

ORDINANCE NO. 23-08

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE CONCERNING THE HEALTH CARE ZONE AND GATEWAY OVERLAY ZONE RELATIVE TO HEALTH CARE FACILITY DEVELOPMENT.

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Development Code Section 2.941, Health Care Zone, Maximum Site Development, is added to read as follows:

“2.941. MAXIMUM SITE DEVELOPMENT.

To ensure that development in the HC Zone does not have a significant impact on existing or planned transportation facilities, total development of all structures in this zone shall not exceed 542,618 square feet as noted in the TPR report by Kittleson & Associates, dated November 20, 2023. This transportation related trip cap is necessary to comply with the Transportation Planning Rule (OAR 660-012-0060).

New development and / or expansion of existing uses in the HC Zone shall submit a traffic impact study (TIS) to support the proposed development. The TIS shall demonstrate consistency with the trip cap.”

Section 2. Development Code Section 2.946, Health Care Zone, Height of Structures, is deleted in its entirety and replaced to read as follows:

“2.946. HEIGHT OF STRUCTURES.

A. Health Care Related Uses.

To preserve views of the Columbia River from Irving Avenue and the Astoria Column, the following stepped height setback requirements shall apply:

Distance from south side of Exchange Street right-of-way to the south	Maximum Height Limit Above Grade per Section 1.400
0 feet to 124 feet	45 feet
124 feet to 194 feet	80 feet
195 feet to 235 feet	94 feet
Greater than 235 feet	98 feet

B. Non-Health Care Related Uses.

No structure shall exceed a height of 45 feet above grade.”

Section 3. Development Code Section 2.948, Health Care Zone, Other Applicable Use Standards, is amended to read as follows:

“2.948. OTHER APPLICABLE USE STANDARDS.

- K. All uses except health care uses located within an overlay zone area will comply with the applicable requirements in Article 14 of this code.
- N. Health care related uses within the HC zone are exempt from the provisions of Section 6.070.A and Historic Review.”

Section 4. Development Code Section 14.015,A.4, Gateway Overlay Zone, General Provisions, Zones, is deleted in its entirety and replaced to read as follows:

- “A. Zones. 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.
 - 4. Health Care (HC), except Health Care uses within this zone.”

Section 5. Development Code Section 14.015,B, Gateway Overlay Zone, General Provisions, Design Review, is deleted in its entirety and replaced to read as follows:

- “B. Design Review. 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, unless specified otherwise.”

Section 6. Development Code Section 14.020, Gateway Overlay Zone, Applicability of Design Review Guidelines, is deleted in its entirety and replaced to read as follows:

“14.020. APPLICABILITY OF DESIGN REVIEW GUIDELINES

The Design Review Guidelines shall apply to all new construction or major renovation. For the purposes of this Code Section, “major renovation” is defined as construction valued at 33% or more of the assessed value of the existing structure. 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.

Due to the critical regional importance of Columbia Memorial Hospital, current understanding of the implications of the Cascadia seismic and tsunami events, and updated seismic and resiliency requirements, Health Care related uses in the Health Care zone are exempt from the Design Review and Use standards of the Gateway Overlay Zone.”

Section 7. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

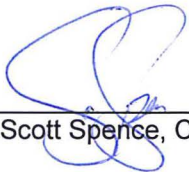
ADOPTED BY THE COMMON COUNCIL THIS 4 DAY OF December, 2023.

APPROVED BY THE MAYOR THIS 4 DAY OF December, 2023.



Sean Fitzpatrick, Mayor

ATTEST:



Scott Spence, City Manager

ROLL CALL ON ADOPTION:	YEA	NAY	ABSENT
City Councilor			
Adams	X		
Brownson	X		
Hilton	X		
Davis	X		
Mayor Fitzpatrick	X		