



CITY OF ASTORIA

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MEMORANDUM • COMMUNITY DEVELOPMENT

DATE: August 1, 2019 / 11:00 a.m. PST
TO: Interested Parties
FROM: Tiffany Taylor
SUBJECT: PUBLIC COMMENTS FOR THE DESIGN REVIEW COMMISSION (DRC)

Please find attached *additional* Public Comments our office has received for Design Review Request DR19-03, up for review at tonight's DRC meeting. The attached comments were received *after* the Agenda Packet was posted and distributed.

The public hearing remains open, and any additional comments will be made available for your review.

From: Wendi Agalzoff
To: Tiffany Taylor
Subject: Against Grocery Outlet Application
Date: Wednesday, July 31, 2019 3:34:26 PM

*****EXTERNAL SENDER*****

Hello,

I am writing against the Grocery Outlet application.

There are plenty of vacant buildings on the west and south sides of town that could accommodate this store.

That side of town already has difficult traffic and adding main entrances off Marine to new stores would impede traffic and potentially cause safety issues.

Grocery Outlet needs to comply with existing City Development codes and Transportation plans or preferably find another location.

Thank you,
Wendi Agalzoff

Tiffany Taylor

From: Stewart Bell <stewartb@pacifier.com>
Sent: Saturday, July 20, 2019 10:22 AM
To: Tiffany Taylor
Subject: design review for Grocery Outlet

*****EXTERNAL SENDER*****

Dear Ms. Taylor,

I'm writing to oppose the application for approval from Grocery Outlet to build a store in the Gateway district in Astoria.

In the Gateway Overlay, development is intended to complement downtown Astoria and the surrounding community. But Grocery Outlet's corporate approach is apparently one-size-fits-all. Its building plan for Astoria is no different from its building in Rainier and other towns. Have you driven past its Rainier store? It is the most eye-catching ugly store on the entire Hwy 30 trip into Portland, in my opinion. It sticks out like a sore thumb. Furthermore, it can't be justified on the basis of need when a larger, locally and cooperatively owned grocery store is nearing completion right across the street from their proposed location. It is a classic case of out-of-town corporate interests moving in to take advantage of local initiation and legwork, like all the hotels proposed after The Cannery Pier Hotel took all the risks.

Please, just say no to Grocery Outlet.

Thank you,
Stewart Bell
240 Lincoln Street, Astoria

Tiffany Taylor

From: Cathy Cruikshank <cathcruik@gmail.com>
Sent: Thursday, July 25, 2019 11:00 AM
To: Tiffany Taylor
Subject: Application of Grocery Outlet

*****EXTERNAL SENDER*****

I write as a twice weekly user of the Astoria CO-OP.

I hope you will consider denying the application of Grocery Outlet for a 16,000 square foot building as proposed at the site of the old Napa Auto parts store behind the mini mart on 23rd and near the Mill Pond neighborhood. As you will recall, the Astoria CO-OP building was approved only after a rigorous site evaluation and review. It was approved only after the CO-OP and land developer agreed to what seemed like scores of modifications to ensure the new building fit into the neighborhood and was consistent in design and spirit with the rejuvenation of the Mill Pond area and the Gateway Overlay and Civic Greenway development guidelines. It is hard to see how a boxy chain store complements downtown Astoria. I don't think the store should be located almost on top of the local CO-OP and the Lumber store, which is a longtime fixture at that location. Of course it is easy to be snarky about chain stores.

I would just point out that the sprawl in Warrenton attests to the crush of traffic that often accompanies the opening of such a business. The addition of Wendy's to the small mall area on the southwest side of Highway 101 in Warrenton is a specifically good example of what happens when too many drivers are invited to converge on a small parking area next to a busy highway.

I realize ODOT will allow Grocery Outlet customers and presumably trucks to access Marine Drive from Commercial. But not all customers will follow this route. That stretch of road - Commercial to 23rd on Marine Drive - is already hard to negotiate. Increasing traffic through that section will make turning south from Exchange onto Highway 30 impossible.

Thanks for considering my opinion.

Cathy Cruikshank

Seaview, WA

360-434-1232



Virus-free. www.avast.com

Tiffany Taylor

From: Dick Darby <choiboy1953@gmail.com>
Sent: Saturday, July 27, 2019 2:19 PM
To: Tiffany Taylor
Subject: Grocery outlet!!

