

Land, Sea, & Air

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MESSAGE FROM THE EXECUTIVE DIRECTOR

The Port of Astoria is moving forward with several major capital projects that are critical to maintaining and improving our working waterfront, airport facilities, and maritime services. Over the past year, we have advanced design and permitting on the Pier 2 West rehabilitation, continued planning for redevelopment of the central waterfront, begun improvements to the airport terminal and hangars, and supported multiple maintenance

and safety projects across Port of Astoria properties.

Major capital projects always come with challenges, and this year has been no exception. While federal funding is in place for Pier 2 West, regulatory delays have required us to invest in short-term repairs to keep tenants operational. We are also actively working toward long-term dredging solutions following the state's decision not to fund a dedicated program. Even so, our team has secured significant outside support—from FEMA reimbursements and equipment funding to FAA grants for airport improvements—demonstrating our

ability to navigate obstacles and keep essential work moving forward.

We are equally proud of the projects that build community connections, including the Pier 1 Beautification Project and the continued partnership with Clatsop Cruise Hosts, who help welcome thousands of visitors to Astoria each year.

Thank you to our tenants, partners, and the greater Clatsop County community for your continued support. Together, we are ensuring that the Port remains a resilient and vital asset for the region's future.

Will Isom

Executive Director, Port of Astoria

BOTTOM FOLD

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SIGN UP FOR EMAIL UPDATES ABOUT PORT ACTIVITIES AT [PORTOFASTORIA.COM](https://portofastoria.com)

The Port of Astoria was established in 1910 and is governed by the rules of the State of Oregon. An elected Board of Commissioners who set policy for management with a vision to be a significant contributor to the community's and state's economic development and a catalyst of job and business creation.

NEWS AT A GLANCE

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ONGOING DEVELOPMENT & CURRENT PROJECTS

PIER 2 WEST REHABILITATION

Pier 2 West has supported Astoria's seafood processors and fishing fleet since the 1940s, and its aging structure now needs a full rebuild to meet modern standards. Through concerted efforts over the last few years, the Port was able to secure \$25.3 million in federal funding and an additional \$1.2 million from Business Oregon to support the project. With design now about 90% complete, the Port expects to receive final approval midyear following federal environmental review. While full rehabilitation construction is scheduled to begin in fall 2027, the Port will spend the coming fiscal year selecting a contractor and making early pre-construction investments.

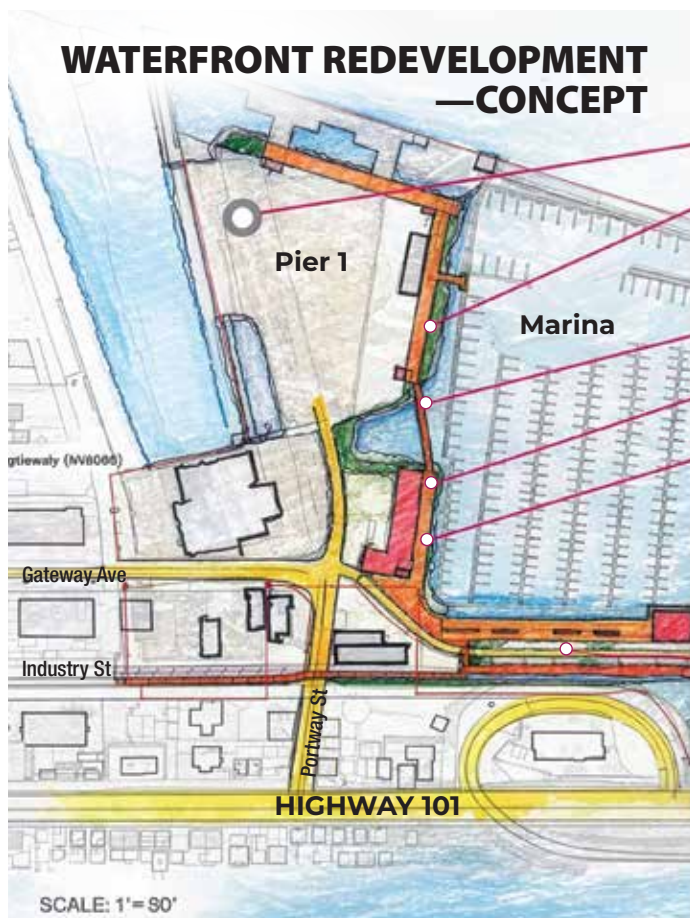
CENTRAL WATERFRONT REDEVELOPMENT

The Port is partnering with Atlin Investments to advance the goals of the City approved Central Waterfront Master Plan, moving forward on longterm redevelopment of the central waterfront between Pier 1 and the Astoria–Megler Bridge. To prepare the site for the first phase of development, the Port is pursuing a federal BUILD grant to fund preconstruction work that will make the area south of the West Basin pad-ready. Phase 1 is anticipated to include a hotel, a fishermen's wellness center, and a pedestrian friendly boardwalk.

