

ORDINANCE NO. 26-02

**An Ordinance Making Certain Determinations And Findings Relating To
And Approving The City of Astoria Astor-East Urban Renewal Plan
Substantial Amendment And Directing That Notice Of Approval Be
Published**

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

The Astoria City Council adopts the following findings:

WHEREAS, the Urban Renewal Agency of the City of Astoria (“Astoria Development Commission or ADC”), as the duly authorized and acting urban renewal ADC of the City of Astoria, Oregon, is undertaking certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the ADC, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Astor-East Urban Renewal Plan Substantial Amendment attached hereto as Exhibit A (the “Amendment”). The Amendment authorizes certain urban renewal activities, adds property and removes property within the Astor-East Urban Renewal Area (the “Area”); and

WHEREAS, the ADC has caused the preparation of a certain Urban Renewal Report dated December 9, 2025 attached hereto as Exhibit B (the “Report”) to accompany the Amendment as required under ORS 457.087; and

WHEREAS, the ADC forwarded the Amendment and Report to the City’s Planning Commission (the “Commission”), for review and recommendation. The Commission considered the Amendment and Report on December 23, 2025 and adopted a finding that the Amendment conformed with the Astoria Comprehensive Plan; and

WHEREAS, the Amendment and the Report were forwarded on November 4, 2025 to the governing body of each taxing district affected by the Amendment, and the ADC has thereafter consulted and conferred with each taxing district; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on January 12, 2026, the City caused notice of the hearing to be held before the Council on the Amendment, including the required statements of ORS 457.120(3), to be mailed to utility billing customers through the City’s utility billing lists by direct mailing; and

WHEREAS, on February 2, 2026, the City Council held a public hearing to review and consider the Amendment, the Report, the recommendation of the Astoria Planning Commission, and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, The City Council found that the Amendment conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Amendment.

NOW THEREFORE, THE COUNCIL OF THE CITY OF ASTORIA HEREBY ORDAINS THAT:

Section 1. The Amendment complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Astoria Planning Commission Recommendation and the public testimony before the City Council:

1. The process for the adoption of the Amendment has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;

2. The area designated in the original Plan and the Amendment as the Astoria Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));

3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the ADC is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;

4. The Amendment conforms to the Astoria Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Amendment and in the Astoria Planning Commission recommendation;

5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Amendment and therefore the Amendment does not include provisions to house displaced persons;

6. Acquisition of property may occur as a result of the Amendment. If property is acquired, it will be added to the Plan through a minor amendment as property to be acquired.

7. Adoption and carrying out the Amendment is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section "Financial Analysis of the Plan" of the Report;

8. The City shall assume and complete any activities prescribed it by the Amendment ; and

9. The ADC consulted and conferred with affected overlapping taxing districts prior to the Amendment being forwarded to the City Council.

Section 4: The Astor-East Urban Renewal Plan Substantial Amendment is hereby approved based upon review and consideration by the City Council of the Plan Amendment and Report, the Astoria Planning Commission Recommendations, which is hereby accepted, and the public testimony in the record.

Section 5: The City Manager shall forward forthwith the ADC a copy of this Ordinance.

Section 6: The ADC shall thereafter cause a copy of the Amendment to be recorded in the Records of Clatsop County, Oregon.

Section 7: The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Astorian no later than four days following adoption of this Ordinance.

Attachments: Exhibit A – Astor-East Urban Renewal Plan Substantial Amendment

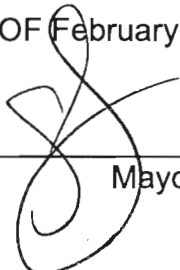
Exhibit B – Report on the Astor-East Urban Renewal Plan Substantial Amendment

Exhibit C – Astoria Planning Commission Report and Recommendation on the Astor-East Urban Renewal Plan Substantial Amendment

Read for the first time this 2 day of February 2026. Read for the second time and adopted this 17 day of ~~February 2026~~ This ordinance shall take effect on the 30th day following the second reading.

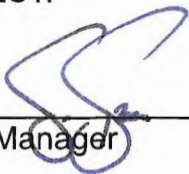
ADOPTED BY THE COMMON COUNCIL THIS 17 DAY OF February 2026.

APPROVED BY THE MAYOR THIS 17 DAY OF February 2026.



Mayor

ATTEST:



City Manager

ROLL CALL ON ADOPTION YEA NAY ABSENT

Councilor	Davis		
	Mazzarella	.	x
	Adams	x	
	Conklin	x	
Mayor	Fitzpatrick	x	

Exhibit A – Astor-East Urban Renewal Plan Substantial Amendment

Astor East Amendment

Deletions are shown in ~~crossout~~ and additions in *italics*.

Section 100 – INTRODUCTION no changes

Section 200 – DEFINITIONS no changes

Section 300 – DESCRIPTION OF THE URBAN RENEWAL PROJECT AREA
BOUNDARY updates shown in *italics*

- The Third Amendment of the Plan added an additional 6.54 acres to the Renewal Area, bringing the total area to 54.7 acres. That boundary amendment represented a 13.58% increase in the area of the original Renewal Area.
- The Fifth Amendment to the Plan adds a net of 0.44 acres to the Renewal Area, bringing the total acreage in the Renewal Area to 55.14 acres. The 0.44 acres added to the Plan by the Fifth Amendment represent a 0.9% increase in the area of the original Renewal Area.
- *The Tenth Amendment added 1.81 acres.*
- *The 12th Amendment added .83 acres.*

Urban Renewal Area	Acres	Acres Remaining
Original Boundary	48.16	
20 % expansion		9.632
Updates previously		8.79
Remaining		0.842
Copeland Commons	0.217	0.625
Darigold property	0.42	0.205
ROW connectors	.20	.005

The total area added by amendments is 9.62 acres, 19.99% of the total acres in the original Plan.

Section 400 -- DECLARATION OF NECESSITY, PURPOSE AND URBAN RENEWAL PLAN OBJECTIVES - no changes

Section 500 – LAND USE PLAN AND DEVELOPMENT CONTROLS - no changes

Section 505 - LAND USES TO BE PERMITTED - updates shown in *italics*

1. General Commercial Zone (C-3)

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.

2. Central Commercial Zone (C-4)

This zone is intended to be the commercial center of the Astoria Urban Area and serves as a focal point for *retail trade, services, professional, financial, and governmental activities and to allow residential as a subordinate, secondary use.*

3. High Density Residential (R-3)

The purpose of the R-3 Zone is to provide an area for high density residential development, accessory uses, and certain public uses.

10. Urban Core Overlay (UCO)

The purpose of the Urban Core Overlay Zone is to implement the land use principles of the Astoria Riverfront Vision Plan, dated December 2009, as they pertain to the Urban Core Area. The Urban Core Overlay (UCO) Zone is intended to meet and balance multiple objectives, including promoting the urban character of the area and allowing for dense development; encouraging design of new or rehabilitated buildings that respects Astoria's character; protecting views of and access to the Columbia River; creating intimate open spaces and gathering places within new developments; maximizing existing open areas over the water; and allowing for a mix of commercial, residential, and water dependent uses that supports the downtown core. The UCO Zone extends from approximately 2nd Street to 16th Street, from the pierhead line to Marine Drive, and to Commercial Street between 8th and 16th Streets, as shown in the City's Zoning Map.

Section 510 – TRAFFIC CIRCULATION - no changes

Section 515 – PUBLIC IMPROVEMENTS - no changes

Section 520 – DEVELOPMENT CONTROLS - no changes

~~Section 525 – PLAN AND DESIGN REVIEW~~

Section 530 – APPLICABILITY OF CONTROLS UPON REAL PROPERTY WITHIN THE URBAN RENEWAL AREA - no changes

Section 600 – URBAN RENEWAL ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES - no changes

Section 605 – PROPERTY ACQUISITION - no changes

Section 610 – RELOCATION OF RESIDENTS AND BUSINESSES - no changes

~~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 Development Commission shall be demolished and cleared as necessary to carry out this Plan.~~

Section 620 – PUBLIC IMPROVEMENTS - no changes

Section 630 – REDEVELOPMENT AND PROPERTY DISPOSITION - no changes

Section 635 – COOPERATION WITH PUBLIC BODIES - no changes

Section 640 – PROPERTY MANAGEMENT - no changes

Section 650 – PROPOSED URBAN RENEWAL PROJECTS - no changes

Section 700 – METHODS FOR FINANCING THE PROJECT - no changes

Section 800 – ACTIONS BY THE CITY - no changes

Section 900 – NON-DISCRIMINATION - no changes

Section 1000 – deleted in 2000

Section 1100 – AMENDMENTS -

~~B. City Council Approved Amendments.~~

~~City Council Approved amendments to the Plan shall require approval by the Astoria Development Commission by Resolution and approval by the City Council by Ordinance. City Council Approved amendments are:~~

- ~~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 2000 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.~~
- ~~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.~~

Section 1200 – SEVERABILITY - no changes

Section 1300 – MAXIMUM INDEBTEDNESS - no changes

Section 1400 – RELATIONSHIP TO LOCAL OBJECTIVES

The following sections of the Comprehensive Plan are updated to provide current information. Sections in *italics* are direct quotations from the Comprehensive Plan. The numbering conforms to the numbering in the Comprehensive Plan document. In some cases, policies were removed to make this document consistent. For the two overlay areas, there were no goals, only policies. In the other Comprehensive Plan Elements, the recitations from the Comprehensive Plan are limited to just the goals.