*****EXTERNAL SENDER*****

Dear ms. Taylor; I got my application specs today! When I scanned it, I wondered why the used drawings of the Astoria Co-op!! Can't believe Astoria will let them COPY Co-op's style almost "brick by brick!"
This NOT COOL! If they can't submit an original design,I say GO-AWAY!. I am watching Co-op going up & am impressed by the quality of the work. HATE to see Cheapo store try to steal their looks! Dick Darby

Tiffany Taylor

From: Dick Darby <choiboy1953@gmail.com>
Sent: Saturday, July 27, 2019 5:05 PM
To: Tiffany Taylor
Subject: Grocery outlet

*****EXTERNAL SENDER*****

Dear ms. Taylor; This is another letter from your pesty person in mill pond. After reading the specs sent me, I have TWO issues 1; Do not allow the neon /led lighting they propose ! This, with all the signage will make Disneyland look like a black out!!

A concerted effort should be made to get them to move over to Youngs Bay area Near new NAPA, as proposed by another writer. I would expect this store will KILL our Co-op!!! Shame!! Dick Darby

From: Dick Darby
To: Tiffany Taylor
Subject: Re: Grocery outlet
Date: Tuesday, July 30, 2019 4:41:45 PM

*****EXTERNAL SENDER*****

Dear Ms. Taylor; thanks for your note!

I do have a couple of new thoughts though.

I read the 'PLAN' submitted by grocery outlet, and it IS impressive! I think it is a smoke screen to let Astoria think there will be little impact on traffic.

I also think that if they go in there and we lose City Lumber, ALL who voted for it should lose their jobs!!

To copy a fine outfit like Astoria Co-op is POOR!! I would hope some of the planners would travel to other Outlet stores and see what we would REALLY get!. This is no better than a Dollar General !!

Plus, besides killing a 120+ year old business, Can't we wait for a business to COMPLEMENT Astoria?

Let Seaside have 'em. Dick Darby

Tiffany Taylor

From: John Harper <underthebridgecig@yahoo.com>
Sent: Wednesday, July 31, 2019 7:02 AM
To: Tiffany Taylor
Subject: Grocery Outlet Plan

*****EXTERNAL SENDER*****

Tiffany,

I was planning on attending the meeting this week in OPPOSITION to the Grocery Outlet Plan. Unfortunately, I will be out of town.

You are aware that there may be an outright use for the property, however, the impact to the surrounding businesses parking and traffic patterns is unacceptable. There has to be some judgment used. When is enough enough?

I assume you understand that the traffic corridor there is already treacherous and adding any business that generates more traffic would further negatively impact that core of town.

Standards to which the Co-Op were held to have to be applied to the Grocery Outlet Plan as well, and this alone would make their (GO) plan impractical.

Finally, Dollar General couldn't get approved so there should be no way Grocery Outlet can get approval in that location, it is far more impactful overall.

I agree that the community may need something like Grocery Outlet, but the impacts in that location simply outweigh the good of the community in general.

That said, downsizing their building size and finding a different location may be the answer. The old Ford property would be a better option or possibly the Portway street building combined with the old gas station. Both of these offer opportunities for cleaning up old rundown buildings and have much more access.

I'm opposed to any business that generates a significant increase in the traffic pattern or impact to surrounding businesses, including side street parking impacts in a corridor that already has traffic impact issues that affect the business and community. This property needs rezoned to limit the type and nature of the outright use!

Nothing I've said above is new information, but I am a community member that owns multiple business and residential properties in this community and understands this City and the impacts of a project like this on the local economy.

Objectively, I oppose any approval of any business that further negatively impacts the overall congestion in that area of the City of Astoria.

Thank you for listening and I look forward to a positive outcome.

Respectfully,
John Harper

Tiffany Taylor

From: Brookley Henri <brookleyhenri@gmail.com>
Sent: Wednesday, July 31, 2019 12:17 PM
To: Tiffany Taylor; Brett Estes
Subject: Public comment for DRC meeting 8/1

*****EXTERNAL SENDER*****

Tiffany,

Can you please forward my Public Comment to the DRC for their meeting on 8/1 at 5:30pm? Thank you!

To the Astoria Design Review Committee ~

I am writing to share my public testimony AGAINST the Grocery Outlet application. (DR19-03)

The exceptions to the City's Development Code that are being proposed are unacceptable, and the applicant's proposed location is inappropriate.

First of all, the parking lot should not be in front, because Astoria residents do not want a view of a parking lot in this overlay zone (and that's why the Code doesn't allow it outright).

