



The City of
Astoria,
Oregon

Riverfront Vision Plan Urban Core Implementation



Town Hall Meeting

September 13, 2018





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Riverfront Vision Plan Urban Core Implementation

Meeting Objectives

- **Review Riverfront Vision Plan background & objectives for Urban Core Area**
- **Describe key issues for the Urban Core and potential approaches to implementation**
- **Describe process for code amendments**
- **Public comments and discussion on implementation**





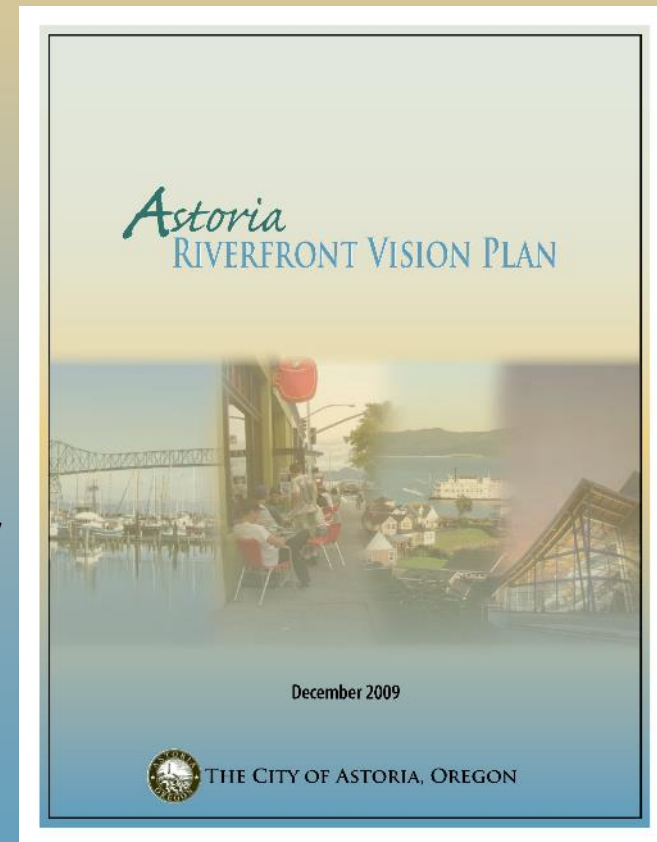
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Riverfront Vision Plan, 2009

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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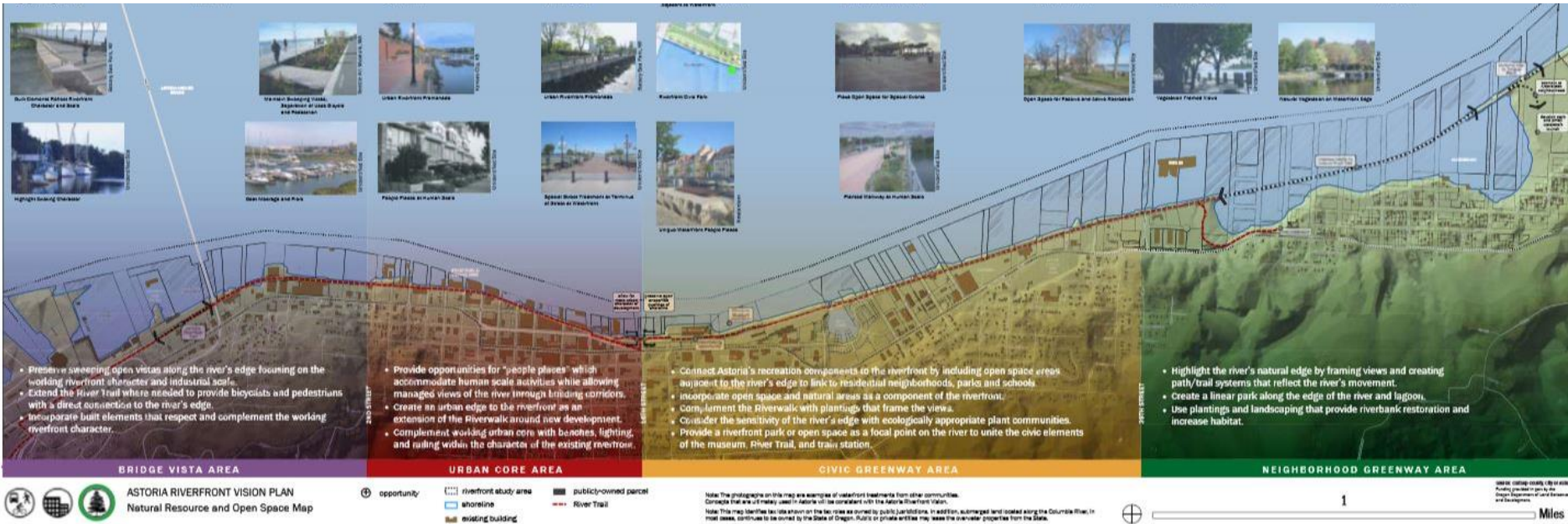
Four Distinct Areas

