



Request for Expressions of Interest (RFEI)

Publicly Owned Property for Affordable or Workforce Housing Development – Astoria, Oregon

https://www.astoria.gov/Public_Notices.aspx

SUMMARY OVERVIEW

Purpose: The City of Astoria and Clatsop County are releasing this Request for Expressions of Interest (RFEI) to explore housing development opportunities on two publicly owned sites: the Customs House site and the Darigold site.

Key Goals:

- Deliver workforce and affordable housing
- Respect site context and community values
- Identify creative, feasible development visions

Sites:

- *Customs House:* ~0.5-0.9 acres, near John Jacob Astor Elementary School
- *Darigold:* ~18,525 sf, high-visibility downtown parcel

Response Deadline: Friday, October 31, 2025 by 4:00 PM PST

Submission Requirements: Detailed in Section IV; at minimum:

- Development concept
- Affordability strategy
- Site layout vision
- Team qualifications

Optional Q&A Sessions:

- September 17, 2025—Virtual RFEI Q&A
- October 1, 2025—Virtual RFEI Q&A

Resources:

- 2 vicinity maps (attached)
- Full GIS parcel data: [Clatsop County GIS Portal]

Contact: City of Astoria: jroberts@astoria.gov | (503) 298-2410
Clatsop County: egertler@clatsopcounty.gov | (503) 325-1000 x1317

I. Background

City of Astoria Overview

Astoria, Oregon is a coastal city of over 10,000 residents located near the mouth of the Columbia River. Known for its historic downtown, working waterfront, and thriving arts and brewing scene, the City also anchors Clatsop County’s maritime, healthcare, and public service sectors. Astoria is home to Columbia Memorial Hospital (currently undergoing a \$300 million expansion) and a longstanding U.S. Coast Guard base, serving as both a regional hub and tourist destination.

As the county seat, Astoria works closely with nearby communities—Warrenton, Gearhart, Seaside, and Cannon Beach—on shared housing, transportation, and economic development priorities. However, a constrained land supply and increasing demand from retirees, remote workers, and second-home owners have contributed to a shortage of affordable housing across income levels, impacting local residents and essential workers alike.

Housing Focus and Strategy

To address these challenges, Astoria is preparing a state-required Housing Capacity Analysis and Housing Production Strategy to guide development over the next 20 years. The City has already eased zoning regulations for ADUs and cottage clusters and placed limits on short-term rentals to protect long-term housing options.

Given limited vacant land, the City is prioritizing redevelopment of underutilized sites—particularly those near downtown—for new rental and ownership opportunities. This strategy aims to create walkable, workforce-oriented housing near jobs, schools, and services. As part of this approach, Astoria is evaluating publicly owned properties, like the sites in this RFEI, for potential repurposing into vibrant, community-serving housing.

Development Opportunity

The City of Astoria is issuing this Request for Expressions of Interest (RFEI) to gather creative, high-level concepts for two publicly owned housing opportunity sites—one City-owned, the other expected to transfer from Clatsop County.

Rather than detailed proposals, the City seeks visionary yet feasible ideas from qualified development teams. Responses should outline the team’s experience and provide a preliminary strategy for site programming, financing, and potential partnerships.

This non-binding RFEI is an exploratory step to surface innovative solutions, gauge market interest, and inform a future Request for Proposals (RFP). It aligns with Astoria’s broader housing strategy and recent planning work, advancing the City’s goal of repurposing public land for workforce-focused, community-serving housing.

II. Site Opportunities and Development Vision

1. Customs House Property (Astoria Gateway Area)

Site Description: The Customs House property is located at the eastern gateway into Astoria along Highway 30 (Leif Erikson Drive), adjacent to Astor Elementary School and athletic fields. The neighborhood is characterized by low-scale residential and civic uses. The site includes the 1992 replica of the 1852 U.S. Customs House—Astoria’s first federal building—which is designated a Local Landmark. Any future development must thoughtfully incorporate this historic structure while respecting the residential context of the area.

