

BEFORE THE DESIGN REVIEW COMMITTEE
OF THE CITY OF ASTORIA

IN THE MATTER OF DESIGN REVIEW REQUEST)

)
FOR THE FOLLOWING PROPERTY: MAP T8N-R9W)
SECTION 9CB, PORTION OF TAX LOT 6803,)
PORTION OF BLOCK 144, 2350 MARINE DR,)
ASTORIA OR 97103)

)
ZONE: GATEWAY AND CIVIC GREENWAY OVERLAY ZONE IN)
THE LS (LOCAL SERVICE) ZONE)

)
APPLICANT: GARRY VALLASTER, ASTOR VENTURE, LLC)
PO BOX 3933, PORTLAND, OR 97208)
FOR GARRY DON VALLASTER)
ASTOR VENTURE, LLC PO BOX 3933)
PORTLAND, OR 97208)

ORDER NO. DR17-~~03~~⁰³

The above named applicant applied to the City for Design Review DR17-⁰³~~03~~ to construct an approximately 11,580 square foot commercial building in the Gateway and Civic Greenway Overlay Zone in the LS Zone. The structure will be located within the Gateway Overlay Zone within the City limits of Astoria.

A public hearing on the above entitled matter was held before the Design Review Committee on June 7, 2018 and the Design Review Committee closed the public hearing and rendered a decision at the June 7, 2018 meeting.

The Design Review Committee orders that this application for a Design Review DR17-03 is approved and adopts the findings of fact and conclusions of law attached hereto.

The effective date of this approval is 15 days following the signing of this order, subject to any attached conditions. *A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.*

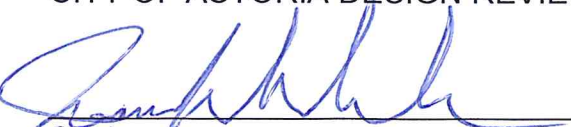
This decision may be appealed to the City Council (by an affected party) by filing an appeal with the City within 15 days of this date (Section 9.040).


The permit will be void after two years unless substantial construction has taken place, or use has begun. However, the Design Review Committee may extend the permit for an additional one year upon request by the applicant.

DATE SIGNED: June 7, 2018

DATE MAILED: JUNE 11, 2018

CITY OF ASTORIA DESIGN REVIEW COMMITTEE


Chairman


Committee Member


Committee Member


Committee Member


Committee Member

STAFF REPORT AND FINDINGS OF FACT

June 8, 2018

TO: DESIGN REVIEW COMMITTEE

FROM: NANCY FERBER, PLANNER

SUBJECT: DESIGN REVIEW REQUEST (DR17-03) BY ASTOR VENTURE LLC (GARRY DON VALLASTER) TO CONSTRUCT AN 11,580 SQUARE FOOT ONE-STORY COMMERCIAL BUILDING (ASTORIA CO-OP GROCERY) AT 2350 MARINE DRIVE

I. BACKGROUND SUMMARY

- A. Applicant: Astor Venture, LLC, Garry Don Vallaster
PO Box 3933
Portland, OR 97208
- B. Owner: Astor Venture, LLC, Agent Garry Don Vallaster
711 SW Alder St
Portland, OR 97205
- C. Location: 2350 Marine Drive (Map T8N-R9W Section 9CB; portion of Tax Lot 6803; portion of Block 144, Shively's
- D. Zone: LS (Local Services), Gateway and Civic Greenway overlay zones
- E. Proposal: To construct a one-story, 11,580 square foot commercial building
- F. Previous Applications The site was planned for the Wauna Credit Union (1999-2000) and the Clatsop Care facility (2010-2012), neither of which began construction.



II. BACKGROUND

Site:

The property was part of the Mill Pond redevelopment project, initiated by the City of Astoria and Venerable Properties beginning in 1997/1998. The majority of the area is designated Attached Housing-Mill Pond (AH-MP). Development within the zone has been exclusively residential to date, with single family dwellings surrounding the mill pond and affordable



multifamily apartments situated along Marine Drive. There have been several attempts in the past to develop this lot for non-residential uses, including a credit union and a medical facility. The AH-MP zone permits retail uses as a conditional use, but not in excess of 6,000 square feet. In discussions with the applicant, staff determined that it would be more appropriate to extend the Local Service (LS) zone to the east, where retail sales are permitted outright, and to add some restrictions regulating the size. The zone change in the area to allow retail sales over 6,000 square feet at the site was approved and adopted by City Council at the March 5, 2018 Council meeting.

