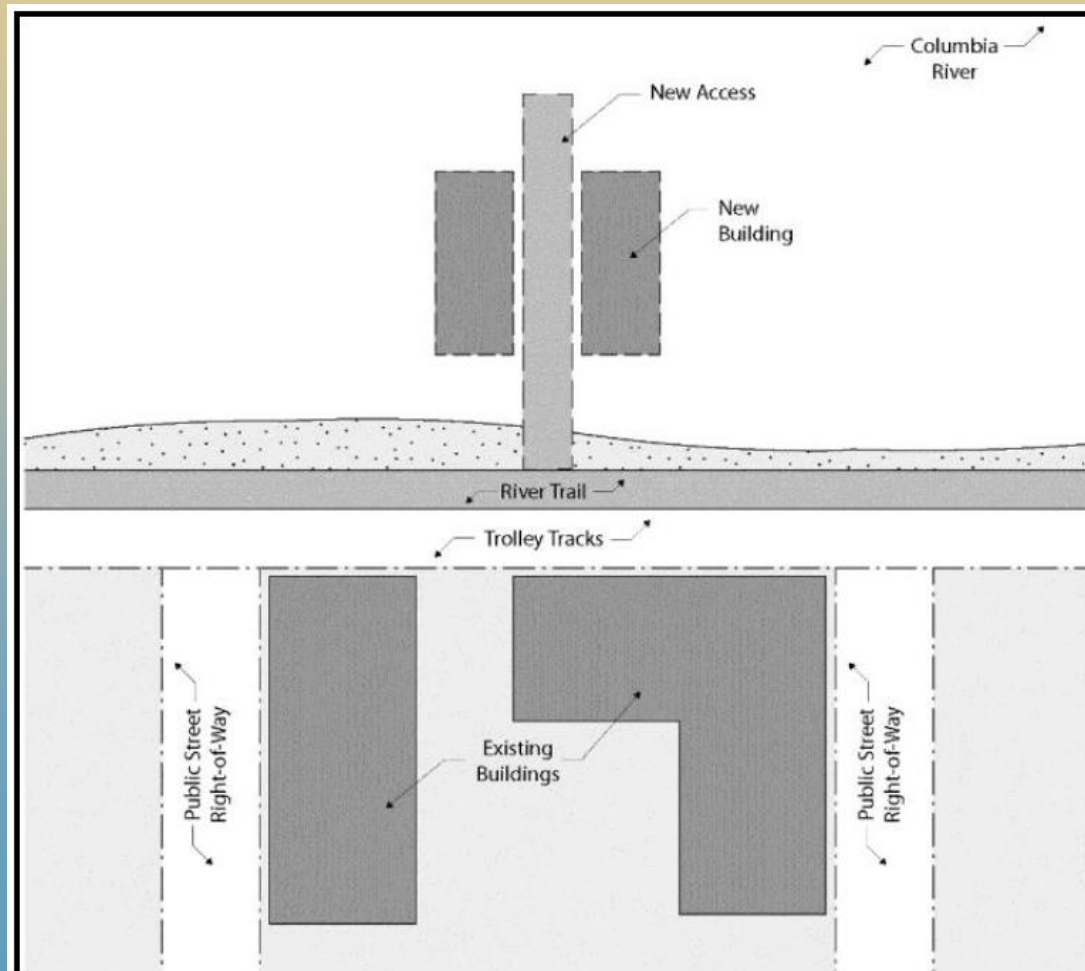


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## Physical Access to the River (Overwater)

