



CITY CENTER REVITALIZATION PLANNING COMMITTEE AGENDA
Friday, June 28, 2024 - 2:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or e.glover@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. INTRODUCTIONS

2. APPROVAL OF MINUTES

2.A Approval of the City Center Revitalization Planning Committee Meeting

Minutes of May 31, 2024.

[Draft City Center Revitalization Mtg Minutes 05-31-2024](#)

[05-13-2024 City Center Revitalization Planning Committee Meeting Video Link](#)

3. REVIEW COMMITTEE CHARTER

4. PROJECT OVERVIEW

5. PLAN GOALS, OBJECTIVES AND EVALUATION CRITERIA

6. TARGETED OUTREACH

7. NEXT STEPS

8. PUBLIC COMMENT

This is an opportunity for members of the audience to bring to the Work Group's attention any item not listed on the agenda. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others

9. ADJOURNMENT

HANDOUTS

Materials:

[Meeting Agenda](#)

[Newport City Center Revitalization CAC Charter](#)

[PowerPoint Presentation](#)

**City of Newport
Draft City Center Revitalization Planning Committee Minutes
May 31, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 2:00 P.M.	Time End: 2:59 P.M.

ATTENDANCE LOG/ROLLCALL

COMMITTEE MEMBER	STAFF
Jack Weber	Derrick Tokos, Community Development Director
Wayne Patterson	Sherri Marineau, Community Development Dept.
Jim Patrick	Rob Murphy, Fire Chief (absent)
Luke Simonsen	Tom Sakaris, Fire Marshall (absent)
Christina Simonsen	
Laurie Sanders	CONSULTANT
Dustin Capri	Jim Hencke
Karen Rockwell	David Berniker
Brett Estes (by video)	Emily Picha
Rich Belloni	Nicole Underwood
Melony Heim	Brandy Steffen
Eric Hanneman	
Rev. Judith Jones (by video)	PUBLIC
Dr. Ralph Breitenstein	James Feldmann, ODOT
Bob Berman	Carol Shenk
Deb Jones (absent)	Gary Layman
Cynthia Jacobi	
Robert Emond	
David Helton	

AGENDA ITEM	ACTIONS
<p>COMMITTEE MEMBER INTRODUCTIONS</p> <p>a. Roll Call</p>	<p>Committee members introduced themselves and gave input on what they wanted to see accomplished through the process. Comments included the desire to see traffic flow improvements; increasing walkability and livability in the City Center; finding a new site for the Farmer’s Market; cleaning up the City Center to make it more attractable; focusing on safety and infrastructure improvements; setting up a framework for development in the area; and interest in finding ways to add housing and to redevelop properties in the area.</p>
<p>TEAM ROLES AND RESPONSIBILITIES</p>	<p>None.</p>
<p>PROJECT OVERVIEW</p> <p>a. Review and discussion on project overview</p>	<p>Mr. Hencke reviewed a presentation on the City Center Redevelopment plan and covered the people included on the team and committee; the purpose of the scope of</p>

	<p>work for the group; background on the establishment of the program; the objectives of the scope of work; and the map area of the study area for the City Center revitalization.</p>
<p>REVIEW SCHEDULE AND UPCOMING DELIVERABLES</p>	<p>Hencke reviewed the schedule for the process for the plan. Tokos asked the Committee for their preference on days and times to hold upcoming meetings. The Committee was in general agreement to hold meetings on Friday afternoons. Tokos would send out dates for these meetings to the Committee.</p> <p>Capri asked how the approved Transportation System Plan (TSP) worked with this Committee’s process. Hencke explained the Committee would determine what could be done and present alternatives. Capri asked what level of specificity needed to happen. Tokos explained the TSP didn’t include the level of detail that this process would complete. The Committee would define specific projects so the city could then go forward with their design.</p> <p>Hencke and Steffen reviewed the current tasks for the project management team. They encouraged the Committee to give feedback, and let them know how they could help get involved with outreach and public involvement.</p> <p>Hencke reviewed the topics and agendas of what would be covered in the upcoming Advisory Committee meetings.</p>
<p>COMMITTEE ELECTION OF CHAIR AND VICE CHAIR</p>	<p>Motion by Breitenstein, seconded by Berman to appoint Dustin Capri as the Committee Chair, and Jim Patrick as Committee Vice Chair. Motion carried unanimously in a voice vote.</p>
<p>CITIZEN/PUBLIC COMMENT</p>	<p>None.</p>

Submitted by: _____

Sherri Marineau, Executive Assistant

May 31, 2024 - City Center Revitalization Planning Committee Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1277?view_id=48&redirect=true

NEWPORT CITY CENTER REVITALIZATION ADVISORY COMMITTEE



CAC MEETING #1 AGENDA

Date/Time: June 28, 2024 from 2:00-4:00 pm

Location: City Hall Council Chambers (169 SW Coast Hwy, Newport, OR 97365)

Virtually at <https://newportoregon.zoom.us/j/81291326970> // Meeting ID: 812 9132 6970

Meeting Goals: Review charter, prioritize goals/objectives

Time	Topic	Person
2:00-2:10 pm (10 min)	Introductions	Dustin Capri, Chair
2:10-2:25 (15 min)	Review Committee Charter	Brandy Steffen, JLA
2:25-2:35 (10 min)	Project Overview	Derrick Tokos, City of Newport
2:35-3:35 pm (60 min)	Plan Goals, Objectives and Evaluation Criteria <ul style="list-style-type: none"> Provide input on the goals and objectives 	Jim Hencke, DEA
3:35-3:45 (10 min)	Targeted Outreach	Brandy Steffen, JLA
3:45-3:50 pm (5 min)	Next Steps <ul style="list-style-type: none"> Next meeting is on Friday, August 23 from 2-4 pm 	Dustin Capri, Chair
3:50-4:00 pm (10 min)	Public Comments <ul style="list-style-type: none"> Anyone in-person or attending virtually may have up to 2 minutes to speak. 	Brandy Steffen, JLA

NEWPORT CITY CENTER REVITALIZATION



COMMUNITY ADVISORY COMMITTEE CHARTER

Purpose

The Community Advisory Committee (CAC) will assist the project team and City policy-makers in developing the City Center Revitalization Plan. This includes helping to identify transportation alternatives that best support desired development patterns; evaluating a set of amendments to the City's Comprehensive Plan and development code to encourage desired development patterns; and identifying public investments and incentives needed to encourage desired development and improve livability. The final product will reflect consideration of various community goals, issues, environmental factors and concerns, and find the appropriate balance among competing interests.