The site lies in the “Gateway” neighborhood in the comprehensive plan CP.057-Gateway Overlay Area. The site also lies within two design overlay zones:

The Civic Greenway Overlay zone is in intended to “protect views of and access to the Columbia River, provide for an enhanced open space and landscaping, support water-dependent uses consistent with Astoria’s working waterfront, and encourage modest scale housing in areas recommended for residential use. It extends from approximately 16th street to 41st Street between Marine Drive and the River.

The Gateway Overlay Zone is “intended to be an intensively developed, mixed-use area which complements Downtown Astoria and the community as a whole.”

The area is dominated by major institutional uses, including the Columbia River Maritime Museum, the City of Astoria Aquatics Center, Columbia Memorial Hospital, the Oregon State University Seafood Lab, East End Mooring Basin, and associated Port property. There are several significant vacant land and water areas suitable for redevelopment.

Area:

The proposed location is bounded on the north by Steam Whistle Way, to east by undeveloped property zoned Attached Housing-Mill Pond (AH-MP), to the south by Marine Drive and to the west by 23rd Avenue. *The area includes multiple tax lots and multiple platted lots. Prior to any construction, the applicant shall submit a lot line adjustment permit to the Community Development Department.*



Proposed Construction: At a Glance

This proposal is to construct an 11,580 square foot commercial space to house the Astoria Co-op Grocery. The proposed new building is on a site area of 76,959 square feet. 11,580 (15% of the site) is proposed for building footprint, with an additional area for a loading bay, and a landscaped area of approximately 38,396 square feet (meeting the 20% LS zone requirement for landscaping), a parking lot, storm water drainage bioswales and outdoor seating area.

The proposed use of the site is not under review by the DRC. Retail Sales Establishments of this size, are an outright permitted use in this lot in the recently approved LS-Local Service zone. The applicable criteria, including design aesthetics and orientation of the building are reviewed in this staff report.

Multiple drafts of plans for this project have been submitted to and reviewed by staff. The final set of proposed plans are included with the application materials, and are dated 5-25-18. Previous iterations are referenced in some of the public comments. A full set color plans are available for review in the Community Development Department, and posted on the City's website as a PDF.

Style: Single story rectangular shaped building with a flat roof, sloped for drainage. The proposed structure has prominent canopy/awning feature on the east and south facing elevations

Roof: The LS zone allows heights up to 45', however the overlay zone maximum is 28'. The proposed roof plan is 20', with a wooden canopy with sheet metal at

25'5". Materials include a white or gray Thermoplastic polyolefin (TPO), and heavy wooden brackets to support the canopy. The applicant confirmed the roofing material will be gray

Siding: The exterior façade is a combination of 8" horizontal stained ship lap cedar siding, a concrete stem wall 3'6" high, and metal wall panels comprised of box corrugation, galvanized and painted zinc gray.

Windows: East elevation will have an aluminum storefront window system, and fiberglass windows, vinyl windows with a white finish are proposed on the other elevations. Additional windows have been incorporated into the west wall design, with metal framing.

Doors: A metal roll-up loading door in zinc gray is proposed on the north elevation. The applicant notes other doors will be hollow metal or fiberglass. Details on the automatic sliding double door have not been submitted. Additional detailing on proposed doors shall be submitted by the applicant.

Other Design Elements: Additional decorative elements include large wooden column and beams with a natural finish proposed on the south and east elevations. Steel metal bike racks are proposed on the east side, and 3 options for screening/fencing around the loading area on the north side of the building.

Exterior Lighting: Downcast exterior wall mounted lighting proposal is included, along with traditional style pole mounted lights in the parking lot. An updated lighting plan submitted with the 6-7-18 proposal packet was approved by DRC.

