

# NYE BEACH URBAN DESIGN PROCESS REPORT

January 25, 1989

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**Seventh Amendment to  
The City of Newport Urban Renewal Plan**

## **INTRODUCTION**

The Seventh Amendment to the Newport Urban Renewal Plan "*Nye Beach Study*" is the result of a sensitive Urban Planning Process implemented with the assistance of excellent input from the community of Nye Beach and the City of Newport.

The Study comprises the work of Fred Gluck Associates (FGA), Prime Consultant; Richard Forester, Land-Use Attorney; and Kelly-Strazer, Geotechnical Consultants. As Prime Consultant, FGA has coordinated the study by implementing an extensive urban design analysis process as the basis for decision-making and recommendations to the Urban Renewal Agency. The community involvement process described in Chapter 1 herein adds to the strength of our approach. Work on the Seventh Amendment Plan and Report, carried out by Mr. Richard Forester adds an invaluable, *legally sound dimension* to the professionalism of this study. We are pleased to have had the opportunity to work with Mr. Forester in this effort. Kelly-Strazer has been able to offer FGA the cost-effective geotechnical assistance necessary for this work, resulting in a *well-grounded series of planning recommendations*.

Finally, the input by the residents and property owners of Nye Beach, who so openly shared their concerns for the future of the neighborhood, has become a primary informational source for our urban design and planning recommendations. Our planning and design work has required this level of input in order to be considered realistic and responsive study

# COMMUNITY INVOLVEMENT PROCESS

## **COMMUNITY INVOLVEMENT PROCESS: NYE BEACH NEIGHBORHOOD**

### **Seventh Amendment to The City of Newport Urban Renewal Plan**

#### **Overview**

The urban design approach implemented by Fred Glick Associates for the Seventh Amendment Process was based upon the need for close participation with the affected Nye Beach Community. This effort was initiated in response to the concerns of Nye Beach residents and property owners relative to the actions taken by a Nye Beach property owner to develop a 78-unit recreational vehicle park (on the bluff) at the west end of Olive Street. At the community meetings and workshops held during the course of the planning process, the community expressed unanimous opposition to this development, ultimately resulting in the consultants' recommendation to the City of Newport to purchase the entire property, while encouraging its development for open space and mixed-use commercial/residential purposes as described in this report.

Community participation as implemented in this urban planning process served as an excellent forum for discussion about other sensitive issues relevant to the future of the Nye Beach neighborhood. The meetings with the Community were held on October 19, 1988; on November 15, 1988; and January 5, 1989. Fred Glick Associates undertook these meetings in an effort to gather more information for our work in the urban planning effort. This information has served as the basis for our internal decision making efforts to structure the urban design of the neighborhood. The data gathered at meeting #1, for example, was useful in our analysis of the inventory information; the comments received during meeting #2 was instrumental in development of the Concept Plans presented in meeting #3. All in all, the input by the community was excellent, timely and supportive of the project goals and objectives.

**Meeting #1**

**Date:** October 19, 1988  
**Location:** Visual Arts Center

**Format:**

Presentation of results from investigation and inventory of existing conditions by consultants. Room was overflowing with more than 75 interested citizens attending and participating. The meeting was structured into two segments. Segment #1 was a presentation by Fred Glick Associates and Richard Forester, Attorney, on the inventory information compiled. Segment #2 was a discussion / question and answer period, in which the public was invited to openly cite their concerns and suggestions for the future of Nye Beach.

**Results:**

1. The bench should be designed as open space.
2. Historical access to the beach from the Boland site should be shown on the map.
3. Northern half of Performing Arts Center parking lot is half used during day.
4. Can one spend urban renewal money in anticipation of the plan approval?
5. Cliff Street could use better walkways. Can urban renewal pay for these costs?
6. Thundering Seas had a pedestrian walkway on Cliff Street to the Sylvia Beach.
7. Traffic on Cliff Street is a problem/dodging parked cars/should be one way street/its a joy to see two giant RV's coming toward each another on Cliff.
8. Pedestrian circulation on Cliff's east side would require taking houses out, unless the westerly sidewalk is widened to 10 feet as part of one way realignment.
9. One way traffic would go faster.
10. Nye Beach community presented this plan to Urban Renewal Agency previously, according to David Baker.
11. There is nothing but routine traffic on Second Street.
12. RV's should be banned from Cliff Street.
13. *Unanimous Vote -- No RV Park on Boland Property.*
14. Jump-Off Joe--preserve what can be preserved. (Zone it P-1)
15. Neighborhood needs much better zoning where C-2 is vulnerable to a lot of ugliness.
16. Neighborhood needs more sophisticated zoning so that development can proceed without destroying the beauty, allowing residential to co-exist with smaller scale commercial development.
17. Need to protect people's homes outright without increasing density; (example: store below and apartment above--"cottage industry").
18. Emphasis should be on renewing the area rather than building new places.
19. Sites and buildings that can be rehabilitated should be rehabilitated.

20. Downzoning is an issue.
21. Examine the setback rules; need more flexibility; 50 x 83 is a big lot here.
22. There is a fifty foot height limit.
23. Hazard setbacks, ocean setbacks, still needed.
24. Ought to be able to rehab. existing uses.
25. Future of low income folks; let's not drive them out.
26. Buy properties that are in disrepair and give to those who want to rehab. them.
27. General goal should be a mixed use area.
28. Hanover Holding in Los Angeles has the lower property @ Jump Off Joe's.
29. Need View corridors to preserve views.
30. There is a conflict between those who love the ambience of NYE Beach and those who want business opportunity. What is needed is co-existence between business and residential, not so restrictive.
31. There is room for certain types of commercial development within proper scale.
32. Need a height limit on headlands. No more than two floors.
33. Historic designation.
34. Need bulk Floor Area Ratio.
35. New developments have been large.
36. The area has reached saturation point in terms of parking.
37. All streets have a 30 foot right of way width.
38. Need architectural guidelines.

## Meeting #2

**Date: November 15, 1988**  
**Location: Naterlin Center**

**Format:** Presentation of Neighborhood Analysis by consultants. Fred Glick introduced the analysis process and maps. There were 38 citizens who attended. The meeting was structured into two segments. Segment #1 was a presentation by Fred Glick on the issues and opportunities analysis information compiled. Segment #2 was an urban design workshop in which the public was invited to voice their opinions about the specific directions to take in locations about which they are concerned.

### **Results: Comments / Questions:**

1. **Jump Off Joe Site**
  - a. wind erosion
  - b. street vacation
  - c. homes / property / geological stability
  - d. underground piping and outlet improvements needed for springs and surface water to mitigate bluff erosion
  - e. zoning issues / future regulations on use of area
  - f. condominium demolition
  - g. re-vegetate bench
  - h. plant trees to cut wind erosion
  - i. stabilize bluff
  - j. create nature trails from top of bluff, to bench, to beach
  - k. uncontrolled public access exacerbates erosion - control dune access
  - l. geological constraints
  - m. provide public beach access, stairs
  - n. Eighth Street partial beach access - may be developed
  - o. construct man-made fore dune ?
  - p. park on Sixth Street
  - q. people don't go to Jump Off Joe site as much any more because it is ugly
  - r. bench is sheltered from wind (NW wind)
  
2. **Boland Property**
  - a. change zoning to prevent RV Parks (in C-@ and R-4)
  - b. minimize consolidation of large parcels
  - c. 40,000 sq. ft. min.
  - d. keep views of ocean open from Olive and Elizabeth streets
  - e. taking issue
  - f. revegetate / stabilize slopes
  - g. geological constraints
  - h. provide public beach access
  - i. use PAC parking ?
  
3. **Neighborhood Wide Area:**
  - a. encourage cottage industries and galleries
  - b. off-street parking requirements
  - c. local traffic only signs
  - d. better street lighting (period street furniture)
  - e. need lighting on steps west of the art center / safety issue
  - f. replace / build sidewalks
  - g. overhead power lines are unattractive / interfere with views
  - h. provide more public parking
  - i. issue of zoning for mixed use residential / commercial
  - j. setbacks, height restrictions, building massing
  - k. retain architectural character of area (salt box, cedar siding, grey colors)
  - l. retain ocean views along 2nd, 3rd, 6th and Olive streets

- m. who owns, controls vacated street corridors ?
  - n. owners have problems obtaining improvement loans on homes in C-2 zone
  - o. too much area has been zoned C -2
  - p. focus attention on 4-block area (Coast to Cliff and Olive to Third)
  - q. propose residential / commercial (RC) or mixed-use (MU) zone in place of existing C-2 zone
  - r. architectural review / approval for all new construction
  - s. tax incentives
  - t. Historic Nye Beach signage installed last year on 101
4. **Cliff Street between Sylvia Beach Hotel and Performing Arts Center:**
- a. **Circulation - Traffic**
    - 1. 1-Way Traffic
    - 2. 2-Way Traffic with no parking
    - 3. local traffic only
  - b. **Circulation - Pedestrian**
    - 1. wider sidewalk between SBH and PAC
    - 2. better lighting / safety issue
    - 3. pedestrian "mall"
  - c. **Land Use:**
    - 1. potential tourist commercial
    - 2. parking lot on corner of Coast Street and Beach Drive is usually at full capacity
5. **Turn-a-round:**
- a. **Circulation - Traffic**
    - 1. public parking area not utilized



**Meeting #3**

**Date: January 5, 1989**  
**Location: Naterlin Center**

**Format:** Presentation of Draft Report including; map inventory, neighborhood analysis, concept development plans, Draft Major Amendment and Geotechnical Report. There were 44 citizens who attended the meeting. The meeting was structured into two segments. Segment #1 was a summary of the study by Fred Glick Associates presented by Fred Glick. A summary of the Draft Major Amendment and the Geotechnical Report was presented by Elizabeth Payne of FGA. Segment #2 was a question and answer period. Public comment follows:

**Results: Comments / Questions:**

1. Comments by Mike Shoberg concerning the Amendment adoption process.
  - a. all affected taxing districts must be notified:
  - b. Urban Renewal will initiate resolution to refer Study to PC and CC
  - c. Planning Commission will review Study
  - d. City Council will review Study
  - e. Urban Renewal will hold final review
2. JOJ foundation may not be possible or easy to remove
3. Preserve existing natural vegetation where ever possible
  - a. replant with native vegetation
4. Phase additional parking as needed over time
5. Need architectural / facade code written for Nye Beach Neighborhood
  - a. Especially for Areas 4, 5, 8 and 9
6. Concern expressed over increased vehicular activity along Cliff Street
  - a. separate pedestrian and vehicular traffic
  - b. connector between PAC, Sylvia Beach Hotel and Visual Arts Center
7. Concern expressed over creation of one-way streets
  - a. streets should be one-lane
  - b. on-street parking along one side
  - c. sidewalk along one side
  - d. slow speed
  - e. lighting
  - f. limit RV traffic
8. Housing rehab issues
  - a. rehab units
  - b. tax incentives
  - c. convert to retail / commercial (cottage industry)
  - d. parking for mixed use needed
  - e. retain architectural character of neighborhood

# URBAN PLANNING PROCESS

# Study Area Inventory

## Seventh Amendment to Newport Urban Renewal Plan

### MAP DISCUSSION

## STUDY AREA INVENTORY

### EXISTING LAND USE

The Existing Land Use map indicates existing land uses as they appear in the community. (For an accurate record of the land use zones, see the zoning issues map). In the Nye Beach study area, single family residential use is predominate in both the R-4 zone and the C-2 zones. A small core of retail and commercial buildings are located near the turn-a-round. Motels and condominiums are located along the bluff. Vacant land, open space and parks are scattered throughout the site. The Urban Renewal Boundary follows the boundary of the Nye Beach study area on the west by the beach, on the north by Twelfth Street, on the east by Spring and Herbert streets and on the south by Second Street.

### VISUAL CONDITIONS

The Visual Conditions map highlights the major views and view corridors from the Nye Beach study area to the ocean. Major views are possible all along the bluff line. Views are also good from high points inland and from intersections where building set backs allow wide view corridors. Narrow views through buildings to the ocean are available along north-south local streets. Several larger structures along the bluff edge block views to the ocean from the sidewalk and street.

### GEOHAZARDS MAP

Topography, soils and bedrock geology are discussed in the Report of Geotechnical Reconnaissance: Seventh Amendment Project; Newport, Oregon, by Kelly / Strazer Associates, Inc.. The area under investigation included the beach and bluff between S.W. Second and N.W. Twelfth east as far as Elizabeth and Coast streets. The report subdivided the study area into four distinct physiographic sites A through D, (see map for location). The report discusses, areas of major slope erosion, wind erosion, active historic landslide and old geologic slides, which show no apparent movement in the historic record.

### NATURAL FEATURES - VEGETATION

The Natural Features map show the location of beach grasses and low shrubs that grow on the sand dunes just east of the beach; salal and blackberry bushes that cling to the steeper slopes of the bluff; scattered clumps of shore pine located on the leeward side of the dunes and on top of the bluff; mixed deciduous and coniferous trees and a variety of shrubs that follow the ravine along Canyon Garden Park. Much of the native vegetation has been removed within the study area resulting in more rapid erosion of unprotected soils.

### STREETS AND VEHICULAR CIRCULATION

The Streets and Vehicular Circulation map shows an efficient vehicular system of collector streets within the study area. Most collector streets are paved with sidewalks on at least one side of the street. Bus routes and bikeways are designated along Spring, Coast and Olive streets. Local streets are paved but most lack curbs and sidewalks. Vacated streets are indicated where bluff line slumping has occurred. Hazardous dead ends occur in several locations along the bluff. Public parking is limited to the turn-around area, the Performing Arts Center parking lot and on-street parking. Parking is said to be in short supply during the peak tourist season especially along the narrow local streets from Coast to the bluff.

## **PEDESTRIAN / BIKEWAYS**

Pedestrians use the sidewalks, roadsides and beach for walking or jogging. The bikepath through Canyon Garden Park is also used by pedestrians. Handicapped access to the beach is available at the Oceanfront Park turn-a-round. The highway 101 bikeway follows the coast line through the study area along Spring, Coast, Olive and Elizabeth streets. A local bike path connects Canyon Garden Park with the major bikeway at the corner of Sixth and Coast streets.

## **VACANT LANDS**

The Vacant Lands map identifies lots that appear to be undeveloped or currently vacant within the study area. These sites were identified based upon site visits and aerial photographs.

## **ASSESSED PROPERTY VALUE (Two Plans)**

Two Assessed Property Value maps have been prepared for the Jump Off Joe site and the Boland site. These maps identify subject properties by tax lot number, assessors code, assessed total property value and property owner. This information was prepared from the Lincoln County Assessor's data in November, 1988.

## **HOUSING REHABILITATION**

The Housing Rehabilitation map identifies several houses in the study area that have been rehabilitated since the 1974 Housing Rehabilitation Study was prepared by Paul C. Smith for the City of Newport. This information is useful in tracking home improvements in the Nye Beach study area.

## **PARKS AND OPEN SPACE**

The study area has several parks, potential park sites and ample open space for passive recreation, as shown on the Parks and Open Space map. The City maintained parks include; Canyon Garden Park, the small neighborhood park on the corner of Sixth and Coast and Oceanfront Park at the turn-a-round on NW Beach Street. Potential park lands include; portions of Jump-Off-Joe Point not protected by City or State of Oregon (Jump-off-Joe Rock is classified as a site of importance to the County by OCC and DC), Jump-Off-Joe Bench and the Boland Property site. The beach is designated open space for passive recreation. Public beach access is limited. The existing Oceanfront Park at NW Beach provides public parking, restroom facilities and handicap access to the beach. Canyon Garden Park provides play equipment, bike trails and picnic areas. The existing neighborhood park with its gazebo and benches on the corner of Sixth and Coast provides a place to sit while waiting for the bus. Ample open space is available to the public along the entire length of the beach within the study area.

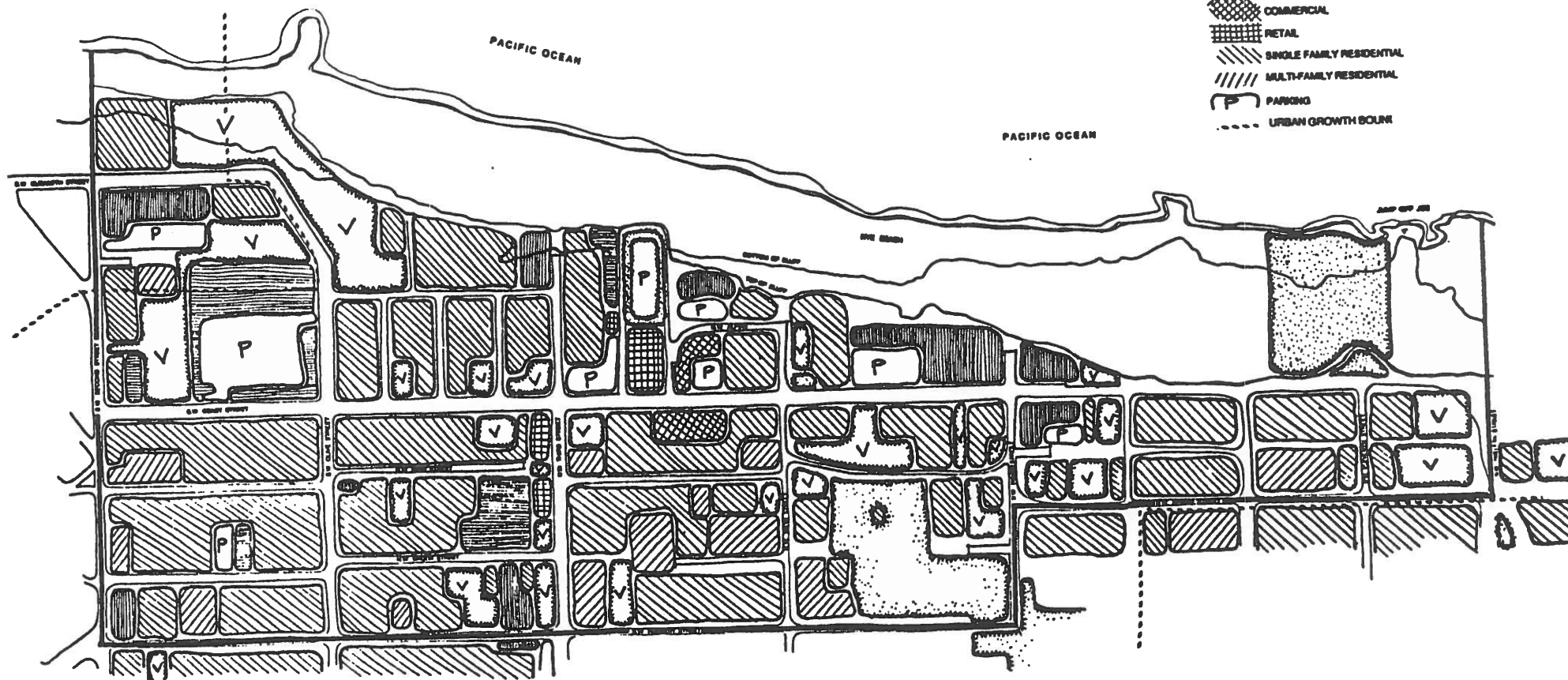
# INVENTORY MAPS

SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

EXISTING LAND USE

LEGEND

- URBAN RENEWAL BOUNDARY
- VACANT LAND OR BUILDINGS
- HOTEL / CONDOMINIUM
- PARKS / OPEN SPACE
- CIVIC / INSTITUTIONS
- COMMERCIAL
- RETAIL
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- P PARKING
- URBAN GROWTH BOUNDARY