Goals

Advise the City of Newport and the Oregon Department of Transportation (ODOT) about key aspects of the project, provide a community perspective on key considerations, and be a sounding board for project deliverables.

Terms of membership

- Members agree to volunteer until the end of the project, attend an expected six CAC meetings over a 14-month period, make reasonable efforts to participate in project related community events.
- A member's position on the CAC may be declared vacant if the member:
 - Resigns from the CAC (this should be in writing and forwarded to the chair)
 - Fails to attend more than two meetings without prior notice
- In a case where a member's position is declared vacant, the City of Newport may appoint an alternative representative from the same interest group to fill the position.

Advisory Group Operating Guidelines

Convening of Meetings

- Meetings will be held either virtually or hybrid with members meeting at the Newport City Hall in-person.
- CAC members will receive an agenda and materials at least three days prior to a scheduled meeting.

Communication

- Project documents and notices will be distributed to CAC members, and posted on the project website.
- The City of Newport (Derrick Tokos, d.tokos@newportoregon.gov) should be copied on all project related correspondence, including requests for information or the addition of items to the agenda.
- CAC members should refrain from engaging in group discussions via email to avoid inadvertently holding an improperly noticed public meeting.
- CAC members will not reach out to media as a spokesperson for the CAC unless approved by the City of Newport.
- Media questions and inquiries should be directed to John Fuller, Communications Specialist, the City of Newport (J.Fuller@NewportOregon.gov).

Conduct of meetings

- Meetings will be open to all.
- Meetings will be opened by the chair and facilitated by the consultant.
- Participation by formal or informal alternates is encouraged if the CAC member cannot attend.
- All cell phones will be turned off or silenced during the meetings.
- After all meeting agenda items have been addressed, time will be provided for non-members in attendance to voice their opinions.
- Meetings will end with a clear understanding of expectations and assignments for next steps.
- Meetings are expected to be up to two hours. Extension of time, will require the consent of the majority of members attending that meeting. Consensus will be indicated with a show of hands.
- The facilitator and city staff will keep a record of meeting attendees, key issues raised, and actions required. Comments will generally not be attributed to individual members and a verbatim record of the meeting will not be prepared. The City of Newport will record meetings, and those recordings will be available to the public on the City's website.

- Draft minutes from the previous meeting will be distributed to members of the CAC at least three days before the meeting where they will be presented for formal approval.

Meeting Ground Rules

- Speak one at a time – refrain from interrupting others.
- If requested to do so, hold questions to the end of each presentation.
- Share the air – ensure that all members who wish to have an opportunity to speak are afforded a chance to do so.
- Listen to other points of view and try to understand other interests.
- Share information openly, promptly, and respectfully.
- Remain flexible and open-minded, and actively participate in meetings.

Roles and Responsibilities

The CAC is an advisory group to the City of Newport and final decisions will be made by the City Council, with a recommendation from the Planning Commission. In those areas where it has some decision-making authority, members will strive to reach agreement by consensus at a level that indicates that all partners are willing to “live with” the proposed action. Members will strive to work expeditiously and try to avoid revisiting decisions once made. If agreement cannot be reached on a particular issue, all viewpoints will be documented in the meeting summary to support the Planning Commission and City Council in making the final decision.

CAC members agree to:

- Provide specific local expertise, including identifying emerging local issues;
- Review project reports and comment promptly;
- Attend all meetings possible and prepare appropriately;
- Complete all necessary assignments prior to each meeting;
- Relay information to their constituents after each meeting and gather information/feedback from their constituents as practicable before each meeting;
- Articulate and reflect the interests that advisory group members bring to the table;
- Maintain a focus on solutions that benefit the entire study area;

The City of Newport and the consultant team agree to:

- Effectively manage the scope, schedule and budget;
- Keep CAC members informed of progress;
- Provide documentation to support recommendations;
- Provide technical expertise;

CAC Charter

- Provide early notification of CAC meetings and provide seven days to review and comment on technical reports and other documents;
- Conduct public meetings necessary to inform and engage the community.
- Manage logistics for meetings; and
- Explain the reasons when deviations are taken from any CAC recommendations.

Conflict Resolution

When an issue arises that cannot be easily resolved in a meeting by the facilitator, members agree to:

- Remember that controversial projects are unlikely to receive funding, so the intent of all parties is to resolve issues so the project can be funded.
- Determine if the issue should be resolved within or outside of the CAC and participate however is appropriate.
- Ensure the appropriate decision makers are at the table to resolve the issue.

City Center Redevelopment Plan

Community Advisory Committee Meeting #1

June 28, 2024



AGENDA



INTRODUCTIONS	10 MIN
CAC CHARTER	15 MIN
PROJECT OVERVIEW	10 MIN
<ul style="list-style-type: none">• People / Purpose• Process / Outcomes• Place	
GOALS / OBJECTIVES / CRITERIA	60 MIN
<ul style="list-style-type: none">• Review / Refine• Ranking	
TARGETED OUTREACH	15 MIN
NEXT STEPS	5 MIN
PUBLIC COMMENTS	10 MIN

PEOPLE: Project Team

Agency Representatives

- Derrick Tokos / City of Newport
- David Helton / ODOT

David Evans and Associates, Inc.

