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CORONAVIRUS

Warrenton schools plan for mixed instruction

Younger students get in-person classes

By KATIE FRANKOWICZ
The Astorian

WARRENTON — Only the youngest students in the Warrenton-Hammond School District are expected to return to in-person classes in September.

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Three new virus cases reported by county • A6

Administrators presented a school reopening plan to the school board Thursday that will put kindergarten-through-third grade students on campus four days a week. But under state and county metrics that factor in the number of recent positive cases of the coronavirus in a community, students in higher grades will start the year online.

All of this could change rapidly, however, Superintendent Tom Rogozinski cautioned. He underscored the uncertainty of a situation that fluctuates weekly.

If metrics allow, the school district is prepared to provide a mix of in-person and remote instruction.

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Brown won't seek reelection in Gearhart

Mayor cites professional reasons

By R.J. MARX
The Astorian

GEARHART — Mayor Matt Brown announced Friday he will not run for reelection in November, citing professional reasons.

Brown has served as mayor since 2016, when he won on a campaign of citizen involvement and adherence to the city's comprehensive plan, which he described as "a blueprint for a sustainable, residential Gearhart."

After more than a decade serving on the City Council and Planning Commission, Brown will stay active in the community and hasn't ruled out more public service in the future.

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Hailey Hoffman/The Astorian

A new 42-unit apartment complex will be located on a plot of land next to Home Depot in Warrenton.

Warrenton eyed for more efficient affordable housing

Project planned for Chelsea Gardens

By EDWARD STRATTON
The Astorian

WARRENTON — The newly christened Chelsea Gardens neighborhood could become the testing ground for a more economical model of developing workforce housing.

Trillium House at Chelsea Gardens, the working name of a four-story, 42-unit apartment complex being planned by Walsh Construction Co. near Home Depot, was awarded just over \$1 million in highly coveted federal low-income housing tax credits that will ultimately net the project around \$10 million after their sale to investors.

The apartment building would include a mix of standardized one-, two- and three-bedroom units for between \$800 and \$1,000 a month, along with a garden and play area. The project would be transferred to the Northwest Oregon Housing Authority and focus on workers making between 30% and 60% of the area median income.

Stuart Emmons, a local architect and planning consultant, said Walsh Construction tasked him two years ago with finding a site for an apartment complex. Walsh Construction specializes in affordable housing and started crafting a set of cost-effective design and construction principles that Mike Steffen, the company's director of innovation, said can save up to 25% in development costs.

"I grew up in the Midwest, and I call it commonsense farmers' ideas," Steffen said.

The principles focus on simplicity



New apartments are planned in the Chelsea Gardens neighborhood.

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Warrenton looks to keep rallies off streets • A6

and efficiency, including one design for each size of apartment, stacking apartments to more efficiently run utilities, avoiding complicated architectural features and using materials that will last the longest. They were developed in response to quickly escalating construction costs that have challenged affordable housing projects.

The North Coast real estate market is booming because of second homes, vacation rentals and people moving to the area. Most new projects have been market-rate and largely unaffordable for many blue-collar workers.

"For me and for Walsh, it's a mission for us," Emmons said. "It's something we desperately need here ...

People who work at Walmart, people who work at McDonald's, people who work in Pacific Seafoods and Bornstein (Seafoods) and so on can't afford the housing here, even if they're fully employed."

Strategically located

Emmons looked at 11 different sites in Clatsop County for the housing project, ultimately setting on a piece of land in Chelsea Gardens, a strategically located triangular neighborhood bounded by U.S. Highway 101, state Highway 104 and the North Coast Retail Center. The neighborhood is close to schools, public transportation and out of flooding and tsunami zones, making it a prime location for development.

Warrenton leaders saw the potential of the neighborhood and of traffic concerns if too much commercial was added. They created a master plan for

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Morgan Grindy/The Astorian

Coffee OR Waffle owner Joshua Jensen plans to begin using the Kartbites app on Saturday.

Food delivery app being tested in Astoria

Couple owns a Portland restaurant

By MORGAN GRINDY
The Astorian

Tired of high delivery fees, the co-owners of a Portland restaurant made their own food order-and-pickup app and will test it out in Astoria.

Candy Yiu, and her husband, Akshay Dua, want to make food ordering and delivery less expensive for customers, delivery drivers and restaurant owners.

The app, named Kartbites, will provide free online ordering and pickup. They aim for a 5% restau-

rant fee for delivery services.

"There's a real need in Astoria to have an online ordering system because the big companies don't come there, and the small carts in Astoria don't want to pay the fees," Dua said.

Coffee OR Waffle agreed to be the first food cart to test the app.

"I can definitely see a lot of convenience come out of it, especially being hands off as much as possible," said Joshua Jensen, the food cart's owner.

Jensen has been using his cell-phone to call and text customers for pickup orders, and has to change gloves or sanitize every time he picks up the phone.

"I think it's definitely a niche

that needs to be filled around here regardless of how many people, especially in the summertime," Jensen said.

Yiu and Dua's restaurant in Portland, Malka, remained open for delivery during the pandemic. But they said costs got too high when they had to pay for two phone lines, hire more staff and pay a 30% fee on every order using food delivery apps like DoorDash and Grubhub.

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