



The City of
Astoria,
Oregon

Riverfront Vision Plan Urban Core Implementation



Planning Commission
Work Session

August 7, 2018





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Work Session Objectives

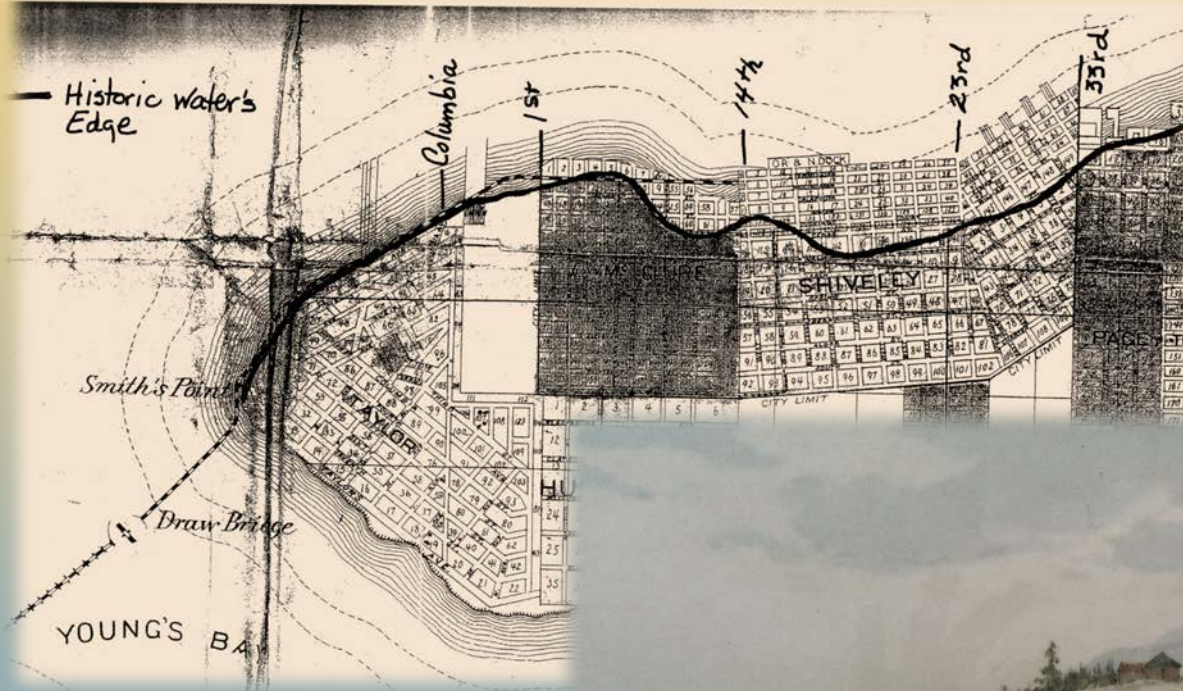
- **Review Project Area History**
- **Highlight Riverfront Vision Plan Objectives**
- **Discuss key issues for the Urban Core**
- **Confirm overall approach to Vision Plan implementation**
- **Recap next steps**





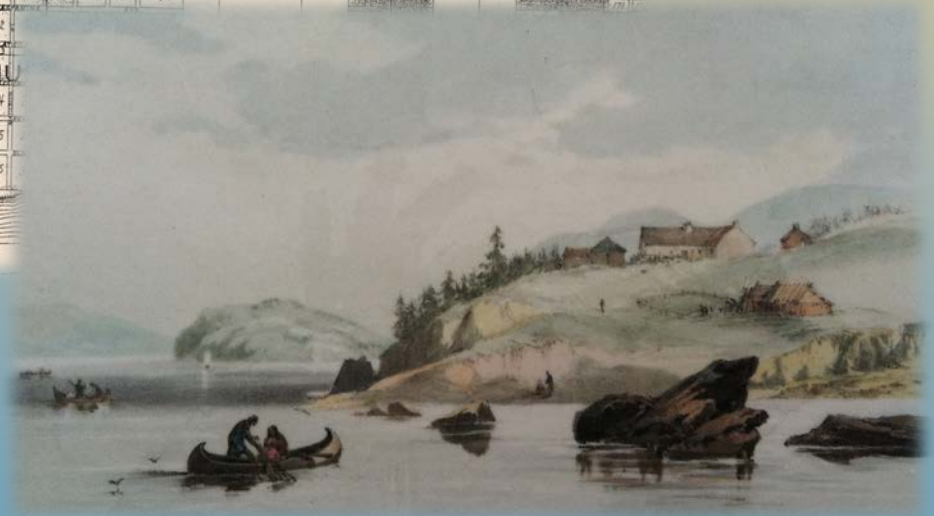
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Early Astoria