Second, the main entrance should not be on Marine Drive, where traffic is already complicated - and even problematic during tourist season. An additional retail entry on Marine Drive has the potential to cause an increase in collisions, and interfere with emergency vehicle access through this busy corridor.

This is a snip from the Astoria Transportation System Plan Update (Volume 2, 2013):

Transportation System Management and Operations Needs

Performance of the existing transportation infrastructure could be improved through a combination of transportation system management (TSM) and transportation demand management (TDM) strategies and programs.

Transportation System Management (TSM): Astoria has several regional roadway facilities that serve the City and neighboring communities (US 101, US 30, and OR 202). These roadways could benefit from improved TSM infrastructure. Opportunities include:

- Expanding the communications infrastructure along streets or at intersections concurrent with capacity or other improvements (such as fiber optic cable).
- Updating or incorporating coordinated time of day traffic signal control plans at intersections along US 30.
- Improving access spacing along major roadways. An access inventory was conducted along US 30 from the Astoria-Megler Bridge to Nimitz Drive-Maritime Road in Astoria, comparing the number of existing approaches (driveways and public streets) to applicable ODOT standards. Each of the segments along US 30 has more driveways and public street approaches than allowed to comply with the access spacing standards.

Finally, the Grocery Outlet, in this currently proposed location, also causes unfair competition with our locally, community owned co-op. I know that this argument doesn't apply to City code or the strategic plan of our City, but it presents a hardship to the co-op. I imagine that Grocery Outlet is arguing "hardship" for their design

exceptions (parking in front of building, entrance on Marine Drive), and therefore this application should not cause hardship for its neighbor.

Please do not approve this application (DR19-03) with any exceptions to the City's Development Code, and do not allow this application to conflict with our Transportation System Plan. The Grocery Outlet needs to conform to City Code without exception, and needs to align with our Transportation System Plan, or it needs to seek a new location.

Thank you for your time and consideration!

Brookley Henri
225 Madison Ave,
Astoria, OR 97103

From: [Sarah Henry](#)
To: [Tiffany Taylor](#)
Subject: Grocery outlet
Date: Wednesday, July 31, 2019 12:11:55 PM

*****EXTERNAL SENDER*****

Hi Tiffany!

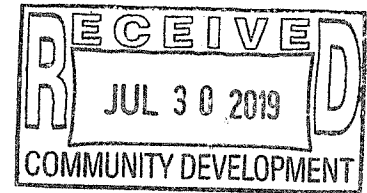
I wanted to write regarding the proposed Grocery Outlet. I am in favor of the store being built in that location. I would love to be able to shop there and at the co-op in one trip. I would also really appreciate having an affordable food option, since I refuse to shop at Walmart.

However, I do not agree with the exceptions that they are seeking, referring to parking in front and traffic entrance on Marine.

Thank you!

Sarah Henry

August 1, 2019



Astoria City Council,

We would like to share our concerns regarding the permitting for Grocery Outlet at the former Napa Auto Parts location.

Our primary concern is the increasing traffic in an area where streets, traffic lighting, and parking are notably inadequate. Traffic moving in either direction of US 30 to/from Marine Drive already is busy and cars attempting to turn in any direction have a problem – turn lanes and lights are either inadequate or non-existent. 23rd Street, Mill Pond Lane and Commercial Street were not designed for heavy commercial use. The Astoria Co-op already has been approved for the area and will open later this year with an expected traffic increase in this area. Another grocery store will only increase potential traffic and possible accidents.

It also should be mentioned that pedestrian flow will increase, especially with elderly from nearby housing. Inadequate sidewalks and lights making walking more dangerous. Additionally, the city has approved a recreation area and pond at the Barbey Maritime Center, which is only two blocks from the proposed Grocery Outlet location. It just doesn't seem like this location is appropriate for another grocery store.

We certainly would support Grocery Outlet's request for a location permit, but hope it would be in a more commercially appropriate place in Astoria with the ability to handle the increased traffic.

