



## **PLANNING COMMISSION WORK SESSION AGENDA**

**Monday, January 24, 2022 - 6:00 PM**

**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

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This meeting will be held electronically. The public can livestream this meeting at <https://newportoregon.gov>. The meeting will also be broadcast on Charter Channel 190. Public comment may be made, via e-mail, up to four hours before the meeting start time at [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). 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.

Anyone wishing to make real time public comment should submit a request to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). at least four hours before the meeting start time, and a Zoom link will be e-mailed.

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### **1. CALL TO ORDER**

*Jim Patrick, Bill Branigan, Lee Hardy, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, Dustin Capri, and Greg Sutton.*

### **2. NEW BUSINESS**

#### **2.A Review Schedule, Outreach, & Incentives Program for SB Island Annexation Concept.**

[Memorandum](#)

[Amendment No. XIV to the South Beach Urban Renewal Plan and Report](#)

[NMC Chapter 14.36 and 14.37](#)

[ORS Chapter 222.750](#)

[Comprehensive Plan Map of the Properties](#)

[List of Affected Tax Lots](#)

**2.B City Center Revitalization Project- TGM Grant Scope of Work Outline & Public Outreach Discussion.**

[Memorandum](#)

[David Helton Email-11.2.21](#)

[Newport City Center TGM SOW Outline](#)

[TGM Grant Award Letter](#)

[TGM Grant Application](#)

**3. UNFINISHED BUSINESS**

**3.A Updated Planning Commission Work Program.**

[PC Work Program 1-21-22](#)

**4. ADJOURNMENT**



# Memorandum

To: Planning Commission/Commission Advisory Committee  
From: Derrick I. Tokos, AICP, Community Development Director   
Date: January 21, 2022  
Re: Review Schedule, Outreach, & Incentives Program for SB Island Annexation Concept

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On January 18, 2022, the Newport Urban Renewal Agency and Newport City Council approved Resolution No. 3943, adopting Minor Amendment XIV to the South Beach Urban Renewal Plan and Report (“Plan”). This amendment incorporated projects listed in the South Beach / US 101 Refinement Plan (“Refinement Plan”) as the final round of urban renewal investments before the Plan closes to new projects at the end of 2025 and expires at the end of 2027. The final draft of the Refinement Plan is included in the appendices of Minor Amendment XIV, and both documents are attached for reference.

One of the projects, presented in concept to the Planning Commission at a September 27, 2021 work session, involves the annexation of unincorporated property along the US 101 corridor that is surrounded by the Newport city limits. It is identified as project “B” in the final draft of the Refinement Plan. Up to \$500,000 of Agency funds are being made available to cover the annexation costs and to provide a rebate program as an incentive to property owners to connect to the City’s wastewater system.

This will be what is commonly referred to as an island annexation, where the City can take in the properties with or without the consent of the affected property owners. As such, we will be following the process outlined in ORS Chapter 222, in lieu of the provisions in Chapter 14.37 of the Newport Municipal Code that apply to owner-initiated annexations (Ref: NMC 14.37.010). Proposed zoning designations for the property will need to be identified consistent with their Comprehensive Plan Map designations (map enclosed). At this time, there appear to be 46 tax lots within unincorporated areas surrounded by the City, encompassing roughly 146 acres (list enclosed).

The City is pursuing the “island annexations” because it would:

- Make it easier for the City to provide infrastructure and services to those properties.
- Help to increase the desirability of those properties for industrial development.
- Help the City to achieve its economic development goals by enabling development at urban intensities and limiting development under County regulations that may be less compatible with urban renewal development goals.
- Normalize the municipal boundaries for emergency service providers.
- Create a condition where urban scale development can occur, improving the tax base for all taxing districts.



- Prevent property owners from having to retire old Seal Rock Water District debt for services they no longer receive.

This work session provides the Planning Commission an opportunity to confirm the scope and extent of the island annexation, discuss potential urban zoning designations for the properties, and to review and confirm the schedule and next steps.

On the last page of this memo is a draft schedule for the project. The first task, project kick-off, would occur at one of the City Council's February meetings where they would initiate, by motion, the annexation and zone change process (ref: NMC 14.36.020(A)). Ideally, this would be at the recommendation of the Planning Commission. The following motion could serve that purpose:

*"I move that the Planning Commission recommend the City Council initiate annexation of unincorporated properties in South Beach that are surrounded by the Newport city limits, with properties identified on the Newport Comprehensive Plan Map as "Industrial" being given an I-1/"Light Industrial" zoning designation, those identified as "Residential" being given an R-2/"medium-density, single-family residential" zoning designation, and "Public" property being given a P-2/"Public Parks designation."*

The motion can be adjusted to accommodate other compatible zoning designations the Commission believes are appropriate, and it should be made at a regular meeting. Please note that the effective date for the annexation of residential land using this process must be deferred at least 3 years, unless waived by the owner or the property is sold (ORS 222.750(5)).

Once the project is initiated, City staff would coordinate with the Lincoln County Assessor to calculate the anticipated tax impact to the affected properties. That information would be incorporated into outreach materials that would also explain that the City will be covering the cost of preparing the annexation survey and outstanding Seal Rock Water District bond debt the properties would otherwise be responsible for. The outreach materials could also set out the parameters for a rebate program to make it attractive for the property owners to connect their existing improvements to the City's wastewater system.

A boundary survey will need to be prepared for the area that is to be annexed, and it is likely to go through a couple of rounds of revisions before it is finalized. The City will also need to hire a consultant to assist with addressing Transportation Planning Rule (TPR) requirements. Such analysis must evaluate buildout scenarios and their likely impact to the transportation system. Staff does not envision having one-on-one conversations with the property owners about their future development plans, nor is it necessary to engage in such discussions in order to complete the TPR analysis.

City staff will need to work with Seal Rock Water District to pin down the remaining bond debt associated with the properties that are to be annexed, as it must be paid in full at the time the tax lots are annexed and withdrawn from the District. These properties no longer receive service from the Seal Rock Water District pursuant to an agreement between the District and City, but are obligated to pay debt incurred before that agreement was executed.

At least two public hearings will be needed, one before the Planning Commission and the other before the City Council. This is likely to occur in the fall. Assuming the annexation and zone change is approved, then the final step includes its ratification. The annexation ordinance is recorded, and the City notifies the County Assessor and Oregon Department of Revenue. City staff will work with the Department of Revenue in advance to ensure that the annexation boundary description meets their needs.

## Draft Schedule

| Task                           | 2022 |     |     |     |     |      |     |      |     |     |     |  |
|--------------------------------|------|-----|-----|-----|-----|------|-----|------|-----|-----|-----|--|
|                                | Feb  | Mar | Apr | May | Jun | July | Aug | Sept | Oct | Nov | Dec |  |
| 1. Project Kickoff             | ★    |     |     |     |     |      |     |      |     |     |     |  |
| 2. Financial Impact Statements |      |     | ◆   |     |     |      |     |      |     |     |     |  |
| 3. Outreach Materials          |      |     |     | ◆   |     |      |     |      |     |     |     |  |
| 4. Boundary Survey             |      |     |     |     |     | ◆    |     |      |     |     |     |  |
| 5. TPR Analysis                |      |     |     |     |     | ◆    |     |      |     |     |     |  |
| 6. Land Owner Outreach         |      |     |     |     |     |      |     |      |     |     |     |  |
| 7. Adoption Process            |      |     |     |     |     |      |     | *    |     | *   |     |  |
| 8. Post Adoption Ratification  |      |     |     |     |     |      |     |      |     |     |     |  |
| <b>Legend</b>                  |      |     |     |     |     |      |     |      |     |     |     |  |
| ★ Initiate Annexation Process  |      |     |     |     |     |      |     |      |     |     |     |  |
| ◆ Deliverables                 |      |     |     |     |     |      |     |      |     |     |     |  |
| * Public Hearings              |      |     |     |     |     |      |     |      |     |     |     |  |

### Attachments

Amendment No. XIV to the South Beach Urban Renewal Plan and Report  
 Final Draft of the South Beach / US 101 Refinement Plan (appendices to the above report)  
 NMC Chapter 14.36 and 14.37  
 ORS Chapter 222.750  
 Comprehensive Plan Map of the Properties  
 List of Affected Tax Lots

CITY OF NEWPORT  
MINOR AMENDMENT FOURTEEN TO THE SOUTH BEACH  
URBAN RENEWAL PLAN AND REPORT

Exhibit A, City of Newport Resolution No. 3943

January 18, 2022

Prepared by:  
the City of Newport  
Community Development Department  
169 SW Coast Highway  
Newport, Oregon 97365

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I.

URBAN RENEWAL PLAN AMENDMENTS

The South Beach Urban Renewal Plan and Report was adopted in 1983. Since its adoption, the Urban Renewal Agency (“Agency”) has executed eight minor (Amendments 3, 6, 7, 8, 9, 10, 11 and 12) and five substantial amendments (1, 2, 4, 5 and 13). The purpose and date of adoption for each amendment is noted below.

**Amendment I**                    Newport Urban Renewal Agency      April 8, 1987  
   Lincoln County Commission            Feb 25, 1987

Provides a project outline for:

- Site acquisition of the public viewing aquarium
- Land acquisition for Highway 101 access roads
- Site acquisition and construction of the Wastewater Treatment Plant
- Airport frontage road improvements
- Site acquisition and construction of an Exhibition Building

**Amendment II**                    Newport Urban Renewal Agency      October 14, 1987  
   Lincoln County Commission            September 16, 1987

Deletes two land areas from the District:

- South Beach State Park/South Jetty area (411.16 acres)
- Newport Airport and a portion of forested land north of the airport. (565.14 acres)
- Total area removed from the Urban Renewal District: 976.30 acres

**Amendment III**                    (Minor) Newport Urban Renewal Agency      September 11, 1991

Proposes to finance the Plan through tax increment financing and that no bonded indebtedness shall be issued after December 31 2010. Defines Substantial Amendment as equivalent to a Major Amendment and defines Minor Amendments.

**Amendment IV**                    Newport Urban Renewal Agency      May 13, 1998  
   Lincoln County Commission            April 29, 1998

Established a maximum level of indebtedness in the amount of \$38,750,000 and selected Option “One” for the method to collect ad valorem property taxes

**Amendment V**                    Newport Urban Renewal Agency      February 2, 2009  
   Lincoln County Commission            January 14, 2009

The purpose of Substantial Amendment V was to reduce or eliminate the blighted conditions in the district and extend the effective period of the plan from 2010 to 2020. The blighted conditions in the district include:

- Sub-Standard street improvements, rights of way and traffic signalization and management
- Incomplete pedestrian/bicycle circulation systems and Tsunami evacuation routes
- Inadequate water storage capacity and distribution lines
- Under sized or absent sanitary sewer collection service lines
- Incomplete winter storm water management systems
- Inadequate neighborhood recreation facilities and open space

New projects were identified based on more recent planning and engineering plans. A new revenue forecast, revenue bond strategy and phased implementation program was prepared.

**Amendment VI** (Minor) Newport Urban Renewal Agency May 3, 2010

Revised the phasing and financing of the projects in Substantial Amendment 5 to improve ingress and egress to the new NOAA Pacific Marine Operations Center and adjacent existing attractions. The amendment also included revisions to the tax increment revenue forecast, as well as a new schedule of existing debt service obligation resulting from refinancing said debt.

**Amendment VII** (Minor) Newport Urban Renewal Agency Nov. 1, 2010

Amendment VII identified the acquisition of a natural coastal gully and foredune area adjacent to South Beach State Park as a specific Neighborhood Park/Open Space Site acquisition project. The property is roughly 2.5 acre in size and includes portions of Blocks 7, 8, 10, 11 and 15 of the Waggoner's Addition to South Beach subdivision.

**Amendment VIII** (Minor) Newport Urban Renewal Agency Oct. 17, 2011

Shifted \$200,000 in funding for tsunami evacuation route improvements from Phase 2 to Phase 1 and identifies Safe Haven Hill as a specific project. To avoid impacting revenue estimates for each Phase, \$200,000 of funds programmed for right-of-way acquisition was shifted from Phase 1 to Phase 2.

**Amendment IX** (Minor) Newport Urban Renewal Agency Sept. 17, 2012

Incorporated Coho/Brant Infrastructure Refinement Plan Tier 1 and Tier 2 priority projects into Phases 2 and 3. Updated descriptions and cost estimates for intersection improvements at US 101 and 32<sup>nd</sup> Street, US 101 and 35<sup>th</sup> Street, US 101 and 40<sup>th</sup> Street, and US 101 and 50<sup>th</sup> Street, along with shared use path/sidewalk improvements to Ferry Slip Road to align with adopted amendments to the Newport Transportation System Plan. Shifted a portion of planned sidewalk work for SW Abalone from Phase 3 to Phase 2.

**Amendment X** (Minor) Newport Urban Renewal Agency Sept. 4, 2013

Moved \$850,000 for the extension of SW Abalone Street from SW 29<sup>th</sup> to SW Anchor Way from Phase 3 to Phase 2 to fund access improvements for OMSI's new Coastal Discovery Center. Shifted \$390,000 from Phase 1 to Phase 2 as match to State funding for 35<sup>th</sup> Street – 101 to Ferry Slip Road commercial street and signal project, and added \$125,000 to Phase 2 for right-of-way acquisition. Eliminated funding for multi-use path along west side of SW Abalone between the Bridge and 29<sup>th</sup> Street because project has been funded with other resources. Moved \$1,000,000 programmed for the extension of sewer service to the airport from Phase 2 to Phase 3. Reduced the projected annual revenue growth rate from 7.1% to 3.0% for Phases 2 and 3 and updated corresponding revenue projections.

**Amendment XI** (Minor) Newport Urban Renewal Agency Nov. 17, 2014

Adjusted the budgets of Phase 2 projects to provide funding for the Agency to purchase a 2.33-acre parcel at the NE corner of US 101 and 35<sup>th</sup> Street (Portion of Lot 2, Block J, Harborton Subdivision). Phase 2 funding for strategic site acquisition for reuse; site preparation for reuse; and acquisition for economic development, community facilities, and affordable housing were consolidated under the heading of "strategic site acquisition for reuse" and the budget was increased from \$500,000 to \$1,540,000 for the purpose of purchasing the above referenced property. To offset this increase, \$100,000 in funding for a wetland mitigation bank, \$150,000 earmarked as match for street paving LIDs in the

Coho/Brant neighborhood, and \$110,000 in funding for the SW 26th Street Lift Station was eliminated. Funding for right-of-way acquisition was reduced from \$375,000 to \$265,000 and funds for park, open space, and trail acquisition were reduced from \$200,000 to \$50,000. In sum, the reductions listed, in conjunction with \$420,000 in unexpended funds from Phase 1 off-set the increase in funding for site acquisition.

**Amendment XII** (Minor) Newport Urban Renewal Agency Apr. 18, 2016

Reallocated \$405,000 in excess funds from the completed SW Abalone, SW Brant, SW 30th and SW 27th street projects, with \$25,000 going to the retrofit of the Safe Haven Hill tsunami assembly area and \$380,000 to the 35th and US 101 – Ferry Slip Road project.

**Amendment XIII** (Major) Newport Urban Renewal Agency Sept. 17, 2018

Extended the deadline for awarding projects from December 31, 2020 to December 31, 2025. Thresholds for what constitute a “substantial” or “minor” amendment from the Third Amendment were incorporated into this most current amendment for reference. Timelines for project phases were adjusted from three to six years to better reflect the length of time it either has, or will take to engage community stakeholders on refinements to “conceptual projects” contained in the Plan, secure needed funding, design, bid and construct projects.

In addition to the above, this amendment addressed the following:

- Documented the current level of funding for the US 101 SE 32<sup>nd</sup> Street – SE 35<sup>th</sup> Street Improvement project
- Reflected the final reconciliation of the Safe Haven, SW Abalone, SW 30<sup>th</sup>, SW Brant, SW 27<sup>th</sup> and SE Ferry Slip Road projects all of which are now complete
- Showed additional funding for line undergrounding along SE Ferry Slip Road and US 101
- Provided funding for a refinement plan to refine the list of final round projects and to identify future use of the Agency owned property at the NE corner of the future SE 35<sup>th</sup> and US 101 intersection
- Clarified Phase 3 project objectives and updates estimates
- Updated tax increment revenue and debt projections

## II. URBAN RENEWAL REPORT MINOR AMENDMENT XIV

This minor amendment to the Plan incorporates recommendations from the South Beach / US 101 Refinement Plan (“Refinement Plan”), dated November 2021. Work on the Refinement Plan kicked off in February of 2021 and was informed by extensive public engagement that included 18 stakeholder interviews, a marine resource focus group session (4 participants), a community workshop (23 participants), and two online preference surveys that generated 466 participant responses. The Refinement Plan had three (3) principal objectives. The first was to identify a final round of urban renewal projects that (a) align with South Beach Urban Renewal Plan and Report priorities, (b) garner community support, and (c) can be implemented within the remaining life of the Plan. The second objective was to identify potential future uses of the Agency owned property at the NE corner of the new 35th and US 101 intersection that meet community goals and enhance the tax base. The last objective was to identify changes needed to City land use policies or regulations to ensure that they complement Plan priorities and project investments. Results from the first two objectives, a prioritized final round list of urban renewal projects and redevelopment concepts for the Agency owned 35th and US 101 property, are addressed with this minor amendment. Recommended land use policy and regulatory changes outlined in the Refinement Plan have been referred to the City of Newport Planning Commission for further consideration. Additionally, this minor amendment updates the financial elements of the document to include anticipated funding



and debt obligations for the remaining life of the Plan, and allocates funding for the final round of projects. Lastly, the amendment adds, as a Phase 2 project, a \$50,000 contribution the Agency agreed to provide to the Oregon Coast Aquarium to offset a portion of their costs to install new electric vehicle charging stations. Those funds are included in the 2021/22 fiscal year budget.

### III. RELATIONSHIP BETWEEN PROJECTS TO BE UNDERTAKEN WITH THE AMENDMENT AND SOUTH BEACH URBAN RENEWAL PLAN OBJECTIVES

Physical and economic conditions described in the original Environmental Assessment and the Supplemental Report have improved over the life of the Plan. The Agency has helped to complete the area's multi-modal transportation network, fund the creation of a wastewater treatment plant, spur the development of the popular Oregon Coast Aquarium, and improved US 101 to ease congestion.

The South Beach Urban Renewal Plan and Report (1983) is nearing its expiration at the end of 2027 and the Agency acknowledges that the area still faces key transportation, redevelopment, and placemaking barriers, further summarized as follows:

- While US 101 runs through the area as the key transportation spine, South Beach's most charming attractions are hidden from view
- South Beach's many bike paths provide an alternative to car transport, but the network feels patchy in places
- South Beach lacks a strong sense of place and could use landscaping and public art installments more effectively
- Invasive species are a problem in South Beach, and current management is insufficient.
- Residents, visitors, and employees in the area point to a lack of retail services in the area, requiring them to cross the Yaquina Bay Bridge for any goods or services they might need
- Traffic congestion remains a concern, especially at 40th Street, which is poised to see growth as the Wilder residential area builds out
- At the district's southern end, lack of sewer infrastructure limits development opportunities on industrial and commercial properties near the Airport

The Refinement Plan identifies a set of impactful projects that the Agency could invest in with its remaining \$5.15 million to \$8.97 million of funding. As outlined below, each project is consistent with one or more of the following South Beach Urban Renewal Plan and Report objectives:

- Preserve forest, water, wildlife, and other natural resources
- Identify sites for public use such as the OSU Marine Science Center
- Complete a Port-facilitated marine recreation area
- Encourage marine oriented activities on the northern Shorelands
- Assure the development of complementary uses adjacent to the Airport
- Plan new sewer, water, and transportation capacity
- Allocate a major part of South Beach to heavy commercial and light industrial uses

Further, each project aligns with one or more of the following Agency investment priorities:

- Promote a sense of place for residents and visitors that reflects the South Beach identity
- Improve connectivity for bicyclists and pedestrians to South Beach destinations
- Attract new development that can meet the service and retail needs of South Beach residents
- Invest in overcoming market and development barriers on underutilized or vacant sites.