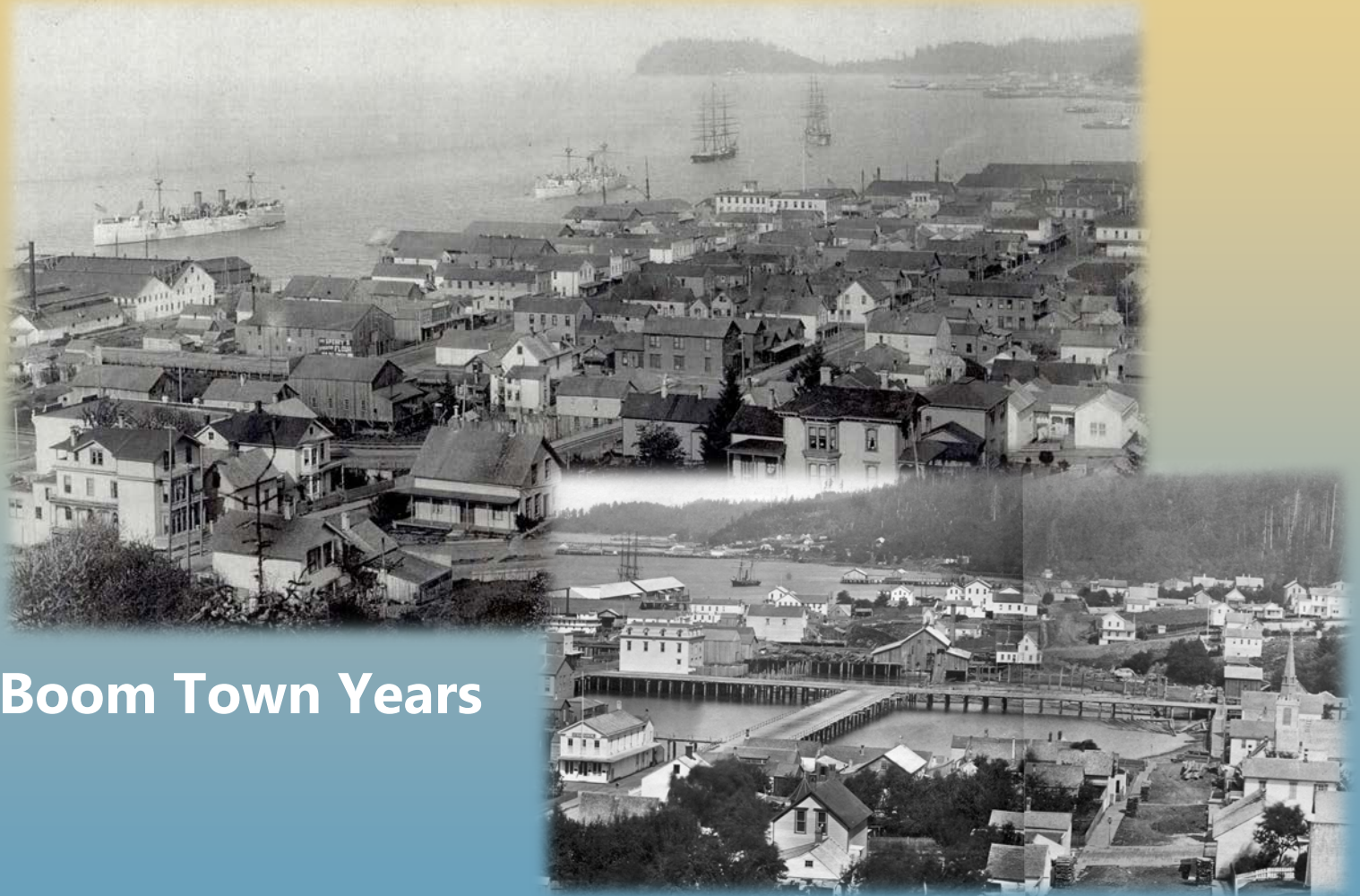
Fort Astoria 1811
Shoreline 1890





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Boom Town Years





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Astoria's Waterfront in 1892

From the Sanborn Insurance map on microfilm at the Astoria Public Library. By 1892, many of these canneries used mainly as warehouses. Astoria Packing and Columbia River Packing companies had taken over many of the waterfront in Astoria to the west and east of the area shown. The Sanborn Insurance maps of Astoria from the library.



1892 Waterfront

River wharfs, docks, canneries, warehouses, ferries, and railroad buildings





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5th Street looking southeast



**1940s – 16th
Street looking
west**





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Project Overview





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Planning 1950 - 2010

- 1968: Downtown Improvement Plan
 - Compete with shopping malls
- 1976: Waterfront "People Place" System
 - Create public spaces along waterfront
- 1985: Waterfront Revitalization Plan
 - Redevelopment and tourism
- 1990: Waterfront Planning Study (Murase Plan)
 - Bring public to the working waterfront
- 1997: Gateway Master Plan
 - Employment and entertainment
- 2009: Riverfront Vision Plan
 - Balance a variety of sometimes competing viewpoints and objectives among Astoria's citizens.





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Vision Plan Goal and Objectives

Inform, guide, and preserve equitable private and public benefit available from preservation, redevelopment, and new development activity along Astoria's Columbia River waterfront.

1. Involve a mix of stakeholders and viewpoints.
2. Balance conflicting land values and uses.
3. Protect important view corridors.
4. Enhance pedestrian connectivity and safety.
5. Encourage a range of waterfront activities and events.





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Public Outreach Activities

- Community survey
- Meeting flyers
- Public forums
- School kids program
- Stakeholder interviews
- Steering Committee
- Web site content

Astoria
WATERFRONT VISION PLAN

**Help Shape the Future of the Astoria Waterfront —
Please Join Us for a Waterfront Visioning Community Forum!**

The City of Astoria is undertaking a waterfront planning and community visioning process to guide future use, preservation and development along and near the Columbia River.

Please join us to discuss issues such as:

- Conflicting and complementary **land uses**, including industrial, commercial and residential uses.
- Opportunities and constraints to **new development**.
- **Connections** from the waterfront into the downtown and other neighborhoods.
- Creating a safe and interesting **pedestrian environment** which includes access to the waterfront.
- Important **view corridors** and scenic vistas.
- Opportunities for a range of **events and activities** for residents and visitors.