Site Size & Zoning: The site consists of two parcels that may be modified through adjustments to adjacent right-of-way (ROW) to create a more efficient and buildable development footprint. The City is open to exploring ROW vacations or realignments to maximize usable land, with an estimated 0.5 to 0.9 acres potentially available for residential development. While currently zoned R-2 (Medium Density Residential), the site may be upzoned to R-3 (High Density Residential) or may qualify for increased density through state housing laws such as HB 2001 or SB 1537. The City will initiate any necessary zoning or map amendments to support the envisioned housing outcomes.

Development Vision: While the concept of a **cottage cluster** has been previously explored, initial feedback reflects interest in allowing a broader mix of housing forms to be explored. The development vision should prioritize small-footprint homes arranged in a walkable, community-oriented setting—but does not require a specific configuration.

Key elements of the envisioned project include:

- **Flexible Housing Forms:** Homes could range in size from approximately **750 to 1,250 square feet**, potentially with a mix of **one- and two-story units**, allowing for variation across the site. A phased approach—placing smaller homes toward the street and larger ones toward the rear—is encouraged if it contributes to better integration with the neighborhood.
- **Moderate-Scale Density:** Concepts should aim for 8–12 units total, subject to final site layout and constraints.
- **Affordability Goals:** The primary objective is to create workforce housing affordable to households earning **80% to 120% of Area Median Income (AMI)**. A mix of price points may be proposed if consistent with long-term affordability goals.

Housing Type & Tenure: While **homeownership is encouraged**, the City welcomes proposals that incorporate rental, cooperative, or hybrid tenure models if they deliver affordability and long-term community benefit. Examples of acceptable formats include:

- Cottage courts or clusters
- Micro-courts

- Rowhouses or duplexes
- Stacked flats or other “middle housing” forms

To support ongoing affordability, the City expects proposals to include appropriate mechanisms such as **deed restrictions, equity-sharing models, or income-qualified resale controls**. However, the City also recognizes the financial realities of housing delivery and invites respondents to propose workable and sustainable approaches.

Design Considerations: Development proposals should prioritize context-sensitive design, a pedestrian-oriented layout, and creative integration of site constraints and opportunities. Notable design and infrastructure factors include:

- **Historic Preservation:** The site includes the log replica of the 1852 Custom House, built in 1992 and designated a Local Landmark. The structure must be preserved and **integrated into the development concept** as a visible and accessible public feature. Proposals should describe how the structure will be maintained (either in its current location or respectfully relocated) and include coordination with the City’s Historic Preservation Program.
- **Sewer and Utility Infrastructure:**
 - A **major sewer interceptor** runs east-west in the unimproved public right-of-way along the southern edge of the site.
 - An **8-inch lateral line** runs northwest along the eastern property boundary.
 - These utilities must remain accessible and protected. Development concepts should factor in necessary setbacks, easements, and construction coordination with the City Engineer.
- **Adjacent Public Right-of-Way (ROW):** The site is bordered by several unimproved public ROWs. These may provide opportunities for pedestrian or utility access, or may be vacated for development purposes, subject to City approval.
- **Parking Strategy:** On-site parking should be accommodated discreetly, using shared driveways or clustered parking areas where possible. The layout should preserve a **pedestrian-friendly character**. Final parking requirements will be based on unit count and applicable code provisions.
- **Ballfield Parking Reconfiguration:** Proposals should consider potential relocation or redesign of existing parking used by adjacent athletic fields. Solutions may include shared parking or off-site agreements.

This site presents both challenges and opportunities—including heritage preservation, infrastructure constraints, and neighborhood compatibility. The City seeks development teams who can deliver housing that is functional, well-designed, and reflective of Astoria’s unique community character. Creativity, practicality, and a collaborative approach are all essential.

2. Darigold Property (Downtown Astoria)

Site Description: The Darigold property comprises four separate tax lots—Taxlots 80908CB06700, 80908CB06800, 80908CB07000, and 80908CB06900—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.

