

City of Astoria Community Development Department

“Where Preservation Meets Progress”



Annual Report to City Council

January 6, 2017

City Council Goal Status

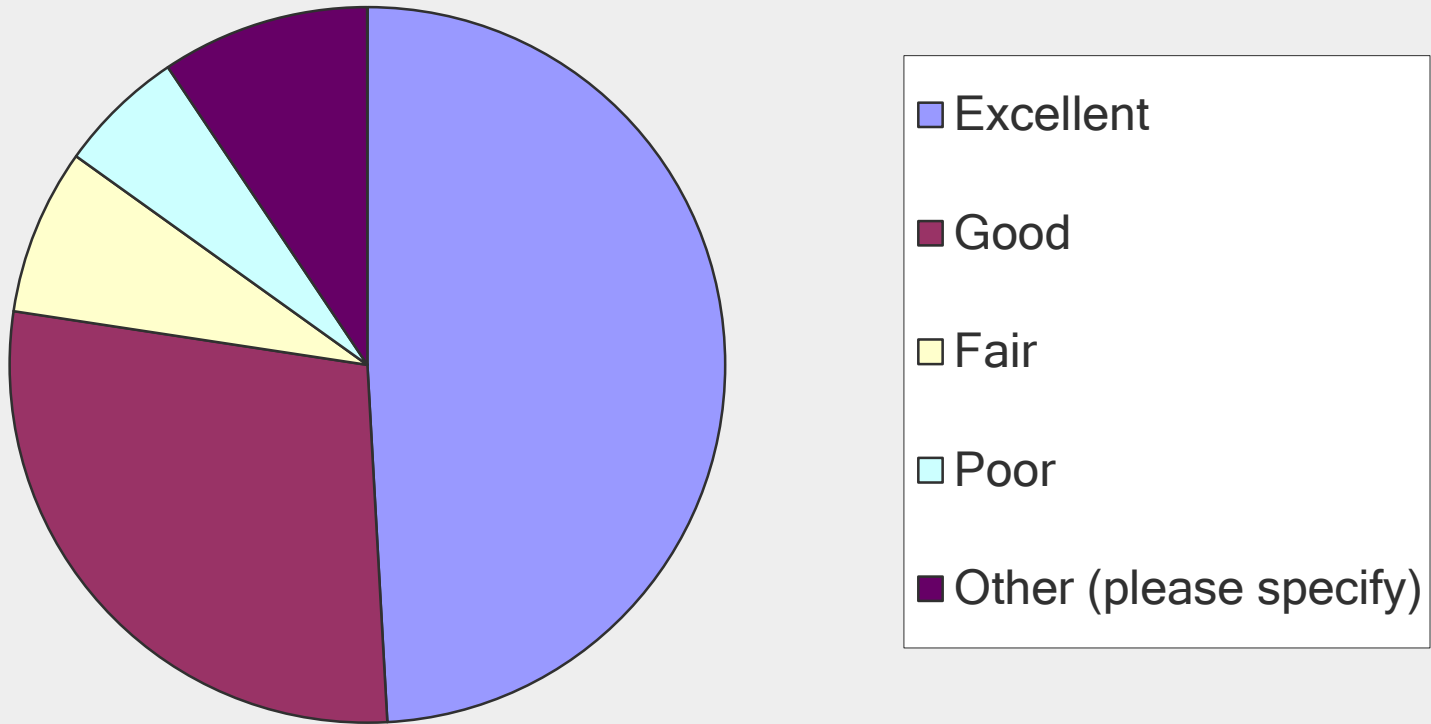
- “...and streamlining processes.”
 - Six month top to bottom review of **permit review process** for planning and building code services
 - **Customer service** survey
 - **Outreach** to realtors, contractors, and developers
 - Establish Communications Strategy
 - Administrative changes and organizational review

Performance Evaluation

- Developed scope of work for internal operations review
- Reviewed zoning permit timelines – **AVG: 8 wks**
- Setting **clear expectations** at pre-application stage – required for Type 2 & 3 applications
- Proposed code changes to **Development Code Article 9: Administrative Procedures**
- **Next Steps:** FAQ's, adding user friendly forms, and continuous website upgrades