- Reduce sewer, water, and transportation infrastructure barriers to enable job creation on industrial lands near the Airport
- Invest in improvements that promote long-term community resiliency to address tsunami, flooding, and earthquake hazards

Considering the above, projects for the final round of Agency investments address South Beach Urban Renewal Plan and Report objectives as follows:

| Project   | URA Objectives             |                                |                                 |  |  |  |  | Nexus to URA Objectives? |
|---|----------------------------|--------------------------------|---------------------------------|--|--|--|--|--------------------------|
|   | Preserve natural resources | Identify sites for public uses | Complete marine recreation area | Encouraging marine oriented activities | Assure the development of complementary uses adjacent to the Airport | Plan new sewer, water, and transportation capacity | Allocate to heavy commercial and light industrial uses |                          |
| Establish southern gateway and redevelop SE 35 <sup>th</sup> site to meet community needs     |                            | ✓                              |                                 |  |  |  | ✓  | Yes                      |
| Provide predevelopment assistance to overcome barriers on U.S. 101 opportunity sites          |                            |                                |                                 |  |  |  | ✓  | Yes                      |
| Provide sewer infrastructure to industrial sites near Newport Municipal Airport               |                            |                                |                                 |  | ✓  | ✓  |  | Yes                      |
| Improve fire suppression capability at Airport industrial sites                               |                            |                                |                                 |  | ✓  | ✓  |  | Yes                      |
| Install redundant Yaquina Bay water pipeline  |                            |                                |                                 |  |  | ✓  |  | Yes                      |
| Enhance South Beach placemaking through improvements to landscaping, public art, and gateways |                            | ✓                              |                                 |  |  | ✓  |  | Yes                      |
| Enhance mobility for cyclists and Pedestrians through South Beach Loop Path improvements      |                            | ✓                              |                                 |  |  | ✓  |  | Yes                      |
| Install a traffic signal and enhanced pedestrian facilities at SE 40th Avenue and U.S. 101    |                            |                                |                                 |  |  | ✓  |  | Yes                      |
| Provide transportation access to east airport properties                                      |                            |                                |                                 |  | ✓  | ✓  |  | Yes                      |
| Install a traffic signal at SE 50th and US 101  |                            |                                |                                 |  | ✓  | ✓  |  | Yes                      |

The table below outlines how the projects address Agency's investment priorities:

| Project   | 2021 Investment Priorities |                      |                                    |  |                                |                      | Meets Investment Priorities? |
|---|----------------------------|----------------------|------------------------------------|--|--------------------------------|----------------------|------------------------------|
|   | Promote a sense of place   | Improve connectivity | Attract new commercial development | Overcome market & development barriers | Reduce infrastructure barriers | Invest in resiliency |                              |
| Establish southern gateway and redevelop SE 35 <sup>th</sup> site to meet community needs     | ✓                          | ✓                    | ✓                                  | ✓                                      |                                | ✓                    | Yes                          |
| Provide predevelopment assistance to overcome barriers on U.S. 101 opportunity sites          |                            |                      | ✓                                  | ✓                                      | ✓                              |                      | Yes                          |
| Provide sewer infrastructure to industrial sites near Newport Municipal Airport               |                            |                      |                                    |  | ✓                              | ✓                    | Yes                          |
| Improve fire suppression capability at Airport industrial sites                               |                            |                      |                                    |  | ✓                              |                      | Yes                          |
| Install redundant Yaquina Bay water pipeline  |                            |                      |                                    |  | ✓                              | ✓                    | Yes                          |
| Enhance South Beach placemaking through improvements to landscaping, public art, and gateways | ✓                          |                      | ✓                                  |  |                                |                      | Yes                          |
| Enhance mobility for cyclists and Pedestrians through South Beach Loop Path improvements      | ✓                          | ✓                    |                                    |  |                                | ✓                    | Yes                          |
| Install a traffic signal and enhanced pedestrian facilities at SE 40th Avenue and U.S. 101    |                            | ✓                    | ✓                                  |  | ✓                              |                      | Yes                          |

**A. PROJECT PHASES**

The projects identified in this section were organized into three phases consistent with Substantial Amendments 5 and 13. Minor Amendments 6, 7, 8, 9, 10, 11, and 12 refined the listed projects and adjusted the timing of the work. Substantial Amendment XIV identifies projects in the first phase that have been completed or were not funded. Phase 2 projects are listed in a similar manner; however, there are a couple of projects that are committed but are not yet complete. The third and final phase of projects has been reworked to align with the Refinement Plan recommendations. Previously listed projects that are not addressed in the Refinement Plan recommendations are shown as not funded.

The South Beach Urban Renewal Plan and Report has a maximum indebtedness of \$38,750,000. Of that amount, \$28,886,000 has been utilized for projects to date, leaving \$9,864,000 for the final phase of projects.

## B. PROJECTS AND COST ESTIMATES

### 1. Phase 1 – 2009/15 (All Funded Projects Completed)

| PUBLIC RIGHTS OF WAY  | Cost Estimate | UR Portion                      |
|---|---------------|---------------------------------|
| <u>Streets</u>  |               |                                 |
| Ash Street Design and Construct   | \$425,000     | \$355,000                       |
| Coho/Brant Area Plan and Design   | \$70,000      | \$60,000                        |
| Coho/Brant Area Construct   | ---           | Not funded (Shifted to Phase 2) |
| Marine Science Drive (Including widening, multi-use path, roundabout and lighting)                                    | \$2,304,000   | \$1,138,000                     |
| Realign Rouge Access and 25th   | \$448,000     | \$448,000                       |
| Pacific Way Improvements  | \$251,000     | \$251,000                       |
| <u>Sidewalks</u>  |               |                                 |
| Marine Science Drive (Abalone to Ferry Slip)  | \$67,500      | \$67,500                        |
| <u>Acquisition</u>  |               |                                 |
| TSP Project Right-of-Way  |               |                                 |
| Realign, Expand and Extend SW Abalone Street right-of-way   | \$315,000     | \$286,000                       |
| <u>UTILITIES</u>  |               |                                 |
| Water Line US 101 - 40th to 50th  | \$320,000     | \$320,000                       |
| Sanitary Sewer US 101 – 40th to 50th  | \$600,000     | \$477,000                       |
| <u>PUBLIC AMENITIES</u>   |               |                                 |
| Neighborhood Park/Open Space Acquisition; 2.5-acre coastal gully and foredune site adjacent to South Beach State Park | \$225,000     | \$225,000                       |
| <u>SPECIAL PROJECT IDEAS</u>  |               |                                 |
| Wetland Planning/Mitigation Bank  | ---           | Not funded                      |
| Trails – Easement Acquisition   | ---           | Not funded                      |
| South Jetty Trail   | \$317,000     | \$317,000                       |
| Tsunami Evacuation Route Improvements to Safe Haven Hill  | \$1,594,000   | \$272,500                       |
| <b>Total:</b>   |               | <b>\$3,802,000</b>              |
| <u>Funding Source</u>   |               |                                 |
| Existing “cash on hand” when Phasing Plan Started:  |               | -\$2,177,128                    |
| Proceeds from the Phase 2 borrow:   |               | -\$2,100,000                    |
| Excess increment transferred to Phase 2:  |               | \$475,128                       |

## 2. Phase 2 – 2014/20 (All Funded Projects Completed or Committed)

| PUBLIC RIGHTS OF WAY   | Cost Estimate      | UR Portion                         |
|--|--------------------|------------------------------------|
| <u>Streets</u>   |                    |                                    |
| 35th Street – 101 to Ferry Slip Road:<br>Commercial Street Prototype, relocate 32nd St Signal to SE 35th,<br>Construct 35th Street from Abalone to Ferry Slip Rd. with multi-use path<br>(Coho/Brant Projects #10 and #11) | \$5,057,114        | \$2,495,097                        |
| SW Abalone St – SW 29th to Anchor Way (Coho/Brant Project #8 (Moved from<br>Phase 3))  | \$2,929,021        | \$2,037,699                        |
| SW 27th – SW Brant to SW Abalone (Coho/Brant Project #2A)  |                    |                                    |
| SW 30th – SW Brant to SW Abalone (Coho/Brant Project #5)   |                    |                                    |
| SW Brant – SW 27th to SW 30th (Coho Brant Project #7)  |                    |                                    |
| SW Abalone & SW 35th St. Stormwater Improvements (Coho/Brant Project #18)  |                    |                                    |
| SW 26th St. and SW Brant St. Stormwater Improvements (Coho/Brant Project #17)  |                    |                                    |
| SE Ferry Slip Rd – 32nd to Ash w/ shared use path from Ash to Marine Science Dr<br>Anchor Way 35th to 40th   | \$1,354,873<br>--- | \$1,354,873<br>Not funded          |
| <u>Acquisition/Development</u>   |                    |                                    |
| TSP Projects - right of way:   |                    |                                    |
| Re-align SE 50th Street right-of-way and acquire SE 62nd Street right-of-way, obtain<br>storm drainage easement in the vicinity of SE 40th and US 101  | \$200,000          | \$200,000                          |
| Match for LIDs formed to implement Tier 2 and Tier 3 Coho/Brant improvements   |                    | Not funded (shifted<br>to Phase 3) |
| <u>UTILITIES</u>   |                    |                                    |
| <u>Sewer</u>   |                    |                                    |
| SW 26th Street Sanitary Lift Station Upgrade (Coho/Brant Project #16)  | ---                | Not funded                         |
| <u>Utility Lines</u>   |                    |                                    |
| Ferry Slip Road and US 101 Line Undergrounding   | \$1,600,000        | \$1,000,000                        |
| <u>PUBLIC AMENITIES</u>  |                    |                                    |
| Neighborhood Park Development  |                    | Not funded                         |
| Neighborhood Park/Open Space/Trail Acquisition:<br>Funding for contribution toward SE Chestnut Street trail project  | \$200,000          | \$50,000                           |
| <u>ACQUISITION/DEVELOPMENT/SITE PREP FOR REUSE</u>   |                    |                                    |
| Strategic Site Acquisition for Re-Use:<br>Purchase of parcel at NE Corner of US 101 and 35th Street<br>Portion of Lot 2, Block J, Harborton  | \$1,540,000        | \$1,540,000                        |
| Site Prep for Reuse: Demolition Reserve for Parcel at NE Corner of US 101 and SE<br>35th Street  | \$250,000          | \$141,000                          |
| Refinement Plan for the South Beach US 101 Commercial – Industrial Corridor  | \$100,000          | \$100,000                          |
| Strategic Site Acquisition for Economic Development, Community Facilities, and<br>Affordable Housing   |                    | Not funded                         |
| <u>SPECIAL PROJECT IDEAS</u>   |                    |                                    |
| Wetland Mitigation Bank  |                    | Not funded                         |
| Electric Vehicle Charging Stations   |                    | \$50,000                           |
| Total:   |                    | \$8,918,669                        |
| Source of funding:   |                    |                                    |
| Unexpended Phase 1 funds shifted to Phase 2 with Minor Amendment XI:   |                    | -\$475,128                         |
| Proceeds from lease of Agency property:  |                    | -\$141,000                         |
| Proceeds from the Phase 2 borrow:  |                    | -\$5,400,000                       |
| Pay as you go increment:   |                    | -\$2,952,541                       |

### 3. Phase 3 – 2019/2025

| PUBLIC RIGHTS OF WAY  | Escalated Cost<br>Estimate (2021) | UR Portion                         |
|---|-----------------------------------|------------------------------------|
| <u>Streets</u>  |                                   |                                    |
| 40 <sup>th</sup> / US 101 Signal and Enhanced Pedestrian Facilities (Moved from Phase 2)  | \$1,500,000                       | \$1,500,000                        |
| 50 <sup>th</sup> and US 101 Intersection Improvements   | -----                             | Not funded                         |
| <u>Sidewalks/Paths</u>  |                                   |                                    |
| Abalone Street Multi-Use Path Extension (Coho/Brant Project #12B)   | -----                             | Not funded (Shifted to<br>Phase 2) |
| Enhance mobility for Cyclists and Pedestrians through South Beach Loop path<br>Improvements (Project G, South Beach / US 101 Refinement Plan)   | \$1,420,000                       | \$1,420,000                        |
| <u>Acquisition/Development</u>  |                                   |                                    |
| Match for LIDs formed to implement Tier 2 and Tier 3 Coho/Brant improvements<br>(Moved from Phase 2)  | -----                             | Not funded                         |
| <br>UTILITIES   |                                   |                                    |
| <u>Water</u>  |                                   |                                    |
| Install Redundant Yaquina Bay Under-Crossing Pipeline   | \$3,000,000                       | \$750,000                          |
| Improve Fire Suppression Capability at Airport Industrial Sites   | \$500,000                         | \$500,000                          |
| <u>Sewer</u>  |                                   |                                    |
| Enhance Wastewater Service to the Airport   | \$2,000,000                       | \$2,000,000                        |
| Henderson Creek Piping  | -----                             | Not funded                         |
| Henderson Creek Lift Station  | -----                             | Not funded                         |
| <u>Storm</u>  |                                   |                                    |
| 170-feet of 36-inch storm drain crossing US 101 in the vicinity of Southshore   | -----                             | Not funded                         |
| <u>Utility Lines</u>  |                                   |                                    |
| Bury existing/new underground utility lines   | -----                             | Not funded                         |
| <br>PUBLIC AMENITIES  |                                   |                                    |
| Neighborhood Park (Under Bridge Space – Coho Brant Plan)  | -----                             | Not funded                         |
| Enhance Placemaking with Improvements to Landscaping, Public Art, and<br>Gateways (Project F, South Beach / US 101 Refinement Plan)   | \$1,000,000                       | \$1,000,000                        |
| <br>COMMUNITY IMPROVEMENT PROGRAMS  |                                   |                                    |
| Fund Storefront Façade Loan/Grant Program   | -----                             | Not funded                         |
| <br>ACQUISITION/DEVELOPMENT/SITE PREP FOR REUSE   |                                   |                                    |
| Redevelop 35 <sup>th</sup> Street Site to Meet Community Needs (Includes Potential Strategic<br>Investment in Neighboring Parcels to Promote Redevelopment Concepts per Project<br>A, South Beach / US 101 Refinement Plan) | \$1,300,000                       | 1,300,000                          |
| <br>SPECIAL PROJECT IDEAS   |                                   |                                    |
| Coastal Gully Open Space Improvements (Coho/Brant Project #19)  | -----                             | Not funded                         |
| Tsunami Evacuation Route Improvements   | -----                             | Not funded                         |
| Wetland Mitigation Bank   | -----                             | Not funded                         |
| Incentivize Annexation of Unincorporated Properties w/ Focus on US 101 Industrial<br>Sites (Project B, South Beach / US 101 Refinement Plan)  | \$500,000                         | \$500,000                          |
| Total:  |                                   | \$8,970,000                        |
| Source of Funding   |                                   |                                    |
| Accumulated Proceeds from Lease of Agency property:   |                                   | -\$250,000                         |
| Short-Term Loan Against Last Two Years of Increment:  |                                   | -\$3,620,000                       |
| Pay as you go increment:  |                                   | -\$5,100,000                       |

**C. ESTIMATED COMPLETION DATE**

Projects are expected to be awarded no later than December 31, 2025 and completed in a timely manner. The projects are divided in to three, six-year phases. The agency may adjust the design and construction of specific projects depending on the needs of the community and the urban renewal district as a whole.

|         |           |
|---------|-----------|
| Phase 1 | 2009-2015 |
| Phase 2 | 2014-2020 |
| Phase 3 | 2019-2025 |

The three phases will enable the agency to plan and implement the financial plan in Section V. Phase 3 projects will be implemented with a combination of rents from Agency property, “pay as you go” increment, and a short-term loan to leverage FYE 2026 and 2027 tax increment. All debt is to be retired by FYE 2027.



V. FINANCIAL ANALYSIS OF THE AMENDMENT

A. ANTICIPATED TAX INCREMENT FUNDS

As stated in Oregon Revised Statutes Chapter 457 (ORS 457), tax increment funds are anticipated from growth in assessed value within the Area over the course of the Plan. Growth in assessed value is projected to occur through appreciation in property values (“appreciation percentage”), limited to no more than three percent annually, and through changes in property that add value that are “excepted” from the three percent limit. Such “exception value” results from factors such as subdivision or rezoning of land and from construction of improvements.

Table V-1 shows actual and projected growth in tax increment funds (i.e. expected tax increment revenue) for the balance of the life of the South Beach Urban Renewal Plan and Report. Projections utilize a conservative 2.0% annual growth rate to account for residential and commercial development that is likely to occur.

**Table V-1:  
Urban Renewal Area Tax Increment Revenue Estimates**

| Year    | SB-URD Annual Revenue (2.0%) | SB-URD Cumulative Revenue |
|---------|------------------------------|---------------------------|
| 2019-20 | \$2,258,106                  | \$2,258,106               |
| 2020-21 | \$2,303,268                  | \$4,561,374               |
| 2021-22 | \$2,349,333                  | \$6,910,708               |
| 2022-23 | \$2,396,320                  | \$9,307,028               |
| 2023-24 | \$2,444,247                  | \$11,751,274              |
| 2024-25 | \$2,493,131                  | \$14,244,406              |
| 2025-26 | \$2,542,994                  | \$16,787,400              |
| 2026-27 | \$2,593,854                  | \$19,381,254              |

Source: City of Newport

B. ESTIMATED AMOUNT OF MONEY REQUIRED UNDER ORS 457

The total expected tax increment revenue that is not committed to previous incurred debt, through 2027, is \$11,605,293. This revenue will be used to finance Phase 3 projects in this Plan Amendment. Table V-2 below shows the expected increment revenue and debt service schedule.

**Table V-2:  
Projected Revenues, Debt Service and Other Expenditures**

| FYE  | (A)<br>URA<br>Incremental<br>Revenue<br>2.0% | (B)<br>Total<br>Existing<br>Debt<br>Service | (C)<br>2015 Issue<br>Debt<br>Service<br>(Phase 2) | (D)<br>Pledged<br>Coverage | (E)<br>Total Debt<br>Service | (F)<br>Remaining<br>Uncommitted<br>Revenue<br>(Annual) | (G)<br>Remaining<br>Uncommitted<br>Revenue<br>(Aggregate) |
|------|--|---|---|----------------------------|------------------------------|--|---|
| 2020 | \$2,258,106                                  | \$763,550                                   | \$753,321   | 1.49                       | \$1,516,871                  | \$741,235  | \$741,235   |
| 2021 | \$2,303,268                                  | \$545,075                                   | \$972,140   | 1.52                       | \$1,517,215                  | \$786,053  | \$1,527,288   |
| 2022 | \$2,349,333                                  | \$609,675                                   | \$744,966   | 1.73                       | \$1,354,641                  | \$994,692  | \$2,521,980   |
| 2023 | \$2,396,320                                  | \$569,250                                   | \$784,522   | 1.77                       | \$1,353,772                  | \$1,042,548  | \$3,564,528   |
| 2024 | \$2,444,247                                  |   | \$1,016,820                                       | 2.40                       | \$1,016,820                  | \$1,427,427  | \$4,991,955   |
| 2025 | \$2,493,131                                  |   | \$1,016,641                                       | 2.45                       | \$1,016,641                  | \$1,476,490  | \$6,468,445   |
| 2026 | \$2,542,994                                  |   |   |                            |                              | \$2,542,994  | \$9,011,439   |
| 2027 | \$2,593,854                                  |   |   |                            |                              | \$2,593,854  | \$11,605,293  |

Individual columns of financial projections in Table V-2 are labeled and described as follows:

- (A) Annual tax increment estimated to be collected by South Beach URA. For FYE 2020 the figure represents the 100% increment reported by the Lincoln County Assessor. Actual collections for any given year will fall short of that figure due to delinquencies. Subsequent increments are increased at a conservative rate of 2.0% per year.
- (B) Includes the 2007 Series, 2008 Series, and 2010B Series bonds. The 2010B bond was dedicated to projects listed in Phase 1 of this Plan.
- (C) Annual debt service to fund projects identified in Phase II of this Plan, with initial payment in FYE 2016.
- (D) Projected pledged coverage ratio for each fiscal year assuming remaining uncommitted revenue is retained.
- (E) Total debt service obligation for the South Beach URA.
- (F) Annual tax increment remaining after debt service obligations and reserve are met.
- (G) Aggregate amount of uncommitted revenue after debt service and reserve are met. A portion of this revenue may be used as “pay as you go” funds for projects provided the 125% pledged coverage ratio is met.

Based on projections in Table V-2, revenues are expected to be sufficient to retire incurred debt by FYE 2027. Column (G) of Table V-2 shows that there is adequate uncommitted tax increment revenue to address currently unforeseen issues. This chart does not include the \$1.525 million-dollar commercial property the Agency acquired in Phase 2, and sale of that property would provide additional funds to retire debt. The collection of delinquent taxes and interest earned on unexpended fund balances are additional revenues that are not reflected in the chart, and these funds similarly could be used to retire debt.

**C. ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

Table V-2 shows the schedule for payment of existing debt. All debts are scheduled to be retired by FYE 2027.

## D. PROJECTED REVENUES AND EXPENDITURES

Table V-2 shows the annual anticipated revenues and expenditures for the Plan Amendment. The revenues result from tax increment revenue that is not already committed to financing existing debt. The total debt service for existing debt is \$7,775,960. Expenditures are based on 2021 estimates to implement the projects described in Phase 3 of Section IV of this Plan Amendment. The total project costs and the Plan's share of those costs are also shown in Section IV. Given the limited amount of time remaining before the South Beach Urban Renewal Plan and Report closes to new projects in 2025, most Phase 3 projects are assumed to be fully funded by the Agency.

## E. STATEMENT OF FISCAL IMPACT ON OTHER JURISDICTIONS UNDER ORS 457.420-457.440

The use of tax increment financing creates a fiscal impact on the taxing districts (e.g. the City, the County, the Community College) that levy taxes within the Area. This impact consists of those districts foregoing the taxes that would have been levied on the increase in assessed value within the Area while tax increment financing is in effect.

In order to project these impacts, it is necessary to estimate the growth in assessed value that would have occurred without the Plan. The Plan's projects are anticipated to create assessed value growth that would not occur but for the Plan. Therefore; the taxes that are foregone are those resulting from projected development without the public improvements developed under the Plan. It should be noted that revenue estimates in Tables V-1 and V-2 are lower than projections in Table V-3 due to realized property tax collection loss at approximately 6%.