A. *CP.055 Downtown Area Policies*

1. *Refer to plan strategy, policies and recommendations on economics, transportation, parks and recreation, historic preservation, housing, and shorelands.*
2. *The City supports efforts to improve the parking problem in the Downtown, and to provide landscaping and other improvements. However, the C-4 zone will continue to not require off-street parking.*
3. *Zoning actions must not detract from the vitality of the Downtown as the commercial center of the region. Strip commercial development is to be generally discouraged.*
4. *The City encourages the reuse of existing buildings prior to the expansion of commercial zones.*
5. *Shoreland zone policies and standards will be designed to encourage public access along the Downtown waterfront.*
6. *The Central Commercial Zone (C-4) will continue to be the designation for Downtown central business district. Uses in this zone will be primarily retail, offices, and general services with some residential use. Uses which have a large land area/low assessed value ratio will be permitted in other commercial areas rather than the Downtown.*
7. *The City will redevelop Heritage Square bounded by 11th, 12th, Duane, and Exchange Streets (formerly the site of the Safeway store) as a public space or park that provides a wide variety of recreational opportunities, including uses such as the Astoria Sunday Market, an amphitheater/plaza, and The Garden of Surging Waves. The park is intended to provide a much needed and active open space area that will contribute to the revitalization of the downtown.*

Finding:

The projects which will be supported by the Plan will conform to the policies as stated in the Downtown Overlay Area. Residential uses are anticipated to be developed in the C-4 to help address the housing needs in Astoria.

B. CP.057 Gateway Overlay Area Policies

The City will utilize the general vision of the Gateway Master Plan to direct future development in the Gateway Overlay Area. The overall Comprehensive Plan objectives are to:

- a) Promote development that complements the Downtown Area;
- b) Enhance the primary uses, such as the Columbia River Maritime Museum and Columbia Memorial Hospital, and work to redevelop areas such as the Mill Site, which have significant development potential;
- c) Promote new land uses complementary to the riverfront and existing development, particularly visitor oriented uses and high density housing;
- d) Establish visual and physical linkages within and around the Gateway Overlay Area, with special emphasis on the Columbia River riverfront;
- e) Create a pedestrian friendly environment throughout the Gateway Overlay Area through the careful siting of buildings and parking lots, careful consideration of street frontage design, and extension of the Astoria Riverwalk, and
- f) Create investor interest by promoting complementary land uses and quality development in the surrounding area.

Finding:

The projects which will be supported by the Plan will conform to the policies as stated in the Gateway Overlay Area. ~~The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area.~~ The “Development and Redevelopment Assistance” project provides assistance in promoting new development and redevelopment in the Area. In accordance with this section of the Comprehensive Plan, that development will be complementary to the riverfront and existing downtown. Future development will stimulate a pedestrian oriented area.

~~*A. CP.057 Gateway Overlay Area*~~

~~The Gateway Overlay Area extends generally from 16th Street to 29th Street, from the pierhead line of the Columbia River on the north to Exchange and Franklin Streets on the south.~~

~~The City intends to stimulate a pedestrian oriented, diverse area that actively promotes new complementary uses while maintaining and supporting primary existing uses, takes advantage of the proximity of the Columbia River waterfront, and complements the City’s downtown core. Anticipated new uses include high density housing, limited retail and general commercial, and tourist-oriented commercial development.~~

~~The Plan conforms to the Gateway Overlay Area. Much of the property in the Plan Area is in the Gateway Overlay Area. The projects which will be supported by the Plan will conform to the uses as stated in the Gateway Overlay Area. The increase of maximum indebtedness will give additional capacity to the City of Astoria to~~

~~support additional development in the Area which will stimulate a pedestrian oriented area.~~

C. *CP.200-207 Economic Development Goals*

Goals:

- 1. The City of Astoria will strengthen improve, and diversify the area's economy to increase local employment opportunities.*
- 2. Promote cooperative economic development partnerships.*
- 3. Strengthen the City's downtown core as the retail center of the region, with the support from the Astoria Downtown Historic District Association.*
- 4. Continue to encourage water-dependent industries to locate where there is deep water, adequate back-up space, and adequate public facilities.*
- 5. Encourage the preservation of Astoria's historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry.*
- 6. Maintain a system of public facilities and services capable of supporting existing and future industry, and commercial development.*
- 8. Be prepared for business growth with ready properties.*

Finding:

The projects which will be supported by the Plan will conform to the Policies of the Economic Element of the Comprehensive Plan. ~~The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area.~~ Projects specified in the Plan include “Parking Improvements, Street Improvements, Riverfront Public Access, and Development and Redevelopment Assistance”.

- ~~1. Work toward the improvement and diversification of the area's economy and to increase local employment opportunities. The city will coordinate its efforts with the Astoria Downtown Development Association, Clatsop Economic Development Committee, the Port of Astoria, the Chamber of Commerce and other groups involved in economic development.~~
- ~~3. Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.~~
- ~~6. Encourage the preservation of Astoria's historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry.~~
- ~~7. Maintain a system of public facilities and services capable of supporting existing and future industry, and commercial development.~~

Finding:

~~The projects which will be supported by the Plan will conform to the Goals of the Economic Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area, including the potential for funding for historic preservation, public facilities and services, and broadening of the economy by assisting in the development and redevelopment of the buildings in the Area.~~

~~CP.205. Economic Development Policies.~~

- ~~1. The downtown core of Astoria, generally extending from Sixth to Sixteenth Streets, and from the waterfront to Exchange Street is the retail, service and governmental center of the area. The city, through its zoning actions and support of the Astoria Downtown Development Association, will promote the Downtown.~~
- ~~2. The city will continue to work toward the establishment of public parking areas in the downtown area.~~
- ~~3. The importance of the downtown waterfront in terms of aesthetics, public access and business improvement cannot be overemphasized. The city shall provide public access wherever feasible, and shall protect existing access. The city supports the concept of the People Places Plan, and encourages local organizations in the construction and maintenance of waterfront parks and viewing areas.~~

~~A portion of the Area of the Plan is in the downtown core and also in the waterfront. The projects which will be supported by the Plan will conform to the Policies of the Economic Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. Projects specified in the Plan include "Parking Improvements, Street Improvements, Riverfront Public Access, and Development and Redevelopment Assistance"~~

D.CP.218 Housing Goals

Goals:

- 1. Provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Boundary.*
- 2. Maintain and rehabilitate the community's existing housing stock.*
- 3. Develop housing efficiently to minimize environmental impacts and provide public services in a cost effective manner.*

Finding:

The projects which will be supported by the Plan will conform to the Policies of the Housing Element of the Comprehensive Plan. ~~The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area.~~ There are properties within the Area which allow for the development of housing and the Plan allows for assistance in development and redevelopment under the project “Development and Redevelopment Assistance”.

~~CP.220 Housing Policies~~

- ~~1. The primary focus of residential development should be the maintenance of attractive and livable residential neighborhoods, for all types of housing.~~
- ~~2. All residential areas should be provided with services and facilities necessary for safe, healthful, and convenient urban living.~~
- ~~4. Planned unit and cluster developments should be encouraged to preserve open space, reduce infrastructure and construction costs, and promote variety in neighborhoods.~~

~~The projects which will be supported by the Plan will conform to the Policies of the Housing Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. There are properties within the Area which allow for the development of housing and the Plan allows for assistance in development and redevelopment under the project “Development and Redevelopment Assistance”.~~

E. CP.250. Historic Preservation Goals. NO CHANGES IN GOAL, ONLY IN FINDING.

The city will:

1. Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage.

Finding:

The projects which will be supported by the Plan will conform to the Goals of the Historic Preservation Element of the Comprehensive Plan. ~~The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area.~~ The Plan has a project “Development and

Redevelopment Assistance” which can be used for preservation and restoration of historic structures and sites.

~~G. CP.255. Historic Preservation Policies.~~

~~2. The city will establish procedures for regular financing of historic projects through public and private sources of funds~~

~~The projects which will be supported by the Plan will conform to the Policies of the Historic Preservation Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area. The Plan has a project “Development and Redevelopment Assistance” which can be used for preservation and restoration of historic structures and sites.~~

F. CP.270 Parks, Recreation and Open Space Goals NO CHANGES IN GOALS, ONLY IN FINDING.

The City of Astoria will work:

1. To develop a balanced park system.
2. To reflect Astoria's special qualities and characteristics.
3. To avoid duplication of facilities provided by other public and private agencies.
4. To develop additional parks by means of subdivision regulation.
5. To provide or encourage waterfront parks.
6. To provide a reasonable level of recreation program opportunities.
7. To promote general beautification.
8. To continue to plan for park programs.
9. To encourage a system of trails throughout the City.
10. To encourage downtown improvements.

