

# Dialysis: Approval came with conditions

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The Planning Commission's approval came with some conditions, as recommended by city staff, including design review by the Historic Landmarks Commission and the submittal of an updated parking plan. Different groups also own different sections of the property. Trabucco will be required to provide proof of single ownership or an irrevocable easement for use of the entire property.

## Massive fire

Earlier, Trabucco had told The Daily Astorian he hoped to build medical and financial services buildings at the site. City Planner Nancy Ferber said Tuesday that the plan went through several iterations and had been narrowed down to just the one proposal.

Trabucco is listed as the president of No. 10 Sixth Street, Ltd, a company that includes local accountant Steve Allen and Deb Bowe, a real estate agent. The company owns one corner of the lot and has agreements with the other property owners to develop the rest of the lot once permits to build are in hand, according to Trabucco.

A previous configuration of Trabucco's company involved Lake Oswe-

go-based developer Eric Jacobsen, one of Trabucco's former business partners.

In 2010, Jacobsen had taken control of the company in a receivership, attempting to recoup more than \$840,000 in debt. That same year, two former cannery buildings also held by the company and located over the water at the base of Sixth Street, beyond the parking lot where the dialysis center is now proposed, had been scheduled for a foreclosure hearing and sale. But they burned in a massive fire before the foreclosure process concluded. The only structure still standing at the site is a city-maintained viewing platform.

## Astoria Makers

In other business Tuesday, the Planning Commission unanimously approved a conditional use application to locate light manufacturing at the Van Dusen Building at the corner of Duane and 10th streets. Astoria Makers, a design and fabrication business, is looking to expand its offerings at the new location. Since taking ownership, the group has repainted and cleaned up the building.

Astoria Makers plans to provide artists studios, membership that allows access to tools and workshops, as well as classes and other educational offerings.



Photos by Edward Stratton/The Daily Astorian

Contractors under Bremik Construction have been gutting and renovating units at Alder Court Apartments, part of a project by the Northwest Oregon Housing Authority to preserve affordable housing in Warrenton.

# Housing: 'It's a mixed bag of emotions'

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WNC provides the money up front for the renovations in exchange for tax credits and became a limited partner in Alder Court LLC, Johnston said. "The investors required a separate entity because they have to have an ownership stake."

Brady Webster, the project superintendent for Bremik, said the company is refurbishing Alder Court building by building, about 12 units at a time. The company and its subcontractors are replacing floors, cabinets, lighting fixtures, bathrooms and paint in each unit. Residents are being relocated during the work.

"It's a mixed bag of emotions," Webster said of relocating residents. "But I think once they see the finished project, they'll be excited."

Bremik is also rehabbing and seismically reinforcing Alder Court's post-and-pier foundation. Michael Magee, an architect helping oversee the project, said the assumption is that the wooden pilings are in good condition underground and away from open air. Rotted portions of pilings are being replaced with steel, Webster said.



The Alder Court Apartments in Warrenton, built in 1979, have faced weatherization issues such as rot in the floors and pilings. Bremik Construction is renovating the apartments as part of an effort by Northwest Oregon Housing Authority to preserve affordable housing units in Warrenton.

The entire project is expected to wrap up by the end of next year and provide each of the properties with at least another 30 years of useful life.

Alder Court includes 28 seniors and 12 people with disabilities, with an average annual income of

\$13,750. Residents pay no more than 30 percent of their gross monthly income in rent.

Two-bedroom units at Wapiti cost \$725 monthly, Johnston said. "Right in the same neighborhood, we know that they're going for \$1,200, because we've had rent-

ers who've had to move out because they couldn't afford it."

"It seems like people are paying those rents, and they're not having trouble getting those rents," he said. "It just means our tenants, our Section 8 tenants, are being priced out."

# Shelters: 'We need to start dealing with' homelessness

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Homelessness appears to be a growing problem in the city, Moore said, "and I think we need to start dealing with it."

His proposed amendment would codify commitments the warming center made with the neighborhood to ensure the operation would have less of an impact on residents and businesses. Moore's amendment outlines time limits, days of operation, safety requirements, parking and an emergency shelter's responsibilities to neighborhoods, among other requirements.

The other planning com-

missioners had not had a chance to read through Moore's proposal Tuesday, but Commissioner Kent Eason said he thought it was an excellent plan. The city needs something "so we're not just flying by the seat of our pants," he said.

City Planner Nancy Ferber said she would talk to City Manager Brett Estes and look into setting up a work session to allow planning commissioners to discuss potential code amendments. Any code amendment developed by the Planning Commission must go to the City Council for approval.