Table V-3 shows the revenues foregone by the affected taxing districts, through 2027. The revenues foregone by the taxing districts equal their permanent tax rates times the projected incremental assessed value, plus the tax rates associated with general obligation bonds approved by voters before October 2001 times the bonding district's incremental assessed value. Note that the property tax revenues foregone by the Lincoln County School District do not result in revenue losses to the School District because of the system of state funding of K-12 education. The impacts are shown to illustrate what they would be if the school funding system is materially changed and property tax revenues become directly relevant. With Minor Amendment X, Table V-3 was amended to reflect a more conservative 3.0% annual increase in increment revenue. The table has not been updated with this plan amendment, considering that this minor amendment is not changing the closure date of the district.

The tax increment revenues terminate after 2027, and the additional revenues that are available to these taxing districts are projected to repay the districts for revenues foregone during the Plan.

**Table V-3:  
Projected Property Tax Revenues Foregone**

| Fiscal Year | Taxing Districts |          |           |                       |          |                |         |                |                            |                      |                                |                             |                        |                         |                 |                   | Total Tax Revenue |
|-------------|------------------|----------|-----------|-----------------------|----------|----------------|---------|----------------|----------------------------|----------------------|--------------------------------|-----------------------------|------------------------|-------------------------|-----------------|-------------------|-------------------|
|             | City of Newport  |          |           | Lincoln County School |          | Lincoln County |         | Newport RFPD   | Pacific Community Hospital | Lincoln Cnty Library | Oregon Coast Community College | Lincoln Cnty Transportation | Lincoln Cnty Extension | Linn-Benton-Lincoln ESD | Port of Newport | Water - Seal Rock |                   |
|             | Permanent Rate   | GO Bond  | GO Bond   | Permanent Rate        | GO Bond  | Permanent Rate | GO Bond | Permanent Rate | Permanent Rate             | Permanent Rate       | Permanent Rate                 | Permanent Rate              | Permanent Rate         | Permanent Rate          | Permanent Rate  | Permanent Rate    |                   |
|             | 5.5938           | 0.4348   | 0.9240    | 4.9092                | 0.7894   | 2.8202         | 0.0377  | 0.9108         | 0.3625                     | 0.2465               | 0.1757                         | 0.0974                      | 0.0451                 | 0.3049                  | 0.0609          | 0.0126            |                   |
| 2009-10     | \$557,970        | \$43,318 | \$92,163  | \$548,701             | \$88,241 | \$315,173      | \$4,278 | \$10,874       | \$40,466                   | \$3,031              | \$19,609                       | \$10,874                    | \$4,991                | \$34,049                | \$6,774         | \$2,139           | \$1,782,653       |
| 2010-11     | \$579,776        | \$45,096 | \$95,736  | \$570,165             | \$91,670 | \$327,498      | \$0     | \$11,459       | \$42,139                   | \$3,142              | \$20,330                       | \$11,274                    | \$5,175                | \$35,485                | \$7,023         | \$2,218           | \$1,848,185       |
| 2011-12     | \$567,454        | \$44,137 | \$93,701  | \$558,048             | \$89,722 | \$320,538      | \$0     | \$11,215       | \$41,243                   | \$3,075              | \$19,898                       | \$11,034                    | \$5,065                | \$34,731                | \$6,874         | \$2,171           | \$1,808,906       |
| 2012-13     | \$640,651        | \$0      | \$105,735 | \$629,491             | \$0      | \$361,655      | \$0     | \$13,619       | \$46,531                   | \$3,594              | \$22,509                       | \$12,484                    | \$5,864                | \$39,154                | \$7,755         | \$2,459           | \$1,891,500       |
| 2013-14     | \$659,871        | \$0      | \$108,907 | \$648,376             | \$0      | \$372,504      | \$0     | \$14,027       | \$47,927                   | \$3,702              | \$23,184                       | \$12,858                    | \$6,040                | \$40,329                | \$7,988         | \$2,533           | \$1,948,245       |
| 2014-15     | \$679,667        | \$0      | \$112,174 | \$667,827             | \$0      | \$383,680      | \$0     | \$14,448       | \$49,365                   | \$3,813              | \$23,880                       | \$13,244                    | \$6,221                | \$41,539                | \$8,227         | \$2,609           | \$2,006,692       |
| 2015-16     | \$700,057        | \$0      | \$115,539 | \$687,862             | \$0      | \$395,190      | \$0     | \$14,882       | \$50,846                   | \$3,927              | \$24,596                       | \$13,641                    | \$6,407                | \$42,785                | \$8,474         | \$2,687           | \$2,066,893       |
| 2016-17     | \$721,058        | \$0      | \$119,006 | \$708,498             | \$0      | \$407,046      | \$0     | \$15,328       | \$52,371                   | \$4,045              | \$25,334                       | \$14,051                    | \$6,600                | \$44,068                | \$8,728         | \$2,768           | \$2,128,900       |
| 2017-18     | \$742,690        | \$0      | \$122,576 | \$729,753             | \$0      | \$419,257      | \$0     | \$15,788       | \$53,942                   | \$4,166              | \$26,094                       | \$14,472                    | \$6,798                | \$45,390                | \$8,990         | \$2,851           | \$2,192,767       |
| 2018-19     | \$764,971        | \$0      | \$126,253 | \$751,645             | \$0      | \$431,835      | \$0     | \$16,262       | \$55,560                   | \$4,291              | \$26,877                       | \$14,906                    | \$7,002                | \$46,752                | \$9,260         | \$2,936           | \$2,258,550       |
| 2019-20     | \$834,446        | \$0      | \$0       | \$819,093             | \$0      | \$470,612      | \$0     | \$18,843       | \$60,484                   | \$5,118              | \$29,311                       | \$16,284                    | \$7,444                | \$50,946                | \$10,236        | \$3,489           | \$2,326,307       |
| 2020-21     | \$859,480        | \$0      | \$0       | \$843,665             | \$0      | \$484,730      | \$0     | \$19,408       | \$62,298                   | \$5,271              | \$30,191                       | \$16,773                    | \$7,668                | \$52,475                | \$10,543        | \$3,594           | \$2,396,096       |
| 2021-22     | \$885,264        | \$0      | \$0       | \$868,975             | \$0      | \$499,272      | \$0     | \$19,991       | \$64,167                   | \$5,430              | \$31,097                       | \$17,276                    | \$7,898                | \$54,049                | \$10,859        | \$3,702           | \$2,467,979       |
| 2022-23     | \$911,822        | \$0      | \$0       | \$895,045             | \$0      | \$514,250      | \$0     | \$20,590       | \$66,092                   | \$5,592              | \$32,029                       | \$17,794                    | \$8,134                | \$55,670                | \$11,185        | \$3,813           | \$2,542,018       |
| 2023-24     | \$939,177        | \$0      | \$0       | \$921,896             | \$0      | \$529,678      | \$0     | \$21,208       | \$68,075                   | \$5,760              | \$32,990                       | \$18,328                    | \$8,378                | \$57,340                | \$11,520        | \$3,927           | \$2,618,279       |
| 2024-25     | \$967,352        | \$0      | \$0       | \$949,553             | \$0      | \$545,568      | \$0     | \$21,844       | \$70,118                   | \$5,933              | \$33,980                       | \$18,878                    | \$8,630                | \$59,061                | \$11,866        | \$4,045           | \$2,696,827       |
| 2025-26     | \$996,372        | \$0      | \$0       | \$978,039             | \$0      | \$561,935      | \$0     | \$22,500       | \$72,221                   | \$6,111              | \$34,999                       | \$19,444                    | \$8,889                | \$60,832                | \$12,222        | \$4,167           | \$2,777,732       |
| 2026-27     | \$1,026,264      | \$0      | \$0       | \$1,007,381           | \$0      | \$578,793      | \$0     | \$23,175       | \$74,388                   | \$6,294              | \$36,049                       | \$20,027                    | \$9,155                | \$62,657                | \$12,589        | \$4,292           | \$2,861,064       |

## F. IMPACTS ON TAXPAYERS

This amendment will not change the South Beach Urban Renewal Plan and Report's impact on taxpayers. General obligation bonds approved by voters before October 2001 are subject to the division of tax. There were five such general obligation bonds in the South Beach Urban Renewal area. They were scheduled to retire by 2019, prior to the previously scheduled sunset of the South Beach Urban Renewal Plan and Report. To the extent that any of the bonds still exist, they will continue to be subject to the division of tax, regardless of how Agency's elects to use tax increment funds for the remaining life of the Plan.

Any general obligation bonds approved after October 2001 are not subject to the division of tax.

## VI. FUTURE AMENDMENTS TO THE PLAN

### **A. THIRD AMENDMENT TO THE SOUTH BEACH URBAN RENEWAL PLAN, ADOPTED SEPTEMBER 11, 1991 (CITY RESOLUTION NO. 91-4)**

Amendment 3 to the South Beach Urban Renewal Plan sets out criteria for future amendments to the Plan. It replaced the provisions contained in Section VIII of the original South Beach Urban Renewal Plan, adopted September 12, 1983 (City Ordinance No. 1341, County Resolution No. 83-26-9)

All amendments or changes to the Plan are to be made in writing and approved by the Agency, the City Council, or both. The amendments or changes may be substantial amendments or minor amendments as hereinafter defined.

Substantial amendments to the Plan shall be approved by the City Council by non-emergency ordinance pursuant to ORS 457.095 and 457.220 after public notice and hearing. Minor amendments to the Plan shall be approved by the Agency and by the City Council by resolution, except as hereinafter provided.

The terms “substantial amendment” is the equivalent of “major amendment,” as used with respect to certain previous amendments. The following amendments or changes to the Plan shall be considered substantial amendments:

1. Adding land to the Urban Renewal area (except such minor additions of land as may be authorized by statute as not constituting a substantial amendment).
2. Extending the date after which no bonded indebtedness shall be issued with respect to the Plan or any project undertaken or to be undertaken under the Plan.
3. Increasing the maximum amount of bonded indebtedness, excluding bonded indebtedness used to refinance or refund existing bonded indebtedness, issued or to be issued under the Plan, to the extent that the Plan may specify a limitation upon the maximum amount of such bonded indebtedness.
4. Adding a new project, activity or program which:
  - a. Serves or performs a substantially different function from any project, activity or program specified in this Plan; and
  - b. Is estimated to cost (excluding administrative costs) in excess of \$500,000.00 adjusted annually from July 1, 1991 at a rate equal to the construction cost index applicable to the Urban Renewal Area.

5. Making other changes in the Plan which alter the major assumptions, purposes and objectives underlying the Plan.

All amendments or changes to the Plan which are not substantial amendments, as specified above, shall be considered minor amendments. The implementation of the plan by specification of work and projects to carry out a project conceptually approved within the Plan shall constitute a minor amendment, if any amendment be required at all for such purpose. Minor amendments shall also include, but not be limited to, identification of property for acquisition pursuant to projects, and activities or programs specified in this Plan for public use or for private redevelopment.

From time to time, during the implementation of this Plan, the City Council may officially approve amendments or modifications to the City's Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulations or ordinances which affect the implementation of this Plan. When such amendments, modifications or approvals have been officially enacted by the City Council, such amendments, modifications or approvals, to the extent they may affect the provisions of this Plan, shall be deemed minor amendments to the Plan and shall, by reference, become a part of this Plan, without the necessity for action on the part of the Agency.



**NOAA MARINE OPERATIONS CENTER TAX REVENUE IMPACTS**

**(PREPARED WITH AMENDMENT SIX TO THE SOUTH BEACH URBAN RENEWAL PLAN)**

## NOAA MARINE OPERATIONS CENTER TAX REVENUE IMPACTS

The National Oceanic and Atmospheric Administration (NOAA) recently reconfirmed its decision to award the Port of Newport, Oregon its long-term lease decision for its Pacific Marine Operations Center (MOC). In response to this decision, the potential property tax revenue implications of this decision to Newport's South Beach Urban Renewal Area were evaluated.

### **METHODOLOGY & LIMITATIONS**

This analysis quantifies the tax revenue impacts for specific jurisdictions resulting from economic activity generated by NOAA's decision to relocate its Pacific MOC to Newport. At this time, little information is available regarding anticipated spending by the facility for on-going operations, repairs, etc. As such, we relied on secondary sources where possible, using our best estimate of historical operations activity in the Seattle area, the former home of the Pacific MOC.

Finally, in light of present uncertainty, where specific measures were not available, we established defensibly conservative estimates designed to err on a lower level estimate.

### **FINDINGS**

#### **ESTIMATING PRIVATE MOC SPENDING LOCALLY**

It was assumed that NOAA's Pacific MOC will spend roughly \$80 million annually on various operations, repair/maintenance activity, and various federal contracts related to these activities annually. This assumption was based on a July 2009 editorial in the Seattle Times co-authored by representatives from the Port of Seattle, Seattle City Council, the University of Washington, and a major NOAA MOC contractor in Seattle.<sup>1</sup> The editorial declared annual direct and indirect economic activity related to NOAA's MOC at roughly \$180 million annually. This figure was evaluated in light of other available information about other NOAA investments in the Seattle area to arrive at a more conservative estimate of \$80 million in direct activity, specifically in Newport.

**TABLE 1: BASELINE CONTRACT SPENDING LOCALLY**

| <b>BASELINE MOC SPENDING ASSUMPTIONS</b>   |                     |
|--|---------------------|
| <b>Total Estimated Direct Spending 1/:</b> | <b>\$80,000,000</b> |
| Private Share 2/:                          | 33%                 |
| Spending to Private Firms:                 | \$26,400,000        |
| Newport's Capture of Private Spending 2/:  | 50%                 |
| Spending to Private Firms in Newport:      | \$13,200,000        |

1/ Based on editorial in the Seattle Times, July 2009. Contributors included Jean Godden, Seattle City Council; Bill Bryant, Port of Seattle Commissioner, Steve Welch, CEO of Pacific Shipyards; and Mark Emmert, President of the University of Washington.

2/ Conservative assumptions made by Johnson Reid, LLC

<sup>1</sup> "NOAA Should Keep its Marine Operations on Lake Union." The Seattle Times July 30, 2009. Editorial Contributors included Jean Godden, Seattle City Council; Bill Bryant, Port of Seattle Commissioner, Steve Welch, CEO of Pacific Shipyards; and Mark Emmert, President of the University of Washington.

To estimate the *private development* impacts of this spending, we assumed that one-third of spending activity took the form of private contracts. This assumption is considered conservative based on our professional opinion.

Finally, we assumed that the Newport economy could capture half of the private contract spending of the Pacific MOC. This assumes that the remaining half of the activity would leak to other communities such as Portland, Astoria, or remain in Seattle. This process results in an approximation of \$13.2 million in annual contract spending estimated to be captured in the Newport economy.

## TRANSLATING CONTRACT SPENDING INTO JOBS

Estimates of direct and secondary (indirect/induced) job impacts were developed by utilizing impact multipliers from IMPLAN<sup>2</sup> (IMpacts for PLANing) economic impact analysis model. Developed by the Forest Service to assist in land and resource management planning, IMPLAN is an economic impact model designed for analyzing the effects of industry activity upon all other industries in an economic area.

Utilizing this methodology, we estimate a total of 100 private, permanent jobs resulting from NOAA spending in Newport, at least 63 of which would be direct employment due to federal contract awards for the local private sector.

---

<sup>2</sup> Minnesota IMPLAN Group (MIG), Inc., Stillwater, Minnesota

**TABLE 2: JOB IMPACTS OF CONTRACT SPENDING**

| Contract Spending, Jobs, and Multipliers                         |              |                      |
|--|--------------|----------------------|
| Direct Private Contract Spending 1/:                             | \$13,200,000 | <b>Multiplier</b>    |
| Direct Jobs 2/:  | 63.4         | 4.8 jobs/\$1 million |
| <u>Indirect &amp; Induced 2/:</u>                                | <u>37.0</u>  | 2.8 jobs/\$1 million |
| <b>Contract. Jobs:</b>   | <b>100.3</b> |                      |
| Jobs By Industry Type  |              |                      |
| <b><u>Direct:</u></b>  |              | <b>Jobs</b>          |
| NOAA Contractors (Ship repair, research, etc.)                   |              | 63.4                 |
| <b><u>Indirect/Induced 2/:</u></b>                               |              |                      |
| Food services and drinking places:                               |              | 4.0                  |
| Real estate establishments:                                      |              | 2.6                  |
| Wholesale trade businesses:                                      |              | 2.6                  |
| Employment services:   |              | 1.3                  |
| Accounting, tax preparation, bookkeeping, and payroll services   |              | 1.3                  |
| Offices of physicians, dentists, and other health practitioners: |              | 1.3                  |
| Private hospitals:   |              | 1.3                  |
| Civic, social, professional, and similar organizations:          |              | 1.3                  |
| Retail Stores - Food and beverage:                               |              | 1.3                  |
| Other Retail/Commercial Services:                                |              | 19.8                 |

1/ From Table 1

2/ Jobs Multipliers generated by IMPLAN.

### Calculating the Share of Jobs Captured by South Beach

The industries identified in Table 2 into general land use types are based on the typical space utilization of each industry. This translates into roughly 66 industrial jobs, 25 commercial jobs, and 9 office jobs. Secondly, we apply a 20% capture factor for the South Beach district which translates into an estimate of approximately 20 jobs supported in the district.

**TABLE 3: SOUTH BEACH CAPTURE OF JOB IMPACTS BY LAND USE TYPE**

| Space Type    | Total Newport Jobs Impacts 1/ | South Beach Jobs Impacts 2/ |
|---------------|-------------------------------|-----------------------------|
| Industrial    | 66.0                          | 13.2                        |
| Commercial    | 25.1                          | 5.0                         |
| <u>Office</u> | <u>9.2</u>                    | <u>1.8</u>                  |
| <b>TOTAL:</b> | <b>100.3</b>                  | <b>20.1</b>                 |

1/ From Table 2

2/ Assumes a conservative 20% capture rate for South Beach, Johnson Reid, LLC

## CONVERSION OF JOBS TO DEVELOPED SPACE

We then multiplied the number of estimated jobs captured in the South Beach District by a typical square footage per job by land use type. These assumptions are based on the U.S. Department of Energy's Commercial Building Energy Consumption Survey. This process yields an estimate of roughly 25,200 private, developed square feet supported by NOAA contract spending in South Beach.

**TABLE 4: PRIVATE EMPLOYMENT IMPACT DEVELOPMENT IN THE SOUTH BEACH**

| Space Type    | South Beach Jobs Impacts 1/ | Est. Sq. Ft. per Job 2/ | Est. Development Impacts (Sq. Ft.) |
|---------------|-----------------------------|-------------------------|------------------------------------|
| Industrial    | 13.2                        | 1,510                   | 19,932                             |
| Commercial    | 5.0                         | 883                     | 4,429                              |
| Office        | 1.8                         | 468                     | 865                                |
| <b>TOTAL:</b> | <b>20.1</b>                 | <b>N/A</b>              | <b>25,226</b>                      |

1/ From Table 3

2/ Calculated as a weighted average across industries based on Newport's existing distribution. Derived from The U.S. Department of Energy's Commercial Building Energy Consumption Survey. (2003)

## CONVERSION OF NEW DEVELOPMENT TO MARKET VALUE & TAXABLE ASSESSED VALUE

In Table 5, the supportable space was translated into land by standard Floor Area Ratios (FAR) by land use type, yielding an estimate of 2.0 improved acres. Secondly, we apply per acre development costs by land use type to each land/space estimate to calculate replacement cost of improvements. This analysis conservatively assumes market value is equal to replacement cost.

**TABLE 5: ESTIMATED MARKET VALUE GENERATED BY NOAA'S CONTRACT SPENDING LOCALLY**

| Space Type    | NOAA Impact   | Assumed F.A.R 2/ | Improved Acres | Per Acre Improvement Cost 3/ | Est. Market Replacement Value | 2009-10 CPR 4/ | Taxable Assessed |
|---------------|---------------|------------------|----------------|------------------------------|-------------------------------|----------------|------------------|
| Industrial    | 19,932        | 0.30             | 1.53           | \$1,511,500                  | \$2,305,419                   | 1              | \$2,305,419      |
| Commercial    | 4,429         | 0.25             | 0.41           | \$1,971,000                  | \$801,636                     | 0.58           | \$464,949        |
| Office        | 865           | 0.35             | 0.06           | \$2,361,500                  | \$133,961                     | 0.58           | \$77,698         |
| <b>TOTAL:</b> | <b>25,226</b> | <b>N/A</b>       | <b>2.0</b>     | <b>N/A</b>                   | <b>\$3,241,016</b>            | <b>N/A</b>     | <b>2,848,065</b> |

1/ From Table 4

2/ Assumes a typical, low-rise development profile with 4 parking spaces per 1,000 square feet of space.

3/ RS Means Construction Cost Estimator

4/ Changed Property Ratio: The adjustment made from new improvement market value to taxable assessed value under Measure 50.

SOURCE: Lincoln County Assessor's Office and Johnson Reid, LLC

We then applied the Lincoln County 2009-10 Changed Property Ratio (CPR) by land use type, which revealed an estimated increase in taxable assessed value of \$2.85 million. Therefore, \$13.2 million in locally captured economic activity resulting from NOAA Pacific MOC decision is expected to translate into an increase of \$2.85 million in new, taxable assessed value in the South Beach Urban Renewal District.

