

**CITY OF ASTORIA
ASTOR-WEST URBAN RENEWAL PLAN**

Astoria, Oregon

Prepared By:

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of the
City of Astoria, Oregon**

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**URBAN RENEWAL PLAN
FOR THE
ASTOR-WEST URBAN RENEWAL AREA**

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PART ONE – TEXT

SECTION 100 - INTRODUCTION

This Urban Renewal Plan shall be known as the Astor-West Urban Renewal Plan and consists of Part One - Text and Part Two – Exhibits. The Plan has been prepared by the Astoria Urban Renewal Agency pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Astoria respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area consists of a single geographic area and boundary within which a variety of activities and projects are contemplated to eliminate blight and the causes of blight. The Renewal Area is intended to create an environment in which the private sector may develop uses compatible with the purposes of this Plan. The estimated total 2002-2003 taxable assessed value of property within the Area is \$27,346,707.

In addition to the provisions of this Astor-West Urban Renewal Plan, the use of all public rights-of-way and of all public and private property within the boundaries of the Astor-West Urban Renewal Area shall be subject to the conditions, regulations, procedures and requirements of the City's Comprehensive Plan, including all applicable City conditions, ordinances, regulations, and procedures which may be officially adopted or amended from time to time subsequent to the effective date of this Urban Renewal Plan.

The Astor-West Urban Renewal Plan was approved by the City Council of the City of Astoria on _____ by Ordinance No. _____.

SECTION 200 – DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. "Agency", "Renewal Agency" or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Astoria, Oregon.
- B. "Area" means the area included within the boundaries of the Astor-West Urban Renewal Area Road Urban Renewal Area.
- C. "City" means the City of Astoria, Oregon.
- D. "Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

- E. “Council” or “City Council” means the legislative body, authorized under law to be the governing body of the City of Astoria, Oregon.
- F. “County” means the County of Clatsop, State of Oregon.
- G. “Density” or “Residential Density” means the number of residential dwelling units per net acre of land. A net acre is a land area containing 43,560 square feet exclusive of streets or other dedicated rights-of-way.
- H. "Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.
- I. "Disposition and Development Agreement” means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions that will govern the disposition of land to a private developer.
- J. “Exhibit” means an attachment, either narrative or map, to this Astor-West Urban Renewal Plan, Part Two – Exhibits.
- K. “ORS” means Oregon Revised Statutes (State Law) and specifically Chapter 457 thereof.
- L. “Plan” means the Astor-West Urban Renewal Plan.
- M. “Planning Commission” means the Planning Commission of the City of Astoria, Oregon.
- N. “Project, Activity or Project Activity” means any undertaking or activity within the Urban Renewal Area such as a street project, or any other single activity which is authorized and for which implementing provisions are set forth in this Astor-West Urban Renewal Plan.
- O. “Redeveloper” means anyone acquiring property from the Commission or receiving financial assistance from the Commission for the physical improvement of privately or publicly held property.
- P. “Report” means the report accompanying the Plan, as provided in ORS 457.085(3).
- Q. “State” means the State of Oregon.
- R. “Text” means the written Urban Renewal Plan for the Astor-West Renewal Area, Part One – Text.
- S. “Urban Renewal Law” means Oregon Revised Statute, (ORS 457), Chapter 457, and the State Urban Renewal Law.

- T. “Urban Renewal Area” means the geographic area for which this Astor-West Urban Renewal Plan has been approved, the boundary of said area being described in Exhibits made a part of this Plan.

SECTION 300 – DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

A. General.

The Astor-West Urban Renewal Area is located on the west side of Astoria, extending generally from Columbia Avenue west to Smith Point. The area includes property with frontage on West Marine Drive and both land and aquatic areas lying south of West Marine Drive. The renewal area contains 205.5 acres of land and water situated entirely within the City of Astoria.

B. The Renewal Plan Area Boundary.

The boundary of the Urban Renewal Area is shown on the Project Area Boundary Map and is included as Exhibit 1 of Part Two of this Plan. A legal description of the Renewal Area boundary is included as Exhibit 2 of Part Two of this Plan.