Thank you for your consideration,

Rainer and Darlene Houser
2795 Mill Pond Lane
Astoria, OR. 97103

Tiffany Taylor

From: macmailg@gmail.com
Sent: Tuesday, July 30, 2019 4:19 PM
To: Tiffany Taylor
Subject: Contact Form from Website

*****EXTERNAL SENDER*****

Community Development Website Contact Request

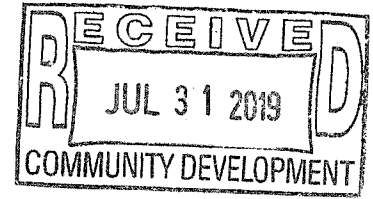
Message

Subject: DR19-03 Grocery Outlet

Message: This input is late because I am unable to find words to adequately describe the inappropriateness of this project. Others have written representing my point of view when they are dead set against it. I will sum up my feedback in the words of another - Just because you CAN do it doesn't mean you OUGHT to do it. Sorry I am unable to quash this project by addressing the appropriate criteria. I'm too overwhelmed.

Contact Information

Name: McLaren Innes
Email: macmailg@gmail.com



SUNSET EMPIRE TRANSPORTATION DISTRICT
900 Marine Drive Astoria, Oregon 97103

July 31, 2019

City of Astoria Design Review Committee
c/o Community Development Department
1095 Duane St.
Astoria, OR 97103

Members of the Design Review Committee:

Thank you for this opportunity to provide comment on the proposed development of a grocery store to be in the Mill Pond neighborhood (DR19-03).

The Board of Commissioners discussed this development at their meeting on July 25th. The Board is concerned about the traffic impact that this project will have on Marine Dr. In this area, Marine Dr. is problematic for the on-time performance of our buses serving Astoria. This is especially true during the summer months, but increasingly during other months as well.

While we support economic development, impacts to the surrounding area should be taken into consideration when going through the review process. With this in mind, we highly suggest that as a condition of approval for this project, that the committee look at how people will access this development and what the impact will be to the traffic on Marine Dr. We would like to recommend that some traffic mitigation measures be included in the approval. We would also ask that consideration be given to the developer installing a bus pullout and shelter to be one of those mitigation measures. The encouragement of people to utilize public transportation can be part of the solution of reducing congestion.

Thank you for your consideration,

Sincerely,

Kathy Kleczek
Board Chairperson

Cc: Brett Estes, City Manager

Tiffany Taylor

From: Patty Larsen <larsenpatty4581@gmail.com>
Sent: Friday, July 26, 2019 3:59 PM
To: Tiffany Taylor
Subject: Grocery Outlet Store location

*****EXTERNAL SENDER*****

From: Patty Larsen <larsenpatty4581@gmail.com>
Date: July 26, 2019 at 3:51:31 PM PDT

To: Tiffany Taylor
Re: Proposed Grocery Outlet Store
Date: July 25, 2019

We are writing to express our concern for the proposed Grocery Outlet Store's location at Commercial and 23rd Sts. Traffic in this small triangular section of town is already congested. Commercial St. is the main parking area for long time Astoria business, City Lumber, the only hardware store in Astoria. In addition, Columbia Memorial Hospital and the offices that work in conjunction to the hospital exit to Hwy. 30 in this same area.

Is this really an appropriate location for another grocery store? It would make 3 grocery stores plus a convenience store within close proximity to one another and absolutely nothing on the west end of Astoria. Why not use the now vacant property of the Columbia Fruit & Produce store, located at 6th St. and Bond?

There are many families in the western area of Astoria that might appreciate the opportunity to shop closer to home.

Sincerely,
Ron and Patty Larsen
18 Skyline Ave., Astoria, Or.

Sent from my iPad

From: [Brett Estes](#)
To: [Tiffany Taylor](#)
Subject: Fwd: Grocery Outlet on Marine Drive (Rt. 30)
Date: Thursday, August 1, 2019 8:19:24 AM

Here is more testimony

Sent from my iPhone

Begin forwarded message:

From: Pamela Mattson Mc Donald <matmcd2002@gmail.com>
Date: August 1, 2019 at 8:06:00 AM PDT
To: planning@astoria.or.us
Subject: Grocery Outlet on Marine Drive (Rt. 30)

*****EXTERNAL SENDER*****

To the Design Review Committee,
Please turn down the Grocery Outlet Store if you aren't going to make
modifications to Marine Drive. It's imperative that Route 30/Marine
Drive be modified.

During the summer, traffic is backed up to past Emerald Heights and
often to Knappa. Please do something helpful for this situation.

Pamela Mattson MCDonald
258 Commercial, Astoria, OR 97103

PM2

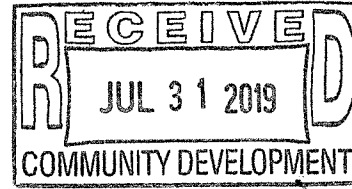
Be a gardener for humanity, leave the earth better than you found it.