## **CONTRIBUTION TO SOUTH BEACH URBAN RENEWAL DISTRICT GROWTH**

The estimated \$2.85 million in new, taxable assessed value as a result of NOAA facility-induced economic growth will directly contribute to the South Beach Urban Renewal District total, taxable assessed value and by extension, annual incremental tax revenue. The increase in assessed property value is equivalent to 2.9% of existing District value in 2009.

For purposes of conservative District revenue forecasting, we assumed the new, taxable assessed value would be constructed and enter the tax rolls in equal increments over a four year period. Therefore, in fiscal years 2011-12 through 2014-15, the District is assumed to grow by \$712,000 annually due solely to NOAA facility impact growth. Detailed projections of District property tax revenue growth are found in Table V-1 of the plan amendment report.

**SOUTH BEACH / US 101 REFINEMENT PLAN**

**(CATALYST FOR AMENDMENT XIV TO THE SOUTH BEACH URBAN RENEWAL PLAN)**





# SOUTH BEACH / US 101 REFINEMENT PLAN

Newport, OR

November 2021





## Acknowledgements

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Planning Commission  
Public Arts Committee

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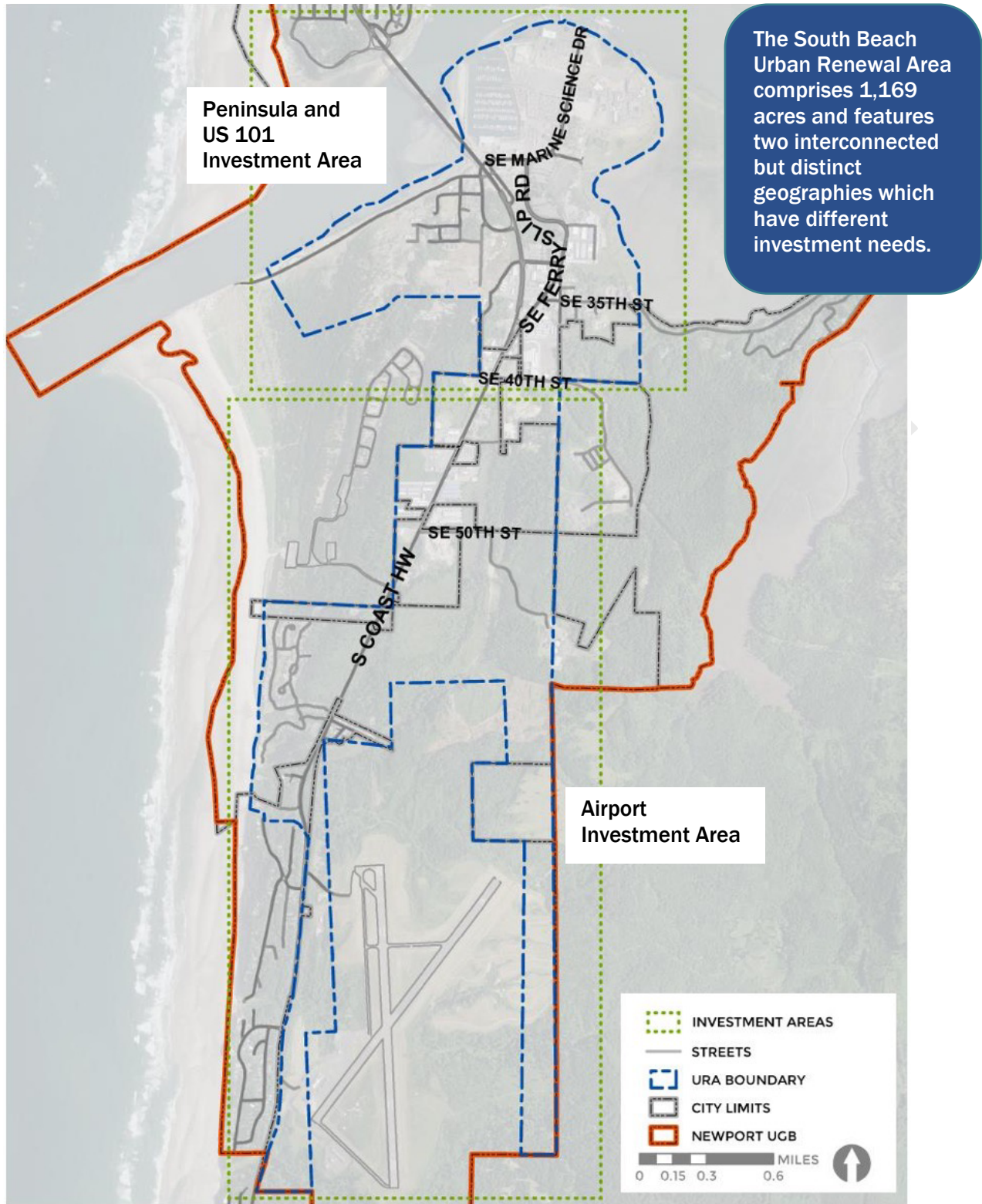


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- 4. ACTION PLAN PROJECTS ..... 16

Exhibit 1. Urban Renewal Investment Areas



NEWPORT SOUTH BEACH / US 101 REFINEMENT PLAN



# 1. Plan Purpose and Background

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Nestled on the south side of the Yaquina Bay Bridge, Newport’s South Beach provides a mix of regional institutions, recreational facilities, neighborhoods, and retail businesses. The area has changed substantially since 1983, when the City of Newport established an urban renewal district in the area to address the lack of transportation connections, urban infrastructure, and public amenities.

Since then, the Urban Renewal Agency (“the Agency”) has helped to complete the area’s transportation network, fund the creation of a wastewater treatment plant, spur the development of the popular Oregon Coast Aquarium, and as of 2021, is in the process of making improvements to US 101 that will reconfigure key intersections to ease congestion. In addition to the Aquarium, the area features a mix of institutions, including the Hatfield Marine Science Center, OMSI’s Camp Gray, Oregon Coast Community College, Newport Municipal Airport, and the Port of Newport’s South Beach Marina and RV Park.

The South Beach Urban Renewal Plan is nearing its expiration at the end of 2025 and the Agency acknowledges that the area still faces key transportation, redevelopment, and placemaking barriers. This Urban Renewal Refinement Plan is an Action Plan that identifies a set of impactful projects that the Agency could invest in with its remaining \$5.15 million to \$8.97 million of funding.<sup>1</sup> Each of these projects was vetted for public support and ability to achieve the objectives of the Urban Renewal District. The Agency’s goal is to distribute funds to provide the greatest benefit to the tax base including area residents, visitors, and employees while also helping to remove development barriers on the remaining underutilized parcels in the area.



The new intersection of US 101 and SE 35<sup>th</sup> Street that was installed as part of the 2021 US 101 improvements in South Beach creates an opportunity for redevelopment for adjacent parcels, including the Agency-owned site on the NE corner. *Credit: City of Newport*

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<sup>1</sup> The Agency would have up to \$5.15 million for future projects costs if it proceeded with a “pay as you go” scenario acquiring no new debt. The Agency would have up to \$8.97 million if it takes out an additional loan in 2025.

# South Beach Urban Renewal Plan Objectives

Project concepts for the final phase of Urban Renewal investments must be consistent with the following South Beach Urban Renewal Plan (1983) objectives:<sup>2</sup>

- Preserve forest, water, wildlife, and other natural resources
- Identify sites for public use such as the OSU Marine Science Center
- Complete a Port-facilitated marine recreation area
- Encourage marine oriented activities on the northern Shorelands
- Assure the development of complementary uses adjacent to the Airport
- Plan new sewer, water, and transportation capacity
- Allocate a major part of South Beach to heavy commercial and light industrial uses

## South Beach Blighting Conditions (1983)

The South Beach Urban Renewal Plan was created to reduce or eliminate blighted conditions in South Beach, including:

Sub-standard street improvements, rights of way, and traffic signalization and management

Incomplete pedestrian/bicycle circulation systems and Tsunami evacuation routes

Inadequate water storage capacity and distribution lines

Undersized or absent sanitary sewer collection service lines

Incomplete winter storm water management systems

Inadequate neighborhood recreation facilities and open space

*Source: South Beach Urban Renewal Plan Amendment 5*

**South Beach in 2021:** While the Agency has made progress in solidifying the area as a functional district within the city, several constraints remain:

- While US 101 runs through the area as the key transportation spine, South Beach’s most charming attractions are hidden from view.
- South Beach’s many bike paths provide an alternative to car transport, but the network feels patchy in places.
- South Beach lacks a strong sense of place and could use landscaping and public art installments more effectively.
- Invasive species are a problem in South Beach, and current management is insufficient.
- Residents, visitors, and employees in the area point to a lack of retail services in the area, requiring them to cross the Yaquina Bay Bridge for any goods or services they might need.
- Traffic congestion remains a concern, especially at 40<sup>th</sup> Street, which is poised to see growth as the Wilder residential area builds out.
- At the district’s southern end, lack of sewer infrastructure limits development opportunities on industrial and commercial properties near the Airport.

<sup>2</sup> The Benkendorf Associates Corp, “Substantial Amendment Five to the South Beach Urban Renewal Plan 5”, City of Newport, Oregon Urban Renewal Agency (September 2008).



## Plan Investment Priorities

Since the urban renewal area has existed for close to 40 years, the refinement plan acknowledges the progress the Urban Renewal Agency has made in achieving its objectives as well as the changed conditions and user base in the area. The Agency has established the following investment priorities for the 2021 refinement plan to create a framework for how the Agency will operate in the remaining life of the urban renewal area. They are based on conversations with stakeholders, the Staff Technical Advisory Committee (composed of key public works, planning, and management staff), and the Agency. They also reflect broader City priorities as part of the Newport Vision 2040.

1. Promote a sense of place for residents and visitors that reflects the South Beach identity.
2. Improve connectivity for bicyclists and pedestrians to South Beach destinations.
3. Attract new development that can meet the service and retail needs of South Beach residents.
4. Invest in overcoming market and development barriers on underutilized or vacant sites.
5. Reduce sewer, water, and transportation infrastructure barriers to enable job creation on industrial lands near the Airport.
6. Invest in improvements that promote long-term community resiliency to address tsunami, flooding, and earthquake hazards.

The City and Urban Renewal Agency are interested in helping South Beach to contribute to the overall vision for Newport:

“In 2040, the Greater Newport Area is an enterprising, livable community that feels like home to residents and visitors alike. We have carefully planned for growth with well-maintained infrastructure, affordable housing for all income levels, robust public transportation, diverse shopping opportunities, and distinct, walkable districts and neighborhoods.”

Source: Newport Vision 2040

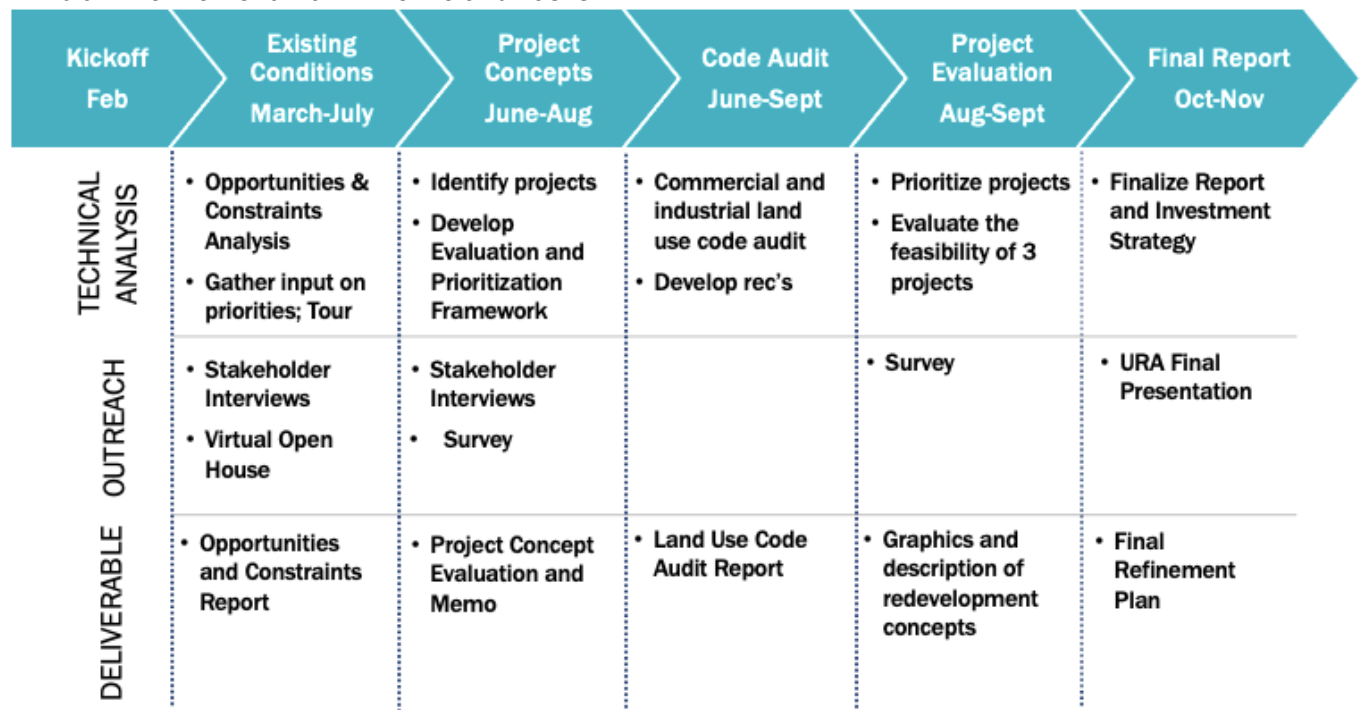


Aquarium Village offers an eclectic blend of makerspaces and businesses serving visitors, such as gift shops and restaurants. *Credit: ECONorthwest*

## Refinement Plan Process and Public Involvement

The Urban Renewal Refinement Plan (“the Plan”) draws from many sources to identify priorities and projects, including technical analysis of the development and infrastructural needs in the community and significant community and stakeholder outreach. Exhibit 2 shows the key elements of the planning process and overall project timeline.

**Exhibit 2. Refinement Plan Timeline and Tasks**



**Engaged with the community.** While COVID-19 restrictions prevented in-person engagement, the planning team, which consisted of four consultants/subconsultants as well as City partners, conducted community outreach throughout the entire planning process with:

- **18 interviews** with individuals and committees completed by the City and the consultant team. Participants included local business and property owners, real estate brokers and developers, committees, community members, and economic development professionals.
- **4 participants** in a Marine Resource focus group conducted over the summer.
- **23 community members** participated in a Community Workshop held online on August 26, 2021. Attendees were encouraged to prioritize project concepts and specific investments.
- **466 respondents** to two surveys that were released in July and September 2021. The first survey was developed to understand key issues and priorities for community members. The second survey was designed to generate feedback on specific project concepts.

**Analyzed the Area’s Opportunities and Constraints.** The Opportunities and Constraints Report in Appendix A provides background information on key constraints for revitalization, stakeholder priorities, and points to potential opportunities for Agency investment in the area. JET Planning conducted a **code audit** to further understand potential barriers associated with land use regulation.

**Evaluated Project Concepts.** The existing conditions research and community outreach informed a list of potential improvements and infrastructure projects for implementation. The team, with Agency support, developed an Investment Framework (Appendix B) for evaluating and prioritizing those projects to ensure that all projects met the goals and priorities of the Urban Renewal Plan.

How do people perceive South Beach? Survey respondents indicated that South Beach suffers from traffic congestion and lacks a sense of place.

“No identity, just a place from which businesses operate.”

“Traffic nightmare”

However, many respondents also indicated that the area has natural amenities and untapped potential

“Potential to be the fun...district of Newport.”

“Natural beauty”



This Plan proposes to enhance South Beach’s sense of place by investing in landscaping, improving wayfinding, and adding amenities including public art (See Project Sheet F for details). Eighty-five percent of survey respondents indicated that new wayfinding and public art should include water-based themes related to existing uses in the area. *Photos compiled by SERA Architects.*



## 2. Opportunities and Constraints Summary

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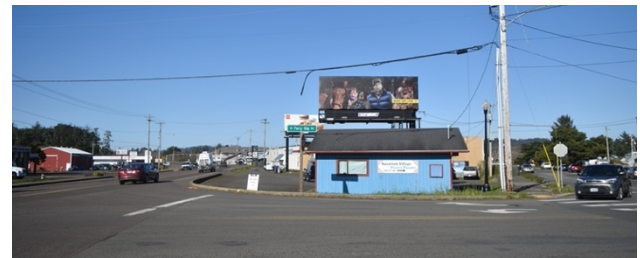
As a foundation for action, this chapter describes the opportunities and constraints present in South Beach that serve as a basis for project needs and prioritization.

**South Beach is home to some of Newport's most visited institutional and recreational organizations, many of which have potential to expand in the near future.** Residential development is also underway with Wilder planning to add twenty-six houses this year. Each of these plans for growth provide opportunities for South Beach, but also raise concerns about current capacity.



The Oregon Coast Community College serves around 2,000 students and employs 45 faculty. *Credit: ECONorthwest*

**Opportunities exist throughout the study area but especially on the Peninsula and along US 101 to improve a sense of place and visitor experience in South Beach.** Stakeholders identified opportunities to improve South Beach through an overhaul of the area's visual identity, signage consolidation, and other wayfinding and placemaking improvements. The City could improve the visibility of destinations from US 101 by consolidating wayfinding signage, catalyzing redevelopment of City-owned parcels, and/or the utilizing the US 101 Ferry Slip Road closure to create a southern gateway. Buying out billboards could also help to remove visual clutter.



The right-of-way closure at the US 101 and Ferry Slip Rd. provides a location for a southern gateway to Newport. *Credit: ECONorthwest*

**Lack of infrastructure, developer uncertainty, and negative public perception is limiting development of Airport industrial sites.** Lack of sewer facilities, low water flows, and limited road access limit the type of industries that can function on the Airport sites. Additionally, developers are uncertain about the City's plans for the site and whether they will be able to build what they want if they do invest in the property. Investing in infrastructure and clarifying the City's intentions would go a long way in promoting development.

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Funding projects that enable new development and job creation at the Airport was not a priority for survey respondents.

Only 7% identified it as very important while 40% indicated it was not important at all.

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**Limited and disconnected multimodal infrastructure and traffic congestion remain key challenges in South Beach.** While there are many multimodal pathways, sidewalks, and bike lanes in the area, South Beach lacks a cohesive, signed, multimodal network. Additionally, traffic congestion, especially during peak periods, make it difficult to cross the Yaquina Bay Bridge and access key points along the Peninsula. Recent improvements, including the relocation of the traffic signal to US 101 and 35<sup>th</sup> Street, provide a strong start to addressing these issues.



This Plan proposes a new traffic signal at the intersection of US 101 and 40th St. to improve safety and ease of access to the Wilder Development, Oregon Coast Community College, and the planned OSU student housing development (see Project Sheet H). *Credit: ECONorthwest*

**Planning and development efforts in South Beach should consider the natural and geologic hazards for which the area is at risk.** Various systems (electric, sanitary sewer, etc.) may be impacted by a tsunami or other seismic events. Upgrades to these systems or new projects should take resiliency into consideration. The Yaquina Bay Bridge is of particular concern – in the event of bridge damage due to a natural disaster, the residents of South Beach would be cut off from all the essential services and resources north of the bridge. Development of essential services (access to food, fuel, and/or healthcare) in South Beach would provide some fundamental resiliency to the area if the bridge were impassible.

While there were other challenges and opportunities identified in South Beach, this plan focuses on those most relevant for urban renewal investment

The full Opportunities and Constraints Report is in Appendix A and includes opportunities and constraints maps with corresponding tables.

## Land Use Policies, Zoning and Regulations Audit

**Land use policies and regulations impact development possibilities in South Beach.** The land use code audit determined how existing land use plans, maps, and regulations impact development in South Beach. It also identified potential revisions that could be enacted to better align with area goals and investments. The detailed audit can be found in Appendix E. Exhibit 3 summarizes key findings and recommendations.