We need to hear from you!
Please join us to share your thoughts about the waterfront.

Wednesday, April 9 - 6:30 – 9 p.m. - Red Building Loft (20 Basin Street)
Presentation at 6:45 p.m.
Refreshments Provided

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The flyer is a rectangular document with a white background and a thin black border. At the top, the title "Astoria WATERFRONT VISION PLAN" is written in a mix of blue and black fonts. Below the title is a bolded call to action. The main body of text describes the city's planning process and lists several key discussion points. At the bottom, there is a call to action for a community forum, including the date, time, location, and refreshment details. A small map of the waterfront area is included at the bottom of the flyer, showing the study area in red. The City of Astoria logo is at the very bottom.

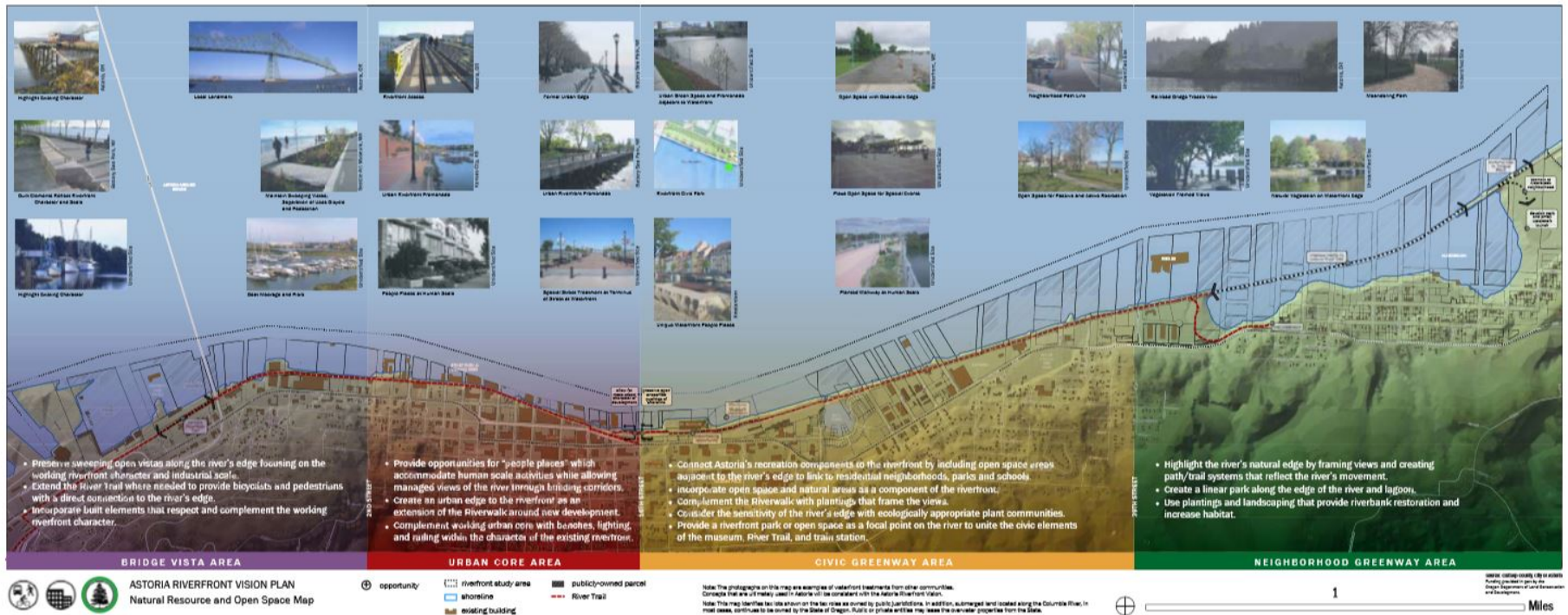


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Four Distinct Areas Identified

Four-Area Map





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Vision Plan Core Principles

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
5. Enhance the River Trail





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Implementation for other Sub-areas



- Civic Greenway Area – 2014
- Bridge Vista Area – 2015
- Neighborhood Greenway Area – 2015





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Changes in last 15 years



Renovate existing buildings for more compatible uses and increased public access



ACCESS THROUGH MIDDLE OF SITE



LINKS TO RIVERFRONT

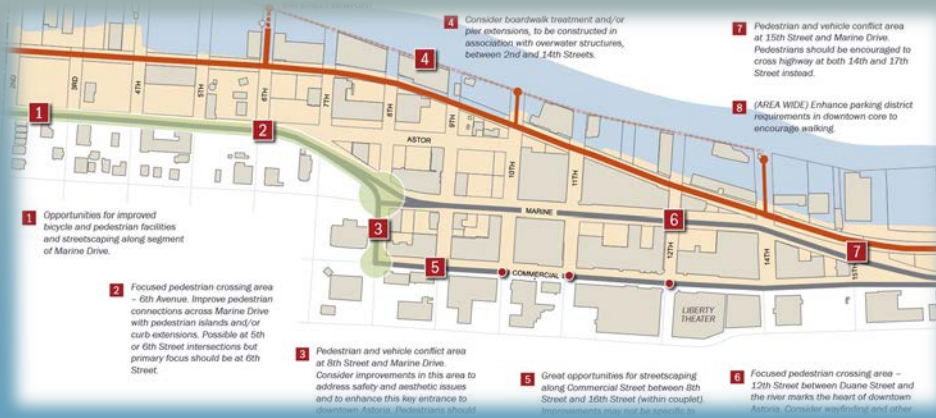




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Changes in last 15 years



Renovate existing buildings and businesses to promote a healthier downtown and better transportation connectivity





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Changes in last 15 years



RIVER TRAIL DEVELOPMENT SETBACKS



ON LAND MIXED-USE DEVELOPMENT WITH LANDSCAPED HARDSCAPE SETBACK

ON LAND MIXED-USE DEVELOPMENT WITH PUBLIC PLAZA SETBACK



ON LAND MIXED-USE DEVELOPMENT WITH PUBLIC PLAZA SETBACK

**Promote upgrades of
existing buildings and
businesses**





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City Council Goal
2018-2019

Complete Comprehensive
Plan / Development Code
amendments for the
Urban Core of the
Riverfront Vision Plan.