### Access Design A – “Mid-Site Access”





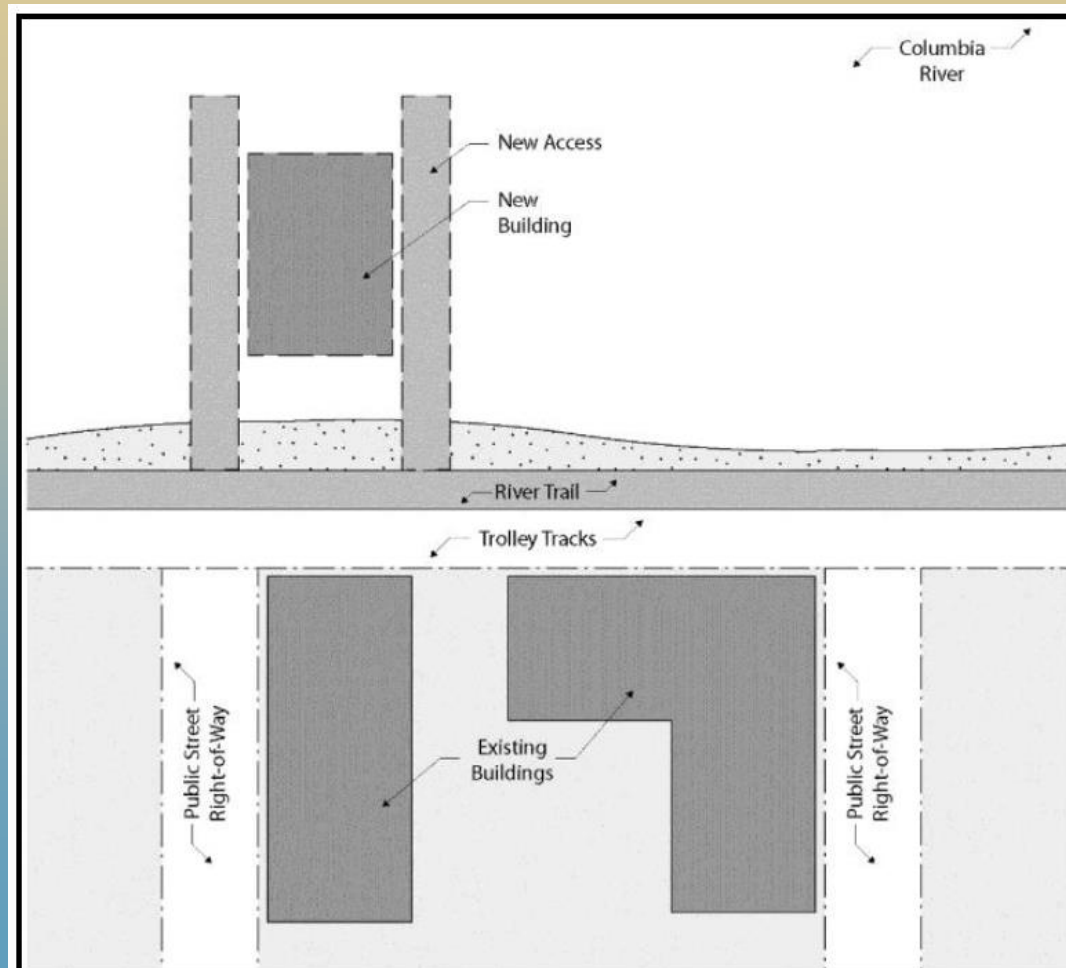


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## Physical Access to the River (Overwater)

### Access Design B – “Viewpoints”





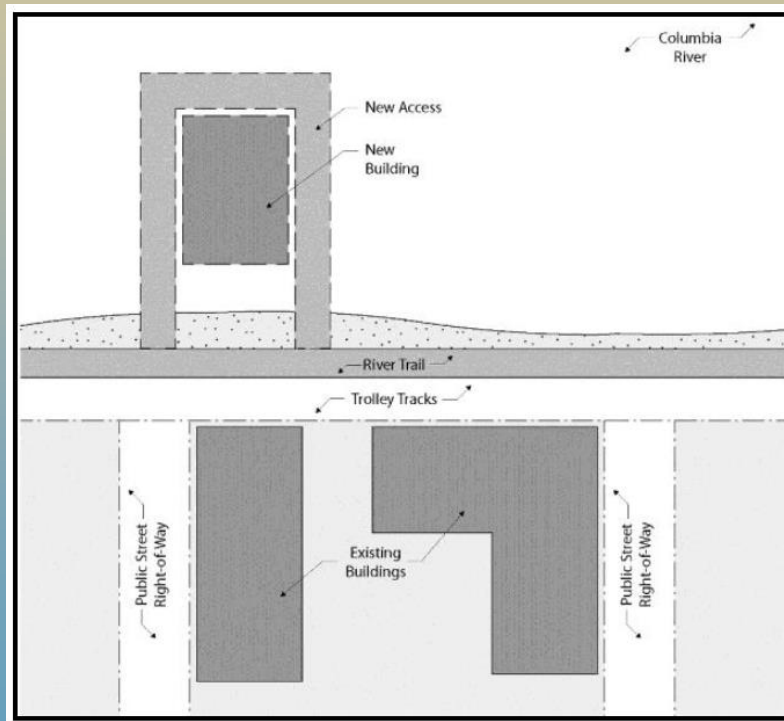
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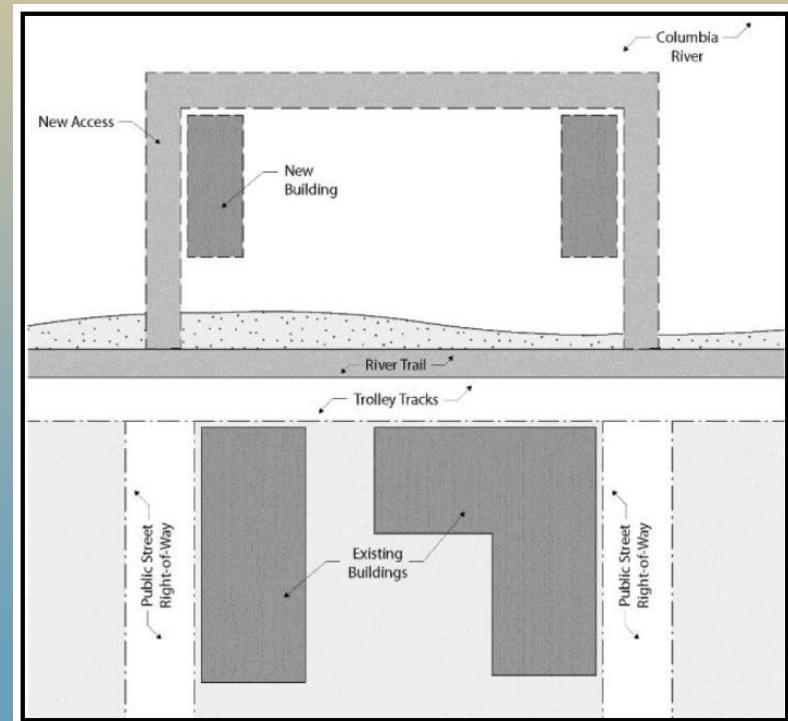
## Physical Access to the River (Overwater)

