



PARKING ADVISORY COMMITTEE AGENDA
Wednesday, January 15, 2025 - 6:00 PM
Council Chambers, 169 SW Coast Hwy, Newport, Oregon 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. WELCOME AND INTRODUCTIONS

1.1 Memorandum: [Staff Memorandum](#)

2. ROLL CALL

3. APPROVAL OF MINUTES

- 3.1 **December 18, 2024 Parking Advisory Committee Meeting.**
[Draft Parking Advisory Comm Mtg Minutes 12-18-2024](#)
[12-18-2024 Parking Advisory Committee Meeting Video Link](#)

4. DISCUSSION ITEMS

- 4.1 **Elect Chair and Vice Chair.**
- 4.2 **Update on Bayfront Parking Management Program.**
- 4.3 **Status of Parking Enforcement Officer Recruitment.**
- 4.4 **Continued Discussion on Implementing Parking Management in Nye Beach**

5. 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.


6. ADJOURNMENT

HANDOUTS

Meeting Materials:

- [Mobile Pay Revenue by Month](#)
- [Pay Station Revenue by Month](#)
- [Updated Parking Management Concept](#)
- [Updated Nye Beach Parking FAQ](#)
- [Supplemental Maps](#)
- [VAC ADA Parking Improvement Estimate](#)

Memorandum

To: Parking Advisory Committee
 From: Derrick Tokos, Community Development Director 
 Date: January 9, 2025
 Re: Topics for January 15th Parking Advisory Committee Meeting

For this meeting, we have identified four agenda items for the Parking Advisory Committee's consideration. The first item is the election of a Chair and Vice Chair. This will be followed by a brief update on the Bayfront Parking Management Program and a status report on the City's efforts to recruit a new Parking Enforcement Officer. The final agenda item is a continued discussion about implementing parking management in Nye Beach.

With respect to bayfront parking, a new modem was installed in the Fall Street pay station, and the change appears to have resolved the issues we had been experiencing at that location. The 30 aluminum "pay to park signs," three for each pay station area, have been delivered from the vendor and Public Work staff will begin to install them as needed. The new signs are more durable than the dibond signs, so they should be less susceptible to vandalism. Parking revenue through December of 2024, most of which is attributed to the Bayfront, breaks down as follows:

Tickets:	\$32,873.20
E-Permits	\$56,710.10
Mobile Pay	\$93,558.00
<u>Pay Stations</u>	<u>\$169,403.00</u>
Total	\$352,544.30

Over this period of time, 115,781 individual transactions occurred via mobile pay or the 10 bayfront pay stations. Attached are transaction summary reports for both platforms, showing net revenue and activity by month. All revenue is directed to the City's Parking Fund to support parking enforcement and improve the City's public parking assets.

On the topic of parking enforcement, at your December meeting we informed you that the City could not identify a suitable candidate for the vacant parking enforcement position, so a second recruitment was initiated. Applications were due by the end of December. The City received 32 applications, which have been screened with the top 13 candidates advancing to phone interviews scheduled for January 14th and 15th.

The last agenda item is a continued discussion about implementing parking management in Nye Beach. To that end, I have updated the FAQ and parking management concept that you reviewed at the last meeting to include the changes you requested (attached). Also enclosed, for context, are the other maps and the cost estimate for the visual arts center parking lot ADA improvements. Please take a moment to review the materials and come prepared to discuss whether or not additional revisions or information is needed before we initiate outreach with eh Nye Neighbors. I look forward to seeing you on Wednesday!

Attachments: Mobile Pay Revenue by Month, Pay Station Revenue by Month, Updated Parking Management Concept, Updated Nye Beach Parking FAQ, Supplemental Maps, VAC ADA Parking Improvement Estimate.

**City of Newport
Draft Parking Advisory Committee Minutes
December 18, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT
Time Start: 6:04 P.M. Time End: 7:24 P.M.

ATTENDANCE LOG/ROLLCALL

COMMITTEE MEMBER	STAFF
Chair Janell Goplen	Derrick Tokos, Community Development Director
Aracelly Guevara (absent)	Sherri Marineau, Community Development Dept.
Aaron Bretz	
Gary Ripka (absent)	
Bill Branigan	
Doretta Smith (absent, excused)	
Lisa Emond	PUBLIC
Robert Emond	

AGENDA ITEM	ACTIONS
<p>CALL TO ORDER AND ROLL CALL</p> <p>a. Roll Call</p>	None.
<p>APPROVAL OF THE MINUTES</p> <p>a. Meeting minutes of October 16, 2024</p>	Motion by Goplen, seconded by Bretz to approve the minutes of October 16, 2024 with minor corrections. Motion carried unanimously with Goplen, Bretz, Branigan and Lisa Emond all voting in favor.
<p>Mid-Year Report to the City Council on the Bayfront Parking Management Program.</p>	<p>Mr. Tokos reviewed the mid-year report to the City Council on the Bayfront Parking Management Program.</p> <p>The Committee discussed the Bayfront parking signs that were torn down; putting prioritization on lighting projects on the Bayfront, especially on Hatfield Drive and Hurbert Street; requesting feedback from businesses on how the program has resulted in turnover; and suggestions to do a survey before the next season comes out.</p>
<p>Update on Parking Enforcement.</p>	Tokos gave an update on parking enforcement.
<p>T2 System Coupon Codes (Current and Upcoming Functionality).</p>	Tokos gave an update on the T2 Systems options for coupon codes that were available in March, and how they could be utilized for events.

Implementing Parking Management in Nye Beach.

Tokos reviewed the maps for the implementation of the parking management in Nye Beach.

The Committee discussed engaging the Nye Beach Association; distribution of parking passes to residences in Nye Beach; the short-term rental location map; how to cap the number of residential parking passes; and ideas for pricing for residential and commercial permits.

The Committee was in general agreement to have separate permits for business owners and residents. They discussed having individual residential permits that were per person, and per license holder; considerations for different rates for commercial and residential permits; doing a 3 hour timed permit in the Visual Arts Center; considerations for monthly employee permits in high demand areas; creating an 8-hour max time for meter parking in the turnaround at a \$1.25 an hour; and whether or not meter pricing in Nye Beach should be more than on the Bayfront.

The Committee gave input on the FAQ document that included making sure it was clear that the Nye Beach and Bayfront parking passes weren't citywide; stating which areas were metered; and making it clear that the metered area was the Nye Beach parking lot, not the street.

The Committee covered the Nye Beach Parking Management Plan Concept map and the Visual Arts Center ADA-compliant parking stall estimates. Emond wanted to see this discussed at the Nye Beach Neighborhood Associate meeting in February.

CITIZEN/PUBLIC COMMENT

None.

Submitted by: _____

Sherri Marineau, Executive Assistant

December 18, 2024 - Parking Advisory Committee Meeting Video Link:

https://thecityofnewport.granicus.com/player/clip/1378?view_id=44&redirect=true

T2 Iris Transaction Summary 01/09/2025 8:32 AM PST

Date/Time: 01/01/2024 12:00:00 AM to 12/31/2024 11:59:59 PM PST

Ticket #: All

Organization: City of Newport

Coupon Code: N/A

Pay Station: T2-MobilePay

Transaction Type: All

Stall Number: N/A

Plate Number: N/A

Grouping: Month

Month: 04/2024

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	93	\$198.00	Revenue	0	\$0.00	Total Transactions	93	
Revenue	0	\$0.00	Revenue	93	\$198.00	Test Transactions	0	\$0.00	Total Collections	93	\$198.00
Change Issued	0	\$0.00							Revenue	93	\$198.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Month: 05/2024