Bridge Vista

Urban Core

Civic Greenway

Neighborhood Greenway

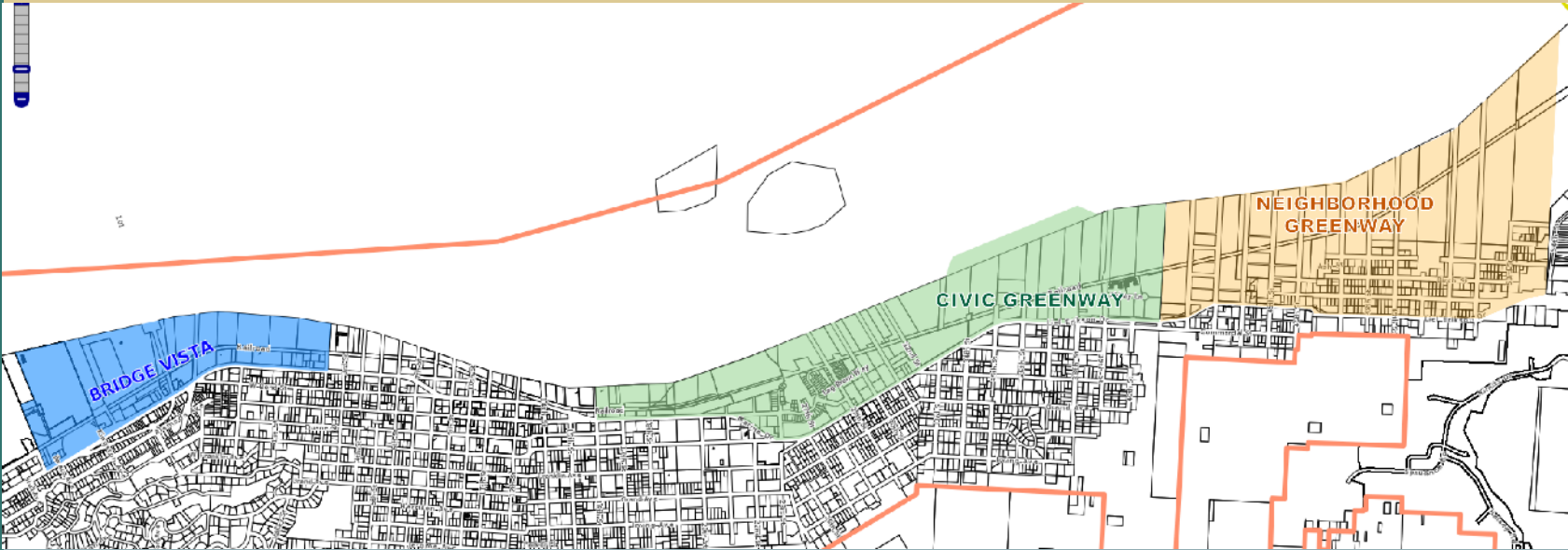




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Riverfront Vision implementation so far



- Civic Greenway Overlay Zone – 2014
- Bridge Vista Overlay Zone – 2015
- Neighborhood Greenway Overlay Zone – 2015