Finding:

The projects which will be supported by the Plan will conform to the Goals of the Parks, Recreation and Open Space Element of the Comprehensive Plan. ~~The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the Area.~~ The Plan has a project “Development and Redevelopment Assistance” which can be used for development of parks and open spaces.

~~I. CP.275. Parks, Recreation and Open Space Policies.~~

~~1. Park planning will recognize the recreation needs of all segments of the population; provide a variety of year-round recreation opportunities,~~

including indoor facilities; be safe, accessible and of aesthetic value to the City; and contribute to the economic and social well being of the community. To the extent possible, park and recreation planning to meet the particular needs of segments of the population should be coordinated with the School District, Community College, and other organizations and groups.

- ~~6. Attractively maintained park and recreation areas contribute much to the aesthetics and livability of a community. The City supports the efforts of merchants or other persons to provide landscaping, street trees, or other improvements where feasible.~~
- ~~8. Ways should be explored for the development of hiking and bike trails along appropriate City streets, railway rights-of-way, utility corridors, and park access routes. To the extent possible, such trails will utilize existing City maintained trails and provide linkages to major park lands and other public facilities. Planning for trails must consider such limitations as topography, climate, maintenance and development costs, adjacent landowner concerns, legal access to the trails, and should emphasize intensive use areas.~~
- ~~9. To the extent possible, open space, park features and landscaping will be considered in specific downtown redevelopment projects and proposals. Pedestrian shelters, street furniture, and similar improvements can add to the appeal of the City's center.~~
- ~~11. The City will continue its efforts to improve public access to the shoreline through:
 - ~~a. The construction of public access points, pathways, and street ends;~~
 - ~~b. The encouragement of public access projects in conjunction with private waterfront development actions, possibly through the use of local improvement districts and/or grant funds; and~~
 - ~~c. The protection of street ends and other public lands from vacation or sale where there is the potential for public access to the water. The City will work with the Division of State Lands (DSL) to determine the status of submerged and submersible lands adjacent to the City street ends.~~~~

~~The projects which will be supported by the Plan will conform to the Policies of the Parks, Recreation and Open Space Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support~~

~~additional projects and development in the Area. The Plan has a project “Development and Redevelopment Assistance” which can be used for development of parks and open spaces.~~

G. *CP.355 - 361 Transportation Goals*

Goals:

- 1. Health and Safety: Develop a transportation system that maintains and improves individual health and safety by maximizing active transportation options, public safety and service access, and safe and smooth connects for all modes.*
- 2. Equity: Develop and maintain a well-connected transportation system that offers travel choices, reduces travel distance, improves reliability, and manages congestion for all modes.*
- 3. Economic Vitality: Support the development and revitalization efforts of the City, Region, and State economies and create a climate that encourages growth of existing and new businesses.*
- 4. Livability: Customize transportation solutions to suit the local context while providing a system that supports active transportation, promotes public health, facilitates access to daily needs and services, and enhances the livability of the Astoria neighborhoods and business community.*
- 5. Sustainability: Provide a sustainable transportation system that meets the needs of present and future generations that is environmentally, fiscally, and socially sustainable.*
- 6. Fiscal Responsibility: Plan for an economically viable transportation system that protects and improves existing transportation assets while cost-effectively enhancing the total system and pursuing additional transportation funding.*
- 7. Compatibility Develop a transportation system that is consistent with the City’s Comprehensive Plan and that coordinates with County, State, and Regional plans.*

Finding:

The projects which will be supported by the Plan will conform to the Policies of the Transportation Element of the Comprehensive Plan. ~~The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the area.~~ The Plan has a project “Street Improvements” which would allow for assistance in street and streetscape improvements.

The Plan directly supports the Gateway Overlay Area, Economic Development, Housing, Historic Preservation, Parks, Open Space and Recreation, and Transportation Elements of the Comprehensive Plan by providing the ability to fund additional projects within the Area.

The city will work toward:

- ~~1. The maintenance of a safe and efficient transportation system;~~
- ~~2. The provision of several types of transportation, including public transit, bicycle and pedestrian systems;~~
- ~~5. The conservation of energy in transportation by encouraging forms other than private vehicles;~~
- ~~8. The support of economic development activities through the improvement of the transportation system.~~

~~K. CP.360. Transportation Policies.~~

- ~~1. The City will continue to support public transportation for all segments of the community.~~

~~The projects which will be supported by the Plan will conform to the Policies of the Transportation Element of the Comprehensive Plan. The increase of maximum indebtedness will give additional capacity to the City of Astoria to support additional projects and development in the area. The Plan has a project "Street Improvements" which would allow for assistance in street and streetscape improvements.~~

~~The increase in maximum indebtedness directly supports the Gateway Overlay Area, Economic Development, Housing, Historic Preservation, Parks, Open Space and Recreation, and Transportation Elements of the Comprehensive Plan by providing the ability to fund additional projects within the Area.~~

The following figures replace the respective figures in Part II Exhibits of the Astor-East Urban Renewal Plan.