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	4807	\$10662.00	Revenue	0	\$0.00	Total Transactions	4807	
Revenue	0	\$0.00	Revenue	4807	\$10662.00	Test Transactions	0	\$0.00	Total Collections	4807	\$10662.00
Change Issued	0	\$0.00							Revenue	4807	\$10662.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	6970	\$16250.00	Revenue	0	\$0.00	Total Transactions	6970	
Revenue	0	\$0.00	Revenue	6970	\$16250.00	Test Transactions	0	\$0.00	Total Collections	6970	\$16250.00
Change Issued	0	\$0.00							Revenue	6970	\$16250.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	8756	\$20873.00	Revenue	0	\$0.00	Total Transactions	8756	
Revenue	0	\$0.00	Revenue	8756	\$20873.00	Test Transactions	0	\$0.00	Total Collections	8756	\$20873.00
Change Issued	0	\$0.00							Revenue	8756	\$20873.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	8399	\$19990.00	Revenue	0	\$0.00	Total Transactions	8399	
Revenue	0	\$0.00	Revenue	8399	\$19990.00	Test Transactions	0	\$0.00	Total Collections	8399	\$19990.00
Change Issued	0	\$0.00							Revenue	8399	\$19990.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	5662	\$13166.00	Revenue	0	\$0.00	Total Transactions	5662	
Revenue	0	\$0.00	Revenue	5662	\$13166.00	Test Transactions	0	\$0.00	Total Collections	5662	\$13166.00
Change Issued	0	\$0.00							Revenue	5662	\$13166.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	3315	\$7576.00	Revenue	0	\$0.00	Total Transactions	3315	
Revenue	0	\$0.00	Revenue	3315	\$7576.00	Test Transactions	0	\$0.00	Total Collections	3315	\$7576.00
Change Issued	0	\$0.00							Revenue	3315	\$7576.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	1126	\$2569.00	Revenue	0	\$0.00	Total Transactions	1126	
Revenue	0	\$0.00	Revenue	1126	\$2569.00	Test Transactions	0	\$0.00	Total Collections	1126	\$2569.00
Change Issued	0	\$0.00							Revenue	1126	\$2569.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	974	\$2274.00	Revenue	0	\$0.00	Total Transactions		974
Revenue	0	\$0.00	Revenue	974	\$2274.00	Test Transactions	0	\$0.00	Total Collections	974	\$2274.00
Change Issued	0	\$0.00							Revenue	974	\$2274.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Overall Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	40102	\$93558.00	Revenue	0	\$0.00	Total Transactions		40102
Revenue	0	\$0.00	Revenue	40102	\$93558.00	Test Transactions	0	\$0.00	Total Collections	40102	\$93558.00
Change Issued	0	\$0.00							Revenue	40102	\$93558.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

T2 Iris Transaction Summary 01/09/2025 8:37 AM PST

Date/Time: 01/01/2024 12:00:00 AM to 12/31/2024 11:59:59 PM PST

Ticket #: All

Organization: City of Newport

Coupon Code: N/A

Location: Abbey St. Lot Station, Bay St. Station, Case St. Station, Central Boardwalk Station, East Boardwalk Station, Fall St. Lot Station, Fall St. Station, Hurbert St. Station, Lee St. Lot, Unassigned, West Boardwalk Station

Transaction Type: All

Stall Number: N/A

Plate Number:

Grouping: Month

Month: 04/2024

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	96	\$203.00	Revenue	0	\$0.00	Total Transactions		115
Revenue	19	\$0.00	Revenue	96	\$203.00	Test Transactions	0	\$0.00	Total Collections	96	\$203.00
Change Issued	0	\$0.00							Revenue	115	\$203.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Month: 05/2024

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	312	\$472.85	Total Collections	8902	\$19449.00	Revenue	0	\$0.00	Total Transactions		9226
Revenue	324	\$472.85	Revenue	8902	\$19449.00	Test Transactions	0	\$0.00	Total Collections	9214	\$19921.85
Change Issued	0	\$0.00							Revenue	9226	\$19921.85
Refund Tickets	30	\$26.85									
Total Refunds	0	\$0.00									
Excess Payment	30	\$26.85									
Attendant Deposit	0	\$0.00									

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	552	\$861.15	Total Collections	12108	\$27600.00	Revenue	0	\$0.00	Total Transactions		12678	
Revenue	570	\$861.15	Revenue	12108	\$27600.00	Test Transactions	0	\$0.00	Total Collections	12660	\$28461.15	
Change Issued	0	\$0.00							Revenue	12678	\$28461.15	
Refund Tickets	57	\$37.15										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	57	\$37.15	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	746	\$1194.70	Total Collections	15574	\$36338.00	Revenue	0	\$0.00	Total Transactions		16368	
Revenue	789	\$1194.70	Revenue	15574	\$36338.00	Test Transactions	0	\$0.00	Total Collections	16320	\$37532.70	
Change Issued	0	\$0.00							Revenue	16363	\$37532.70	
Refund Tickets	60	\$41.70										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	60	\$41.70	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	833	\$1285.80	Total Collections	15178	\$35182.00	Revenue	0	\$0.00	Total Transactions		16058	
Revenue	878	\$1285.80	Revenue	15178	\$35182.00	Test Transactions	0	\$0.00	Total Collections	16011	\$36467.80	
Change Issued	0	\$0.00							Revenue	16056	\$36467.80	
Refund Tickets	61	\$48.80										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	61	\$48.80	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	527	\$781.50	Total Collections	10873	\$24572.00	Revenue	0	\$0.00	Total Transactions		11407	
Revenue	532	\$781.50	Revenue	10873	\$24572.00	Test Transactions	0	\$0.00	Total Collections	11400	\$25353.50	
Change Issued	0	\$0.00							Revenue	11405	\$25353.50	
Refund Tickets	40	\$32.50										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	40	\$32.50	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	214	\$341.50	Total Collections	6064	\$13277.00	Revenue	0	\$0.00	Total Transactions		6288	
Revenue	224	\$341.50	Revenue	6064	\$13277.00	Test Transactions	0	\$0.00	Total Collections	6278	\$13618.50	
Change Issued	0	\$0.00							Revenue	6288	\$13618.50	
Refund Tickets	16	\$17.50										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	16	\$17.50	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Group Summary

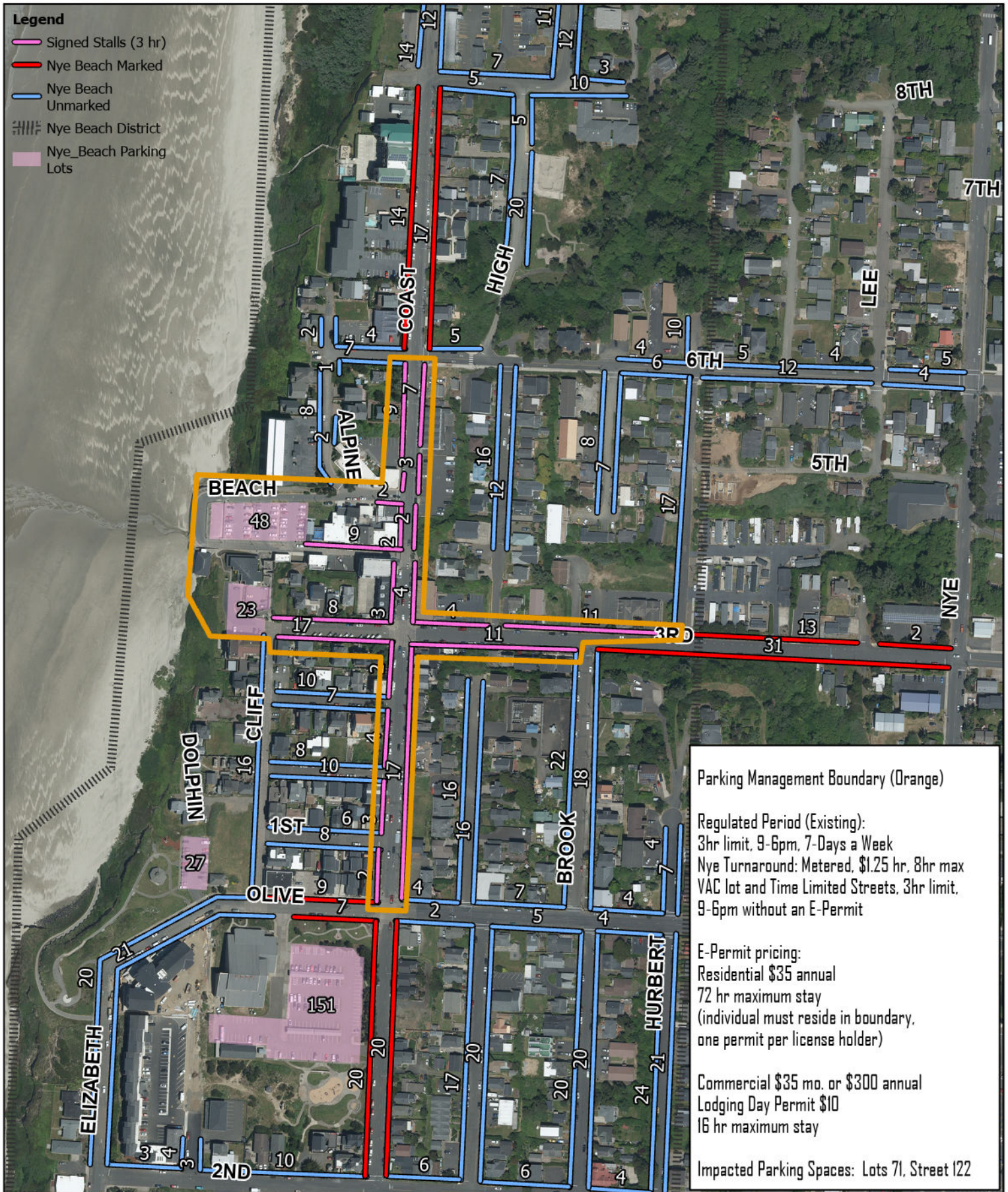
CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	68	\$109.95	Total Collections	1958	\$4328.00	Revenue	0	\$0.00	Total Transactions		2032	
Revenue	74	\$109.95	Revenue	1958	\$4328.00	Test Transactions	0	\$0.00	Total Collections	2026	\$4437.95	
Change Issued	0	\$0.00							Revenue	2032	\$4437.95	
Refund Tickets	6	\$4.95										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	6	\$4.95	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL			
Total Collections	52	\$79.55	Total Collections	1452	\$3327.00	Revenue	0	\$0.00	Total Transactions		1507	
Revenue	54	\$79.55	Revenue	1452	\$3327.00	Test Transactions	0	\$0.00	Total Collections	1504	\$3406.55	
Change Issued	0	\$0.00							Revenue	1506	\$3406.55	
Refund Tickets	8	\$7.55										
Total Refunds	0	\$0.00	PASSCARD			SMART CARD						
Excess Payment	8	\$7.55	Total Collections	0	\$0.00	Revenue	0	\$0.00				
Attendant Deposit	0	\$0.00	Revenue	0	\$0.00	Recharges	0	\$0.00				