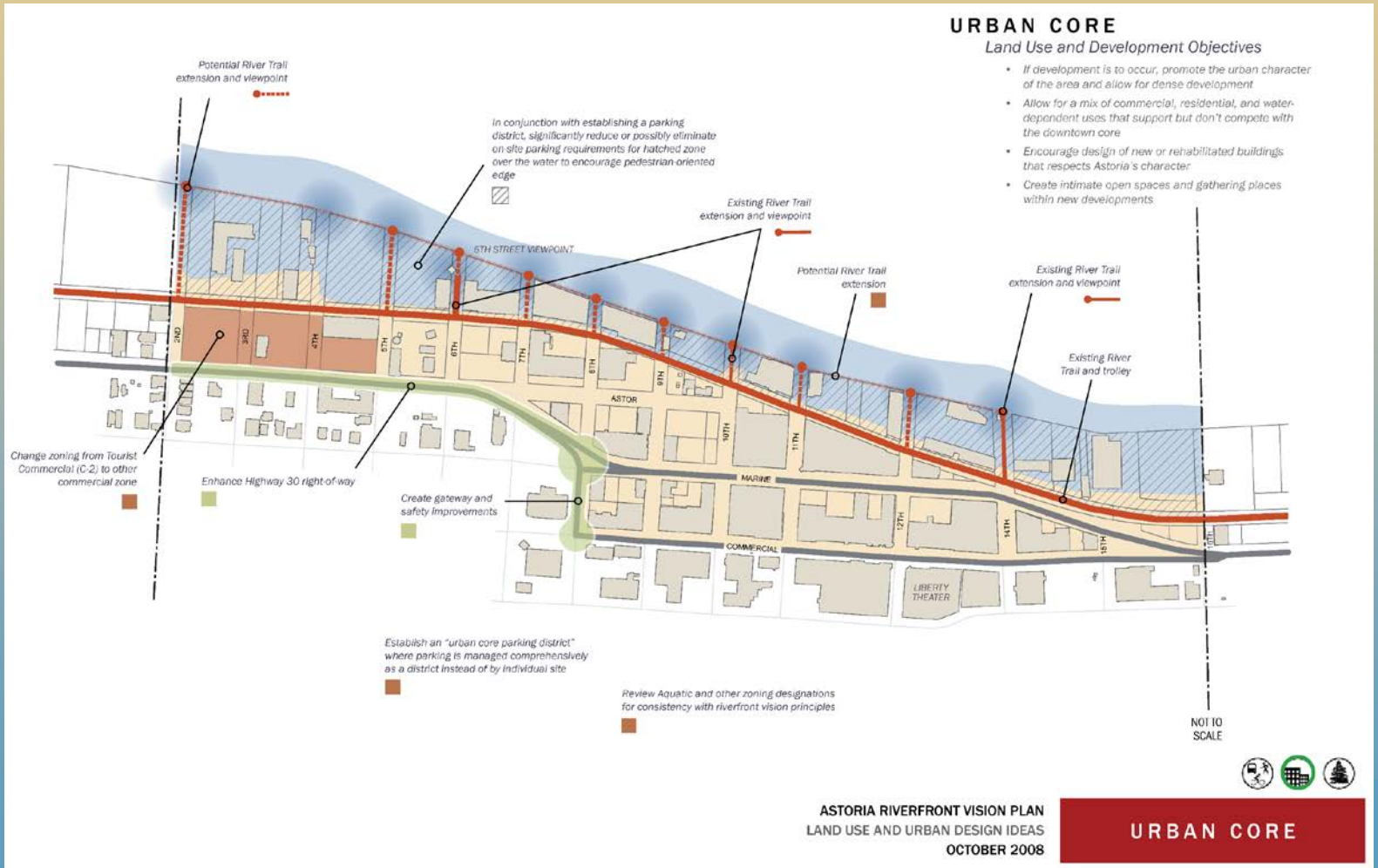




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Urban Core Implementation





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Urban Core Policies & Recommendations

Natural Features

- Provide opportunities for “people places” which accommodate human scale activities while allowing managed views of the river through building corridors.
- Create an urban edge to the riverfront as an extension of the River Trail around new development.
- Complement working urban core with benches, lighting and railing within the character of the existing riverfront





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Urban Core Policies & Recommendations

Land Use & Urban Design

- If development is to occur, promote the urban character of the area and allow for dense development.
- Allow for a mix of commercial, residential and water dependent uses that supports but does not compete with the downtown core.
- Encourage design of new or rehabilitated buildings that respects Astoria's character.
- Create intimate open spaces and gathering places within new developments.
- Use setbacks, stepbacks and other measures to ensure an open feel and continued visual access to the river.
- Work with property owners, including those with existing leases to maximize open areas over the water.