- James (Jim) Hencke ASLA
- Gigi Cooper AICP
- Angela Rogge PE
- Lara Abrams

Urbsworks

- Marcy McInnelly AIA
- Elizabeth Nelson, David Berniker

ECONorthwest

- Emily Picha
- Nicole Underwood

JLA

- Brandy Steffen

Project Oversight

Project Management

Land Use / Transportation Planning

Support: Public Involvement, Urban Design, Code

Urban Design, Code Amendments, PI Support

Market, Real Estate, Funding, Implementation Strategy

Public Involvement

City Center Revitalization Planning Committee Members

Name	Stakeholder Group
Rich Belloni	Lincoln County School District
Bob Berman	Planning Commission
Ralph Breitenstein	Pacific Communities Health District
Dustin Capri	Architect, Engineer, or Design Professional
Robert Emond	City Council (alternate)
Brett Estes	Dept. of Land Conservation and Development
Eric Hanneman	Farmers Market Representative
Melony Heim	Lending Institution
Cynthia Jacobi	City Council (primary)
Timothy Johnson	Lincoln County

Name	Stakeholder Group
Judith Jones	Faith Based Organization
Deb Jones	Centro De Ayuda
Rob Murphy	Emergency Services (primary)
Jim Patrick	Area Resident
Wayne Patterson	Local Business Representative
Karen Rockwell	Multi-Family Housing Developer
Tom Sakaris	Emergency Services (alternate)
Laurie Sanders	General Public
Christina/Luke Simonsen	Local Business Representative
Jack Weber	General Public

Established with Council Resolution No. 3992

COMMUNITY ADVISORY COMMITTEE (CAC) CHARTER

See separate document

BACKGROUND

Many properties underutilized or in economic distress with vacant storefronts and aging, poorly maintained buildings.

City established urban renewal district in 2015 to generate funding to revitalize City Center area and partnered with ODOT on Transportation System Plan (“TSP”) update (adopted August 2022) to identify how transportation system can be redefined to catalyze economic development and provide infrastructure needed to support additional density.

2022 Newport TSP identified 2 alternatives for improving transportation facilities within Project Area along US 101. This Project must identify which of those alternatives, or variations of the alternatives, will best support Project objectives.

PURPOSE

Develop land use policies, regulations, financial incentives, to support reinvestment in Newport's City Center.

Identify transportation solutions that compliment proposed land use policies to promote mixed use development to create a live-work environment where residents have convenient access to employment and essential services.

PROCESS



Citizen Advisory Committee (CAC)



Targeted Interviews / Events



Project Website



Site Visit / Walking Tour



Memos / Report



PMT Meetings



Public Events (2)