Sign: The proposed development includes aluminum wall signage. Dimensions and materials shall be submitted with the sign permit including clarification on illumination and location and dimensions for any other proposed signage such as freestanding or monument signs. 150sq feet of signage is allowed per the zoning.

Trash Enclosure: Screening or fencing trash enclosures is required, no details were submitted. A site plan shall be submitted prior to obtaining a building permit application for review.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet pursuant to Section 9.020 on April 10, 2018. A notice of public hearing was published in the *Daily Astorian* on April 27, 2018. On site notice required in Article 9 was posted April 23, 2018. Comments from the following parties were received in time to be included with meeting packets:

- Email from Barbara Bower 3-4-18
- Email and letter from Barbara Bower dated 4-24-18

- Letter from Mill Pond residents dated 4-25-18, with exhibit materials
- Letter from John Ryan dated 4-26-18

Additional comments received after the May 3rd meeting are included with this packet:

- Letter from John Ryan dated 5-31-18 with exhibit materials
- Email from Ned Heavenrich dated 5-13-18
- Email from Mill Pond HOA Board of Directors dated 5-16-18
- Letter from Mill Pond Residents dated 5-31-18

Any additional comments received will be made available at the Design Review Committee (DRC) meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed grocery store would be located in the Local Service (LS) and shall conform to Sections 14.005 through 14.030 of the Development Code. The location is also in the Civic Greenway zone, article 14.035 notes 14.040 B *“Non-residential and mixed use development applications shall be reviewed through the public design review process subject to Design Review Guidelines in Section 14.025.”* This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

Finding: The proposal is a private development to be constructed within the Gateway and Civic Greenway Overlay Zones and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both “encouraged” and “discouraged” architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

Finding: The structure is new construction and as such is subject to the Design Review Guidelines.

- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan *“encourages new construction to reflect building types found in the Uppertown area.”* Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Finding: The proposed development is a commercial structure, and at a single story is low in form, which is an encouraged building type. See rendering to the right. The new building is simple with a general rectangular plan shape. It is neither complex nor sprawling. The



canopy adds an architectural element that makes the design unique, while maintaining an encouraged form. This criteria is met.

- E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The building would be rectangular with parking adjacent to the front (east) elevation. The building footprint is not complex, nor sprawling. This guideline is met.

- F. Section 14.025(D) identifies the windows encouraged.

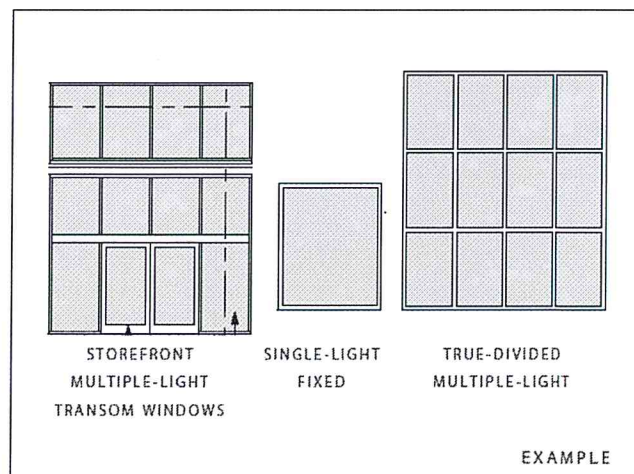
1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
2. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
3. Residential a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

Section 14.025(E) identifies windows discouraged.

1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

Finding: Proposed windows include both aluminum and fiberglass materials. Large window area is allowable for commercial sites.

However, spandrel and frost glass is discouraged. The revised design indicated added windows on the west side of the building which are clear and allow pedestrians to look into the store. Additionally, an espalier trellis for fruit trees and a series of along the west.



Aluminum window designs have been approved and installed at the CMH Pavilion building and are appropriate for commercial building types.

The new design indicates larger fiberglass, clear windows and the addition of shrouds around the smaller windows.

G. Section 14.025(F) identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be sided with a mixture of sidings. Siding examples are included in the proposal. The proposed painted metal siding with vertical ridges, and wood ship lap siding meet the guidelines for materials. The applicant shall confirm the reveal of the siding. Finished concrete is also an encouraged element. The materials meet the guidelines.