Figure 1. Astor East Boundary with Amendment Property Identified

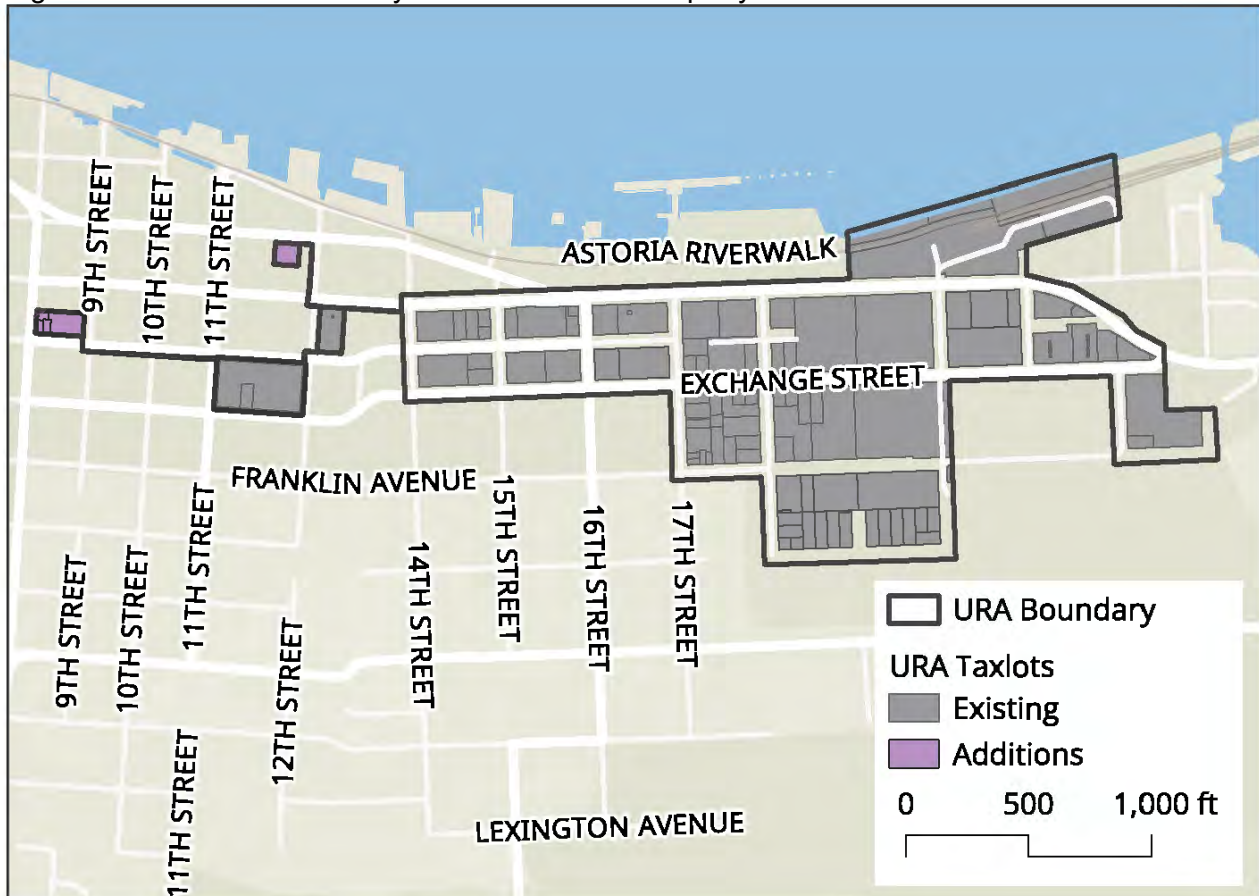


Figure 2. Zoning Districts in the Area

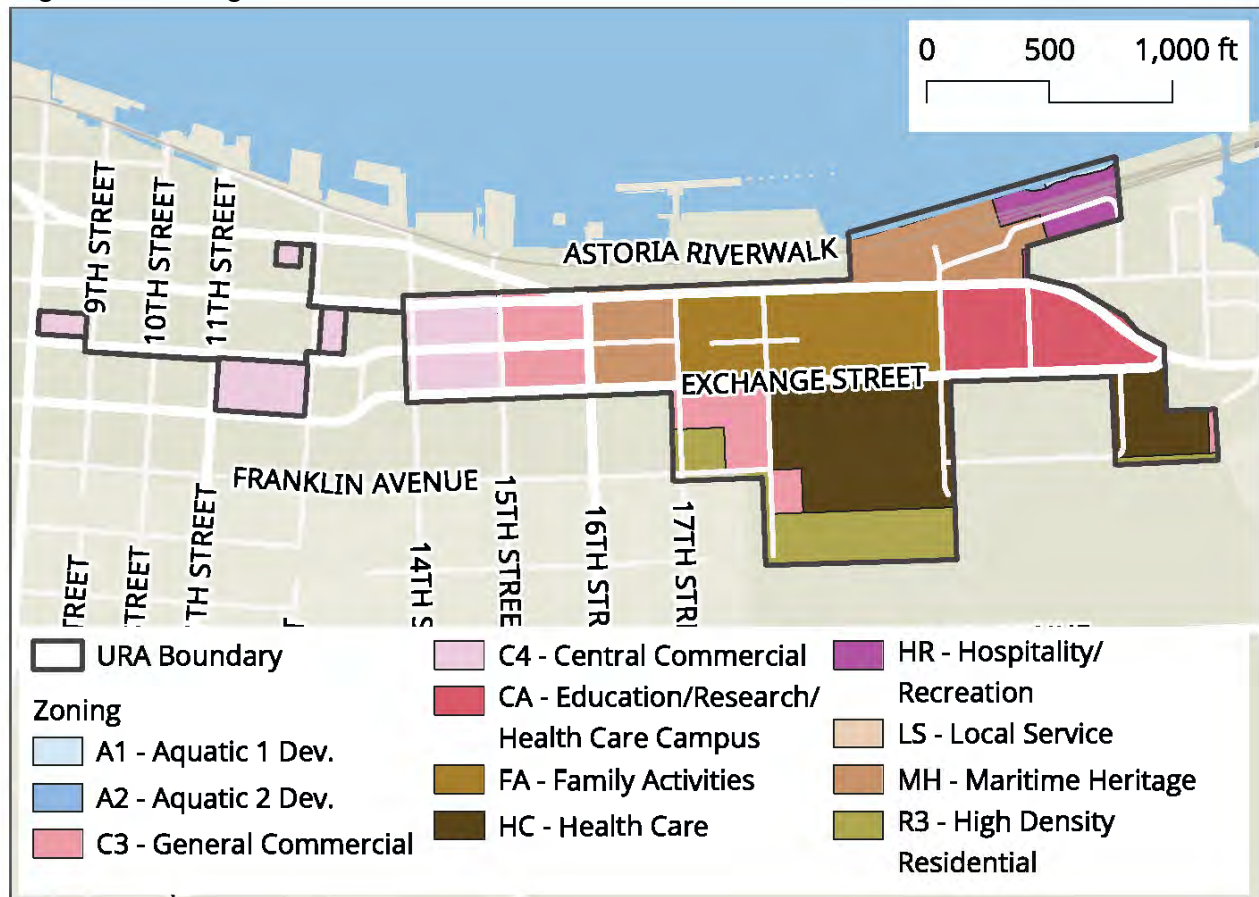
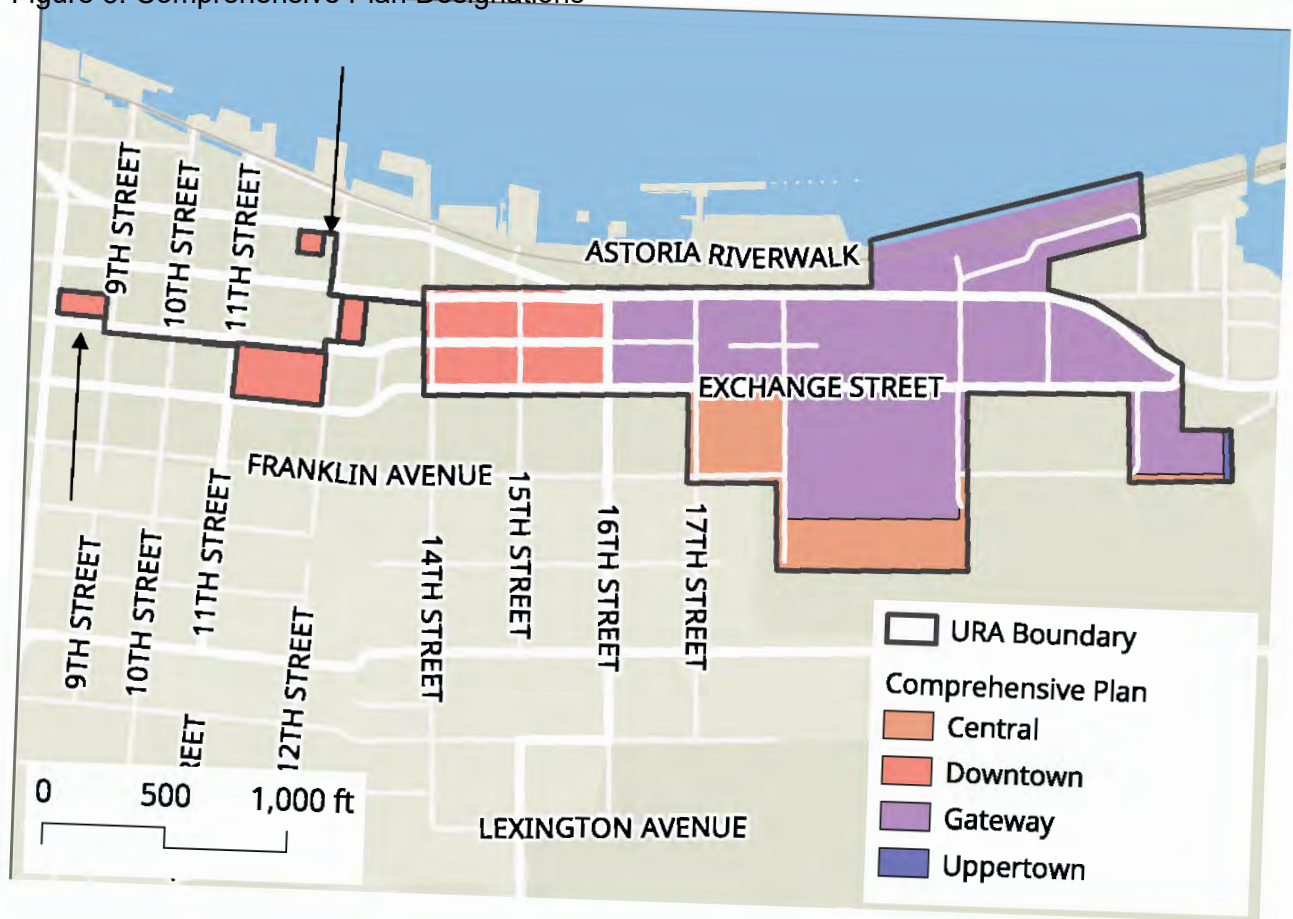


Figure 3. Comprehensive Plan Designations



REPORT ACCOMPANYING THE 12th
AMENDMENT TO THE ASTOR-EAST URBAN
RENEWAL PLAN

FEBRUARY 17, 2026

Prepared by

Elaine Howard Consulting, LLC
Elaine Howard

Tiberius Solutions LLC
Nick Popenuk
Ali Danko

Margaret Raimann

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REPORT ON 12TH AMENDMENT TO THE ASTOR-EAST URBAN RENEWAL PLAN

I. INTRODUCTION

The Astor-East Urban Renewal Report (Report) contains background information and project details for the 12th Amendment to the Astor-East Urban Renewal Plan (Amendment). The Report is not a legal part of the Amendment but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Amendment.

