

Memorandum

To: Newport City Council
From: Derrick I. Tokos, AICP, Community Development Director
Date: December 24, 2019
Re: Timeline of City Actions taken Related to Management of Public Parking Areas

To assist you in working through the policy recommendations proposed by the Parking Management Plan Advisory Committee, and to place them in historic context, I have put together the following timeline of steps the City of Newport has taken to manage its public parking assets.

1983 (Ord. 1332) – Council amends the Newport Zoning Ordinance to provide persons developing property the option of paying an annual fee in lieu of constructing required off-street parking. Initial fee is established at \$175.00 per space per year. Applied citywide.

Fall 1995 – Joint City Council/Planning Commission meeting held to discuss issues with the payment-in-lieu program. Lack of adequate revenue, fairness, and challenges with collections and enforcement were discussed. No specific follow-up action is taken.

1997 (Ord. 1780) – City Council amends the payment-in-lieu program to apply only to the Bayfront, City Center and Nye Beach areas. The changes also provide for the Council to adjust the fee by resolution, and that the amount was to be based upon a reasonable estimate of the cost of providing one surface space plus a proportional share of other requirements (drive isle, landscaping, etc.) Fee remained at \$175 per space per year.

Fall 2003 - Joint City Council/Planning Commission meeting held to discuss planning project priorities. Revisiting the payment-in-lieu of parking program was identified as priority project.

Fall 2006 – Taskforce was appointed by the Mayor and Council to evaluate the payment-in-lieu program. Fee of \$175.00 per space per year was still in effect, notwithstanding the language in Ordinance No. 1780, and the same issues were present (i.e. funds were inadequate to maintain and enhance supply; the program was unfair because only those properties that had been redeveloped or expanded were required to pay, and difficulty in administering the program).

Spring 2007 – After holding five (5) noticed meetings, the Taskforce recommended the City Council change the fee to a \$7,500 one-time payment for each required off-street space that is not being provided with new development or redevelopment. The fee represented the estimated cost of constructing a space at that time. Additionally, the group recommended the fee be the same for each district and adjusted annually; that those in the existing payment-in-lieu program be phased out once their total payments reached \$7,500; that use of parking meters be explored for high traffic areas; and that work should be initiated to identify how the funds should be used (e.g. maintain/improve existing lots, add supply, fund a shuttle service, pay for meters, etc.).

Spring - Fall 2007 – Planning Commission holds three public hearings on the recommendations. Ultimately, the Commission recommends the City Council give businesses in the affected areas 18 months to attempt to form parking districts before implementing the Taskforce recommendations. Parking districts are a type of economic improvement district governed by ORS Chapter 223. They can be applied to commercial areas for the purpose of completing a defined scope of improvements. Such districts are funded with a business license surcharge or property tax assessment and are formed in a manner comparable to a Local Improvement District. They are not intended to be permanent, with a maximum timeframe of 5-years, unless reauthorized.

February 2008 – City Council adopts the Taskforce recommendations with the caveat that the three areas (Nye Beach, City Center, and the Bayfront) would be afforded 18-months to form parking districts before the Taskforce recommendations are implemented.

Fall 2009 (Ord. 1993) – Nye Beach is the first parking district that is formed, following City sponsored workshops in the spring and summer of 2008 and outreach that extended through the spring of 2009. Affected businesses were provided notice and hearings were held in July and August. Once adopted, the ordinance became effective July 1, 2010. District was funded with a business license surcharge, with total collections running about \$8,500 a year. This ordinance phased out the payment-in-lieu program in Nye Beach.

September 2009 – City Council extends the 18-month deferral period on implementing the taskforce recommendations for an additional 12-months.

Spring 2010 (Res. 3501) – Advisory Committee is established for the Nye Beach Parking District.

Fall/Winter 2010 (Ord. 2009) – A City Center Parking District is established after the city conducted outreach with the affected businesses and developed a concept for the District. Hearings were held in September and December of 2010, and the ordinance was implemented effective July 1, 2011. District is funded with a business license surcharge, with total annual collections of about \$3,500. The payment-in-lieu program was phased out in the City Center area with this ordinance.

Spring 2011 (Res 3531) - Advisory Committee is established for the City Center Parking District.

Fall 2011 (Ord. 2020) – The City Council establishes a parking district for the Bayfront after the city conducted outreach with the affected businesses and developed a concept for the District. Hearings were held in May and September of 2011, and the ordinance was implemented July 1, 2012. District was funded with a business license surcharge with total annual collections of about \$19,500 (\$6,000 of which was from the Port on behalf of the commercial fisherman). The payment-in-lieu program was phased out in the Bayfront with this ordinance.

Fall 2011 – Intergovernmental Agreement was executed with the Port of Newport for payments they committed to make to the City in conjunction with their participation as a member of the Bayfront District.

Winter 2011 (Res. 3575) - Advisory Committee is established for the Bayfront Parking District.

Spring 2012 (Ord. 2035) – At the request of the parking district advisory committees, the Municipal Code is amended to create a city-issued and managed parking permit program in timed parking areas, or elsewhere depending upon the specifications of the permit. Such program has been implemented in Nye Beach for residents and lodging establishments within timed parking areas.