SECTION 400 – OBJECTIVES

To accomplish its mission the Agency will develop and implement an urban renewal program known as the Astor-West Urban Renewal Plan. The primary objectives of the Plan are to improve the physical conditions, functional relationships and visual quality of the area and to eliminate blight in order to create a climate more conducive for private development of property. The Plan will assist in meeting the Community’s economic development objectives through redevelopment of key sites, assisting with the construction of needed public facilities, improving transportation and utility facilities in the renewal area, rehabilitation of older and historic structures, and creating public amenities. Activities supported through the Plan will be in conformance with the Astoria Comprehensive Plan and will complement the Port of Astoria Central Waterfront Master Plan.

The specific goals and objectives of this Plan are:

A. **Public Facilities**

Goal: Maintain, remodel, and construct public facilities, including but not limited to buildings, parks, trails, and docks, to enhance and increase public utilization of the renewal area.

Objectives:

1. Provide new public facilities, with emphasis on construction of a Conference Center, in the renewal area.

B. Promote Private Development

Goal: Promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenue, and vibrant commercial and industrial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, open spaces and public buildings.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial and industrial activity.
3. Promote economic vitality by creating activities and encouraging uses that bring a significant number of potential customers and investors to the renewal area.
4. Act as a catalyst in bringing together developers and redevelopers with public and private owners of lands which are underutilized or vacant, to achieve new uses and economically sound enterprises which are consistent with the City's Comprehensive Plan and the Port of Astoria's Central Waterfront Master Plan, which provide a service to the community, and which establish a diversification of needed, year-round employment opportunities.

C. Improvements to Streets, Streetscapes, Trolley Tracks and Open Spaces

Goal: Improve existing trolley tracks, streets and streetscapes and construct missing street links to improve traffic flow and connectivity, and construct or improve public open spaces within the renewal area to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street trees, street furniture, planters and other amenities.
2. Reconstruct existing trolley tracks, roadways and sidewalks where needed.
3. Construct new streets to provide connectivity and encourage private investment.
4. Address and improve pedestrian safety throughout the renewal area.

5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the renewal area.

Objectives:

1. Construct or reconstruct utilities (including, but not limited to, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

E. Rehabilitate Building Stock

Goal: Upgrade the stock of existing structures in the renewal area in a manner which contributes to the historic and working-waterfront character of the area.

Objectives:

1. Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.

SECTION 405 - RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The Astoria Comprehensive Plan identifies a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Further, within the Renewal Area, this Plan is intended to improve land uses; traffic flow; off-street parking; pedestrian and visual amenities; the water, sewer and storm drain systems; and other public improvements and to encourage development of a new, vibrant area.

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan. Including its goals, policies, procedures and implementing provisions. The following Astoria Comprehensive Plan Goals and Policies apply to the Urban Renewal Area:

A. CP.015 General Land and Water Use Goals.

1. CP.015.2. It is a goal of the Plan to encourage the development of public and private lands within the City limits, particularly areas that are presently serviced with sewer and water, prior to the extension of public facilities to areas outside the City.
2. CP.015.4. Because of the City's strong water orientation, the plan supports continuing efforts to manage the Columbia River estuary and shorelands. The City's land use controls, within this regional context, will be aimed at protecting the estuary environment and at promoting the best use of the City's shorelands.

B. CP.020 Community Growth – Plan Strategy.

1. CP.020.2. New small scale industrial growth will be encouraged on the scattered sites identified in the economic section of the Plan. Major port development will be encouraged at the existing Port docks and at the East End Mooring Basin.
2. CP.020.3. The Columbia River waterfront is considered a multiple use area. The development of this area is to be encouraged in a flexible manner, under the shorelands and estuary section.

C. CP.205 Economic Development Policies.

1. CP.205.5. The City encourages the growth of tourism as a part of the economy. Zoning standards which improve the attractiveness of the city shall be considered including designation of historic districts, stronger landscaping requirements for new construction, and Design Review requirements.