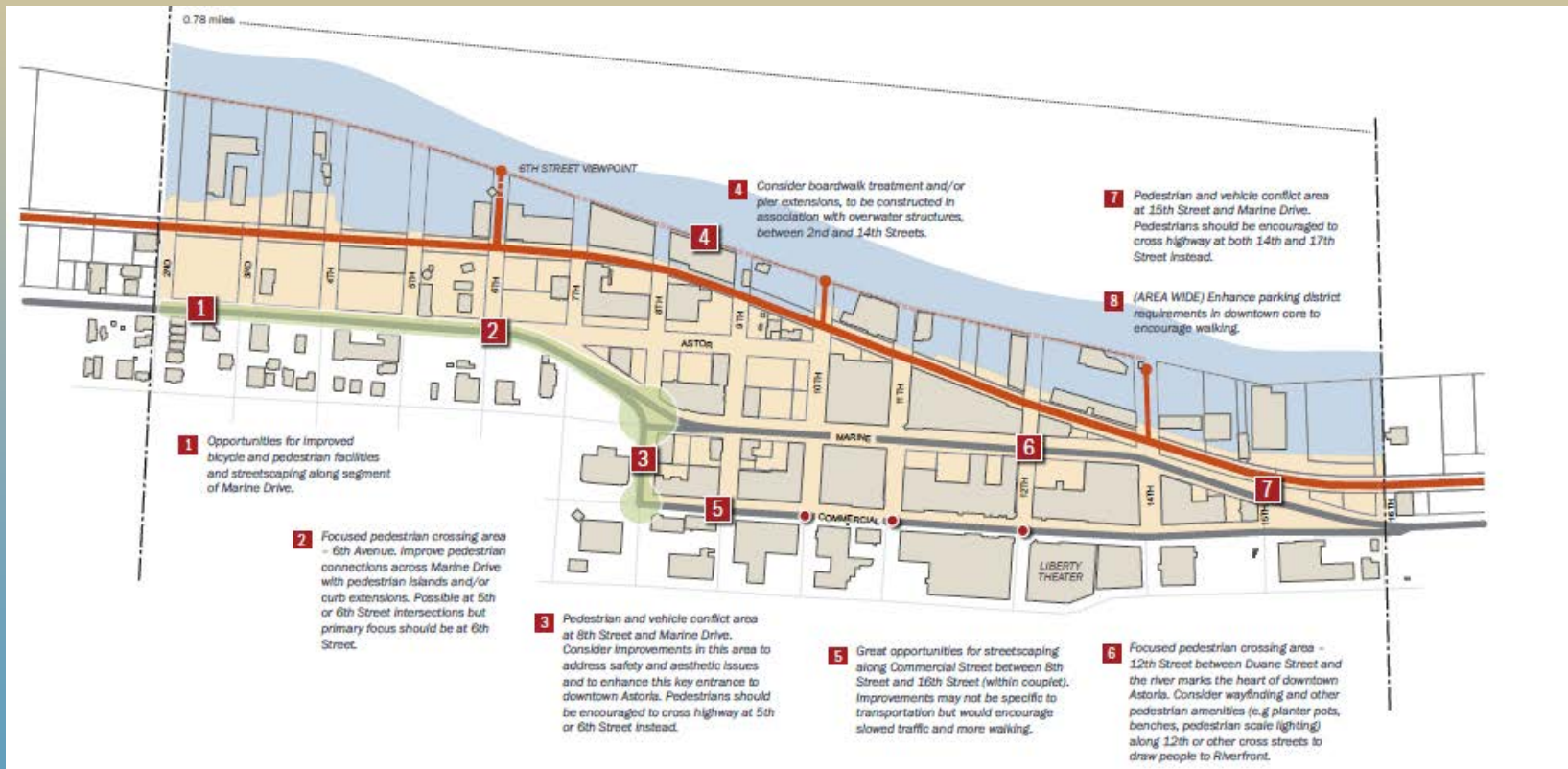


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Urban Core Policies & Recommendations