July 31, 2019

City of Astoria

Design Review Commission

RE: Grocery Outlet request



I do understand that, since the zone district allows the proposed use, there are many issues that lie beyond the purview of what your Commission can do with this proposal.

It's proposed location is close to untenable for the planned community of Mill Pond, unworkable for traffic patterns already made serious by the new Co-op building, and potentially disastrous for Astoria's oldest lumber/hardware store.

We might wish that the proponent had chosen a site on the west end or south slope of Astoria where more grocery services might be needed, and maybe they might re-consider if they fully recognize the inherent problems in this site.

The only reason that a commercial development has been viable here is that it held a use that generated little traffic. While my career as a planner included much education from the traffic engineers, it doesn't take a traffic engineer to see the likely consequences of adding this use to the mix along a state highway with streets dead-ending next to a planned residential community, the Mini-mart/laundromat/Growler Guys, City Lumber, and the Co-op grocery store. With nearly all of the customer base coming from the east, west, or south of this area, including foot traffic, it will be a nightmare in the summer and difficult year-round.

The newspaper reported the following statement by City Manager Estes as related to a previous proposal of City Lumber "The roadway configuration proposed in 1999 was "much more dramatic" of a change than what would likely occur now, he said. The state was operating

under different standards 20 years ago in terms of what they could require.” But that was when ODOT traffic engineers could present their professional opinions and make requirements of developers--my comment, not the City Manager’s. Maybe we need to talk with our state officials about what this lack of professional action from ODOT is doing to our communities.

That’s part of our problem. Traffic engineers know what a disaster this combination of use at this place along the curving highway, but they no longer have the ability to honestly comment or to require designed safety solutions.

Another quote:

“There is a degree of flexibility in how the intersection is addressed and city engineers and ODOT plan to work closely together on a solution, city and state officials.”

Well, maybe we need to know just what is going to be addressed and what the solution will be BEFORE the Grocery Outlet application is approved. You have limited power, but you do have the ability to exercise your common sense and ask for a complete design for the area, given the mix of uses, the State highway, and the non-standard intersection.

Thank you for serving on this Commission. Your work is significant.

Jan Mitchell

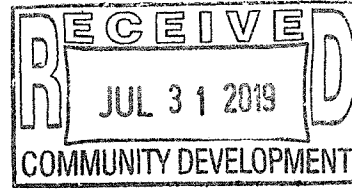
362 Duane

Astoria, Oregon

August 1, 2019

Tiffany Taylor
City of Astoria

RE: Proposed Siting of Grocery Outlet



Esteemed Design Review Commission:

We are voicing our concern about the proposed site for the Grocery Outlet near Mill Pond Village. There are several points that seem to clearly indicate that the proposed site is a detriment rather than an asset to the community and all who visit here.

There is already a concern about the impact of increased traffic in the bottleneck of the proposed area. With the new Co-op coming on line in a few months, it seems ill conceived to consider adding even more automobile impact to that spot. Any misgivings about how the traffic can make life miserable for locals and visitors alike can be quickly dismissed by noting what happens on Highway 101 through Seaside near Safeway. It is a year round traffic problem with no practical solution and one that could have been avoided with clarity of vision by planners.

When a community has history, geography, art and talent in its very soul as does Astoria, it should be incumbent upon decision makers to weigh those treasures heavily before granting a business concern from out of town to impact them negatively. Jobs are always a valuable commodity. However, proposed new businesses must be made to realize that the good they feel they offer cannot be measured without consideration of the potential discomfort and safety of the community.

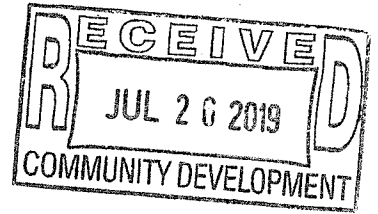
Much thought has gone into the design requirements for the area in question. It seems that less than adequate thought has been given by Grocery Outlet. With a key component of the Gateway Overlay being that development is intended to complement downtown Astoria and the surrounding community, it is hard to imagine how permission could be granted for this project in this location.

The Astoria Co-op is not just a locally owned business. It is, in fact, owned by over 4,000 of our very own citizens. The board and management have gone to considerable effort to abide by and exceed the design requirements. All applicants for space in the Gateway must be held to the same high standard.