Overall Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	3304	\$5127.00	Total Collections	72205	\$164276.00	Revenue	0	\$0.00	Total Transactions		75679
Revenue	3464	\$5127.00	Revenue	72205	\$164276.00	Test Transactions	0	\$0.00	Total Collections	75509	\$169403.00
Change Issued	0	\$0.00							Revenue	75669	\$169403.00
Refund Tickets	278	\$217.00	PASSCARD			SMART CARD					
Total Refunds	0	\$0.00	Total Collections	0	\$0.00	Revenue	0	\$0.00			
Excess Payment	278	\$217.00	Revenue	0	\$0.00	Recharges	0	\$0.00			
Attendant Deposit	0	\$0.00									



- Legend**
- Signed Stalls (3 hr)
 - Nye Beach Marked
 - Nye Beach Unmarked
 - Nye Beach District
 - Nye_Beach Parking Lots

Parking Management Boundary (Orange)

Regulated Period (Existing):
 3hr limit, 9-6pm, 7-Days a Week
 Nye Turnaround: Metered, \$1.25 hr, 8hr max
 VAC lot and Time Limited Streets, 3hr limit, 9-6pm without an E-Permit

E-Permit pricing:
 Residential \$35 annual
 72 hr maximum stay
 (individual must reside in boundary, one permit per license holder)

Commercial \$35 mo. or \$300 annual
 Lodging Day Permit \$10
 16 hr maximum stay

Impacted Parking Spaces: Lots 71, Street I22

**Draft Nye Beach
 Parking Management Plan Concept v2**

This map is for informational use only and has not been prepared for, nor is it suitable for, legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.



What is the City's Plan for Managing Parking in Nye Beach?

The City's plan for managing parking is to establish paid parking and permit/timed parking areas along streets and parking lots in the commercial core of Nye Beach. The plan is based upon a parking study that the City completed with stakeholder input in 2018, and which was formally adopted in 2020.

Which Parking Areas will this apply to?

The Nye Beach Turnaround, Visual Arts Center parking lot, NW Beach Drive, and those portions of NW 3rd and NW Coast Streets currently time limited to 3 hour parking between 9-6pm. It will not apply to private lots and parking areas.

So... What is the Parking Plan?

The Nye Beach Turnaround will be metered at a set hourly rate, with an eight hour maximum stay. Persons parking in this public parking lot will be able to pay by phone using a "text to pay" option or they can use one of the pay stations that the City will be installing. Pay stations include coin, credit card, and coupon code functionality. The Turnaround is the only location in Nye Beach that is to be metered.

Electronic permits will be offered to individuals that live or work in areas where 3 hour parking limitations apply, allowing them to park for longer periods of time. The permits will only be effective in Nye Beach. Each resident in the area with a valid driver's license will be eligible to obtain a discounted annual electronic permit. A limited number of electronic permits will be made available for persons that own businesses or work in the area. Daily lodging permits will be available to guests staying at area hotels or short-term rentals. Permits will be available to purchase online through the City of Newport website. A map attached to this FAQ shows the location and pricing of the paid and permit parking areas.

Why Install "Pay to Park" Pay Stations and Charge for Permits?

The purpose of the parking pay stations and electronic permits is to increase vehicle turnover in high demand areas so that more parking is available to Nye Beach users. This will reduce congestion and improve public safety.

When will the Changes go into Effect?

The new paid parking and permit/timed parking areas will go into effect on or after June 1, 2025. Electronic permits will be available for purchase at least 30 days in advance of the effective date.

Will the Parking Limitations Apply to Disabled Individuals?

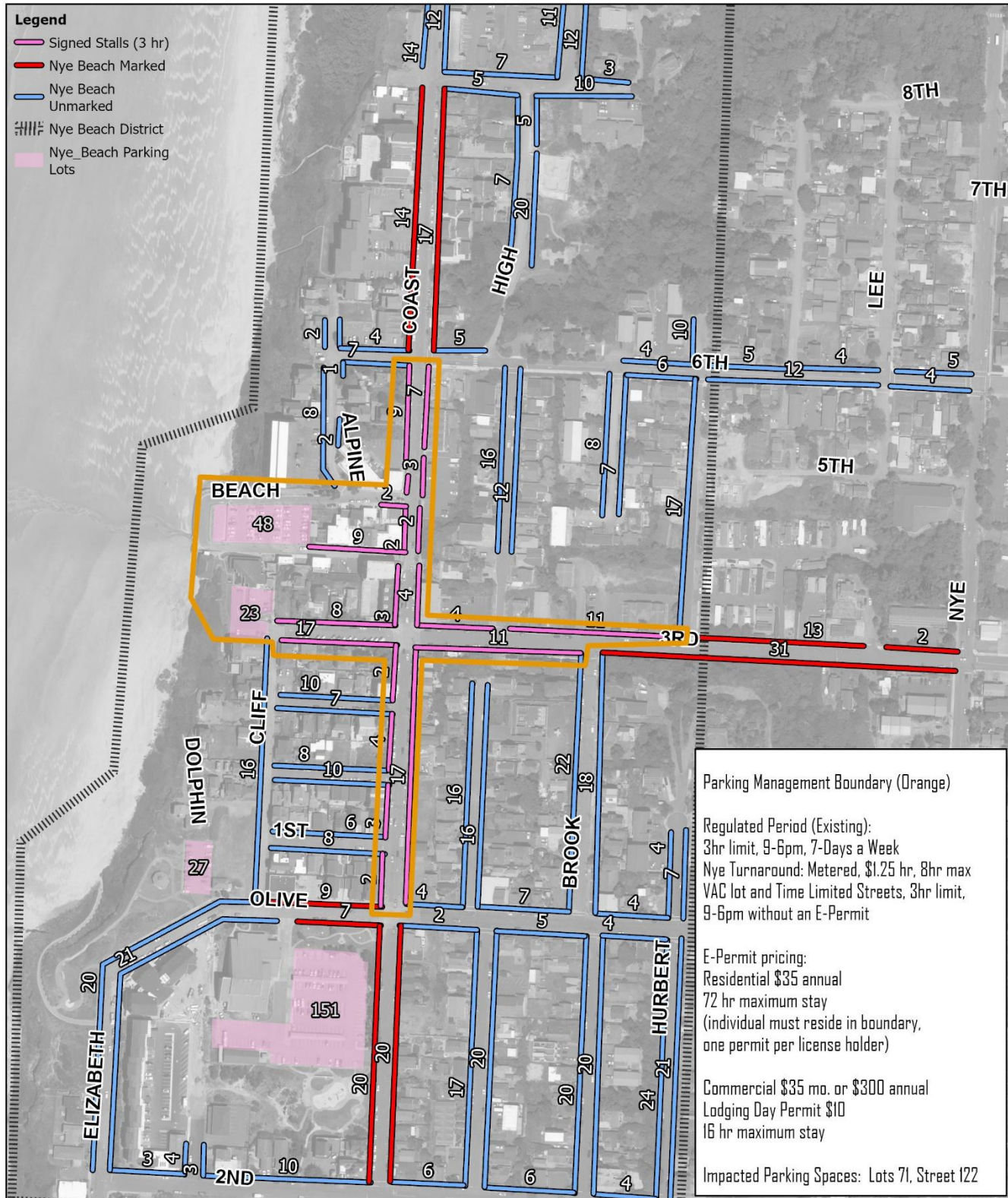
Vehicles with a state-issued disabled person registration or "wheelchair user" plate, placard, permit or decal will not be subject to posted time limits or payment requirements irrespective of whether or not they are parked in an ADA space.