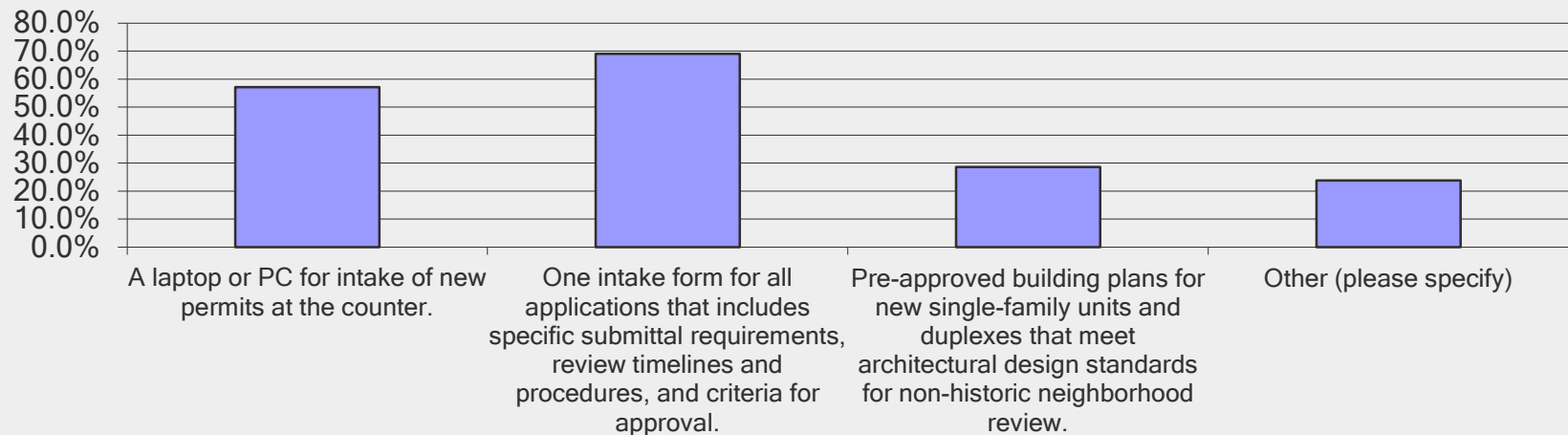
Survey Says.....

How would you rate the most recent service you received within the last year ?



Survey Says.....

The Community Development Department is considering new, creative ways to process planning and zoning permits. Which of the following would you use if made available? Check all that apply



Touching Base

- North Coast Building Industry Association Annual Meeting (Seaside) – February 2016
- Clatsop Association of Realtors – March 2016
- “Constructive Conversations” – April 2016
- Informational interviews with developers

Communication Strategy

- Establish new lines of communication
 - Launched social media platform
 - E-Blast Project Updates
 - Project website overhaul
 - Cross marketing through community partners
 - Targeted community outreach

Communication Strategy

- Establish new lines of communication
 - Social media report



• 233



• 57



• 157

Ch...Ch...Ch...Changes

- **Article 9** is an outdated **procedures** section of the **Development Code**; reorganize into specific application types with review standards and specific timelines
- Add on site notice for Type 3 (public hearing) applications
- Added pre-application checklist
- **Next Steps:**
 - Schedule hearing on Article 9 for Council review
 - FAQ for homestay lodging and tiny homes
 - Website refresh planned in 2017

Permit Activity Report 2015-16

- *How do we measure success?*
- Activity Report: Planning, Building, & Code Enforcement
- Projects Completed
- Public Investments & Private Leverage
- Community Outreach & Partnerships

Permit Activity Report 2015-16

Planning

	2016	2015
Amendment	3	3
Amendment to Existing Permit	5	1
Appeal	1	3
Certificate of Appropriateness	34	45
Conditional Use	11	6
Design Review	3	3
Extensions	2	5
Exterior Alteration	13	15
Flood Certificates	2	20
Historic Designation	0	2
Historic Designation Removal	0	0
Lot Line Adjustment	13	6
Miscellaneous Review	4	1
New Construction	6	8
Sandwich Board Signs	135	129
Signs	31	12
Subdivisions/Partitions	1	1
Tables/Chairs	12	13
Variance	10	10
Total Business Related Permits Issued 2016	288	283