Although need and design review are clearly two separate issues, it seems reasonable to question whether any business that wishes to locate here is, in itself, useful and necessary to the quality of life we enjoy. With Walmart, Fred Meyer, Natural Grocers, Safeway and Astoria Co-op within about a 7 mile radius, it gives us pause to wonder if a Grocery Outlet would improve the quality of our lives. Many of us who live in Warrenton would urge caution where this point is concerned.

Thank you for your consideration and for your service.

Tom & Merianne Myers
PO Box 243
Warrenton, OR 97146



July 26, 2019

Jared Rickenbach, President
Design Review Committee
City of Astoria
1095 Duane Street
Astoria, OR 97103

Re: Grocery Outlet Project, 2190 Marine Drive, Astoria

Dear President Rickenbach and Design Review Committee Members,

I would like to be at the Design Review Committee meeting in person, but it comes in the middle of a trip for meetings and lumberyard tours that a group of lumberyard owners have been planning since last September. Please accept my apologies for not appearing in person.

City Lumber Company was founded in Astoria in 1904. We've been at our current location at 2142 Commercial Street since the early 1930's. My family has owned City Lumber Company since 1975. We are proud to say that we are the oldest lumberyard in the state of Oregon.

While we are excited to hear that the Grocery Outlet store will bring more potential customers to our area, we are concerned that the development of the TP Freight property will affect how and where our customers will park, and how our suppliers will deliver products to us.

In 1999 the City of Astoria developed a traffic plan for the Gateway area. We objected then because the plan was to change the intersection in front of our store from a "Y" shape intersection to a "T" shape intersection. The only way for a "T" shape intersection to work will be remove all on-street parking in front of our store, from 21st Street to 22nd Street, and more than likely eliminate access to our lumberyard down the ramp next to our main building. In addition, we believe that the intersection won't work well because it will be difficult for our suppliers 53' truck and trailers to make the turn west at the intersection.

It seems almost certain that the Grocery Outlet project, combined with the Astoria Co-op project, will require a change to the intersection in front of the store. We won't know what changes will be required until Grocery Outlet submits an application to ODOT and the City of Astoria. While City staff assure us that they will look at all options, we are worried that we will be left without parking in front of our store.

City Lumber Company
2142 Commercial Street
Astoria, OR 97103
503-325-4511
1-800-248-4511
Fax 503-325-2217
www.citylumber.com
Founded 1904, Oregon's Oldest Lumberyard

The past 20 months have seen a lot of changes at City Lumber. Our plan was to remodel and remerchandise the store in the spring of 2018, and then remodel the lumberyard and face of the store in the fall of 2018. Just as we started the \$300,000 project to remodel and remerchandise our store last January my brother passed away. With Greg's passing we have pushed things back, and have planned to start the lumberyard and front of store projects this fall.

We have plans and engineering completed to replace several buildings in the lumberyard with one larger structure to bring all of our lumber storage undercover. In addition, we plan to remodel the storefront back to what it looked like in the 1930's. However, if there are changes to the intersection in front of the store, it will not make sense to move forward with this \$900,000 project, and in fact may make it necessary for us to move our business out of Astoria.

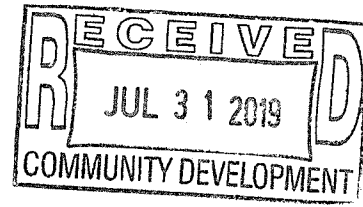
We urge the Design Review Committee to carefully consider parking and traffic considerations when reviewing the application for the Grocery Outlet project.

Jeffrey E. Newenhof
President, City Lumber Company

City Lumber Company
2142 Commercial Street
Astoria, OR 97103
503-325-4511
1-800-248-4511
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August 1, 2019

Tiffany Taylor
City of Astoria



RE: Proposed Siting of Grocery Outlet

Esteemed Design Review Commission:

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Thank you for your consideration and for your service.

Tom & Merianne Myers
PO Box 243
Warrenton, OR 97146

Tiffany Taylor

From: Tom Owen <daddiowen@yahoo.com>
Sent: Monday, July 29, 2019 6:20 PM
To: Tiffany Taylor
Subject: Proposed Grocery Outlet Location

*****EXTERNAL SENDER*****

July 29, 2019

Tiffany Taylor, Administrative Assistant (ttaylor@astoria.or.us)
City of Astoria
1095 Duane Street
Astoria, OR 97103
re: Proposed Grocery Outlet Location

Dear Ms. Taylor:

Please forward my comments to appropriate City staff regarding the upcoming Design Review Committee meeting detailing the proposed Grocery Outlet building.