How will this Impact Parking Enforcement?

The City will provide a break-in period of at least 30-days to help educate users about the new rules. They will only be issuing warnings during that time period. The City's parking enforcement officer who will be using License Plate Recognition (LPR) technology to efficiently identify vehicles parked in violation of the City's parking rules.

Who do I Contact to Learn More about Upcoming Changes?

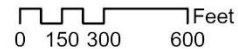
For additional information, you can contact the City of Newport Community Development Department at 541-574-0629 or publiccomment@newportoregon.gov. You can also attend Parking Advisory Committee meetings, which are typically held on the third Wednesday of the month at Newport City Hall.



NEWPORT City of Newport
 Community Development Department
 169 SW Coast Highway
 Newport, OR 97365
 Phone: 1.541.574.0629
 Fax: 1.541.574.0644

Draft Nye Beach Parking Management Plan Concept v2

Aerial Image Taken July 2022
 4-inch, 4-band Digital Orthophotos
 GeoTerra, Inc. Eugene, OR



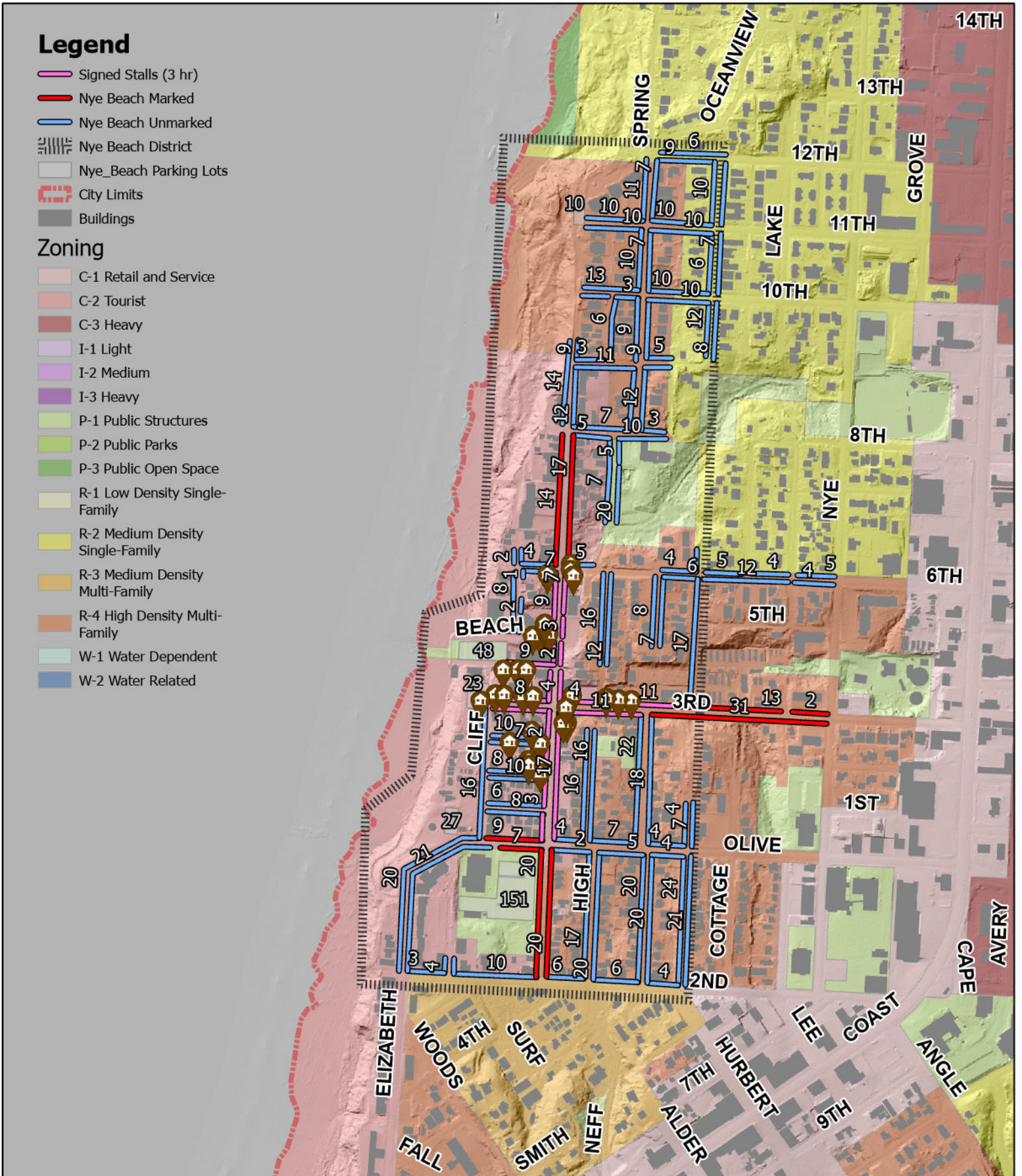
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Legend

- Signed Stalls (3 hr)
- Nye Beach Marked
- Nye Beach Unmarked
- Nye Beach District
- Nye_Beach Parking Lots
- City Limits
- Buildings

Zoning

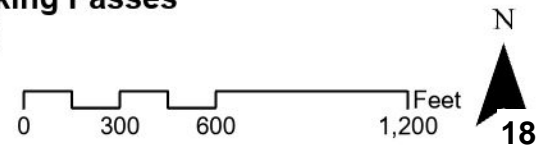
- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related



NEWPORT City of Newport
 Community Development Department
 169 SW Coast Highway
 Newport, OR 97365
 Phone: 1.541.574.0629
 Fax: 1.541.574.0644

Distribution of Residential Parking Passes (Total Vehicles: 92)

Terrain Image Taken July 2024
 4-inch, 4-band Digital Orthophotos
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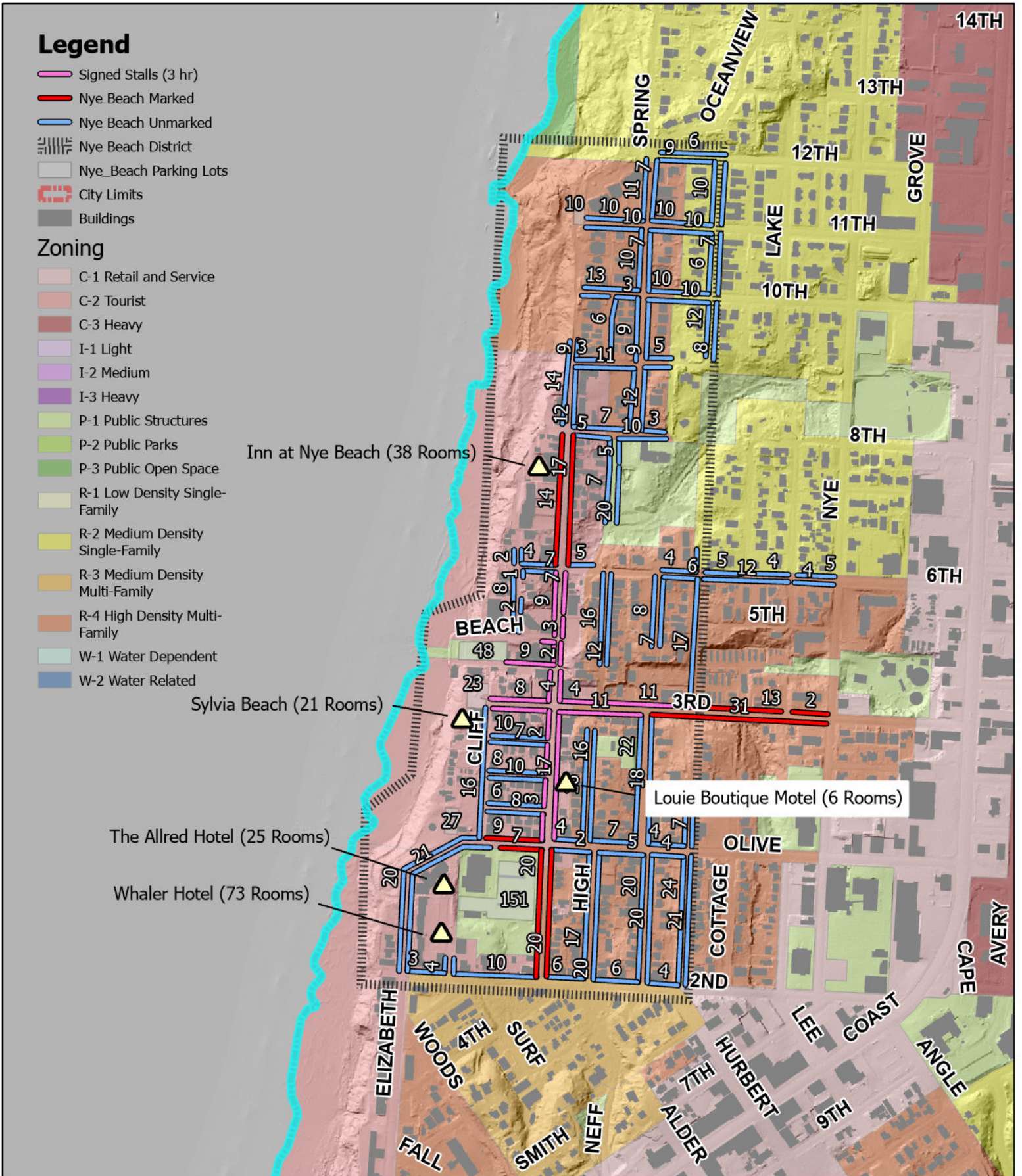
Inn at Nye Beach (38 Rooms)