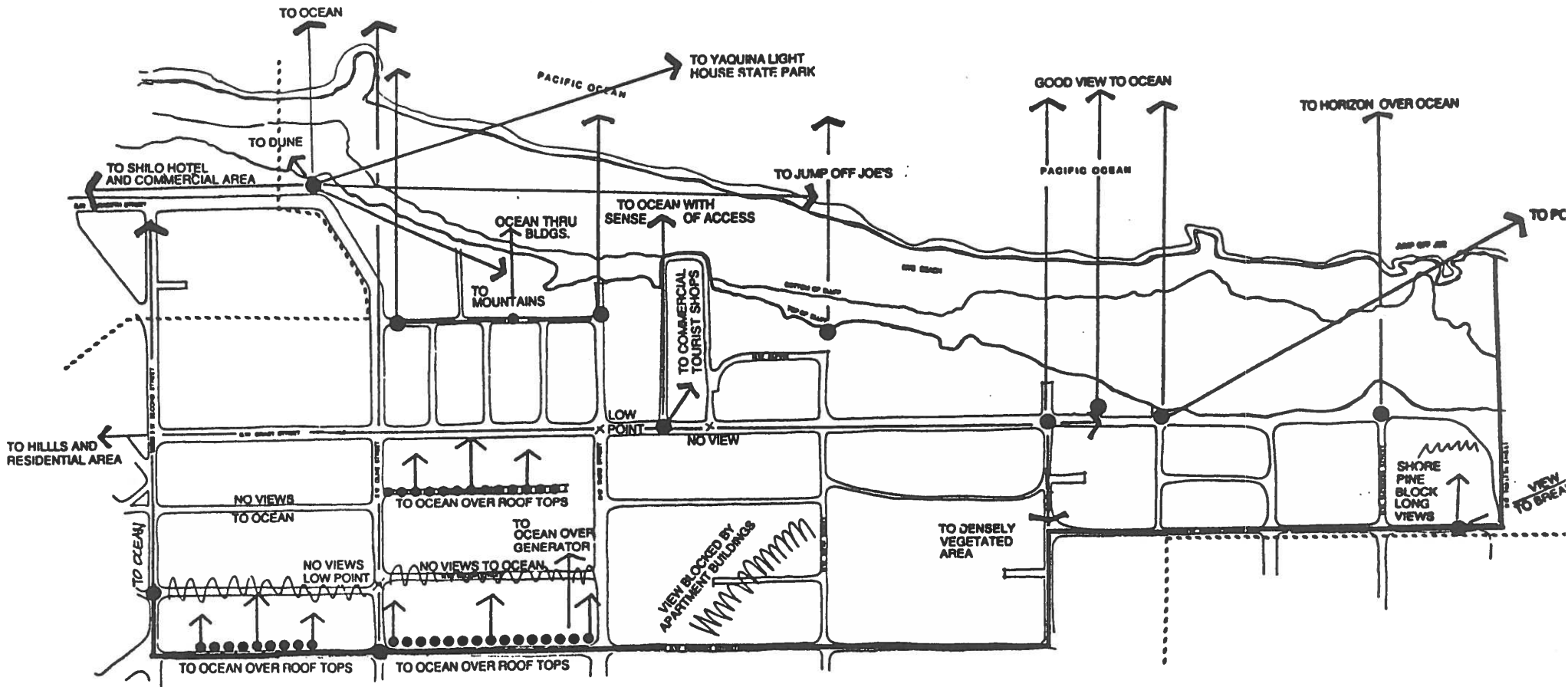


SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

VISUAL CONDITIONS

LEGEND

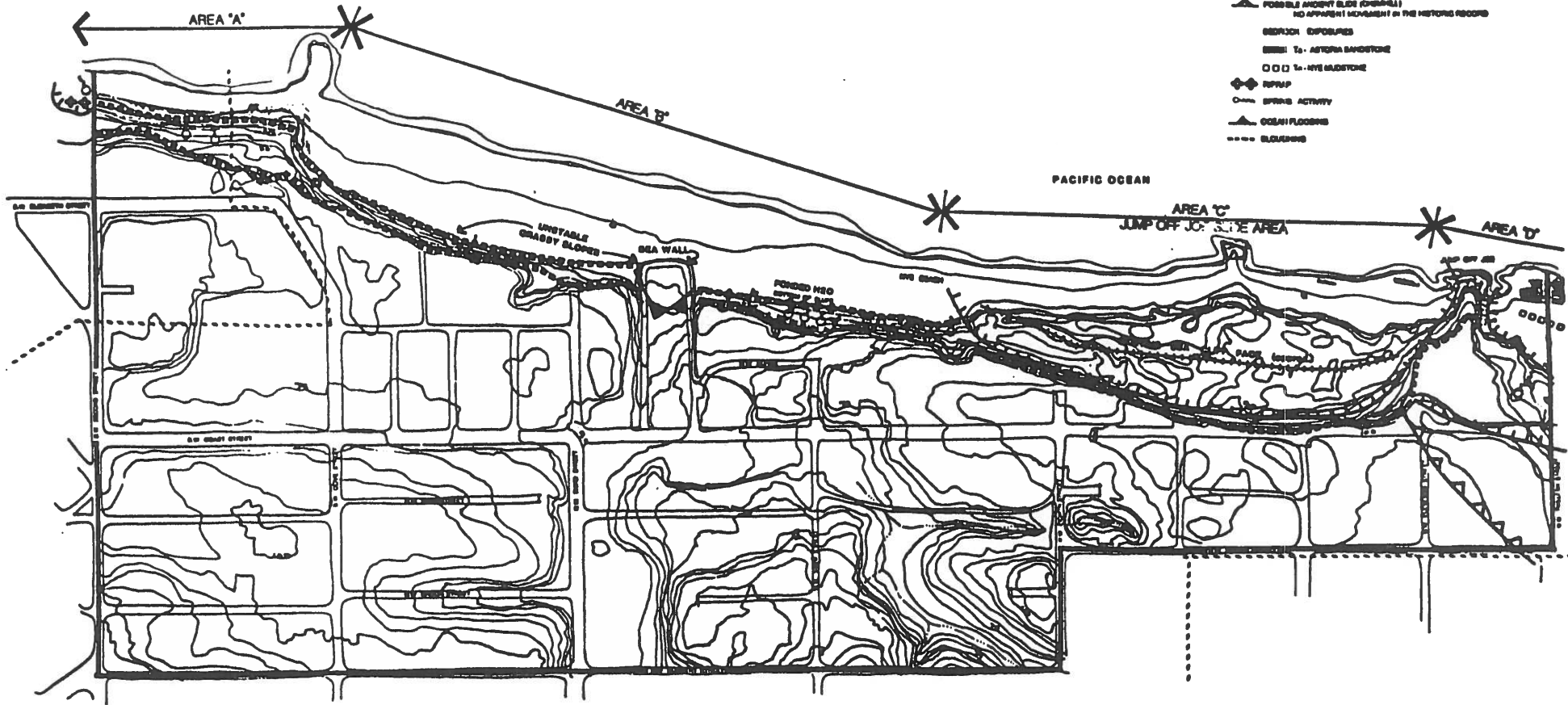
..... URBAN RENEWAL BOUNDARY





SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

GEOHAZARDS MAP



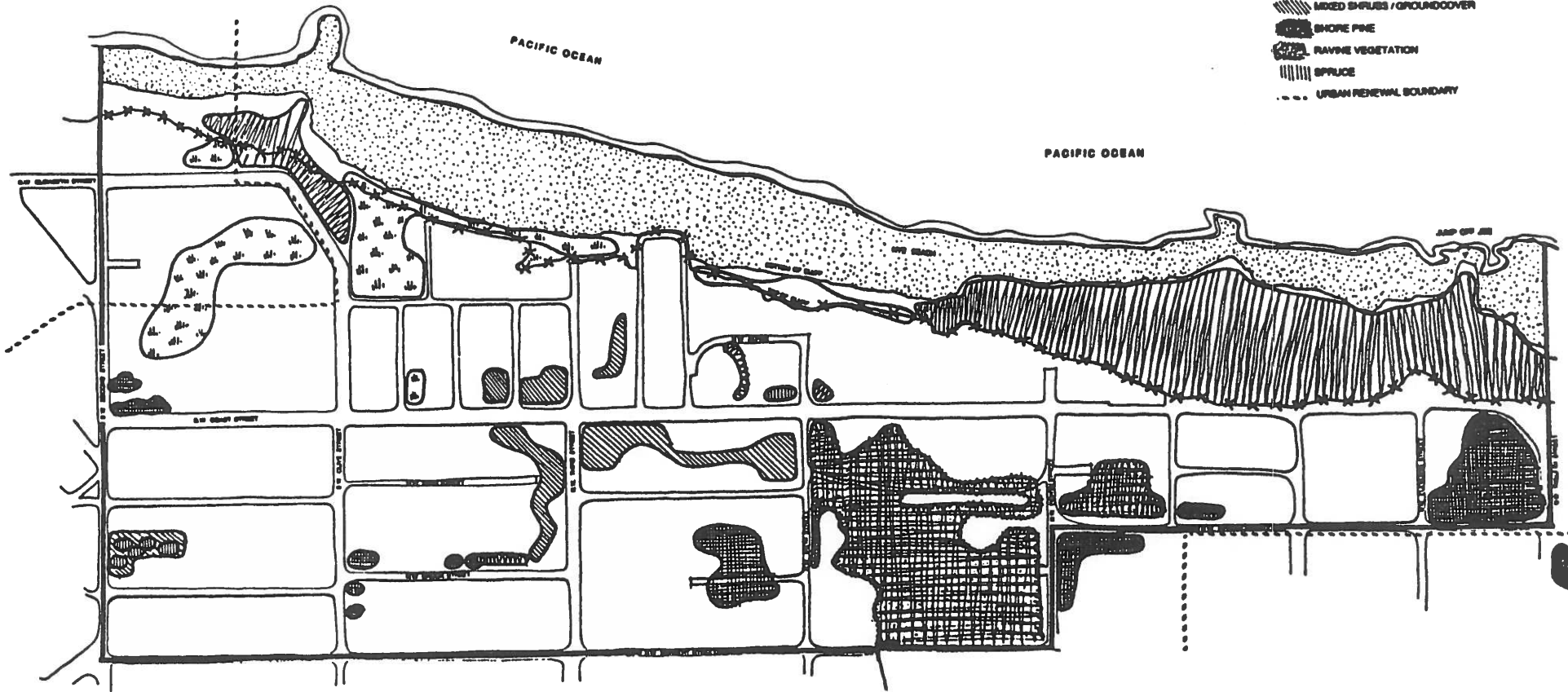
GEOLOGIC MAPPING BY KELLY / STRAZER ASSOCIATES, INC., 2510 SW FIRST, PORTLAND, OREGON (503) 222-2820

PREPARED BY: FRED GLUCK ASSOCIATES, 50 S.W. SECOND, SUITE 420, PORTLAND, OREGON (503) 242-1342

0 100 200'








SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**NATURAL FEATURES - VEGETATION**

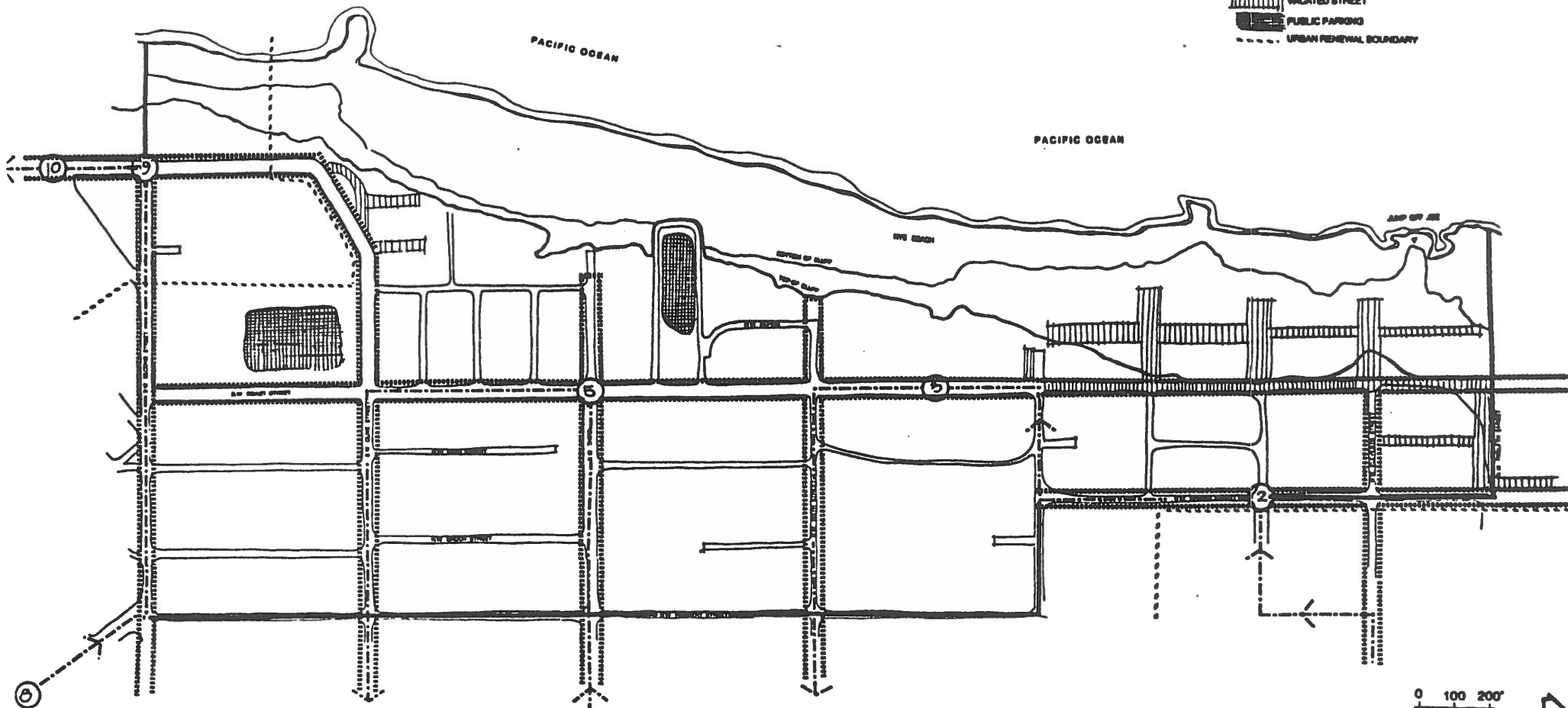
- LEGEND**
- SEVENTH AMENDMENT BOUNDARY
  - ..... BEACH
  - ||||| DUMPS
  - \*/\*/\* BLUFF LINE
  - ////// MIXED SHRUBS / GROUNDCOVER
  - SHORE PINE
  - ▨ RAVINE VEGETATION
  - ||||| SPRUCE
  - ..... URBAN RENEWAL BOUNDARY



SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**STREETS AND VEHICULAR CIRCULATION**

**LEGEND**

-  SEVENTH AMENDMENT BOUNDARY
-  BUS STOP
-  BUS ROUTE
-  COLLECTOR STREET
-  VACATED STREET
-  PUBLIC PARKING
-  URBAN RENEWAL BOUNDARY



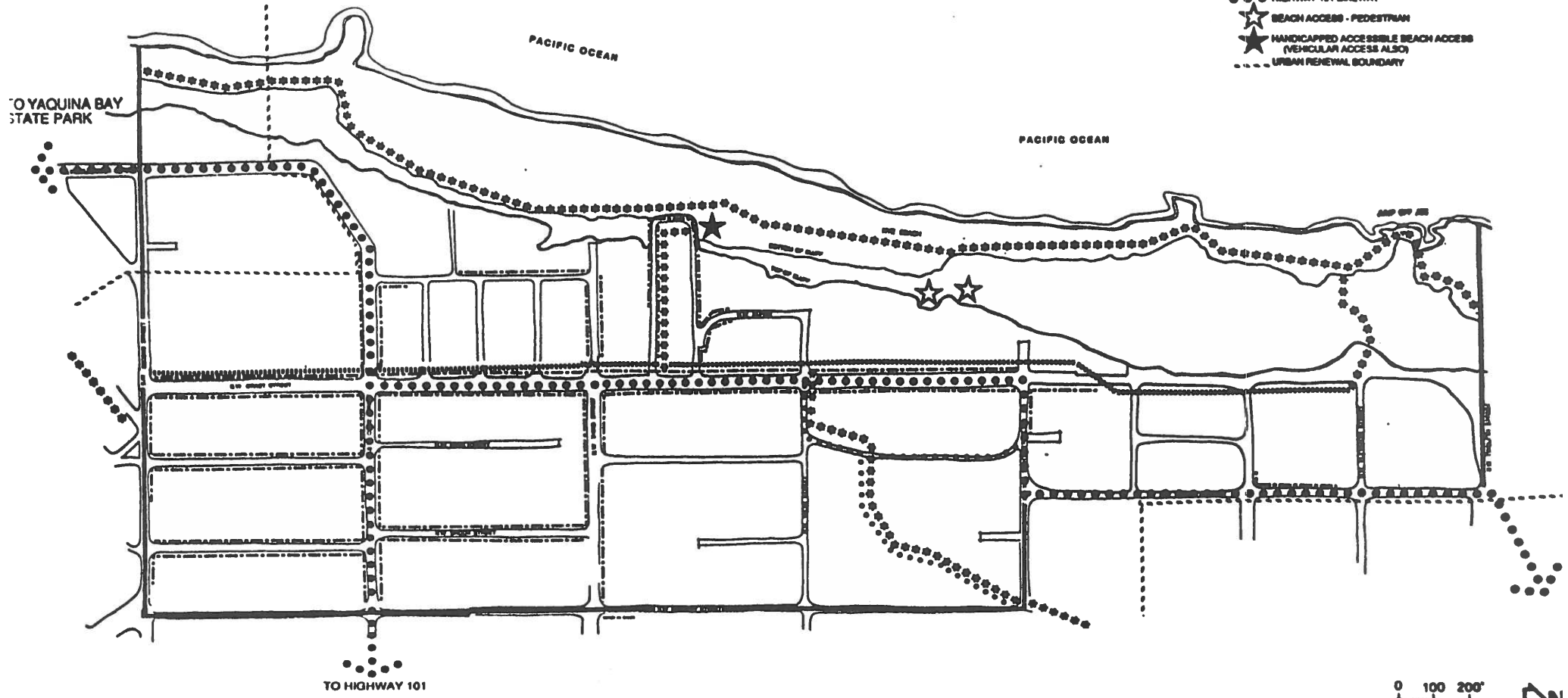
PREPARED BY: FRED GLICK ASSOCIATES, 50 S.W. SECOND, SUITE 420, PORTLAND, OREGON (503) 242-1342



# SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN PEDESTRIAN ROUTES AND BIKEWAYS

## LEGEND

- — — — — SIDEWALKS
- MAJOR WELL-DEFINED WALKWAY
- WALKWAY
- LOCAL BIKEPATH
- HIGHWAY 101 BIKEWAY
- ★ BEACH ACCESS - PEDESTRIAN
- ★ HANDICAPPED ACCESSIBLE BEACH ACCESS (VEHICULAR ACCESS ALSO)
- - - - - URBAN RENEWAL BOUNDARY



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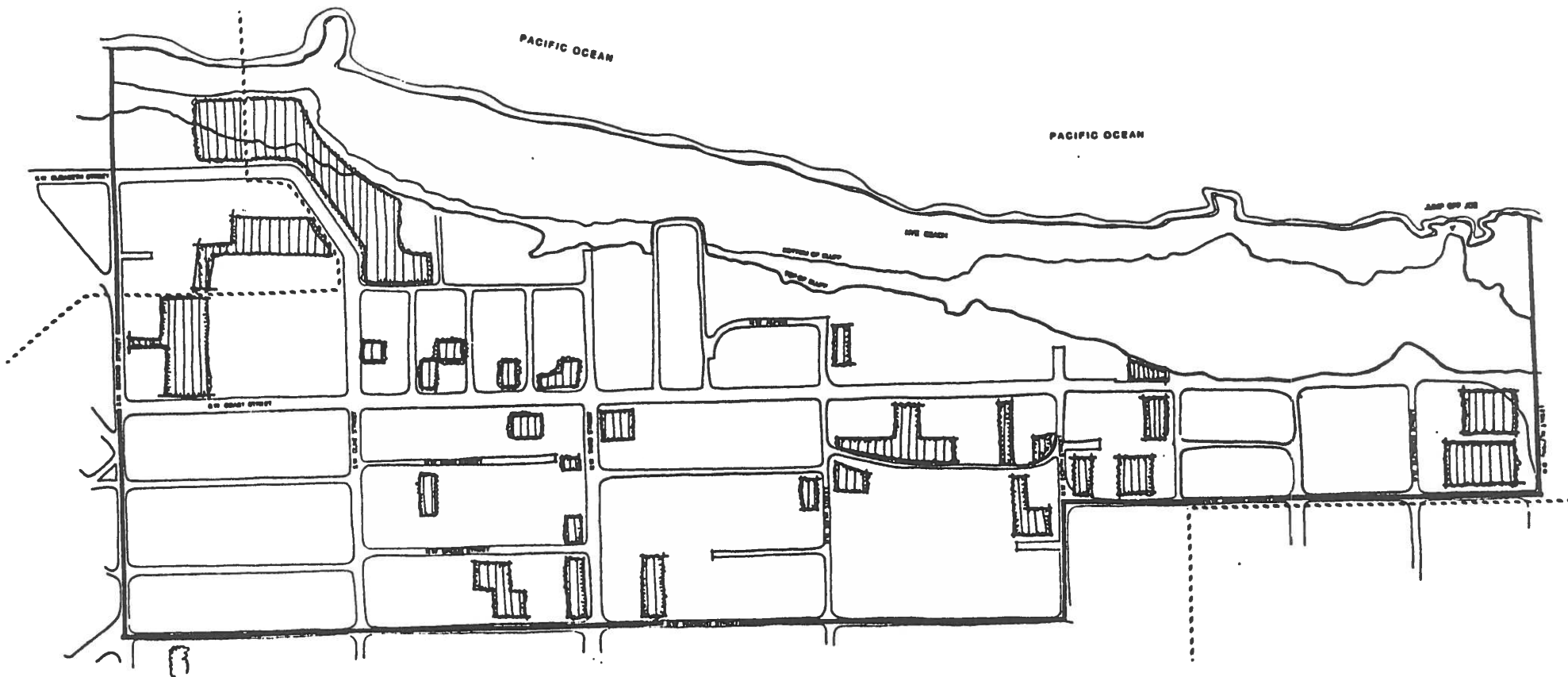


# SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

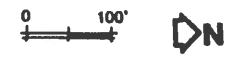
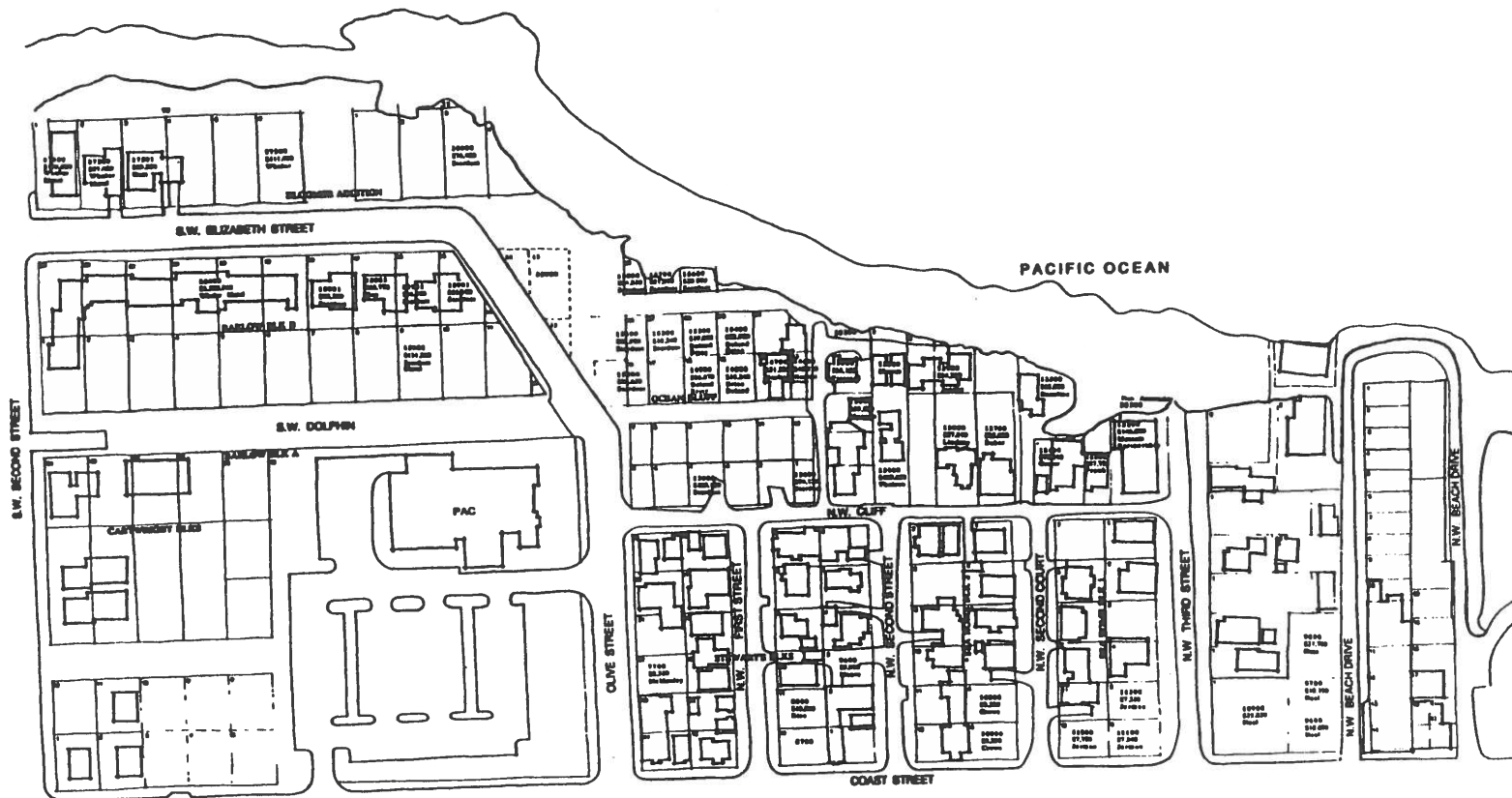
## VACANT LANDS