As such, proposals may:

- Include flexible ground-floor space (e.g., live-work units, common areas, community-serving uses, or convertible spaces),
- Propose fully residential ground floors, or
- Include a modest commercial element where market-appropriate.

The City is prepared to support variances or code adjustments where justified, especially if the proposed design achieves a vibrant, pedestrian-oriented frontage and contributes to downtown revitalization goals.

Development Vision: The City envisions a multi-story residential development that significantly increases the supply of workforce housing in the downtown core. A building height of **4 to 5 stories** is anticipated, based on the current **45-foot zoning limit**, with the potential to reach up to **55 feet** through mandatory adjustments allowed under SB 1537 for projects that include qualifying affordable housing components. The City welcomes creative design approaches that maximize livability, unit yield, and construction feasibility while ensuring compatibility with the historic scale and character of the surrounding district.

The project should:

- Prioritize mixed-income rental housing, focused on households earning **60% to 120% of Area Median Income (AMI)**;
- Offer a **range of unit sizes and types** to serve singles, couples, and small families; and
- Reflect **durable, cost-effective design** that fits the climate and character of Astoria.

Proposals may incorporate LIHTC, OHCS, or other state and federal financing tools, or rely on private capital for moderate-income housing. The City welcomes clear explanations of the development model and how it supports financial feasibility, construction timeline, and long-term affordability.

Ground Floor Use & Activation: While traditional retail or office space may not be essential, the ground floor must actively engage the street. The City encourages proposals that incorporate:

- Community or resident-serving flex space,
- Live/work or walk-up residential units with porches or stoops,
- Leasing or common areas that provide transparency and pedestrian activity, or
- Convertible spaces that can evolve with market needs.

The objective is to avoid blank walls or inactive edges, while offering flexibility for future adaptation. Full residential use on the ground floor will be considered if it meets these urban design goals.

Parking Strategy: Although **no off-street parking is required in the C-4 zone**, the development must accommodate two distinct parking needs:

1. **Clatsop County Fleet Parking** – The project must provide 33 dedicated spaces for County use during weekday business hours. These are intended to replace the existing subgrade fleet parking on-site. Proposals should incorporate these spaces either below grade, within a podium or parking level, or through other site-efficient means.
2. **Residential Parking** – While not mandated, proposals should consider the parking needs of future tenants. The City supports flexible and right-sized solutions, such as shared parking, off-site lease agreements, car-share integration, or reduced ratios (e.g., 0.6 spaces per unit), based on walkability and downtown amenities.

To support both objectives, the City and County will conduct a Transportation Impact Analysis (TIA) in coordination with the selected development team.

Historic Design Compatibility: The Darigold site sits within the Downtown Historic District and will require careful attention to scale, form, and materials. Proposals should avoid mimicry, instead drawing inspiration from:

- Articulated façades and fenestration patterns,
- High-quality materials,
- Modulated massing and cornice lines consistent with nearby buildings.

Summary: The Darigold site presents a rare opportunity for transformative infill housing in Astoria’s downtown core. While zoning, parking, and design requirements pose challenges, they are also opportunities to create a highly visible, mixed-income project that responds to community needs. The City welcomes proposals that offer practical, creative, and financially grounded solutions, with a vision toward long-term downtown vibrancy and equitable housing access.

III. City Support and Development Incentives

The City of Astoria, in coordination with Clatsop County, is committed to enabling high-quality, community-serving housing on these publicly controlled sites. A range of tools may be available to support financially feasible and impactful projects.