D. CP.210 Economic Development Recommendations.

1. CP.210.1. The City should reevaluate its plan and zoning designation for its waterfront in light of the decline of the fishing industry. The reevaluation should focus on the waterfront's potential for tourist oriented development. Plan policies and implementing measures should be developed to encourage and promote tourist oriented development of the waterfront. Possible rezonings should include the A-1 area between 6th and 10th Streets, and in the vicinity of the Samuel Elmore Cannery.

E. CP.355 Transportation Goals.

1. CP.355.7. The City will work toward the coordination of transportation with land use designations, especially along the Columbia River shoreline.

2. CP.355.8. The City will work toward the support of economic development activities through the improvement of the transportation system.

F. CP.365 Street Policies.

1. CP.365.1. All streets in the City and in the urban growth boundaries will be constructed to City standards.
2. CP.365.3. Adequate storm drainage will be provided in all street construction projects, both public and private.

SECTION 500 - LAND USE AND DEVELOPMENT CONTROLS

All development within the Urban Renewal Area shall conform to the conditions, limitations, and restrictions contained in the Comprehensive Plan, Development Code, State of Oregon Structural Specialty Code Based on the Uniform Building Code, and other applicable codes of the City of Astoria. Development shall also conform to any applicable State and Federal laws and regulations controlling the use of property.

The "Renewal Area Boundary and Zoning Map", attached as Exhibit 3 of Part Two of this Plan, describes the locations of the principal land use classifications applicable to the Renewal Area and surrounds.

All land within the Urban Renewal Area is zoned as follows:

1. A-1 Zone – Aquatic One Development

The purpose of the Aquatic One Development Zone (A-1) is to provide for the maintenance, enhancement and expansion of areas, activities and structures needed for navigation and for water-dependent industrial, commercial and recreational uses. Water-related industrial, commercial and recreational uses are also provided for where such uses are consistent with the purpose of this Zone. The Aquatic One Development Zone includes: navigation channels, access channels, turning basins and deep water areas adjacent or in proximity to the shoreline; subtidal areas for in-water disposal of dredged material; areas of minimum biological significance needed for uses requiring alteration of the estuary; and areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.

2. A-2 Zone – Aquatic Two Development

The purpose of the Aquatic Two Development Zone is to enhance the unique character of the Downtown Waterfront and Maritime Museum subareas by providing for their redevelopment as mixed-use areas; the redevelopment to occur

in a manner that is compatible with the retention and expansion of existing water-dependent uses in the area. Water-dependent uses shall have the highest priority. Non-water-dependent uses are permitted where they are consistent with the provision for water-dependent uses. The mix of water-dependent and non-water-dependent uses shall provide for public access where feasible.

The Aquatic Two Development Zone includes: deep-water areas adjacent or in proximity to the shoreline; areas of minimum biological significance, vacant over-water pile supported structures suitable for redevelopment, and areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.

3. A-2A Zone – Aquatic Two-A Development

The purpose of the Aquatic Two-A Development Zone is to provide for its redevelopment as a mixed-use area while permitting exclusive office use on piling supported structures. The mix of uses shall provide for public access where feasible. The Aquatic Two-A Development Zone includes: deep water areas adjacent or in proximity to the shoreline; areas of minimum biological significance; and piles and pile supported structures. Also included are areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the City's Comprehensive Plan.

4. S-1 Zone – Marine Industrial Shoreland

The purpose of the Marine Industrial Shorelands Zone is to manage shorelands in urban and urbanizable areas especially suited for water-dependent uses and to protect these shorelands for water-dependent industrial, commercial and recreational use. The Marine Industrial Shorelands Zone includes areas with special suitability for water-dependent development. Primary attributes for Marine Industrial Shorelands areas are access to well scoured deep water and maintained navigation channels, existing developed land uses, potential for aquaculture, feasibility for marina development, and potential for recreational utilization. Uses of Marine Industrial Shorelands shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

5. S-2 Zone – General Development Shoreland

The purpose of the S-2 Zone is to provide an area where a mixture of industrial, commercial, residential, public and recreational uses can locate. Uses which are water-dependent or water-related and other uses which would benefit from a water-front location are preferred. The S-2 Zone includes areas less suitable for

marine-oriented uses than the S-1 Zone, such as shoreland areas with limited backup land.