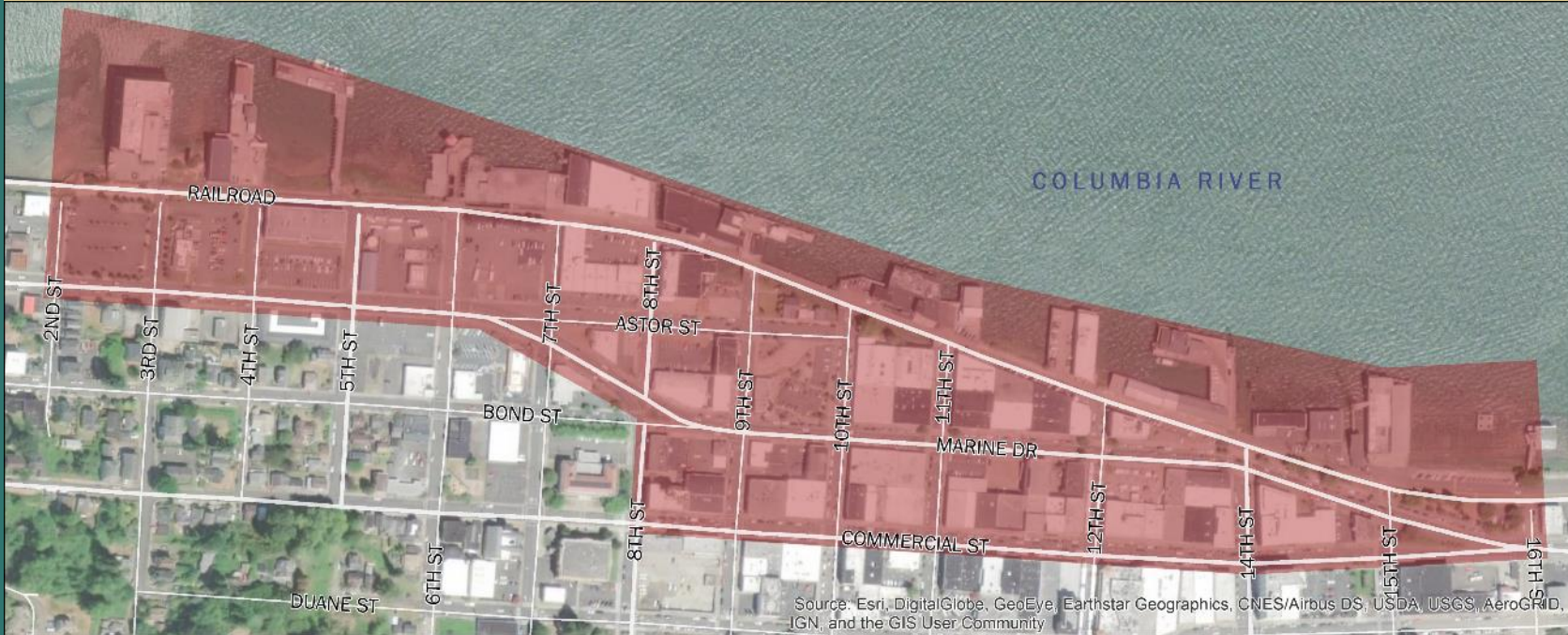




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Urban Core Area



2nd Street to 16th Street

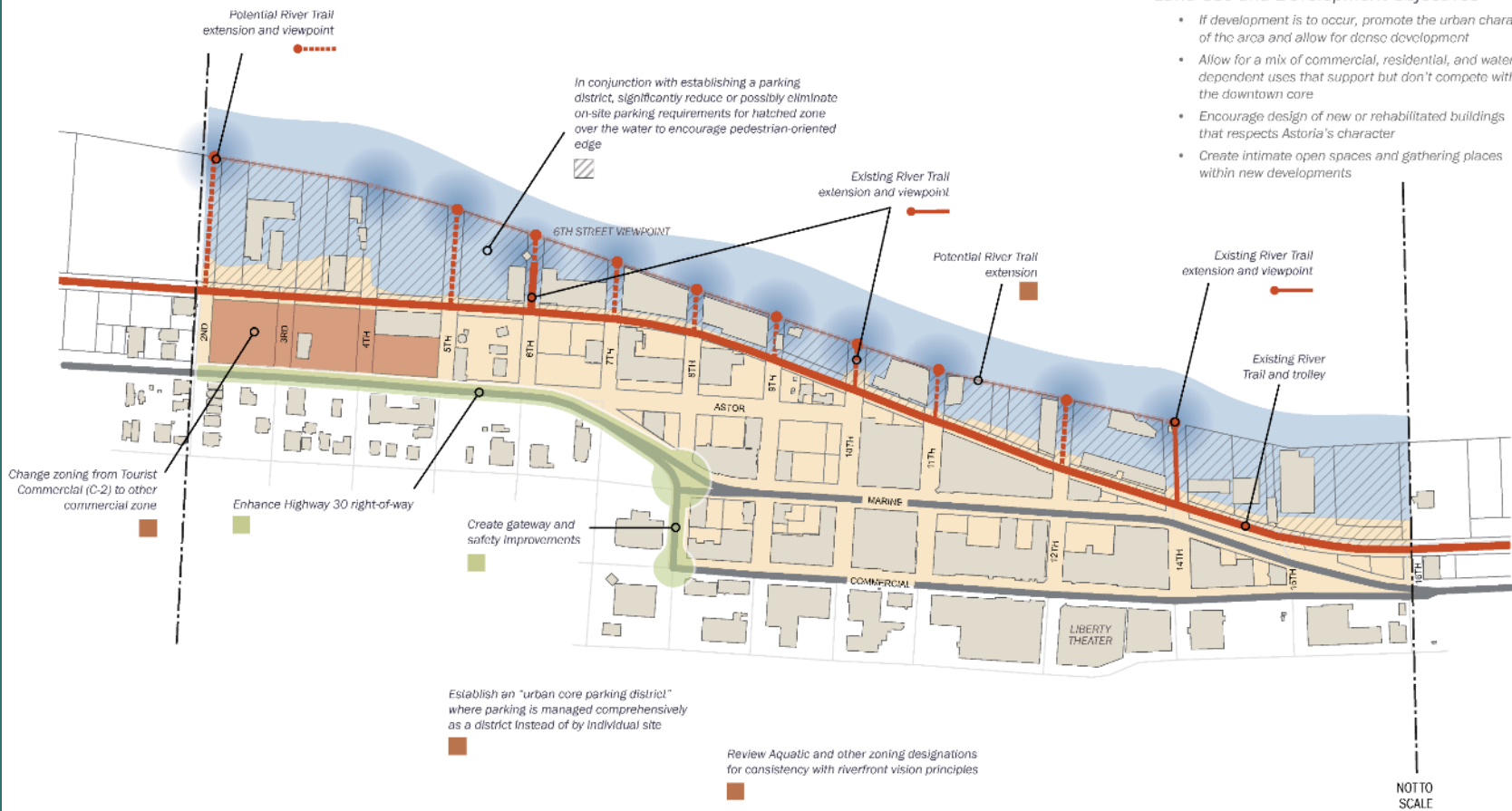




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Urban Core Area Vision Plan Land Use Objectives





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Urban Core Area Vision Plan Land Use Objectives

- 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.





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Urban Core Area Vision Plan Land Use Objectives

- 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.





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Urban Core Area Vision Plan Land Use Objectives

- Encourage design of new or rehabilitated buildings that respects Astoria's character.
- Create intimate open spaces and gathering places within new developments.





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Urban Core Area Vision Plan Land Use Objectives