## Evening listings

WEDNESDAY

WEDNESDAY EVENING												NOVEMBER 29	
A	L	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30
2	KATU	(2) KATU News at 6 (N)		Jeopardy! (N)	Wheel Fortune (N)	The Goldbergs (N)	Speechless (N)	Modern Family (N)	Am.Housewife (N)	Designated Survivor "Home" (N)	KATU News (N)	(3:35) Jimmy Kimmel	
3	KOMO	(4) KOMO 4 News (N)		Wheel of Fortune	Jeopardy!	The Goldbergs (N)	Speechless (N)	Modern Family (N)	Am.Housewife (N)	Designated Survivor "Home" (N)	KOMO 4 News (N)	(3:35) Jimmy Kimmel	
5	KING	(5) NBC News (N)	KING 5 News (N)	KING 5 News (N)	Evening	Christmas in Rockefeller Center (N)	Law&O: SVU "Something Happened" (N)	Chicago P.D. "Politics" (N)			KING 5 News (N)	(3:35) Tonight Show	
6	KOIN	(6) KOIN Local 6 (N)	Evening News (N)	Extra	Ent. Tonight	Survivor (N)	Survivor (N)	Bruno Mars (N)			KOIN 6 News (N)	(3:35) Colbert	
7	KIRO	(7) KIRO 7 News (N)	Evening News (N)	KIRO 7 News (N)	Ent. Tonight	Survivor (N)	Survivor (N)	Bruno Mars (N)			KIRO News (N)	(3:35) Colbert	
8	KGW	(8) KGW News at 6:00 p.m. (N)		Live at 7 (N)	Inside Edition	Christmas in Rockefeller Center (N)	Law&O: SVU "Something Happened" (N)	Chicago P.D. "Politics" (N)			KGW News (N)	(3:35) Tonight Show	
9	KRCW	(9) Modern Family	Modern Family	The Goldbergs	The Goldbergs	Riverdale (N)	Dynasty (N)	News at 10 (N)		Mom	Two and a Half	Two and a Half	
10	KOPB	(10) Journeys in Japan	Business (N)	PBS NewsHour (N)		Nature "H is for Hawk: A New Chapter"		Mindfulness Goes Mainstream		Oregon Revealed			
12	KPTV	(12) 6 O'Clock News (N)		Family Feud	Family Feud	Empire "The Lady Doth Protest" (N)	Star "Ghetto Symphony" (N)	10 O'Clock News (N)			News (N)	Page Six TV	
13	KPDx	(13) Mike & Molly	Mike & Molly	Big Bang Theory	Big Bang Theory	FOX 12's News (N)	9 O'Clock News (N)	Family Guy	American Dad!		The Game	The Game	
13	KCPQ	(13) Modern Family	Modern Family	Big Bang Theory	Big Bang Theory	Empire "The Lady Doth Protest" (N)	Star "Ghetto Symphony" (N)	Q13 News at 10 (N)			Q13 News (N)	The Simpsons	
20	TBS	(20) Family Guy	Family Guy	Big Bang Theory	Big Bang Theory	Big Bang Theory	Big Bang Theory	Big Bang Theory	Full Frontal		Conan (N)		
22	KZJQ	(22) Friends	Friends	The Goldbergs	The Goldbergs	Modern Family	Modern Family	Q13 News at 9 (N)			Two and a Half	Two and a Half	
29	ESPN	(29) NCAA Basket.	NCAA Basketball Big-10/ ACC Challenge Duke at Indiana (L)			SportsCenter (N)	SportsCenter With Scott Van Pelt (N)				SportsCenter (N)		
29	ESPN2	(29) NCAA Basketball	Big-10/ ACC Challenge Miami at Minnesota (L)			(15) NFL Live	(15) SC Featured	(15) SC Featured	Jalen & Jacoby (N)	The Fantasy Show	30 for 30 "Jordan Rides the Bus"		
31	NICK	(31) Henry Danger	Henry Danger	The Thundermans	SpongeBob	Full House	Full House	Full House	Full House	Fresh Prince	Fresh Prince	Friends	Friends
32	DISN	(32) Jessie Pt. 1 of 2	Bunk'd	Raven's Home	Bunk'd	Andi Mack	Stuck in Middle	Bizaardvark	Raven's Home	Stuck in Middle	Liv and Maddie	Bizaardvark	Raven's Home
34	FAM	(34) Movie	(25) ★★ Four Christmases '08	Reese Witherspoon, Robert Duvall, Vince Vaughn.	★★★ Home Alone	(1990, Comedy) Joe Pesci, Daniel Stern, Macaulay Culkin.						The 700 Club	
35	FMC	(35) (5:00) Footloose '11	Kenny Wormald.	(20) ★★ Footloose (2011, Comedy/Drama)	Julianne Hough, Dennis Quaid, Kenny Wormald.		(35) FXM Presents	★ Runner Runner ('13, Action) Ben Affleck, Justin Timberlake.	(50) FXM Presents				
36	LIFE	(36) Grey's Anatomy "She's Killing Me"	Grey's Anatomy "Sleeping Monster"	Women Dallas "Indecent Proposal"	Little Women: Dallas "Girls' Trip" (N)	Bring It! "Crossing the Line"	The Rap Game "Don't Mess with Jny"						
38	ROOT	(38) NCAA Basketball University of the Incarnate Word at Gonzaga (L)		Undeniable Joe Buck "Tony La Russa"	TUF: Champion "The Ultimate Goal" (N)	TUF Talk (N)	UFC Knockouts	TUF: Champion "The Ultimate Goal"	TUF Talk	UFC Tonight			