The Astoria Co-op, our little gem bolstered by investors, independent shoppers, and owners had one heck of a time getting approval for their new location by Mill Pond. Incomprehensibly, a mediocre grocery store chain is steamrolling their way across the street?

Grocery Outlet may have a place in Astoria (or Warrenton, for that matter), but why in heavens name is this location even under consideration? Our gateway into Astoria doesn't need another large chain grocery store blaring its presence to every motorist or visitor coming into this lovely town! Here's why:

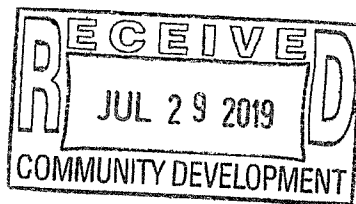
1. Traffic was already cited as problematic with the Co-op going in by Mill Pond. This will help, how? Mill Pond residents already have enough to deal with.
2. Travelers will see Safeway, the Co-op, and the Astoria Mini-Mart East within a half mile of one another. Why in the world does the City want to cram another grocer in that stretch? That certainly doesn't seem to enhance the City's design objectives.
3. Low income residents need a place with affordable edibles and goods, but keep in mind that Grocery Outlet isn't an exemplary corporate citizen. Nothing is sourced locally, plastic bags (almost always doubled) are handed out routinely to customers, and much of their stock is salvaged, overstocked or closeout, and some expired!
4. Grocery Outlet does indeed stock common items that the Co-op carries: Organics, some conventional items, beer and wine. This would clearly be in direct competition to the Co-op.

It seems pretty clear that Astoria (or Warrenton) might entertain a location for Grocery Outlet. Put it on the west side of town, then. Traffic is always congested coming into Astoria at different points, but opens up past 8th Street westbound. There seem to be some vacant or unused buildings and lots that could easily suit this type of project. Keep in mind that Washingtonians would also want to shop Grocery Outlet, so the closer to the bridge, or further west, the better.

By the way, hasn't Seaside already approved a Grocery Outlet in their town?

Thanks for listening,

Tom Owen



Design Review Committee
City of Astoria

28 July 2019

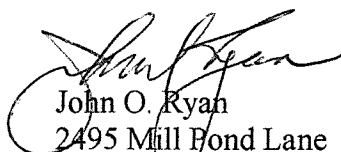
Re: Design Review Request (DR19-03) Grocery Outlet—GO

Astoria does not need another grocery store on the east side of town along Marine Drive. We already have within a short walk of the proposed project a Safeway grocery store, a CO-OP grocery store being built and a Mini- Mart grocery and service center store. This project has requested approval by mitigation of zoning criteria not satisfied by the submittal. It is wrong for the committee not to hold the developer to the zoning criteria, regardless as it was their choice to build a project on the subject property.

The project intends on having a curb-cut entrance along Marine Drive. The addition of more traffic in and out of Marine drive would add to the existing unsatisfactory driving conditions. Wrong to allow this. The site layout calls for the parking lot to be in front of the building. A site condition that is inherent with this site. Wrong to allow this, the developer picked the site. The mass of the building is way out of scale with the community. The large square bland building is going to be a monster on the corner with cheap looking canopy and an awful site sign.. The developer is maximizing the building size at the expense of the neighborhood. The building does not meet window requirements and visual appearance from Marine Drive in conflict with criteria. It is wrong for the committee to overlook this in respect to other items for mitigation. Traffic in and out of the project will have an adverse effect on local businesses and especially the home owners along Mill Pond Lane, The bogus traffic report, written and paid for by the developer, missed the fact that customers will use all roads in the area and with the CO-OP there will be increased traffic. Traffic mitigation was never considered in the parking lot design especially if the Marine Drive access is eliminated.

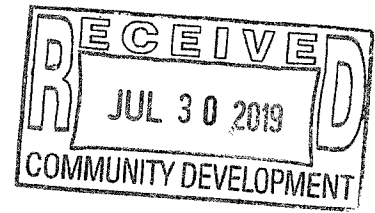
This project is just wrong for all the reasons above and more. The GO should go some where else in Astoria that requires their services.