Planning Commission / City Council

TASK

1. Project Management

2. Outreach

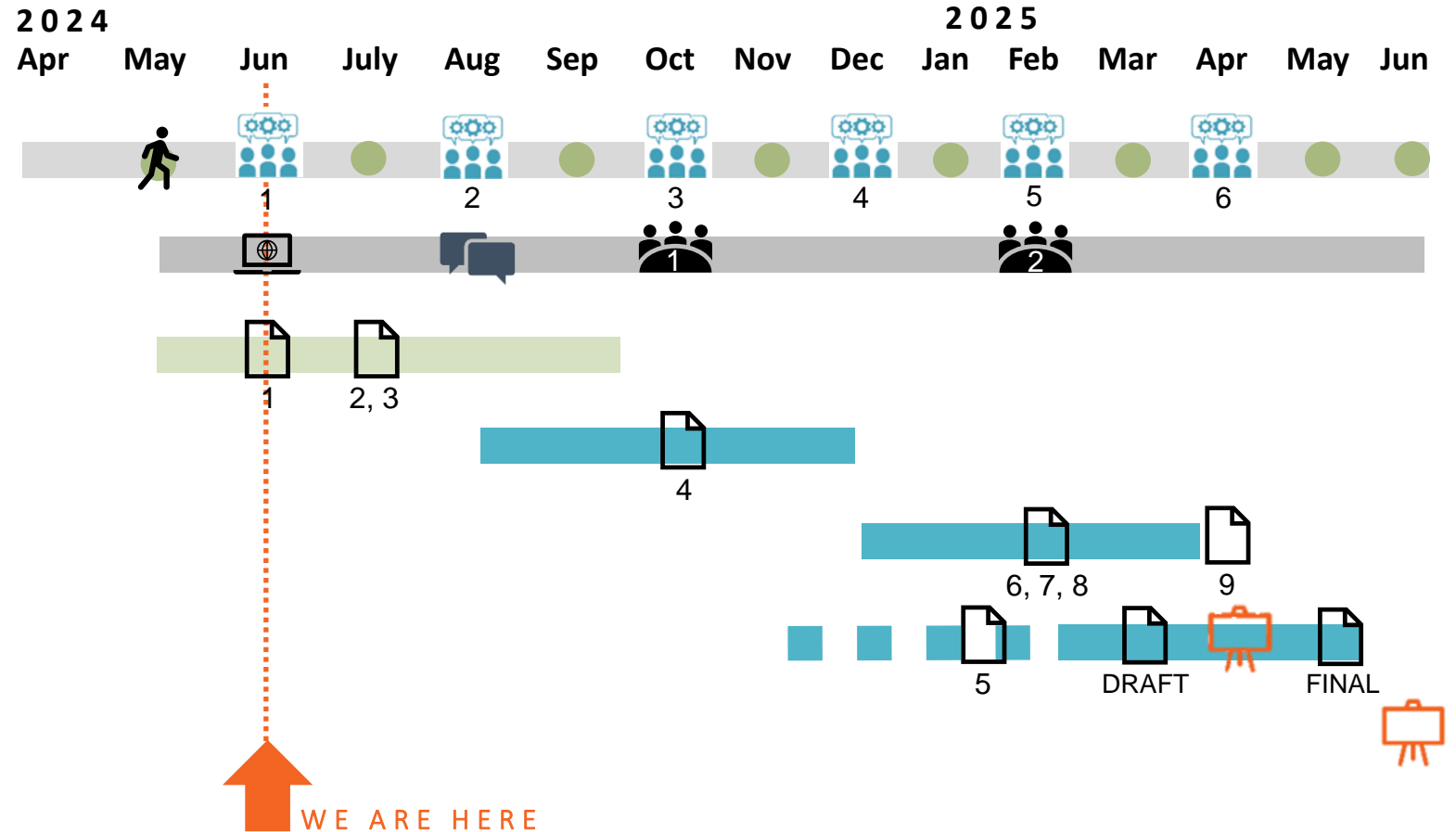
3. Policy Basis for Plan

4. Gap Analysis

5. Plan Implementation

6. Comprehensive Plan / Code Amendments

7. Adoption



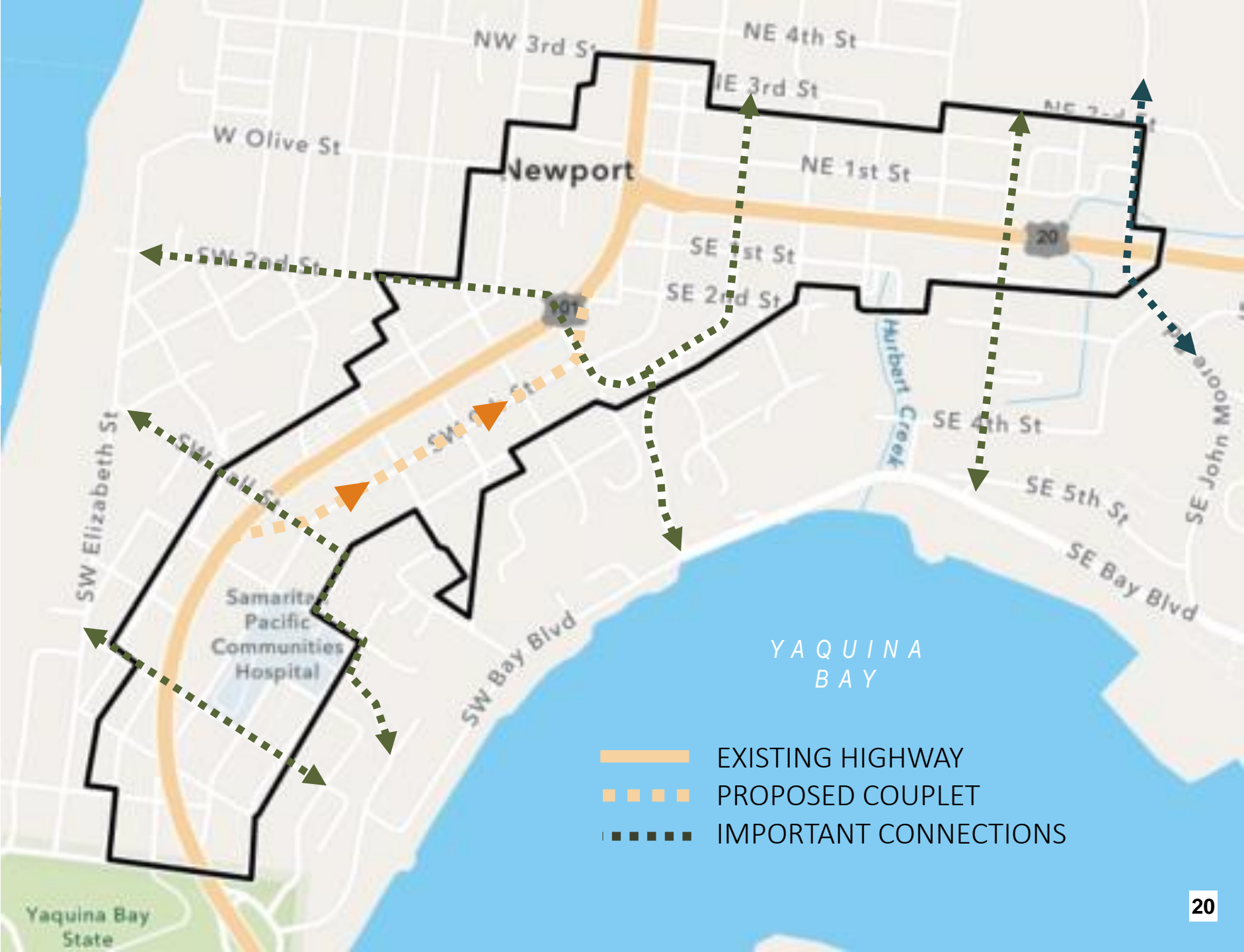
DESIRED OUTCOMES

Encourage development / redevelopment to create a vibrant urban center:

- Explore TSP US 101 couplet realignment through City Center and identify best option to achieve US 101 Focus Area vision
- Develop Comprehensive Plan / Development Code amendments to encourage desired development in US 101 / US 20 Focus Areas
- Identify public investments and incentives to encourage desired development and improve livability
- NCCRP adoption



PLACE



GOALS / OBJECTIVES / CRITERIA

GOALS / OBJECTIVES



1. Active mixed-use commercial / residential, walkable
2. Good traffic flow / parking management
3. Clean, welcoming appearance
4. Property development / acquisition
5. Targeted infrastructure investment

IS ANYTHING MISSING?

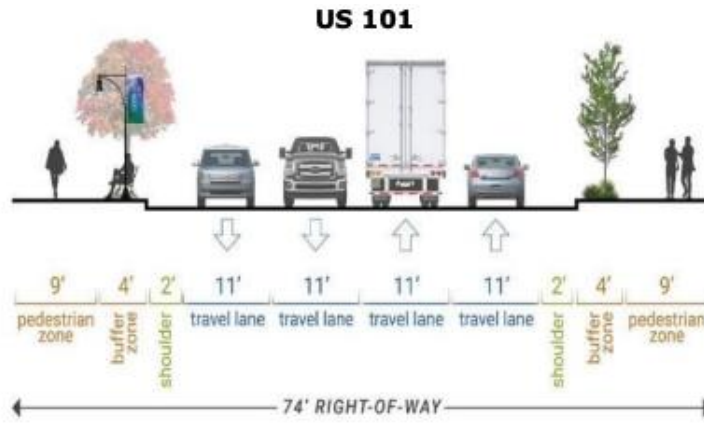


1. Active mixed-use commercial / residential, walkable
2. Good traffic flow / parking management
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TSP ALTERNATIVES