Permit Activity Report 2015-16

Planning: New Businesses

- Reach Break Brewing
- Reveille Ciderworks
- Sedona Smokehouse & Nuts
- Museum of Whimsy
- Comes Soar With Us Day Care
- Mo's Chowder
- ESD Early Learning Center
- Buoy Beer Expansion

Permit Activity Report 2015-16

Building Permits

Year	Total Value of all Permits	Total # of Permits	New Single Family Dwelling		New Multi-Family Dwelling		New Commercial	
			Number	Value	Number	Value	Number	Value
2010	\$20,352,511	535	7	\$1,303,243	1 (33 apts)	\$4,441,530		
2011	\$19,586,352	639	1 +1MH	\$344,444	3 (30 apts)	\$2,417,665	1	\$6,128,500
2012	\$10,079,370	544	5	\$1,037,472	0	0	1	\$140,000
2013	\$12,552,437	510	4	\$960,153	1 (24 apts)	3,004,680	0	0
2014	\$11,252,526	484	15	\$3,371,197	0	0	2	\$2,344,187
2015	\$29,093,301	534	6	\$1,567,348	1 (36 apts)	\$3,391,768	2	\$2,078,714
2016	\$ 9,173,975	503	7	\$1,284,801	0	0	1	\$2,515,905

Permit Activity Report 2015-16

- Code Enforcement Case History
 - **M&N Building**: North Building Sold, South is next..
 - **City (Nuisance) Code**:
 - **Zoning Code**: Investigated/Resolved **44** “Vacation Rental” Complaints
 - **Building Code**: Resolved **2** cases
 - **Vacant House Registry**: **23**

Projects Completed

- **Riverfront Vision Plan**: Phase 3 – Civic Greenway (Alderbrook)
- Housing Study & **Affordable Housing Strategy**
- **Heritage Square** Redevelopment Study
- Parks Master Plan (Parks Department)
- **Library** Siting Study
- **Astor West URA** Expansion: “Come Bond With Us”

Investment Report: Private Leverage

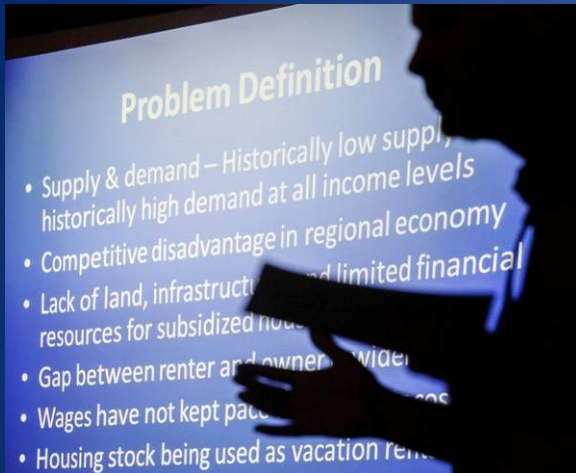
- **Astor East URA:** Astor Hotel Renovation
 - Total Investment **\$729K** – Matched \$375 in Private with \$354K URA funds
- **Astor West URA:** No transaction activity
- **Economic Development:** Armory Renovation
 - Total Investment \$590K – Matched \$500K in USDA funds
 - Renovate historic resource into community center
 - Craft 3 partnership resulted in better leverage

Community Outreach & Partnerships

- Lewis & Clark Elementary Career Day
- CEDR Job Fair @ Fairgrounds
- Tongue Point Job Corps – Tiny House Pilot
- Jane Barnes Revue – ADHDA Benefit
- Friends of McClure Park –Slide Project
- Garden of Surging Waves – Clean Up



“Putting **Community** back into Community Development”



Housing presentation (photo credit *Daily Astorian*)



Meet the new Building Official Ben Small



Armory Project (photo credit *Daily Astorian*)



Career Day & High School Career Fair & senior projects





CREST Field Trip September 2016
(photo credit Patrick Wingard)

Job Corp
Landscaping Class



City & Port Cruise Ship Plaques



Planning-rooftop inspection for
wireless communication facility



Historic
Preservation
Month May 2016

MERTS Tour, Dec 2016



Parks Master Plan
Public Involvement



Everyday People:
ComDev press



SBDC partnerships: Museum of
Whimsy Grand Opening



Cargo Parklet (*photo
credit Jeff Daly*)