Materials proposed for screening the loading bay shall be reviewed by DRC; A landscaping/fencing design has been provided by the applicant for review. It appears that the loading bay is surrounded by a six foot wall or fence that is landscaped between the wall and Steam Whistle Way.

H. Section 14.025(H) identifies the roof elements encouraged.

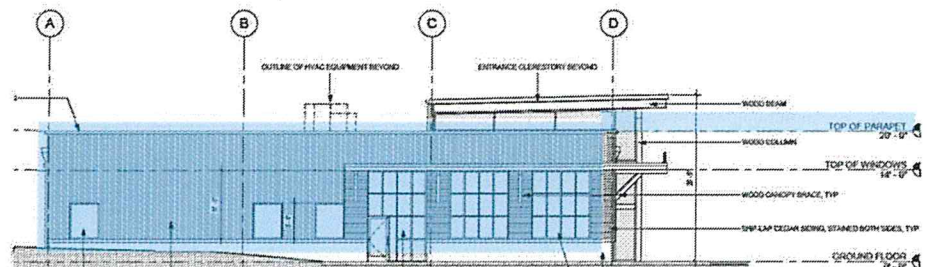
1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.

2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: The structure will have a flat roof which incorporates a parapet wall, and large wood beam canopy. Flat roofs behind a parapet are encouraged design on commercial buildings. Other encouraged commercial roof designs include single gables with low pitch, repetitive gables with steep pitch or design which incorporate skylights. Adjacent commercial structures have a variety of roof designs and levels such as the CMH Cancer clinic. The awnings add an element to break up the roof design while maintaining encouraged design elements for commercial structures. The signage near the roofline shall require a sign permit, and should it extend about the roofline, it shall conform to dimension requirements in Article 8 for signage.



- I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is noted as white or gray Thermoplastic polyolefin (TPO), and heavy wooden brackets to support the canopy. The applicant shall clarify if the final proposed material is gray or white. Gray is the encouraged color to maintain a neutral or subdued roof design. If the material is a subdued color, this guideline has been met. At one point, the applicant discussed proposing solar panels on the roof. Should any solar panels or structures be incorporated into the design, the applicant shall submit a plan and a solar permit, required in Development Code article 16. The applicant confirmed the proposed roofing material will be gray

J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: The applicant proposes aluminum letter signage on the east elevation near the main entrance. The applicant noted the co-op was exploring possibilities for a new logo and lettering. With that process is underway, the actual proposed signage is expected to change. The lettering below is a likely area where signage will be installed.

Signage and any advertising at the site will need a sign permit and will be reviewed against the signage requirements in Article 8 and Article 14 of the Development Code. Without additional details on the proposed dimensions and



SE PERSPECTIVE

design for the signage, this guideline is not met. DRC directed Community Development staff to review signage when it is submitted with a sign permit. If needed it may be reviewed by the DRC as an amendment to an existing permit. Signage shall not be installed prior to review by staff and/or the DRC.

K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.
2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and

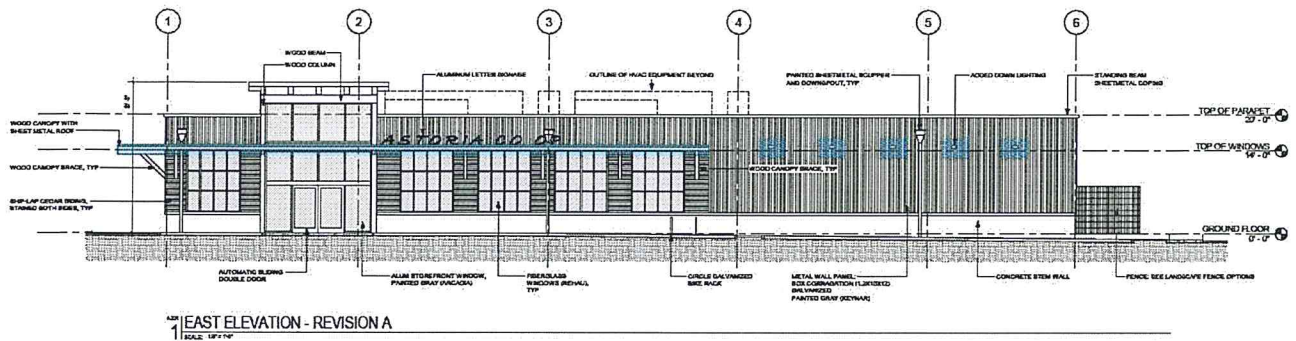
parking lots. Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with un diffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: The parking light lighting plan is shown on page 35 of the original submitted plans. Proposed fixtures are noted in the additional materials and in a new lighting plan submitted by the applicant. Additional decorative lighting integrated with the architecture and fixtures that direct light downward to eliminate glare are encouraged designs. The gooseneck lighting is preferred, to provide consistency with similar existing fixtures in the Mill Pond neighborhood. Bulbs shall not extend below the shroud of the lamp.