Transportation and Other Public Improvements

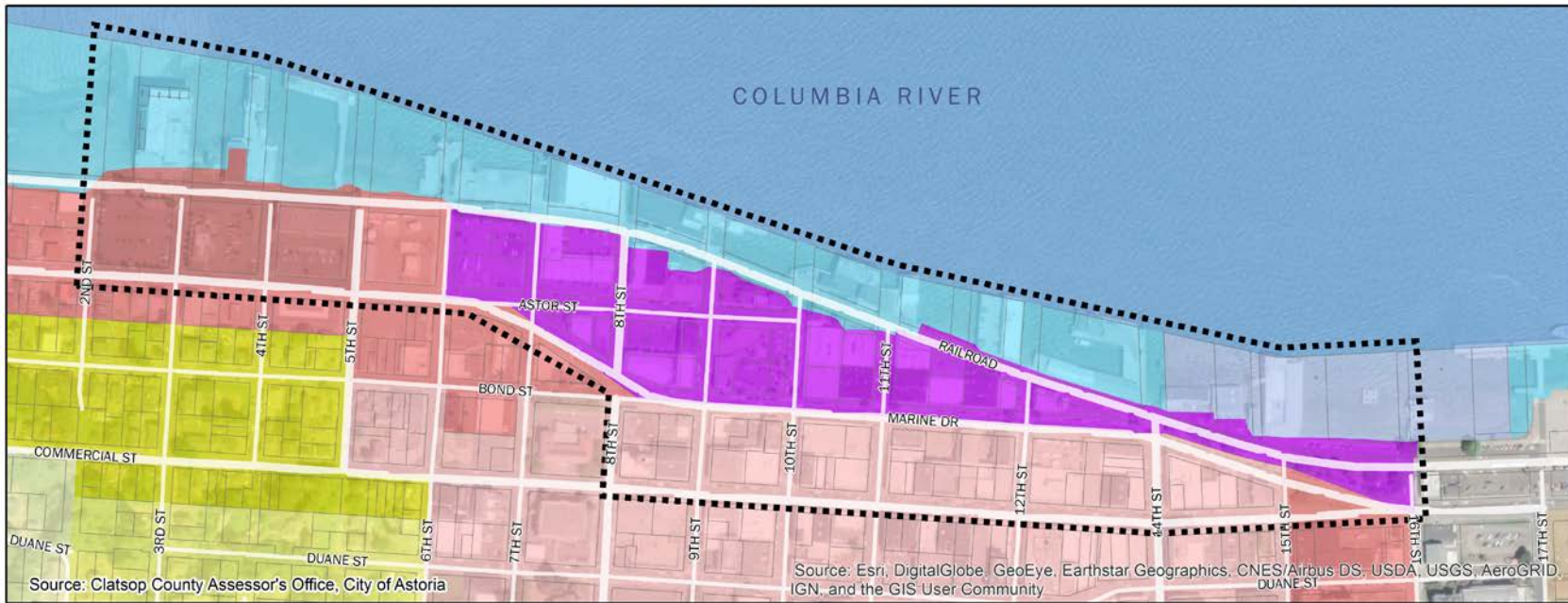




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Current Zoning



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 3601 Feet Int

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

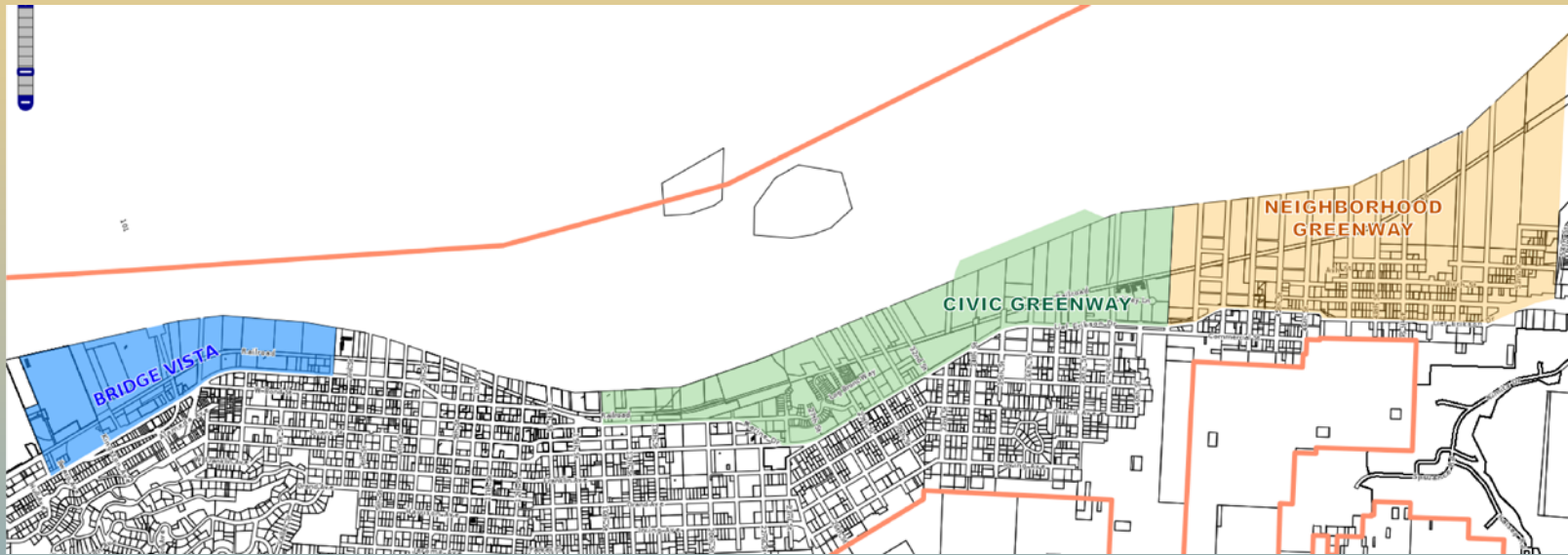




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Approach Used in Other Sub-areas



- Bridge Vista Overlay Zone (BVO)
- Civic Greenway Overlay Zone (CGO)
- Neighborhood Greenway Overlay Zone (NGO)



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Approach Used in Other Sub-areas

Overlay zone provisions:

- Use Standards
 - Limitations for overwater development
 - Some on-land uses not permitted in overlay zone
- Development Standards
 - Building dimensions
 - View corridors
 - Minimum setbacks
 - Stepbacks
- Design Standards and Guidelines
 - Building forms, windows, doors, wall treatments, roof forms, signs, and doors





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Allowed Uses

Overwater Uses

- Restrict restaurants, retail, hotels, and other uses (similar to BVO and CGO zones)?
- Which mechanism to limit uses? Listing permitted/conditional uses or specifying prohibited uses?
- How to address existing uses?

On-land Uses

- Develop a pedestrian-oriented sub-district (similar to BVO zone)? This could also have special development standards.
- How to balance allowing an intensive mix of urban uses, while minimizing competition with the Downtown?