### LEGEND

-  SEVENTH AMENDMENT BOUNDARY
-  VACANT LAND OR BUILDINGS
-  URBAN RENEWAL BOUNDARY



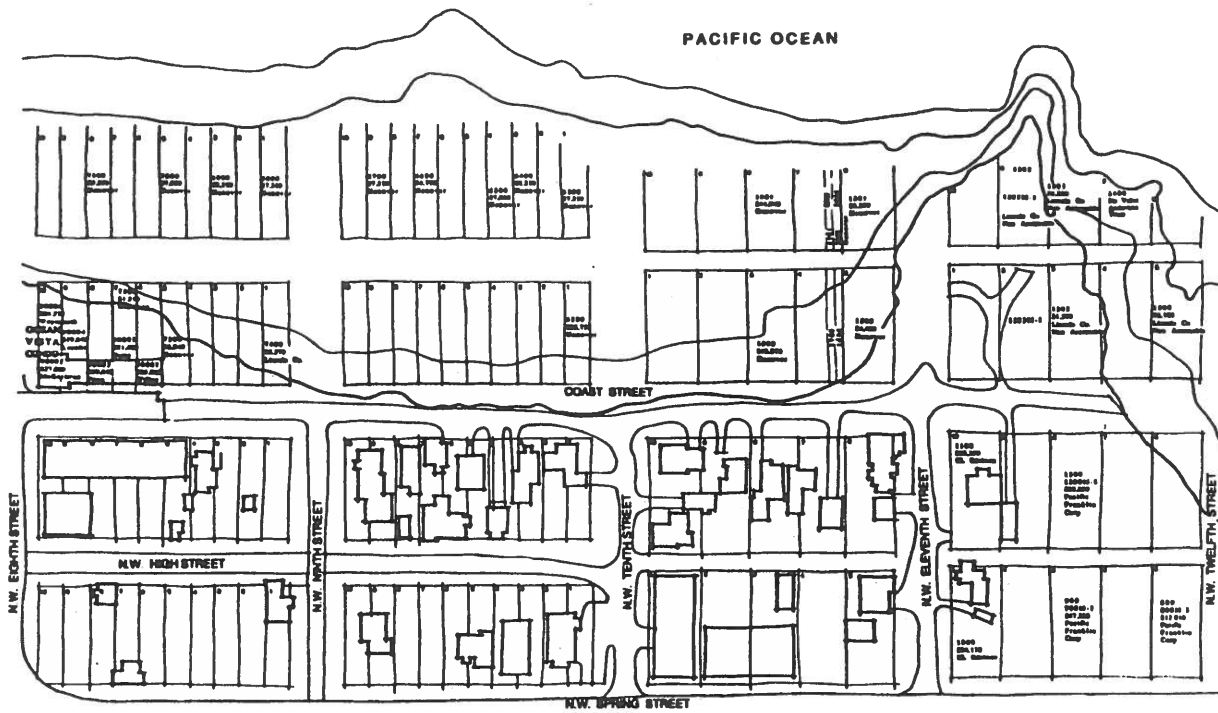
SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**BOLAND SITE: PROPERTY VALUE**









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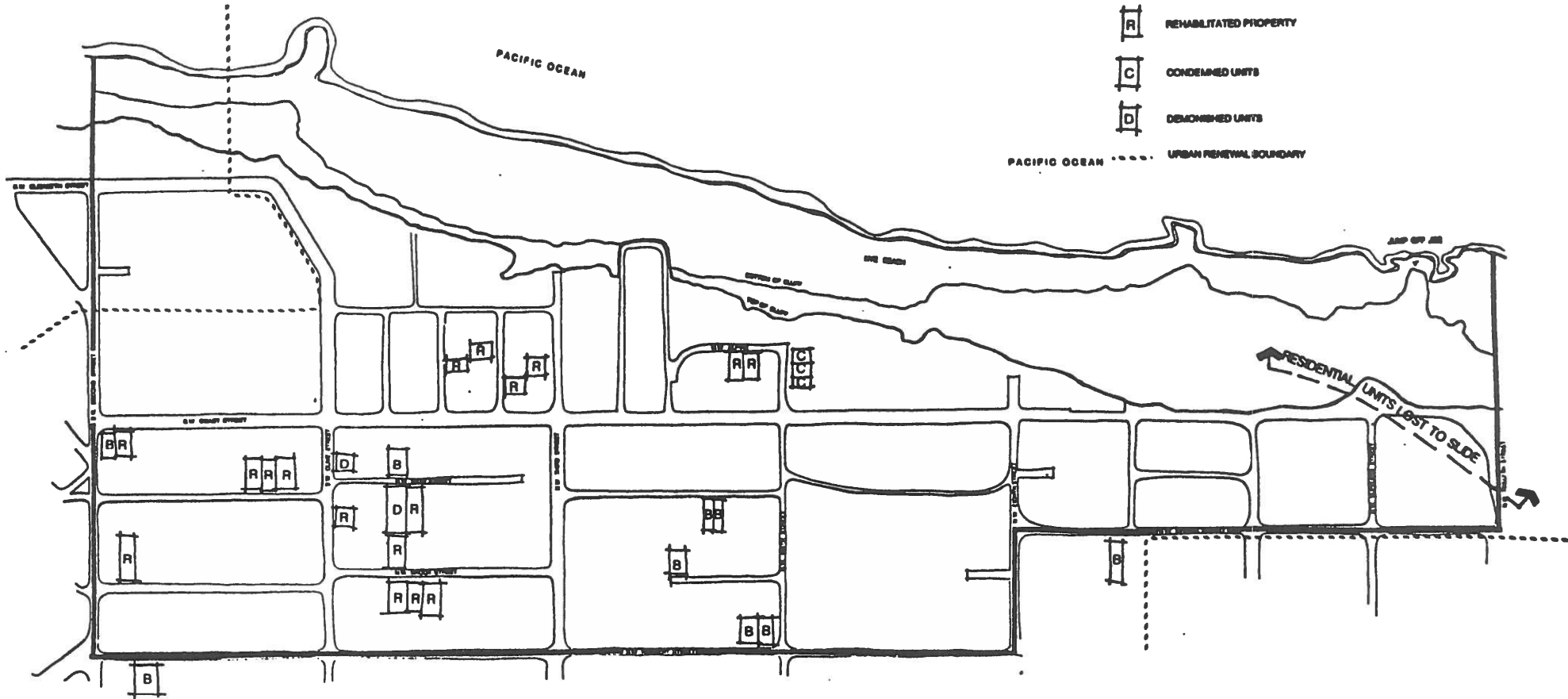
SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

JUMP OFF JOE SITE: PROPERTY VALUE



SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**HOUSING REHABILITATION**

- LEGEND**
-  SEVENTH AMENDMENT BOUNDARY
  -  BLIGHTED PROPERTY
  -  REHABILITATED PROPERTY
  -  CONDEMNED UNITS
  -  DEMOLISHED UNITS
  -  URBAN RENEWAL BOUNDARY



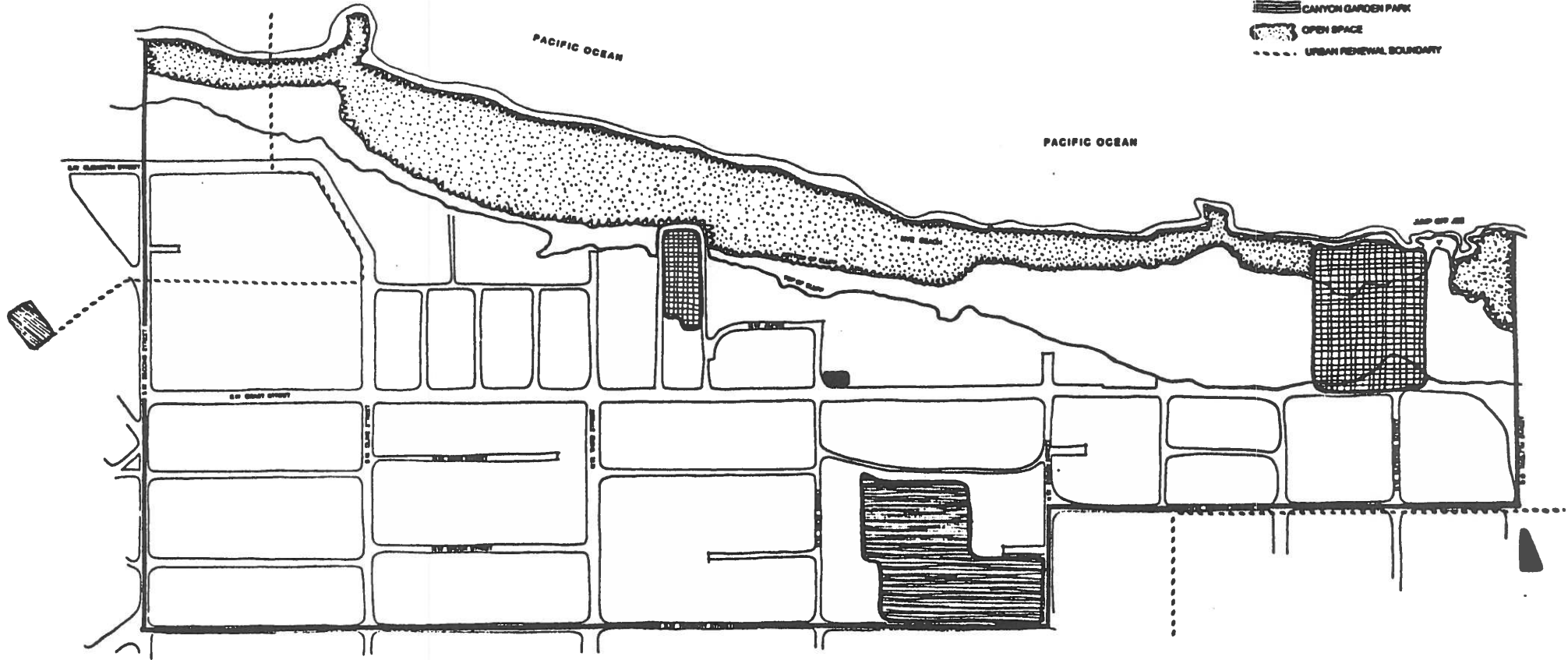


SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

PARKS AND OPEN SPACE

LEGEND

- SEVENTH AMENDMENT BOUNDARY
- EXISTING OCEANFRONT PARK
- EXISTING NEIGHBORHOOD PARK
- PROPOSED NEIGHBORHOOD PARK
- CANYON GARDEN PARK
- OPEN SPACE
- URBAN RENEWAL BOUNDARY



# STUDY AREA ANALYSIS

## STUDY AREA ANALYSIS

### DEVELOPMENT SUB AREAS

The Development Sub-Areas map graphically depicts *major sub-area development characteristics* by type. These include; residential use, mixed retail / commercial use, motel / condominiums, areas of transition, vacant lands, the Jump-Off Joe point, bench and the beach.

### ZONING MAP / ZONING ISSUES

There are three designated land use zones within the Nye Beach study area, as shown on the Zoning map. These three designated zones also shown on the Zoning Issues map are; P-1: Public Buildings and Structures, R-4, High Density Residential, and C-2: Tourist Commercial. The P-1 zone is used to designate publicly owned parking lots, structures and utility substations. The R-4 zone designation is used along the east border of the study area where existing single family residential neighborhoods are being infilled with multifamily units. The C-2 zone is located on both sides of Coast between Olive and Ninth including land west to the bluff. The map indicates an Opportunity Zone around the major P-1 zones. This zone of opportunity may fulfill the off-street parking requirements for properties located within 200 feet of the P -1 designated parking lots.

### NON-CONFORMING USES IN C-2 ZONE

The Non-Conforming Uses map shows the large number of parcels in the C-2 zone which are non-conforming under the current zone designation. The majority of the non-conforming uses are single family residential structures. Much of the housing stock is in need of repair. One non-conforming multi-family residential structure is located within the C-2 zone.

### CONFORMING USES IN C-2 ZONE

Based upon the Conforming Uses map the core retail / commercial center near the turn-a-round at Coast and NW Beach is conforming by use within the C-2 designation. The motels and condominiums along the bluff are also conforming. While these uses are conforming, their building mass is often large and out of scale with the surrounding character of the neighborhood, blocking views to the ocean and generating additional parking demands along the narrow local streets.

### BOLAND SITE: ISSUES AND OPPORTUNITIES

#### Perspective Sketch

This three-dimensional sketch was prepared to develop an illustrative analysis of the primary issues in the Boland Property area of the Nye Beach Neighborhood. There are three sub areas discussed in the Community Meetings which are reflected in this sketch. During the Community Meetings, these helped form the basis for discussions relative to the Urban Renewal Amendment.

### JUMP OFF JOE SITE: ISSUES AND OPPORTUNITIES

#### Plan Drawing

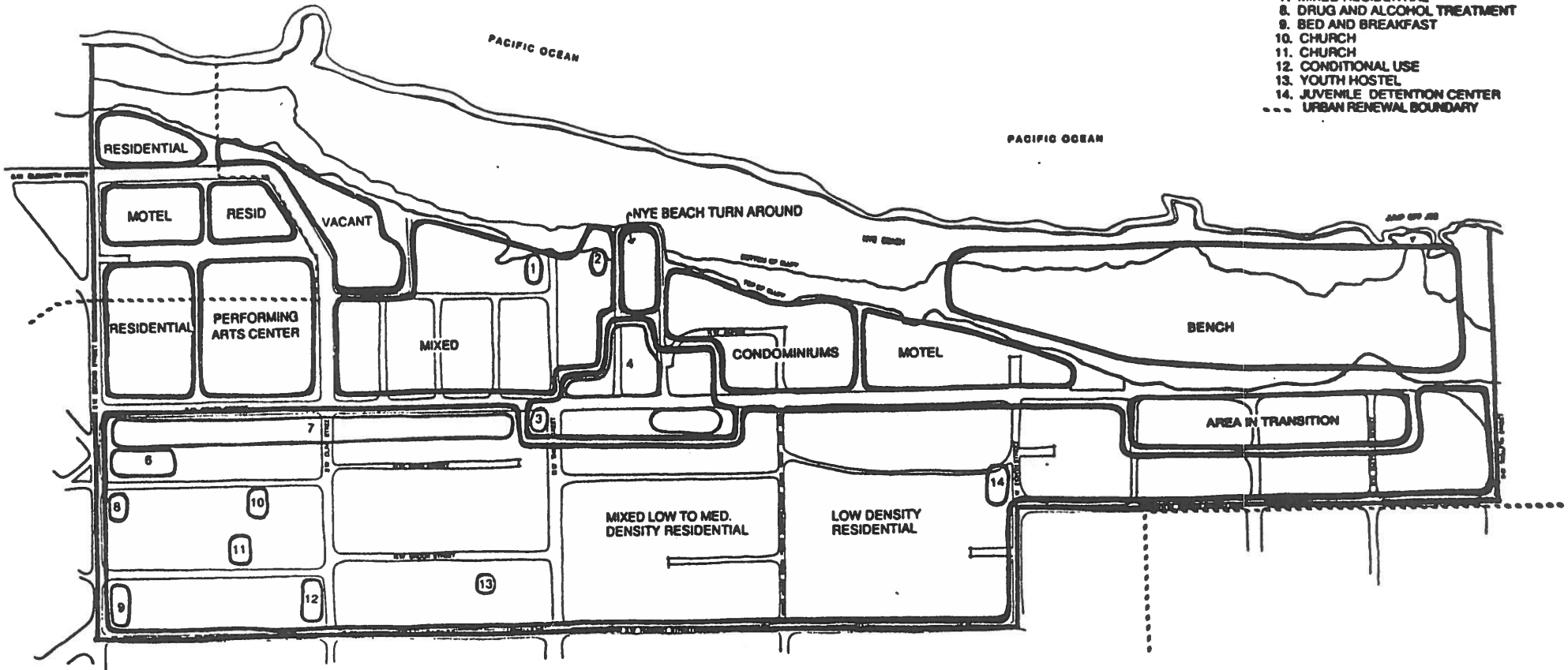
This plan drawing was prepared to develop an illustrative analysis of the primary issues in the Jump-Off Joe area of the Nye Beach Neighborhood. Both the "Bench" and the "Point" are described in this sketch as discussed with the Community. During the Nye Beach Neighborhood Meetings, this method of communicating issues helped form the basis for discussions relative to the Urban Renewal Amendment.

# STUDY AREA MAPS

SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**DEVELOPMENT SUB AREAS**

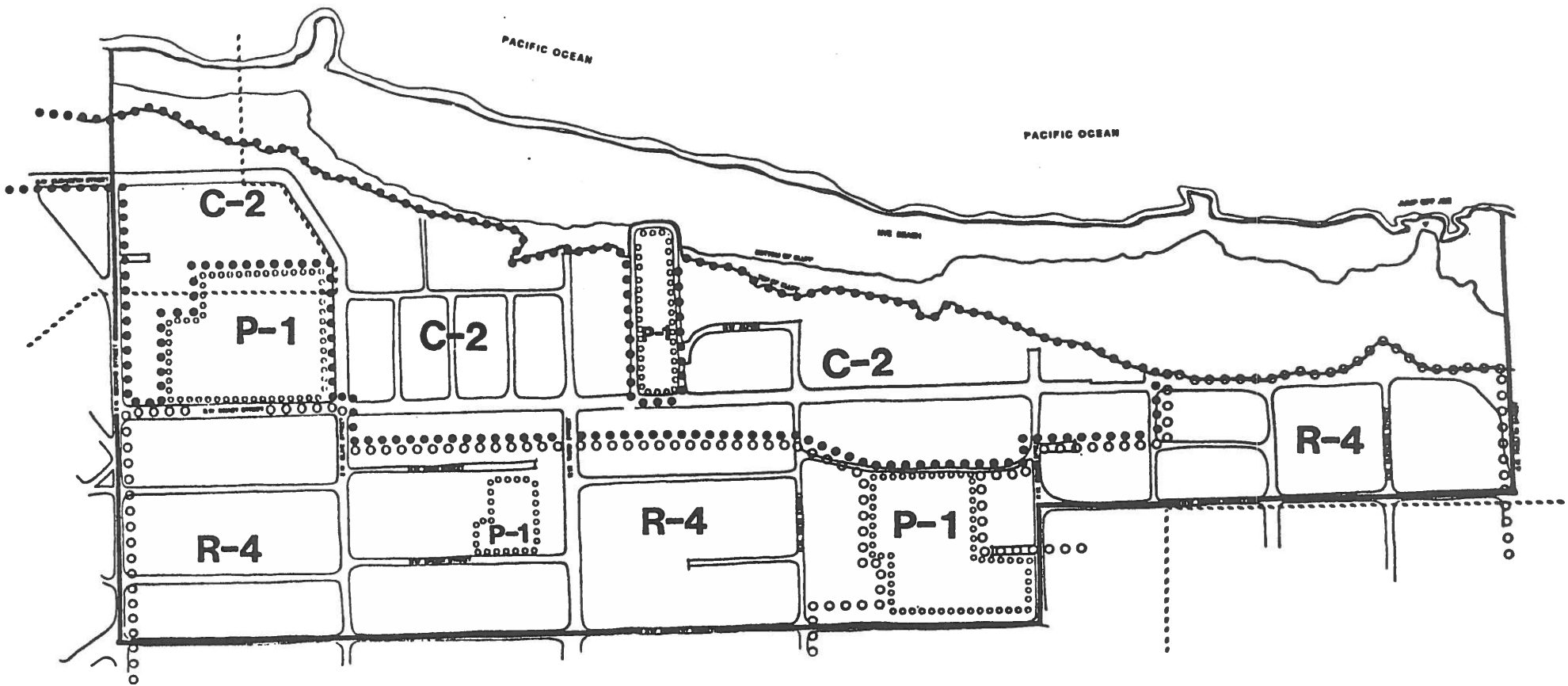
**LEGEND**

- 1. SYLVIA BEACH HOTEL
- 2. VISUAL ARTS CENTER
- 3. RESTAURANT
- 4. COMMERCIAL
- 5. LAUNDRY
- 6. PUBLIC HOUSING
- 7. MIXED RESIDENTIAL
- 8. DRUG AND ALCOHOL TREATMENT
- 9. BED AND BREAKFAST
- 10. CHURCH
- 11. CHURCH
- 12. CONDITIONAL USE
- 13. YOUTH HOSTEL
- 14. JUVENILE DETENTION CENTER
- URBAN RENEWAL BOUNDARY



SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**ZONING MAP**

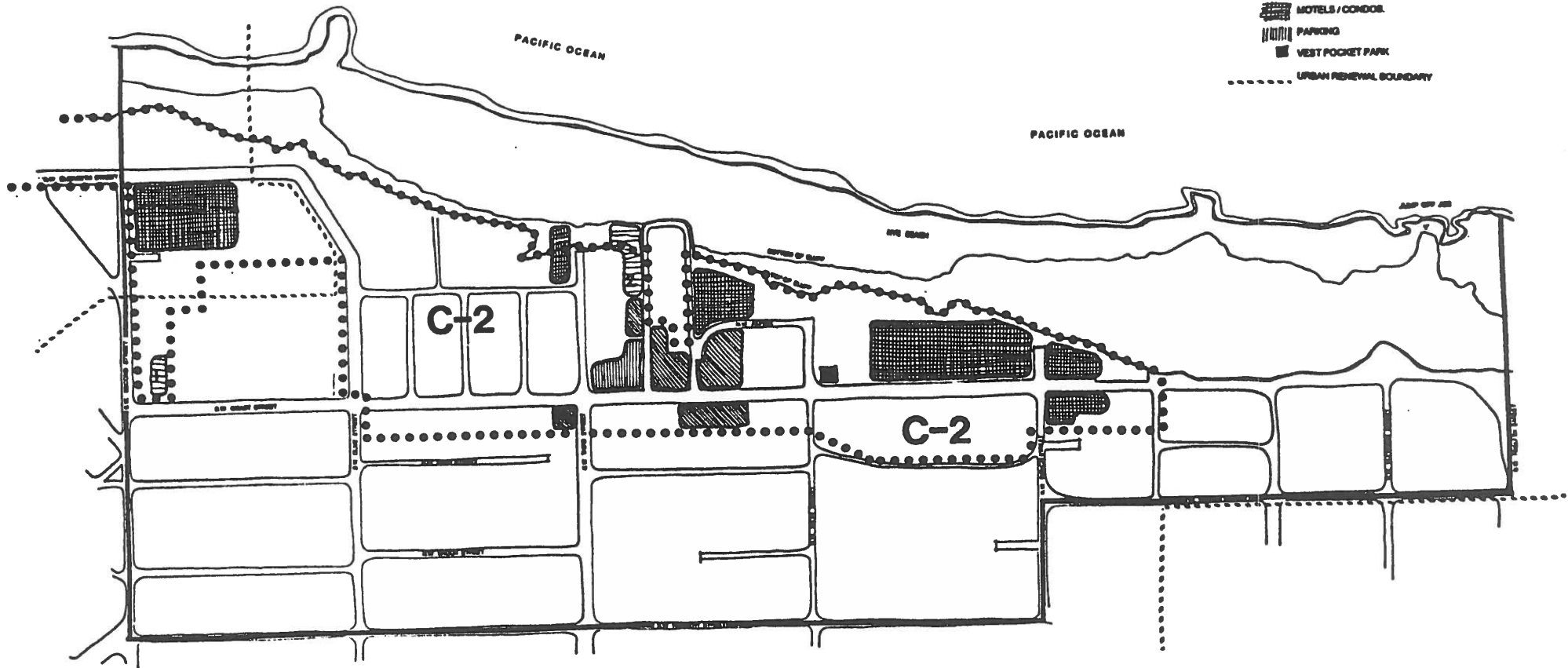
- LEGEND**
- SEVENTH AMENDMENT BOUNDARY
  - R-4: HIGH DENSITY RESIDENTIAL
  - C-2: TOURIST COMMERCIAL
  - ○ ○ ○ P-1: PUBLIC BUILDINGS AND STRUCTURES
  - URBAN RENEWAL BOUNDARY



SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**CONFORMING USES IN C-2 ZONE**
















LEGEND

- SEVENTH AMENDMENT BOUNDARY
- C-2 BOUNDARY
- ▨ COMMERCIAL
- ▧ MONTESSORI SCHOOL
- ▩ VISUAL ARTS CENTER
- MOTELS / CONDOS
- PARKING
- VEST POCKET PARK
- URBAN RENEWAL BOUNDARY



SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
 BOLAND SITE: ISSUES AND OPPORTUNITIES

LEGEND

-  SHORELINE
-  VEGETATED DUNES
-  VIEW POINTS
-  MAJOR WELL DEFINED WALKWAYS
-  WALKWAYS
-  HIGHWAY 101 BYPASS
-  URBAN RENEWAL BOUNDARY
-  BUS STOP
-  BUS ROUTE
-  COLLECTOR STREET
-  VACATED STREET
-  P.U.C. PARKING
-  SIDEWALK
-  POTENTIAL EROSION AREA
-  AREA OF MAJOR EROSION WITH LOCAL SLUMP OR WIND EROSION

SUB-AREA A

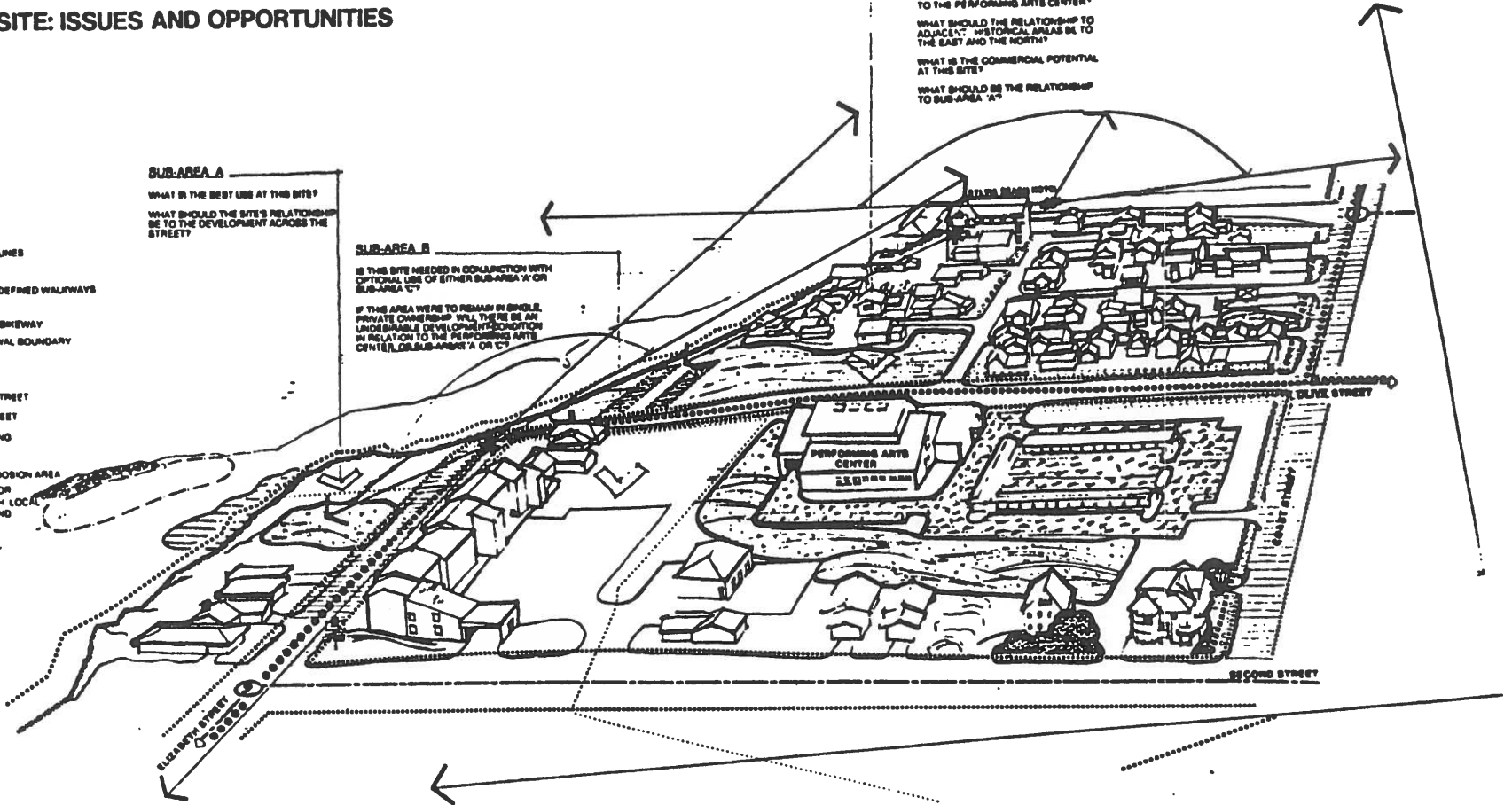
WHAT IS THE BEST USE AT THIS SITE?  
 WHAT SHOULD THE SITE'S RELATIONSHIP BE TO THE DEVELOPMENT ACROSS THE STREET?

SUB-AREA B

IS THIS SITE NEEDED IN CONJUNCTION WITH OPTIMAL USE OF EITHER SUB-AREA W OR SUB-AREA C?  
 IF THE AREA WERE TO REMAIN IN SINGLE PRIVATE OWNERSHIP, WOULD THERE BE AN UNDESIRABLE DEVELOPMENT SITUATION IN RELATION TO THE PERFORMING ARTS CENTER, OR SUB-AREA A OR C?

SUB-AREA C

WHAT IS THE BEST USE AT THIS SITE?  
 WHAT SHOULD BE THE RELATIONSHIP TO THE PERFORMING ARTS CENTER?  
 WHAT SHOULD THE RELATIONSHIP TO ADJACENT HISTORICAL AREAS BE TO THE EAST AND THE NORTH?  
 WHAT IS THE COMMERCIAL POTENTIAL AT THIS SITE?  
 WHAT SHOULD BE THE RELATIONSHIP TO SUB-AREA W?





SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

JUMP OFF JOE SITE: ISSUES AND OPPORTUNITIES

THE BENCH: ISSUES

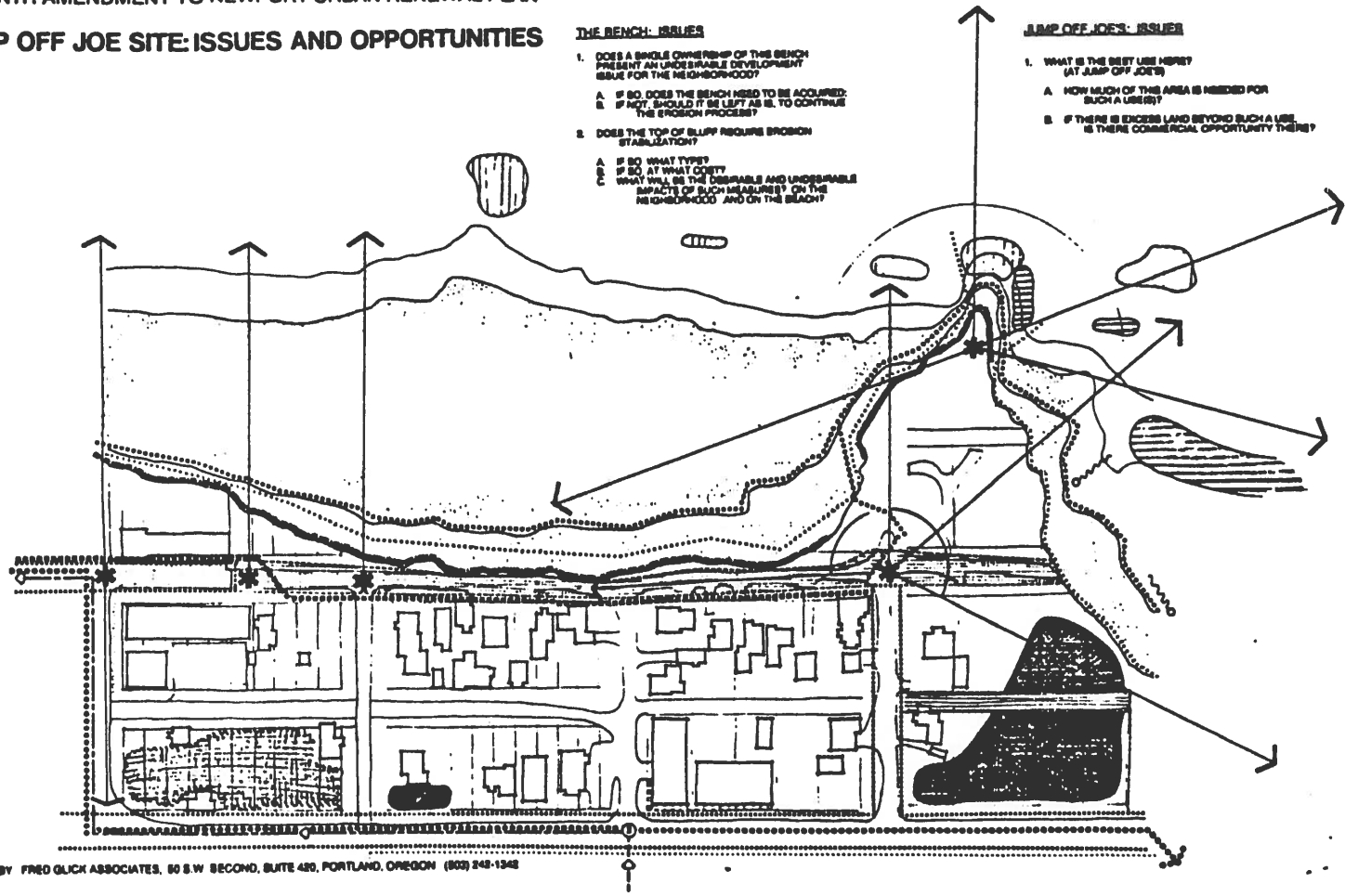
1. DOES A SINGLE OWNERSHIP OF THE BENCH PRESENT AN UNDESIRABLE DEVELOPMENT ISSUE FOR THE NEIGHBORHOOD?
  - A. IF SO, DOES THE BENCH NEED TO BE ACQUIRED?
  - B. IF NOT, SHOULD IT BE LEFT AS IS, TO CONTINUE THE EROSION PROCESS?
2. DOES THE TOP OF BLUFF REQUIRE EROSION STABILIZATION?
  - A. IF SO, WHAT TYPE?
  - B. IF SO, AT WHAT COST?
  - C. WHAT WILL BE THE DESIRABLE AND UNDESIRABLE IMPACTS OF SUCH MEASURES? ON THE NEIGHBORHOOD AND ON THE BEACH?

JUMP OFF JOE'S: ISSUES

1. WHAT IS THE BEST USE HERE? (AT JUMP OFF JOE'S)
  - A. HOW MUCH OF THE AREA IS NEEDED FOR SUCH A USE?
  - B. IF THERE IS EXCESS LAND BEYOND SUCH A USE, IS THERE COMMERCIAL OPPORTUNITY THERE?

LEGEND

- BEACH
- LOWER BENCH AREA
- UPPER BENCH AREA
- SHORE LINE
- RAVINE VEGETATION
- VIEW POINTS
- MAJOR WELL-OPENED WALKWAY
- WALKWAY
- HIGHWAY 101 BUREAU
- URBAN RENEWAL BOUNDARY
- BUS STOP
- BUS ROUTE
- COLLECTOR STREET
- VACATED STREET
- SIDEWALK
- ASTORIA SANDSTONE
- RYE SANDSTONE
- CRIBBY SPRING
- ACTIVE HISTORIC LANDMARK
- AREA OF MAJOR EROSION WITH LOCAL BLUFF OR WIND EROSION



PREPARED BY FRED GLICK ASSOCIATES, 60 S.W. SECOND, SUITE 400, PORTLAND, OREGON (503) 248-1348

# REVISED CONCEPT PLAN

## REVISED CONCEPT PLAN FOR NYE BEACH NEIGHBORHOOD

### 1. JUMP OFF JOE POINT: ISSUES

#### Land Use

The Jump Off Joe Point is described as all land between NW Eleventh and NW Twelfth at Spring, toward the Ocean to the point. This land is currently zoned R-4, High Density Residential. Some of the land on the point and adjacent blocks is held in private ownership and some is held by Lincoln County. One house, owned by H.L. Eddelman, is located at the northeast corner of Coast and NW Eleventh streets. An abandon condominium foundation sits in ruin on the point. Wind, rain and storm water combine with annual slumping of the bluff to cause severe erosion in this area. The point and portions of the bluff immediately surrounding the point are severely eroded. Land along Twelfth street near the bluff has remained in native cover and should not be disturbed.

#### Circulation

Several of the streets in this area have been vacated at or near the eroding bluff edge. This interrupts vehicular circulation and creates dangerous dead end situations where the streets drop off the edge of the bluff. Local streets in this area lack sidewalks. Pedestrian access is limited to the gravel street edge. Access to the point is at the end of Eleventh Street where an undeveloped turn-around exists. Vehicular parking is congested here during the tourist season.

### JUMP OFF JOE POINT: PLANNING RECOMMENDATIONS

#### Land Use

This study recommends City acquisition of the above mentioned property in conjunction with a change of zone to P-2, Public Recreation. The recommended land acquisition would allow the City to hold this land in open space, revegetate the point to minimize erosion, improve the local surface water drainage system, remove the condominium foundation, provide a view point and pedestrian access and additional parking and circulation. Additional recommendations include; planting wind breaks along the edge of the bluff, constructing a trailhead with pedestrian access to the bench and clearing two lots for parking, circulation and recreation staging area.

#### Circulation

Street improvements and safety barriers should be made where streets abruptly end at the bluff's edge. Other pedestrian and vehicular hazards should be eliminated as needed. Pedestrian access to bench may be provided from the point in the future through a series of stairs or ramped paths. In the future, pedestrian access along Coast Street may be improved. Additional improvements along Eleventh Street from Coast Street to Jump Off Joe Point may include street improvements, storm drainage repair, construct a turn-around at the point and an additional parking area.

### 2. JUMP OFF JOE BENCH: ISSUES

#### Land Use

The Jump Off Joe Bench property is located west of Coast Street, below the bluff and above the beach on land laying between Sixth and Twelfth streets. This land is currently zoned C -2, Tourist Commercial. The bench property is in one ownership, except for tax lot 7400. The site is undeveloped. Eroding dunes are the predominant landscape feature of the bench site. Scattered Shore Pine, ground cover and beach grass provide vegetative cover on the bench.

## Circulation

Pedestrian access to the bench is limited. Unimproved access points, foot paths, may be found on the north and south ends of the bench. There is an undefined pedestrian loop along the beach, up and over the bench, to the streets fronting the bluff. Uncontrolled pedestrian use of this property contributes to the erosion of the bench. There is no vehicular access to the bench.

## **JUMP OFF JOE BENCH: PLANNING RECOMMENDATIONS**

### Land Use

This study recommends a zone change to P -3, Public Open Space to protect the environmentally sensitive bench area and provide passive recreation opportunities for the community. Erosion stabilization of the bench is important. Revegetation with coniferous trees is recommended for control of wind. Hardy plants and native ground covers should be planted on the steeper slopes. Dune / beach grasses will provide erosion stabilization to the dune areas. Passive recreation facilities should limit pedestrian activities on the bench while providing optimum ocean viewing areas.

### Circulation

Passive recreation facilities on the bench may include access to the bench, nature trails across the bench and view points. Improved / controlled pedestrian access is intended to minimize erosion caused by foot traffic. The addition of pedestrian trails and view points may include handicapped access where feasible. No vehicular access should be allowed on the bench.

## **3. POTENTIAL PUBLIC PARKING AREA: ISSUES**

### Land Use

This parking area is located on the corner of Coast between NW Third and NW Beach streets. The property is currently zoned C -2, Tourist Commercial. It is in private ownership and is currently being used as a parking lot.

### Parking

The parking lot is filled to capacity most of the time by especially during peak tourist season. There is limited on-street parking on Coast Street between Third and NW Beach. A public parking area at the beach access between NW Beach and NW Beach is also available for parking year-round.

## **POTENTIAL PUBLIC PARKING AREA: PLANNING RECOMMENDATIONS**

### Land Use

This study recommends a zone change to P-1, Public Structures to provide additional off-street parking between NW Third and NW Beach. The proposed public acquisition and public improvements for off-street parking would make available a zone of opportunity to properties within 200' of the P - 1 zone.

### Parking

The propose public parking area may be enlarged and paved. Improvements to the existing lot would help reduce pressure for off-street parking within the zone of opportunity by providing additional public parking.

#### **4. FOUR - BLOCK MIXED USE OPPORTUNITY AREA / HISTORIC NYE BEACH: ISSUES**

##### **Land Use**

The mixed use opportunity area is considered the four block "Historic Nye Beach" area located between SW Olive, NW Third, NW Cliff and Coast streets. The properties are in private ownership and are currently zoned C -2, Tourist Commercial. The predominant land use is residential. There are several vacant lots scattered throughout the four block area.

##### **Circulation**

Parking and internal circulation is limited by the very narrow streets in this area. Coast Street, to the east of the mixed opportunity area, is designated a collector street. There is a bus route which runs along Coast with a bus stop at corner of Coast and NW Third streets. A designated bike route also follows Coast Street. The streets internal to this four block area are narrow. Parking is very limited. There are few to no sidewalks and street lighting is minimal.

#### **FOUR - BLOCK MIXED USE OPPORTUNITY AREA / HISTORIC NYE BEACH: PLANNING RECOMMENDATIONS**

##### **Land Use**

This study recommends a zone change to accommodate mixed uses, (residential / commercial) and cottage industries. Further study will be required by the Planning Commission and the City Council before the appropriate zone designation can be applied. Suggested zone designations include, but are not limited to creation of; a mixed use overlay zone, a new C\* zone where residential use is conforming, or a other. In an effort to preserve the character of the neighborhood, architectural design guidelines may be developed taking into account not only the buildings but also historic compatibility and preservation of ocean and scenic views.

##### **Circulation**

One lane, one-way streets may be used, where appropriate. Restricting vehicular traffic to one lane would help to control the volume and direction of traffic into and out of the four block area. One-lane, one way streets would allow additional on-street parking in the lane vacated in addition to a sidewalk and street furniture.

##### **Parking**

A combination of parking solutions may be used to meet the need for additional off-street parking as it is needed in the future.

1. Convert First, Second and Second Court streets into one lane, one way streets with street parking and sidewalks along one side of the street,
2. Reduce the parking requirement for the number of off-street parking stalls for property within 200 ft. of P - 1: Zone of Opportunity (this would include property 200 ft. north of the PAC and may include property to the south of the turn-around.
3. Create on-site off street parking options through right-of-way dedication of portions of private property scattered on lots throughout the neighborhood.

## Lighting

Adequate street lighting should be provided. Period lighting may be introduced which is in keeping with the historical period of the area.

## Cliff Street Improvements

Cliff Street should provide easy access between the major public attractors in the area.

## 5. BOLAND PROPERTY - TOURIST COMMERCIAL: ISSUES

### Land Use

This area is located between Olive and First and Cliff and the beach. It is zoned C -2, Tourist Commercial.

### Circulation / Parking

Pressure from tourist traffic and on-street parking are heavy during the peak tourist season. On-street parking is also needed during PAC performances.

## BOLAND PROPERTY - TOURIST COMMERCIAL: PLANNING RECOMMENDATIONS

### Land Use

The findings of this study recommend that this land remain in the C - 2 , Tourist Commercial zone in private ownership with additional development incentives provided by the city to assure that views of the ocean are maintained as a part of any future development on the site. An alternative option to the development incentives could be to provide a C- 2 \* (overlay) zone within the existing C-2 zone, or create a new C - 2 zone (with specific , or add a special definition to the existing C - 2 zone which might cover areas 5, 7, 8 and 9.

### Circulation / Parking

Depending upon the density of future development, off-street parking requirements may be supplemented by the PAC area of opportunity zone for additional parking. On-street parking along Cliff and Olive streets is not recommended.

## 6. BOLAND PROPERTY - POTENTIAL OPEN SPACE / PARK AREA: ISSUES

### Land Use

This property is located west of Elizabeth Street and north of Olive Street and east to Dolphin Street. The property is zoned C -2, Tourist Commercial and is currently undeveloped. The property is in one ownership and plans have been proposed for the construction of a Recreational Vehicle Park on this site. Pavement has been recently removed from the vacated street corner at Olive and Elizabeth streets and a new curved road alignment has been constructed. Vegetation has been removed from most of the site. An unimproved beach access from the property down to the beach is located just off the point.

## Circulation

This property is served by collector streets: Olive and Elizabeth. These streets are heavily traveled by tourists viewing the ocean as well as local and PAC generated traffic. A designated bike route follows these streets and continues along the bluff. This property is special in that a panoramic view of the ocean and the Yaquina Lighthouse is visible from this site.

## **BOLAND PROPERTY - POTENTIAL OPEN SPACE / PARK AREA: PLANNING RECOMMENDATIONS**

### Land Use

The study recommends acquisition of this property by the city for the purpose of retaining the land as open space. This property acquisition would include propose zone change to P -2, Public Open Space. In addition improvements may be undertaken to improve beach access and view points for pedestrians and to revegetate the site to provide wind breaks and stabilize soils along the bluff edge.

### Circulation

Provide small parking area or turn-out for viewing ocean from vehicles. No addition parking on-site is recommended.

## **7. PERFORMING ARTS CENTER: AREA OF POTENTIAL IMPACT: ISSUES**

### Land Use

The PAC area of impact includes tax lots 7 - 18, Barlow Block 'B', located on the corner of Olive and Elizabeth streets west of PAC. This land is currently zoned C - 2, Tourist Commercial and is adjacent to the PAC property which is zoned P - 1. There are three houses on the west portion of the site. The east half of the site is vacant.