**Exhibit 3. Land Use Audit Findings and Recommendations**

| Key Findings   | Recommendations  |
|--|--|
| <p><b>Mapping</b> - The mix of commercial and light industrial zones along US 101 generally aligns with Urban Renewal District goals. There is potential for select re-designation from industrial to commercial for key areas.</p>  | <ul style="list-style-type: none"> <li>▪ Expand commercial district along US 101 to encompass the SE 35<sup>th</sup> St gateway site and surrounding properties.</li> <li>▪ Rezone the NE corner of SE 40<sup>th</sup> St and US 101 for commercial taking advantage of potential new signal.</li> <li>▪ Rezone parcel on south side of SE 40<sup>th</sup> St from heavy industrial to light industrial to reduce potential use conflicts. Identify sites for heavy industrial farther south.</li> </ul>   |
| <p><b>Annexation</b> - Nearly 25% of the district is outside of the City limits and cannot yet be developed to urban levels of intensity or served by urban infrastructure. More than half of these areas are designated for industrial uses.</p>  | <ul style="list-style-type: none"> <li>▪ Actively pursue annexation of industrial properties using island annexation provisions coupled with financial incentives to offset infrastructure costs, engaging with individual property owners to understand priorities and needs.</li> <li>▪ Engage with Lincoln County to complete the Urban Growth Management Agreement to ensure an orderly transition from County to City zoning and infrastructure.</li> </ul>   |
| <p><b>Zoning</b> - The City's Zoning Code clearly delineates zones with use standards and site development standards. The prevalent Light industrial zone benefits from allowing a flexible mix for industrial and commercial uses however this can result in uncertainty about the compatibility of future development.</p> | <ul style="list-style-type: none"> <li>▪ Limit uses inconsistent with district development goals by prohibiting uses associated with low employment for all or highway-abutting light industrial sites.</li> <li>▪ Introduce a 15-foot setback with required landscaping for both industrial and commercial properties along US 101.</li> <li>▪ Develop landscape screening, buffering and/or fencing standards to improve compatibility of light industrial uses.</li> <li>▪ Maintain existing land use and building permit procedures, which minimize discretionary reviews.</li> </ul>  |
| <p><b>Other Considerations</b> - The City should continue to monitor issues such as parking demand and trip allocation within South Beach and adjust as appropriate.</p>   | <ul style="list-style-type: none"> <li>▪ Review the employment and tax generation potential of uses permitted within the district to determine if future modification of permitted uses is justified within the light industrial zone</li> <li>▪ Consider using development agreements for greater certainty on proposed development for select sites</li> <li>▪ Monitor parking demand and implication of current parking ratios for site development feasibility. Explore options for shared parking on individual sites and district-wide parking reductions.</li> <li>▪ Review the impact of commercial rezoning on the SBTOZ trip budgets and reallocate trips within the district as necessary.</li> </ul> |

## South Beach Opportunity Sites

South Beach has several potential opportunity sites for new development. There is a cluster of vacant/underutilized sites on US 101 near the Agency-owned site at 35<sup>th</sup> St. Two sites near the NOAA facility that currently house dredge spoils or vacant warehouses could be redeveloped for complementary uses. There are also limited industrial development opportunities on vacant sites near the Airport.

All the sites in the tsunami evacuation zone could be developed with commercial uses, while sites in the upland areas out of the evacuation zone (including near Wilder) could be developed with housing. Future demand drivers for the area include an increase in student housing, expansion plans for the Wilder residential area, and other sites that might draw new employers near the Airport. These new residents and employees are going to drive a changing retail demand landscape.

Community engagement and market analysis revealed key service gaps in South Beach including:

- Grocery stores
- Gas stations
- General retail
- Casual restaurants



This Plan proposes to promote development of the Agency-owned 35<sup>th</sup> Street site with uses that meet community needs. The Barley Pod in Portland is an example of a food cart pod anchored by a brewing company, a concept that could work well on the site. *Credit: ECONorthwest*



## Agency-Owned 35<sup>th</sup> Street Site

The US 101 and 35<sup>th</sup> Street Agency site offers an opportunity for the Agency to help promote a development concept that meets community goals. Coupling these improvements with gateways and public art would help to transform the southern entrance to Newport making this site a “go-to” South Beach destination.

### Exhibit 4. Opportunities and Challenges for the Agency-Owned 35<sup>th</sup> Street Site

| Opportunities  | Challenges  |
|--|---|
| <ul style="list-style-type: none"> <li>• Highly visible with lots of through traffic on a corner intersection</li> <li>• Close to key destinations</li> <li>• Can be a part of the South Beach brand</li> <li>• Can be a key node for multimodal path</li> </ul> | <ul style="list-style-type: none"> <li>• Far from Downtown and other commercial activity</li> <li>• Context is arterial/commercial</li> <li>• No existing building as centerpiece for adaptive reuse</li> </ul> |

Determining potential uses and vetting potential concepts was a key part of refining this project. Four uses rose to the top as desirable and feasible for this site<sup>3</sup>:

- General Merchandiser
- Specialty Grocery
- Microrestaurants/foodcarts
- Retail

Taking these four uses, the planning team compiled three potential concepts for development on the site detailed below. Ultimately the City will use these concepts in a Request for Qualifications (RFQ) to be released in Spring 2022.

Project Sheet A includes additional details that will inform the 2022 RFQ including:

Development objectives for the site

Public private partnership potential

Zoning considerations

Community preferences on development concepts.

### Community Preferences

**Which uses were most popular for the 35<sup>th</sup> Street site?** Survey respondents who were South Beach residents and employees favored a small or specialty grocer whereas those who lived in Newport or elsewhere identified food carts or microrestaurants as their top choice.

**Which concept was most popular for the 35<sup>th</sup> Street site?** Survey respondents indicated that they would like the site to become a “Food Destination” with specialty grocery and microrestaurants

*“The realignment of the traffic signals [at US 101 and 35<sup>th</sup>] and the location just south of the bridge is an opportunity to give South Beach a ‘go-to’ destination for a new type of shopping experience” - South Beach Stakeholder*

<sup>3</sup> While a gas station was identified as a need both during community engagement and technical analysis, it was determined that it would not contribute to the “gateway” envisioned on this site. A gas station may be better situated near 40<sup>th</sup> St.

## Illustrative Site Plans

**Alternative 1: “Go Big” Large Anchor and Retail.** The 2.3-acre Agency-owned site north of 35<sup>th</sup> Street will host a major tenant like a Bi-Mart style general retailer/grocery on roughly 75% of site. The rest of the site will fill out with detached additional retail and/or open space with trail amenities.

The southern parcels, which currently contain Airrow Heating, Columbia Distributing, and Hoover’s Pub and Grill, will contain a small retail cluster and single large stand-alone restaurant (new or refresh). The southern parcels are privately owned, and concepts will be influenced by ongoing conversations with the current business and property owners. The site should leverage adjacency to the Ferry Slip gateway site.

**Economic Considerations:** Recruiting a large grocer may prove challenging on the site if the potential market is considered insufficient to sustain operations. Additionally, receiving supplies on the Coast could be costly for potential tenants especially if they do not have other stores nearby. However, a large anchor can draw other retail tenants to the area and the Agency may want to consider partnership opportunities on this site to make it feasible long term.

### Exhibit 5. Alternative 1: “Go Big” Large Anchor and Retail



Credit: SERA Architects

**Alternative 2: “Food Destination” Specialty Grocery Plus Microrestaurants.** The Agency-owned site will host a small/medium grocery with prepared food, a deli, and perhaps small counter-service dining. Adjacent to the grocery will be a cluster of food carts with possible structured shelter and partial indoor space, and a microrestaurant pod with an indoor/outdoor blend.

**Economic Considerations:** The market area would likely be sufficient to sustain a small grocery although the tenant will need to be familiar with the challenges of delivering to the coast. This site could provide an ideal opportunity for a local grocer to expand.

**Food cart pod / microrestaurant considerations**

Tenancing/rightsizing will be important with 8-10 unique concepts being the ideal. More would be too difficult to manage and less would not provide enough choices.

The City should gauge interest among local entrepreneurs or existing restaurants for satellite locations.

The City should consider recruiting a master lessee to operate/manage subleases and establish ground rules.

**Exhibit 6. Alternative 2: “Food Destination” Specialty Grocery Plus Microrestaurants**



Credit: SERA Architects



**Alternative 3: Mixed Retail.** The Agency-owned site will host a cluster of smaller retail/service/office uses, such as food carts, offices, coffee shop, retail, small medical (i.e., Zoom+Care), and other uses popular in the community survey. This site should aim to add urban appeal by concealing parking behind, providing access from Ferry Slip (which currently has just one curb cut on US 101), and including open space or park use, assuming the small commercial does not consume the entire 2.3 acres.

**Economic Considerations:** Without an anchor, some retailers may be hesitant to locate to this site. Retailers that do locate here should be local-serving and fill gaps in the South Beach market.

**Exhibit 7. Alternative 3: Mixed Retail**



Credit: SERA Architects

# 3. Investment Framework

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The opportunities and constraints identified in Chapter 2 make it clear that South Beach is well-positioned for growth but needs targeted investment to reach its potential. This chapter establishes an evaluation framework to help frame the Agency’s decisions about which projects to evaluate further, and ultimately advance for urban renewal funding. It also provides a structure for implementation.

## Who: The Agency and Partners

For all the projects evaluated, the Agency assumes it will be leading investment or providing matching investment, given the limited time remaining in the life of the district. Bringing new private investment into the community is a key goal of this Action Plan, provided such efforts can be coordinated before the plan closes to new projects. Successful implementation will require time and energy from many partners within the City.

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Established in 1983, the South Beach Urban Renewal Plan has an original maximum indebtedness of \$38,750,000. Key recent milestones include:

**2009:** The URA was extended at a reduced size for the purpose of upgrading the infrastructure and acquiring land to support economic development. With public input, a new project list was developed with the 2009 extension, to be funded with revenue bonds over three six-year phases.

**2018:** The URA completed a substantial amendment of this plan to move the deadline for awarding projects from December 31, 2020, to December 31, 2025. This amendment extends the date after which no bonded indebtedness can be issued with respect to the Plan.

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## Where: Two Investment Areas

Agency investments will span two investment areas within the Urban Renewal Area: The Peninsula/US 101 Investment Area and the Airport Investment Area

- The Peninsula/US 101 Investment Area is home to the area’s major institutions, attracts visitors from around the United States and beyond, and is home to the area’s retail establishments and hotels. The projects focused on this area include Projects A, B, E, F, G, and H.
- The Airport Investment area includes the Municipal Airport and publicly and privately owned land that is zoned for industrial development. The projects focused in this area include Projects C and D.

## When: End of 2025

If the Agency is to execute on its priority investments by 2025, it will need to be strategic about the choices it makes and poised to act quickly. All projects must be awarded by December 31, 2025.

## How Much: Up to \$9 million

As a part of the planning process, the Agency weighed the priority of each project against its potential cost and discussed the merits of the different funding scenarios. The Agency ultimately decided that all the projects are important and is willing to take out an additional loan in 2025 in order to accomplish all projects. The Agency should aim to leverage funding from regional, state, and federal partners as grant dollars might be available which will impact how much funding is needed.

## Why/How: Investment Criteria

Evaluation criteria included:

1. Can the Agency award the project by 2025?
2. Will the project necessitate a substantial amendment?
3. Does the project align with the objectives from the 1983 South Beach Urban Renewal Plan?
4. Does the project advance the 2021 investment priorities for the urban renewal area?
5. How much community support did the project receive?

Each project was evaluated against the first three specific criteria to ensure it met threshold requirements. Projects that did not meet these requirements were excluded from further consideration. Projects were further prioritized by their alignment with 2021 priorities, community feedback and cost to determine the importance of the different projects.

### Funding Scenarios

#### Pay as you go - \$5.15 million

The Agency collects TIF dollars through FYE 2025 and pays directly for projects without acquiring new debt. This scenario could complete most projects with limited incentives. Tax increment would return to the districts in FYE 2026.

#### Additional Loan - \$8.97 million

The Agency collects TIF through FYE 2027 by taking out a loan prior to 2025 to leverage last two years of TIF. This scenario could fully fund all projects. Tax increment would return to the districts in FYE 2028.

2021 Forecasts by Tiberius Solutions



Investment opportunity: Left - Existing multi-use path along Ferry Slip Rd. Right - Example of trail improvements: Indianapolis Cultural Trail is a 3-mile trail connecting Downtown Indianapolis with integrated art and landscaping. *Photos compiled by SERA Architects.*

## 4. Action Plan Projects

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Attracting new development to South Beach will take a coordinated effort by the City, businesses, and private investors. Because limited public funds are available for capital projects and programs, it is necessary to prioritize these investments. With targeted investments and partnerships, South Beach could achieve its vision for a more active commercial corridor and increased opportunities for jobs. The strategic use of urban renewal funds can help to improve visitor experience and increase private sector confidence in investing in the District. It will also provide a bridge for pioneering development projects to overcome the significant financial gap for new development in South Beach.

This chapter outlines eight projects that can help South Beach achieve this vision. Some projects benefit the tax base directly by removing market or infrastructural barriers for businesses, while others focus on investments to placemaking, public art, landscaping and other visualization improvements that help establish a sense of place. These projects also benefit the economy by promoting tourism and local spending. Likewise, multimodal improvements that cater to pedestrians and cyclists enhance the sense of place and encourage people to spend time and money in the local community.

### Final Project Selection

All projects included in this plan met the threshold evaluation criteria. The following table shows:

- **Community support:** These scores are based on how the projects ranked in the community surveys and other engagement.
- **Strength of alignment with priorities:** Projects that clearly advanced one or more priorities were moved forward.
- **Cost:** Projects were considered high cost if they were \$1M+, medium cost if they were between \$500K and \$1M, and low cost if less than \$500K.

Additional details on project evaluation can be found in Appendix B.

#### What's included in the project sheets?

A description of the project

Rationale for including the project on the list

Alignment with South Beach's 2040 vision

Implementation Steps

Outreach considerations

Potential partners for the City to engage on the project

Planning cost estimates and

Additional funding considerations

Two projects were removed from the list during prioritization and do not have project sheets.

**Provide transportation access to east Airport properties** - these properties are unlikely to develop soon and therefore do not have a pressing need for transportation access

**Install a traffic signal at SE 50<sup>th</sup> and US 101** - demand for this signal is very low at this time



**Exhibit 8. Refinement Plan Projects to be Funded with Remaining Tax Increment**

| Key                        | Project  | Rationale   | Meets Priorities | Public Support | Estimated Cost  |
|----------------------------|--|---|------------------|----------------|---|
| <b>A</b>                   | Redevelop 35 <sup>th</sup> Street site to meet community needs providing strategic investments in neighboring properties to promote redevelopment concepts         | Promote development that meets public goals combined with a gateway that improves the arrival experience and business / destinations visibility. Potential for strategic investments in part  | Yes              | High           | <b>\$1.3 million</b><br>(\$300K for public restroom and path user amenities \$1 million for investments in neighboring properties; land write down of up to \$1.5 million not included; would be variable depending on the dev't concept) |
| <b>B</b>                   | Incentivize annexation of unincorporated properties with a focus on US 101 industrial sites, and target predevelopment assistance to vacant or underutilized sites | Assist in annexing unincorporated properties within the plan boundaries and condition issues with vacant or underutilized sites to help meet community needs and improve the area's vibrancy. | Yes              | Medium         | <b>Up to \$500,000</b><br>(assumes all eligible properties are annexed at the same time)  |
| <b>C</b>                   | Provide sewer infrastructure to industrial sites near Newport Municipal Airport  | Expand the types of development possible and reduce developer uncertainty.  | Yes              | Low            | <b>\$600,000 - \$2 million</b><br>(depending on technology used)  |
| <b>D</b>                   | Improve fire suppression capability at Airport industrial sites  | Expand the types of development that would be able to locate at the Airport   | Yes              | Low            | <b>\$150,000 - \$500,000</b><br>(preliminary estimate)  |
| <b>E</b>                   | Install redundant Yaquina Bay water pipeline   | Improve South Beach's resiliency to water line failure  | Yes              | Medium         | <b>\$750,000</b><br>(if grant unsuccessful, Agency could pay closer to \$3 million; surplus from other projects could be directed here to fully fund)   |
| <b>F</b>                   | Enhance South Beach placemaking through improvements to landscaping, public art, and gateways  | Bolster the area's sense of identity through targeted improvements.   | Yes              | Medium         | <b>\$1 million</b><br>(\$150-250K in consulting fees, up to \$850,000 in improvements)  |
| <b>G</b>                   | Enhance mobility for cyclists and pedestrians through South Beach Loop path improvements   | Improve mobility for cyclists and pedestrians while enhancing sense of place and navigability. It would also improve disaster preparedness  | Yes              | High           | <b>\$1.3 - 1.45 million</b><br>(high priority projects only, excluding ROW acquisition)   |
| <b>H</b>                   | Install a traffic signal and enhanced pedestrian facilities at SE 40 <sup>th</sup> Avenue and U.S. 101   | Open the door for planned development and ease congestion   | Yes              | High           | <b>\$1.5 million</b><br>(not including bike/ped improvements, which are included in Project G)  |
| <b>Total Project Costs</b> |  |   |                  |                | <b>Up to \$9 million</b>  |

## Detailed Project Sheets

The following sheets provide details for each of the proposed projects.

| Project Description   | Lead  |
|---|---|
| <p data-bbox="233 327 1442 558"><b>A</b> <b>Redevelop SE 35<sup>th</sup> Street site to meet community needs providing strategic investments in neighboring properties to promote redevelopment concepts.</b></p> <p data-bbox="203 659 1289 806">The Agency-owned site at 35<sup>th</sup> Street could be South Beach’s neighborhood hub and the gateway to South Beach, given that the site sits at the District’s entrance to the key destinations of the Newport Aquarium, Hatfield Center, South Beach State Park, Rogue’s pubs, OMSI’s Camp Gray, and Aquarium Village. Community members have expressed a desire to see this area transformed to better reflect the many attractions and natural beauty of South Beach.</p> <p data-bbox="203 852 483 877"><b>Development objectives:</b></p> <ul data-bbox="214 890 1284 1100" style="list-style-type: none"> <li>▪ Serve as a neighborhood hub and gateway to South Beach.</li> <li>▪ Provide stopping point for users of South Beach Loop path. The site will also serve as a key node along South Beach’s iconic bicycle and pedestrian loop, which connects all of the key destinations.</li> <li>▪ Provide gathering spaces for residents and visitors, with lots of retail and restaurant choices.</li> <li>▪ Support food entrepreneurs and surrounding businesses.</li> <li>▪ Build upon the gateway opportunity at the closed ROW at the former entrance to Ferry Slip.</li> </ul> <p data-bbox="203 1138 1279 1226"><b>Potential uses:</b> The highly visible and central location could attract investments in buildings that house services or retail (e.g., specialty grocery, restaurants, shops) and offer a central gathering space for eating and convening groups to serve South Beach area residents and employees.</p> <p data-bbox="203 1268 695 1293"><b>Partnership with adjacent property owners:</b></p> <ul data-bbox="214 1306 1284 1717" style="list-style-type: none"> <li>▪ <i>Expanded development concept:</i> On the southern parcels, which currently contain Airrow Heating, Columbia Distributing, and Hoover’s Pub and Grill, Alternative A shows a small retail cluster and single large stand-alone restaurant (new or refreshed Hoover’s). The southern parcels are privately-owned, and concepts will be influenced by ongoing conversations with the current business and property owners.</li> <li>▪ <i>Partnership with adjacent businesses:</i> Prior to RFQ release, the City should reach out to South Beach Market, Barrelhead, Columbia Distributing, Airrow Heating, and other restaurants to get feedback on the concepts, answer questions, discuss compatibility with potential commercial concepts, and gauge interest in partnerships.</li> <li>▪ <i>Billboard removal:</i> Two legacy billboards on the Hoover’s site constrain redevelopment opportunities on this site and detract from the desired village feel of the 35<sup>th</sup> Street site. The Agency will consider paying out the remaining contract that Hoover’s has with the billboard company to remove the billboards and allow for more flexible reuse of the site.</li> </ul> | <p data-bbox="1325 659 1500 835">Urban Renewal Agency / Community Development / City Manager’s Office</p> |

## Rationale

Because the Agency controls the 35<sup>th</sup> Street site, it can help promote a development concept that meets public goals. Coupling these improvements with gateways and public art would help transform the southern entrance to Newport. Currently there is no clear indication that a visitor has arrived in the community when driving north on Hwy 101 into South Beach.

|  |  |
|--|--|
| <b>Alignment with Vision 2040</b>  | <p>A3. Transportation Corridors [Partner]<br/> A13. Strategic Investments and Partnerships [Lead]<br/> A14. Developable Land [Partner]<br/> <i>Depending on businesses recruited:</i><br/> E2. Medical Professionals and Specialists [Support]<br/> E12. Access to Health Food [Support]</p>   |
| <b>Implementation Steps</b>  | <ul style="list-style-type: none"> <li>▪ Consider adjusting zoning to accommodate desired development type (from industrial [I-1] to commercial [C-1]). The commercial/retail uses proposed here are all permitted outright in the I-1 district. There is concern, however, that surrounding I-1 sites could be developed with actual light industrial uses, including things like vehicle repair or storage, self-storage, warehousing, and distribution, that could be incompatible with the atmosphere desired for this site. The I-1 zone also requires a 50-foot setback from Hwy 101 that would limit the development area on this site. This could be addressed through rezoning to commercial (C-1) that has no front setback requirement or revising the setback for the I-1 district as recommended in the code audit.</li> <li>▪ Continue to discuss potential partnership with property owners of Hoover’s and Airrow Heating sites, which could provide a cohesive gateway to South Beach. Acquire additional properties, if feasible, to develop the desired program.</li> <li>▪ Release RFQ to attract a developer in Spring 2022, using development objectives developed through the refinement plan process.</li> <li>▪ Analyze cost implications for the city of ongoing maintenance for the gateway.</li> </ul> |
| <b>Public or stakeholder outreach needed</b>   | <p>The City conducted outreach with developers, existing restauranters, potential tenants, key stakeholders, and the public as part of the refinement plan to develop objectives and vet concepts. The City will reach out to property owners of parcels that may need to be acquired. The City may also coordinate with the Urban Renewal Agency to seek their input on site programming goals.</p>   |
| <b>Partners</b>  | <p>Potential developers, South Beach businesses, and organizations</p>   |
| <b>Estimated Cost</b>  | <b>Funding Considerations</b>  |
| <p>Up to \$1.3 million<br/> (\$300K for public restroom and path user amenities and \$1 million for investments in neighboring properties)<br/><br/> (land write down of up to \$1.5 million not included; would be variable depending on the dev’t concept)</p> | <p>Funding for public-private partnerships on the site will come from urban renewal funds, with technical assistance from the City.</p> <ul style="list-style-type: none"> <li>▪ <b>Land write down:</b> Depending on the value proposition offered by the selected development team, the Agency could offer up to the full value of the land cost as a write down. The city prefers the potential land write down not exceed \$750,000 but the decision would be subject to the development proposals solicited as a part of the RFQ process. The Agency would need to evaluate the cost of public amenities and be receptive to developer feedback about the cost and time required to develop commercial buildings on the coast.</li> <li>▪ <b>Direct subsidy:</b> The Agency may consider providing direct support to help pay for public amenities like a public restroom and Loop path user amenities.</li> </ul>  |



# ILLUSTRATIVE SITE PLANS

**Exhibit 9. Alternative 1: "Go Big" Large Anchor and Retail**



Credit: SERA Architects

**Exhibit 10. Alternative 2: "Food Destination" Specialty Grocery Plus Microrestaurants**



Credit: SERA Architects

**Exhibit 11. Alternative 3: Mixed Retail**



Credit: SERA Architects

## Community Feedback

The community provided feedback on the types of uses they would most like to see at the 35th Street site in a survey that was distributed from September 20th to October 17th, 2021. The survey, which received 154 responses, indicated that the most popular uses for the site were:

1. A small or specialty grocery
2. Food carts or microrestaurants
3. An array of neighborhood serving retail services.

The survey also asked respondents to rank three concepts (see Illustrative Site Plans) that incorporated these uses in varying ways. Alternative 2: “Food Destination” was the most popular choice followed by Alternative 3: Mixed Retail.

