



Photos by Colin Murphey/The Daily Astorian

Construction workers build a home in the Falcon Cove area south of Cannon Beach.

## College fundraising hopes fall well short

Consultant says \$4M of \$14M target is realistic

By EDWARD STRATTON  
*The Daily Astorian*

Clatsop Community College can realistically only raise \$4 million of the \$14 million it had hoped to gather to help pay for a new maritime sciences center.

The announcement by a fundraising consultant puts into jeopardy the college's hope for \$22 million to build a new, modernized maritime sciences building at the Marine and Environmental Research and Training Station, its career-technical campus at South Tongue Point.

The state has promised up to \$8 million in lottery-backed bonds matched to whatever the college can raise by 2021. The college board recently approved the purchase of the South Tongue Point campus to qualify for the bonds.

The consultant, Catherine Crooker, had previously said the \$14 million campaign would depend on several multi-million-dollar donations to gather interest. But after reaching out to potential donors, she only found an appetite for \$500,000 gifts or less. Most donors she spoke with were willing to give between \$10,000 and \$50,000.

The college, with the only maritime sciences program in Oregon, was hoping the industry would step up to cover much of the cost of the new center. But there are factors out of the college's control, such as instability in the economy and changes in the business makeup of the North Coast, Crooker said.

"We have to recognize that an awful lot of those shipbuilding and maritime activities that used to be right here in Astoria or even in Oregon, they're not here anymore," she said. "And so it's going to take a little bit longer to do that cultivation and find those people. They may have branches here, but the headquarters aren't here anymore."

Crooker and Christopher Breitmeyer, the college president, agreed that a \$4 million campaign is still worth it to build the college's fundraising infrastructure and image.

With an average age of more than 50, the maritime workforce is one of the high-skilled, high-paying industries facing a large shortage as baby boomers prepare to retire.

The college hopes to modernize its maritime sciences program to train the next generation of workers. It was recently named the state's designated maritime training college and is poised to become one of several maritime centers of excellence, a federal designation that could provide more support.

"There's no question that we need this project at MERTS," Breitmeyer said. "It's just how we're going to accomplish it."

The college board is planning a workshop in March to explore the next steps. Crooker recommended deciding by April on whether to pursue a capital campaign to provide enough time to raise the money.

## Water shortages force Falcon Cove to look for alternatives

A six-month moratorium on new connections

By BRENNNA VISSER  
*The Daily Astorian*

Clatsop County won't issue building permits for the next six months in Falcon Cove while the local water district tries to figure out how to solve a water shortage.

The Falcon Cove Beach Water District voted for a six-month moratorium at the end of December on new water connections in the unincorporated community south of Arch Cape after facing periodic shortages.

For the past three years, water production has been at record low levels during the late summer months, with flows as low as 30 gallons per minute — a rate that does not adequately supply the system's reservoirs.

"If this rate went lower or was sustained over several days it would significantly impact the system's ability to supply water," according to a memo from the water district.

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Establishing water service to new homes in the Falcon Cove area has been problematic.

## Grocery Outlet challenges Seaside planning decision

Developers object to turn-lane demand

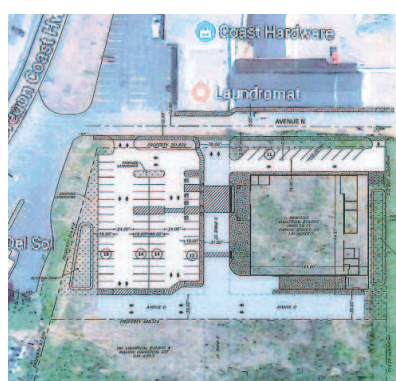
By R.J. MARX  
*The Daily Astorian*

SEASIDE — In December, the Seaside Planning Commission told developers they could go ahead with plans to acquire a U.S. Highway 101 property for a Grocery Outlet — with a few conditions.

One of those may be a deal breaker: a left-turn lane.

Without it, the business owners would be denied a certificate of occupancy.

In an appeal, Main & Main Capital Group, based in The Colony, Texas, contends that the com-



Main & Main Capital  
Proposed site of a Grocery Outlet in Seaside.

mission's conditions are unconstitutional and compliance "would render the project economically unfeasible."

Main & Main, which is under contract to purchase the property in the spring with plans to lease it to Grocery Outlet, wants the City Council to strike the turn-lane requirement or send the decision back to the commission and provide further opportunity for response.

They say the Planning Commission didn't give them a chance to present "countervailing evidence," thereby denying their state and federal due process rights.

Planning commissioners approved the request to build the 18,000-square-foot Grocery Outlet in December.

In their findings, city planners say Grocery Outlet would have a "significant impact on local high-

way traffic."

State Department of Transportation plans to improve the roadway are years away and less than one-third of the \$10 million needed to fund the project is available.

"At present, neither ODOT or the city of Seaside have sufficient funds to address the traffic impacts that would be created by development," planners stated.

Wary of traffic impacts and concerned for driver and pedestrian safety along the highway near Avenue N, commissioners added conditions that include a requirement to either develop a turn lane or restrict left turns in and out of the property.

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