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Hailey Hoffman/The Astorian

Ken Yuill holds an aerial photo of the Spur 104 neighborhood next to U.S. Highway 101 in Warrenton. Yuill has lived in the neighborhood since the 1960s and has watched the area develop.

## Warrenton wrestles with plans for Spur 104 neighborhood

Commercial property, housing, improved streets proposed

By EDWARD STRATTON  
The Astorian

**WARRENTON** — The 19-acre collection of single-family homes and gravel side streets wedged between U.S. Highway 101 and state Highway 104 presents an opportunity for centralized development out of the tsunami inundation zone in Warrenton.

But amid a lukewarm reception, the city is struggling on how to plan for the future of the neighborhood, avoid exacerbating surrounding traffic and appease neighbors chafing at potential new restrictions on their property.

The City Commission previously voted to allow higher-density commercial mixed-use development to spur development. But with concerns about traffic issues in areas like the North Coast Retail Center, the commission required a master plan for the neighborhood, paid for with urban renewal funds.

After a weeklong open house to gather feedback, Kevin Cronin, the city's community development director, presented a master plan proposal to the Planning Commission that would set parameters under which the neighborhood would develop. The overlay zone envisioned a mix of commercial property, varying densities of housing, public spaces, trails and improved streets. Rather than

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Hailey Hoffman/The Astorian

The Spur 104 neighborhood sits just above the tsunami inundation zone between U.S. Alternate Highway 101 and U.S. Highway 101. Currently, a few short gravel roads separate the plots of land owned by 25 residents.

### C-MU SITE FRAMEWORK PLAN :: FRAMEWORK DIAGRAM



Warrenton

A conceptual master plan for a neighborhood along state Highway 104 envisions a mix of commercial property, varying densities of housing, public spaces, trails and improved streets.

## Fort George seeks tax break

First use of enterprise zone

By EDWARD STRATTON  
The Astorian

Fort George Brewery is seeking a 15-year property tax break worth an estimated \$617,000 for an expansion at Astoria Warehousing.

It would be the first tax incentive approved under the Clatsop Enterprise Zone and the first long-term reduction in rural Northwest Oregon.

Enterprise zones provide companies property tax breaks on qualifying investments. A standard enterprise zone offers tax relief for up to five years, requiring at least \$50,000 in investment and the creation of one job.

Fort George wants a long-term rural enterprise zone offering up to 15 years of tax breaks in exchange for at least \$12.5 million invested and the creation of 35 jobs. By the fifth year, each job created would have to earn, including benefits, 130% of Clatsop County's average annual wage, currently around \$37,000.

Chris Nemlowill, the co-owner of Fort George, and local and state officials involved in enterprise zones met Thursday night with elected leaders to discuss the company's plans.

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## Grocery Outlet appeals city's design decision

Developer wants a new review

By EDWARD STRATTON  
The Astorian

The developer behind a proposed Grocery Outlet in Astoria is hoping the City Council will overturn a denial by the Design Review Commission and give them another chance to create an agreeable store layout.

Main & Main Capital Group wants to build a 16,000-square-foot building on a triangle-shaped lot where Commercial Street runs into Marine Drive. The back of the store would face 23rd Street and the new Astoria Co-op slated to open in December in the Mill Pond neighborhood.

The commission denied the new store earlier this month, citing issues with access off of Marine Drive and challenges it would pose for pedestrians as central to their concerns. But Michael Robinson, an attorney for the developer, argued the denial did not reasonably explain under what conditions the project could be approved.

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## Law enforcement leaders call for early education

Investment in prekindergarten

By NICOLE BALES  
The Astorian

Local law enforcement leaders gathered Thursday in Astoria to urge the state to invest more in prekindergarten.

Astoria Police Chief Geoff Spalding, Warrenton Police Chief Mathew Workman and District Attorney Ron Brown attended a press conference at Gray School joined by Martha Brooks, the state

director for Fight Crime: Invest in Kids, Northwest Early Learning Hub director Dorothy Spence and Astoria School District Superintendent Craig Hoppes.

Spalding, Workman and Brown are members of Fight Crime: Invest in Kids and they shared insights from the organization's new report, Oregon Kids Soar with Early Education Investments. Following the press conference, they led a storytime for children from five prekindergarten centers.

The law enforcement leaders recognized the recent state investment into prekindergarten through the Student Success Act, but stressed the need for more resources.

"While we are extremely

excited to have more investments in the community, we need to keep our eye on the ball and continue to invest in pre-K, or spend millions on remedial education and public safety if the investment falls short," Spalding said.

The Student Success Act will increase funding for prekindergarten statewide by \$75 million over the next two years. That will allow 5,200 more eligible students to attend prekindergarten through Head Start, Oregon Pre-Kindergarten and Preschool Promise.

"Unfortunately that doesn't come close to expanding access to more than 20,000 eligible children who don't have the opportunity to attend," Brown said.

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Nicole Bales/The Astorian

District Attorney Ron Brown, left, Astoria Police Chief Geoff Spalding, center, and Warrenton Police Chief Mathew Workman led a storytime for children from five prekindergarten centers.



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