- **Public Land Contribution**
Each site will be made available by the City (or County) to support the proposed development. To advance public goals—such as income-restricted or workforce housing—the City will consider below-market sale, nominal-cost conveyance, or a public land lease. While land discount or donation is preferred, the City is open to lease structures that generate modest revenue if aligned with housing goals.
- **Urban Renewal Assistance (Darigold site)**
The Darigold site is being added to the Astor-East Urban Renewal District, making it eligible for tax increment financing (TIF) and other URA tools to support infrastructure, site prep, or gap funding. Customs House, though outside a URA, may still benefit from city housing programs or future URA expansion.
- **Funding Support and Financial Incentives**
The City will assist selected teams in pursuing applicable funding sources such as OHCS (LIFT, tax credits), federal grants, or historic preservation incentives. Astoria can provide letters of support, serve as co-applicant, or coordinate required documentation for competitive funding programs.
- **Expedited Permitting and Technical Support**
Astoria will assign a dedicated staff liaison to support efficient permitting, zoning review, and historic design review (as applicable). The City will also coordinate closely with Clatsop County on site access and replacement parking (Darigold site).
- **Flexible Public-Private Partnership Options**
The City welcomes creative models—such as land trusts, shared ownership, phased development, or nonprofit partnerships—that deliver long-term affordability

and community benefits. Proposals with amenities like childcare or community space may be eligible for additional flexibility or support.

The City’s approach is pragmatic: **any lawful tool may be considered** if it helps deliver housing that meets local needs. Respondents should assume core project viability rests on market-based feasibility, with public contributions targeted to closing specific gaps. Final incentives will be negotiated through a future RFP and development agreement process.

IV. Submission Requirements

Interested developers or teams are invited to submit a concise Expression of Interest that addresses the following elements for one or both sites (please clearly distinguish which site(s) your concept covers):

- **Concept Vision and Approach:** Describe your overarching vision for the development of the site. What type of place do you intend to create, and how does it align with Astoria’s goals (workforce housing, affordability, contextual design, etc.)? Explain any theme or unique approach (e.g. cooperative housing model, live-work artist housing, etc.) if applicable.
- **Preliminary Development Program:** Outline the basic program for the project, including an approximate number of housing units, unit types (e.g. cottage, townhouse, apartment), and unit sizes/bedroom mix. Note the number of stories and building massing concept, and any ancillary uses (parking strategy, commercial space, community amenities) you propose. This program can be described in narrative form, and if available, a simple conceptual site plan or massing diagram may be attached (optional).
- **Target Population and Affordability Levels:** Specify the income levels you intend to serve and the housing tenure. For example, indicate what percentage of units (or how many units) would be targeted to 80–120% AMI workforce households, any units at ~60% AMI or other affordability tiers, and whether units are rental or for-sale. Confirm that your concept meets or exceeds the City’s desired targets for each site (as described in this RFEI), or provide reasoning if an alternate mix is proposed. If the project would rely on specific housing programs (e.g. vouchers, tax credits) to achieve these affordability levels, note those assumptions.
- **Financial Feasibility Approach:** Provide a **high-level overview** of how you envision financing the project. This could include anticipated sources of funds (e.g. private equity, bank loans, low-income housing tax credits, grants, etc.), and a general statement on project viability. You do *not* need to provide a detailed pro forma at this stage, but identify any key needs or dependencies – for instance, “Project likely feasible only if land is provided at nominal cost and with tax abatement” or “Would seek a partnership with XYZ nonprofit for LIHTC equity,” etc. Highlight any assumptions about public-sector support (land cost, grants, fee waivers) that are

important for the concept's feasibility. This will help the City understand how to structure potential incentives in the RFP.

- **Development Team & Partnership Structure:** Introduce the lead developer and any key partners (architect, equity partner, nonprofit, contractor, etc.) if already identified. Summarize the team's relevant experience with similar projects (size, type, affordability, historic context, etc.). You may include brief examples of past projects or a website link for reference. If you anticipate partnering with the City or County in a particular way (e.g. using a public facility, phasing the project alongside a public parking structure, etc.), or if you seek a particular arrangement (such as a ground lease, joint venture, or guaranteed master lease of units by a large employer), outline those ideas.