The Report provides the analysis and contains the information required to meet the standards of ORS 457. 087, including financial feasibility. The Report requirements include:

1. A description of the physical, social, and economic conditions in the Area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457. 087(1))
2. Reasons for selection of the plan Area; (ORS 457. 087(2))
3. The relationship between each project to be undertaken and the existing conditions; (ORS 457. 087(3))
4. The estimated total cost of each project and the source of funds to pay such costs; (ORS 457. 087(4))
5. The estimated completion date of each project; (ORS 457. 087(5))
6. The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457. 087(6))
7. A financial analysis of the plan; (ORS 457. 087(7))
8. A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457. 0857(8)) and
9. A relocation report. (ORS 457. 087(9))

The relationship between the sections of the Report and ORS 457.087 requirements is shown in Table 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1. Statutory References

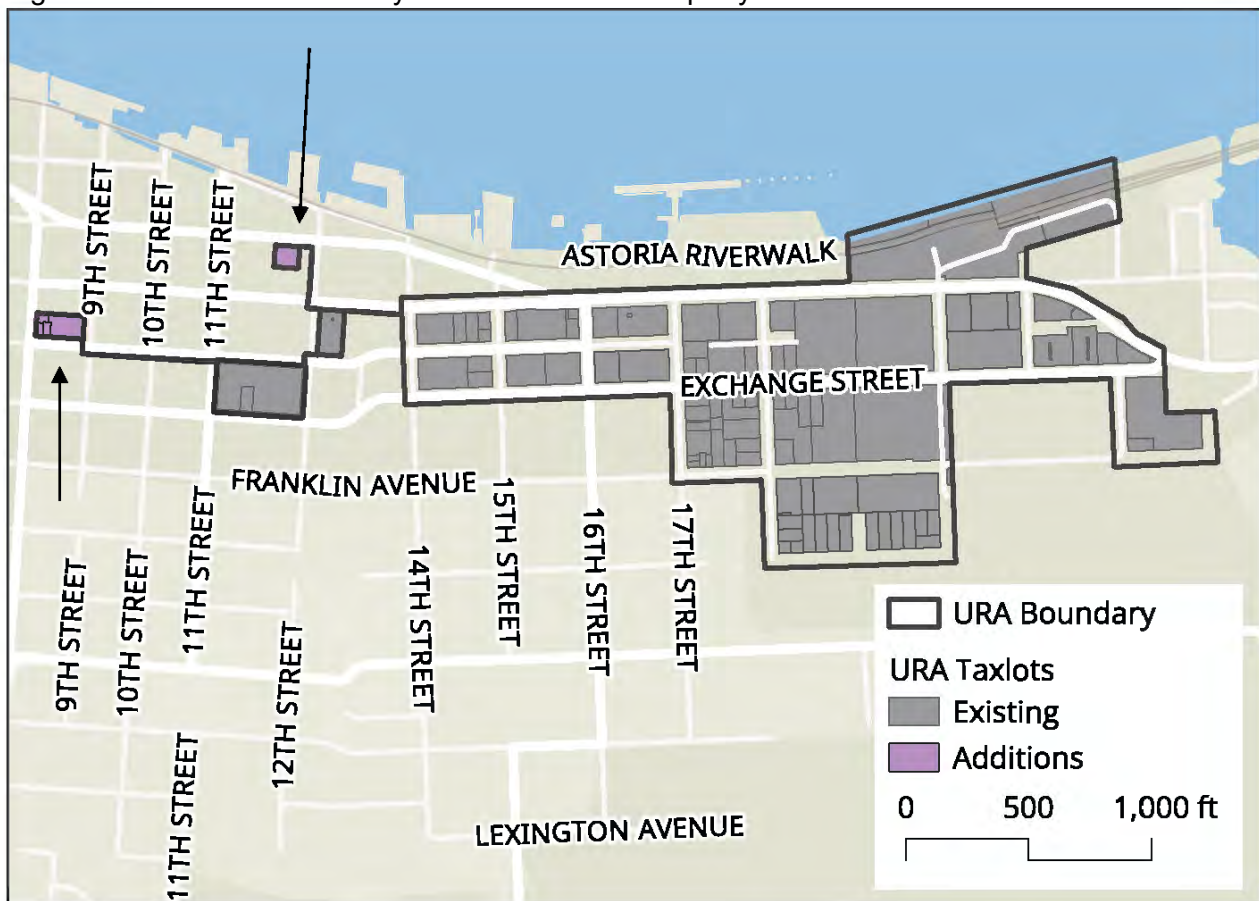
Statutory Requirement	Report Section
ORS 457. 087 (1)	II
ORS 457. 087 (2)	III
ORS 457. 087 (3)	IV
ORS 457. 087 (4)	VI
ORS 457. 087 (5)	VIII
ORS 457. 087 (6)	VI
ORS 457. 087 (7)	V - X
ORS 457. 087 (8)	X
ORS 457. 087 (9)	XI

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The Report provides guidance on how the Astor-East Urban Renewal Plan (Plan) might be implemented. As the Astoria Development Commission (ADC) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The ADC may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the ADC. The ADC may also make changes as allowed in the Amendments section of the Plan.

The 12th Amendment adds .83 acres, .63 acres in parcels and .20 acres in sidewalk right of way and cherry stem to Astor-East Urban Renewal Area (Area). The property to be included into the Astor-East Urban Renewal Area is shown in purple with arrows designating the added tax lots in Figure 1 and is owned by Cricket 19-1 LLC, a 501C3 non-profit organization. It is anticipated to develop as an approximately \$35 million project to create approximately 62-67 affordable housing units.

Figure 1. Astor East Boundary with Amendment Property Identified



Source: Margaret Raimann

REPORT ON 12TH AMENDMENT TO THE ASTOR-EAST URBAN RENEWAL PLAN

The properties are commonly referred to as the “Copeland Commons” and the “Darigold Property” (Clatsop County parking lot). The property includes the sidewalks from the gutter to the property line. It also includes a cherry stem to the existing district. The specific properties are described below:

A. Darigold Property

Site Description: The Darigold property is located at 385 9th Street and comprises four separate tax lots: lots 5, 6, 7, and 8, Block 27, McClures Astoria, Astoria, Clatsop County Oregon—totaling approximately 18,525 square feet (~0.42 acres). Located at 385 9th Street, just one block south of Commercial Street and adjacent to the Clatsop County Courthouse, the site is currently used as a surface parking lot for the County’s vehicle fleet. This high-profile infill site in the heart of downtown Astoria presents a rare opportunity to introduce higher-density housing in a walkable, amenity-rich location with strong community and regional value.

The site is within Astoria’s Downtown Historic District, meaning any new construction will require Historic Design Review. The City will work collaboratively with the selected development team and Historic Landmarks Commission to ensure a context-sensitive project that contributes to the district’s character.

Zoning & Flexibility: The site is zoned C-4 (Central Commercial), which permits multifamily housing provided that commercial or other active uses are located on the ground floor. While this zoning promotes pedestrian-oriented mixed-use development, the City recognizes that requiring commercial uses may not be feasible or appropriate for all housing projects.

B. Copeland Commons

Copeland Commons is located at 1159-1169 Marine Drive and is identified lots 5 and 6, Block 58, McClures Astoria, Astoria, Clatsop County Oregon. It is approximately .21 acres and is owned by Cricket 19-1 LLC, a 501C3 non-profit organization. It is anticipated to develop as an approximately \$35 million project to create approximately 62-67 affordable housing units.

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND THEIR IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the property being added in this 12th Amendment, documenting the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Amendment Area is classified as Government Non-Profit, as shown in Table 2 “Existing Land Use”. The Amendment Area, shown in Figure 1, contains 5 tax lots consisting of .63 acres in tax lots and .20 acres of right of way, for a total of .83 acres. The right of way for the Amendment Area is the sidewalks on Duane Street, Exchange Street, 11th Street, and 12th Street, and the cherry stem to the existing Area.

Table 2. Land Use of Amendment Area

Land Use	# Parcels	Acres	% of Total
Gov’t/Non-Profit	5	.63	100.00%

Source: Elaine Howard Consulting with input from the Clatsop County Assessor and the City of Astoria

The full Area, shown in Figure 1 above, contains 125 parcels consisting of 37.84 acres in tax lots and 19.95 acres of right of way, for a total of 57.78 acres.

An analysis of property classification data from Clatsop County 2024/25 Assessment and Taxation database was used to determine the land use designation of parcels in the Area, shown in Table 3.

Table 3. Land Use in the Area

Land Use	Tax Lots	Acreage	% of Acreage
Residential	21	2.43	6.43%
Commercial	42	9.82	25.94%
Industrial	3	0.45	1.20%
Vacant Multi-Family	6	1.51	4.00%
Gov’t/Non-profit	53	23.63	62.43%
TOTAL	125	37.84	100%

Source: Elaine Howard Consulting with input from the Clatsop County Assessor and the City of Astoria

2. Zoning

The Amendment Area is zoned C4 Central Commercial. This zone is intended to be the commercial center of the Astoria urban area. It is designed to serve as the focal point for retail trade, services, professional, financial, and governmental activities and to allow residential as a subordinate, secondary use. The uses permitted are intended to be compatible with the locale's pedestrian orientation and, as a result, off-street parking is not required. The district is not suitable for low intensity uses requiring large tracts of land, warehouses, wholesale establishments, and other uses which would detract from the purpose or character of the area.