### Circulation

Olive and Elizabeth streets are collector streets. A designated bike route follows these streets along the bluff. A nearest bus stop is located at the corner of Elizabeth and Second. On the corner, across Olive Street, there is a potential for a vehicular turn out and view point. The site may be impacted by traffic generated from PAC activities and tourists viewing the ocean.

## **PERFORMING ARTS CENTER: AREA OF POTENTIAL IMPACT: PLANNING RECOMMENDATIONS**

### Land Use

The study recommends this site remain in private ownership. The city should assure that future land uses on this site be compatible with PAC related activities and that site lines to the ocean are maintained. Existing houses in this area would remain as nonconforming uses under C - 2, Tourist Commercial.

## **8. MIXED USE OPPORTUNITY AREA: ISSUES**

### **Land Use**

This property is located on corner of Coast and Second, south of PAC and west to Dolphin Street. The existing zone is C - 2, Tourist Commercial. An existing Montessori school and several residences are in the area.

### **Circulation**

Second and Coast are collector streets with a near designated bus route running past the site. Sidewalks run along the property.

## **MIXED USE OPPORTUNITY AREA: PLANNING RECOMMENDATION**

### **Land Use**

No changes are recommended in this area.

### **Parking - Opportunity Zone\***

Ability to use P - 1, Parking to satisfy off-street parking requirements for commercial / cottage industry uses within 200' of P -1, Parking.

## **9. TOURIST OPPORTUNITY AREA: ISSUES**

### **Land Use**

This property is located west of Cliff between Sylvia Beach Hotel and Boland Site. This area is currently zoned C -2, Tourist Commercial. This is ocean front property.

### **Circulation**

There is limited parking on Cliff Street. Cliff is narrow. The sidewalk is in poor condition and the street lighting is minimal. Large two and three story residential structures are located along the west side of Cliff. The Sylvia Beach Hotel is located directly north of this area.

## **TOURIST OPPORTUNITY AREA: PLANNING RECOMMENDATIONS**

### **Land Use**

No changes are recommended in this area. The city may suggest architectural guidelines which would consider building scale, massing, materials, design and views when developing design incentives. New construction and uses in the area should be in keeping with the neighborhood character.

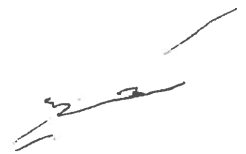
### **Circulation**

Vehicular circulation should be improved in conjunction with development of area 9. On-street parking could be provided in conjunction with a one lane one-way street or dedicated set backs on private property could be used for additional off-street parking. The existing sidewalk needs to be repaired and widened. Additional street lighting may be added.



**\* Opportunity Zone:**

**Ability to use P - 1, Parking to satisfy off-street parking requirements for commercial / cottage industry uses within 200' of P -1, Parking.**



# CONCEPT PLAN DEVELOPMENT

# CONCEPT PLAN DEVELOPMENT

## CONCEPT PLAN FOR NYE BEACH

This plan study comprises the information compiled throughout the urban planning process prior to its development. All community meeting input, inventory information, geological analysis, comprehensive plan and policy implications and optimal urban design considerations have combined to form this concept plan. The plan drawing illustrates the nine sub-areas for which we recommend improvements as part of the Seventh Amendment to the Newport Urban Renewal Plan.

### Perspective Sketch

#### NYE BEACH NEIGHBORHOOD: SOUTH END CONCEPT PLAN

This three-dimensional sketch was prepared to illustrate the recommended improvements to the Boland Property and surrounding area within the Nye Beach Neighborhood.

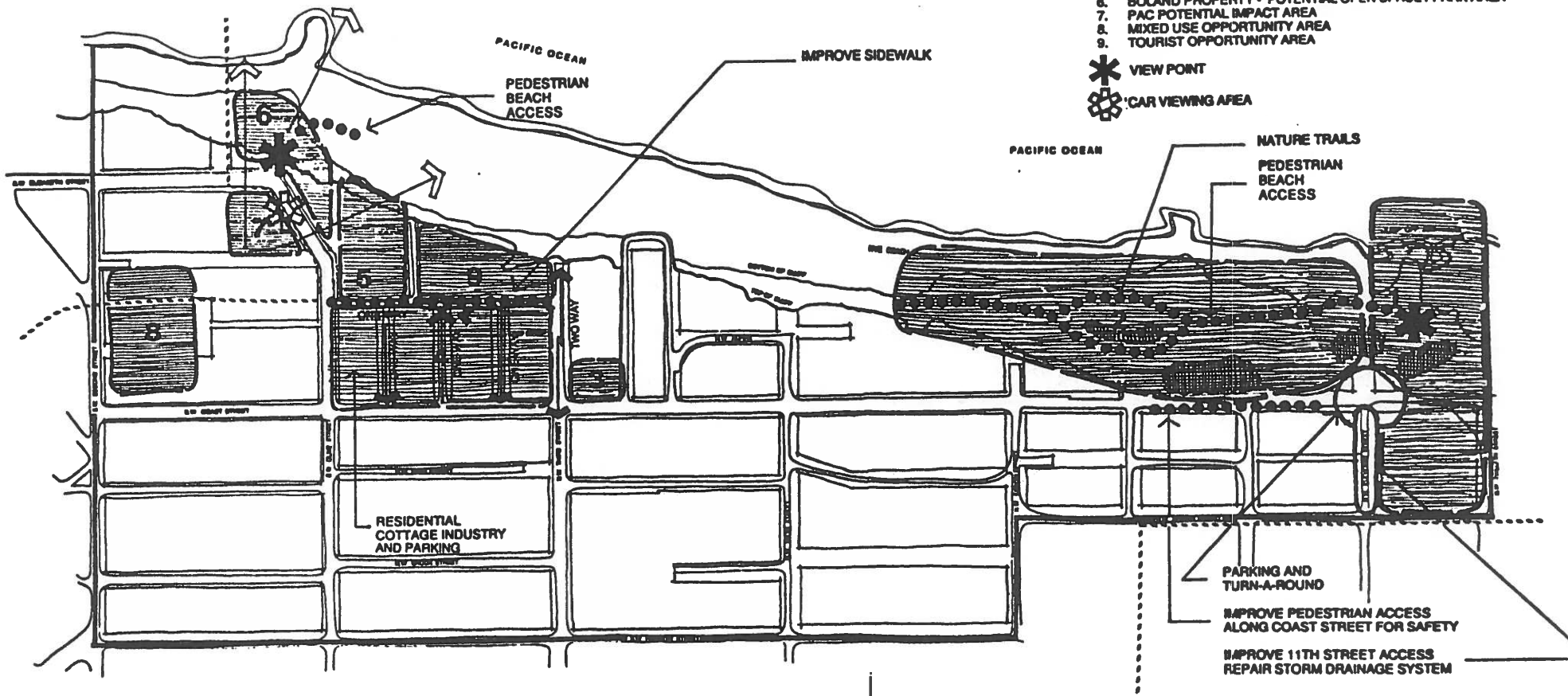
### Plan Drawing

#### JUMP OFF JOE'S BENCH CONCEPT PLAN

This illustration highlights our recommended development measures for the entire area surrounding and including the Jump Off Joe "Point" and "Bench". We encourage the City to approach this area as a grouping of features and spaces which "work together" when taking advantage of an open space system between the "ravine" and coastal amenities immediately adjacent.

# CONCEPT PLAN DEVELOPMENT MAPS

SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
**CONCEPT PLAN FOR NYE BEACH NEIGHBORHOOD**



**LEGEND**

- URBAN RENEWAL BOUNDARY
- 1. JUMP OFF JOE POINT
- 2. JUMP OFF JOE BENCH
- 3. POTENTIAL PUBLIC PARKING AREA
- 4. 4 - BLOCK MIXED USE OPPORTUNITY AREA
- 5. BOLAND PROPERTY - TOURIST COMMERCIAL
- 6. BOLAND PROPERTY - POTENTIAL OPEN SPACE / PARK AREA
- 7. PAC POTENTIAL IMPACT AREA
- 8. MIXED USE OPPORTUNITY AREA
- 9. TOURIST OPPORTUNITY AREA

\* VIEW POINT

⊗ CAR VIEWING AREA



# SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

## ZONING ISSUES

### MAJOR ISSUE I:

The predominant actual use - Single Family Residential - is nonconforming in C-1, creating hardship and blight for the residents.

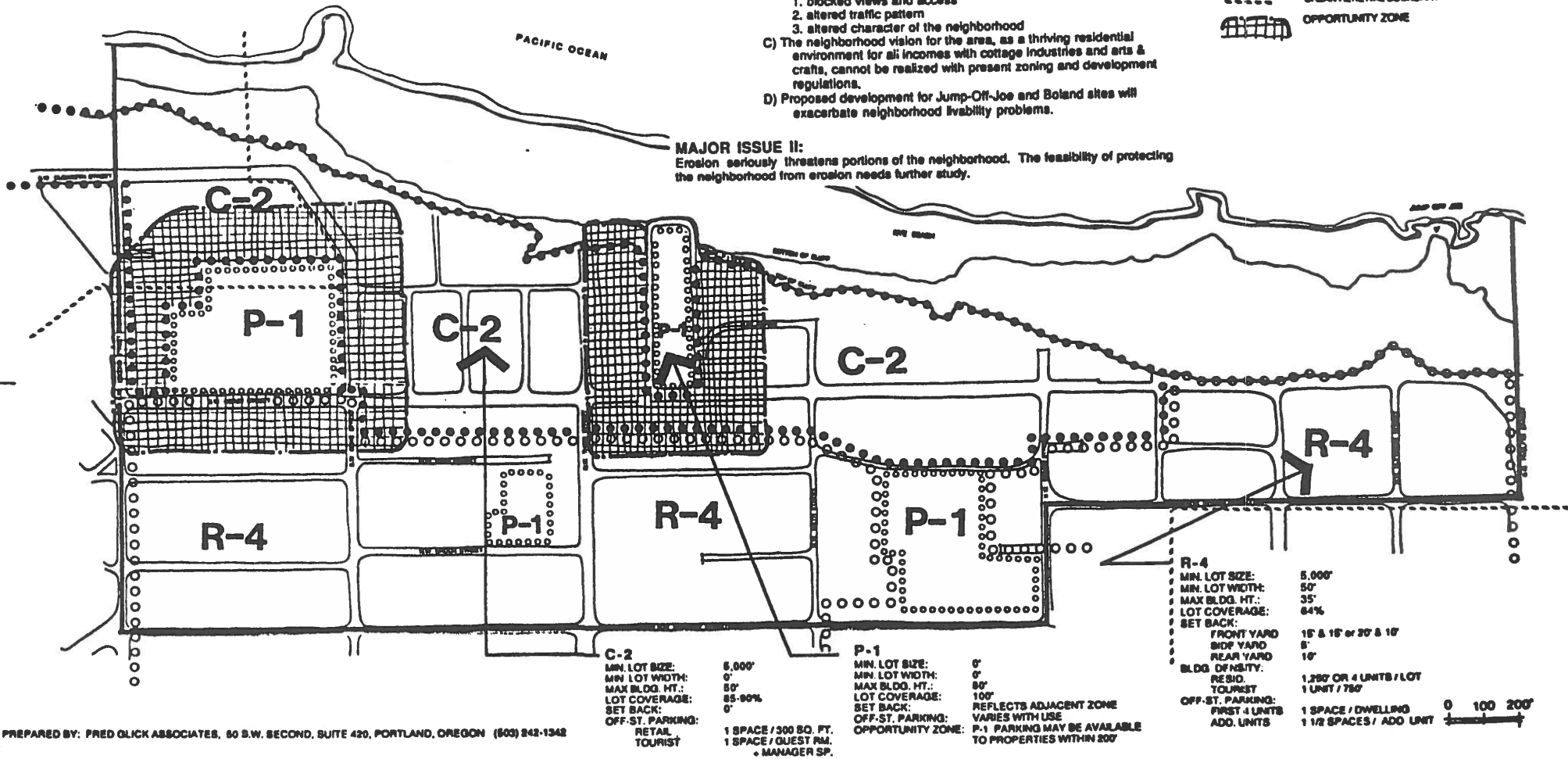
- Sub-issues:
- A) Small tourist commercial, cottage industries, arts & crafts cannot afford off-site parking.
  - B) Only large users can assemble enough parcels to succeed, but they have negative impact on neighborhood livability, through;
    1. blocked views and access
    2. altered traffic pattern
    3. altered character of the neighborhood
  - C) The neighborhood vision for the area, as a thriving residential environment for all incomes with cottage industries and arts & crafts, cannot be realized with present zoning and development regulations.
  - D) Proposed development for Jump-Off-Joe and Boland sites will exacerbate neighborhood livability problems.

### MAJOR ISSUE II:

Erosion seriously threatens portions of the neighborhood. The feasibility of protecting the neighborhood from erosion needs further study.

### LEGEND

- SEVENTH AMENDMENT BOUNDARY
- R-4: HIGH DENSITY RESIDENTIAL
- C-2: TOURIST COMMERCIAL
- ○ ○ ○ ○ P-1: PUBLIC BUILDINGS AND STRUCTURES
- URBAN RENEWAL BOUNDARY
- [Grid Pattern] OPPORTUNITY ZONE



**C-2**  
 MIN. LOT SIZE: 5,000'  
 MIN. LOT WIDTH: 0'  
 MAX BLDG. HT.: 50'  
 LOT COVERAGE: 85-90%  
 SET BACK: 0'  
 OFF-ST. PARKING: RETAIL TOURIST  
 1 SPACE / 300 SQ. FT.  
 1 SPACE / QUEST RM.  
 • MANAGER SP.

**P-1**  
 MIN. LOT SIZE: 0'  
 MIN. LOT WIDTH: 0'  
 MAX BLDG. HT.: 50'  
 LOT COVERAGE: 100'  
 SET BACK: REFLECTS ADJACENT ZONE  
 OFF-ST. PARKING: VARIES WITH USE  
 OPPORTUNITY ZONE: P-1 PARKING MAY BE AVAILABLE TO PROPERTIES WITHIN 200'

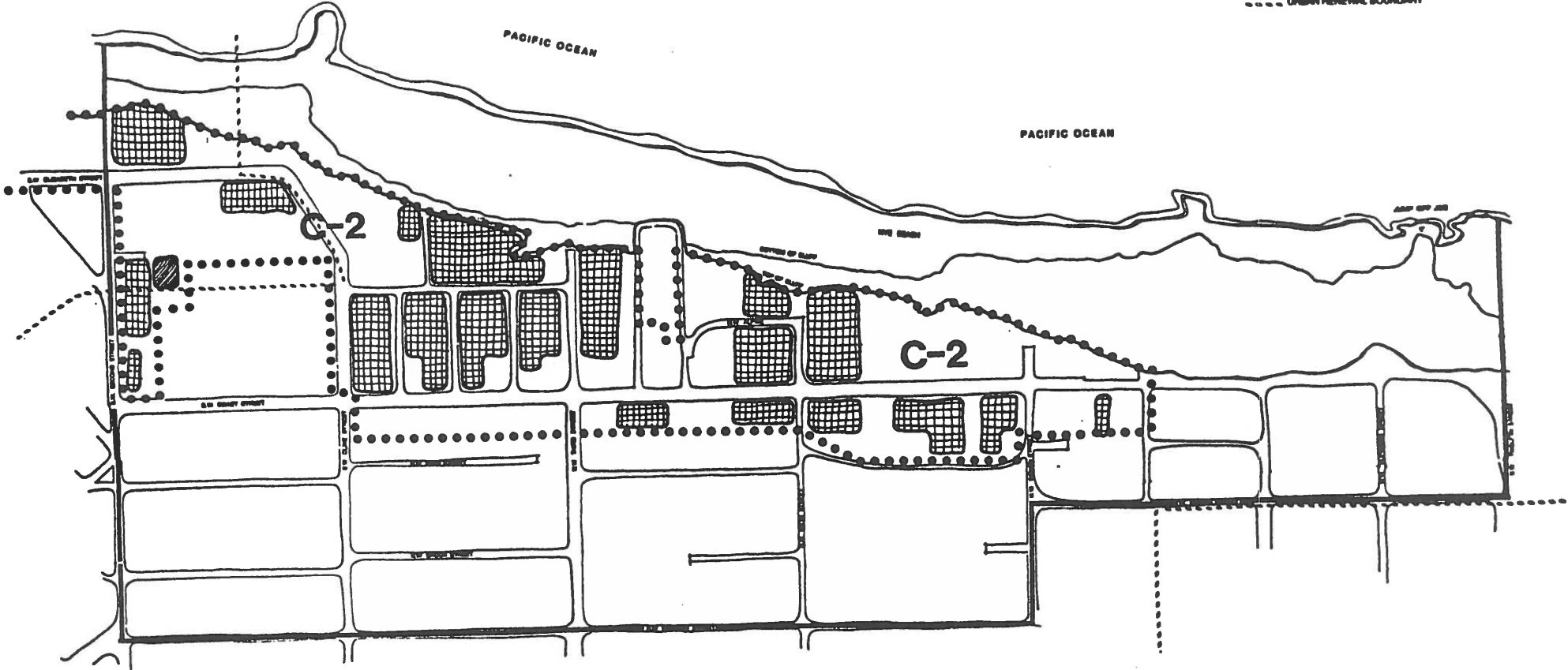
**R-4**  
 MIN. LOT SIZE: 5,000'  
 MIN. LOT WIDTH: 50'  
 MAX BLDG. HT.: 35'  
 LOT COVERAGE: 84%  
 SET BACK: FRONT YARD 15' & 15' or 20' & 10'  
 SIDE YARD 5'  
 REAR YARD 10'  
 BLDG. DENSITY: RESID. 1,250 OR 4 UNITS / LOT  
 TOURIST 1 UNIT / 750'  
 OFF-ST. PARKING: FIRST 4 UNITS 1 SPACE / DWELLING  
 ADD. UNITS 1 1/2 SPACES / ADD UNIT

SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

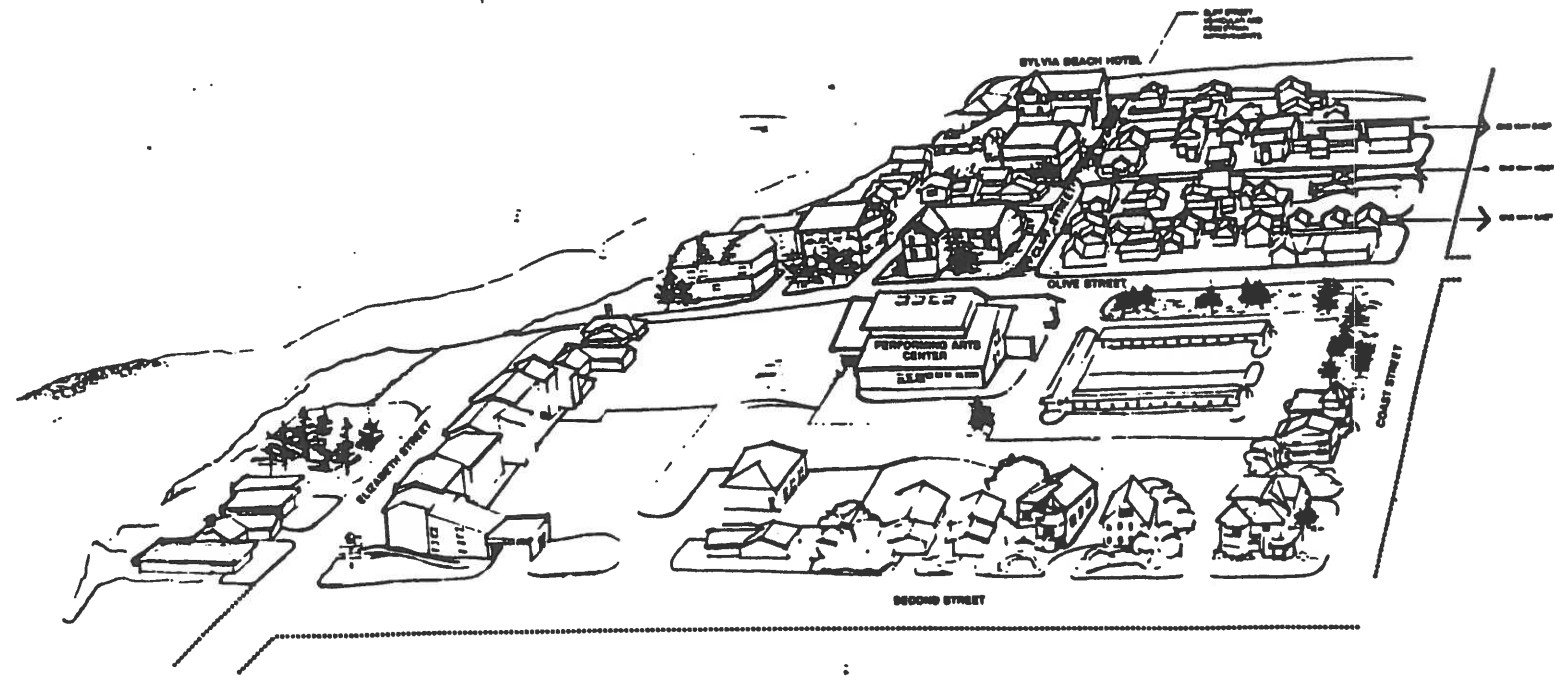
NON-CONFORMING USES IN C-2 ZONE

LEGEND

- SEVENTH AMENDMENT BOUNDARY
- C-2 TOURIST COMMERCIAL BOUNDARY
- ▣ SINGLE FAMILY RESIDENTIAL
- ▤ MULTI-FAMILY RESIDENTIAL
- URBAN RENEWAL BOUNDARY










SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN  
NYE BEACH NEIGHBORHOOD SOUTH END CONCEPT PLAN

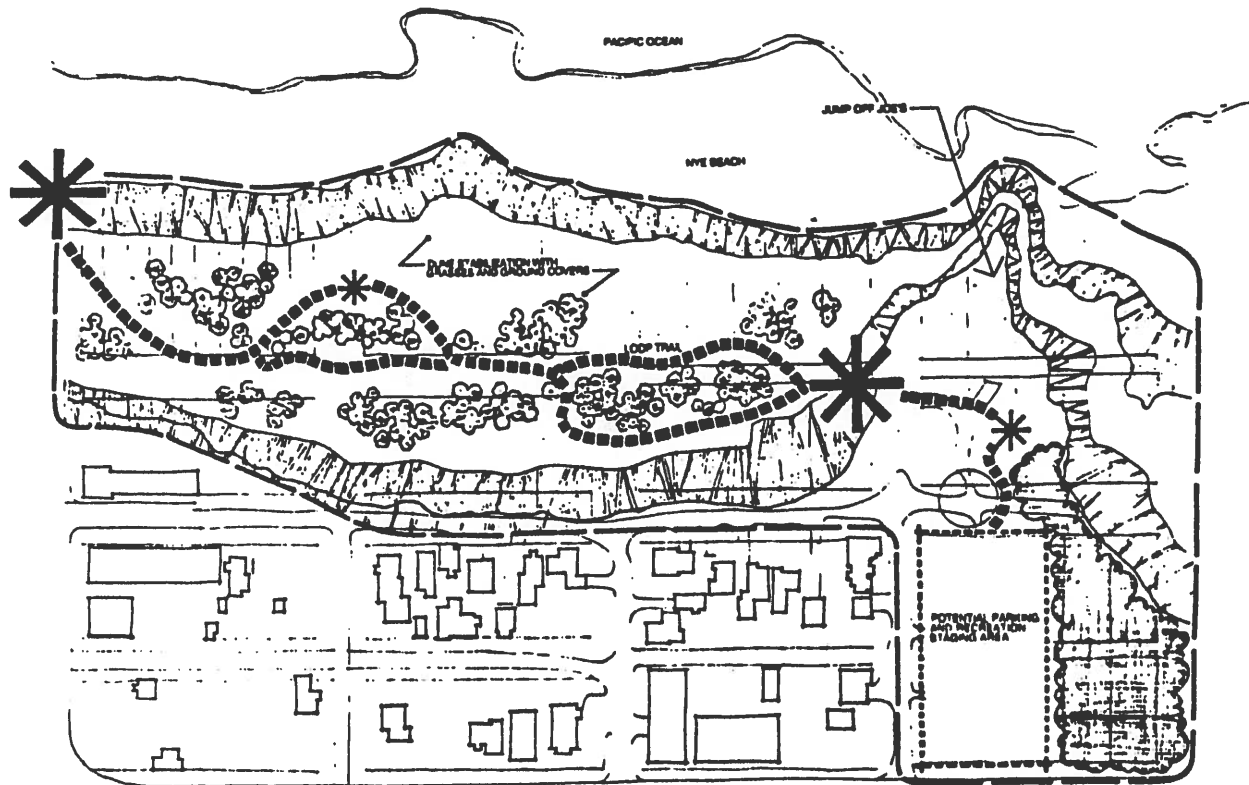




SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

CONCEPT PLAN FOR BENCH AT JUMP OFF JOE'S

- LEGEND**
-  PROPOSED VEGETATION
  -  EXISTING NATIVE VEGETATION
  -  TURN-A-ROUND
  -  PEDESTRIAN TRAIL
  -  VIEW POINT
  -  STEEP ACCESS POINT
  -  SLOPE STABILIZATION WITH VEGETATION



PREPARED BY FRED GLICK ASSOCIATES, 50 S W SECOND, SUITE 420, PORTLAND, OREGON (503) 243-1342



**DRAFT MAJOR AMENDMENT  
to the  
URBAN RENEWAL PLAN**

City of Newport, Oregon

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PORTLAND, OREGON 97204**

**TELEPHONE (503) 227-6851  
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**PROPOSED DRAFT**

**SEVENTH AMENDMENT**

**(Major)**

**Urban Renewal Plan**

**and**

**Report**

**of**

**The City of Newport**

**NEWPORT URBAN RENEWAL AGENCY**

**By:**

**J. Richard Forester  
Attorney at Law  
Portland, Oregon**

**January 25, 1989**

**SCOPE:**

THE MATERIAL CONTAINED IN THIS PROPOSED AMENDMENT TO THE URBAN RENEWAL PLAN OF THE CITY OF NEWPORT, OREGON IS INTENDED TO BE ADDED TO AND MADE PART OF THE EXISTING URBAN RENEWAL PLAN, AS HERETOFORE AMENDED BY AMENDMENTS ONE THROUGH SIX.