- **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.**

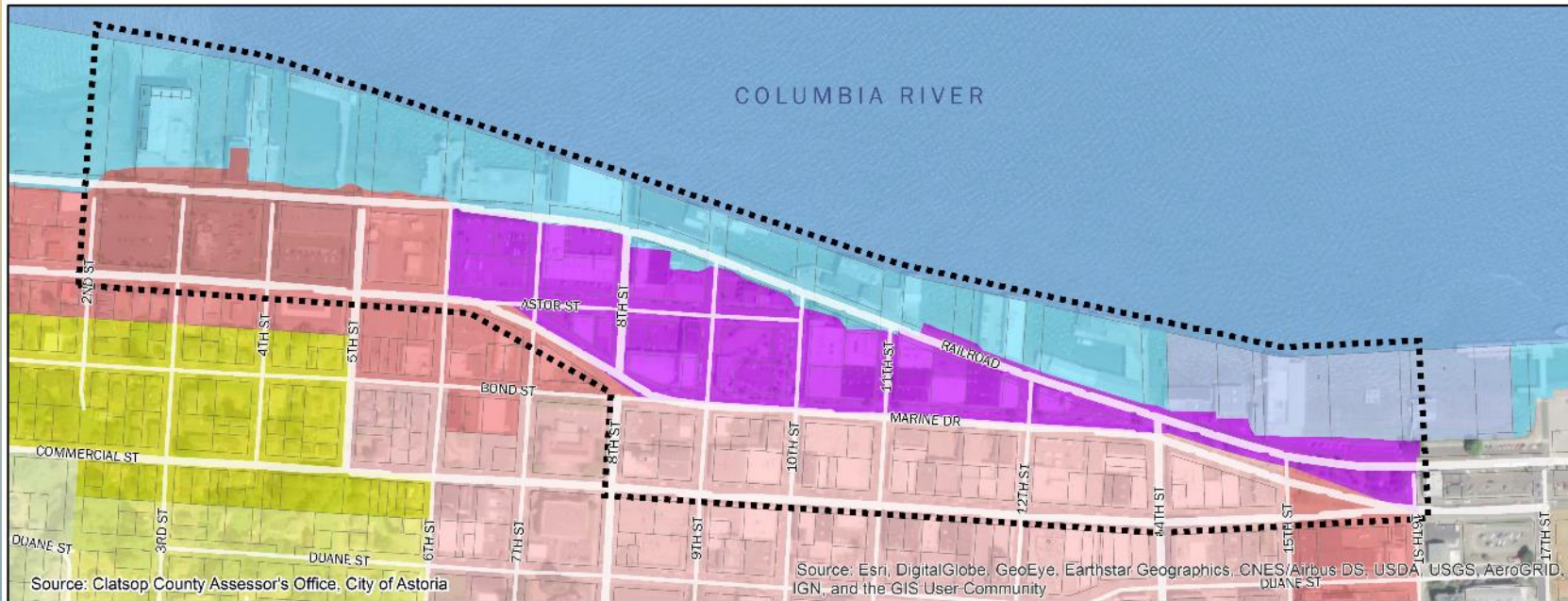




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Current Zoning



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 11'

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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Urban Core Area Key Land Use Code Issues

- Allowed uses
- Physical access to water & open space
- Preservation of views
- Building design requirements





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Allowed Uses

- **Overwater uses and on-land uses**
- **Consider additional use *limitations* and/or *flexibility***
- **Vision Plan guidance:**
 - **Allow for a mix of commercial, residential and water dependent uses**
 - **Uses should support the downtown area, but not compete**





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Physical Access to Water & Open Space

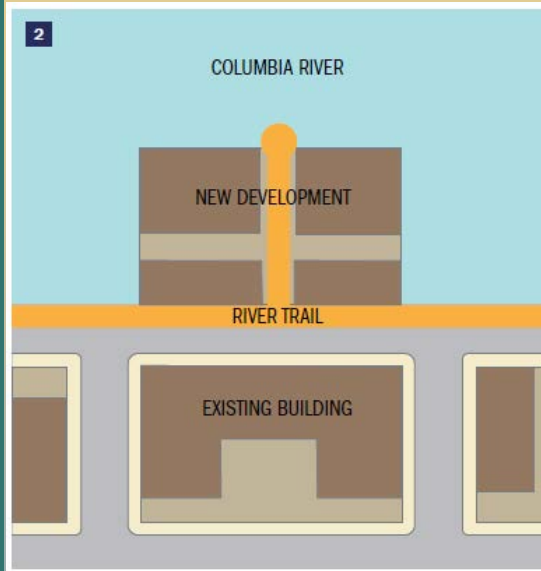
- Current zoning:
 - **Public access to the river not required when riverfront properties are developed or redeveloped**
- Vision Plan guidance – **if development is allowed or occurs, there are 3 options for ensuring access:**
 1. **Mid-site access via public easements**
 2. **Viewpoints via pier improvements**
 3. **River Trail extension via pier improvements on all sides**