Table 4. Zoning of Amendment Area

Zoning Districts	Tax Lots	Acres	% of Acres
C4 - Central Commercial	5	.63	100%

Source: Elaine Howard Consulting with input from the Clatsop County Assessor and the City of Astoria

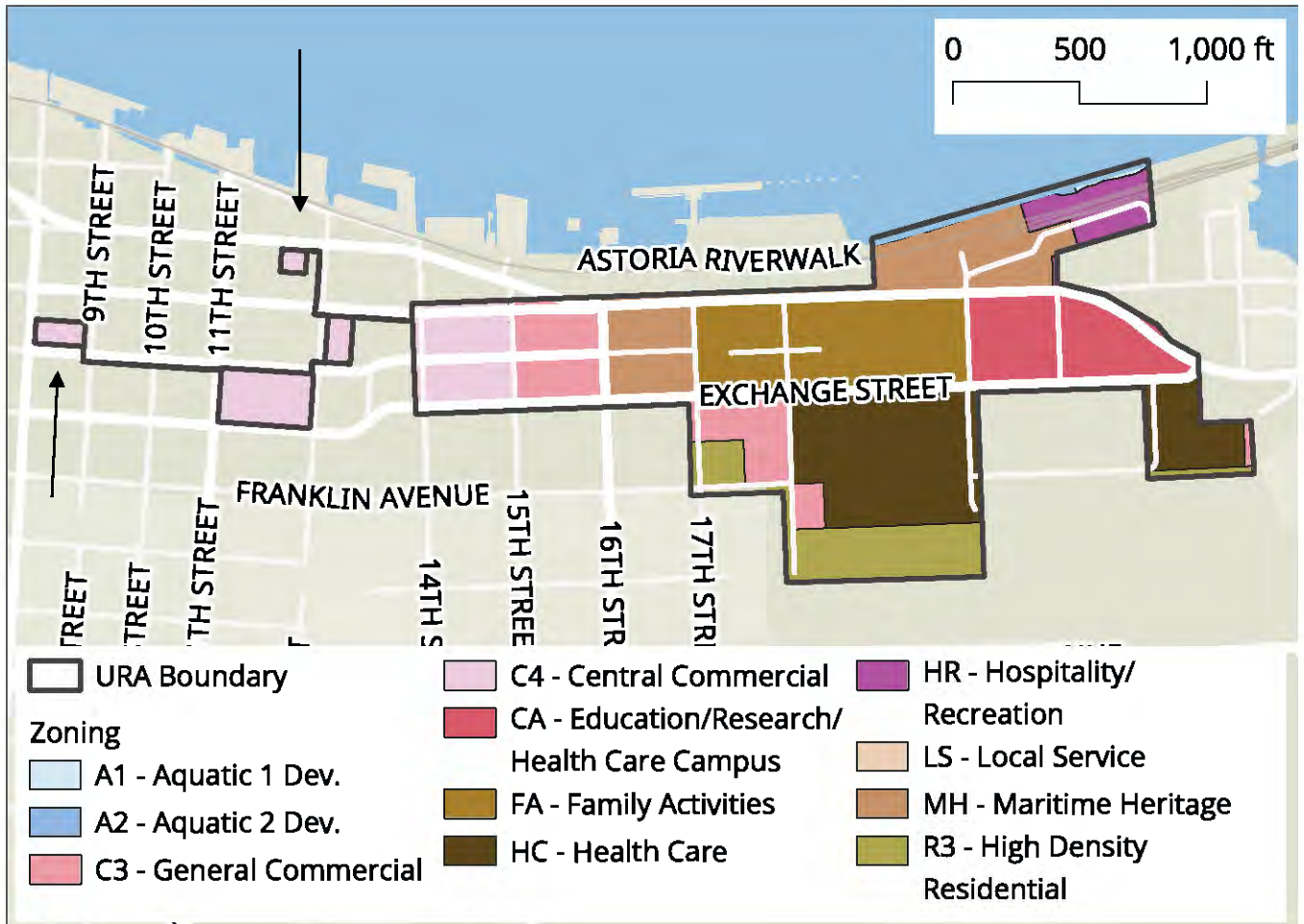
The zoning districts for the Area are shown in Table 5 and Figure 2. Twenty-three percent of the acreage in the Area is in the Health Care zone district. Seventeen percent of the acreage in the Area is in the Family Activities zone district.

Table 5. Zoning of Area

Zoning Districts	Tax Lots	Acres	Percent of Acres
HC - Health Care	15	8.53	22.54%
FA - Family Activities	12	6.58	17.40%
MH - Maritime Heritage	8	5.20	13.75%
C4 - Central Commercial	20	4.23	11.17%
CA - Education/Research/Health Care Campus	23	3.73	9.86%
C3 - General Commercial	22	3.59	9.49%
R3 - High Density Residential Zone	21	2.58	6.82%
A1 - Aquatic One Dev.	1	2.17	5.74%
A2 - Aquatic Two Dev.	2	0.87	2.30%
HR - Hospitality/Recreation	1	0.35	0.93%
TOTAL	125	37.84	100%

Source: Elaine Howard Consulting with input from the Clatsop County Assessor and the City of Astoria

Figure 2. Zoning Districts in the Area



Source: Margaret Raimann

3. Comprehensive Plan

The comprehensive plan designations of the Amendment Area are shown in Table 6 and Figure 3. The added tax lots are located within the Downtown Area identified in the Comprehensive Plan. They are also within the Downtown National Register Historic District. One site, commonly known as Copeland Commons is within the urban core overlay (80908CA03600, . 21 acres).

Table 6. Comprehensive Plan and Overlay Designations of Amendment Area

Comprehensive Plan Designation	Tax Lots	Acreage	% of Acreage
Downtown Area	5	. 63	100%
Historic District	5	. 63	100%
Urban Core Overlay	1	. 21	33. 33%

Source: Elaine Howard Consulting, LLC with input from the Clatsop County Assessor and the City of Astoria

The comprehensive plan designations of the Area are shown Table 7 and Figure 3. Seventy-three percent of the acreage is located in the Gateway Comprehensive Plan designation; sixteen percent is in the Downtown Comprehensive Plan designation and eleven percent is in the Central Comprehensive Plan designation.

Table 7. Comprehensive Plan Designations of Area

Comprehensive Plan Designation	Tax Lots	Acreage	% of Acreage
Gateway	63	27.75	73.34%
Downtown	26	5.92	15.65%
Central	36	4.17	11.01%
TOTAL	125	37.84	100%

Source: Elaine Howard Consulting, LLC with input from the Clatsop County Assessor and the City of Astoria

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Figure 3. Comprehensive Plan Designations



Source: Margaret Raimann

B. Infrastructure

1. Streets

Street Network, including pedestrian and bicycle connections

In the Area as a whole, there are three transportation projects identified in the Capital Improvement Plan (CIP) for the Area.

CR-13 US 30 and 16th Street Crossing Enhancements

CR-14 US 30 and 18th Street Crossing Enhancements

D20 US 30/16th Street Capacity Enhancement

The street and sidewalk system in the Area constitutes a blighting condition.

2. Sewer

In the Area as a whole, there is one sewer project identified in the Capital Improvement Plan (CIP) for the Area.

Sewage Lift Stations Rehabilitation Project (1/3 is located in Astor East (Lift Station No 3)) This is funded for fiscal year 2025/26.

The sewer system in the Area constitutes a blighting condition.

C. Social Conditions

The tax lots to be added are vacant and there are no residents. The addition of the properties to the Area will allow for new housing opportunities to be developed for residents of Astoria in both new development and rehabilitation projects.

Astoria is presently taking part in the Clatsop County Housing Task Force partnering with other cities in the county, the county, as well as local school districts and hospitals, to identify and support regional solutions that can address residents' housing needs.

They have produced the 2019 Clatsop County Housing Strategies Report which found that a full range of housing types will be needed to meet future needs. The Housing Strategies Report also recommends Tax Increment Financing (Urban Renewal) as one of the tools to help facilitate increased housing.

The Copeland Commons is intended to be affordable housing while the development of the other four tax lots, the Darigold Site, is intended to be mixed use housing that will be developed after a Request for Proposals process.

D. Economic Conditions

1. Taxable Value of Property Within the Amendment Area

The total assessed value of the Area calculated with data from the Clatsop County Department of Assessment and Taxation for FYE 2025 including all real, personal, manufactured, and utility properties, is \$27,187,840. The frozen base is \$2,949,516. It is anticipated it will increase to \$3,124,759 as a result of adding properties in this amendment. The excess value is \$24,238,324.