Sylvia Beach (21 Rooms)

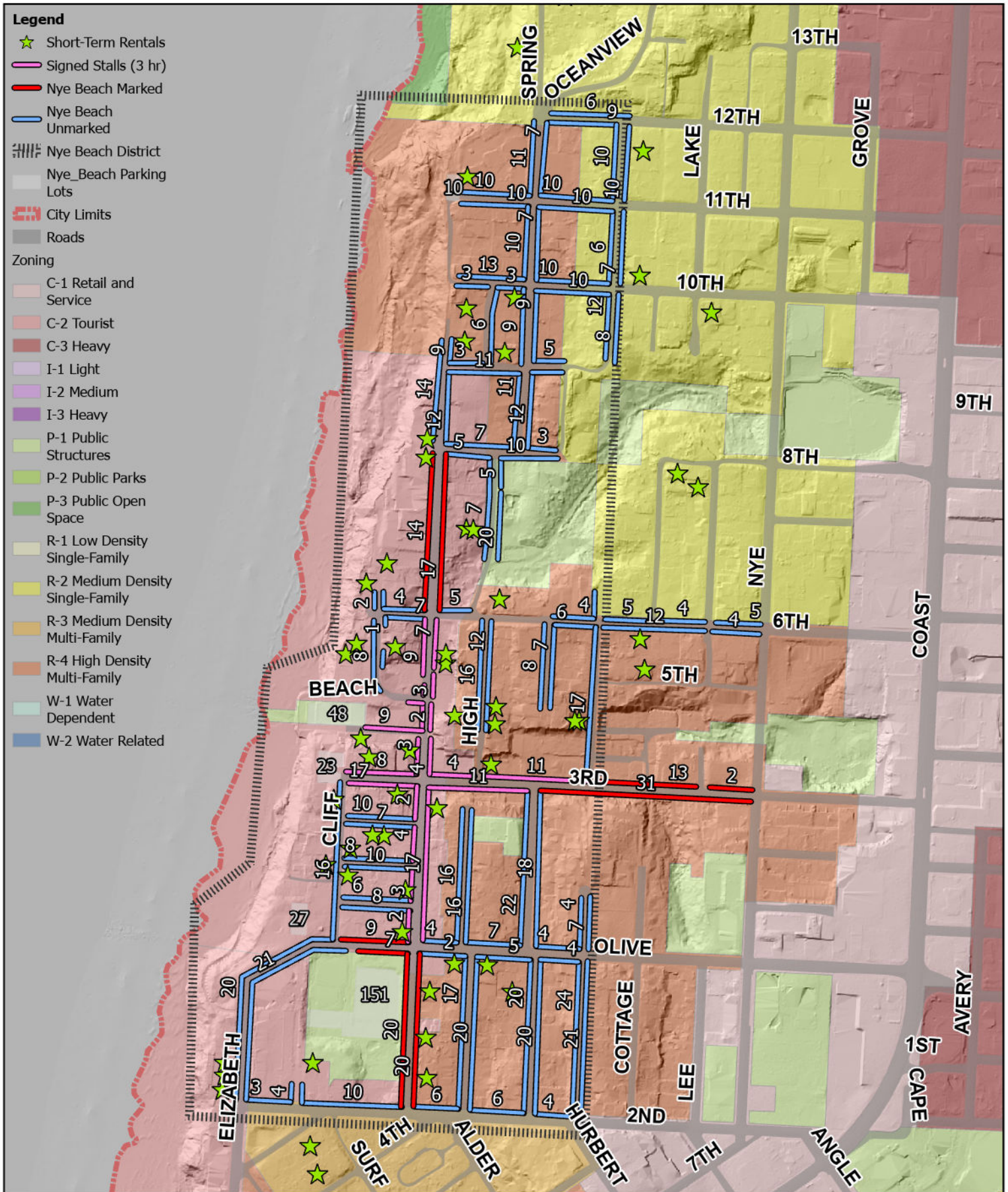
The Allred Hotel (25 Rooms)

Whaler Hotel (73 Rooms)

Louie Boutique Motel (6 Rooms)



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**Short-Term Rentals
 Nye Beach Parking District**

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▪ TECHNICAL MEMORANDUM ▪

TO Community Development Department City of Newport 169 SW Coast Highway Newport, Oregon 97365 d.tokos@newportoregon.gov	DATE 12/4/2024	JOB NO 2302-051
	ATTN Mr. Derrick Tokos	
	RE City of Newport: Visual Arts Center ADA Analysis. (NW 3rd Street & NW Cliff Street)	

Purpose

The parking area for the third floor of the Visual Arts Center in Newport, Oregon, lacks ADA access to the upper floor and within the building itself. This Technical Memorandum evaluates alternatives for incorporating ADA-compliant parking stalls in the third-floor parking area.

This memorandum assesses the feasibility of providing ADA access, presenting several improvement options, associated cost estimates, and a final project recommendation.

Existing Conditions



Figure 1: Image of Existing Site Conditions

The existing site, shown in Figure 1, features aged parking facilities with worn or missing lot striping. Concrete retaining walls are located on the South, East and West sides of the parking lot, both in fair condition, as illustrated in Figures 1, 2 and 3.



Figure 2: Northern Wall



Figure 3: Southern Wall

The walls are in good condition with no signs of critical failure. The existing asphalt is in fair condition and does not require immediate repair or replacement. While site drainage remains functional, it is aged. The sidewalk shows cracking in several areas, which could become a tripping hazard over time. See images below.



Figure 4: Sidewalk

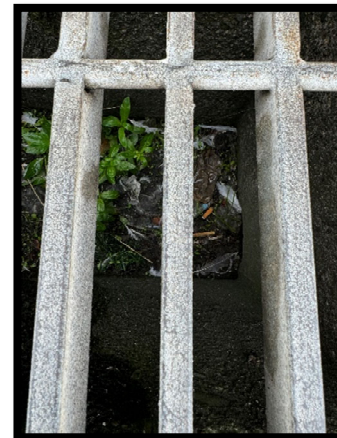


Figure 5: Existing Catch Basin

ADA and Parking Lot Standards

Accessibility standards under the Americans with Disabilities Act (ADA) apply to public accommodations, commercial facilities, and state and local government buildings, including new construction, alterations, and additions.

These standards are based on minimum guidelines established by the Access Board. Key ADA requirements for parking areas include:

- A minimum width of 96 inches for parking stalls
- An access aisle at least 60 inches wide
- A slope no greater than 1:48 (2.08%) in any direction
- A firm, stable, and slip-resistant surface
- Signage with the international symbol of accessibility, mounted at least 60 inches above the ground (measured to the bottom of the sign)

Figure 6 illustrates standard parking lot layouts and dimensions. For a double-row and aisle configuration, the standard parking lot width is 60 feet, which exceeds the width of the existing site by 6 feet. While angled parking reduces the required width, it forces vehicles to back out, and the current site lacks adequate space for turning around.