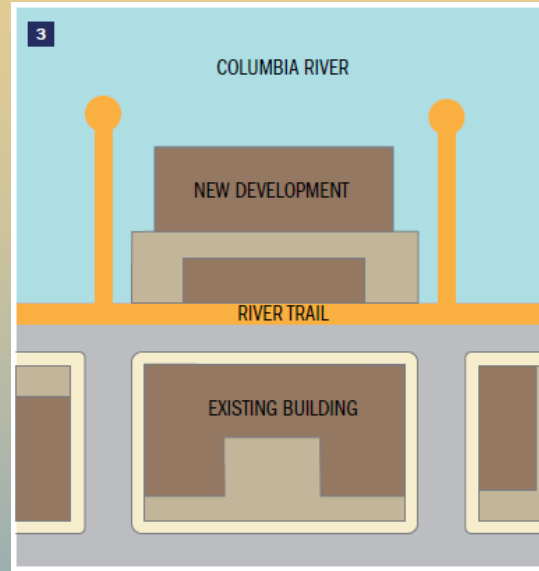


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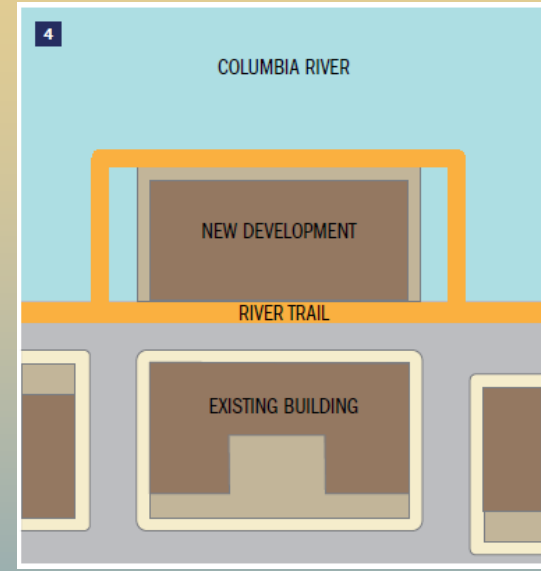
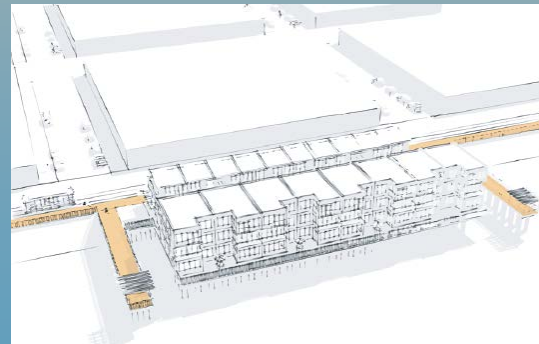
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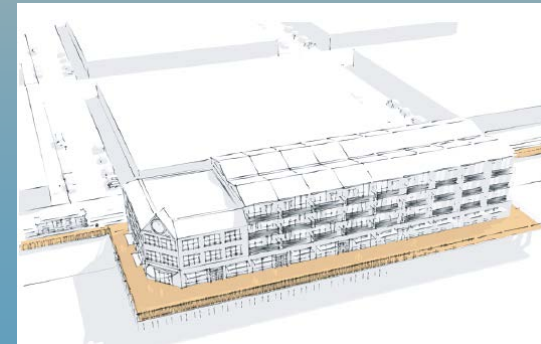
Mid-site access



Viewpoints



River Trail Extension



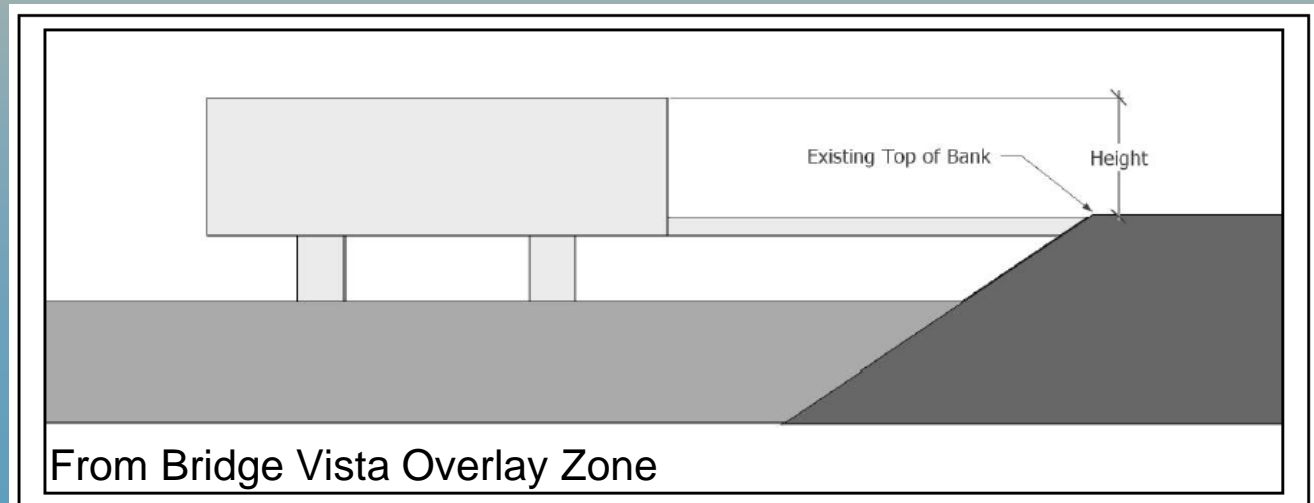


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Preservation of Views – Building Height

- Current zoning:
 - Overwater maximum height: 28 feet (generally)
 - On-land maximum height: 45 feet (generally)
- Should maximum height be reduced?





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Preservation of Views – Setbacks & Stepbacks

- Current zoning:
 - **Setbacks**
 - ◆ **Overwater (generally): minimum 25 feet facing piers**
 - ◆ **On-land: no minimum**
 - **Stepbacks not required**

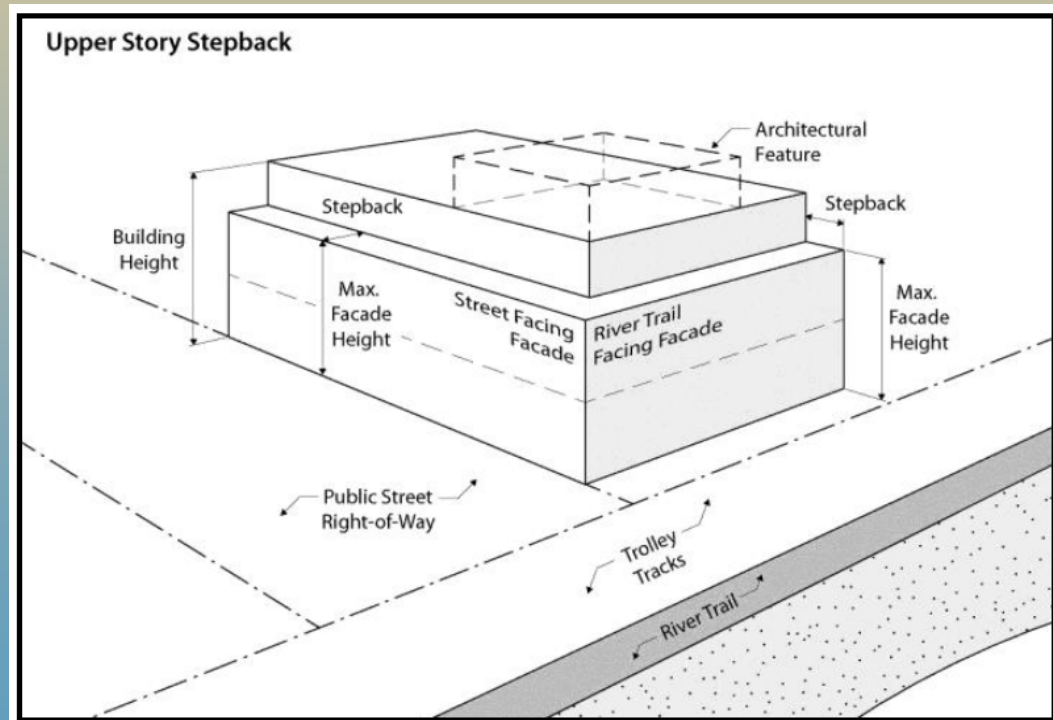




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Preservation of Views – Setbacks & Stepbacks