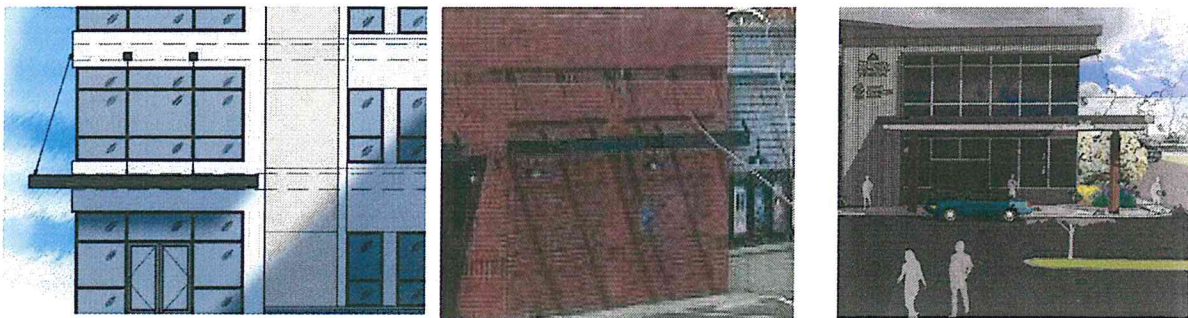
The fixtures are proposed and shown to the right, and noted on the lighting plan. Any additional lighting shall be downcast. The goose neck like fixtures proposed meet the guidelines. Historic street lamps are also an encouraged design. The guideline is met.



L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection. Section 14.025(Q) identifies other design elements discouraged.
2. Commercial: a) Vinyl awnings; b) Back lit awnings. Finding:

The fixed wooden canopy for rain protection and ease of customer entry is encouraged in commercial buildings. The use of wood is encouraged, especially in this location which is near the historic wooden mill that once operated near the site. Examples of other successful awning designs are below. The wooden canopy meets the design criteria. Additionally, a trellis has been extended along the south façade to support a wisteria vine and add definition to the building. This criteria is met.



- M. Section 14.030(A)(1) concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this requirement may be allowed to form an outdoor space

such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project covers a site area of almost 77,000 square feet. The building itself is approximately 11,580, with the main entrance on the east side of the structure facing the parking lot. Staff discussed relocating the building to other areas of the lot with the applicant, and changing the orientation. The applicant submitted alternative siting plans with previous submissions. The final site plan dated 5-25-18 proposes the parking lot east of the building, with the entrance to the site off Steam Whistle Way. Public comment received and included in the Committee packets include testimony from neighboring property owners concerning the orientation of the building.

Incorporating outdoor seating on the south façade of the site as proposed on page 3 of the plans helps maintain a pedestrian friendly design. The use of this patio area between the buildings is allowed, to create a pedestrian oriented street front. The applicant has added a walkway/ramp from the corner of 23rd to the entry facing Marine Drive. Pedestrian improvements along 23rd include edible landscaping and windows into work areas.

The design changes to the building are intended to take more than just vehicular access from the parking lot into account. The neighboring areas are zoned for commercial, residential and family activities, all of which draw populations other than just retail sales customers to the area. Based on the revised materials submitted by the applicant, the DRC determined the current proposed orientation of the building meets this criteria.