2010 to 2015 – Parking district advisory committees assisted city staff in developing and implementing projects, including pedestrian crossings, striped parking, sidewalk and ADA ramp improvements in the Bayfront; 3rd Street sidewalks, lighting, streetscape, striping, timed parking and striping enhancements in Nye Beach; and the resurfacing/striping of the 9th and Hubert Lot and timed parking adjustments in the City Center area. Funding continued to be a challenge, with the Nye Beach and City Center Districts exhausting their proportional share of accrued payment-in-lieu funds in addition to their annual business license collections. Toward the end of the five year period, the advisory committees agreed to fund a parking study to see if there might be a more effective way of managing parking, given continued issues with congestion and the general recognition that the City isn't collecting sufficient funds to enhance the supply of parking or provide alternatives (e.g. transit, vanpool, etc.).

Spring 2015 (Ord. 2081) – Revised the Zoning Ordinance to eliminate payment-in-lieu of providing required off-street parking as an option in the Bayfront, Nye Beach and City Center areas. The ordinance also clarified the boundaries of these “special parking areas.”

Summer 2015 (Ord. 2078) – Nye Beach Parking District extended through June 2016 to align with expiration dates of the Bayfront and City Center districts.

Spring 2016 – City commissions the preparation of a Parking Management Plan. The consulting firm Lancaster StreetLab is selected through a competitive solicitation process. The parking advisory committees were brought together to serve as the “Parking Management Plan Advisory Committee” (Res. 3739). Parking districts are extended through June of 2018 to allow time for the Parking Management Plan to be completed (Ord. 2098).

Summer to Winter 2016 – Workshops and walking tours are held in each of the three districts to kick-off the project and solicit feedback on issues that should be addressed (and potential solutions). Mail notice was provided to businesses and property owners. A parking pavement condition assessment was completed. Consultant performed peak period field work in August of 2016 and off-peak field work in December of 2016. Advisory

Committee holds meetings to inform field work and analysis, and work sessions are held with the City Council and Planning Commission to keep them apprised of how the project was progressing.

August 2017 – Lancaster StreetLab releases an initial draft of the Parking Management Plan recommending the use of meters, in conjunction with timed parking and parking permits, as a parking management strategy for the Nye Beach and Bayfront Districts. Wayfinding, lighting, needed parking improvements, and proposed adjustments to the City's parking standards were also addressed.

Fall 2017 to Spring 2018 – Advisory Committee works with Lancaster StreetLab and city staff on refinements to the Parking Management Plan before initiating a round of outreach in the affected areas. A final draft of the Parking Management Plan was issued in March and is available via the following link: <https://newportoregon.gov/dept/cdd/default.asp>. Planning Commission and City Council work sessions were held to discuss outreach plans, anticipated recommendations, and the implementation schedule.

June 2018 (Ord. 2134) – Parking Districts extended an additional year to provide more time for the Parking Management Plan to be further refined and final recommendations developed.

Spring to Summer 2018 - Outreach was conducted with Bayfront, Nye Beach, and City Center businesses; the Port of Newport and commercial fishing community; Bayfront processors and employees; Chamber of Commerce, and Rotary Club. Members of the project advisory committee and city staff attended each meeting and provided an overview of the study's recommendations. Feedback obtained at these meetings was used by the Advisory Committee and staff to fine tune the studies recommendations.

Fall 2018 to Spring 2019 – Advisory Committee refines the recommendations based upon feedback and incorporates them into a set of policy recommendations for the Planning Commission and City Council's consideration. This included a recommendation that additional outreach be performed in Nye Beach to see if an alternative to metering is viable. A City Council work session was held to discuss the likely recommendations and process moving forward. Policy recommendations are framed as amendments to the Newport Comprehensive Plan. A draft ordinance was also developed and vetted with the Advisory Committee to establish a standing parking advisory committee to assist with the implementation of the policies once the parking districts expired at the end of June. On June 4, 2019, the Parking Management Plan Advisory Committee adopted a motion to recommend the Newport Planning Commission initiate the legislative process to amend the Newport Comprehensive Plan as outlined in the draft set of amendments now up for consideration. This was the 15th time the Committee met over a 3 ½ year period.

June 2019 (Res. 3864) – Business license surcharges included with the parking districts are incorporated as an annual business license fee. This allowed for them to continue to be applied after the parking districts expired at the end of the month. The expectation is that these fees will be adjusted once the Parking Management Plan recommendations are finalized and implemented.

July 2019 - Planning Commission initiated the process for amending the Newport Comprehensive Plan in a manner consistent with the proposal recommended by the Advisory Committee, and a public hearing was scheduled with notice to businesses and property owners in the Nye Beach, City Center, and Bayfront areas.

September 2019 – Planning Commission held a public hearing on the proposed amendments. At the close of the public hearing, a motion was made by Bill Branigan that the policy recommendations be forwarded to the City Council as drafted, along with an ordinance that would establish a standing advisory committee to assist with implementation. Commissioner Branigan was the Commission liaison to the Parking Study Advisory Committee. The motion failed on a 3-4 vote. Instead, the Commission recommended that the Council create a new advisory committee with instructions that they revise the draft to eliminate or minimize recommendations related to metering.

October 2019 - City Council met to discuss the Planning Commission's recommendation that the Council establish a new parking advisory committee and that it have that group take the parking related Comprehensive Plan amendments recommended by the previous advisory committee, and rework them to address parking issues without implementing meters on the Bayfront. The Port Commission, whose members and staff participated in the development of the proposed parking related Comprehensive Plan amendments, requested that Council hold a public hearing. The City Council also heard from representatives of the Planning Commission, who shared their different perspectives on the matter. The Council agreed to hold a public hearing in November.

November 2019 – City Council holds a public hearing on the proposed amendments to the Newport Comprehensive Plan and Ordinance establishing a standing Parking Advisory Committee. After taking testimony, the Council elects to schedule a work session for January 6, 2020 to further consider the proposal.