- Vision Plan guidance:
 - **Setbacks and stepbacks should be used to create a sense of openness and preserve sunlight and views along the River Trail**



(from Bridge Vista Overlay Zone)

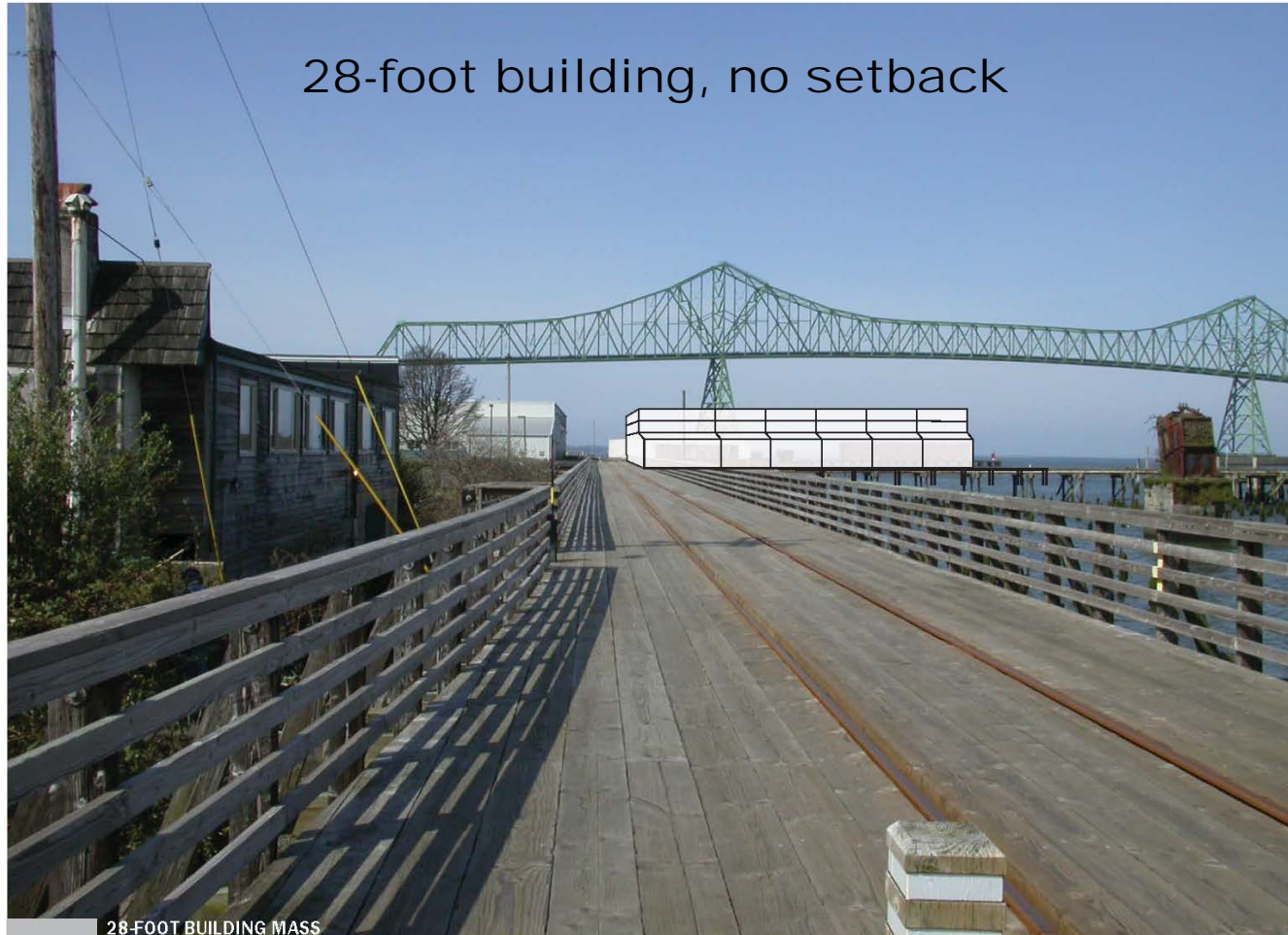


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Setbacks – Height & Massing Studies