- N. Section 14.030(A)(2) concerning building orientation states that new uses should *"be sited to take advantage of the Columbia River and hillside views."*

Finding: The applicant notes orientation of the building has been addressed to take advantage of the Columbia River by locating the building on a north/south axis. The structure meets the setback requirement of 5' adhering to the view corridor requirements, and protecting views of the river. This guideline has been met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

Finding: While the proposed project is only one story, with the current orientation and large footprint, it is a prominent structure as you enter the City

from the east. The design and materials reflect the previous industrial uses of the Mill Pond area. This criteria has been met.

- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Finding: the FAR criteria requirement is not required as the location falls in the Gateway and Greenway zone and the FAR does not apply to “on-land development in the Civic Greenway Overlay Zone within the Gateway Overlay Zone.” This ratio requirement is waived.

- Q. Section 14.030(B)(2) concerning building massing states that buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075.

Finding: The proposed building height is 20' to the parapet wall and 25'5" to the top of the awning, which meets the criteria of 24'. The LS Zone has a maximum height of 35' above grade per Article 2.980. The applicant has noted HVAC equipment on the roof, but has not submitted dimensions or if they propose to screen any of the equipment. Additional informational shall be submitted regarding the HVAC system on the roof including dimensions and location.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding The proposed structure is one-story. There are one, two, and three story commercial buildings in this area. Buildings along Exchange Street include the hospital and OSU Seafood Center which are large, multi-story buildings. One of the tallest commercial buildings in the overlay is the Fire Fighters Museum at 30th and Marine Drive, which is a flat roofed building at approximately 38' high. The remaining buildings are mostly one and two stories with a few three story residential structures.

The height, mass and scale of the building is in proportion with the large site on which it is located. Without the awning element, at less than 24', the building risks looking like a structure that is out of scale with the neighboring developments. The wooden awning provides a design element that ties into the historic character of the Mill Pond area. This guideline is met.

- S. Sections of the Comprehensive plan concerning the Gateway Overlay Area include: CP.058. Gateway Overlay Area Policies. This section states that

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 former John Warren Field site, which has 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 River Trail; and create investor interest by promoting complementary land uses and quality development in the surrounding area.

Finding: The proposed development is a relocation and expansion of an existing use in the Downtown Area. The relocation will provide easier access for hospital workers in the area, and Mill Pond residents. This parcel on the corner of 23d and Marine drive was intended for commercial use when the Mill Pond area was first developed. The revised attempts to create a more pedestrian friendly environment with the street frontage design, however the proposed development does provide an opportunity for a visitors and local residents to utilize the undeveloped lot. The proposal is also in compliance with economic development goals listed in the Comprehensive Plan CP.210 recommending promoting a combination of tourist oriented development and services for Astoria residents and businesses. A co-op grocery as a retail sales establishment supports this goal by providing opportunities for tourists and local residents.

V. CONCLUSION AND RECOMMENDATION

The Design Review Committee approved the request with the following conditions:

1. The applicant shall submit a recorded document with a lot line adjustment permit to the Community Development Department prior to submitting building permits.

2. Glass in all proposed windows are clear and not frosted or spandrel. Additional window and window treatment as shown on the revised plan shall be installed. Any windows with grids shall be true divided or shall have external grids.
3. Should the applicant wish to incorporate solar panels, plans and a permit shall be submitted for review by the Community Development department for compliance with Article 16 of the development code.
4. Signage proposed will need a separate sign permit, and shall be reviewed against the Sign Ordinance, and compliance with the overlay zones.
5. A design for trash enclosure, and any noise abatement design elements shall be submitted to the Community Development Department for review.
6. Any changes to the landscape plan shall be submitted for review and approval by the Community Development Department at the time of the building permit application. Landscaping shall be installed prior to occupancy of the building.
7. Any change in design or material or modifications to the proposed plans as described in this Staff Report shall be submitted to the Community Development Department for review.
8. The applicant shall obtain all necessary City and building codes permits, including a utility service application, grading and erosion control permit, Right of way Permit and Construction Permit.