### Access Design C – “Viewpoints”

Access Design C.1



Access Design C.2





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## Physical Access to the River (Overwater)

- **Additional standards:**
  - **Min. pier and walkway width is 10 ft if one side developed; 14 ft if both sides developed**
  - **Pier and walkway must extend min. 10 ft beyond north face of overwater development**
  - **Access hours restricted**
  - **Maintenance agreement required**





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## View-related Standards (On-land)

### Key Vision Plan Guidance:

- “Setbacks and stepbacks should be used to create a sense of openness and preserve sunlight and views along the River Trail... and through private developments to maintain public access to the river.”





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# Riverfront Vision Plan Urban Core Implementation

## View-related Standards (On-land)

Existing Standards:

Zone	Maximum Height	Setbacks	Stepbacks
<b>C-2 Tourist Commercial</b>	45 ft	<b>None</b>  <b>(except 5-ft buffer adjacent to residential zone)</b>	<b>N/A</b>
<b>C-3 General Commercial</b>	45 ft		
<b>C-4 Central Commercial</b>	45 ft		
<b>S-2A Tourist-oriented Shorelands</b>	28 ft Except 45 ft between extended 15 <sup>th</sup> – 21 <sup>st</sup> Street right-of-way		







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## Maximum Height (On-land)

### Preliminary Recommendation:

- Stricter height limit close to River Trail

Distance from River Trail	Maximum Height
<u>Within</u> 100 feet of River Trail	<ul style="list-style-type: none"><li>• 28 ft</li><li>• Stepback required above 15 ft or 1 story</li></ul>
<u>More than</u> 100 feet from River Trail	<ul style="list-style-type: none"><li>• 45 ft</li><li>• Stepback required above 15 ft or 1 story</li></ul>





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## Setbacks (On-land)

### Preliminary Recommendation:

- 70 ft min. view corridor width along north-south rights-of-way. Buildings shall be set back to achieve the 70-ft corridor.





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## Setbacks (On-land)

### Preliminary Recommendation:

- **Setbacks adjacent to River Trail**
  - South side: 10 ft
  - North side: 20 ft
  - Setback area must be landscaped or include pedestrian-oriented amenities such as walkways, seating, and plaza space