## ZONING CONSIDERATIONS

As a part of the Refinement Plan process JET Planning conducted a code audit to further understand potential barriers associated with land use regulation. Findings relevant to the 35<sup>th</sup> Street site are detailed below (see Appendix E for more details).

- Recently updated provisions allow food carts individually and in pods of four or more throughout the South Beach area. (NMC 14.09, updated September 2021.) Food cart pods on private property are required to provide permanent utility connections and pay system development charges (SDCs), provide covered seating and trash receptacles, and provide access to a restroom.
- The potential development scenarios will require between 87-114 parking spaces on the 35<sup>th</sup> Street site which could constitute nearly 40% of the site at an estimated 350 square feet per space on the 2.3-acre site (NMC 14.14.030). However, it is likely that many uses in South Beach will be primarily served by auto access so parking availability will be important.
- Current zoning of Light Industrial permits retail and restaurant uses; however, the site is surrounded by properties that are zoned Light Industrial that the Agency does not control. This could detract from the site’s appeal if developed with incompatible uses.
- Potential development can likely meet the landscaping requirements. The landscaping requirement is 10% of the overall site, concentrated along the frontages, similar to the proposed sketches.
- There are no requirements for screening or buffering between uses on the site (NMC 14.18.) There are no limitations on outdoor storage or location of parking or loading areas, nor specific screening and buffering that would apply beyond a requirement for 5% of the parking area to be landscaped (NMC 14.19.050(D)(1)).
- No other architectural or site design standards apply to commercial and industrial properties within South Beach (NMC 14.30.010).

## USE EVALUATION

**Exhibit 12** provides an evaluation of the different uses that could take place on the site. The criteria are intended to provide the Agency with a better understanding of the support different uses might need as well as the benefits they can provide the community.

We considered each use according to:

- Its level of community support as determined through stakeholder interviews, focus groups, and two surveys
- Whether it would require local partners for development and/or financing
- How much financial support would be needed from the Agency to make it feasible
- The level of tenant management required
- Its ability to foster entrepreneurship on the site

**Exhibit 12. 35<sup>th</sup> Street Site Use Evaluation Matrix**

|   | General Merchandiser | Specialty Grocery | Microrestaurants / Foodcarts | Retail |
|---|----------------------|-------------------|------------------------------|--------|
| Community Support                             | Medium               | High              | High                         | Medium |
| Local Partner(s) Required for Dev't/Financing | No                   | No                | Yes                          | Maybe  |
| Potential Agency Contribution                 | Likely High          | Likely High       | Medium                       | Low    |
| Tenant Management Required                    | Low                  | Low               | High                         | Medium |
| Entrepreneurship Potential                    | Low                  | Low               | High                         | Medium |

## PRECEDENT IMAGERY

The images below illustrate the types of developments that could occur on the US 101/35<sup>th</sup> Street opportunity site.<sup>4</sup>

<sup>4</sup> Photos compiled by SERA Architects



**RESTAURANTS, FOOD CARTS, GROCERY, RETAIL, COMMUNITY SPACE**



Restaurant with outdoor plaza (Wilsonville, OR)



New/Renovated Commercial Strip (Portland, OR)



Latino Food Hall in renovated building (Portland, OR)



Pop-up event space and food cart pod (Oakland, CA)



Restaurant/Brewery Manufacturing and dining (Bend, OR)



Brewpub with outdoor dining on busy commercial street (Bozeman, MT)





The Ocean food hall (Portland, OR)



Small restaurant conversion (Portland, OR)



Restaurant with outdoor seating on sharp angle corner site (Portland, OR)



Container pod restaurants and shops (Albuquerque, NM)



Food Cart Pod (both mobile and permanent-installed dining shed with bar and firepits) (Bend, OR)



Food cart pod (St. Johns, Portland, OR)





New-construction corner businesses: stores and offices above



Retail strip (St. Johns, Portland, OR)



Indoor/outdoor farmers market



Electric Island charging hub (Swan Island, Portland, OR)



Full-service grocery (Portland, OR)



Micro-grocery (Portland, OR)

## B Incentivize annexation of unincorporated properties with a focus on US 101 industrial sites, and target predevelopment assistance to vacant or underutilized sites

| Project Description   | Lead  |
|---|---|
| <p>Approximately 25% of land within the South Beach URA is outside of City of Newport limits, which makes it difficult for the City to provide key services to large parts of South Beach. Through a predevelopment fund, the City would provide an incentive to annex into the city for US 101 property owners that are outside of city limits but inside of the URA boundary. The City would prefer to discuss annexation potential with property owners to ensure it meets their goals. However, properties that are surrounded by the city can be annexed without consent using the island annexation provisions under ORS 222.750 and would be best served by annexation assistance (see Exhibit 13 for unincorporated properties).</p> <p>Key to this strategy would be working with those property owners to annex the unincorporated properties into the City all at once, which would reduce overall costs. The City could cover the annexation expenses, which includes survey costs and old bond debt that the Seal Rock Water District accrued when it provided service to these properties (the properties now receive City water service). The City could also provide incentives for these properties to connect to City sewer service by agreeing to (a) pay wastewater SDCs for existing uses that would otherwise be payable upon connection and (b) provide a rebate of up to \$10,000 to reimburse owners for the construction of new residential service laterals and \$15,000 for commercial/industrial service laterals.</p> <p>Beyond the annexation and SDC costs, the Agency could offer additional assistance to help those property owners overcome market or infrastructure development barriers related to site preparation/grading, removal of invasive species (Scotch Broom), and adding or improving utility and transportation infrastructure.</p> | <p>Community Development, Planning Commission</p> |

### Rationale

Annexing properties outside of city boundaries would:

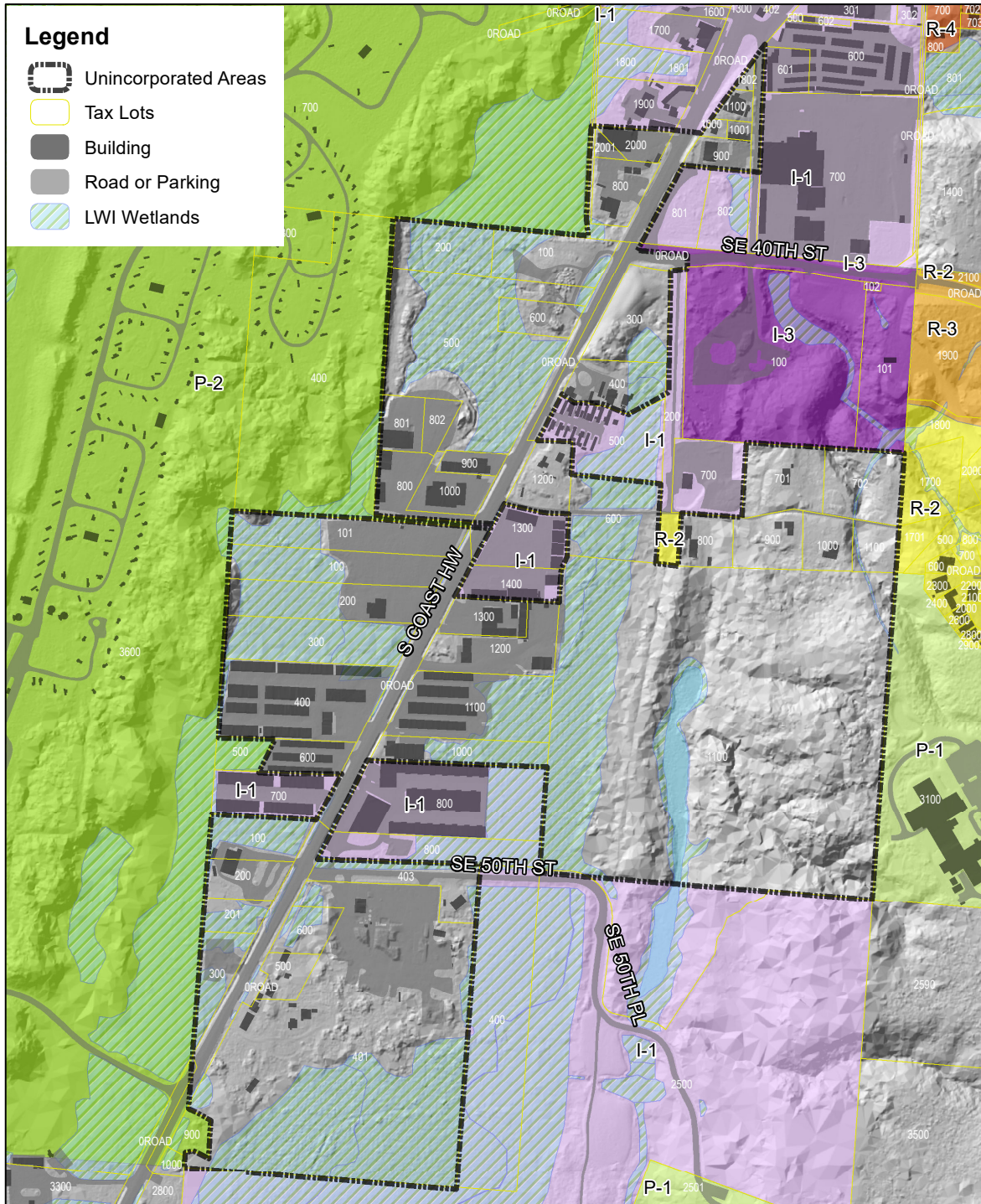
- Make it easier for the City to provide infrastructure and services to those properties.
- Help to increase the desirability of those properties for industrial development.
- Help the City to achieve its economic development goals by enabling development at urban intensities and limiting development under County regulations that may be less compatible with urban renewal development goals.
- Normalize the municipal boundaries for emergency service providers.
- Create a condition where urban scale development can occur, improving the tax base for all taxing districts.
- Prevent property owners from having to retire old Seal Rock Water District debt for services they no longer receive.

|  |  |
|--|--|
| <p><b>Alignment with Vision 2040</b></p> | <p>A14. Developable Land [Partner]<br/>           C8. Local Businesses Support [Support]<br/>           E6. Disaster Preparedness [Lead]</p> |
| <p><b>Implementation steps</b></p>       | <ul style="list-style-type: none"> <li>▪ Refine the list of potential properties for outreach.</li> </ul>                                    |



|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>▪ Discuss predevelopment needs and annexation potential with identified property owners.</li> <li>▪ Engage with Lincoln County to coordinate review of any development within the UGB to ensure that it is consistent with City goals and standards upon future annexation.</li> <li>▪ Determine which zones are desired upon annexation to provide greater certainty and transparency for landowners and developers.</li> <li>▪ Explore options for “island annexation” under ORS 222.750.</li> <li>▪ Conduct outreach with property owners.</li> <li>▪ Before proceeding with annexation: <ul style="list-style-type: none"> <li>○ Calculate specific amount of annexation expenses the City will cover.</li> <li>○ Calculate the specific incentives needed to connect the property to the City’s sewer.</li> <li>○ Develop language for agreements and a plan to have all properties annexed at one time to reduce costs.</li> </ul> </li> <li>▪ Coordinate with Lincoln County to complete the Urban Growth Management Agreement to ensure an orderly transition from County to City zoning.</li> </ul> |
| <p><b>Public or stakeholder outreach needed</b></p>  | <p>Outreach with property owners to is needed to determine development interest and whether the timing for that development would fall within the Agency’s investment window of 2022-2025. The City should engage with property owners to better understand specific concerns or uncertainties about annexation and encourage annexation. One approach could include developing informational resources for property owners highlighting development potential within the City compared to existing County regulations. In addition to tax and financial implications, these resources could outline any financial incentives for infrastructure development that could be available through the urban renewal area.</p>  |
| <p><b>Partners</b></p>   | <p>Conduct outreach with property owners to gauge interest in joining the City.</p>   |
| <p><b>Estimated Cost</b></p>   | <p><b>Funding Considerations</b></p>  |
| <p>Up to \$500,000<br/>(Preliminary estimate from the City of Newport; assumes all eligible properties are annexed at the same time)</p> | <p>Completing annexation of all willing properties at one time as opposed to piecemeal can reduce the overall costs associated with the annexation survey and staff time.</p>   |

**Exhibit 13. South Beach Unincorporated Areas within the Urban Renewal Boundary**

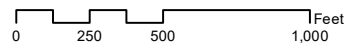


City of Newport  
 Community Development Department  
 169 SW Coast Highway  
 Newport, OR 97365  
 Phone: 1.541.574.0629  
 Fax: 1.541.574.0644

**South Beach Unincorporated  
 Commercial / Industrial Pocket**

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.

Image Taken July 2018  
 4-inch, 4-band Digital Orthophotos  
 Quantum Spatial, Inc. Corvallis, OR



# C

## Provide Sewer Infrastructure to Industrial Sites Near Newport Municipal Airport

| Project Description   | Lead   |
|---|--|
| <p>The City will help implement sewer infrastructure investments to facilitate industrial development at the Airport. Based on a preliminary evaluation of the investment alternatives, the two that are most feasible are (1) Expand Airport Septic System (LOSS) and (2) Onsite Treatment WWTP (Package Plant w/Land Application) as determined in the Opportunities and Constraints Report.</p>  | <p>Lincoln County concurrent with Animal Shelter project (with reimbursement from Agency).</p>   |
| Rationale   |  |
| <p>Currently the sewer main stops at 50<sup>th</sup> Avenue and there is no sewer access to the Airport. This limits the types of industries that can function on nearby sites. Certain development projects that have been envisioned for the Airport industrial sites include airport hangars, flex warehouse, and industrial condominiums among others as noted in the Opportunities and Constraints Report. Sewer infrastructure would expand the realm of possibilities for these sites and reduce developer uncertainty around dealing with effluent.</p> |  |
| Alignment with 2040 Vision  | <p>A1. Infrastructure Investments [Lead]<br/>           A14. Developable Land [Partner]<br/>           B1. Sewer and Stormwater Management [Lead]<br/>           C4. Airport Improvements [Lead]</p>   |
| Implementation steps  | <p>The LOSS is the most cost effective solution; however more detailed analysis is needed to confirm feasibility, including:</p> <ul style="list-style-type: none"> <li>▪ Discuss implementation steps and process with WWTP.</li> <li>▪ For the LOSS, evaluate suitability of soils for a drain field, working with County sanitarian.</li> <li>▪ Refine cost estimates against the agency’s funding capacity; factor in additional operations and maintenance expenditures.</li> <li>▪ Determine if regulatory barriers can be overcome – both alternatives require permitting and the LOSS requires FAA review.</li> <li>▪ Analyze cost implications for the city for ongoing maintenance of the system.</li> <li>▪ Pursue installation of LOSS, preferably through development agreement with Lincoln County, if system is viable. Fully vet package plant option only if LOSS is not viable.</li> <li>▪ Identify fee structure for future system connections that is equitable to all users.</li> </ul> |
| Public or stakeholder outreach needed   | <p>The City will conduct outreach with property owners where appropriate.</p>  |
| Partners  | <p>Urban Renewal Agency, City of Newport Public Works, Airport Committee, property owners</p>  |
| Estimated Cost  | Funding Considerations   |
| <p>Planning estimates:<br/>           LOSS - \$594,000<br/><br/>           Onsite Treatment WWTP - \$1,960,000</p>  | <p>Leveraging a development agreement with a lessee that would otherwise have to construct their own septic system will reduce Agency costs; the balance of funding would be from Urban Renewal. The lessee benefits because land they would otherwise have to dedicate to a septic system, drainfield, and replacement drainfield area can be dedicated to other uses.</p>  |

## D Improve fire suppression capability at Airport industrial sites

| Project Description  | Lead         |
|--|--------------|
| <p>The City will upgrade its water system at the Airport to enable adequate water flow rates for fire suppression. The Airport’s current water flow rate is between 400 to 600 gallons per minute at the hydrants. The Oregon State Fire Code adopted by the City of Newport requires that for any new structure being built there must be a minimum water flow rate of 1500 gallons per minute from the hydrants to fight fires. This flow rate might still limit the types of development that could be feasible.</p> <p>Potential options to increase and maintain water flows would include:</p> <ul style="list-style-type: none"> <li>• A large water holding tank</li> <li>• Building a holding pond with a dry hydrant</li> <li>• Putting in booster stations and larger pipes</li> <li>• Automating the existing intertie between Seal Rock Water District and the City of Newport. The City would meter usage and use software that could pick up a sudden decrease in pressure attributed to hydrant use and automatically open up intertie to compensate.</li> </ul> | Public Works |

### Rationale

There is not enough water capacity to support fire suppression at the Newport Municipal Airport for certain types of development that the area might otherwise be able to attract.

|   |  |
|---|--|
| <b>Alignment with 2040 Vision</b>               | A1. Infrastructure Investments [Lead]<br>A14. Developable Land [Partner]   |
| <b>Implementation steps</b>                     | <ul style="list-style-type: none"> <li>▪ Public Works Department to assess automation options for City of Newport/Seal Rock Water intertie.</li> <li>▪ Engineering study of the Airport’s water system to determine the most cost-effective option to be able to make the minimum 1500 gallons per minute water flow rate and have enough water on hand to fight fires.</li> </ul> |
| <b>Public or stakeholder outreach needed</b>    | Existing airport tenants   |
| <b>Partners</b>                                 | City of Newport Public Works, Seal Rock Water District   |
| <b>Estimated Cost</b>                           | <b>Funding Considerations</b>  |
| \$150,000 - \$500,000<br>(preliminary estimate) | Principal funding source will be urban renewal dollars. Automating intertie could be supported by water fund, if resources are available.  |

## E Install redundant Yaquina Bay water pipeline

| Project Description   | Lead         |
|---|--------------|
| <p>A significant system vulnerability is the single 12-inch ductile iron bay-crossing pipe installed in 1973 which conveys water to all areas south of Yaquina Bay.</p> <p>Per the 2008 Water System Master Plan, the City identified a preferred alignment between McLean Point and Idaho Point for potential horizontal directional drilling installation of a new redundant Bay crossing pipe.</p> | Public Works |

### Rationale

A failure of this line could not be repaired quickly and would leave the entire area south of the Bay with only the storage in the South Beach Tank.

|  |  |
|--|--|
| <b>Alignment with 2040 Vision</b>                                      | A1. Infrastructure Investments [Lead]<br>E5. Disaster Preparedness [Lead]  |
| <b>Implementation steps</b>  | <ul style="list-style-type: none"> <li>▪ Complete detailed cost estimates</li> <li>▪ Pursue resiliency grant funding (Application is being prepared for FEMA Hazzard Mitigation Grant)</li> <li>▪ Determine potential funding sources and suitability for remaining funding needed (e.g., FEMA, American Jobs Plan, NOAA Resiliency Grants, etc.)</li> </ul> |
| <b>Public or stakeholder outreach needed</b>                           | City will need to coordinate with Division of State Lands, the Army Corps of Engineers, and upland landowners to either side of the crossing.  |
| <b>Partners</b>  | Lincoln County, Port of Newport, and Yaquina Industrial Park (private owner at north end of crossing).   |
| <b>Estimated Cost</b>  | <b>Funding Considerations</b>  |
| \$750,000 in urban renewal funds<br>(grant match - Total: \$3 million) | FEMA or other grants, and water fund; if grants are unsuccessful the Agency could pay closer to \$3 million using surplus from other projects.   |