6. C-2 Zone – Tourist Commercial

The intent of this zone is primarily to provide suitable locations for tourist commercial facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial street or highway. It also means that the uses allowed should be more limited than those permitted in a C-3 or C-4 Zone. Regulations for the zone are designed to enhance the attractiveness and convenience of the facilities for tourist use and achieve compatibility with adjacent residential areas and overall community design objectives.

7. C-3 Zone – General Commercial

This zone is primarily for a wide range of commercial businesses, including most of those allowed in other commercial zones. Compared to the C-4 Zone, the C-3 Zone is more appropriate for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services, and small warehousing and wholesaling operations. Unlike the C-4 Zone, there are maximum lot coverage, landscaping, and off-street parking requirements for all uses.

8. R-3 Zone – High Density Residential

The purpose of the R-3 Zone is to provide an area for high density residential development not exceeding an average density of 26 units per net acre, accessory uses, and certain public uses.

9. IN – Institutional Zone

This zone is intended to facilitate uses such as parks, public works, schools, museums, open space, and similar activities on property which is presently committed to such uses.

SECTION 510 – TRAFFIC CIRCULATION

Street patterns may be altered to accommodate proposed development and to provide for safe and efficient traffic circulation in and around the Urban Renewal Area. Vehicular access should be provided to all useable sections of the Urban Renewal Area, and certain streets may be vacated to accommodate proposed traffic circulation patterns and may be vacated in areas of excessively steep terrain or in potential earth-slide areas. Provisions shall be made for emergency vehicle access throughout the Urban Renewal Area.

Vehicular and pedestrian traffic circulation shall be segregated where possible. In all cases, adequate measures shall be taken to minimize conflict between vehicular and pedestrian traffic.

SECTION 520 – DEVELOPMENT CONTROLS

All development within the Urban Renewal Area shall conform to the conditions, limitations, and restrictions contained in the Comprehensive Plan, Development Code, State of Oregon Structural Specialty Code Based on the Uniform Building Code, and other applicable codes of the City of Astoria. Development shall also conform to any applicable State and Federal laws and regulations controlling the use of property.

SECTION 600 – URBAN RENEWAL ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES

Sections 605 through 640 identify the general outline of Urban Renewal actions to be undertaken by the Renewal Agency or the City in the implementation of this Plan. Section 650 of this Plan describes projects to be undertaken.

SECTION 605 – PROPERTY ACQUISITION

A. Real Property to be Acquired.

The Renewal Agency may acquire property situated within the Urban Renewal Area and provisions for such acquisition are hereby made a part of this Plan. Such properties may be acquired by gift, devise, purchase, lease, eminent domain, or any other lawful method, and shall be for the following purposes:

1. Clearance and redevelopment, including development of vacant land.
2. Development of public improvements and supporting facilities.
3. Rehabilitation and conservation.
4. Rights-of-way for streets, alleys, bicycle and pedestrian ways, utilities, and other public improvements.

B. Assembling Land for Development by the Public or Private Sector.

Authorization to acquire property for these purposes without the use of eminent domain will require a minor amendment to this Plan, per Section 1000.A of this Plan.

Authorization to use eminent domain to acquire property for these purposes will require a Council approved amendment per Section 1000.B.2 of this Plan.

SECTION 610 – RELOCATION OF RESIDENTS AND BUSINESSES

A. Relocation Procedures.

Provisions, in the form of a Relocation Plan will be made for the relocation of residents and businesses that may be displaced as a result of the Renewal Agency's acquisition of real property. The Renewal Agency shall assist all residents and businesses that may be displaced in finding other suitable dwellings and locations. These accommodations shall be decent, safe, and sanitary, and located in an area suitable to the displaced party.