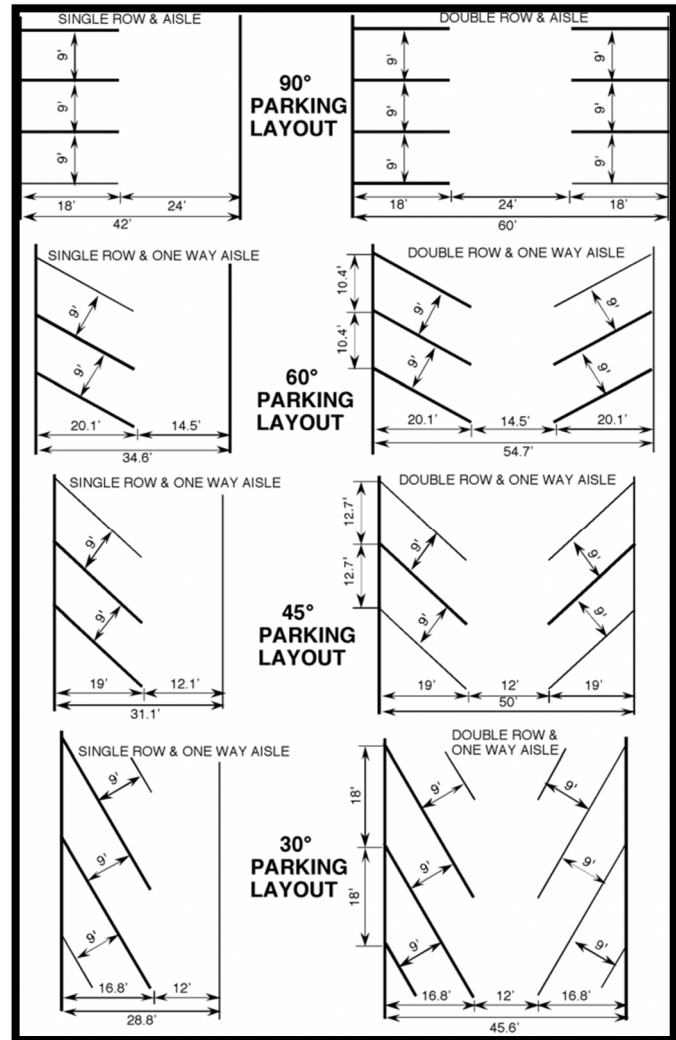


Figure 6: Standard Parking Configuration

Parking Lot Evaluations

Parking Lot Layout: The current configuration is a double-row layout with a 16-foot aisle width, which falls short of the 24-foot industry standard for maneuvering in and out of parking stalls. While maintaining this layout may be necessary due to space limitations, it is not ideal.



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Parking Lot Grading and Stalls: The existing parking lot has a slope of approximately 8–10%, which is acceptable for standard parking but exceeds the maximum 2.08% allowed for ADA stalls and their associated pathways. To incorporate ADA-compliant stalls, a portion of the site will need regrading, requiring replacement of asphalt and curbing. Per ADA requirements, a parking lot with fewer than 25 stalls requires one ADA-compliant stall.

Parking Lot Alternatives

ADA standards require only one ADA-compliant stall for parking lots with fewer than 25 spaces. Several improvement alternatives were developed, assuming no modifications to the two retaining walls. Soil removal in front of the East wall will be necessary to achieve new grades, but this is not expected to affect the wall's structure. Descriptions and visuals of the alternatives are provided below.

Alternative 1: This design features a double-row layout with two ADA parking stalls, asphalt concrete (AC) replacement, new parking lot striping, an ADA ramp, and sidewalk and curb replacement. The ADA stalls will be positioned parallel to the sidewalk near the entry. This configuration requires replacing approximately 56% of the AC surface.

Under this design, two parking stalls would have a cross slope of 12–13%, significantly exceeding the typical maximum of 6%. Reducing the slope would require re-grading a larger area, necessitating additional AC replacement. However, the slope could not be fully reduced to the 6% target due to the existing cross slope of 8%.

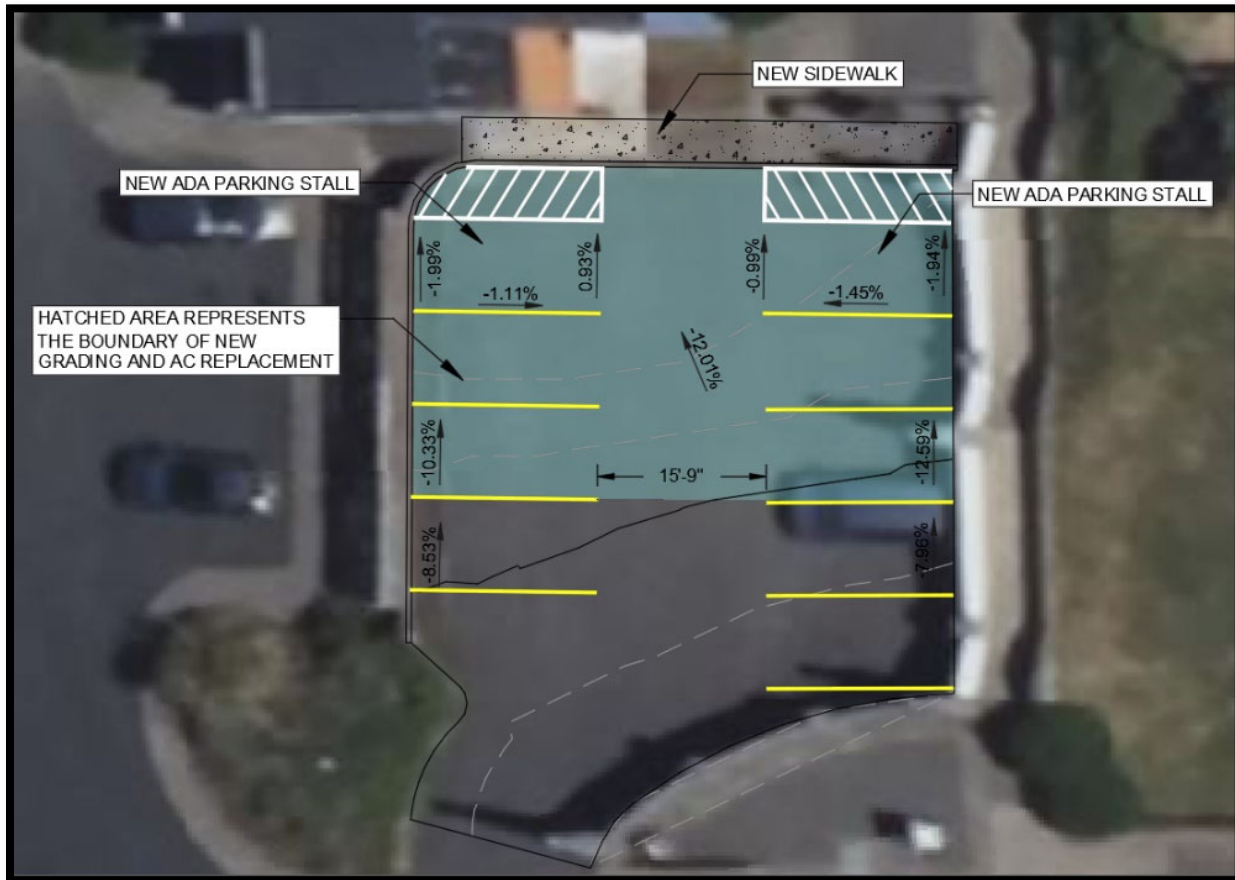


Figure 7: Alternative 1 Site Layout

Alternative 2: This option includes two ADA parking stalls, asphalt concrete (AC) replacement, new parking lot striping, an ADA ramp, and sidewalk and curb replacement. The stalls will extend from the sidewalk and be positioned perpendicular to the northern retaining wall. There are two parallel stalls on the south side of the parking area. This configuration requires replacing approximately 100% of the AC surface.

This option minimizes cross slopes on non-ADA stalls, eliminates all slopes greater than 10%, and provides a parking aisle width that allows for easy parking lot maneuverability. In comparison to the other alternatives, this option does require 6 inches of additional depth in front of the north retaining wall. The feasibility of this regrading may be limited by existing wall structure.