TWO WAY ENHANCED



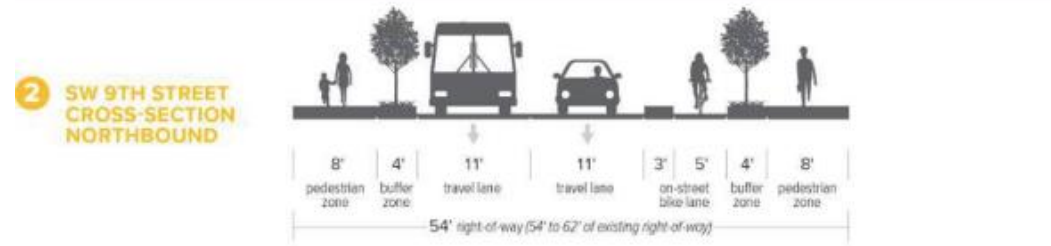
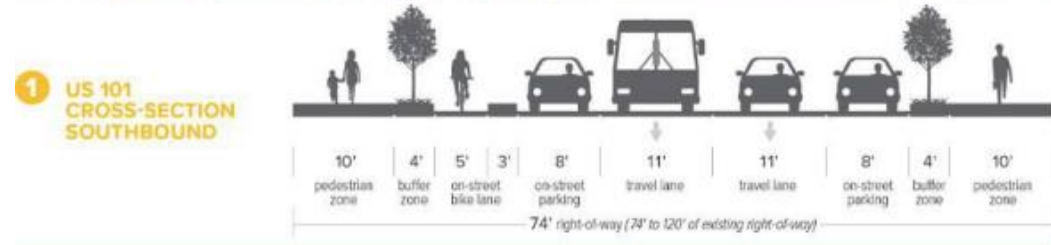
US 101 Four Lane: Wider Sidewalk Option

- Remove on-street parking, with parking on side streets and lots
- Provide wider 11' travel lanes (from 10' today)
- Provide wider sidewalk area with landscape



SW 9th Street Bikeway

- Remove parking, reduce lane width and add bike lanes



TSP CRITERIA

10 STARS

CURRENT 'DIRECTION'

18 STARS

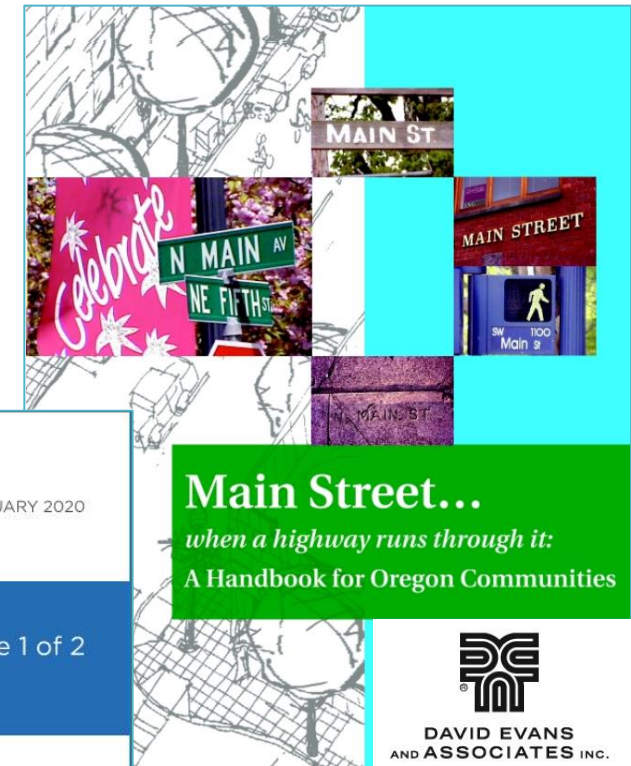
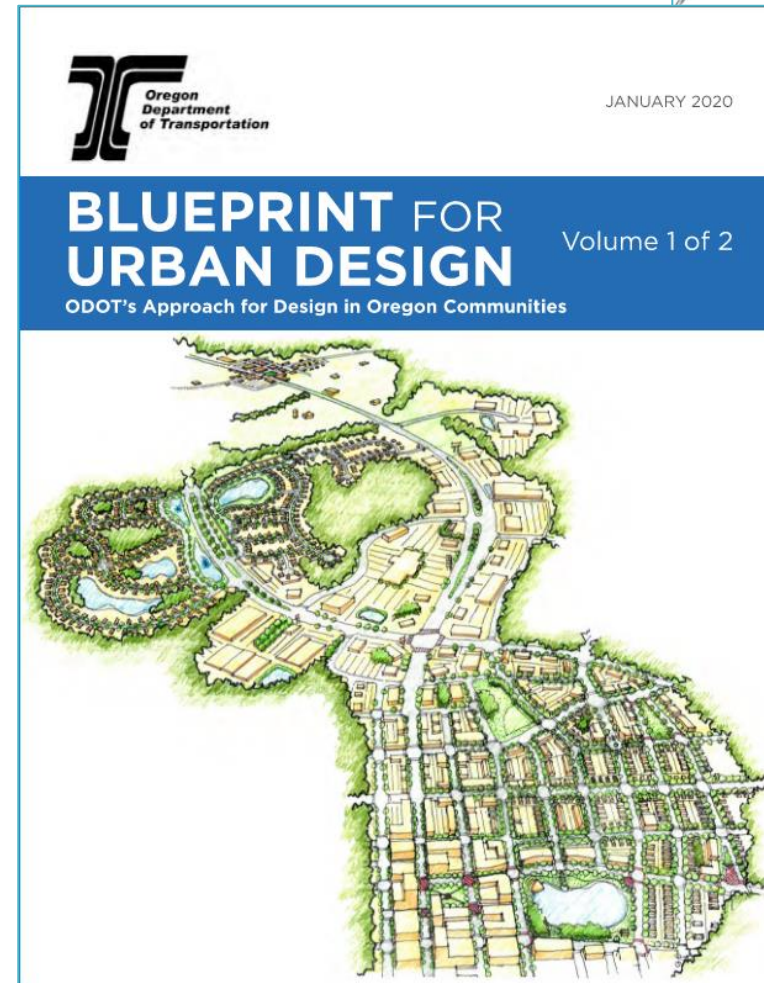
CRITERIA	US 101 TWO-WAY	US 101 SHORT COUPLET
Promotes Mixed-Uses and Activity Centers	<p style="text-align: center;">+</p> <p>Traffic volume on SW 9th Street remains static; difficult to promote mixed-use on US 101 due to high vehicle volume and limited separation from travel lanes, no bike facilities or parking</p>	<p style="text-align: center;">+++</p> <p>Concentrates investment in existing most active US 101 area; adds new opportunities on SW 9th Street; wider sidewalks and addition of bike lanes creates opportunities for residential over retail mixed-use</p>
Distributes Transportation Investment to Widest Range of Opportunity Streets and Sites	<p style="text-align: center;">++</p> <p>Primary benefit on SW 9th Street only; US 101 remains the same</p>	<p style="text-align: center;">+++</p> <p>Better site access, visibility, and circulation improvements in SW Fall Street to SW Angle Street corridor</p>
Improves Overall Mobility	<p style="text-align: center;">++</p> <p>Basic traffic calming and intersection cleanup; center turn lane reduces delays, where feasible</p>	<p style="text-align: center;">+++</p> <p>New traffic pattern, bikeways, sidewalk upgrades, parking</p>
Improves Walking and Biking Network	<p style="text-align: center;">++</p> <p>Dedicated bikeways on SW 9th Street only; no bikeways on US 101; walking degraded on US 101 as motor vehicles are closer to sidewalk</p>	<p style="text-align: center;">+++</p> <p>Overall improvements provide benefits; new facilities on both street segments</p>
Increases Streetscape Improvement Opportunities	<p style="text-align: center;">++</p> <p>No change on US 101; new opportunities on SW 9th Street</p>	<p style="text-align: center;">+++</p> <p>Provides much space for streetscape upgrades</p>
Improves Street Grid and Urban Pattern	<p style="text-align: center;">+</p> <p>Overall circulation improvements; related side-street impacts</p>	<p style="text-align: center;">+++</p> <p>Major upgrades to highway segments and interconnected side streets</p>