Respectfully,


John O. Ryan
2495 Mill Pond Lane
Astoria, Oregon 97103
ryanscroft@earthlink.net

**Community Development Department
City of Astoria**

July 24, 2019



RE: DR19-03 Grocery Outlet Store

Please find attached comments on the proposed design for the Grocery outlet store to be located at 2275 Commercial street in Astoria.

Compliance with the Gateway Overlay Zone 14.205:

A. Purpose.

“These Guidelines promote architectural elements that unify the Gateway Area by encouraging styles characteristic of Astoria..... These Guidelines advocate the simplicity of design which is characteristic of Uppertown & the working waterfront.”

The proposed design does not adhere to the stated intent of the Guidelines. The design is needlessly overly complex and uses materials discouraged by the Guidelines for commercial/warehouse properties.

1.Windows - Windows are encouraged to be square or vertical but the west elevation shows a row of horizontal windows.

2. Siding – Siding for water front Industrial are encouraged to be Board & Batten or Corrugated metal. Siding for commercial buildings are encouraged to be finished concrete or brick veneer.

The design is calling for a CMU base which is discouraged by the guidelines, a mix of fiber cement panels, Hardie siding and ribbed metal siding. Two of the proposed siding materials are discouraged as well as the mixing of the material palette. Mixing materials in this manner violates the intended simplicity & regional character of the building form that is clearly indicated as a goal in the Guidelines .

3. Exterior Lighting - Historic lighting is encouraged along walkways & parking lots.

4. Pedestrian Experience – Pedestrian access from the Mill Pond Village and the hospital is not encouraged by this design. This is a mistake as most of the pedestrian activity to the store will be generated by these two sources. A welcoming entry from 23rd Street would be a positive step to allow pedestrian access to the store. Street trees are also required to be provided in the surrounding right of ways per the Guidelines. They are conspicuously absent. Trees are a positive contribution to the pedestrian experience.

In summation, the building does not comply with the Gateway Overlay Guidelines and needs to be redesigned to be compatible with the City’s stated goals for the Gateway district. The City deserves a more responsive & compelling design for this important & prominent site

Don Vallaster
Vallaster Corl Architects, PC

Tiffany Taylor

From: John Wecker <jwecker105@outlook.com>
Sent: Tuesday, July 30, 2019 2:20 PM
To: Tiffany Taylor
Subject: Grocery Outlet proposal

*****EXTERNAL SENDER*****

Dear Folks,

We are mystified and dismayed at the idea of a Grocery Outlet store at the proposed location. That particular location by the new Mini-mart, the Co-op store and the hospital will be a nightmare for traffic. And the proposal means there will be three significant groceries on the east end of town with none in the middle or west side. Some other kind of business with less constant in and out traffic flow may work well in that spot.

Please reject this proposal.

Sincerely,

John and Jackie
Wecker

503-325-2779

105 W. Exchange, Astoria, Oregon 97103

Sent from Mail for Windows 10

Tiffany Taylor

From: Krickett Wertz <kywertz@yahoo.com>
Sent: Monday, July 29, 2019 4:09 PM
To: Tiffany Taylor
Subject: Grocery Outlet Opposition

*****EXTERNAL SENDER*****

Dear Ms. Taylor:

I strongly oppose the Grocery Outlet that is being considered for construction at the location of the old Napa Auto Parts store. Why would Astoria approve a discount chain grocery store located next door to the brand new Co-op? The Co-op is owned by locals, is staffed with locals and some of its supplies come from many locals. Authorizing this Grocery Outlet will surely have a negative affect on the the Co-op. We already have a nearby Safeway, and soon to be Co-op and a mini-mart at this location.

Have you had the experience of driving in Warrenton at the various new retail establishments? Have you attempted to maneuver the various driveways, medians and parking lots? It is a nightmare that seemed to be just fine according to the plans. However, even the Warrenton mayor, Henry Balensifer acknowledged "...some things that just don't belong in some areas and could be better placed somewhere else or maybe there are some impacts to neighborhoods and other places that could have been avoided and we need to avoid in the future. We just need to be more thoughtful about our development and have more smart growth instead of just growth for the sake of growth." I submit you use his observations and apply them to Grocery Outlet at this location.

Downtown Astoria is a destination these days for worldwide tourists who have heard about our small town and its many local businesses and activities. Grocery Outlet is a discount grocery store. Do we want everyone who arrives in town via the 30 to have one of their first impressions of Astoria to be the Grocery Outlet? This store just goes against the character of downtown.

Thank you.

Krickett Wertz