28-foot building, no setback



SERA

28-FOOT BUILDING MASS
ASTORIA RIVERFRONT VISION PLAN
APR 2009

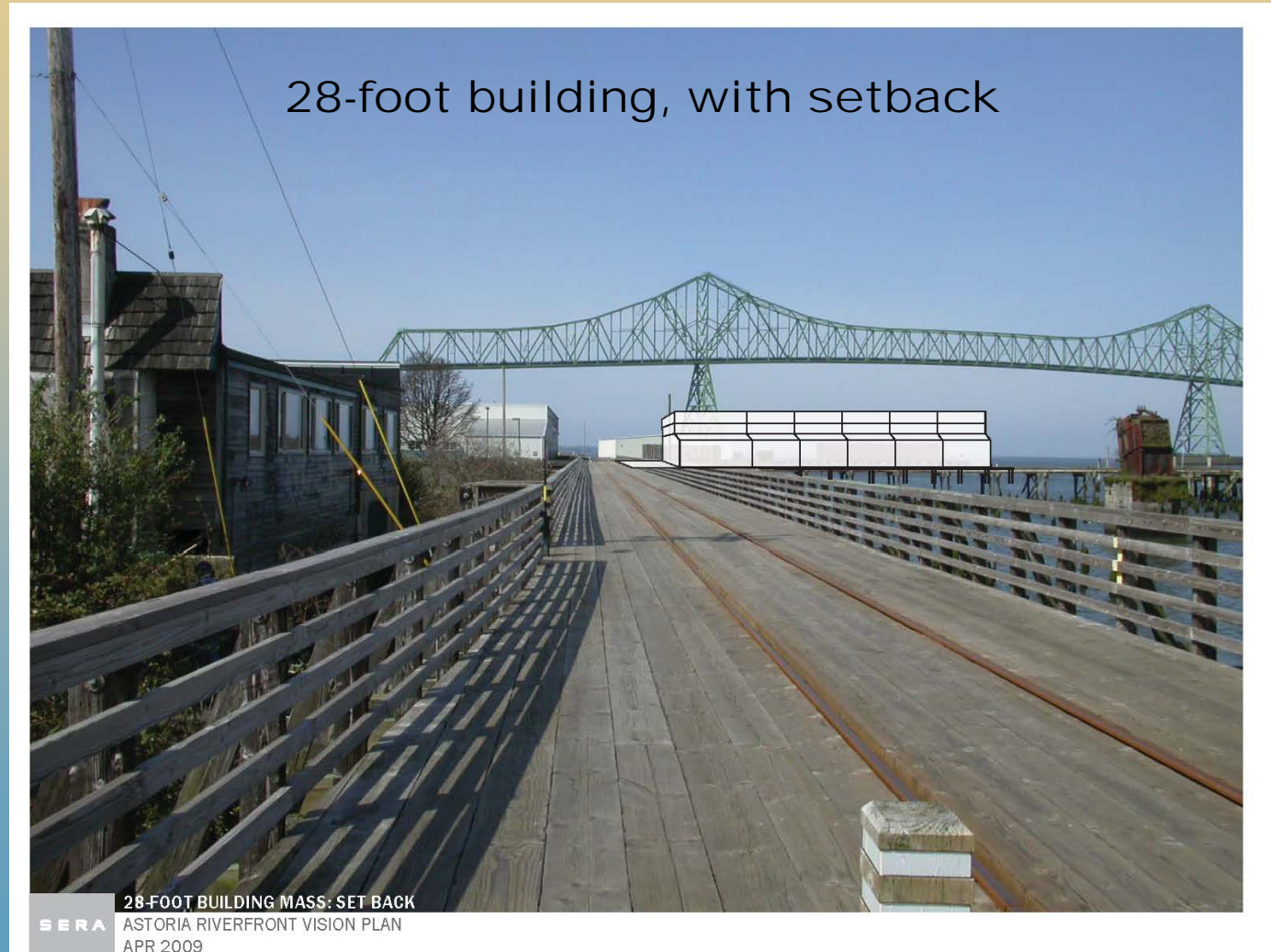




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Setbacks – Height & Massing Studies





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Setbacks – Height & Massing Studies

