

Sherri Marineau

From: Martha Winsor <marthawinsor2@gmail.com>
Sent: Tuesday, July 10, 2018 3:46 PM
To: Margaret; James Hanselman; carla perry; simonis_110@hotmail.com; Bonnie Saxton; braulio.escobar@gmail.com; fairhaven@peak.org; dreamhomesof; don@blueagate.com; Bill Posner; jamie@sweethomesrentals.com; lauri.hines@icloud.com; charboxer2@comcast.net; Pam McElroy; marthawinsor2@gmail.com; Sherri Marineau; Rodney Croteau; Bob Berman; Mike Franklin (mike@newportchowderbowl.com); Lee Hardy; William Branigan; Jim Patrick; Derrick Tokos
Subject: VRD Proximity method for R-3, R-4, and C-2 zones

Dear Committee Members,

The proposed system of controlling the VRD densities in R-1 and R-2 zones, by restricting them to a proximity limit of one unit per street segment, appears to be a useful and relatively simple method. I understand that using this exact same method would not work in R-3, R-4, and C-2 zones because of multi-unit buildings which can have more than one VRD. I would like to propose a modification of the proximity method for these additional zones so that their residential natures can also be protected in the same way.

Multi-unit dwellings are expected to have a greater impact on an area than individual residences. They are, I believe, required to provide parking and other amenities to help ameliorate their impact on a neighborhood. Because of these differences, a multi-unit building with, for example, 6 VRDs would have much less impact on a neighborhood than 6 single family residences set up as VRDs. Additionally, many of the bay- and ocean-front condos have traditionally been used as VRDs/hotels with many different short-term tenants rather than owner occupied or long-term rentals.

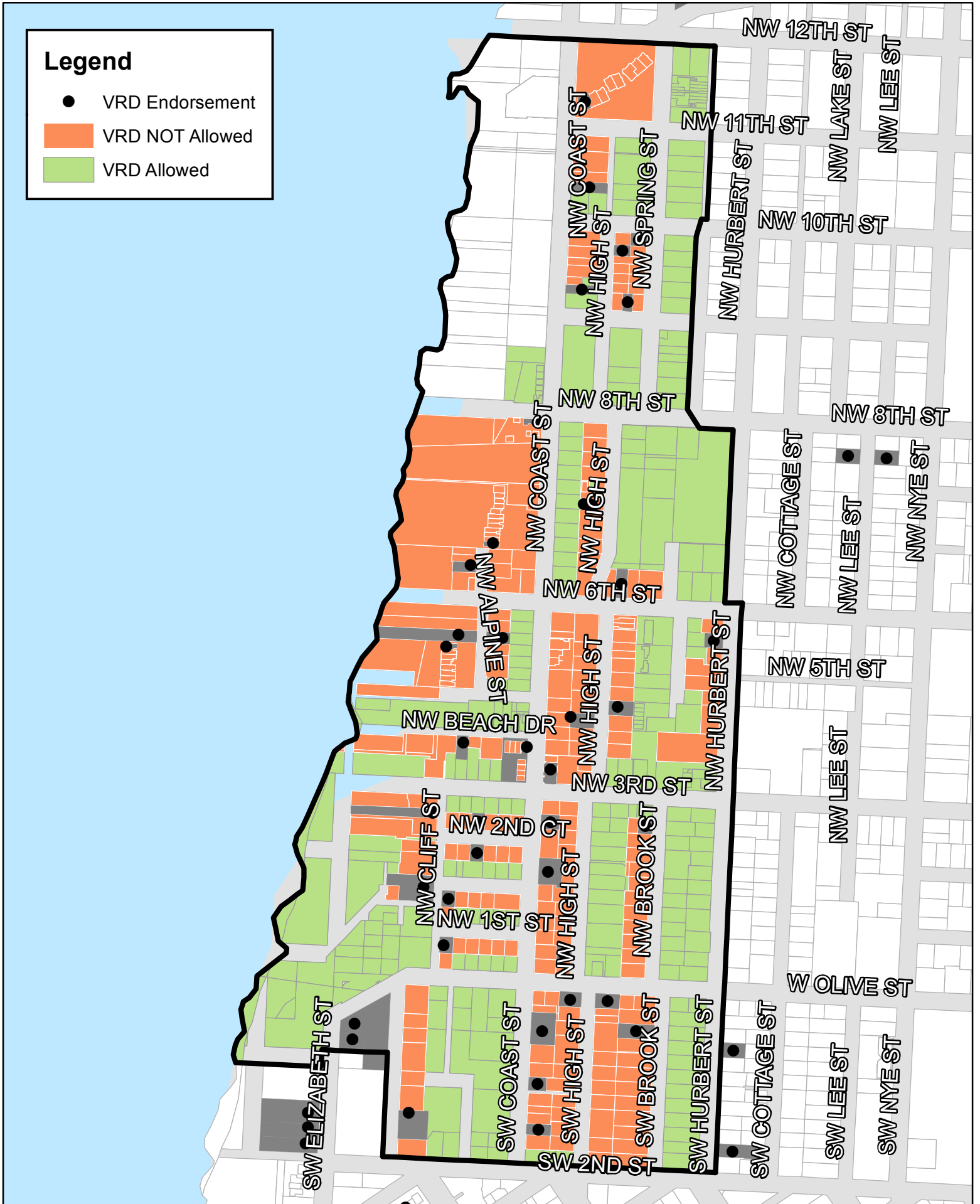
I would like the committee to consider using the same proximity method of one unit per street segment with the unit allowed to be a "multi-unit complex" consisting of one or more VRDs in R-3, R-4, and possibly C-2 zones. This will protect the sections of these zones that are populated with single family homes from having a large portion of VRDS in exactly the same way as in R-1 and R-2 zones. The number of VRDs in a "multi-unit complex" would be counted towards any caps established but only one "multi-unit complex" would be allowed per street segment. This method might possibly encourage use of condos/apartments as VRDs over single-residential housing, but I would argue that is a positive outcome. By using the same method, with a twist, different zones would be treated more equably and may be easier to understand for potential VRD owners.

Thank you for considering this possibility and hope to see you all tomorrow,

Martha Winsor

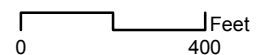
Legend

- VRD Endorsement
- VRD NOT Allowed
- VRD Allowed



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Nye Beach Design Review District VRD Allowances by Street Segment



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