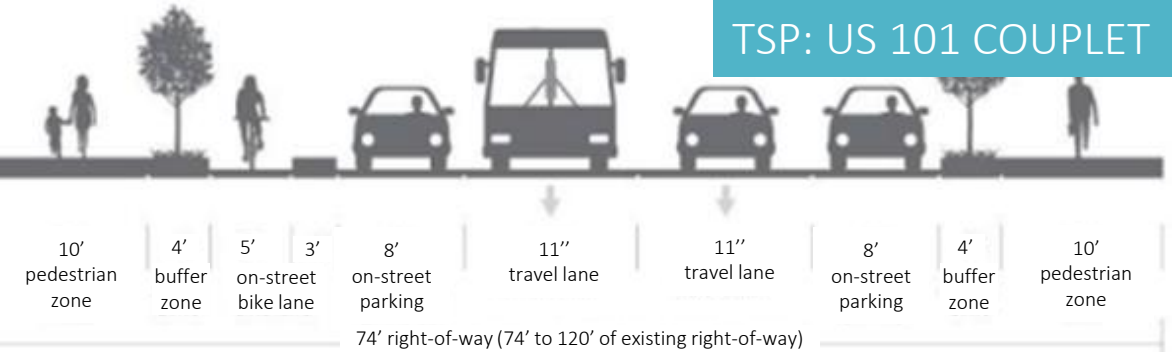
LET'S RECONFIRM!

Any feedback / thoughts?