45-foot building, no setback



SERA

45-FOOT BUILDING MASS
ASTORIA RIVERFRONT VISION PLAN
APR 2009

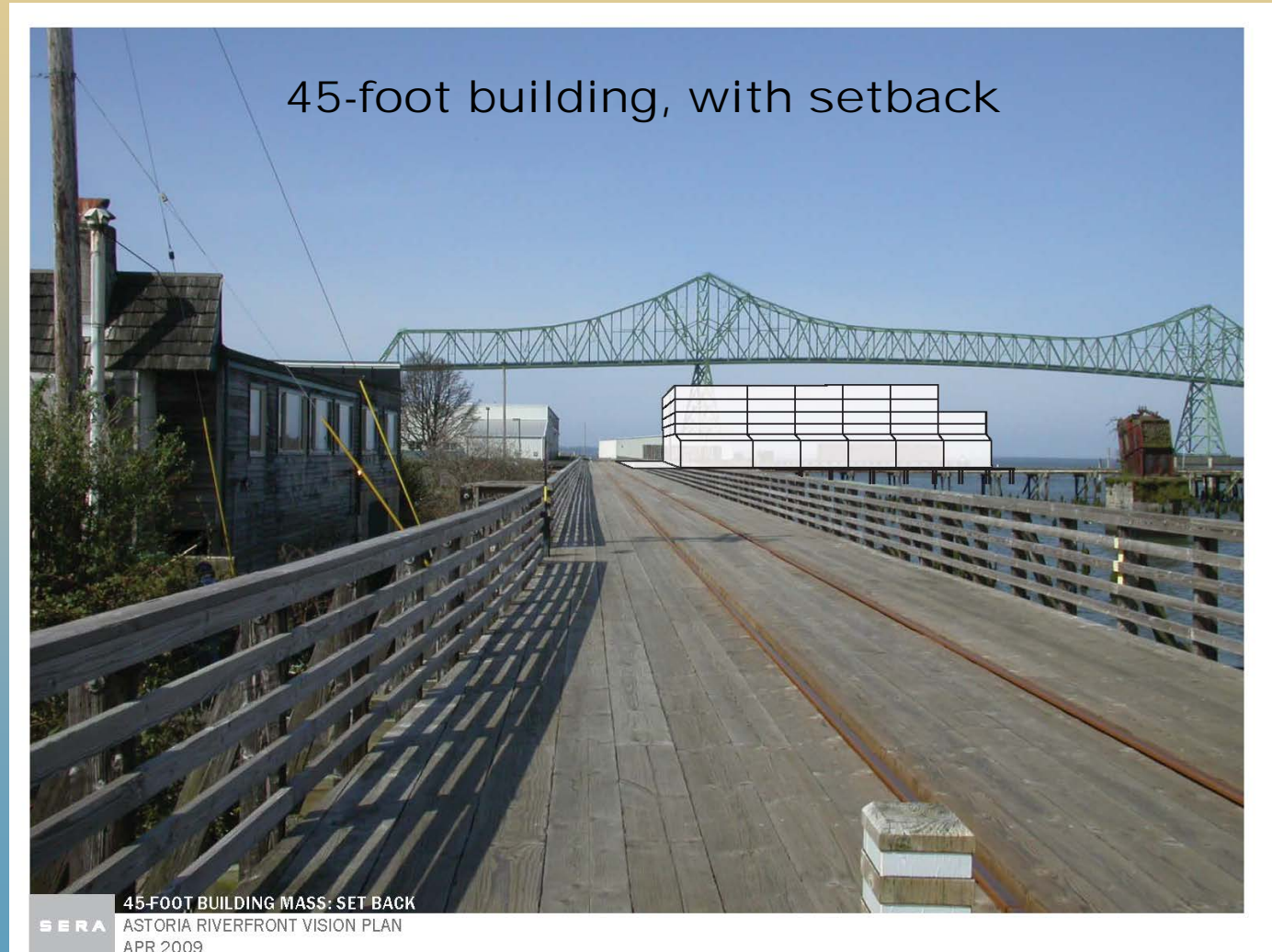




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Setbacks – Height & Massing Studies



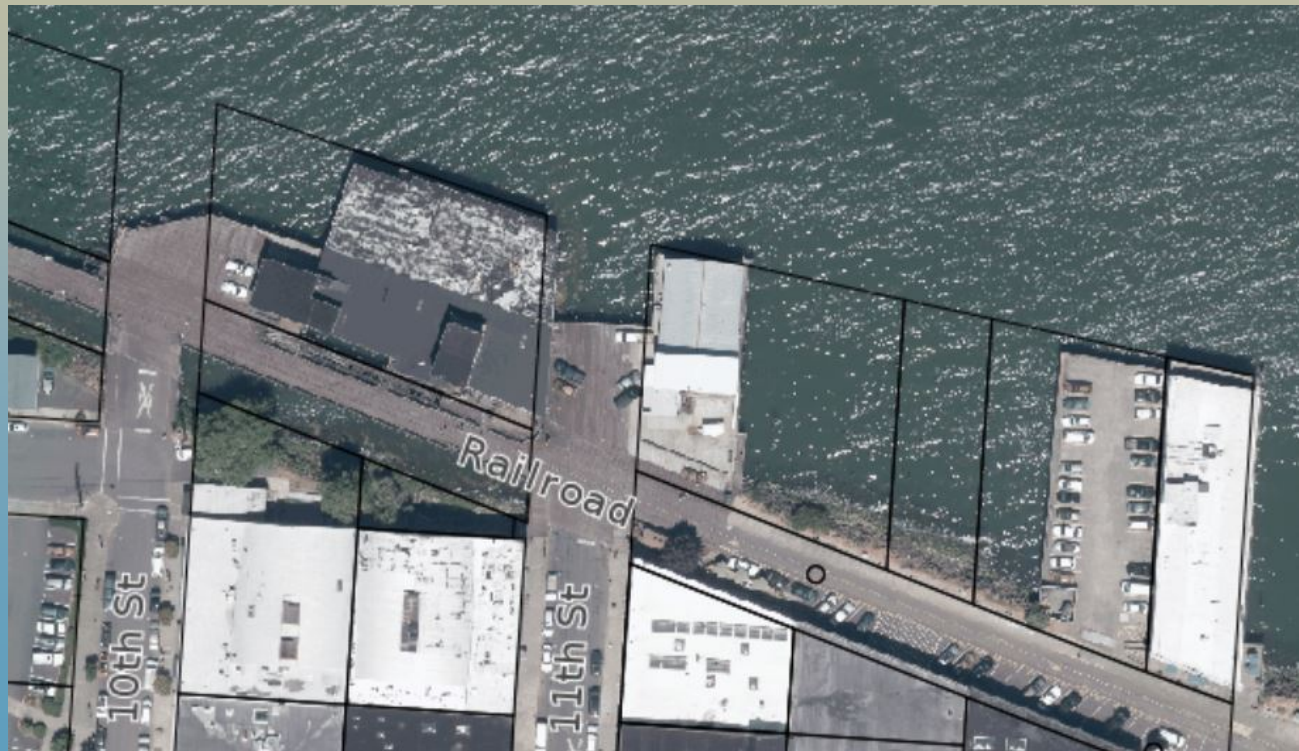


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Preservation of Views – Other Standards

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





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Building Design Requirements

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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Building Design Requirements

Requirements likely to address:

- **Building style and form**
- **Roof form and materials**
- **Doors and windows**
- **Siding and wall treatment**





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Building Design Requirements

Requirements likely to address:

- **Awnings**
- **Lighting**
- **Signs**
- **Landscaping**





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Next Steps and Schedule

- **Continue to solicit public input**
- **Draft code amendments based on public and Planning Commission guidance**
- **Conduct additional Planning Commission & City Council work sessions**
- **Conduct Planning Commission and City Council hearings in March and April, 2019**

	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 Work Sessions		○		○	○		○				
Planning Commission Hearing									◆		
City Council Public Hearing										◆	
Adopt Final Amendments											◆





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Public Discussion