***Note:** Full team qualification packages are not required at this stage – a summary is sufficient. The City is primarily interested in your concept and your capability to execute it. Detailed financial qualifications and development agreements will be addressed in the later RFP stage.*

- **Community Benefits and Creative Ideas (Optional):** If there are additional features of your concept that provide community benefits, please mention them. This might include sustainability measures (green building, energy efficiency), public space improvements, public art, integration with transportation (bike/pedestrian enhancements, transit facilities), job training or local hiring plans, etc. Astoria values **creative, place-based solutions**, so any unique ideas that would make the project a model for the community are welcome.

Submission Format: The response should be a written document (maximum roughly 5-10 pages, not counting any cover letter or optional concept sketches). Be sure to indicate clearly which site(s) you are responding to. You may respond to just one of the sites or both, as your interest and expertise dictate. The City encourages brevity and substance – focus on the concept and key information, avoiding unnecessary marketing. Supporting illustrations or diagrams are not required but can be included if they help convey your idea (keep attachments letter-sized or 11x17).

Interested developers or teams are invited to submit a concise Expression of Interest (EOI) for one or both sites. Responses should clearly indicate which site(s) they pertain to and should focus on conveying key concepts and capabilities. Submissions should be limited to approximately 5–10 pages (excluding any cover letter or optional illustrations).

Minimum Response Contents

1. **Concept Vision and Approach**
 - Describe your overall development concept.
 - Explain how it aligns with Astoria's workforce housing, affordability, and design goals.

- Summarize any unique models or approaches proposed (e.g., co-housing, live-work units).
- 2. **Preliminary Development Program**
 - Provide an estimated unit count, mix of unit types (cottage, townhome, apartment), and sizes.
 - Indicate number of stories and general building massing.
 - Include any ancillary uses (e.g., parking strategy, commercial or amenity space).
- 3. **Target Population and Affordability**
 - Specify intended income levels (e.g., % AMI) and tenure (rental or ownership).
 - Outline how your proposal meets or departs from the City’s affordability goals.
- 4. **Financial Feasibility Approach**
 - Summarize anticipated funding sources and financial strategy.
 - Identify any key public support needed (e.g., land discount, tax abatement).
 - Briefly state project feasibility assumptions.
- 5. **Development Team and Experience**
 - Identify lead developer and any known key partners.
 - Provide a summary of qualifications and past relevant projects.
 - Highlight any anticipated public-private partnership approach.

Optional Enhancements

- **Site Sketch or Diagram:** Basic massing or conceptual layout (letter-size or 11x17).
- **Community Benefits:** Ideas that enhance community value (e.g., green building, public art, job training, transit integration).
- **Innovative Elements:** Any creative or contextual ideas that improve project quality or long-term value to the city.

Submission Format

- Responses should be submitted as a PDF document.
- Clearly indicate the site(s) you are responding to.
- Keep content concise and focused—this is a concept-stage process, not a formal proposal.
- No binding commitments or detailed pro formas are required.

This streamlined format is intended to encourage both large and small teams to participate. The City values creativity, practicality, and alignment with local goals.

V. Schedule and Next Steps

The RFEI is intended to inform how the City and County proceed toward the redevelopment of the Customs House and Darigold sites. This process is exploratory and non-binding; no project award will result directly from the RFEI. Instead, the City will use responses to understand market interest, gather development concepts, and shape a future Request for Proposals (RFP).

Anticipated Timeline:

- **RFEI Release: September 2, 2025.** The RFEI will be posted online and distributed to interested parties.
- **Response Period: ~8 weeks, closing October 31, 2025 at 4:00 p.m. PST**
- **Q&A Sessions:**
 - September 17, 2025 (Virtual RFEI Q&A Session)
 - October 1, 2025 (Virtual RFEI Q&A Session)
- **Optional Site Tours:** Available throughout the open period upon request. City and County staff will provide access and on-site guidance.
- **Review Period:** November -- December 2025

Evaluation Framework: Unlike a traditional RFP, this RFEI does not include formal scoring or ranking. Instead, each proposal will be evaluated by a team of City and County staff with input from outside advisors, and summarized using a SWOT (Strengths, Weaknesses, Opportunities, Threats) framework. This approach enables a balanced, qualitative review that captures the promise, risks, and alignment of each concept with community goals.

