

# Land, Sea, & Air

PORT OF ASTORIA NEWSLETTER

**APRIL**  
**2025**  
*Spring Edition*

## FORWARD MOMENTUM

It continues to be a time of change, growth and enthusiasm at the Port of Astoria. Since our last Land, Sea & Air Newsletter in the fall of 2024, the Port has advanced Pier 2 West engineering design to 90%, approved the Airport Master Plan, removed the failing East Mooring Basin Causeway, approved dredging for the East Basin Marina and interviewed potential developers for the revitalization of the Central Waterfront - to name a few.

As growth and revitalization plans come to fruition, the Port continues to maintain long-term financial stability while addressing deferred maintenance. Though we have completed numerous maintenance projects within our marinas, central waterfront properties and airport, much of our infrastructure needs repair. The Port proceeds by prioritizing projects that enhance safety, financial stability, and environmental sustainability. By leveraging state and federal funding, we ensure that these improvements do not compromise the Port's financial health.

The Port also remains dedicated to driving sustainable regional growth. By supporting industry, facilitating commerce and ensuring positive environmental outcomes, the Port plays a pivotal role in job creation and economic development. It is the Port's goal to bolster the vitality of our coastal communities by providing unprecedented opportunities for new and existing businesses within Clatsop County. Only when this is done will we accomplish our mission:

*"...to generate 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."*

Onward...  
**Matt McGrath**  
Deputy Director, Port of Astoria

 Port of Astoria



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### ENVIRONMENTAL UPDATE

# AIRPORT MASTER PLAN

The Port of Astoria's Airport Master Plan, developed by Mead & Hunt, is finalized and awaiting FAA approval. This 20-year plan will guide the growth of Astoria Regional Airport (AST), focusing on airfield enhancements, hangar development, landside facilities, and electric aircraft integration to ensure long-term sustainability and operational efficiency.

Key improvements include relocating Taxiways A and B to meet FAA safety standards, expanding hangar capacity, and integrating infrastructure to support electric aircraft and non-aeronautical development. The plan also prioritizes short-term maintenance, such as Runway 8/26 rehabilitation, while preparing for long-term development.

Stakeholder engagement played a crucial role in shaping the plan, with contributions from local leaders, the U.S. Coast Guard, and the broader community. Public input was gathered through meetings, an open house, and events such as the 2023 and 2024 Open Houses and Fly-ins. These efforts reflect the Port's commitment to ensuring the Master Plan aligns with community and industry needs.

Supported by the FAA's Airport Improvement Program and the Oregon Department of Aviation's Critical Oregon Airport Relief grant program, the Port is positioned to implement these plans once FAA approval is secured. This strategic plan will strengthen AST's role in regional aviation, enhance safety, and support economic growth in the community.



# WATERFRONT REVITALIZATION

The Port of Astoria has selected Atlin Investments, in partnership with American Life, Inc. and Elevator Shaft, LLC, to lead a transformative redevelopment of its central waterfront. This public-private collaboration aligns with the plan to redevelop a swath of under-utilized waterfront on Port property between Pier 1 and the Astoria-Megler Bridge, with a vision to enhance tourism, bolster the local economy, and improve amenities for residents and visitors alike. The phased project will introduce a new Fishing Village, lodging, and vibrant market spaces—creating a dynamic and accessible destination directly adjacent to the cruise ship terminal.

This redevelopment effort was initiated through the Astoria Waterfront Master Plan, a joint planning process led by the Port and the City of Astoria. The plan identified priority areas for investment and established a community-supported framework to guide long-term growth along the waterfront.

Atlin's proposal emphasizes a strong commitment to preserving and celebrating the historical DNA of Astoria. Recognizing the city's incredibly rich history, the development team intends to reflect and embrace it through thoughtful design and place-based architecture. A central theme of the project is year-round activation—creating a facility that remains vibrant and in use throughout the year.

There will be a strong emphasis on job creation, both during development and throughout long-term operations. The Fishing Village concept in particular is designed to support local vendors, artisans, and service providers. Outdoor shopping kiosks will also be incorporated to encourage outdoor activity and provide an inviting experience for both residents and visitors.