2. Building to Land Value Ratio

Table 8 shows the improvement to land ratios (I:L) for properties within the Area. There are four tax lots with no land value representing approximately five percent of the Area. Another twenty-six tax lots representing nineteen percent of the Area have no improvements. An additional forty-three tax lots representing thirty-seven percent of the acreage have I:L ratios less than 2.0. A minimally reasonable I:L ratio for properties in the Area is 2.0. If a property has the capacity to develop over two floors, the I:L would be expected to be higher. Fifty-two tax lots totaling thirty-eight percent of the acreage have I:L ratios of 2.0 or more in FYE 2025. In summary, approximately half of the Area is underdeveloped and not contributing significantly to the tax base in Astoria.

There are significant building improvements that need to be made to many of the downtown properties despite their I:L value being over 2.0.

Table 8. Improvement to Land Ratio in Area

Improvement to Land Ratio	Tax Lots	Acres	Percent of Acres
No Land Value	4	2.00	5.28%
No Improvement Value	26	7.11	18.78%
0.01-0.50	24	7.08	18.72%
0.51-1.00	5	4.20	11.10%
1.01-1.50	4	1.09	2.88%
1.51-2.00	10	1.87	4.94%
2.01-2.50	10	4.96	13.11%
2.51-3.00	4	0.76	2.01%
3.01-3.50	2	0.23	0.60%
3.51-4.00	3	1.07	2.82%
> 4.00	33	7.47	19.75%
TOTAL	125	37.84	100.00%

Source: Elaine Howard Consulting, LLC with information from Clatsop County Assessor

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Development and Redevelopment projects which may be developed on the property will increase the residential occupancies within the Area, and will generally result in higher demand for fire, life safety, and public safety services. The projected increase in occupancies within the Area will also raise the demand for water, sewer, and storm drainage services. These properties are within the city limits and future development is expected to occur on the properties given their zoning and comprehensive plan designations.

These impacts will be countered by funding for projects from the Plan, including:

- Developed sites will create housing opportunities for the residents of Astoria.
- Increased investment in the Area helps strengthen the tax base both within the Area and in surrounding areas.
- Development provides jobs for the community.

These improvements help offset the fiscal impacts from the urban renewal area.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The Amendment Area is added to be able to increase the housing supply in Astoria and to develop vacant and unproductive land. There is one urban renewal area in the Plan and it was selected to improve and prevent the future occurrence of blighted areas as defined in ORS 457. 010(1).

The Amendment Area has been added to strategically leverage urban renewal tools to meet Astoria’s core housing objectives. The selected sites—the Copeland Commons historic rehabilitation and the Darigold infill property—represent some of the most promising opportunities to deliver affordable and workforce housing within the city’s walkable downtown core. These centrally located, currently under-utilized parcels can be redeveloped efficiently, taking advantage of existing infrastructure, transit, and public amenities while preserving the historic and pedestrian character defined by the Urban Core Overlay and the Downtown Historic District.

Adding these properties to the Urban Renewal Area enables the City to catalyze housing investment through tax-increment financing, public-private partnerships, and infrastructure reinvestment. This approach advances multiple Comprehensive Plan goals—expanding housing choice, rehabilitating the existing built environment, strengthening the downtown economy, and preventing the recurrence of blight. Concentrating these investments in the urban core ensures that growth supports Astoria’s vision of a vibrant, livable, and inclusive community, where redevelopment aligns with the Riverfront Vision Plan and reinforces downtown as the region’s social and economic heart.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

There are no new project categories identified within this Amendment. The future projects fall within the existing project categories in the Plan. This section of the Report does not need to be updated.

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2034, as shown Table 9 are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area. The table shows the projected incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies, and compression losses. These projections of increment are the basis for the projections in Tables 6,7,8 and 9. The assumptions include assumed growth in assessed value of 3% for real and personal property, derived from a combination of appreciation of existing property values and new construction. Assumptions for new development for the residential parcel on the west side of the Area were provided by the developer. City staff worked with the consultant to provide industrial development assumptions for the Area. No change in value for utility and manufactured property is projected.

The narrative analysis for Table 9 is shown below:

- Total AV is the estimated total assessed value of the Area on an annual basis.

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- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment applied is the total assessed value minus the frozen base.
- Tax rate is the total permanent rate levy for the Area.
- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand. ”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation. This is basically those tax payments that receive the 3% discount for paying the full amount in November, delinquencies are the tax payments not paid on time and truncation is a term assessors use for the process or operation that shortens or cuts off a piece of data, by removing numbers from the end.
- Current Year Net reflects subtracting the 5% adjustment factor defined above from Gross TIF.
- Prior Year Net is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1. 5% of total TIF.
- Total TIF is the amount of tax increment revenues estimated to be received by the Agency.
- The “increment applied” is reduced in FYE 2034 as the maximum indebtedness is anticipated to be reached in that year. The Agency will underlevy (take reduced tax increment funds) in FYE 2034.

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Table 9. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues (Dollars)

FYE	Total AV	Frozen Base AV	Increment Applied	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2026	28,870,598	2,949,516	25,921,082	16.0979	417,275	(20,864)	396,411	6,259	402,670
2027	29,933,182	3,124,759	26,808,423	16.0979	431,559	(21,578)	409,981	5,946	415,928
2028	30,852,457	3,124,759	27,727,698	16.0979	446,358	(22,318)	424,040	6,150	430,190
2029	31,803,906	3,124,759	28,679,147	16.0979	461,674	(23,084)	438,590	6,361	444,951
2030	32,788,656	3,124,759	29,663,897	16.0979	477,526	(23,876)	453,650	6,579	460,229
2031	33,807,872	3,124,759	30,683,113	16.0979	493,934	(24,697)	469,237	6,805	476,042
2032	34,862,761	3,124,759	31,738,002	16.0979	510,915	(25,546)	485,369	7,039	492,408
2033	35,954,571	3,124,759	32,829,812	16.0979	528,491	(26,425)	502,066	7,281	509,347
2034	37,084,594	3,124,759	20,482,887	16.0979	329,731	(16,487)	313,245	7,531	320,776
TOTAL					\$4,097,464	(\$204,873)	\$3,892,591	\$59,949	\$3,952,540

Source: Tiberius Solutions LLC

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VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 10 shows the tax increment revenues and their transfer to the Project Fund. There is no long-term debt and no long-term debt is anticipated or the Area. It is anticipated that the Maximum Indebtedness will be reached in FYE 2034.

The Maximum Indebtedness of the Astor East Urban Renewal Plan is \$17,113,718 of which \$6,986,052 remains at FYE 2025. The total amount of tax increment revenues required to service the outstanding maximum indebtedness is estimated to be \$3,952,540 as there is a beginning fund balance in FYE 2026 of \$2,932,012 and projected interest earnings in FYE of \$101,500.

Table 10. Tax Increment Revenues (Dollars) and Allocations to Debt Service

	Total	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources					
Beginning Balance		\$2,932,012	\$0	\$0	\$0
Interest Earnings	\$101,500	\$101,500	\$0	\$0	\$0
TIF: Current Year	\$3,892,591	\$396,411	\$409,981	\$424,040	\$438,590
TIF: Prior Years	\$59,949	\$6,259	\$5,946	\$6,150	\$6,361
Total Resources	\$6,986,052	\$3,436,182	\$415,928	\$430,190	\$444,951
Transfer to URA Projects Fund	(\$6,986,052)	(\$3,436,182)	(\$415,928)	(\$430,190)	(\$444,951)
Total Expenditures	(\$6,986,052)	(\$3,436,182)	(\$415,928)	(\$430,190)	(\$444,951)

Source: Tiberius Solutions LLC

	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034
Resources					
Beginning Balance	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
TIF: Current Year	\$453,650	\$469,237	\$485,369	\$502,066	\$313,245
TIF: Prior Years	\$6,579	\$6,805	\$7,039	\$7,281	\$7,531
Total Resources	\$460,229	\$476,042	\$492,408	\$509,347	\$320,776
Transfer to URA Projects Fund	(\$460,229)	(\$476,042)	(\$492,408)	(\$509,347)	(\$320,776)
Total Expenditures	(\$460,229)	(\$476,042)	(\$492,408)	(\$509,347)	(\$320,776)

Source: Tiberius Solutions LLC

VII. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The estimated total cost of the projects and project categories is shown in Table 11. The overall category of capital outlay indicates a general category from which the ADC can allocate expenditures for projects.