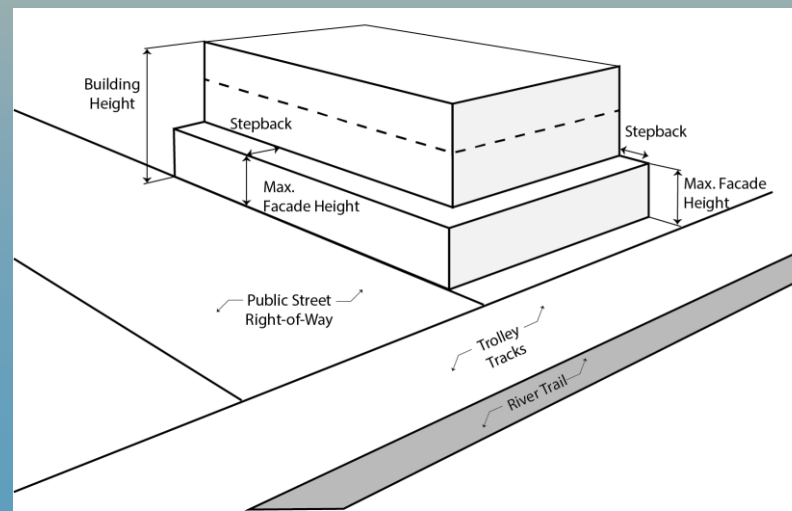
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## Stepbacks (On-land)

### Preliminary Recommendation:

- Require stepbacks adjacent to the River Trail and street frontages
  - Require stepback above 15 feet or 1 story, whichever is less
  - Minimum stepback depth of 10 feet
  - Balconies shall not encroach into the stepback area





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## Stepbacks (On-land)

Optional modification:

- Only require stepbacks along the River Trail, not along street frontages (since already providing minimum view corridor via setbacks)





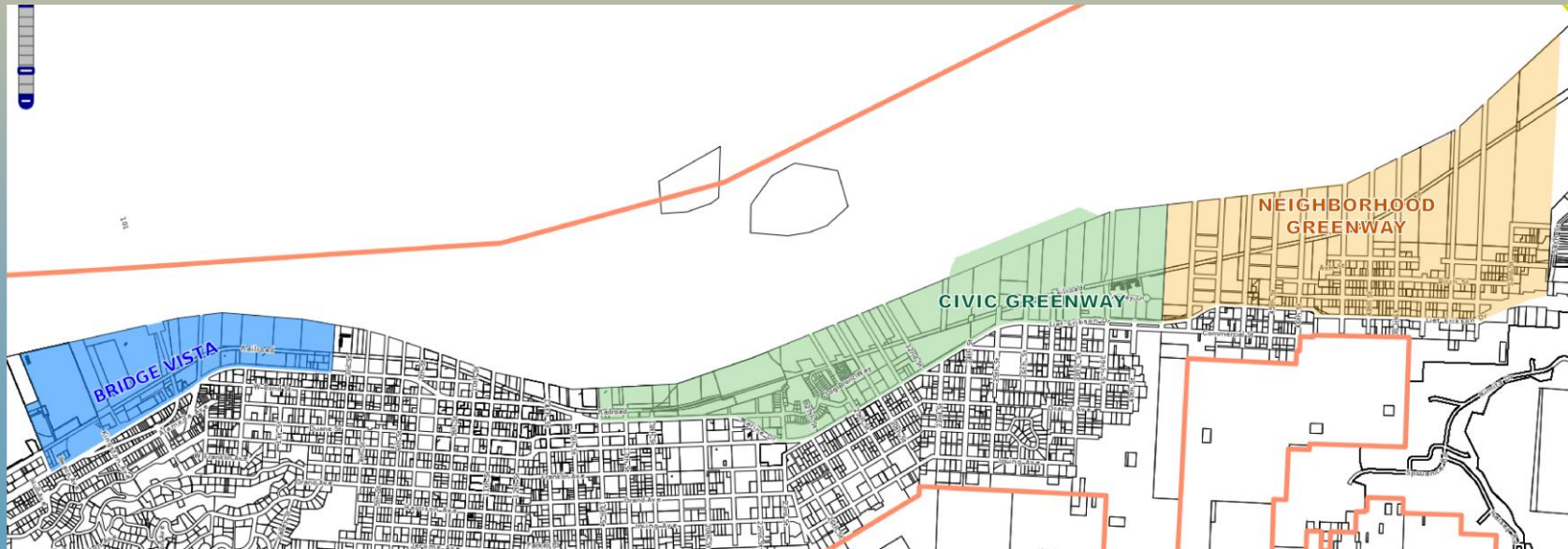


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## Recommended Implementation

- New overlay zone (similar to Neighborhood Greenway, Civic Greenway, and Bridge Vista areas)
- Tentatively labeled “Urban Core Overlay Zone”





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## Next Steps and Schedule

- **Revise Draft Code Amendments based on APC feedback**
- **Draft Code Amendments #2**
  - Revised Overwater and On-land standards
  - Permitted uses
  - Potential modification of C-2 zoning
- **APC Work Session #3, November 27, 2018**