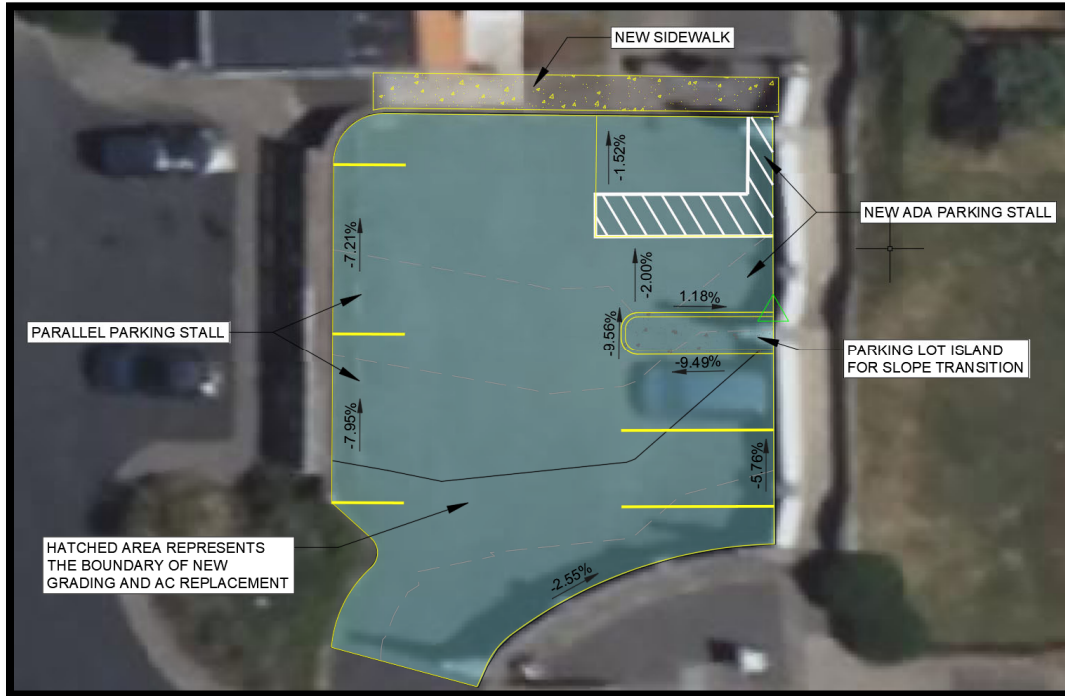


Figure 8: Alternative 2 Site Layout

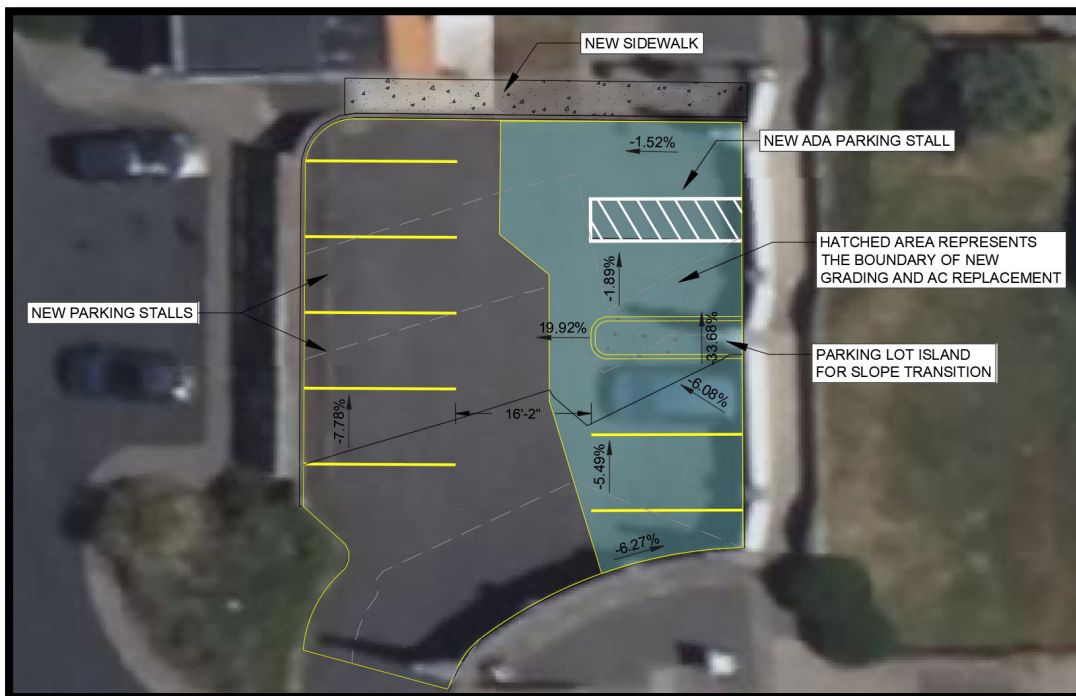


Figure 9: Alternative 3 Site Layout

Alternative 3: This design features a double-row layout with two ADA parking stalls, asphalt concrete (AC) replacement, new parking lot striping, an ADA ramp, and sidewalk and curb replacement. The stalls will extend from the sidewalk and be positioned perpendicular to the northern retaining wall. This configuration requires replacing approximately 41% of the AC surface.

A concrete island is included to manage the slope transition. The slope between the island curb and the AC match line is approximately 20%, which could be reduced by expanding the re-graded area.

However, the double-row layout results in a narrow aisle, limiting vehicle maneuverability.

Alternative 4: This option includes two ADA parking stalls, asphalt concrete (AC) replacement, new parking lot striping, an ADA ramp, and sidewalk and curb replacement. The ADA stalls are positioned as described in Alternative 3, while the parking stalls on the south side of the lot are aligned parallel to the curb, effectively increasing the aisle width. This design requires replacing approximately 41% of the AC surface.

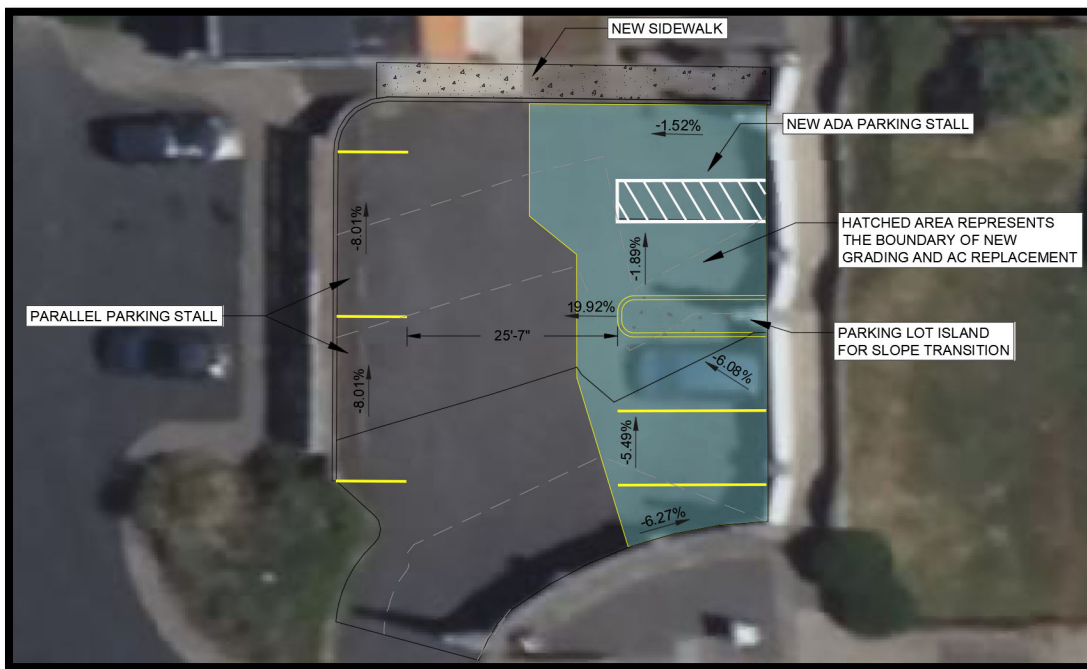


Figure 10: Alternative 4 Site Layout



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A concrete island is included in the design for Alternative 4 to manage the slope transition. The slope between the island curb and the AC match line is approximately 20%. Reducing the slope would require expanding the regraded area, which would increase costs but result in a more conservative and accessible design.

Alternative Cost Estimates

The cost estimates in this Technical Memorandum include four components: construction, engineering, contingency, and legal/administrative costs. These estimates are preliminary and based on the level of planning presented in this study. Construction costs are estimated based on competitive bidding for public works projects. As the project progresses and site-specific information becomes available, these estimates may need to be updated.