SWOT evaluations will consider:

- **Strengths:** Overall vision, development feasibility, affordability levels, team qualifications
- **Weaknesses:** Gaps in financial strategy, entitlement risks, unclear programming
- **Opportunities:** Unique features, innovative partnerships, catalytic potential
- **Threats:** Regulatory barriers, infrastructure needs, funding uncertainty

The City anticipates presenting 2–3 standout proposals per site to the City Council for discussion and direction on whether to refine, shortlist, or request further exploration before issuing the RFP. The goal is not to select a “winner,” but to develop a clear understanding of what types of projects are viable, how different proposals align with policy goals, and what should be included in a future RFP. The Council may indicate a “**Strength of Preference**” for one or more concepts, which will inform subsequent steps.

Next Phase – Request for Proposals (RFP): The City anticipates releasing one or more formal RFPs in early 2026 for the actual development of each site. These will incorporate feedback from the RFEI, and may reflect:

- Refined project goals or programmatic requirements
- Pre-qualified teams or concepts
- Adjusted incentives, regulatory expectations, or land terms

Respondents to this RFEI will receive direct notice of the RFP and may be prioritized for continued discussions. However, participation in the RFEI is not a prerequisite for future eligibility—new respondents may also participate in the RFP process.

Q&A Sessions: The City will host two virtual RFEI Q&A sessions during the response period. Interested parties must email jroberts@astoria.gov or egertler@clatsopcounty.gov to receive the meeting link.

- September 17, 2025 (Virtual RFEI Q&A Session)
- October 1, 2025 (Virtual RFEI Q&A Session)

These sessions will provide background on the sites, review key elements of the RFEI, and offer an opportunity to ask questions in a group setting.

Target Milestones:

- **RFP Release:** Winter 2025–26
- **Developer Selection:** Spring 2026
- **Development Agreements Negotiated:** Summer 2026
- **Construction Start Target:** By end of 2027

The City and County will work in partnership throughout this process and maintain close engagement with the public. These sites present an opportunity to address pressing workforce housing needs while advancing long-standing goals of downtown revitalization, public land reuse, and equitable development. The RFEI is a key first step in identifying the right direction—and the right partners—to realize that vision.

VI. Submission Instructions and Contact Information

Interested parties should submit their Expression of Interest in electronic format (PDF or Word). All submissions must be received by the deadline (**October 31, 2025**). Please email your submission to the City of Astoria at planning@astoria.gov or jroberts@astoria.gov with the subject line “**Housing RFEI Response – [Your Organization Name]**”.

Point of Contact & Questions: For all inquiries related to this Request for Expressions of Interest (RFEI), or to schedule a site visit, interested parties may contact either of the following:

City of Astoria – Community Development Department
John Roberts, Community Development Director
Phone: (503) 298-2410
Email: jroberts@astoria.gov

or

Elissa Gertler
Clatsop County Housing Manager
Phone: (503) 325-1000 ext. 1317
Email: egertler@clatsopcounty.gov

During the open RFEI period, questions that are of general interest will be shared publicly—either through the City’s website or direct email updates—to ensure a fair and transparent process for all potential respondents. To receive future notifications and Q&A updates, please email either contact listed above and request to be added to the distribution list.

To sign up for one of the Virtual RFEI Q&A Sessions, please email John Roberts at jroberts@astoria.gov or Ellisa Gertler egertler@clatsopcounty.gov. Meeting links will be provided by reply email to confirmed participants.

Submission Contents: Along with your concept narrative described in the “Submission Requirements” section, you may include a cover letter introducing your firm and a primary contact person (name, title, phone, email). The cover letter should be signed by an authorized principal of the development entity. Please also note clearly if any parts of your submission are confidential or proprietary. The City will endeavor to keep such information confidential to the extent allowed under Oregon Public Records law.