39	FS1	(39) (4:30) MLS Soccer Playoffs Clb/Tor (L)	TUF: A New Champion "A Will to Win"			★★★ Bad Boys (1995, Action) Martin Lawrence, Téa Leoni, Will Smith.							
43	SPIKE	(43) Friends	Friends	Friends	Friends	Friends	Friends	Friends	Friends	Friends	Friends	Friends	Friends
44	COM	(44) (1:15) South Park	(50) South Park	(25) South Park	South Park	South Park	South Park	South Park	South Park	South Park	South Park	South Park	South Park
45	HIST	(45) Vikings "On the Eve"	Vikings "The Reckoning"	Vikings "The Saga of Lagertha" (N)	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars
46	A&E	(46) Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars	Storage Wars
47	TLC	(47) Say Yes-Dress	Say Yes-Dress	My 600-lb Life "James K's Story"	Homestead "When Cows Attack"	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)	Homestead "The Hill of Death" (N)
48	DISC	(48) Homestead Rescue "Trapped"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"	Homestead "The Bears and the Bees"
49	NGEO	(49) StarTalk	Drain the Titanic	★★★ Americana (2011, Action) Michael Vartan, Callum Blue, Zoe Saldana.	★★★ Goodfellas (1990, Crime Story) Joe Pesci, Robert De Niro, Ray Liotta.	★★★ Faster (2010, Action) Billy Bob Thornton, Maggie Grace, Dwayne Johnson.	★★★ The Fantastic Four (2015, Action) Kate Mara, Michael B. Jordan, Miles Teller.	★★★ American Gangster ('07) Russell Crowe, Denzel Washington.					
50	TNT	(50) (5:00) ★★ American Gangster ('07) Russell Crowe, Denzel Washington.											
51	AMC	(51) (5:30) ★★ The Book of Eli ('09) Gary Oldman, Mila Kunis, Denzel Washington.											
52	USA	(52) Law & Order: S.V.U. "Twenty-Five Acts"	Law & Order: S.V.U. "Acceptable Loss"	Iron Chef America "Symon vs. Brock"	Iron Chef USA "Symon vs. Moooking"	Property Bros @ Home "The Fun Zone"	Property Brothers at (N)	House Hunters (N)   House Hunters (N)	House Hunters (N)   House Hunters (N)	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"
53	FOOD	(53) Iron Chef America "Symon vs. Brock"	Iron Chef USA "Symon vs. Moooking"	Property Bros @ Home "The Fun Zone"	Property Brothers at (N)	House Hunters (N)   House Hunters (N)	House Hunters (N)   House Hunters (N)	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"	Property "Putting the 'om' in Home"
54	HGTV	(54) Buying "A Single Mom's Forever Home"	Buying and Selling	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)
56	FX	(56) (5:00) ★★ The Amazing Spider-Man ('12) Emma Stone, Andrew Garfield.											
57	CNN	(57) Anderson Cooper 360	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon
58	FNC	(58) Hannity	The Ingraham Angle	Fox News @ Night	Shark Tank	Shark Tank	Shark Tank	Shark Tank	Shark Tank	Shark Tank	Shark Tank	Shark Tank	Shark Tank
61	CNBC	(61) Shark Tank	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview	The Job Interview
63	BRV	(63) Housewives Atl. "Say Yes to Distress"	Housewives Atl. "Chateau Get Down"	The Real Housewives of Atlanta	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)	Wives NJ "Walking on Broken Glass" (N)
64	TCM	(64) Movie	(4:45) ★★ Bend of the River ('52) Arthur Kennedy, Julie Adams, James Stewart.	★★ The Far Country (1955, Western) Ruth Roman, Corinne Calvet, James Stewart.	★★★ Battle Los Angeles (2011, Sci-Fi) Michelle Rodriguez, Bridget Moynahan, Aaron Eckhart.								
65	SYFY	(65) (5:30) ★★ Gladiator (2000, Epic) Joaquin Phoenix, Connie Nielsen, Russell Crowe.											
162	RFD	(162) Dude Ranch	Cowboy (N)	WesternSport (N)	Equestrian Nation	Total Team Roping	Rural Eve. News	Racer's Edge	Cowboy TV	Dude Ranch	Cowboy Moments	Product Showcase	

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