Construction Costs

The estimated construction costs are based on actual bidding results from similar projects, published cost guides, and other relevant construction cost data. As-built drawings and system maps of the existing facilities were used to determine construction quantities, elevations of reservoirs and major components, and the locations of distribution lines. Where necessary, estimates are based on preliminary layouts of the proposed improvements.

Future changes in labor, equipment, and material costs may warrant adjustments to the estimates presented. To account for such fluctuations, engineering practices typically tie cost estimates to an index that reflects long-term economic changes. The Engineering News Record (ENR) Construction Cost Index (CCI) is commonly used for this purpose.

Legal and Administrative

An allowance of five percent (5%) of the construction cost has been included for legal and administrative services. This allowance covers internal project planning and budgeting, grant administration, liaison services, interest on interim loan financing, legal services, review fees, legal advertising, and other related expenses that may arise during the project.



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Contingencies

A contingency factor of approximately 20% of the estimated construction cost has been included in the planning estimates for this plan. This accounts for variations in final quantities, market conditions, unforeseen construction challenges, unanticipated studies, and other potential difficulties that could increase costs. Once the final design is complete, the contingency can be reduced to 10%. However, a minimum 10% contingency should always be maintained for construction projects to accommodate material quantity variances and unforeseen conditions.

Engineering

Engineering services for major projects typically include special investigations, predesign reports, surveying, foundation exploration, preparation of contract drawings and specifications, bidding services, construction management, inspection, construction staking, start-up services, and preparation of operation and maintenance manuals. Engineering costs generally range from 18% to 25% of the contract cost, depending on project size and complexity. Larger projects without complex mechanical systems tend toward the lower range, while smaller or more complex projects require higher percentages.

For the design and construction services outlined in this plan, engineering costs are estimated at 25% of the construction cost.

Cost estimates for the four parking lot improvement alternatives are presented in the following tables.



Parking Lot Alternative #1					
Item No.	Description	Unit	Quantity	Unit Cost	Item Cost
1	Mobilization - Bonds, Insurance (5%)	LS	1	\$ 1,680.00	\$ 1,680.00
2	Construction Facilities and Temporary Controls (5%)	LS	1	\$ 1,680.00	\$ 1,680.00
3	Demo and Site Prep (10%)	LS	1	\$ 3,350.00	\$ 3,350.00
4	Excavation	CY	50	\$ 150.00	\$ 7,500.00
5	Foundation Stabilization	CY	25	\$ 80.00	\$ 2,000.00
6	Standard Concrete Sidewalk w/ 6" AB	SF	200	\$ 30.00	\$ 6,000.00
7	Pedestrian Ramp w/ 4" AB	EA	1	\$ 2,500.00	\$ 2,500.00
8	Standard Vertical Curb	LF	45	\$ 48.00	\$ 2,160.00
9	HMAC - Level 3	TON	20	\$ 200.00	\$ 4,000.00
10	Aggregate Base	CY	45	\$ 125.00	\$ 5,630.00
11	Geotextile Fabric	SY	175	\$ 5.00	\$ 880.00
12	G1 Catch Basin	EA	1	\$ 4,800.00	\$ 4,800.00
13	Parking Lot Striping	LS	1	\$ 5,500.00	\$ 5,500.00
<i>Estimated Construction Costs</i>				\$	47,680.00
Administrative/Legal (5%)				\$	2,384.00
Contingency (20%)				\$	9,536.00
Engineering (25%)				\$	11,920.00
Estimated Project Total (rounded)				\$	72,000.00

Parking Lot Alternative #2					
Item No.	Description	Unit	Quantity	Unit Cost	Item Cost
1	Mobilization - Bonds, Insurance (5%)	LS	1	\$ 2,230.00	\$ 2,230.00
2	Construction Facilities and Temporary Controls (5%)	LS	1	\$ 2,230.00	\$ 2,230.00
3	Demo and Site Prep (10%)	LS	1	\$ 4,450.00	\$ 4,450.00
4	Excavation	CY	50	\$ 150.00	\$ 7,500.00
5	Foundation Stabilization	CY	25	\$ 80.00	\$ 2,000.00
6	Standard Concrete Sidewalk w/ 6" AB	SF	200	\$ 30.00	\$ 6,000.00
7	Pedestrian Ramp w/ 4" AB	EA	1	\$ 2,500.00	\$ 2,500.00
8	Standard Vertical Curb	LF	96	\$ 48.00	\$ 4,610.00
9	HMAC - Level 3	TON	37	\$ 200.00	\$ 7,400.00
10	Aggregate Base	CY	84	\$ 125.00	\$ 10,500.00
11	Geotextile Fabric	SY	336	\$ 5.00	\$ 1,680.00
12	G1 Catch Basin	EA	1	\$ 4,800.00	\$ 4,800.00
13	Parking Lot Striping	LS	1	\$ 5,000.00	\$ 5,000.00
<i>Estimated Construction Costs</i>				\$	60,900.00
Administrative/Legal (5%)				\$	3,045.00
Contingency (20%)				\$	12,180.00
Engineering (25%)				\$	15,225.00
Estimated Project Total (rounded)				\$	92,000.00



Parking Lot Alternative #3					
Item No.	Description	Unit	Quantity	Unit Cost	Item Cost
1	Mobilization - Bonds, Insurance (5%)	LS	1	\$ 1,570.00	\$ 1,570.00
2	Construction Facilities and Temporary Controls (5%)	LS	1	\$ 1,570.00	\$ 1,570.00
3	Demo and Site Prep (10%)	LS	1	\$ 3,130.00	\$ 3,130.00
4	Excavation	CY	40	\$ 150.00	\$ 6,000.00
5	Foundation Stabilization	CY	25	\$ 80.00	\$ 2,000.00
6	Standard Concrete Sidewalk w/ 6" AB	SF	200	\$ 30.00	\$ 6,000.00
7	Pedestrian Ramp w/ 4" AB	EA	1	\$ 2,500.00	\$ 2,500.00
8	Standard Vertical Curb	LF	45	\$ 48.00	\$ 2,160.00
9	HMAC - Level 3	TON	16	\$ 200.00	\$ 3,200.00
10	Aggregate Base	CY	35	\$ 125.00	\$ 4,380.00
11	Geotextile Fabric	SY	140	\$ 5.00	\$ 700.00
12	G1 Catch Basin	EA	1	\$ 4,800.00	\$ 4,800.00
13	Parking Lot Striping	LS	1	\$ 5,500.00	\$ 5,500.00
<i>Estimated Construction Costs</i>				\$	43,510.00
Administrative/Legal (5%)				\$	2,176.00
Contingency (20%)				\$	8,702.00
Engineering (25%)				\$	10,878.00
Estimated Project Total (rounded)				\$	66,000.00

Parking Lot Alternative #4					
Item No.	Description	Unit	Quantity	Unit Cost	Item Cost
1	Mobilization - Bonds, Insurance (5%)	LS	1	\$ 1,540.00	\$ 1,540.00
2	Construction Facilities and Temporary Controls (5%)	LS	1	\$ 1,540.00	\$ 1,540.00
3	Demo and Site Prep (10%)	LS	1	\$ 3,080.00	\$ 3,080.00
4	Excavation	CY	40	\$ 150.00	\$ 6,000.00
5	Foundation Stabilization	CY	25	\$ 80.00	\$ 2,000.00
6	Standard Concrete Sidewalk w/ 6" AB	SF	200	\$ 30.00	\$ 6,000.00
7	Pedestrian Ramp w/ 4" AB	EA	1	\$ 2,500.00	\$ 2,500.00
8	Standard Vertical Curb	LF	45	\$ 48.00	\$ 2,160.00
9	HMAC - Level 3	TON	16	\$ 200.00	\$ 3,200.00
10	Aggregate Base	CY	35	\$ 125.00	\$ 4,380.00
11	Geotextile Fabric	SY	140	\$ 5.00	\$ 700.00
12	G1 Catch Basin	EA	1	\$ 4,800.00	\$ 4,800.00
13	Parking Lot Striping	LS	1	\$ 5,000.00	\$ 5,000.00
<i>Estimated Construction Costs</i>				\$	42,900.00
Administrative/Legal (5%)				\$	2,145.00
Contingency (20%)				\$	8,580.00
Engineering (25%)				\$	10,725.00
Estimated Project Total (rounded)				\$	65,000.00



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Final Recommendation

Alternative 2 offers the largest aisle for vehicle maneuvering, the most conservative site slopes and has no abrupt grade changes. While it provides two fewer parking stalls compared to other options and is more expensive, the improved maneuverability offers a greater overall benefit and City code compliance. Alternative 2 is the recommended improvement project.