All relocation activities and procedures by the Renewal Agency shall be in accordance with Oregon Revised Statutes, Sections 281.045 to 281.105 and with applicable local laws and regulations. Should Federal funds be used in conjunction with the implementation of the Plan, then the provisions of the Federal Uniform Property Acquisition and Relocation Act shall apply.

B. Relocation Payments.

Relocation payments shall be made to displacees in accordance with the Relocation Regulations of the Development Commission. These Relocation Regulations comply with State and Federal laws regarding relocation and displacees. The Renewal Agency may amend or modify these Regulations from time to time consistent with State and Federal law.

SECTION 615 – DEMOLITION AND SITE CLEARANCE

Except for structures which may be designated for rehabilitation and relocation to other sites, all structures and improvements on properties to be acquired by the Renewal Agency may be demolished and cleared as necessary to carry out this Plan.

SECTION 620 – PUBLIC IMPROVEMENTS

In order to achieve the objectives of this Plan, the following activities may be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable Federal, State, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified or expanded upon as needed to meet Renewal Plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Streets.

All public streets to be improved within the Urban Renewal Area shall be constructed, reconstructed, and improved to meet or exceed City standards. Street improvements include the travel surface, curbs, sidewalks, gutters, storm drains, and related facilities.

B. Utilities.

All utility lines and facilities, where feasible, shall be placed underground. All utility facilities will be of such size and design to adequately serve the Area. Utilities include but shall not be limited to, streetlights, sanitary and storm sewers, water lines, traffic signals, electrical distribution lines, telephone lines, television cables, natural gas distribution lines, fire hydrants, and related facilities.

C. Other Public Improvements.

Other public improvements will be provided in support of project development activities. These improvements include but shall not be limited to, public facilities, including a conference center, street trees and landscaping, parks, pedestrian walkways, bicycle paths and parking facilities.

SECTION 630 – REDEVELOPMENT AND PROPERTY DISPOSITION

A. Real Property Disposition.

The Renewal Agency shall make land in the Urban Renewal Area acquired by them available to private redevelopers or to public bodies in order that it may be developed or rehabilitated for the purposes specified in this Plan, and in accordance with applicable City zoning and other code requirements. Real property may be conveyed by the Renewal Agency to the City or other public body without charge.

The Renewal Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of property for speculative purposes, and to ensure that development is carried out pursuant to this Plan.

B. Redevelopers' Obligations.

Redevelopers shall be subject to the following obligations:

1. Redevelopers shall develop and use property in accordance with the land-use provisions and building requirements specified in this Plan.
2. Redevelopers shall begin and complete the development of property for the uses provided in this Plan within a reasonable period of time as determined by the Renewal Agency.
3. Redevelopers shall, if requested, submit all plans and specifications for construction of improvements to the Renewal Agency for review and approval to determine compliance of such plans and specifications with this Plan.
4. Redevelopers shall not restrict or effect or execute any agreements, lease, conveyance, or other instrument which has the effect of restricting the sale, lease, use or occupancy of any property or part thereof upon the basis of race, color, religion, sex, marital status, or national origin.
5. Redevelopers shall maintain the cleared land under their ownership within the Urban Renewal Area in a clean and safe condition.
6. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.

SECTION 635 – COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Urban Renewal Project. The Renewal Agency may seek the aid and cooperation of such public bodies in order to accomplish the purposes of this Plan.

SECTION 640 – PROPERTY MANAGEMENT

During such time as the Renewal Agency may own property in the Urban Renewal Area, such property shall be under the management and control of the Renewal Agency. The Renewal Agency may rent, maintain, manage, operate and clear such property pending its disposition for redevelopment.

SECTION 650 - PROPOSED URBAN RENEWAL PROJECTS

In order to achieve the objectives of this Plan, the following activities may be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable Federal, State, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet Renewal Plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Conference Center and Other Public Facilities.

