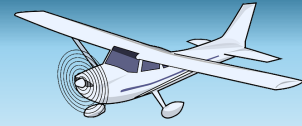


LAND, SEA, & AIR

Port of Astoria Newsletter



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Deteriorated piling under Pier 2 (left) and metal sheets covering the pier surface.

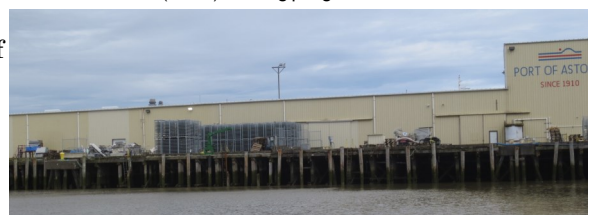
Pier 2 West Rehabilitation

The Rehabilitation of Pier 2 West is the Port's highest priority right now. Built in the 1940s, Pier 2 is an elevated timber dock fronting a finger of land and retained by a vertical steel bulkhead wall. The dock and the seawall are in poor condition. Weight restrictions have been imposed, and some sections of the dock are cordoned off and prohibited from use because of bearing loss. It is estimated that the last major renovation work was completed in the 1960s.

The fish processing operations that Pier 2 West makes possible provide over \$130 million in total economic output to the state of Oregon – over \$100 million to Clatsop County alone. Moreover, Astoria was ranked 6th in the nation for fish landings (182 million pounds) and 23rd for value of fish landed (\$43 million) in 2020; Pier 2 West provides almost half of those landings. The loss of this pier would be catastrophic to the region. *(continued on page 2)*



Pier 2 West aerial photo (above) showing fish processing warehouses, and from the west (below) showing pilings.



Spring 2023 Cruise Schedule	
4/10	Sapphire Princess
4/25	Royal Princess
4/26	Norwegian Jewel
5/1	Celebrity Solstice
5/2	Ruby Princess
5/3	Noordam
5/3	Crown Princess
5/9	Scenic Eclipse
5/22	Oceania Regatta
7/10	Insignia

Pier 2 West Rehabilitation (continued)

(continued from page 1)

Despite very limited funds, the Port is moving this project forward. Major activities completed to date include the following:

- Structural Assessment of Pier 2 West and preliminary feasibility analysis of various repair options;
- A detailed Alternatives Analysis, with rough cost estimates, for five different rehabilitation options;
- Thirty percent design documents for the Port's preferred option (from the Alternatives Analysis);
- Completion of the procurement process for a Construction Manager/General Contractor (CM/GC).

The Port is pursuing multiple sources of federal and state funding for the rehabilitation. Concurrent with these efforts, and with the assistance of Bergerson Construction and Campbell Environmental, the Port continues to push ahead with preconstruction phase activities.

Rehabilitation of Pier 2 West is the Port's highest priority.

Pictured left and below is deteriorating decking on Pier 2 West, near the fish processing warehouses.



Project Updates

Airport Master Plan Update

The current Airport Master Plan was last completed in 2008 and is now due for an update in 2022. Completion of this project is a mandatory pre-requisite to FAA grant funding through the Airport Improvement Program (AIP). This program funds airport infrastructure projects such as runways, taxiways, airport signage, airport lighting, and airport markings.

In April of 2022, the Port of Astoria signed an agreement with Mead & Hunt to provide airport planning services. The Plan will evaluate needs over a 20-year planning period for airfield, airspace, terminal areas, and landside facilities. The primary goal of the master plan is to prepare an approved layout plan that emphasizes and incorporates feasible airport improvements that can be successfully implemented.

Waterfront Master Plan

The Port of Astoria Waterfront Master Plan is a joint effort by the Port and the City of Astoria to develop a swath of underutilized waterfront on Port property, between Pier One and the Astoria-Megler Bridge. Design and planning firm Walker Macy completed the Waterfront Master Plan which was subsequently adopted by both the Port and the City of Astoria in the spring of 2022. In response to plan recommendations, the City has been working with Walker Macy to ease building code restrictions with the intent of adopting zoning code amendments sometime this year. These code amendments will allow the Port to move forward with plan recommendations, which include a new hotel, a market hall & fishing village with pedestrian circulations, and new mixed-use buildings.

Area of Contamination 4

Clean-up of the Area of Concern 4 (AOC4) is a project decades in the making. The contamination of slip 2 between Piers 2 and 3 was first identified by the Department of Environmental Quality in 2001. The pollution was the result of leaks along conveyance lines that carried oil and gas to vessels on the Port's Pier 2.

After a lengthy settlement process, the Port is now diligently working with design firm Maul, Foster and Alongi to move forward with a robust environmental solution. More project background information and progress updates can be found on the Port's website.