THIS PLAN AND REPORT ADDRESS ALL OF STATUTORY REQUIREMENTS OF ORS 457.085 IN AS MUCH AS THESE AMENDMENTS MAY CONSTITUTE A MAJOR AMENDMENT TO THE PLAN AND THEREFORE REQUIRE ADOPTION AND APPROVAL IN SUBSTANTIALLY THE SAME MANNER AS THE ORIGINAL PLAN. THESE AMENDMENTS DEAL PRIMARILY WITH THE ACQUISITION OF OCEAN FRONT PROPERTY FOR THE PURPOSE OF PROVIDING AND PRESERVING OCEAN ACCESS AND VIEWS, AS WELL AS STABILIZING BEACH AND BLUFFS WHOSE EROSION THREATENS ADJOINING PROPERTIES. THIS AMENDMENT ALSO AUTHORIZES PURCHASE OF A KEY PROPERTY IN ORDER TO CONTROL THE QUALITY OF DEVELOPMENT IN THE HISTORIC PORTION OF NYE BEACH, PROTECT OCEAN VIEWS AND RELATIONS TO THE PERFORMING ARTS CENTER. A MINOR CONSIDERATION OF THESE AMENDMENTS ARE STREET IMPROVEMENTS AIMED AT CREATING MORE INVITING PEDESTRIAN AND CIRCULATORY ENVIRONMENT AND PROVIDING ADDITIONAL PARKING WHICH WILL ENHANCE AND PRESERVE TOURIST COMMERCIAL AND RESIDENTIAL CHARACTER OF THE NYE BEACH NEIGHBORHOOD WITHIN THE URBAN RENEWAL DISTRICT.

ALL OTHER PORTIONS OF THE PLAN REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS HEREIN EXPRESSLY MODIFIED. THE PLAN AMENDMENT PROCESS IDENTIFIED IN THE SIXTH AMENDMENT TO THE URBAN RENEWAL PLAN REMAINS IN PLACE AND IDENTIFIES WHAT SHALL CONSTITUTE MAJOR AND MINOR AMENDMENT TO THE PLAN. THIS AMENDMENT IDENTIFIES POTENTIAL MINOR FUTURE AMENDMENTS TO THE PLAN WHICH MAY BE NECESSARY TO ADVANCE THE OBJECTIVES OF THIS AMENDMENT.

## INTRODUCTION

The Seventh Amendment to the Newport Urban Renewal Plan (NURP) is the result of the study of the Nye Beach neighborhood commissioned by the Newport Urban Renewal Agency (RA). The study of the neighborhood (STUDY), commissioned by RA and completed by Fred Glick Associates in January 1989, examined the conditions impacting this unique urban neighborhood adjacent to the Pacific Ocean and made a number of recommendations to be implemented. This amendment reflects recommendations effecting properties within the urban renewal district boundary.

Not all of the recommendations made in the STUDY can be implemented through the urban renewal process. For example, the creation of a mixed use zone and development regulations to preserve ocean views and neighborhood compatibility were recommendations that can be implemented only by the Planning Commission and City Council, even though their enactment will assist in implementing NURP and this amendment; consequently, those recommendations are not part of the amendment process, since it concerns itself only with the tasks which can be implemented by RA.

Part of the Nye Beach STUDY contains geological assessment of Nye Beach ocean front. Its conclusions are also made part of this amendment and the accompanying report and the acquisition and erosion stabilization recommendations are based on finding and conclusions of said assessment, which echo and support the geological assessment and conclusions of the Newport Comprehensive Plan.

For purposes of reference Nye Beach STUDY identified nine areas and made action recommendations for seven of the areas within Nye Beach neighborhood located within the urban renewal district. These areas are referenced and made part of this amendment and report, as seen on the Concept Plan Map. Nye Beach area for the purposes of this Plan and Report refers to the area bounded by S.W. Second on the south, S.W. Hurbert on the east to N.W. Eighth, then westward on N.W. Eighth to N.W. Spring, then northward along N.W. Spring to N.W. Twelfth, which forms the northern boundary of the study area. The Pacific Ocean forms the western boundary. Specific areas within Nye Beach, as shown in the Concept Plan map for the Nye Beach neighborhood, to which recommendations are made, are:

AREA 1 - Jump Off Joe Point, from N.W. Eleventh at Spring, toward the Ocean to the point, comprising of lots acquired by Lincoln County through foreclosure and lots belonging to HL Eddelman and Franklin Pacific Corp.

AREA 2 - Jump Off Joe Bench, the bluff area south of the Point, below the bluff and above the beach, generally lots belonging to Hanover Trust in Los Angeles, California and one lot acquired by Lincoln County through foreclosure.

AREA 3 - Parking, east end of the block bounded by N.W. Third, N.W. Beach Dr. and Coast.

AREA 4 - Historic Nye Beach, bounded by N.W. Cliff, Coast, S.W. Olive and N.W. Third, referred to as 4-block mixed use opportunity area on the Concept Plan map.

AREA 5 - "North Boland", part of property owned by Messrs. Boland and Brice, south of Olive St. and west of Cliff, referred to as Boland Property - Tourist Commercial on the

Concept Plan map.

AREA 6 - "Boland" site - open space/park area, part of property owned by Messrs. Boland and Brice, west of Olive and Elizabeth.

AREA 7 - Privately held lots, containing three structures, immediately southeast of "Boland" and "North Boland", and due west from the Performing Arts Center, referred to as PAC potential impact area on the Concept Plan map, this area lies outside the Urban Renewal District and was a part of the STUDY in order to determine whether it should be amended into the District.

AREA 8 - Transition Area due south from the Performing Arts Center, referred to a mixed use opportunity area on the Concept Plan map.

AREA 9 - Western portion of the historic Nye Beach, west of Cliff and north of "North Boland", referred to as tourist opportunity area on the Concept Plan map.

**SEVENTH AMENDMENT TO THE NEWPORT URBAN RENEWAL PLAN**

**PURSUANT TO ORS 457.085(2)(a) through (h)**

**PLAN**

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**(2)(a)**

**DESCRIPTION OF URBAN RENEWAL PROJECTS**

**TO BE UNDERTAKEN**

These projects are ranked and listed in the approximate order of importance as established through the public participation process with the Nye Beach Community Association and residents, which is more fully described in the STUDY.

1. "North Boland" - AREA 5 - acquisition in order to ensure private tourist commercial development, which will be consistent with the historic character of Nye Beach, to preserve Ocean vistas and ensure supportive relation to the Performing Arts Center and finally, but equally as important, to prevent inappropriate development, such as an RV park.
2. "Boland" site - AREA 6 - viewpoint, access and geological stabilization.
3. Jump Off Joe Point - AREA 1 - viewpoint, pedestrian beach access and trailhead, geological stabilization, parking and recreation staging area.
4. Jump Off Joe Bench - AREA 2 - passive recreation and geological stabilization.



5. Historic Nye Beach - AREA 4 - Cliff Street Improvements, improved pedestrian environment, compatible lighting and amenities, new circulation pattern, preservation of ocean views, historic compatibility.
6. Public Parking - AREA 3 - additional public parking between N.W. Third and N.W. Beach, on Coast Street east of the turnaround.
7. Historic Nye Beach - AREA 4 - acquisition of empty lots in order to create additional parking supportive of small scale tourist commercial and cottage industries, street, sidewalk and lighting improvements.

(2)(b) OUTLINE FOR THE DEVELOPMENT, IMPROVEMENTS, LAND ACQUISITION, AND CLEARANCE OF THE URBAN RENEWAL AREA BY PROJECTS.

1. Acquisition of "North Boland" site, property owned by Messrs. Brice and Boland, directly or through other business entities, lying to the north of Olive Street alignment from N.W. Cliff to the bluff, in order to promote tourist commercial development compatible with historic character of adjacent section of Nye Beach neighborhood, and the public investment in the Performing Arts Center, preserve ocean vistas and to prevent development inconsistent with these objectives which would have negative visual and traffic impacts, such as an RV park. The land is already cleared, and would be acquired solely for the purpose of resale, subject to a development agreement which will satisfy the above local objectives. [AREA 5]

2. Acquisition of "Boland" property South of the Olive Street North sidewalk line extended to the top of the bluff and the Urban Renewal boundary to improve beach access, provide view point, wind break, revegetate the site, stabilize bluff edge, and provide an ocean viewing area from cars, in order to provide a stopping point for tourists and visitors who travel along ocean fronting streets or are attracted by the new developments in the area and are looking for ocean views. [AREA 6]
  
3. Acquisition of Jump Off Joe Point and access north of N.W. Eleventh Street in order to remove condominium foundation, if possible, improve surface water drainage system, revegetate point to minimize erosion, provide view point, provide pedestrian access, provide parking and circulation, clear two lots on the north side of N.W. Eleventh. [AREA 1]
  
4. Acquisition of Jump off Joe Bench to provide for passive recreation opportunities, revegetate with coniferous trees to control wind erosion, plant ground cover and dune grass for stabilization, add pedestrian access and trails. [AREA 2]
  
5. N.W. Cliff Street improvements - realign N.W. Cliff into a one way street moving from north to south, use the right of way to create an inviting pedestrian environment along the west side of N.W. Cliff street by widening the sidewalk, providing distinctive lighting, street furniture and landscaping linking the Performing Arts Center, through historic Nye Beach, with the Visual Arts center. The purpose here is to encourage pedestrian use in the area, reduce vehicular impact and conflict with the neighborhood created by the new attractors. [AREA 4]

6. Acquisition of additional land on Coast Street between N.W.Third and N.W. Beach in order to create additional off-street parking for tourist and commercial purposes. [AREA 3]
  
7. Acquisition of empty, unused lots within the historic Nye Beach (AREA 4) east of N.W. Cliff, west of N.W. Coast, north of Olive and south of N.W. Third, nine such potential lots have been identified, in order to create additional parking supportive of small scale tourist commercial and cottage industries, as well as provide for street, sidewalk, curb cuts and lighting improvements on the east-west streets in this quadrant. This project is envisioned as ongoing, in that lots should be acquired and improved only as needed for specific project(s) compatible with the purpose of this amendment and zoning regulations. (AREA 4)

(2)(c)

MAP AND LEGAL DESCRIPTION

There are no proposed changes in the boundaries of this Urban Renewal area, and the existing plan area is determined appropriate. Maps indicating different relations within the Nye Beach neighborhood, including views, vegetation, land use, zoning, zoning conflicts(non-conforming), geological hazards, assessed values of parcels considered for acquisition, transportation, open space, are included in the STUDY, and are incorporated herein by reference.(See Concept Plan Map)

(2)(d)

RELATIONSHIP TO LOCAL OBJECTIVES

Local objectives for this amendment affecting Nye Beach neighborhood have been identified in the original NURP, May 1973 and reinforced by the 1980 Newport Comprehensive Plan as amended from time to time, and amplified extensively in the Nye Beach STUDY, January 1989, as all

more fully set out below. Local objectives identified in the STUDY are a result of field inspection and analysis by the consulting team of Fred Glick Associates, an Urban Design team, Kelly/Strazer Associates, Inc., Geotechnical Consultants and J. Richard Forester, attorney and urban renewal consultant and three well attended meetings with the Nye Beach Community Association and residents which gave an overview of existing conditions. These conditions are graphically depicted in the maps contained in the STUDY, and derived from a participatory process which allowed and encouraged the residents to contribute their own views to what was needed to preserve the vitality and the quality of this neighborhood. The STUDY is referenced and incorporated herein.

These projects and acquisitions are fully consistent and supportive of said local objectives.

With the sole exception of the "North Boland" acquisition, this amendment is consistent with the acquisition policy of the original NURP in that it authorized acquisition only "to the extent necessary to provide land for needed public facilities", (NURP, page 3). Thus, all but one acquisition authorized by this plan is for public facilities.

The "North Boland" acquisition is to ensure that private development taking place at that particular site is consistent with the public improvements already made and contemplated by this amendment. It will be held by the RA for resale to a developer who will agree to abide by the conditions of a redevelopment agreement which will ensure compliance with the objectives of this amendment. The resale price to such a developer may vary depending on the public benefits and amenities provided by the developer which can be considered as additional costs which do not fully contribute to the commercial value of the project.

Two of NURP's original objectives are reflected in this amendment, in that:

\*a. Improved Traffic and Public Transportation. The provisions of this Plan for improvements to existing and proposed streets and sidewalks will improve the circulation of vehicular and pedestrian traffic in accordance with local objectives.\*

and

\*b. Recreational and Community Facilities. The provisions of this Plan will improve recreational and community facilities by providing parks, cultural facilities and other area for public use and enjoyment.\*

All of the proposed projects will either improve traffic flow, both pedestrian and vehicular or improve recreational and community beach facilities.

Additionally, the following Comprehensive Plan policies support (a more complete list of Comprehensive Plan policies relevant to this amendment are appended to this Plan) the projects of this amendment:

**COMPREHENSIVE PLAN**

**Amended 11-7-83**

(relevant policies)

**HISTORIC**

1-1-3.120

Jump-Off Joe Rock. ...Site is classified as being of importance to County by OCC and DC, is marked by a Lincoln County Historical Society marker and shown on their map. State of Oregon. Natural Area of historical significance. State of Oregon ownership protects site. Inshore area is City park land and protects site. No conflicting uses.

1-1-3.215

When the historic or cultural significance of a property area has been established, the City of Newport shall consider the creation of historic districts, acquisition of property, and tax incentives which facilitate the preservation of the

historic nature of such an area or property.

1-1-3.185            The historical background of the City of Newport and its five distinct communities: The Waterfront, Nye Beach, South Beach, Uptown, and Agate Beach, is of significance to Lincoln County and to the State. ....

1-1-3.190            To maintain and preserve identified historic and cultural resources; to encourage private and public efforts aimed at preservation; to provide information and public information concerning the City's historic resources; and to provide public access to important historic-cultural sites where appropriate and possible.

#### **GEOLOGY AND NATURAL HAZARDS**

1-3-7.010            .... Neither developers nor purchasers are always fully aware that much of this property, because of adverse geologic or soil conditions, is unsuited for development.

#### **PLAN OBJECTIVES**

1-3-7.130            To prevent loss of life and property; to reduce costs to the public; and to minimize damage to the natural resources of the coastal zone that might result from unnecessary and unwise development in geologically hazardous areas.

#### **OCEAN SHORELANDS AND BEACHES AND DUNES**

1-3-9.065            These beaches (NYE) are important resources that have long held an attraction for residents and visitors of the Newport area...

1-3-9.310            1.     Natural vegetation shall be maintained where appropriate to protect views and scenic vistas, wildlife habitat and to minimize slope erosion.

## PARKS & RECREATION

1-3-5.140           The City of Newport owns the shorefront lands directly east of Jump-Off Joe Rock and these lands are for park and open space use. The landslide area to the south of Jump-Off Joe Rock was once offered for sale to the State Parks Division...The landslide is currently zoned for tourist commercial and high density residential use, however, such use is conditional upon stabilizing the land mass....

1-3-5.145           Well designed pathways through the City can serve to create a feeling of additional open space enhancing the visual appeal of cities as well as providing the alternative means of transportation to the automobile....Recognizing the incompatibility of the movement of people with the movement of vehicles, pathways should be provided for pedestrians separate from the automobile. Newport because of its size and the natural beauty of the setting, lends itself well to the development of a pedestrian circulation system connecting the major activity centers.

1-3-5.165           A few consistent design features to give recognizable continuity to pathways should be located along the paths. As many of the pathways follow the streets, some "street furniture" such as benches, litter cans, lighting fixtures, signs, planters, etc., should be placed to make pathways clearly identifiable. A consistent design theme used for small structures such as shelter roofs on benches, street lights, litter cans and directional signs, public toilet facilities visible from a distance should be used to give direction....

1-3-5.190           The development of additional public access especially to ocean beaches and bay will be encouraged.

1-3-5.195            The preservation of open space including nature trails and areas providing visual relief will be encouraged through public acquisition of suitable land and by encouraging provision for open space in private developments.

1-3-5.205            The City Council shall examine publicly owned lands, including street right-of-way, for their potential use as open space, parking lots, and parks.

1-3-5.215            The City of Newport views recreation trails as important for both tourism and recreation.

[See Comp. Plan Map for Public Access Points, Ord.1343, 11-7-83]

#### TRANSPORTATION

1-2-5E.390        The development of good transportation linkages (pedestrian, vehicular, bicycle and etc.) between residential areas and major activity centers will be encouraged.

#### SUMMARY OF STUDY RECOMMENDATIONS

Nye Beach STUDY recommends that the land acquired by URA be rezoned to public parking and public open space designations. The rezoning of the beach areas is supported by the November 14, 1988 geological report prepared for the STUDY by Kelly/Strazer Associates, Inc., Geotechnical Consultants, and is supported by the Comprehensive Plan policies identified above, although in order to implement the zoning recommendations the Comprehensive Plan map will have to be amended to show public space designations. Public land, open space rezoning is the most effective way to ensure that no intensive commercial or residential development take place in these geologically hazardous areas while at the same time providing for safe uses that benefit residents and tourists alike.



It was a unanimous feeling expressed by study area residents during the public participation process that development of an RV park on "Boland" and "North Boland" sites was incompatible with the historic nature of the adjoining neighborhood and detrimental visually to the new investment in the Performing Arts Center. Additionally, many residents felt that it would aggravate traffic impacts caused by tourists travelling along the roads adjacent to the beach and who were looking for vistas or were attracted to the new public art facilities and Sylvia Beach Hotel in the study area. As a result, Boland site acquisitions rated as top priority of the community residents, in order to prevent incompatible development, secure the eroding portion of the bluff, provide view points for tourists and ensure proper development on commercially attractive and geologically usable portions of the site.

Parking space redesignation to public structure is consistent with the NURP in that it retains parking in public ownership and control, while providing a facility that is needed for further smaller scale development in the C-2 zone. Finally, pedestrian and traffic elements of this plan amendment are fully consistent with the above policies and local objectives by linking major tourist attractors for pedestrian access and eliminating vehicular conflict through the creation of a one way street on Cliff.

In summary, the proposed projects are fully consistent and supportive of the local objectives identified above by providing additional access and view points consistent with the existing comprehensive plan. The "North Boland" site will ensure appropriate development. The "Boland" site will provide view access for visitors coming to visit the Performing Arts Center and the evolving historical portion of Nye Beach, while stabilizing an unstable geological area. Jump Off Joe Point and Bench will serve the dual function of stabilizing some of the most geologically hazardous areas in Newport, while still providing significant recreational values. Additional parking will benefit the developing neighborhood commercial mode, while Cliff Street improvements will provide an effective

pedestrian and visual link between the Performing Arts Center and the Visual Arts Center, through the historic Nye Beach area.

With the exception of improved storm drainage around Jump Off Joe, public utilities and public transportation will not be affected by the actions recommended in this amendment.

(2)(e)

**PROPOSED LAND USES, MAXIMUM DENSITIES**

**AND BUILDING REQUIREMENTS**

The Nye Beach STUDY recommends the following land use actions, which will be the responsibility of the Planning Commission and the City Council, (see Zoning Map in Chapter 2 of the STUDY):

**ZONING**

<u>AREA</u>	<u>Current</u>	<u>Proposed</u>
Jump Off Joe Point	R-4	P-2(Public Recreation)
Jump Off Joe Bench	C-2	P-3(Public Open Space)
Parking	C-2	P-1(Public Structure)
*Boland*	C-2	P-2(Public Recreation)
*North Boland*	C-2	C-2 or C-2*
Nye Beach	C-2	C-2*(Mixed Use)

The new C-2\* zone is meant to accommodate existing residential uses in the C-2 areas of Nye Beach, which predominate, by making them conforming within C-2\* and by creating an environment conducive to cottage industries and preservation of housing. Additionally, it will allow for

the creation of a zone of opportunity area within 200 feet of available public parking and establish development regulations designed to maximize other parking alternatives, preserve ocean views, control height and bulk of new structures and make new development compatible with the historic character of the area. The decision of whether "North Boland" should be rezoned C-2\* could await final purchase. If the property is not purchased as planned, then neighborhood values could be protected through C-2\* zoning. On the other hand, ownership of the site by RA with redevelopment controlled by an agreement with a developer, may be sufficient to protect the neighborhood values, in which case C-2 zone could be retained.