## F Enhance South Beach placemaking through improvements to landscaping, public art, and gateways

| Project Description   | Lead  |
|---|---|
| <p>The City will enhance South Beach’s sense of place by investing in landscaping, improving wayfinding, and adding amenities (including public art).</p> <ul style="list-style-type: none"> <li>▪ <b>Gateways:</b> <ul style="list-style-type: none"> <li>○ <b>Northern:</b> The City will establish a northern gateway into South Beach that could include wayfinding signage that clearly directs visitors to key South Beach destinations after they exit the Yaquina Bay Bridge. There are two potential locations identified in the Opportunities and Constraints Report: (1) the exit ramp from US 101 onto Abalone Street and (2) the north side of Safe Haven Hill right after the Yaquina Bay Bridge on the east side of US 101.</li> <li>○ <b>Southern:</b> The City will establish a gateway into South Beach south of 35<sup>th</sup> Street to improve the arrival experience into South Beach and help businesses and other destinations off Hwy 101 that currently have limited visibility. The City has an opportunity to create a gateway feature south of 35<sup>th</sup> Street in the space created by the closure of the connection from US 101 to Ferry Slip Rd. Additional property may need to be acquired to accommodate the desired development program and gateway features.</li> </ul> </li> <li>▪ <b>Landscaping:</b> A coherent, complete, and uniformly branded path and trail network is an amenity unto itself and supports the local economy by providing additional ways for people to travel around South Beach.</li> <li>▪ <b>Key nodes/rest stops:</b> The improvements will also identify key starting points for the pathway system for visitors which would include amenities like seating areas, drinking water, and bathrooms. Key locations are identified in Exhibit 14 and could include the SW 26<sup>th</sup>/Marine Science Drive, Ferry Slip/35<sup>th</sup> Street, the Hatfield Visitors Center, and the Aquarium Overflow Lot.</li> <li>▪ <b>Wayfinding and Public Art:</b> As the final stage of improvements to transportation infrastructure (trails, gateways, and road infrastructure enhancements), the City would implement updated wayfinding elements and public art at different scales. Signage and public art would incorporate the overall identity for the district. Water-based themes related to the existing uses in the area as well as themes relating to the history of the area were the most popular among survey respondents.</li> </ul> | <p>Public Works, Community Development, Public Arts Committee</p> |

### Rationale

These improvements provide an opportunity to enhance the identity and sense of place in South Beach through landscaping, signage, and amenities. Visibility of South Beach destinations is limited from US 101. Currently, only standard roadway destination signage (which is often confusing) signals the approach to South Beach and its primary destinations. While destinations are compelling, there is little district-level sense of place. A northern gateway will create a sense of arrival and interconnectedness to the whole area. Additionally, consolidated wayfinding signage will contribute to cohesive navigation assistance and South Beach branding. This will help businesses and other destinations off Hwy 101 that currently have limited visibility.

|  |   |
|--|---|
| <p><b>Alignment with 2040 Vision</b></p> | <p>A4. City Wide Beautification [Lead]<br/>           B3. Parks and Recreation Needs and Upgrades [Lead]<br/>           C7. Arts and Cultural Destination [Partner]<br/>           D3. Art in Public Spaces [Lead],</p>   |
| <p><b>Implementation steps</b></p>       | <ul style="list-style-type: none"> <li>▪ Develop an RFP for landscaping, wayfinding, and public art improvements in South Beach. The work completed through this RFP would help to:               <ul style="list-style-type: none"> <li>○ Design a community engagement plan that homes in on key investments for the area.</li> </ul> </li> </ul> |

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>○ Determine design of landscaping along the trail, including opportunities for removal of invasive species in public ROWs (see precedent imagery for examples of how landscaping interacts with multimodal path improvements).</li> <li>○ Determine the ideal location for the northern and southern gateways connects with other placemaking and mobility/safety projects. Determine the type of gateway feature and other programmatic elements of the site.</li> <li>○ Evaluate current wayfinding signage and update as necessary. If the current wayfinding system is significantly incomplete, design a new wayfinding signage schema.</li> <li>○ Identify potential locations for public art installations and work with the Public Arts Committee to commission pieces, develop a plan for wayfinding, public art, and landmarks. The group will confirm priority areas to focus on first (e.g., 35<sup>th</sup> Street Site).</li> <li>○ Complete detailed cost estimates and a phasing plan, identifying which projects should be completed with urban renewal dollars.</li> </ul> <ul style="list-style-type: none"> <li>▪ Based on phasing plan, install new gateway features, landscaping wayfinding, and public art.</li> <li>▪ Analyze cost implications for the city for ongoing maintenance of the landscaping, public art, and gateways</li> </ul> |
| <p><b>Public or stakeholder outreach needed</b></p>  | <p>The RFP for services would include stakeholder engagement with area residents, employers, visitors, and key organizations for feedback on location and design alternatives for all placemaking elements. The City could reach out to local artists to commission art along the trail. The City will coordinate with the Public Arts Committee for gateway feature design ideas and execution.</p>  |
| <p><b>Partners</b></p>   | <p>City of Newport Public Works, Public Arts Committee, South Beach businesses, residents, key organizations in South Beach.</p>  |
| <p><b>Estimated Cost</b></p>   | <p><b>Funding Considerations</b></p>  |
| <p><b>\$1 million</b><br/>(\$150-250K in consulting fees, up to \$850,000 in improvements)</p> | <p>The Urban Renewal Agency would fund key aspects of this project but could seek other funding for public art improvements.</p>  |

## Precedent Imagery

The images below illustrate the types of placemaking that could improve South Beach's sense of place.<sup>5</sup>

### LANDSCAPING, ART, PLACEMAKING, GATEWAYS



Landscape Gateway (Pendleton, OR)



Arch Sign Gateway (Bandon, OR)



Monument Sign Gateway (Portland, OR)



Public Space / Park Gateway (Sherwood, OR)



Public Park and sculpture at prominent corner (Troutdale, OR)



Stormwater corridor and gathering space as part of street vacation walkway (Portland, OR)

<sup>5</sup> Photos compiled by SERA Architects





Signage gateway (Tigard, OR)



Trailhead plaza and outdoor museum on Tigard Heritage Trail (Tigard, OR)



Murals and large-scale art (Eugene, OR)



Trail and community node gateway with seating and art (Clackamas County, OR)



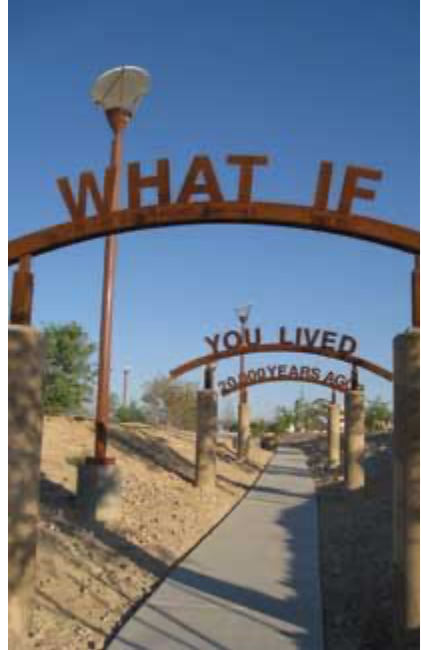
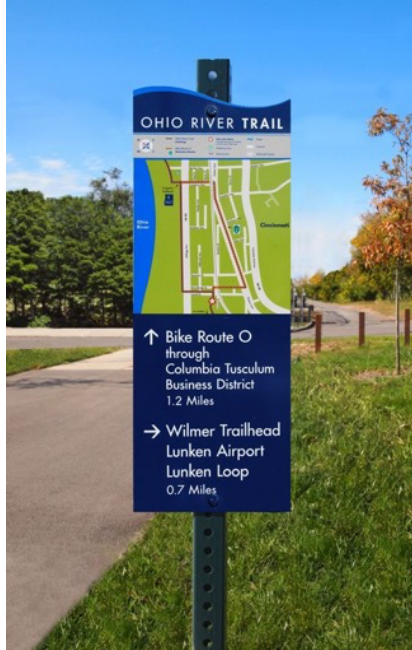
Sidewalk Sculpture Art (Grand Junction, CO)



Fish sculpture along working waterfront and trail (Bandon, OR)



# WAYFINDING SIGNAGE







## G Enhance Mobility for Cyclists and Pedestrians through South Beach Loop Path Improvements

| Project Description  | Lead  |
|--|---|
| <p>The City will enhance the existing multi-use pathway network in South Beach by installing new segments, improving surfaces, and improving crossing safety. These improvements will provide a safer and more comfortable way to travel by bike or on foot throughout the area.</p> | <p>Public Works, Community Development, Bike and Pedestrian Committee, Parks and Recreation Committee</p> |

### Rationale

Improvements to the South Beach multi-use path, which connects most of the key destinations in South Beach, could enhance the bike ability and walkability of South Beach. These improvements provide an opportunity to enhance the identity and sense of place in South Beach by creating cohesive trail pavement. A coherent, complete, and uniformly branded path and trail network is an amenity unto itself and helps support the local economy by providing additional ways for people to travel around South Beach.

The current trail network in South Beach is patchy and some parts are not ADA compliant. In the event of a tsunami, residents and visitors alike may struggle to access evacuation sites if trail connections are not improved and maintained. The projects below will fill significant gaps in the mobility network and improve accessibility and navigability to both key destinations and several tsunami assembly areas. To be best qualified for urban renewal funding support, these projects should help to enhance mobility between destinations.

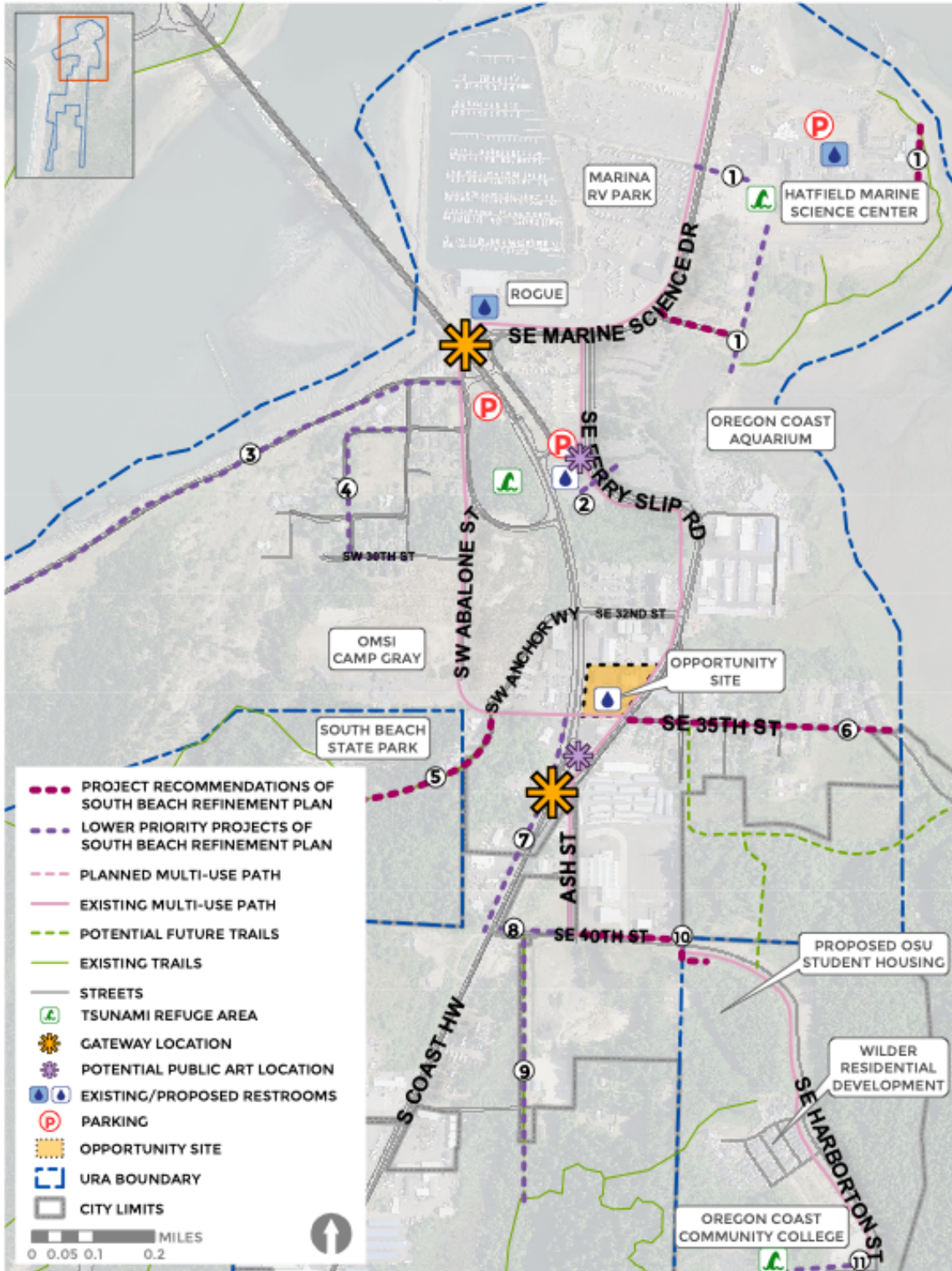
Exhibit 14 and Exhibit 15 provide an overview of the potential connections in South Beach, while Exhibit 16 provides an evaluation of each alignment based on several criteria: whether the alignment completes the multimodal network, community/support (based on investment priorities and focus group conversations), and its focus (recreational or housing/jobs connection). We have prioritized five alignments based on this evaluation.

|  |  |
|--|--|
| <p><b>Alignment with 2040 Vision</b></p> | <p>A11. Bicycle and pedestrian Safety and Amenities [Lead]<br/>           A12. Multiuse Paths and Trails [Lead]<br/>           A15. Complete Streets [Partner]<br/>           B2. Integrated Shared-Use Trail System [Lead]<br/>           C6. Tourism Diversification [Partner]</p>   |
| <p><b>Implementation steps</b></p>       | <ul style="list-style-type: none"> <li>▪ Coordinate with South Beach State Park on their planned trail connections</li> <li>▪ Release an RFP that seeks consultant assistance in completing detailed designs and inventorying surface conditions.</li> <li>▪ Award priority projects by 2025</li> <li>▪ Analyze cost implications for the city for ongoing maintenance of the path improvements</li> <li>▪ Signage costs depend on material cost</li> <li>▪ 18 regular blade signs on poles</li> <li>▪ 3 vehicular signs</li> <li>▪ 1 informational kiosk (map on both sides)</li> </ul> |

|  |   |
|--|---|
| <b>Public or stakeholder outreach needed</b>   | The City could seek input from the community on residents’ mobility needs (i.e. where they want to go and how they want to get there) and landowners along the trail network.   |
| <b>Partners</b>  | City of Newport Public Works, Bike and Pedestrian Committee, local property owners  |
| <b>Estimated Cost</b>  | <b>Funding Considerations</b>   |
| <p>\$1.3 - 1.45 million<br/>(high priority projects only, excluding ROW acquisition)</p> <p>Total Cost for all multimodal path improvements: \$3 million to \$3.4 million+</p> | <p>Given the limited window for completing the projects, it is expected that the bulk of the funding will be urban renewal dollars. The Aquarium, HMSC, OPRD, and ODOT might be contributors for projects that specifically benefit their facilities. Travel Oregon grant funding might be available for wayfinding enhancements.</p> |



Exhibit 14. South Beach Multimodal Concepts



NEWPORT SOUTH BEACH / US 101 REFINEMENT PLAN



**Exhibit 15. Multimodal Connections in South Beach**

| Map Key | Project  | Description  | Implementation Considerations   | Estimated Cost   | Focus                   |
|---------|--|--|---|--|-------------------------|
| 1       | Hatfield Marine Science Center Path                          | <b>PRIORITY</b> 1,700-ft eastward path improvement connecting to the Estuary Trail   | Verify recently built improvements through the HMSC west side parking lot and links to the path network on the west side of SE Marine Science Dr.   | \$230,000 (east path to the Estuary Trail)   | Recreation              |
|         |  | <b>LOWER PRIORITY</b> 1,200-ft path from the Marina RV Park at SE Marine Science Drive along the south side of the new HMSC building and southward on Hatfield Marine Science Center driveway to SE 25th   |   | \$160,000 (Path along the driveway to the south of the Science Center)   | Resiliency              |
|         |  |  |   | TBD on west side connection  |                         |
| 2       | Enhance crossing to Aquarium overflow lot on Ferry Slip Road | <b>PRIORITY</b> 120-ft new path with one improved street crossing on the south.  | Crossing improvements will need to be well-marked and coordinated with traffic operations along the busy access road. Both new path segments will require some tree clearing.                                   | \$40,000 for path and marked crossing; add'l \$30,000 for crossing warning lights  | Recreation              |
| 3       | Jetty Multiuse Path  | <b>LOWER PRIORITY</b> Approximately 0.8-mile new multi-use path along SW Jetty Way from SW Abalone to the Yaquina Bay South Jetty trailhead.   | Path on south side would be simpler to construct; path of north side would offer greater views of the Bay from the trail but may require extensive shoring and structural work.                                 | \$560,000 – for new path site preparation and construction; does not include any right-of-way acquisition  | Recreation              |
| 4       | Extended shared use path in Coho/Brant neighborhood          | <b>LOWER PRIORITY</b> 350-ft shared-use path along SW 26th to fill the gap between SW Brant and SW Abalone   | May require right-of-way expansion to fit the path on road segment. Off-street segment north of SW 29th St. may be through private or public property (additional investigation needed)                         | \$50,000+ for segment on SW 26 <sup>th</sup> ; largely depends on right-of-way needs and facility design as separated path or in-street allocation             | Housing/Jobs Connection |
|         |  | <b>LOWER PRIORITY</b> ¼ mile path extension on SW 27 <sup>th</sup> , SW Coho, and SW 30 <sup>th</sup> connecting to the existing system on SW Brant. The includes both street-adjacent paths and a segment through forested area north of SW 29 <sup>th</sup> Street | Alignment may not be suitable   | \$100,000+ for clearing, grading, and construction for segment on SW 27 <sup>th</sup> , SW Coho, and SW 30 <sup>th</sup> ; more if land acquisition is needed. | Housing/Jobs Connection |
| 5       | Planned trail connection to South Beach State Park           | <b>PRIORITY</b> 950-ft path system both aside a street and as new construction through a forested area. This path will connect South Beach State Park to the growing path system on SW Abalone and throughout South Beach.   | Needs coordination with Oregon State Parks department<br><br>May be eligible for disaster planning funding pending level of improvement to the path linking to the existing SW 35 <sup>th</sup> Street segment. | \$150,000- \$280,000 depending on trail width, alignment, surface materials, and tree removal or protection needs  | Recreation              |



| Map Key  | Project  | Description   | Implementation Considerations  | Estimated Cost   | Focus                                     |
|----------|--|---|--|--|---|
| 6        | 35 <sup>th</sup> Street Sidewalk Improvements  | <b>PRIORITY</b> New sidewalks, curb cuts, and curbs on SE 35 <sup>th</sup> Street between SE Ferry Slip and eastward to the URA Boundary approximately near South Beach Manor Memory Care. This segment is 1,600 ft long.   | Urban renewal or CIP funds are the most likely   | \$750,000 for sidewalks on both sides of street. Does not include right-of-way acquisition, regrading, or stormwater system installation – which could increase costs by several fold. | Housing/Services Connection               |
| 7        | Multimodal path west side of Hwy 101 between SE 35 <sup>th</sup> and SE 40 <sup>th</sup> | <b>LOWER PRIORITY</b> 1,400-ft shared path constructed to provide a separated walking and biking facility along this stretch of busy Hwy 101.   | Due to upcoming closure of SE Ferry Slip Rd access to Hwy 101, this segment should face no street crossings other than those at the endpoint streets.  | \$200,000 for alignment preparation, grading, and new construction   | Housing/Services Connection               |
| 8        | Multimodal path along SE 40 <sup>th</sup> St. from Hwy 101 to Ash                        | <b>LOWER PRIORITY</b> Complete missing segment of the path system along SE 40 <sup>th</sup> by building a 450-ft segment along the north side of the street between Hwy 101 and SE Ash Street.  | Land acquisition needed for right-of-way expansion to fit the path.  | \$70,000 for clearing, grading, and path construction; TBD for land acquisition  | Housing/Jobs Connection                   |
| 9        | Improved trail connection between 40 <sup>th</sup> St. and Mike Miller Park              | <b>LOWER PRIORITY</b> Construct an approximately 1,600-ft path routed along the west side of the minor road between SE 40 <sup>th</sup> and SE 42 <sup>nd</sup> , and extending through forested area to then link to the Mike Miller Park Educational Trail.   | May require right-of-way expansion to accommodate the path adjacent to the road segment. To-be-determined routing, land acquisition, and construction complexity through forested land.      | \$200,000 or more for path segment along the road. Additional cost if land must be acquired for right-of-way. To-be-determined cost for path through forested land.                    | Recreation                                |
| 10       | Improved connection from Ash to Wilder along 40 <sup>th</sup> St.                        | <b>PRIORITY</b> Complete the missing segment along SE 40 <sup>th</sup> by building a 750-ft segment along the south side of the street from SE Ash to the east connecting to the existing path that is continues to Wilder. This project also includes a marked crossing of the west leg of SE 40 <sup>th</sup> / SE Ash. | Land acquisition to expand right-of-way may be needed. Complex shoring and grading may be needed to support the path near the existing water retention pond.                                 | \$120,000 for marked crossing and path construction. Additional \$50,000 - \$100,000 for slope shoring. TBD for land acquisition if needed.  | Housing/Jobs Connection                   |
| 11       | Oregon Coast Community College Multi-use path  | <b>LOWER PRIORITY</b> New ~400-ft path along SE College Way will complete the connection of the Wilder path network to OCCC and provide improved tsunami evacuation routing   | Requires minor tree clearing depending on final alignment. Connection could be extended formally across the parking lot at the west end, adding cost and considerations to reduce conflicts. | \$75,000 for tree clearing, grading, and path  | Recreation<br><br>Housing/Jobs Connecting |
| Total    |  |   |  | \$2.9 - \$3.4 million+*  |   |
| Priority |  |   |  | \$1.3-\$1.45 million+ without ROW acquisition  |   |

\* These cost estimates are preliminary and pending review from Public Works and other reviewers.