VII. General Provisions

Informational Purpose Only: This RFEI is an exploratory and non-binding process intended to gather high-level concepts and gauge developer interest. It does not constitute a formal solicitation and will not result in a contract or project award. Responses will help inform the City of Astoria’s next steps in preparing a future Request for Proposals (RFP) or alternative development strategy.

Voluntary Participation: Participation in this RFEI is entirely voluntary and at the respondent’s own expense. The City of Astoria is not liable for any costs incurred in the preparation or submission of responses.

Flexibility to Modify or Withdraw: The City reserves the right to modify or withdraw this RFEI at any time for any reason, including changes in site conditions, funding availability, community input, or policy direction. If withdrawn, the City will notify all known recipients and no submissions will be retained or acted upon.

No Guarantee of Future Opportunity: The City and Clatsop County are under no obligation to pursue development on either site nor to proceed with an RFP. Any future development activity will be subject to applicable land use approvals, community engagement, and mutually acceptable terms. The City may elect to pursue one site, both sites or alternative approaches based on input received.

Commitment to Equity and Access: The City encourages participation from a diverse range of firms, including minority-owned, women-owned, and emerging small businesses. All qualified respondents will be considered regardless of ownership structure, size, or location, provided they demonstrate the ability to deliver a project that aligns with the City’s housing goals.

Confidentiality and Public Records Disclosure: Respondents may designate portions of their submittals as ‘CONFIDENTIAL’ if they include sensitive business or financial data not intended for public release. While the City will make good-faith efforts to respect these designations, disclosure is ultimately governed by Oregon public records law (ORS 192).

Looking Ahead: Astoria is committed to leveraging public land for community benefit through creative, inclusive, and feasible housing strategies. This RFEI is the beginning of a dialogue, and we look forward to the ideas and energy that development partners can bring to the table.

VIII. Site Maps & Property Resources

To orient respondents, general vicinity maps showing City utilities for both the Customs House and Darigold sites are provided (see Exhibits A and B).

City Utilities Included on the Vicinity Map

- Water (blue), Storm (brown), Sewer (green)

Electric and gas services must be confirmed with:

- Pacific Power (electric)
- NW Natural (gas)

For parcel-level data, zoning, surveys, and historical records, use the GIS links below:

Customs House Site

- City of Astoria GIS – Customs House: [City Data Customs House](#)
- Clatsop County GIS – Customs House: [County Data TL Surveys Plats](#)
- Clatsop County Property Record – Customs House: [County Property Information](#)

Darigold Site

This site includes four tax lots totaling ~0.42 acres: 80908CB06700, 80908CB06800, 80908CB07000, and 80908CB06900.

- City of Astoria GIS – Darigold: [City Data Darigold](#)
- Clatsop County GIS – Darigold: [County Data TL Surveys Plats](#)
- Clatsop County Property Record – Darigold: [County Property Information](#)

Due Diligence

Respondents are responsible for verifying site conditions using public tools and site visits. The City and County make no warranties regarding third-party data.

Exhibit A – Customs House

Exhibit A: Customs House Vicinity Map

Created 8/19/2025



Disclaimer: This map and data are not authoritative and were not prepared for legal, engineering, or survey purposes. The data are provided for exclusive use in support of City of Astoria business. Source data were reviewed for accuracy, but errors may exist. THIS MAP AND DATA ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The City of Astoria assumes no responsibility for the use of this information, nor any inaccuracies contained within.

Exhibit B

Exhibit B: Dairygold Vicinity Map

Created 8/20/2025



Disclaimer: This map and data are not authoritative and were not prepared for legal, engineering, or survey purposes. The data are provided for exclusive use in support of City of Astoria business. Source data were reviewed for accuracy, but errors may exist. THIS MAP AND DATA ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The City of Astoria assumes no responsibility for the use of this information, nor any inaccuracies contained within.