The development team brings decades of experience in large-scale infrastructure and hospitality projects, including successful ventures in Clatsop County and the Pacific Northwest. With a focus on sustainable growth and long-term community impact, the project is poised to bring lasting value to the Port, the City of Astoria, and the broader Clatsop County region.

For more details, visit the Port's Waterfront Redevelopment page at [portofastoria.com/waterfront-redevelopment](https://portofastoria.com/waterfront-redevelopment).



# FEATURED BUSINESS: THERIOT CHIROPRACTIC

The Port is delighted to welcome Theriot Chiropractic to the Pier One Building!

Dr. Aaron Theriot and Katie Theriot bring a unique blend of professional expertise and personal dedication to their practice. Dr. Theriot, a third-generation U.S. Navy veteran, transitioned from a 12-year nursing career to earn his Doctorate in Chiropractic from Cleveland University in Kansas. He served as a chiropractor in Anacortes, Washington, before relocating to Northwestern Oregon, where his parents have resettled.

Katie, an Air Force veteran with 12 years in the intelligence field, later pursued her passion for baking, earning a degree in Baking and Pastry Management from the Oregon Culinary Institute. In 2024, she became a certified Chiropractic Assistant.

Their paths converged at a chiropractic clinic in Seaside, leading to a partnership that blossomed into marriage and the establishment of Theriot Chiropractic. Their clinic merges time-tested methods with the latest technology, offering services such as spinal manipulation, ultrasound treatments, and a commitment to thorough patient care, including taking x-rays on all patients before any adjustments.



The Pier One Building has proven to be the perfect fit for their practice. Accessibility is key for clients who may arrive in pain, including local log truck drivers who appreciate the convenient parking. The building's collaborative environment is also a highlight—Theriot Chiropractic is forming connections with neighbors like massage therapists and acupuncturists to provide patients with a “one-stop shop” for wellness.

Dr. Aaron and Katie have created a bright and welcoming space, reflecting their dedication to patient care and community service. We are proud to have Theriot Chiropractic join the Pier One community and look forward to their positive impact.

## EAST BASIN CAUSEWAY

The Port of Astoria recently contracted with Bergerson Construction for the removal of the failed East Mooring Basin (EMB) Causeway. Reconstructing the causeway is an important future project which will depend on securing the necessary funding and support. Current estimates to rebuild the 950ft causeway and EMB infrastructure are \$16-\$19 million. The Port intends to submit grant applications in 2025 not only for the reconstruction of the EMB Causeway, but for the construction of additional slips to accommodate both commercial fishing and recreational vessels.





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# PORT OF ASTORIA LEADS THE WAY IN SUSTAINABLE SEAFOOD PROCESSING AND INDUSTRIAL SYMBIOSIS

On January 16 and 17, 2025, the Port of Astoria, in collaboration with the Center for Sustainable Infrastructure and supported by Business Oregon, hosted a series of transformative sessions focused on industrial symbiosis and resource recovery. Featuring experts from Denmark, the event provided invaluable insights into innovative approaches for turning waste into resources and fostering sustainable practices.

The sessions created a platform for meaningful dialogue and collaboration, enabling the Port and its seafood processing partners to address key regulatory compliance and environmental sustainability challenges. Participants explored strategies to overcome hurdles posed by permitting processes while emphasizing the importance of reimagining “waste” as a resource. As part of the event, the group visited Fort George Brewery, which is navigating similar compliance challenges. While the Port’s collaboration remains focused on seafood processors, this exchange of ideas demonstrated a shared commitment to advancing sustainable practices across industries.



Working with Bornstein Seafoods, Da Yang Seafoods, Aqua-Terra Consultants, and SLR International, the Port is leading the way in developing solutions to efficiently treat process water and extract valuable byproducts. These efforts will support the planned Byproduct Recovery Center (BRC) on Pier 2, a first-of-its-kind initiative for the region.

The success of this project will not only set a new standard for sustainable seafood processing but also mark a significant milestone in bringing industrial symbiosis to the community.