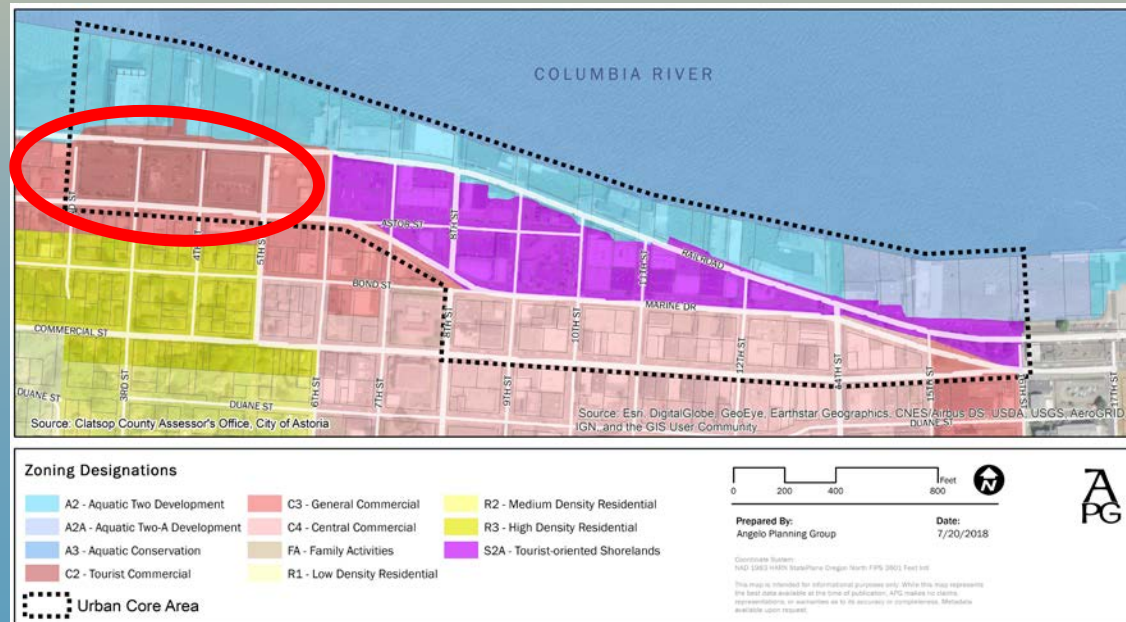
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Allowed Uses

Zone Change?

- Plan recommends zone change from Tourist Commercial (C-2) to C-3 or C-4
- C-3 & C-4 are less restrictive. Would this compete with Downtown?





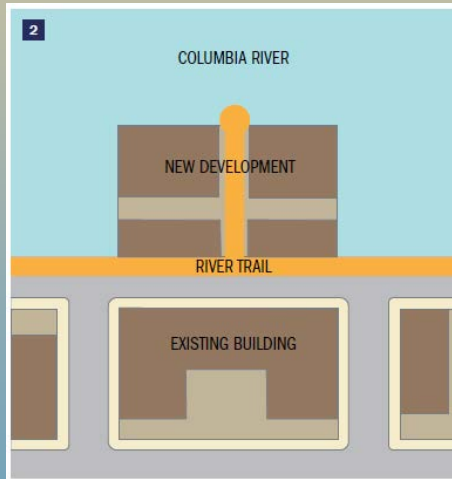
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Physical Access to Water & Open Space

Vision Plan recommends these options:

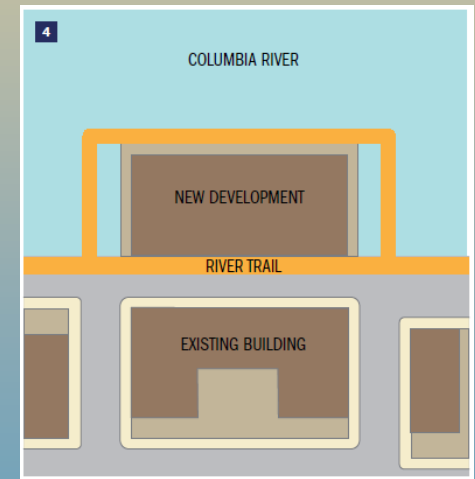
Mid-site access via public easement



Viewpoints via public right-of-way



River Trail Extension



Access options implemented directly in BVO & CGO zones





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Preservation of Views – Building Height

Existing base zones (generally):

- Overwater: 28' max.
- On-land: 45' max.

Riverfront Overlay Examples:

	Overwater	On-land
CGO	Top of riverbank (with exceptions)	28' Up to 35' with stepbacks
BVO	Limitation areas: top of riverbank Others: 35'	35' Up to 45' with stepbacks
NGO	Top of riverbank	





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Preservation of Views – Setbacks

Existing base zones (generally):

- Overwater: None or min. 25' facing piers
- On-land: None

Riverfront Overlay Examples:

	Overwater	On-land
CGO	N/A (building width regulated instead)	<ul style="list-style-type: none"> • Min. 70' view corridor for north-south ROWs
BVO	<ul style="list-style-type: none"> • Min. 40' view corridor separation between buildings • Min. 10-20' setbacks along River Trail 	<ul style="list-style-type: none"> • Min. 70' view corridor for north-south ROWs • Max. 5' setbacks on Marine Drive and parallel ROWs





