



AGENDA

ASTORIA DEVELOPMENT COMMISSION

December 7, 2015

*****6:00 p.m.*****

2nd Floor Council Chambers
1095 Duane Street · Astoria OR 97103

1. CALL TO ORDER

2. ROLL CALL

3. REPORTS OF COMMISSIONERS

4. CHANGES TO AGENDA

5. CONSENT CALENDAR

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the Astoria Development Commission requests to have any item considered separately. Members of the community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

(a) ADC Minutes of 10/19/15

6. REGULAR AGENDA ITEMS

All agenda items are open for public comment following deliberation by the ADC. Rather than asking for public comment after each agenda item, the Chair asks that audience members raise their hands if they want to speak to the item and they will be recognized.

(a) Heritage Square – EPA Grant Appropriation of Matching Funds (Public Works)

(b) Heritage Square – Phase 1 Feasibility Analysis Report (Community Development)

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING JULIE YUILL, CITY MANAGER'S OFFICE, 503-325-5824.



CITY OF ASTORIA

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December 3, 2015

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: ADC MEETING OF DECEMBER 7, 2015

CONSENT CALENDAR

Item 5(a): ADC Minutes

The minutes of the ADC meeting of October 19, 2015 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

REGULAR AGENDA ITEMS

Item 6(a): Heritage Square – EPA Grant Appropriation of Matching Funds

The City of Astoria was awarded a United States Environmental Protection Agency (EPA) multi-purpose brownfield pilot grant in 2012 for assessment and cleanup of the Heritage Square site. At its September 8, 2015 meeting, the City Council meeting a project update and requested approval to place fill at a local City owned quarry site was discussed. Council was also notified that staff would be bringing a request to the Astoria Development Commission to allocate \$40,000 from the Astor East Urban Renewal District (AEURD) for use as a match for the \$400,000 EPA grant.

Since that time, the final contractor bids have been received by our consultant and because of higher than anticipated cleanup costs and additional cleanup planning and soil testing costs, the project budget is in excess of the original grant request. The following is a budget summary:

SUMMARY OF HERITAGE SQUARE CLEANUP BUDGET	
Cost of cleanup (actual bid from contractor with 5% contingency)	\$238,324
Additional AEURD funds needed to complete cleanup	\$109,842

Rather than only completing what would be funded under the remaining grant funds, staff recommends continuing to remove the full contamination now. This will save money long term by avoiding remobilization costs. Staff is recommending funding from the following sources to complete the cleanup project:

- Original \$40,000 match from the Astor East Urban Renewal District
- Additional \$70,000 from the Astor East Urban Renewal District
- \$39,842 from the Capital Improvement Fund which includes EPA Grant reimbursement funds not allocated to the consultant
- \$128,482 in EPA grant funds not yet distributed to the City

Once soil cleanup is complete, there will be close out items required to achieve a letter of No Further Action (NFA) from the Oregon Department of Environmental Quality (DEQ). The items consist of final reporting and testing and installation of a groundwater monitoring well along Duane Street at an estimated cost of \$25,000. The City will be requesting grant funds from DEQ's Business Oregon Program for this work. After DEQ reviews all pertinent data, they will issue a Letter of No Further Action with conditions or if they need to wait until a liner is placed over the elevated parking basement area before issuing the final letter. It is anticipated that if a liner is required, it would be an element of a redevelopment project. If the City needs a letter from DEQ regarding the pending NFA they have stated that they would issue what they refer to as a feel good letter typically issued to potential developers in similar cases.

It is recommended that the Astoria Development Commission approve the expenditure of \$110,000 for the cleanup of the Heritage Square material (including the original \$40,000 match and an additional \$70,000). Staff will be going before the City Council at the December 21st Council meeting for authorization to enter into a contract amendment with AMEC for the additional work.

Item 6(b) Heritage Square – Phase 1 Feasibility Analysis Report (Community Development)

The City Council adopted a FY 15-16 goal to investigate locating the Astoria Public Library as part of a mixed use project within Heritage Square, an almost 1.5 acre site in downtown Astoria. On August 17, the Astoria Development Commission authorized a Request for Qualifications (RFQ) to hire a consultant team that will assist the City's efforts in redeveloping the Heritage Square site and potentially the library site. On September 21, the Astoria Development Commission authorized a contract with Walker | Macy a Portland based design firm who provided initial architectural design, cost estimating, and a financing strategy.

A public involvement strategy was initially created that guided public outreach for a two month site design process. At the centerpiece, the Mayor appointed a Project Advisory Committee (PAC) that consisted of various stakeholder groups that met four times from October to November. On October 21, the City hosted an all-day public workshop/open house to solicit input on proposed designs for a mixed use library with housing above, underground parking, and open space (i.e. plaza). Approximately 150 people attended the open house. Afterwards, a public comment period was held until December 1. The City received 42 comments since the open house with divergent

viewpoints on the proposed designs and whether a library and/or housing should be built on site. On December 7, the consultant and city staff will present the results to the Development Commission, including a basic, "order of magnitude" cost estimate.

The Project Advisory Committee met on November 19 to discuss a potential recommendation based on the results of the public outreach process, a review of the consultant design, and a draft redevelopment strategy (i.e. road map) for revitalizing Duane Street and developing Heritage Square. After much debate, the PAC could not reach consensus nor did they see a consensus in the community providing direction - and did not consider a recommendation. A citizen representative of the PAC, Norma Hernandez, Parks Board Chair - was selected by that group to represent the Committee to speak at the ADC Meeting.

After completing the public outreach phase, no clear consensus has emerged. Two observations are clear: 1) something needs to be done about filling the pit to gain momentum for something better in the future and 2) the current library doesn't provide for the current needs for Astoria or a 21st century library. Staff will present the results of the report and provide some key questions in a decision tree to facilitate the discussion.

If consensus from the Development Commission is reached on programming for Heritage Square, staff will move forward with developing next steps for implementation. However, should the Commission not come to consensus, staff will work to complete the environmental clean-up of Heritage Square, but will await for subsequent ADC/Council policy direction on how to address implementation of the City Council goal associated with Heritage Square and the Astoria Public Library.

It is recommended that the Development Commission consider the results of the report and provide direction regarding implementation of the City Council Goal associated with Heritage Square and the Astoria Public Library.