In order to carry out a key objective of this Plan the Renewal Agency is authorized to participate in funding construction of the Astoria Conference Center proposed for location along the riverfront, on Port of Astoria property. In addition, the Agency may participate with the Port of Astoria in funding construction of moorage expansion for cruise ships, and a multi-purpose building that will include public facilities and restrooms.

Agency participation in construction of a public conference center will be of significant benefit to the renewal project area. The conference center is expected to be the catalyst for investment in new lodging facilities in the renewal area. The lodging facility investment, in turn, is anticipated to be the primary source of tax increment revenue in the early stages of the renewal project. Tax increment revenue from the early investment will, in turn be used to help carry Conference Center debt, and to fund the infrastructure improvements needed to make the renewal area ready for further investment. The level of Agency participation in the Conference Center building will be determined as design and construction plans are further developed. It is anticipated that room tax revenue, and funds from the Oregon Economic and Community Development Department will also be utilized in construction of the Conference Center.

B. Street, Curb, Sidewalk and Trolley Track Improvements.

Improvements within the renewal area will require the construction of new and the reconstruction of existing streets, curb, and sidewalks. Street construction and improvements may include Marine Drive, construction of a new Bay Street/Hamburg Street couplet, and improvements to Bay and Basin Streets. In addition, the Agency may participate in funding upgrades to waterfront trolley tracks and associated facilities. The

Renewal Agency may participate in funding these improvements including, but not limited to, design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets, and sidewalks, and pedestrian and bicycle paths.

C. Water, Storm and Sanitary Sewers.

The development proposed for the renewal area will require the upgrade or replacement and construction of water, storm and sanitary sewer facilities.

D. Development and Redevelopment.

The Renewal Agency is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan.

E. Property Acquisition and Disposition.

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 605 and 630 of this Plan.

F. Plan Administration.

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Tax increment funds may be utilized to pay indebtedness associated with preparation of the Urban Renewal Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Urban Renewal Plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Renewal Plan.

SECTION 700 - FINANCING METHODS

A. General.

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the Federal government, the State, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing.

The Astor-West Urban Renewal project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness.

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

SECTION 800 – ACTIONS BY THE CITY

The City shall aid and cooperate with the Development Commission in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread in the Area of conditions causing blight.

SECTION 900 – NON-DISCRIMINATION

All deeds, leases or contracts for the sale, lease or sublease or other transfer of land in any undertaking of the Astoria Development Commission under this Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

SECTION 1000 – AMENDMENTS

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant.

A. Minor Amendments.

Minor changes to the Plan shall be made by a duly approved Resolution of the Renewal Agency that describes the details of the minor change. Minor changes shall include:

1. Identification of property to be acquired for any purpose set forth in Section 605.A of this Plan, provided that the acquisition does not require the use of eminent domain.
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Council-Approved Amendment
3. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1% of the original area of the urban renewal district.

B. City Council - Approved Amendments / Major Amendments not Requiring Special Notice per ORS 457.120.

Such amendments to the Plan shall require approval by the Renewal Agency per ORS 457.095 and approval by the City Council by Ordinance. Such amendments are defined as:

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$250,000 in first quarter year 2002 dollars over the duration of the Plan. The \$250,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published quarterly by the Engineering News Record (ENR).
2. Identification of property to be acquired for any purpose set forth in Section 605 of this Plan, if that acquisition requires the use of eminent domain.

C. Substantial Amendments.

Substantial amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial amendments are:

1. Adding land to the urban renewal area in cumulative excess of 1% of the original area of the urban renewal district.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan.

SECTION 1200 – SEVERABILITY

If any provision of this Plan shall contravene or be invalid under either State or Federal law, such contravention or invalidity shall not invalidate all of the provisions of this Plan, but the remaining provisions shall be construed as if not containing the invalid portion.

SECTION 1300 - MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this Plan is nine million and one hundred nineteen thousand dollars (\$9,119,000).

SECTION 1400 - CITIZEN PARTICIPATION

This Plan was developed with the participation and guidance of a citizens committee appointed by the Astoria City Council. In the course of formulating the renewal Plan, the Port/Uniontown Steering Committee held four open meetings on the Plan, and followed up with four public work sessions on the Renewal Plan.