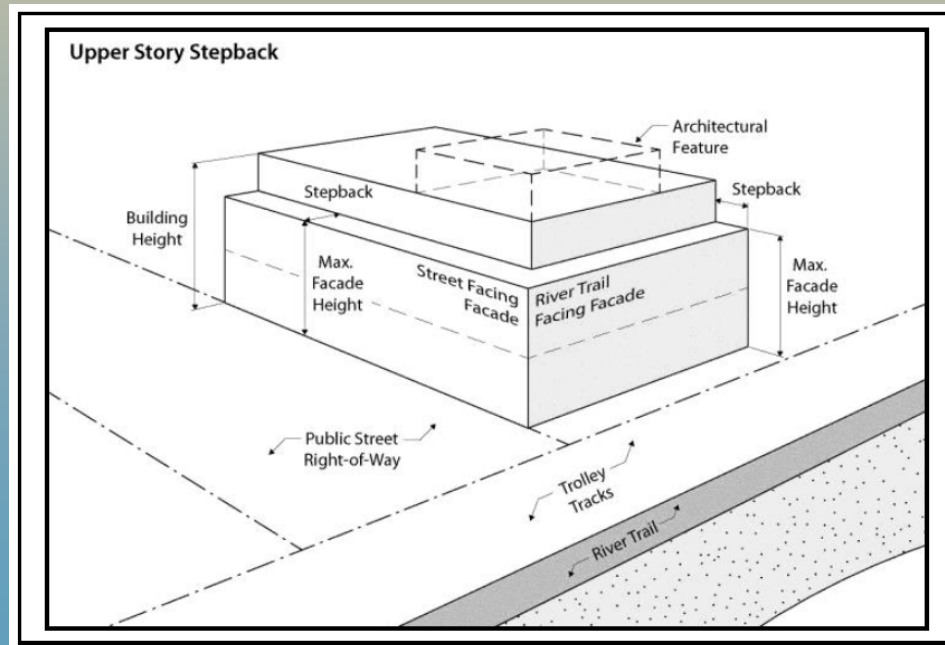
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Preservation of Views – Stepbacks

- Not required in base zones
- **Riverfront Overlay Examples:**

CGO & BVO: 10' stepbacks above 2nd floor





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Preservation of Views – Stepbacks

- Vision Plan shows stepbacks above ground floor, rather than 2nd floor
- Should Urban Core follow overlay precedents or vision plan's intent?



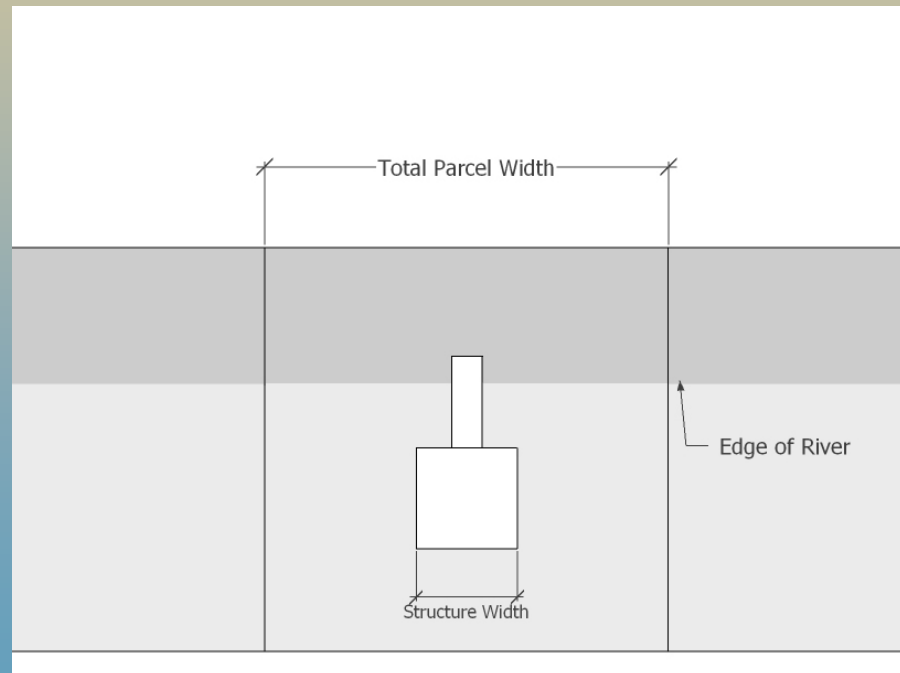


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Preservation of Views – Other Standards

- Maximum building width
(based on percentage of parcel width)
- Maximum floor area





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Design Review & Standards/Guidelines

Vision Plan Guidance:

- Ensure that new development respects Astoria's historic character
- Standards should be flexible to allow for diversity in building design
- Balance between flexibility and clarity, so that standards and/or guidelines can be easily and consistently administered





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Design Review & Standards/Guidelines

Riverfront Overlay Examples:

- CGO – Two design review tracks:
 1. Administrative, using custom design standards
 2. Discretionary, using design guidelines for Gateway Overlay district
- BVO – One review process: discretionary design review using a combination of custom design standards and guidelines

***Key consideration: Must provide clear and objective standards for development of needed housing





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Design Review & Standards/Guidelines

Standards/guidelines likely to address:

- Building style and form
- Roof form and materials
- Doors and windows
- Siding and wall treatment
- Awnings
- Lighting
- Signs
- Landscaping





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Recent Concerns to Consider

- Concerns about competition with Downtown. Does Vision Plan call for too much development in the Urban Core?
- Design Review and standards/guidelines need more clarity. Concerns that guidelines allow too much room for interpretation.





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Next Steps and Schedule

- Town Hall Meeting, September 13
- Work on draft code amendments
- Provide draft materials in advance of APC work session (in the fall)

	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											◆