While the projects identified in this plan do not require any structures, and therefore the plan is not proposing maximum density or building requirements, the STUDY recommends special design and density treatment in C-2\* most significantly in AREAS 4, 5, 8 and 9 of the urban renewal area and in the area 7 immediately outside the urban renewal area. Adoption of these standards is outside the scope of RA authority, but all actions undertaken by RA within the STUDY area as a result of this amendment will be consistent with the applicable zoning and development regulations.

(2)(f)

#### METHODS OF RELOCATION

This amendment recommends acquisition of one occupied dwelling, located on the north side of Eleventh Street, tax lot 1100, Block 23, Ocean View Subdivision. Relocation will be accomplished in a fair and equitable manner. The city will assist the occupants, as the occupants may request and provide assistance in compliance with ORS Ch. 281 and make every effort to relocate the occupants within the urban renewal district.

(2)(g)

#### REAL PROPERTY TO BE ACQUIRED

The table below will identify the property to be acquired, prior to 1992. With the exception of the "North Boland" site, which if purchased will be resold pursuant to a development agreement, all property will be retained in public ownership, with uses as already described:

<u>Property</u>	<u>Tax Lots</u>
"North Boland" (Area 5)	14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 13600, 13900
"Boland"(Area 6)	28000, 15900 (lots 14, 13, 12)
Jump-Off Joe Point(Area 1)	1301, 1302, 1302M-1, 1303, 1303M-1, 1100, 1000, 800, 900, 1200
Jump-Off Joe Bench(Area 2)	1500, 1501, 1600, 1601, 1700, 1701, 1800, 1801, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400
Parking(Area 3)	10900, 9600, 9700
Scattered Parking(Area 4)*	7700, 8700, 8800, 10800, 10900, 11000, 11100, 11200, 9600

\*Area 4 empty lots are empty lots that could be purchases by RA to meet future parking needs in the historic Nye Beach, as described in this Plan and Report.

(2)(h) FUTURE AMENDMENTS

This amendment incorporates Section (2)(h) of the Sixth Amendment to NURP approved in February of 1984 which describes major and minor amendments to the plan and the process for their adoption. Additional future minor amendments to the plan may involve acquisition of empty or unoccupied lots in the Nye Beach area of NURP as defined in this amendment, for the purposes already identified, preservation of neighborhood character, public parking or beach access and stabilization; additional street and pedestrian improvements in Areas 4, 9, 5, and 8, including

lighting and signs; different methods of geological stabilization of the property acquired, that were identified in the Geological portions of the STUDY and any other action needed to further the objectives of the Seventh Amendment.

## APPENDIX A:

### ADDITIONAL COMPREHENSIVE PLAN POLICIES

(2)(d)

#### RELATIONSHIP TO LOCAL OBJECTIVES

1-3-7.015

Examples of poor site selection for development are numerous and highly visible in Lincoln County. They occur along the ocean front, along river banks and in view locations. All of these are prime building sites in terms of recreational or aesthetic value, but unfortunately such land is often subject to erosion, landslides, floods or other serious geologic hazards. As a result, major financial losses accrue to individuals, corporations and government agencies involved with such lands—all because of lack of public awareness of these hazards or because development on such areas is not regulated."

1-3-7.055

The marine terrace material lies on top of two other rock types, the Astoria formation and the Nye mudstone. The Astoria formation sandstone is comprised of a number of different types of sandstone with inter-bedded siltstones. This formation is observed at the surface at Jump off Joe ...

1-3-7.080

Bedding plane slides are also common in the Newport area where the Yaquina sandstone, the Astoria sandstone and the Nye mudstone dip westward. Bedding plane slides occur where water lubricates an interface between two rock types, which slant or dip at an angle downslide; the lubrication reduces the cohesive attraction between the different types of rock and the overlying rock or soil will slide downslope along the interface. The Jump-off Joe area is an excellent example of a mass of material sliding on a seaward dipping bedding plane....

1-3-7.096

The "Jump-off Joe landslide area," is an example of a detached mass sliding on a seaward-dipping bedding plane. Both north and south of Jump-off Joe, the heads of slides have moved land forward several hundred feet and have cut off roads, damaged or destroyed houses and disrupted the ground surface. More than 16 acres of land have been involved in the Jump-off Joe landslide area. While Jump-off Joe is a dramatic example of catastrophic landslide potential, because so much of Lincoln County's development is along the margin of the marine terrace where soft soil and weathered rock is being undermined by erosion at a rapid rate, catastrophic landslides are a potential hazard in many areas. (Dogami, Bulletin '81)....[See Geological section of NYE BEACH REPORT to back up these general conclusions]

1-3-7.125

....Jump-Off Joe is a classic example of bedding plane failure. Between 1880 and 1960, Jump-Off Joe retreated 167 feet, for an average of 2 feet per year. ..., while south of Jump-off Joe, the documented retreat has been between 40 and 220 feet (1912-1964)(DOGAMI, Bulletin 81). This means that average annual rates of retreat have been between one-half a foot to eight feet per year. This rate of erosion combined with the possibility of large masses of material moving, present a potentially severe hazard to any current or proposed development on the ocean front.

1-3-9.070

The sand of the Newport beaches is similar to other Oregon beaches. Sea

cliff erosion and marine deposition or erosion are major factors affecting the supply of sand on the beach. The stability and movement of sand on the beach varies seasonally. The sand is generally eroded from beaches during winter storms. Gentler waves in summer deposit sand on the beach.

1-3-9.090            Sea cliff erosion has already been noted as the principal source of beach sand.

1-3-9.095            The recreational values of the Pacific Ocean beaches have long been recognized by Oregonians. The 1967 Legislature passed the Oregon Beach Law (ORS 390.605-390.700) to codify the public's right to use dry sand areas of the beaches.

1-3-9.275            ...The designation of the beaches as a special recreational area by the State of Oregon and the acquisition and development of Agate Beach, South Beach, and Yaquina Bay State Parks encompass all of the area that is especially suited for water-dependent uses along the ocean chorioallantois within the Newport UGB. Public access to the beach outside of state parks occurs over public right of way or specially acquired parcels....

1-3-9.280            Other than areas noted above, there is no land especially suited for water-dependent uses along the ocean chorioallantois within the Newport UGB.

1-3-9.315            2.        Use of natural vegetation to screen development shall be encouraged.

1-3-9.320            3.        Excavation and fill shall be limited to those minimal areas where alteration is necessary to accommodate allowed development. Cleared areas, where vegetation is removed during construction, shall be revegetated or landscaped to prevent surface erosion and sedimentation of near ocean waters.

1-3-9.325            4.        In geologic hazardous areas the requirements of section 1-3-7 of this Plan and Section 2-4-7 of the Zoning Ordinance shall apply.

1-3-9.340/  
1-3-9.465            Non-structural solutions to problems of erosion and flooding shall be preferred. Where water and erosion control structures are shown to be necessary they shall be designed to minimize adverse impacts on water currents, accretion patterns and erosion. This determination shall be made by the State Parks Division and the Division of State Lands during their review of permit application for beach front protection structures. The State Parks division shall be make this determination for beach front protective structures west of the beach zone line through application of the requirements of OAR 736. The Division of State Lands shall make this determination for beach front protective structures east of the beach zone line through application of the requirements of OAR Chapter 141 and the Fill and Removal Law (ORS 541.065 - 541.665)....

**SEVENTH AMENDMENT TO THE NEWPORT URBAN RENEWAL PLAN**

**PURSUANT TO ORS 457.085(3)(a) through (i)**

**REPORT**

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**(3)(a) PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS AND EXPECTED FISCAL IMPACT IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION.**

Since the adoption of the original Newport Urban Renewal Plan (NURP) in 1973 there have been major investments by the Newport Urban Renewal Agency (RA) in the Nye Beach neighborhood subject to this Amendment. The conditions of the Nye Beach neighborhood are described in the 1989 STUDY and the accompanying maps presented by Fred Glick Associates, which is incorporated into and made a part of this report. Additionally, conclusions relevant to this amendment are summarized below.

RA has made two major tourist related investments in the Nye Beach area, the Performing Arts Center and accompanying parking and the Visual Arts Center, parking and turnaround. These investments are in addition to street, sewer and other investments, impacting this neighborhood. In between these two public visitor attractors the restored Sylvia Beach Hotel, with national publicity, has also become an attractor in its own right. With these developments, the pressure of visitors and the pressure to develop along highly geologically unstable ocean front has become severe and threatens the present quality of life in the Nye Beach neighborhood.

While most of the beach adjacent area is zoned tourist commercial (C-2), with high density housing in the northern end of the neighborhood (R-4), most of the actual existing uses in the



neighborhood are single family residential and non tourist. It is the permanent residents in the tourist commercial zone that have suffered most from being zoned nonconforming and who suffer and will increasingly feel the impacts of the tourist attractors' traffic and parking demand. Furthermore, the private development that had been proposed, at the Boland sites currently and previously at the Jump Off Joe sites, threatens to cut off the residents from visual and pedestrian beach access. The objectives of the Seventh Amendment to NURP are to alleviate traffic conflicts and parking conditions, to protect neighborhood livability in the historic portion of Nye Beach, to prevent inappropriate development on geologically hazardous land that still retains recreational value and to stabilize eroding bluff and dunes in order to protect beach adjacent properties.

With the exception of one lot, all of the property recommended for acquisitions, development or parking is now empty. The one single family home recommended for acquisition is necessary to create safe and attractive access to Jump Off Joe Point and Bench. Almost all native vegetation has been stripped from the properties recommended for acquisition resulting in more rapid erosion along the bluff. Many of the homes in the STUDY area show outward need for repair or improved maintenance. Finally, N.W. Cliff Street which connects the three major attractors and lies closest to the ocean presents traffic and parking conflicts. Proposed development of an RV park at the southern end of N.W. Cliff, the "North Boland" site [AREA 5], threatens to exacerbate traffic conflicts on N.W. Cliff, and is inconsistent with pedestrian connections encouraged by the comprehensive plan, especially policy 1-2-5E.390.

The November 14, 1988 geological reconnaissance report that is part of the STUDY and incorporated herein, points out the geologically hazardous areas and discusses different options for stabilizing the erosion. The findings of the geological review have contributed significantly to a decision to acquire Jump Off Joe Point, Bench and the "Boland" sites. Taking these sites out of

inappropriate and unsafe development potential while preserving pedestrian and visual ocean access is strongly supported by the Comprehensive Plan as well. Tax delinquent or foreclosed for taxes status of many of the lots recommended for acquisition presents an additional opportunity to the taxpayers to achieve the objectives of the plan under highly advantageous circumstances.

The purchase of "North Boland" site is planned to ensure development compatible with historic Nye Beach and to ensure its proper relation to the Performing Arts Center and preservation of major ocean views. The Parking acquisitions (Areas 3 and 4) are to promote the opportunity for small scale commercial and cottage industry that are compatible with single family dwellings in those areas. It is the finding of the STUDY that tourist commercial zoning based on single family uses encourages larger developments which can afford to assemble several lots to meet parking needs. This kind of future development in the STUDY area would reduce housing stock and irrevocably change the character of historic Nye Beach, causing social and economic dislocation to existing residents.

To summarize, the impact of this amendment will be to stabilize the bluff in key areas, secure visual and pedestrian access which will benefit residents and visitors alike, prevent inappropriate development, help preserve historic character of Nye Beach, encourage compatible development and economic growth of the area, and alleviate traffic and parking problems.

It is not expected that these developments will add to the population, although they may stabilize the number of current residents who live in the area. Added parking will ease congestion and prevent demolition of existing single family dwellings for parking that is related to development. There will be some fiscal impact connected with the upkeep and maintenance of the revegetated bluff points and the bench; however, selection of native vegetation should make the maintenance

costs marginal in terms of effect on future park maintenance budgets.

(3)(b) REASON FOR SELECTION OF URBAN RENEWAL AREA

There are no proposed changes in the Urban Renewal Area.

(3)(c) RELATIONSHIP BETWEEN EACH PROJECT AND EXISTING CONDITIONS

1. Acquisition of "North Boland" site, property owned by Messrs. Brice and Boland, directly or through other business entities, lying to the north of Olive Street alignment from N.W. Cliff to the bluff is recommended to promote tourist commercial development compatible with historic character of adjacent section of Nye Beach neighborhood, and the public investment in the Performing Arts Center, to preserve ocean vistas and to prevent development inconsistent with these objectives which would have negative visual and traffic impacts, such as an RV park.

The land is already cleared and would be acquired solely for the purpose of resale, subject to a development agreement which will satisfy the above local objectives as derived from the citizen participation input into the STUDY. Currently proposed RV park on this site was strongly opposed by Nye Beach residents attending STUDY meetings, because of its negative traffic and visual impacts on an area with narrow streets already feeling the impact of additional visitors to the new attractors in the neighborhood. The proposed RV park would also restrict or deny visual and pedestrian beach access identified as an important value in the Comprehensive Plan. [AREA 5]

2. Acquisition of "Boland" property South of the Olive Street North sidewalk line extended to the top of the bluff and the Urban Renewal Boundary to improve beach access, provide view point, wind break, revegetate the site, stabilize bluff edge, and provide a limited size turn out and a pedestrian viewing area in order to provide a stopping point for tourists who travel along ocean fronting streets or are attracted by the new developments in the area and are looking for ocean views and beach access.

As with the "North Boland" site above, the impact of the new visitors caused by completion of major attractors is exacerbated by the narrow streets along N.W. Cliff of historic portions of Nye Beach (AREA 4). While proposed N.W. Cliff and other street improvements in projects 5-7 below will assist greatly in dealing with these issues, this site at the confluence of two major streets, Olive and Elizabeth, would be a logical stopping point for tourists and visitors searching for ocean vistas or coming to one of the attractors. Since these attractors will be linked by improved pedestrian access (project 5), this viewing area and beach access point should reduce random travel through the established portions of the neighborhood by providing a logical stopping point from which to explore the area. Finally, its acquisition will stop geologically inappropriate attempts at developing this point, and help stabilize the bluff from eroding further into the public right of way. [AREA 6]

3. Acquisition of Jump Off Joe Point and access north of N.W. Eleventh Street in order to remove condominium foundation, if possible, improve surface water drainage system, revegetate point to minimize erosion, provide view point, provide pedestrian access, provide parking and circulation, clear two lots on the north side of N.W. Eleventh. This acquisition will remove the pressure to develop this property, which is geologically unsuited for development, and provide significant access and recreational opportunities envisioned in the

Comprehensive Plan. Since the site has been foreclosed by the County for back taxes, its acquisition at the present time is a major opportunity. [AREA 1]

4. Acquisition of Jump off Joe Bench to provide for passive recreation opportunities, revegetate with coniferous trees to control wind erosion, plant ground cover and dune grass for stabilization, add pedestrian access and trails. This acquisition will remove pressure to develop this property, which is geologically unsuited for development and ensure that proper measures are taken to prevent or retard erosion and slides from encroaching upon established residential and tourist uses to the east of the bluff. [AREA 2]

5. N.W. Cliff Street improvements - realign N.W. Cliff into a one way street moving from north to south, use the right of way to create an expanded and inviting pedestrian environment along the west side of N.W. Cliff street by widening the sidewalk, providing distinctive lighting, street furniture and landscaping linking the Performing Arts Center, through historic Nye Beach, with the Visual Arts center. The purpose here is to encourage pedestrian use in the area and to reduce vehicular impact and conflict with the neighborhood created by the new attractors. Creation of this pedestrian link, together with provision of additional parking in other projects under this plan, should encourage visitors to park their cars once in order to explore the attractors and the evolving historic portion of Nye Beach. The STUDY also recommends promotion of small scale commercial and cottage industry development.

[AREA 4]

6. Acquisition of additional land on Coast between N.W. Third and N.W. Beach in order to create additional off-street parking for tourist and commercial purposes. The provision of additional parking at the north end of the attractor area and historic portion of Nye Beach

will support visitors wanting to explore from this end of the development and support the attractive neighborhood commercial node east of the turnaround. [AREA 3]

7. Acquisition of empty, unused lots within the historic Nye Beach (AREA 4) east of N.W. Cliff, west of N.W. Coast, north of Olive and south of N.W. Third, nine such potential lots have been identified, in order to create additional parking supportive of small scale tourist commercial and cottage industries, as well as provide for street, sidewalk, curb cuts and lighting improvements on the east-west streets in this quadrant.

With encouragement of visitors and pedestrian foot traffic along N.W. Cliff, attractive commercial development on "North Boland" and a viewing area on "Boland" this area will become increasingly attractive to small scale commercial and cottage industry type development, which the STUDY recommends is to be further encouraged through mixed use zoning and development regulations. As the area itself becomes more of a destination point in its own right, pressure for parking will increase, threatening existing structures and housing stock. The Plan amendment recommends acquisition and development of empty undeveloped lots for parking, as needed, to encourage and assist specific development that is consistent with this Plan and zoning for the area. It is envisioned that these purchases be made over time as opportunities and needs present themselves. (AREA 4)

(3)(d)

ESTIMATED COST OF EACH PROJECT

and

(3)(e)

ESTIMATED COMPLETION DATE

The Renewal Agency shall seek donations of tax lots whenever possible and where such donation will either present a tax benefit to the donor, or when the land is held in public ownership, such as land belonging to Lincoln County. Such tax benefits may exist while the property still retains assessed value on the books, while not being capable of effective development because of geological or zoning considerations. Where the County land belongs to the County by virtue of tax foreclosure, but the redemption period has not expired, the improvements on such land will be phased in after the redemption period has expired and title transferred. In all other instances the RA shall use tax increment funds, directly or from bond proceeds backed by such funds.

It is anticipated that these projects will be phased and commenced based on RA's annual budget priorities and opportunities for cost savings, and should be completed within the 1994-5 fiscal year.

1. "North Boland" site
  - Acquisition - \$600,000;
  - Resale\* -(\$540,000);
2. "Boland" site
  - Acquisition - \$100,000; Improvements - \$150,000
3. Jump Off Joe Point and Access
  - Acquisition
    - Point - (Donated)
    - Access - \$200,000 Improvements - \$525,000
4. Jump Off Joe Bench
  - Acquisition - \$150,000 Improvements - \$310,000
5. Parking (Area 3)

6. Acquisition - \$60,000 Improvements - \$45,000  
 Cliff Street  
 Improvements - \$220,000
7. Historic Nye Beach (Area 4)  
 Parking  
 Acquisitions - \$100,000 Improvements - \$210,000  
 (9 spot lots)

\*This acquisition cost should be off set almost completely by resale to a developer, subject to a redevelopment agreement. It is estimated that development requirements of the agreement may somewhat reduce the commercial value of the property, which is why the resale price may be as much as 10% less than the purchase price.

TOTAL COSTS

Acquisition:	\$1,210,000
Resale:	(\$540,000)
<u>Improvements:</u>	<u>\$1,460,000</u>
TOTAL:	\$2,130,000

(3)(f)(g) and (h)

FINANCIAL IMPACT

The primary financial impact of adding these proposed projects to the Urban Renewal Plan will be to extend the tax increment financing of the Urban Renewal District by approximately one year.



Urban renewal districts are financed by receipt of that portion of ad valorem real property taxes as is attributable to the increase in the assessed valuation of the property within the district. For the current 1988 - 89 tax year, the Urban Renewal District Increment is \$64,870,024 ( i.e., the amount by which assessed value within the district has increased over the frozen base since the creation of the district). This is projected to raise \$1,550,867 for the current tax year, and even if one were to assume no change in assessed value it should raise approximately \$2,212,000 in 1994 - 1995, the estimated last year of the project.

The draft of the economic element of the Comprehensive Plan as updated this year by CH2M Hill does not forecast any reductions in assessed values in Newport and assumes steady economic and population growth, thereby making a raise in assessed valuation a realistic expectation. Such an increase in assessed valuation would further increase the size of tax increment revenue derived from the district by 1995. Actual RA revenues for 1987-88 were almost \$2,000,000, showing additional collections of \$237,000 for delinquent taxes and \$350,000 earned in interest.

It is estimated that the RA will participate in the amount of 2,670,000 in these projects, less the value of resale of "North Boland", reducing the ultimate outlay to approximately \$2,130,000. Less than one year's tax increment revenues as projected in the last year of the project will be sufficient to cover the cost.

This has no current effect on tax rates of any governmental bodies levying taxes upon property in the Newport Urban renewal area, since all incremental revenues are being received and applied upon existing indebtedness. The net effect will be to extend for approximately one year the duration of the period of time that such incremental revenues will continue to be required to pay for

indebtedness or project costs.

If the incremental tax revenues were not received by the Urban Renewal District, that is, if the incremental value were placed back on the general tax rolls, the tax rates would be affected as follows (based on current tax rates):

TAXING DISTRICT	1988 - 89	
	CURRENT RATE	RATE W/O URA
Lincoln County	2.8696	2.7548
Newport	8.3185	6.7437
Lincoln County School Unit	9.9529	9.5547
LC Historical Society	0.0344	0.0330
OR Coast Community College	0.2414	0.2317
Port of Newport	1.1074	0.9634
Hospital(Pacific)	1.3831	1.2863
OSU Extension Service	0.0	0.0*

\*The net future impact on this tax rate will be a 4% difference.

The addition of these projects to the Urban Renewal Plan is clearly feasible, inasmuch as the total cost of these two projects is approximately equal to only one year's revenue to the district, based on the current assessed value increment.

(3)(f)

RELOCATION REPORT

(A) There is only one single family residential dwelling that is proposed to be acquired, located on the northeast corner of Coast and N.W. 11th, which is now occupied.

(B) Residents of the unit to be acquired will be notified well in advance of the demolition of said dwelling and will be offered assistance by the RA in locating another rental house and informed of assistance to which they are entitled under ORS 281. They will not be displaced until a permanent replacement housing is located, so that only one move will be required. Every effort will be made to relocate the residents within the Urban Renewal Area if that is what the residents should desire. Sufficient funds will be identified in the agency budget to provide assistance payments required by law, which may include moving expenses up to \$300, dislocation allowance of up to \$200, and, depending on income of the displacees may include up to \$5,250 in rental assistance for a comparable dwelling for a period of time up to 42 months.

(C) The property to be cleared is assessed at \$32,350.