The Astoria Planning Commission met to review the Plan on October 29, 2002. The Astoria City Council held a public hearing on adoption of this Plan on December 2, 2002. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

PART TWO - EXHIBITS

EXHIBIT 1 – PROJECT AREA BOUNDARY

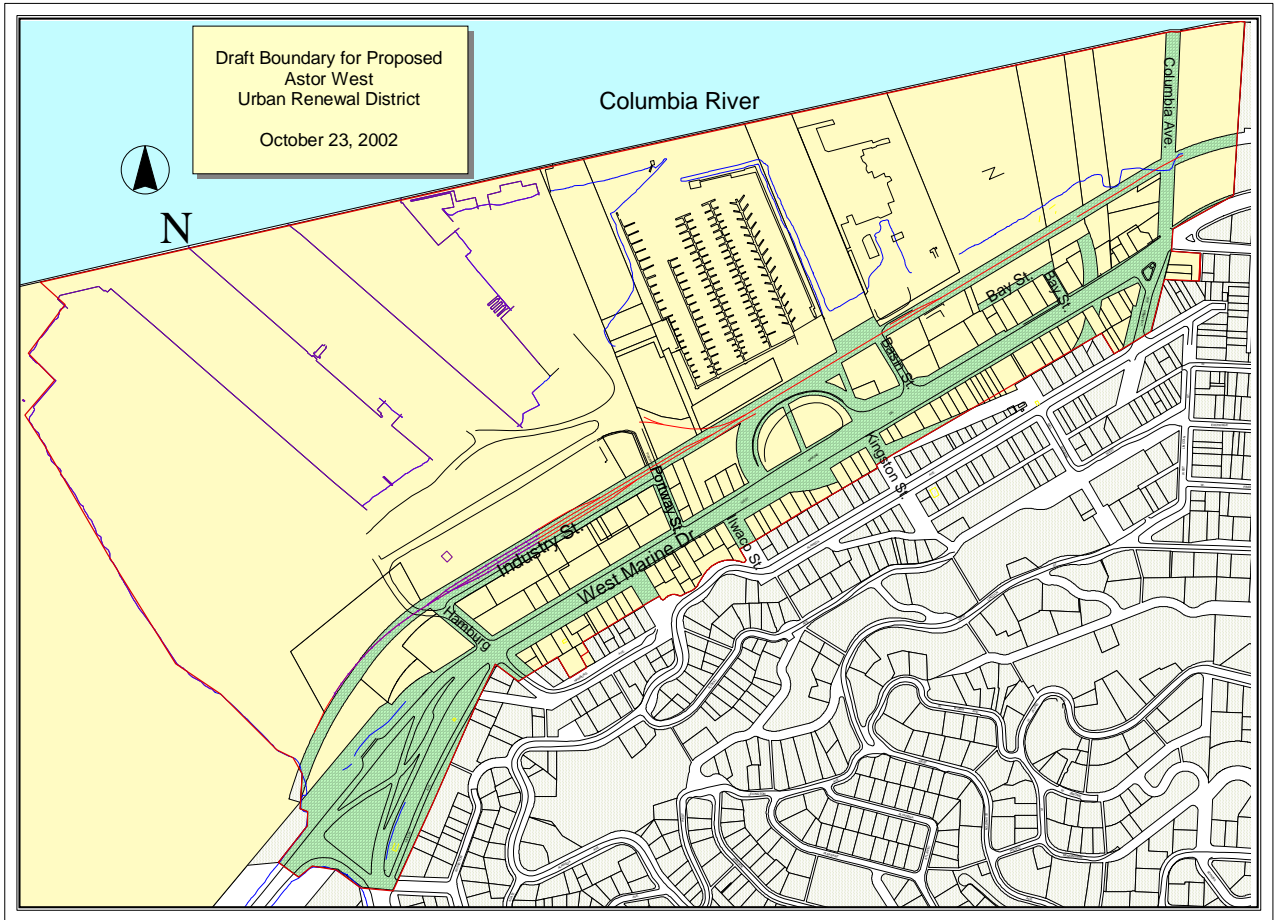


EXHIBIT 2 - LEGAL DESCRIPTION OF PROJECT BOUNDARY

Beginning at the southeast corner of Block 2, Taylors;
Thence southwesterly along the south line of Block 2 to the southwest corner of Lot 37, Block 2;
Thence northwesterly along the southwest line of Lot 37 to the northwest corner of Lot 37;
Thence southwesterly along the north line of Lot 36 and its extension on the northeast-southwest center line of Block 2 to the west line of Block 2;
Thence southwesterly across the vacated Melbourne Avenue right of way to the southeast corner of Lot 1, Block 3 Taylors;
Thence southwesterly along the northeast-southwest centerline of Block 3 to the west line of Block 3;
Thence southwesterly across the Kingston Avenue right of way to the southeast corner of Lot 1, Block 4 Taylors;
Thence southwesterly along the northeast-southwest centerline of Block 4 and its extension across the Ilwaco Avenue right of way to the northeast line of Block 5 Taylors;
Thence southeasterly along the northeast line of Block 5 to the south line of Block 5;
Thence southwesterly along the south line of Block 5 to the west line of Block 5;
Thence northwesterly along the west line of Block 5 to an extension of the northeast-southwest center line of Block 6 Taylors;
Thence southwesterly across the Hull Avenue right of way to the southeast corner of Lot 1, Block 6;
Thence southwesterly along the south line of Lots 1 through 7, Block 6 to the northeast corner of Lot 36, Block 6;
Thence southeasterly along the east line of Lot 36, Block 6 a distance of 50 feet;
Thence southwesterly and parallel to the north line of Lots 35 and 36, Block 6 to the east line of Lot 34, Block 6;
Thence southeasterly along the east line of Lot 34 to the southeast corner of Lot 34;
Thence southwesterly along the south line of Lots 27 through 34, Block 6 to the southwest corner of Lot 27, Block 6;