BOATYARD EXPANSION

The Port is moving forward with the next steps outlined in the Boatyard Master Plan as it works to expand capacity at the haulout facility. To support this growth, the Port is pursuing grant funding that would allow the purchase of a larger Travelift capable of serving more vessel types. The Port is also contracting with an engineering firm to develop full design plans for the expansion, and staff are evaluating options for new covered workspaces to better meet industry needs.

PHASE 1 OF THE WATERFRONT REDEVELOPEMNT IS ANTICIPATED TO INCLUDE A HOTEL, A FISHERMEN'S WELLNESS CENTER, AND A PEDESTRIAN FRIENDLY BOARDWALK.



Marine Industrial

Marina Walk

Wayfinding & Interpretive Signage, Lighting & Seating

Footbridge

New Hotel

Public Market & Boardwalk

Fish Market "fresh off the boat", Public Market Stalls, Food & Drink, Event/Meeting Space, Marina Overlook Tower, Cruise Support Services

Fishing Village

Extension of Public Market: Food & Drink, Marina Support & Seasonal Retail



Above: Pier 2 West

Below: Boatyard Travelift





T Hangar A Row—Before and during rehabilitation project.

AIRPORT UPGRADES

HANGAR REHABILITATION

Rehabilitation work on the 10-Unit A Row T Hangars—funded through FAA and Oregon Department of Aviation grants—is currently in progress and on track for completion by the end of April. This project replaces aging door rails, supports, and foundations to ensure safer, more reliable operations for general aviation tenants.

TERMINAL BUILDING IMPROVEMENTS

Beginning in April, the Port will launch long-planned upgrades to the terminal building. Supported by the COAR grant program, this project includes demolition and full reconstruction of the southeast interior corner to create a more efficient layout, modernized systems, and improved accessibility for visiting pilots. The updated space will offer a cleaner, more functional terminal environment that better aligns with current ADA standards.

PORT HIGHLIGHTS

PIER 1 BEAUTIFICATION PROJECT

The idea for the Pier 1 Beautification Project originated with Stacy Bandy, the Port's Environmental and Permit Compliance Manager, who approached Astoria High School's Community Art Class in September 2025 with her vision. Working alongside art teacher Mickey Cereghino, Stacy coordinated with 14 student

artists to transform seven concrete barricades spanning nearly 100 ft. into a mural celebrating Astoria's heritage—with images like the Goonies House, Astoria Column, the Megler Bridge, tide pools, and pilot ships. Students painted on-site each week, often braving outdoor weather and tight class schedules. The finished mural now serves as a colorful welcome for cruise passengers, Navy visitors, and other waterfront guests.



Photos courtesy of Jay Corella of The Astorian

EMPLOYEE SPOTLIGHT



CARY COGGINS REFLECTS ON THE PORT'S PROGRESS

When Cary Coggins first arrived at the Port as dredge/maintenance staff, the waterfront was quiet and nearly abandoned—empty buildings, idle tank farms, and silent docks. With only a million dollars in reserves, leadership focused on clearing derelict structures, dredging, and preparing the land for renewal.

Revenue came in gradually. Cruise ships began arriving at Pier 1 to enthusiastic welcomes: vendor tents filled the pier, the high school band played, and the maintenance crew, suited up in white coveralls and blue hard hats and greeted passengers.

Pier 2 also came to life. Supported partly by lottery funds, an empty warehouse evolved into functioning canneries. Early Canadian tenants and later processors such as Da Yang and Bornstein expanded and adapted the space to serve a fast growing seafood industry.

The boatyard steadily grew into a reliable revenue stream and an essential service for boaters. The construction of the Pier 1 building transformed a vacant stretch of pavement into a central economic anchor. Along Gateway Avenue, the maintenance crew worked long hours removing abandoned oil tanks and clearing land, enabling tenants to build shops and warehouses—ultimately culminating in today's successful Englund Marine at the street's end.

Over the years, these efforts reshaped the waterfront into the

Port we know today. Leases became dependable revenue, and thriving operations at the marina and boatyard established the Port as a hub for commercial and recreational activity. While there were challenges—economic hurdles, leadership transitions, and regulatory obstacles, Cary sees the Port now as an entirely different organization. "In 25 years, this Port went from a ghost town to what you see today," he reflects. "Different people helped in their own ways."

The Port extends its sincere thanks to Cary for his many years of dedicated service.

THE WATERFRONT MAY STAND ON
PILINGS AND CONCRETE, BUT ITS'
TRUE FOUNDATION IS THE HARD
WORK AND COMMITMENT OF THE
INDIVIDUALS WHO BUILT IT.