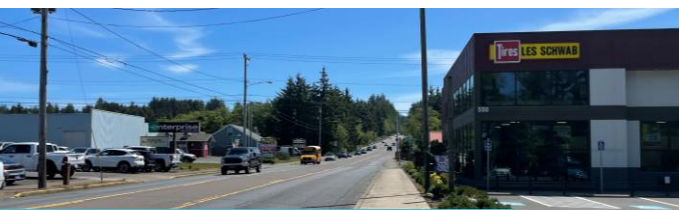
ACHIEVING YOUR VISION

Applying Best Practices and Our Experience

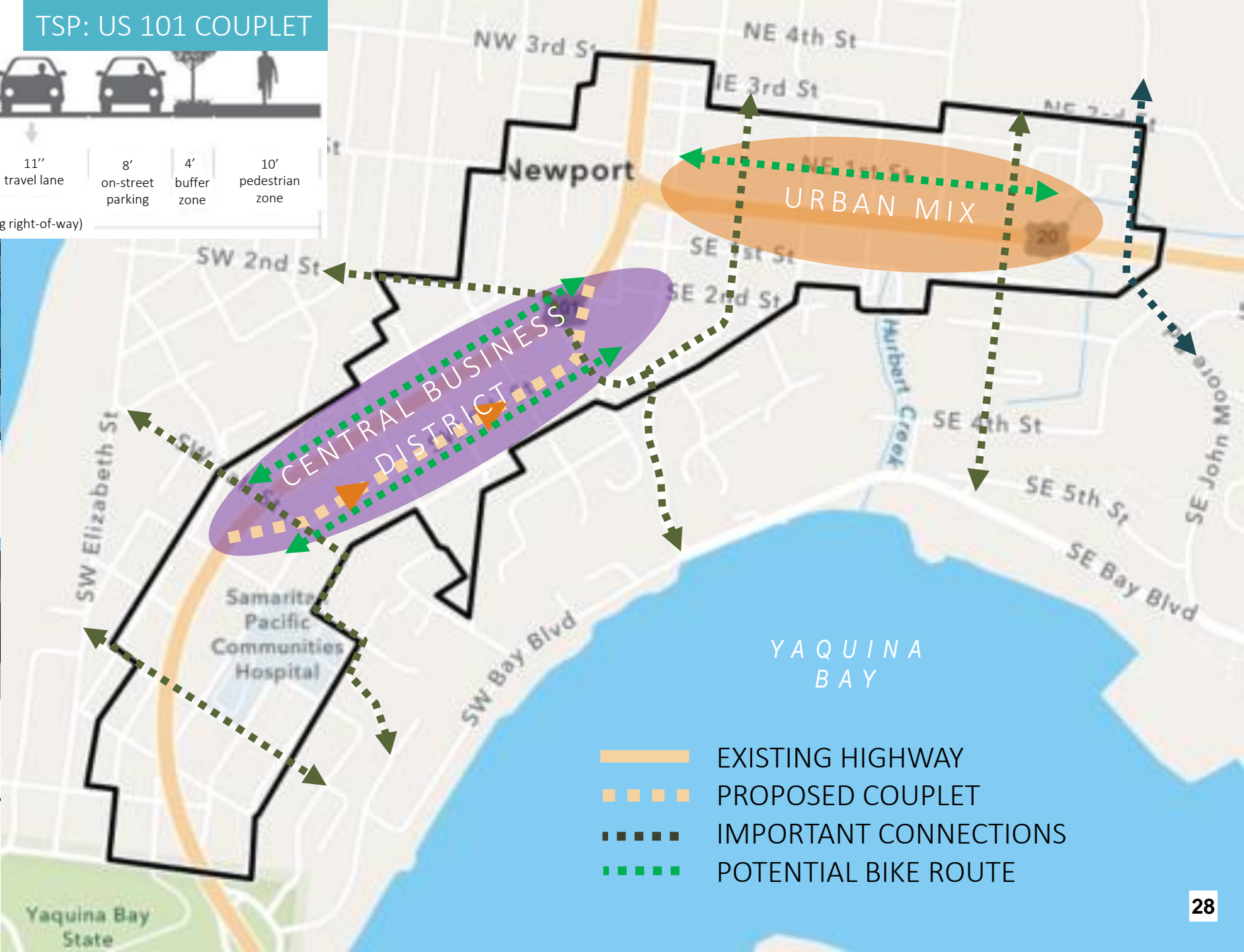
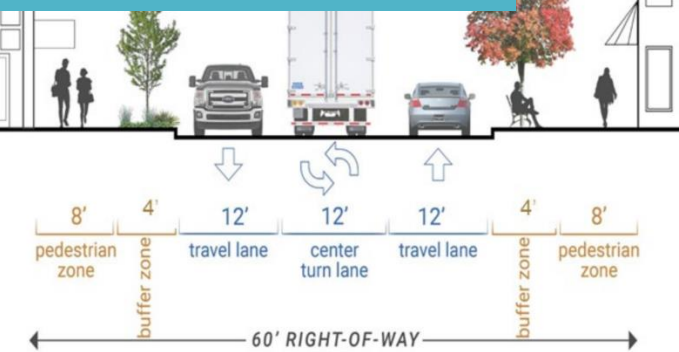




CONTEXT



TSP: HWY 20 CORRIDOR



Your street today...



Q: Couplet or improve existing? ²⁹

Any solution must...



LAND USE REALM

PEDESTRIAN REALM
TRANSITION REALM

TRAVELWAY REALM

...manage Street Zones ('Realms')

Criteria / Values / Tradeoffs

USERS	Higher Speeds	More Lanes	More Curb Cuts	On Street Parking	Wide Sidewalks	Curb Extensions	Landscape Spaces	Bike Lanes
PROPERTY OWNERS/TENANTS	○	○	◐	●	◐	◐	◐	◐
DRIVERS	●	●	◐	●	◐	◐	◐	◐
PEDESTRIANS	○	○	○	◐	●	●	●	◐
BICYCLISTS	○	○	○	◐	◐	◐	●	●
BUS RIDERS	◐	◐	○	◐	◐	◐	●	●
RESIDENTS	◐	◐	◐	●	●	●	●	●
CUSTOMERS	○	○	◐	●	●	●	●	●
FREIGHT	●	●	◐	◐	◐	◐	◐	◐
PUBLIC SPACES	○	○	○	◐	●	●	●	◐

● = Users receive positive benefit

◐ = Users receive some benefit

○ = Users suffer negative effect

Market / Real Estate / Strategy Criteria

Enables Mixed-Use Development and Walkability

- **Perception of development barriers.** Minimal barriers to development (commercial, residential, civic uses). Enhance access / visibility.
- **Certainty.** Certainty for property owners on transportation infrastructure improvement process / timeline.
- **Walkability.** Allows for pedestrian-friendly design / community spaces.

Supports Economic Vitality and Business Mix

- **Visibility and frontage.** Visibility from street for diverse range of businesses / services.
- **Access.** Enables active businesses . pedestrian engagement.
- **Impact to loading zones.** Impacts to delivery access and loading zones.