Table 11. Projects and Costs in Year of Expenditure Dollars

	Total	FYE2026	FYE 2027	FYE2028	FYE 2029
Resources					
Beginning Balance		-	\$733,682	-	-
Interest Earnings	\$3,668	-	\$3,668	-	-
Transfer from TIF Fund	\$6,986,052	\$3,436,182	\$415,928	\$430,190	\$444,951
Other	\$200	\$200			
Total Resources	\$6,989,920	\$3,436,382	\$1,153,278	\$430,190	\$444,951
Expenditures (YOE\$)					
Materials & Services	(\$1,081,983)	(\$202,700)	(\$98,880)	(\$101,846)	(\$104,899)
Copeland Commons	(\$206,000)		(\$206,000)		
Capital Outlay	(\$5,701,937)	(\$2,500,000)	(\$848,398)	(\$328,344)	(\$340,052)
Financing Fees	-				
Administration	-				
Total Expenditures	(\$6,989,920)	(\$2,702,700)	(\$1,153,278)	(\$430,190)	(\$444,951)
		-	(15,450)	(15,914)	(16,391)
Ending Balance		-	-	-	-

Source: Tiberius Solutions LLC

	FYE 2030	FYE 2031	FYE 2032	FYE 2032	FYE 2032
Resources					
Beginning Balance	-	-	-	-	-
Interest Earnings	-	-	-	-	-
Transfer from TIF Fund	\$460,229	\$476,042	\$492,408	\$509,347	\$320,776
Other					
Total Resources	\$460,229	\$476,042	\$492,408	\$509,347	\$320,776
Expenditures (YOE\$)					
Materials & Services	(\$108,048)	(\$111,293)	(\$114,634)	(\$118,070)	(\$121,613)
Copeland Commons					
Capital Outlay	(\$352,181)	(\$364,749)	(\$377,774)	(\$391,277)	(\$199,163)
Financing Fees					
Administration					
Total Expenditures	(\$460,229)	(\$476,042)	(\$492,408)	(\$509,347)	(\$320,776)
	(16,883)	(17,390)	(17,912)		
Ending Balance	-	-	-		

Source: Tiberius Solutions LLC

VIII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The Copeland Commons project is projected to be completed by 2028. The development on the vacant county owned property will begin the development process in 2026 with the solicitation for a developer of the site. Other projects will be undertaken as funds are available.

IX. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. The share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness of \$6,656,687. (10% of \$6,656,687 is \$665,669). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the original maximum indebtedness (12.5% of \$6,656,687 is \$832,086). If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

Neither threshold is anticipated to be reached prior to the termination of this district. Therefore, revenue sharing is not anticipated for the Area. If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached.

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X. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAID, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area.

Table 12. Projected Impact on Taxing District Permanent Rate Levies During Use of Tax Increment Financing (PV = Present Value)

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Astoria	Subtotal General Government
2026	(38,366)	(3,142)	(1,336)	(4,052)	(4,410)	(204,458)	(255,764)
2027	(39,629)	(3,245)	(1,380)	(4,186)	(4,555)	(211,190)	(264,185)
2028	(40,988)	(3,356)	(1,427)	(4,329)	(4,711)	(218,431)	(273,243)
2029	(42,395)	(3,472)	(1,476)	(4,478)	(4,873)	(225,926)	(282,619)
2030	(43,850)	(3,591)	(1,527)	(4,631)	(5,040)	(233,684)	(292,324)
2031	(45,357)	(3,714)	(1,579)	(4,791)	(5,213)	(241,713)	(302,367)
2032	(46,916)	(3,842)	(1,633)	(4,955)	(5,393)	(250,023)	(312,763)
2033	(48,530)	(3,974)	(1,690)	(5,126)	(5,578)	(258,624)	(323,522)
2034	(30,563)	(2,503)	(1,064)	(3,228)	(3,513)	(162,876)	(203,747)
TOTAL	(376,596)	(30,839)	(13,111)	(39,776)	(43,287)	(2,006,925)	((2,510,534)

Source: Tiberius Solutions LLC

FYE	Astoria SD #1	NW ESD	Reg CC	Clatsop CC	Subtotal Education	Total All
2026	(123,586)	(3,847)	(19,473)	(146,906)	(402,670)	
2027	(127,655)	(3,974)	(20,114)	(151,743)	(415,928)	
2028	(132,032)	(4,110)	(20,804)	(156,946)	(430,190)	
2029	(136,562)	(4,251)	(21,518)	(162,332)	(444,951)	
2030	(141,252)	(4,397)	(22,257)	(167,905)	(460,229)	
2031	(146,105)	(4,548)	(23,022)	(173,674)	(476,042)	
2032	(151,128)	(4,704)	(23,813)	(179,645)	(492,408)	
2033	(156,327)	(4,866)	(24,632)	(185,825)	(509,347)	
2034	(98,451)	(3,065)	(15,513)	(117,029)	(320,776)	
TOTAL	(1,213,097)	(37,763)	(191,146)	(1,442,006)	(3,952,540)	

Source: Tiberius Solutions LLC

*Tables 7 and 8 show an impact on the Astoria Public Schools School and the Educational Service District. However, under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, because of the use of Tax Increment Financing, are replaced as determined by a funding formula at the State level with State School Fund revenues.

REPORT ON 12TH AMENDMENT TO THE ASTOR-EAST URBAN RENEWAL PLAN

Table 13 shows the increase in permanent rate levy revenues that would occur in FYE 2035 after termination of the tax increment collections.

Table 13. Projected Additional Revenues Obtained in FYE 2035 After Termination of Tax Increment Collections

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
Clatsop County	1.5338	4,793	53,881	58,674
Port of Astoria	0.1256	392	4,412	4,804
Astoria Road	0.0000	0	0	0
Clatsop 4H & Extension	0.0534	167	1,876	2,043
Sunset Empire Transportation	0.1620	506	5,691	6,197
Clatsop Care Center	0.1763	551	6,193	6,744
City of Astoria	8.1738	25,541	287,141	312,682
<i>Subtotal</i>	<i>10.2249</i>	<i>31,950</i>	<i>359,194</i>	<i>391,144</i>
Education				
Astoria School District #1	4.9407	15,438	173,564	189,002
NW Regional ESD	0.1538	481	5,403	5,884
Clatsop Community College	0.7785	2,433	27,348	29,781
<i>Subtotal</i>	<i>5.8730</i>	<i>18,352</i>	<i>206,315</i>	<i>224,667</i>
TOTAL	16.0979	\$50,302	\$565,509	\$615,811

Source: Tiberius Solutions LLC

XI. RELOCATION REPORT

There are no businesses or residents to be relocated under the Plan at the time of this 12th Amendment.

XII. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

There is one urban renewal area in Astoria **which is taking division of tax increment revenues**. State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to be 25 percent for municipalities under 50,000 in population. As noted below, the frozen base including all real, personal, manufactured, and utility properties in the urban renewal area in Astoria is \$2,949,516. This is expected to increase by \$175,243 as a result of this amendment. The assessed value of the city of Astoria, minus the excess value (growth in Av in the area since it was established) is \$1,058,525,336. The amount of assessed value in the urban renewal area is .29 percent of the City of Astoria’s total assessed value, less the incremental value.

The estimated total acreage of the urban renewal area is 57.78 acres, including public right of way. Therefore, less than one percent of the acreage in the City would be in an urban renewal area, and less than one percent of the assessed value of the City would be in an urban renewal area. This is below the statutory limitation of 25 percent in both cases.

Table 14. URA Conformance with AV and Area Limits

Urban Renewal Area	Acres	Frozen Base/Assessed Value
A. Astor-East URA Frozen Base	57.78	\$2,949,516
B. Increase in Frozen Base due to amendment		\$175,243
C. Expected Total Frozen Base after amendment		\$3,124,759
D. Astor East URA Excess Value		\$24,238,324
E. City of Astoria	6,784	\$1,082,763,660
F. City of Astoria Less Excess Value		\$1,058,525,336
Total Amount of City in URAs		
Acreage (A/E)	.01%	
Assessed Value (C/F)		.29%

Source: Elaine Howard Consulting, LLC and the Clatsop County Assessor FY 2024/25 tax rolls

REPORT ON 12TH AMENDMENT TO THE ASTOR-EAST URBAN RENEWAL PLAN

There is a statutory limitation on the amount of acreage you may add to the urban renewal area once it is established.

Table 15. Conformance with 20% Addition Limitation

Urban Renewal Area	Acres	Acres Remaining
Original Boundary	48.16	
20 % expansion		9.632
Updates previously		8.79
Remaining		0.842
Copeland Commons	0.217	0.625
Darigold property	0.42	0.205
ROW connectors	.20	.005

Source: Elaine Howard Consulting, LLC with data from the City of Astoria and Astoria Development Commission



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COMMUNITY DEVELOPMENT

Exhibit C – Astoria Planning Commission Report and Recommendation on the Astor-East Urban Renewal Plan Substantial Amendment

To: City Council
From: John Roberts, Community Development Director
Date: January 28, 2026
Re: Planning Commission Recommendation – Astor-East Urban Renewal Plan Substantial Amendment

At its regular meeting on December 23, 2025, the Astoria Planning Commission reviewed the proposed Astor-East Urban Renewal Plan Substantial Amendment. Following staff presentation and Commission discussion, the Planning Commission voted 4–0 to find that the proposed amendment conforms with the Astoria Comprehensive Plan and to recommend approval of the amendment to the City Council.

This memo is intended to document the Planning Commission’s action for inclusion in the official record.