West Basin Dredging

The Port recently concluded its final year of a three-year contract with Bergerson Construction to dredge the West Mooring Basin. Dredging is necessary to maintain adequate depths for fishing and recreational vessels that use the marina.

The Port is grateful to its marina tenants for their cooperation and understanding during the dredging and pile replacement projects.

TENANT UPDATES



What's New on Port Property

Security Upgrades through PSGP

The Port Security Grant Program (PSGP) is a FEMA grant that provides funding to port authorities, facility operators, and state and local government agencies. This year, the Port was awarded roughly \$160,000 in grant funds for several projects, some of which are summarized below.

Pier One Generator

An emergency backup generator will be installed on Pier One to provide backup power to the Pier One Building in times of power loss.

Security Booth

A new security booth will be installed near the face of Pier One. The Port hosts dozens of cruise ship visits every year. Off-loading and on-boarding of passengers requires passenger screening, but the Port currently has no adequate facility for security personnel to use.

Cybersecurity

Important updates and enhancements to the Port's network security will ensure that information systems remain safe and protected.

Security Cameras

Two new security cameras will be installed, enhancing the existing security system to help keep the Port and its users safe.

Serenity Med Spa Cares About Your Skin

Nicole Benthin took a leap less than two years ago. While retaining her job as a nurse practitioner for Providence, Nicole leased space in the Port's Pier One Building to start the Serenity Medical Spa, a full-service medical spa offering treatments that focus on skin and body rejuvenation.

Opening her own medical spa was always a dream for Nicole. While working in the medical field, especially an urgent care environment, patients that Nicole worked with were not usually happy to be there. Now, she's able to find a greater sense of satisfaction and fulfillment with customers that truly want and seek out the services that she's able to provide.



From left to right: Tiffany Gertula, RN, Nicole Benthin, FNP and owner, and Jen Chatwin, Esthetician.

Suites Available!

The 10 Pier One office building has several vacant suites. With varying sizes and configurations, there is plenty of potential for those looking to open or relocate their office or retail locations. For more information, visit www.portofastoria.com or call us at (503) 741-3342.

Since opening in 2021, a growing customer base has enabled Nicole to add two registered nurses and an esthetician to her staff. She refers to them as "exceptional" individuals who bring care and compassion into their work. There is also the possibility of expansion into more spaces within the Pier One Building.

With the addition of the medical spa, the Pier One Building now hosts two medical practices, a naturopathic wellness spa, several counseling centers, a fitness studio, and various other tenants that add to the variety and the activity within this beautiful waterfront building.

Serenity Medical Spa is currently taking on new clients. A menu of services and contact information can be found on their website at www.medspaastoria.com.

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Serving the Community Since 1910

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The Port of Astoria seeks to generate income and economic growth and prosperity in a safe and environmentally responsible manner for its citizens through creation of family wage jobs and prudent management of its assets.



Port Admin Staff at the 2022 Christmas Party

Marina Manager, Janice Burk, is at the Helm

Janice Burk is no amateur when it comes to management of the Port of Astoria marinas. In her 21-year tenure at the Port, she has experienced the changes that transformed the marinas from a financial burden subsidized by other Port operations to a valuable and sustainable community asset. Now a profitable marina, those profits are able to be reinvested into major maintenance and improvement projects.

The Port operates two marinas: the East Mooring Basin, in Uppertown, and the West Mooring Basin, in Uniontown. The East Basin is popular as the site of the Port's boat ramp and parking areas, which see heavy traffic, particularly during the Buoy 10 fishing season. The West Basin has a fuel dock and offers long-term and transient moorage to recreational, fishing and charter vessels. It is also the site of the Marina office, where Janice works along with other long-term Port employees Jose Delgado and Glenn Beelar.



Janice Burk, Marina Manager

When asked about her favorite parts of her position, Janice talks about her customers. She enjoys the many interactions with vessel owners as well as the long-term relationships she's built with local tenants and visitors alike. Even in the busy summer months, feedback and interactions are encouraging and positive, and customers appreciate the service efforts from Janice and her team. Janice also appreciates the dynamic nature of her position as Marina Manager. As every workday is different, Janice is able to identify and tackle new challenges in her continual efforts to make the West Basin Marina better.

There is certainly no shortage of excitement and activity in the marinas. Whether salmon, sturgeon, steelhead or crab, Astoria's many fishing seasons attract boaters from all over. And for every boat that dots the Columbia River in Astoria, there is a good chance that it visited the Port's West Basin Marina for fuel or other services. If Astoria has fishing in its veins, then we certainly believe that Janice and her team operate right at the heart of it.