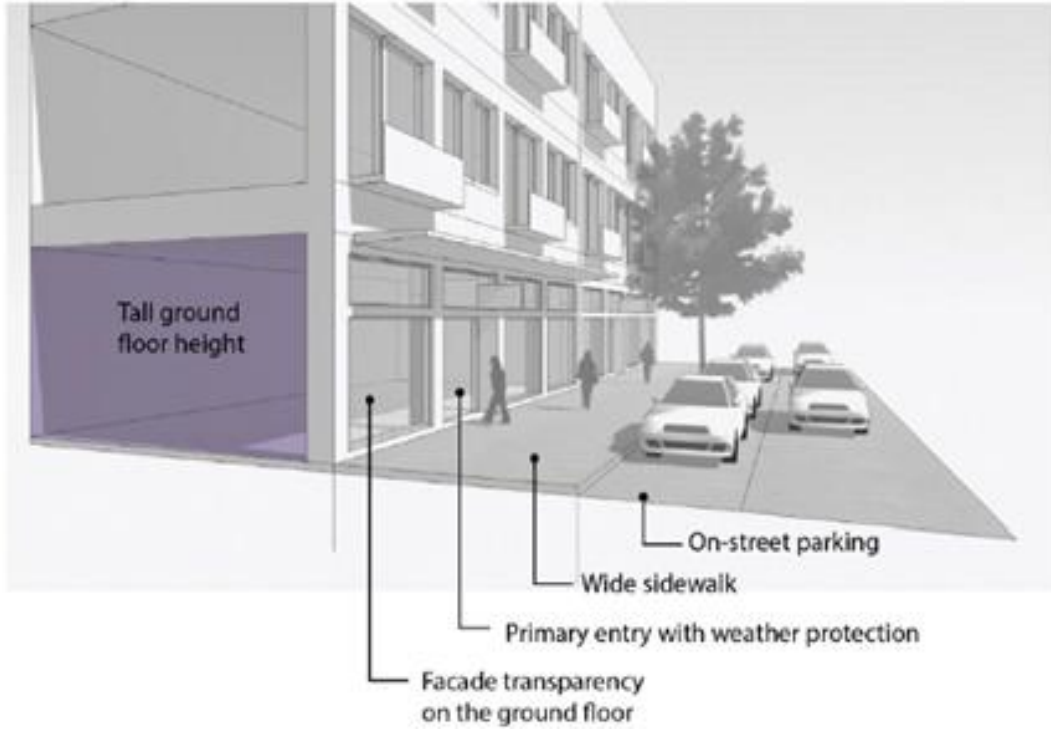
Aligns Implementation and Partnerships

- **Near-term possibilities.** Allows phased / flexible development approach
- **Investment timeframe.** Length of time for implementation.
- **Cost of implementation.**

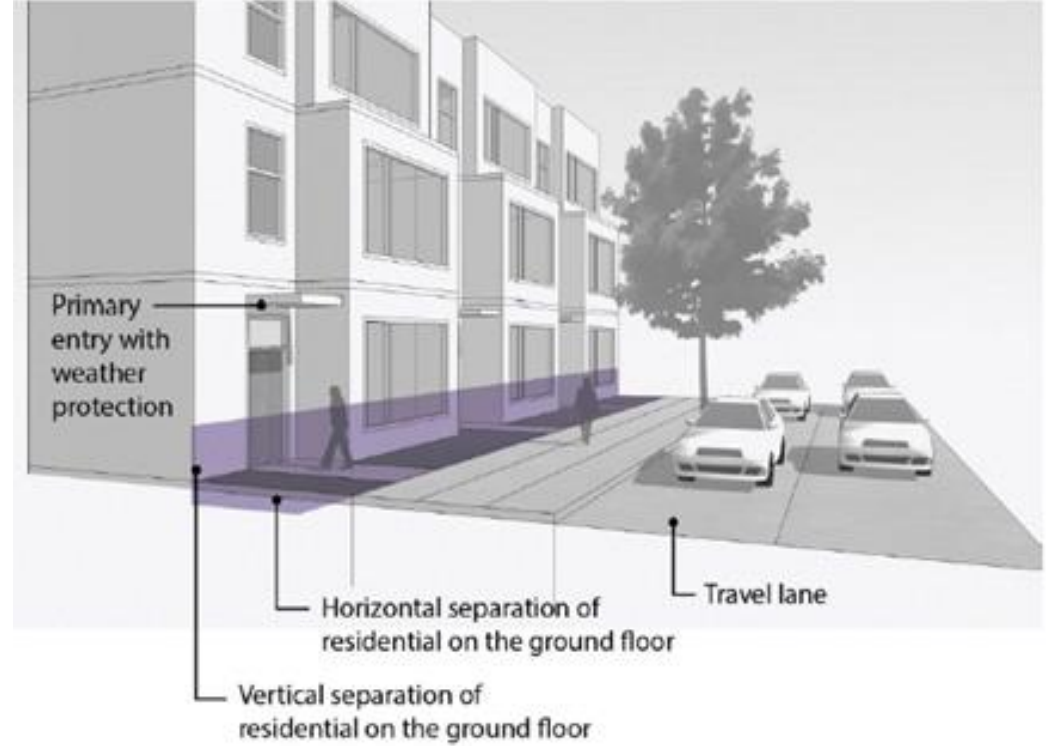


POTENTIAL GUIDANCE

MIXED USE FRONTAGES



RESIDENTIAL FRONTAGES



TARGETED OUTREACH

OUTREACH EVENTS

Public Involvement Plan being developed now...

INTERVIEWS

10 interviews (inc. Title VI pop.)

30 minutes each

Individuals / small groups

Draft of questions

Summary notes

TWO FOCUSED EVENTS

Two events

Two hours each

Hard to reach groups

TWO PUBLIC EVENTS

1. Partner Workshop w/Interactive Scenario Exercise
2. Open House re: Policies / Investments



Who should we connect with?

- Name 1
- Name 2

NEXT STEPS

NEXT CAC MEETING

Advisory Committee Meeting #1 - June 28, 2024

Detailed Project Overview
Committee Charter
Review and Refine Plan Goals, Objectives, and Project Evaluation Criteria
Rank Relative Importance of Goals and Objectives
Targeted Outreach Interviews

Advisory Committee Meeting #2 – Aug. 23, 2024

Review Existing Conditions Memo <i>(both physical and socio-economic conditions)</i>
Overview of Real Estate Market Conditions and Trends
Identification of Assets, Barriers, and Opportunities

Advisory Committee Meeting #3 – Oct. 25, 2024

Review Gap Analysis <i>(i.e. gap between likely future development and goals / vision)</i>
Strategies for Addressing Gaps
Materials and Approach to Public Event #1

Advisory Committee Meeting #4 – Dec. 13, 2024

Review Results from Public Event #1
Plan and Code Amendments, Investments, and Incentives Needed to Address Gaps

Advisory Committee Meeting #5 – Feb. 28, 2025

Review Plan / Code Amendment Concepts, Public Investments, Proposed Incentives <i>(same day as Public Event #2)</i>
Multi-Modal Impact Assessment

Advisory Committee Meeting #6 – Apr. 25, 2025

Draft Plan / Code Amendments
Finalize Investment and Incentive Recommendations

PUBLIC COMMENTS

ADJOURN