Thence northwesterly along the west line of Lot 27 to the northwest corner of Lot 27;
Thence southwesterly along the south line of Lots 18 through 22, Block 6 and an extension of said south line across the Hamburg Avenue right of way to the northeast line of Block 13 Taylors;
Thence northwesterly along the northeast line of Block 13 to the northwest line of Block 13;
Thence southwesterly along the northwest line of Block 13 to the north line of Monterey Avenue;
Thence southwesterly across the Monterey Avenue right of way to the northwest corner of Block 7, Taylors;
Thence southwesterly along the northwest line of Blocks 7 and 8 Taylors to the southwest corner of Block 8;
Thence southerly across the Florence Avenue right of way to the northwest corner of Block 9, Taylors;
Thence westerly along an extension of the north line of Block 9 to the higher high water mark on Youngs Bay;
Thence northerly along the Youngs Bay higher high water line to the Columbia River Pierhead Line at a point approximately 3,000 feet westerly along the Pierhead Line from the east line of Port Street extended:
Thence easterly along the Pierhead Line to a point 250 feet easterly of the east line of Columbia Avenue extended, said 250 feet measured along the Pierhead Line;

Thence southerly along a line parallel to the east line of Columbia Avenue extended to the north line of West Marine Drive;

Thence southwesterly along the north line of West Marine Drive to the east line of Columbia Avenue extended;

Thence southerly to the intersection of the south line of West Bond Street and the east line of Columbia Avenue;

Thence easterly along the south line of West Bond Street a distance of 125 feet to the west line of a right of way dedicated in Book 205 Page 685;

Thence southerly along the west line of said right of way to the north line of Block 1 Taylors;

Thence westerly along the north line of Block 1 Taylors to the east line of Columbia Avenue;

Thence southerly along the east line of Columbia Avenue to the southwest corner of Block 1 Taylors;

Thence southwesterly to the southeast corner of Block 2 and the point of beginning.

EXHIBIT 3 - RENEWAL AREA BOUNDARY AND ZONING MAP