Chapter 4

**REPORT OF  
GEOTECHNICAL RECONNAISSANCE:**

**Seventh Amendment Project;  
Newport, Oregon**



# Kelly/Strazer Associates, INC.

Geotechnical Consultants

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January 25, 1989

O-905.01

Fred Glick & Associates  
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## REPORT OF GEOTECHNICAL RECONNAISSANCE: SEVENTH AMENDMENT PROJECT; NEWPORT, OREGON

Gentlemen:

Kelly Strazer Associates (KSA) is pleased to present herein the results of our research and a brief site reconnaissance of the 3600-foot beach front between S.W. 2nd and N.W. Twelfth Streets in Newport, Oregon. In addition to a summary description of geologic conditions and a discussion of rates of beach cliff retreat, preliminary comments on the geotechnical constraints for development are included with an emphasis on non-structural options to reduce erosion.

The scope of work for this project (verbally authorized by you on October 12, 1988) included a review of available reports and other technical data plus a walking geotechnical reconnaissance of the beach cliff portion of the study area.

### BACKGROUND INFORMATION

Site Description. The project area is situated adjacent to the beach area in west Newport. It is bounded on the south by S.W. Second Avenue and the north by N.W. 12th Avenue. Coast Street in the north and Elizabeth street in the south represent the eastern limit of our reconnaissance study.

The project area can be subdivided into four distinct physiographic sites:

- o Area A (Boland site) west of Elizabeth Street
- o Area B: from the Boland site north to Area C.
- o Area C (the Bench): the low topographic bench which is the site of the large Jump Off Joe landslide.
- o Area D: the "Jump Off Joe parcel".

Project Description. Conceptual design plans will be developed later in the planning process and may include viewpoints, trails, small structures, parking and vehicular turnarounds at various locations. Viewpoints and parking are anticipated for the Boland (Area A) and Jump Off Joe (Area D) parcels. Other

amenities are planned for the Bench (Area C). Structures such as motels and restaurants may be considered for selective areas.

Existing Data. Ten (10) known published and unpublished technical reports on the project site and the region are shown on attached reference list. Available existing data also includes historic air photographs.

#### REGIONAL GEOLOGY

Coastal Terrace Deposits are the prominent exposure in the portion of the Oregon coastline. The underlying bedrock units are the Astoria Foundation and Nye Mudstone which are often exposed in the lower portions of the beach cliff. A summary of each geologic unit is presented below.

- o Coastal Terrace Deposits generally consist of fine to medium marine and non-marine sand (primarily dune sand) with locally present lenses or layers of cobbles, gravel, cemented sand, and zones with wood fragments.

The upper layers of the terrace deposits are typically iron stained dune sands which locally grade to finer-grained estuarine deposits of sandy mud and silt.

- o Bedrock units are typically the Astoria Formation and the Nye Mudstone. The Astoria Formation consists of gray to brown sandstone with thin layers of siltstone which dips seaward at 5 to 15 degrees and overlies the Nye Mudstone. The Nye Mudstone consists of dark gray mudstone and siltstone with thin layers of sandstone. Bedrock outcrops have been mapped by others at several locations within the study area.

Perched groundwater is typically present in two areas: 1) on top of relatively less permeable fine-grained layers in the terrace deposits and, more frequently, 2) at the geologic contact between the Coastal Terrace Deposits and the underlying bedrock (i.e., Astoria Formation or Nye Mudstone).

#### SITE RECONNAISSANCE

A walking reconnaissance of the project area was conducted by Robert Deacon (KSA consulting staff geologist) on October 26 and 27, 1988. The purpose of this work was to identify and map surficial geologic conditions within the study area.

Methodology. The reconnaissance was conducted by walking traverses along the entire coastline at beach level and along the upper bluff. City of Newport topographic maps (dated 1971) were used to map pertinent geologic features including: active landslides, old geologic landslides, active erosion, springs and areas of riprap. Refer to Figure 1 (Geohazards Map).

Site Conditions. Three general types of geologic conditions are found along the bluff: 1) bedrock exposed in the lower slope overlain by terrace deposits (typical of Area A and part of Area D); 2) terrace deposits which extend from the cliff edge to the toe of the slope along the beach (part of Area A & all of Area B) and 3) areas of major landslides (Area C and much of Area D).

Surface indicators of old geologic slide activity exists north of Area D. Evidence of active historic landslides exists along most of the project area coastal bluff area. Smaller scale sloughing and slope erosion occurs at some locations all along the beach cliff areas. Soil and bedrock conditions are detailed in the following paragraphs for each of the previously identified physiographic areas.

- o Area A (Boland site). The southerly two-thirds of Area A consists of exposed bedrock overlain by terrace deposits. The lower bluff consists of Astoria Foundation bedrock from the beach level up to about elevation +25 feet. The sandstone is resistant to ocean erosion and forms a relatively stable area along the lower slope. Overlying terrace deposits, exposed in the bluff, are undergoing severe erosion by wind, rain and waves. Small local slump failures are also present at several locations and springs are numerous in the lower slope area near the bedrock contact. Slope angles of the bluff vary from 35 - 40 degrees to near vertical 2 to 10 foot high slopes found at various elevations (especially below elevation +50 feet).

Conditions on the north facing portion of Area A (Boland parcel) are similar to those conditions found in Area B (see the following text for details).

- o Area B. Only terrace deposits are exposed in the bluff on the north facing side of Area A and all of Area B. The bluff is suffering severe wave erosion at the toe of the slope and wind/rain erosion combined with sloughing in the upper part of the bluff. Slope angles range from 40 to 50 degrees at lower elevations and near vertical at the top of the bluff. Patches of European beach grass and other low vegetation covers the slope up to the 2 to 10 foot high vertical section near the crest of the bluff. Ocean erosion has initiated downslope movement of sand and the vegetative mat up to an elevation of about 25 feet. Springs flow from the base of the bluff at numerous locations and evidence of several significant slump slope failures are present.
- o Areas C and D. Major landslide terrain exists at the Bench (Area C) and just north of Jump-Off Joe (part of Area D). The entire Jump Off Joe parcel is considered part of the major landslide terrain because of it's proximity to major slides.

Investigations by others revealed that both active landslides, situated south and north of Jump Off Joe, have developed in the Astoria Formation and Nye Mudstone bedrock. Apparently, ocean undercutting of exposed bedrock produced conditions for development of a failure zone along several bedding planes in the bedrock. Failure surfaces on these large landslides are several tens of feet below the current beach level.

The landslide masses south and north of Jump Off Joe consist of bedrock units (especially weathered Nye Mudstone) and the Coastal Terrace Deposits.

The upper vertical bluff in the Bench (Area C) consists of iron-stained weathered sand (which is being severely eroded by wind and rain) and shows signs of sloughing. The upper 5 to 15 feet of slope stands at a near vertical angle.

As with other areas described above, the lower bedrock and terrace sand exposures are subjected to severe wave, wind and rain erosion.

Numerous springs exist throughout the landslide areas, particularly near the base of the bluff.

#### **GEOLOGIC HAZARDS**

Slope Failure. Ground movements at the Oregon Coast typically occur because of: 1) high groundwater levels and lateral movement of groundwater caused by impervious layers, 2) removal of support at the toe of the slope by wave erosion, 3) reduction in soil strength due to chemical and physical weathering, and 4) increased driving forces from filling, structure loads or increased soil weight by saturation. The relative contributions of each factor varies from site to site, depending on the severity of erosive forces, drainage practices, soil types and other factors. Evidence of old geologic landslides, historically active (i.e., relatively recent; the last 100 to 150 years) landslides and smaller scale sloughing or erosion were discussed in the previous section of this report.

Coastal Erosion. Sea-bluff erosion is a severe problem along the Newport shoreline. The Coastal Terrace Deposits are most susceptible to erosion by ocean waves at beach level and by wind and rain in the middle and upper areas of the coastal bluff. Landslide areas are usually more susceptible to coastal erosion largely because of some loss of internal soil strength (cohesion and cementation). Bedrock exposures in the sea-bluff are inherently more resistant to erosion.

A wide range of erosion rates have been calculated for the region or portions of the study area, as detailed below.



- o One study<sup>7</sup> revealed that erosion in the Jump Off Joe area ranged from imperceptible amounts up to about 240 feet (averaging approximately 20 feet) between 1939 and 1977. This translates to an average annual erosion or beach cliff retreat rate of 7.1 inches/year. County-wide, the average erosion rate for sedimentary or unconsolidated materials was 9.2 inches/year and basalt bedrock coastal areas in the northern part of the county showed a rate 2.1 inches/year.

Three general categories of erosion rates were considered in the above-referenced study: "slight" (i.e., less than 0.23 feet/year), "moderate" (0.23 - 0.94 feet/year) and "severe" (i.e., over 0.94 feet/year).

For the project area, the study rated coastal erosion as follows:

- o Area A: Moderate-severe - erosion rates of 0.23 to over 0.94 feet/year;
  - o Area B: Slight to moderate - less than 0.23 to 0.94 feet/year;
  - o Area C: Severe - over 0.94 feet/year and;
  - o Area D: Severe - over 0.94 feet/year.
- o Another study<sup>10</sup> indicated that the lower bluff of the Bench (Area C) eroded an average of 167 feet between 1880 and 1960 (i.e., about two feet per year). Calculated annual erosion rates for the Bench for the 1912 to 1964 record ranged from 0.8 to 4.2 feet/year. The same study indicated erosion north of Jump-Off Joe (Area D) between 1902 and 1962 was between 0.6 and 3.7 feet/year.
  - o For the lower bluff of the Bench (Area C), a cursory comparison of 1971 City maps and the existing bluff alignment suggests erosion rates of 5 to nearly 10 feet/year. We estimate that erosion rates on the upper bluff of the Bench (i.e., near Coast Avenue) have probably been less than 1 foot per year.

#### COMMENTS

Based on a review of existing data and the site reconnaissance for this study, we offer the following comments on erosion set-back, non-structural erosion protection options and other pertinent geotechnical/geologic issues.

Erosion Set-Back. Erosion rates for coastal areas vary widely and expected rates are difficult to estimate based on a limited historic record. Also, predicting short term (i.e., 10 to 20 year) rates is further complicated by the fact that erosion is episodic, i.e., some winters or a few years may be more

erosive than others or slope movements can remove several feet to tens of feet of bluff in a single event.

The 1977 planning study<sup>7</sup> for Lincoln County attempted to calculate setbacks using the 1939 to 1977 record. Based on this study, set-backs for proposed project would be at least 40 feet for Area A, at least 50 feet Area B and at least 50 feet for Areas C and D.

Studies by others and our experience in the area suggest slightly greater minimum set-backs should be considered for Areas A and B and significantly greater in Areas C and D. The following, slightly more conservative approach to calculating set-backs is recommended for planning-level work. Actual set-backs must be established after site-specific study for identified projects or parcels.

- o The first step in the process is establishing a line from which set-backs are reference to. The edge of the bluff is not considered an appropriate reference because the typical near-vertical crest of the bluff is actively eroding in many areas and theoretically stands at an unstable slope angle. For the minimum, the existing slope angle just below the crest should be projected up to the terrace surface. The intersection of the extended slope line and the terrace surface is the minimum set-back reference point (refer to Figure 2).

The long-term stable slope angle or angle of repose for the terrace deposits is probably about 30 to 33 degrees from horizontal. If this slope angle is projected from elevation +25 (i.e., the practical limit of erosive wave influence) up to the ground surface, this point may be considered the maximum from which set-back should be referenced.

On this basis, set-back reference lines (R) should be the following distances from the existing bluff edge: 10 to 20 feet (Area A), 10 to 35' (Area B; greater to the north), 10 to 20' (Area C; upper bluff), 15 to 25' (Area C; lower bluff) and 20 to 45' (Area D). The ranges given indicate the need for site specific evaluation.

- o The next step is to multiply the theoretical erosion rate (E) by the design life (D) of the proposed improvements and then add this value to the set-back reference line (R). This process ( $R + (E \times D)$ ) yields the following minimum to maximum set-backs from the existing bluff edge: 30 to 60 feet for Area A, 40-60' for Area B, 55-105' for the lower bluff at the beach in Area C, 20-40' for Area C upper bluff and 60-125' feet for Area D. Set-backs for specific projects or parcels must be evaluated on a site by site basis.

Erosion Protection Options. There are several non-structural options which could potentially reduce the risk of bluff line retreat approaching or exceeding the above estimated 20-year design set-backs. These options for the study area include reducing slope gradients, revegetating bare slopes and controlling surface drainage. Structural options, not considered in this report, include

construction of seawalls, bulkheads and revetments (i.e., rip rap or gabion walls).

Slope Gradient Reduction. Barren existing slopes, especially those slopes near vertical, could be cut back to a the long-term stable slope angle (assumed 30 to 33 degrees or less). With revegetation, this would help reduce the potential for erosion; sudden movements of large masses of the terrace sand deposits would also be reduced.

Revegetation. The planting of steep barren beachfront slopes on the Oregon Coast has had success in reducing the potential for erosion by wind and rain where sufficient vegetation coverage is attained. Reducing slope gradients and installing erosion matting would assist the revegetation effort.

Drainage Control. Directing the surface drainage away from the bluff area and conveying the water via a flexible, tight line conduit to a location near the beach level for suitable discharge would reduce localized erosion. Periodic inspection and maintenance of the drainage line is required to avoid increased local distress.

Other Geotechnical Issues. Conceptual planing to the study area should also consider existing historic and active landslides or sloughing, cut and fill slope stability, and, to a lesser extent, high groundwater table conditions, compressible soils and MAN-MADE FILL. These types of geotechnical hazards could negatively impact proposed improvements, depending on the extent of site grading and the characteristics of structures or other improvements. For this reason, site-specific evaluations are recommended where significant modifications are planned.

Proposed improvements should include plans to revegetate existing bare sand areas and areas disturbed during construction, include sand stabilizing plants in landscaped areas and create clearly defined trails to minimize disturbance of vegetation by foot or vehicular traffic.

It is understood that removal of existing foundations for a recently demolished condominium development is one project being considered for the study area. The foundation removal should be designed to avoid introducing increased storm water infiltration in the foundation area. This can likely be accomplished by site grading control, including proper compaction and attention to surface water flow. For any deep foundations, 2-foot seal of compacted clay over the piers is preliminarily suggested. Removal of any pier does not appear appropriate at this time. Slope distress from vibrations from surface footing removal is unlikely.

**CLOSURE**

This report was prepared solely for the project Architect for planning purposes on the basis of available information and a brief site reconnaissance. We encourage review of this report by the City of Newport and others as it relates to factual data (e.g., data from the reference list and our site reconnaissance).

The opinions and comments contained within this report are not intended to be nor should they be construed to represent a warranty of existing or future geologic conditions along the shoreline but are forwarded to assist in the planning process.


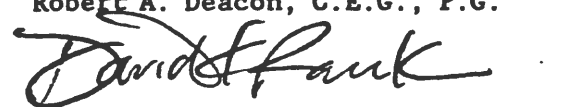
If, during the project planning process, other information pertinent to the project is available, we should be notified at once so that we may review such data and revise our report, if necessary. As concept plans for land acquisition and specific improvements are developed, we request that we be retained to review the applicable portions of the plans.

We would be pleased to provide additional input, as necessary, during the planning process. Please feel free to contact us for this work as well as for any questions you might have regarding this report.

Very Truly Yours,

KELLY/STRAZER ASSOCIATES, INC.

  
Patrick B. Kelly, P.E.

  
Robert A. Deacon, C.E.G., P.G.  
  
David K. Rankin, P.G.

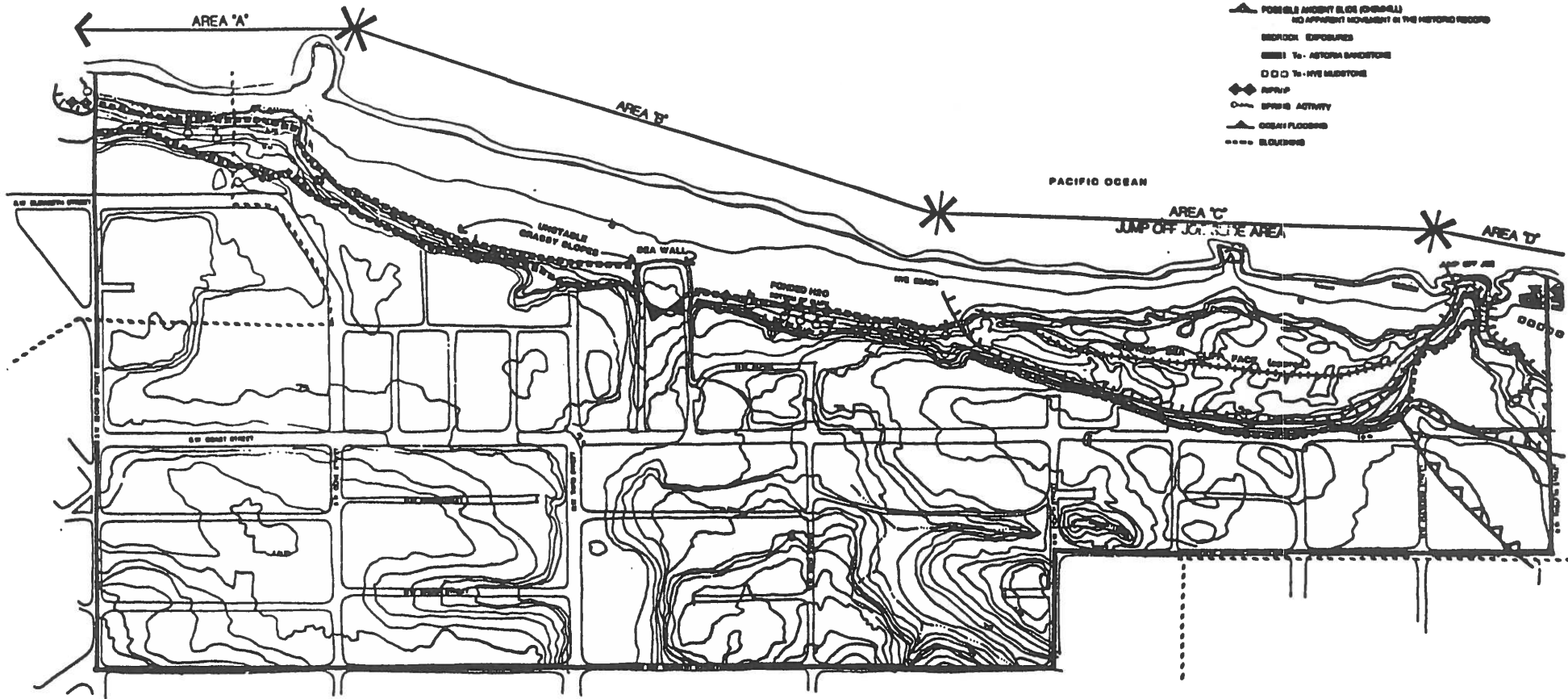
PBK/RAD/DKR:jh  
Attached: References, Figures 1 and 2

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SEVENTH AMENDMENT TO NEWPORT URBAN RENEWAL PLAN

GEOHAZARDS MAP

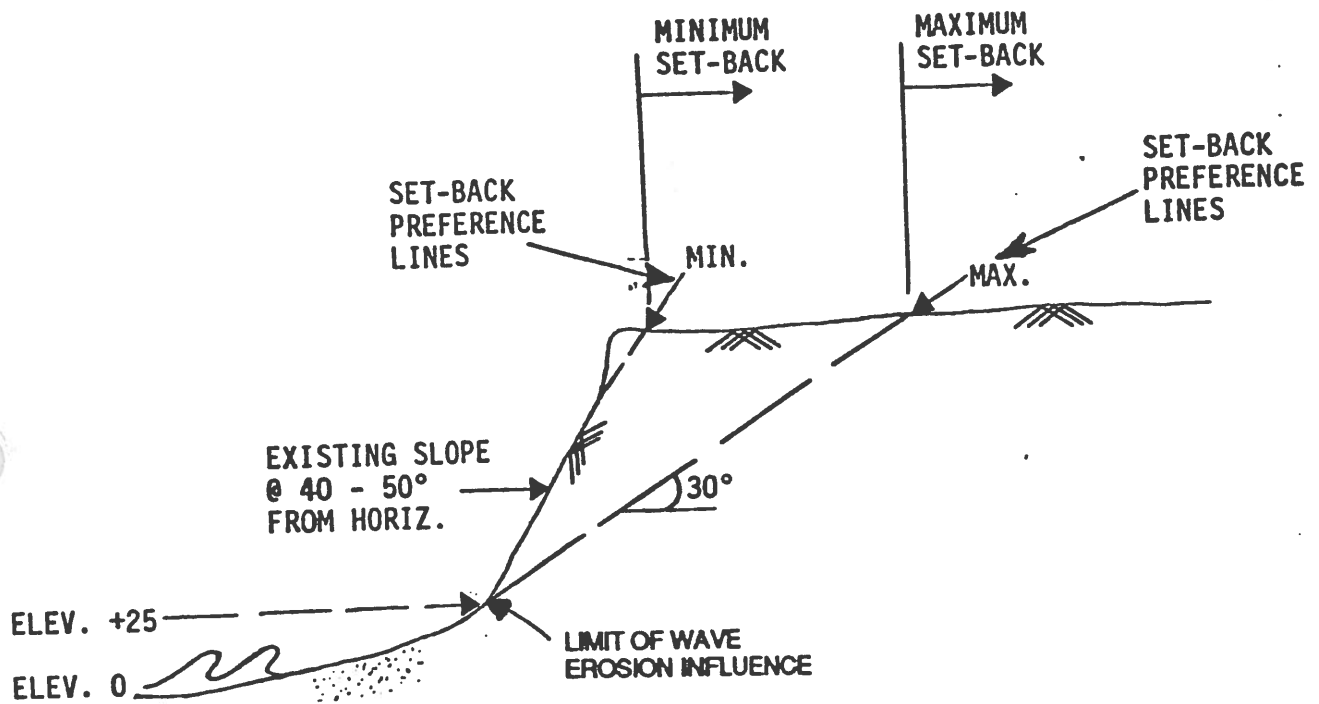


- LEGEND**
- - - URBAN RENEWAL BOUNDARY
  - o o o AREAS OF MAJOR SLOPE EROSION WITH LOCAL SLUMP OR WIND EROSION IN UPPER VERTICAL SLOPE EXPOSING SAND SAND
  - lll ACTIVE HISTORIC LANDSLIDES
  - ▲ POSSIBLE ANCIENT SLOPE (KORDELL) NO APPARENT MOVEMENT IN THE HISTORIC RECORD
  - BEDROCK EXPOSURES
  - o o o To - ASTORIA SANDSTONE
  - o o o To - HIVE SANDSTONE
  - ◆ SPRING
  - SPRING ACTIVITY
  - ▲ OCEAN FLOODING
  - o o o BLOWING

GEOLOGIC MAPPING BY KELLY / STRAZER ASSOCIATES, INC., 2510 SW FIRST, PORTLAND, OREGON (503) 222-2820  
 PREPARED BY: FRED GLICK ASSOCIATES, 50 S.W. SECOND, SUITE 420, PORTLAND, OREGON (503) 242-1342



**FIGURE 1**



**NOTE:**

1. Refer to report text for discussion.