**Exhibit 16. Evaluation of South Beach Multimodal Concepts (Ranked by Community Support and Ability to Complete the Network)**

| Potential Investment  | Prioritized?             | Focus  | Completes network? | Community support   | Funding considerations   |
|---|--------------------------|--|--------------------|---|--|
| 5. Planned trail connection to South Beach State Park                                       | Yes, within URA boundary | Completes South Beach “loop”, provides better connections to tsunami assembly area | High               | High – residents and visitors want to be able to “complete” the loop on foot or bike. This ranked highest on the survey.  | Potential funding support from Oregon State Parks and/or disaster preparedness grants. Part of connection is outside of URA boundary.  |
| 6. 35 <sup>th</sup> Street sidewalk improvements  | Yes                      | Helps to complete street network serving the neighborhood                          | High               | High – residents want a complete multimodal network in the neighborhood. Scored moderately on the survey  |  |
| 10. Improved connection from Ash to Wilder along 40 <sup>th</sup> St.                       | Yes                      | Connects jobs and housing, increases safety  | High               | Medium – many residents use the existing path to Wilder however it was lower priority to survey respondents.  | Like requires ROW acquisition.   |
| 1. Hatfield Marine Science Center Path (public ROW only)                                    | Yes                      | Increases connectivity near Hatfield, connects to tsunami assembly area            | Medium             | High – residents would like to improve resiliency and connect to the Estuary Trail for recreation. Ranked high on the survey  | Hatfield most likely to complete projects on its campus, except for linkage in public ROW  |
| 2. Enhance crossing to Aquarium overflow lot on Ferry Slip Road                             | Yes                      | Increases safety near the Aquarium, completes network link                         | Medium             | Medium – residents and visitors would like to improve safe access to the aquarium, scored moderately on survey.   | Possible non-URA funding for public art improvements   |
| 3. Jetty Multiuse Path  | No                       | Enhances safety for recreational uses on Jetty Road                                | High               | High – residents want to feel safe biking/walking down Jetty Rd. This ranked second highest on survey.  | City to pursue ODOT or other grants to explore feasibility (Community Path or All Roads Transportation Safety Program)   |
| 9. Improved trail connection between 40 <sup>th</sup> St. and Mike Miller Park              | No                       | Creates recreational trail connection  | High               | Medium – this came up as a moderate priority in the survey.   |  |
| 7. Multimodal path west side of Hwy 101 between SE 35 <sup>th</sup> and SE 40 <sup>th</sup> | No                       | Improves highway safety  | Medium             | Medium - Ranked moderately on the survey.   | ODOT could help to fund these improvements.  |
| 4. Extended shared use path in Coho/Brant neighborhood                                      | No                       | Enhances connectivity in Coho-Brant  | Medium             | Low– some residents want to complete the multimodal network in the neighborhood. This was ranked lowest in the survey.  | URA funding could be available for “high priority section” listed in Exhibit 15, but LID from neighboring property owners would likely be required.  |
| 8. Multimodal path along SE 40 <sup>th</sup> St. from Hwy 101 to Ash                        | No                       | Completes an infrequently used multimodal link                                     | Low                | Low – residents do not frequently use this route; scored fairly low on the survey.  | ODOT Community Path Grants and All Roads Transportation Safety Program   |
| 11. Oregon Coast Community College Multi-use path   | No                       | Connects to tsunami assembly area, completes recreation path                       | Low                | Low – some residents expressed concerns with resiliency and disaster preparedness; this connection would improve access to tsunami assembly area. This ranked second lowest in the survey | Community college is most likely to implement this project. FEMA hazard mitigation grants; ODOT Community Path Grants and All Roads Transportation Safety Program; Restoration grants for landscaping and roadway beautification |

## Precedent Imagery

The images below illustrate the types of pathways that could enhance mobility for pedestrians and cyclists.<sup>6</sup>

### GENERAL PATHWAYS



Landscaped path



Path enhanced with native plantings



Elevated boardwalk helps protect sensitive ecosystems and seasonal water flows



Trail branding with basalt stone, rest area pullouts, and unique lighting fixtures (Trolley Trail, Clackamas County, OR)



<sup>6</sup> Photos compiled by SERA Architects



Picnic shelter and bike parking stopping point along a trail



Fanno Creek Trail connection to downtown Tigard, Ore., with branding signage

Trail/Park restroom (Foothills Park - Lake Oswego, OR)



Trail wayfinding signage (Clackamas County, OR)



Marked street crossing for multi-use path



Path connection for walking and biking created as part of a street vehicle closure (Portland, OR)



Distinct lighting features, path separation markings, and landscape improvements support wayfinding and the sense of place in a trail system. (Vancouver, BC)



Waterfront trail system with lighting and hearty, native planting

# H Install a traffic signal and enhanced pedestrian facilities at 40<sup>th</sup> Avenue and U.S. 101

| Project Description   | Lead                                       |
|---|--|
| <p>The City will install a traffic signal for three approaches, coordinate utilities, and repave the intersection, ADA ramps, striping, signing, and Right-Of-Way (at SW corner, SE corner, and NE segment behind proposed sidewalk extension). A roundabout could be considered if the City cannot meet state requirements for a signal.</p> <p>Additional project elements could include:</p> <ol style="list-style-type: none"> <li>1) Extending a 6-foot-wide sidewalk from the ramp at the south end of the crosswalk at SE Ferry Slip along the east side of US 101 to SE 40<sup>th</sup>.</li> <li>2) A 10-foot-wide multi-use path from SW 35<sup>th</sup> St. to SW 40<sup>th</sup> St.</li> </ol> | <p>Community Development, Public Works</p> |

## Rationale

Signalization at 40<sup>th</sup> Street will open the door for planned development and ease congestion in South Beach, improving safety and ease of access to the Wilder development, Oregon Coast Community College, and the planned OSU student housing development.

|  |   |
|--|---|
| <b>Alignment with 2040 Vision</b>  | <p>A10. Street, Highway and Bridge Improvements [Lead]<br/>           A11. Bicycle and Pedestrian Safety and Amenities [Lead]</p>   |
| <b>Implementation steps</b>  | <ul style="list-style-type: none"> <li>▪ Evaluate the intersection for compliance with ODOT traffic control warrants.</li> <li>▪ Have the new traffic signal, or roundabout, authorized by the State Traffic Engineer.</li> <li>▪ Determine the extent of the project – will it include one or both additional multimodal improvements.</li> <li>▪ Acquire the necessary ROWs.</li> <li>▪ Develop a construction traffic plan to minimize impacts.</li> </ul> |
| <b>Public or stakeholder outreach needed</b>   | <p>The city will need to reach out to landowners to acquire ROWs.</p>   |
| <b>Partners</b>  | <p>ODOT, Public Works, neighboring property owners</p>  |
| <b>Estimated Cost</b>  | <b>Funding Considerations</b>   |
| <p>\$1.5 million (intersection improvements only, bike/ped improvements listed in Project G, #8)</p> | <p>It is expected that urban renewal funds will be used to construct the signal. ODOT might contribute to stretch the scope of the project if they conclude that the intersection meets signal warrants.</p>  |



## CHAPTER 14.36 AMENDMENTS TO THE ZONING ORDINANCE

### 14.36.010 General

Whenever the public necessity and the general welfare require, the City Council of the City of Newport may, on its own motion, or on petition, or on recommendation of the City Planning Commission, (after said Planning Commission and City Council gives public notice and holds public hearings), amend, supplement, or change the regulations or the districts of this ordinance herein established.

### 14.36.020 Initiation of Amendment

An amendment, supplement, or change in this ordinance may be initiated by:

- A. A motion of the City Council.
- B. A motion by the City Planning Commission.
- C. A petition of the property owner or authorized representative to either the Planning Commission or the City Council.
- D. Referral to the Planning Commission. All requests for amendments, supplements, or changes in this ordinance shall, whether initiated with the City Council or otherwise, first be referred to the City Planning Commission.

### 14.36.030 Filing of Zone Change Petitions

Request for approval of a zoning text or zoning map change shall be filed with the City Manager and shall be upon forms prescribed for the purpose.

### 14.36.040 Record of Amendments

The City Recorder shall maintain a record of amendments to the text and map of this ordinance in a form convenient for the use of the public.

- B. The consents of more than half the owners and more than half the electorate in the territory to be annexed.

14.37.040 **Criteria**

The sole criteria for annexations are:

- A. The required consents have been filed with the city; and
- B. The territory to be annexed is within the acknowledged urban growth boundary (UGB); and
- C. The territory to be annexed is contiguous to the existing city limits.

*(\* Amended in its entirety by Ordinance No. 1752 (9-16-96).)*

14.37.050 **Review and Procedure**

Upon receipt of an application for annexation, the Planning Director shall determine within five (5) days whether or not the application is complete. If the application is found to be incomplete, the Planning Director shall return the application to the applicant along with an explanation of why the application is incomplete. The applicant shall have 30 days to submit the necessary materials to complete the application. If the necessary materials are not submitted within the 30 days period, the application shall be considered withdrawn. If the application is found to be complete, it shall be accepted.

After acceptance, the application shall be placed on the agenda of the Planning Commission for a public hearing for their review and recommendation, including a recommendation for an appropriate zoning designation, to the City Council. After the Planning Commission review and recommendation, the proposal shall be forwarded to the City Council for a public hearing. Notice and other procedural requirements for both the Planning Commission and City Council hearings shall be as contained in [Section 14.52](#) of this Ordinance and Chapter 222 of the Oregon Revised Statutes.

14.37.060 **Zoning Upon Annexation**

**222.750 Annexation of unincorporated territory surrounded by city; delayed annexation for certain property.** (1) As used in this section:

(a) "Creek" means a natural course of water that is smaller than, and often tributary to, a river, but is not shallow or intermittent.

(b) "River" means a large, continuous and natural stream of water that is fed along its course by converging tributaries and empties into an ocean, lake or other body of water.

(2) When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the corporate boundaries of another city, the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.

(3) This section does not apply if the territory not within a city:

(a) Is surrounded entirely by water; or

(b) Is surrounded as provided in subsection (2) of this section, but a portion of the corporate boundaries of the city that consists only of a public right of way, other than Interstate Highway 5, constitutes more than 25 percent of the perimeter of the territory.

(4) Unless otherwise required by the city charter, annexation by a city under this section must be by ordinance or resolution subject to referendum, with or without the consent of any owner of real property within the territory or resident in the territory.

(5) For property that is zoned to allow residential use as a permitted use in the zone and is in residential use when annexation is initiated by the city under this section, the city shall specify an effective date for the annexation that is at least three years and not more than 10 years after the date the city proclaims the annexation approved. The city recorder or other officer performing the duties of the city recorder shall:

(a) Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to delayed annexation is located within 60 days after the city proclaims the annexation approved; and

(b) Notify the county clerk of each county in which any part of the territory subject to delayed annexation is located not sooner than 120 days and not later than 90 days before the annexation takes effect.

(6) Notwithstanding subsection (5) of this section:

(a) Property that is subject to delayed annexation becomes part of the city immediately upon transfer of ownership.

(b) The record owner of real property described in subsection (5) of this section that is located in the territory to be annexed may waive the delay of the effective date of the annexation provided under subsection (5) of this section. The property becomes part of the city immediately upon the waiver.

(7) This section does not limit provisions of a city charter, ordinance or resolution that are more restrictive than the provisions of this section for creating or annexing territory that is surrounded as described in subsection (2) of this section.

(8) If a city charter, ordinance or resolution requires the city to conduct an election in the city, the city shall allow electors, if any, in the territory proposed to be annexed to vote in the election on the question of annexation. If the governing body of the city finds that a majority of the votes cast in the city and the territory combined favor annexation, the governing body, by ordinance or resolution, shall proclaim the annexation approved. The proclamation shall contain a legal description of each territory annexed. [Amended by 1963 c.444 §1; 1985 c.702 §16; 2007 c.654 §1; 2007 c.706 §1; 2019 c.197 §1; 2019 c.315 §3]



# Legend

Unincorporated Areas

Tax Lots

Building

Road or Parking

## Comprehensive Plan Designation

Commercial

Industrial

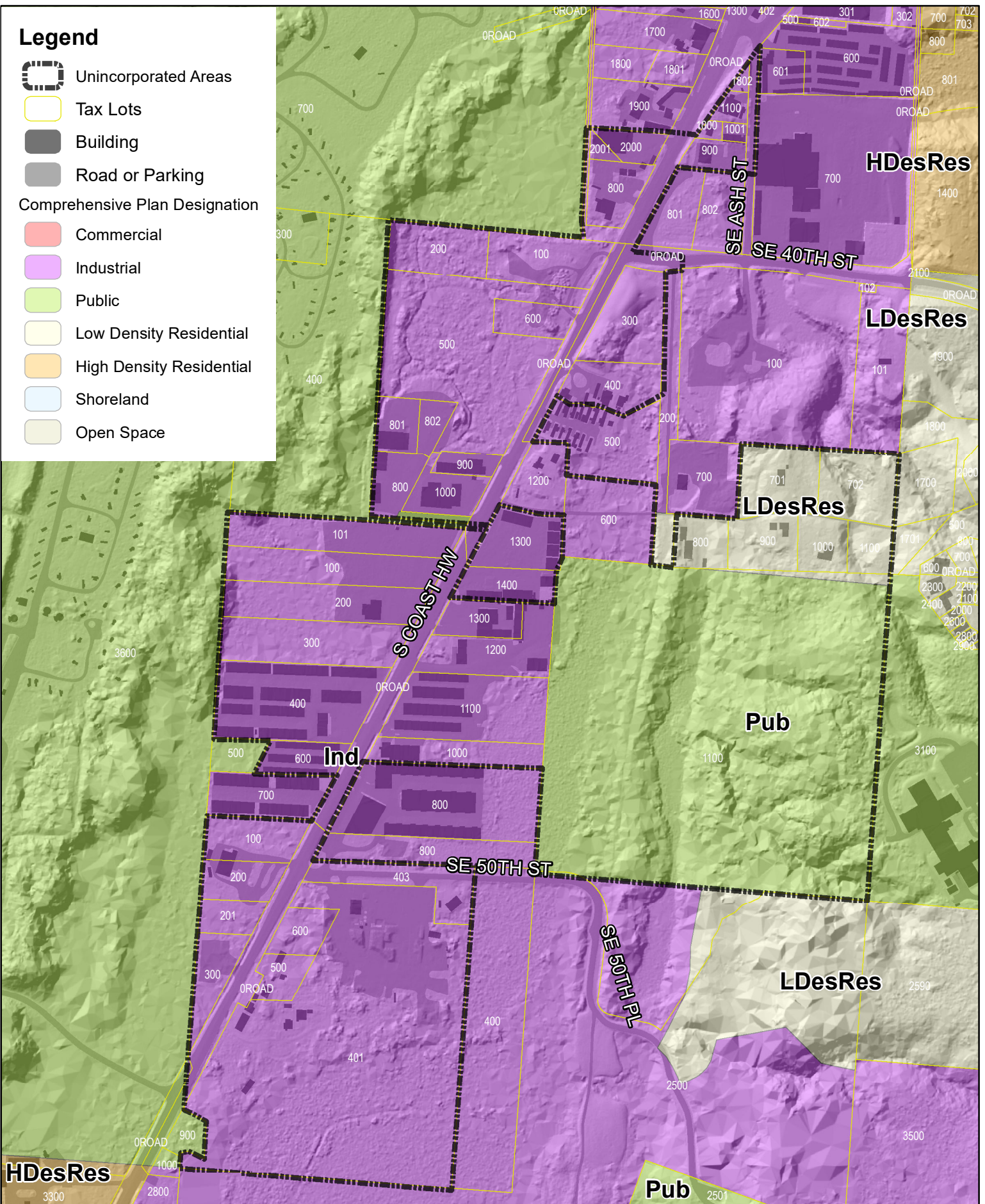
Public

Low Density Residential

High Density Residential

Shoreland

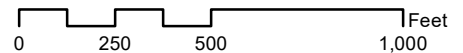
Open Space



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

## South Beach Unincorporated Commercial / Industrial Pocket

Image Taken July 2018  
 4-inch, 4-band Digital Orthophotos  
 Quantum Spatial, Inc. Corvallis, OR



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.




**Potential Incentives for US 101 South Beach Island Annexation**

| Owner                          | Tax Lot | Development Type        | Size (SF) | Waste System | Sewer SDC (2021) | Seal Rock WD Debt <sup>1</sup> | Sewer Connection Incentive |
|--------------------------------|---------|-------------------------|-----------|--------------|------------------|--------------------------------|----------------------------|
| <b>Map Tax Lot 11-11-17-DC</b> |         |                         |           |              |                  |                                |                            |
| Houck                          | 1100    | Single Family Residence | 1,422     | Yes          | \$1,592.64       | \$0.00                         | \$10,000.00                |
| Houck                          | 1100    | Warehouse               | 2,400     | Yes          | \$536.16         | \$425.56                       | \$15,000.00                |
| Houck                          | 1802    | Vacant                  | 0         | No           | \$0.00           | \$166.33                       | \$0.00                     |
| Limbrunner                     | 1000    | Single Family Residence | 960       | Yes          | \$1,075.20       | \$216.48                       | \$10,000.00                |
| Sea Investments, LLC           | 1001    | Warehouse               | 2,850     | Yes          | \$636.69         | \$394.99                       | \$15,000.00                |
| Lofton                         | 800     | Light Industrial        | 4,100     | No           | \$0.00           | \$1,184.07                     | \$0.00                     |
| Lofton                         | 900     | Warehouse               | 4,000     | Yes          | \$893.60         | \$646.75                       | \$15,000.00                |
| Lofton                         | 2000    | Industrial (1" meter)   | 8,400     | Yes          | \$3,723.33       | \$0.00                         | \$15,000.00                |
| Lofton                         | 2000    | Warehouse               | 3,578     | Yes          | \$799.33         | \$0.00                         | \$15,000.00                |
| Lofton                         | 2001    | Vacant                  | 0         | No           | \$0.00           | \$58.42                        | \$0.00                     |
| <b>Map Tax Lot 11-11-20</b>    |         |                         |           |              |                  |                                |                            |
| Lincoln County                 | 1100    | Vacant                  | 0         | No           | \$0.00           | \$0.00                         | \$0.00                     |
| <b>Map Tax Lot 11-11-20-AB</b> |         |                         |           |              |                  |                                |                            |
| Geil                           | 701     | Single Family Residence | 1,770     | Yes          | \$1,966.30       | \$550.66                       | \$10,000.00                |
| Kutz                           | 702     | Single Family Residence | 2,920     | Yes          | \$2,986.80       | \$195.80                       | \$10,000.00                |
| Field                          | 800     | Single Family Residence | 3,196     | Yes          | \$3,191.04       | \$616.25                       | \$10,000.00                |
| Pedersen                       | 900     | Single Family Residence | 2,384     | Yes          | \$2,512.76       | \$468.74                       | \$10,000.00                |
| Pedersen                       | 1000    | Single Family Residence | 2,468     | Yes          | \$2,587.52       | \$259.60                       | \$10,000.00                |
| Selah                          | 1100    | Single Family Residence | 1,928     | Yes          | \$2,106.92       | \$70.14                        | \$10,000.00                |
| <b>Map Tax Lot 11-11-20-BA</b> |         |                         |           |              |                  |                                |                            |
| Bertuleit                      | 100     | Vacant                  | 0         | No           | \$0.00           | \$333.55                       | \$0.00                     |
| Bertuleit                      | 200     | Vacant                  | 0         | No           | \$0.00           | \$65.29                        | \$0.00                     |
| Bertuleit                      | 500     | Vacant                  | 0         | No           | \$0.00           | \$345.33                       | \$0.00                     |
| Bertuleit                      | 600     | Vacant                  | 0         | No           | \$0.00           | \$84.57                        | \$0.00                     |
| 4350 S Coast Hwy LLC           | 900     | Auto Body               | 9,451     | No           | \$0.00           | \$2,081.49                     | \$0.00                     |
| 4354 S Coast LLC               | 802     | Vacant                  | 0         | No           | \$0.00           | \$0.00                         | \$0.00                     |
| 4354 S Coast LLC               | 1000    | Industrial              | 12,550    | No           | \$0.00           | \$2,040.10                     | \$0.00                     |
| Mountain Pacific Invest LLC    | 800     | Warehouse               | 3,200     | Yes          | \$714.88         | \$55.76                        | \$15,000.00                |
| 5th Street Shed LLC            | 801     | Industrial (3/4" meter) | 9,800     | Yes          | \$2,234.00       | \$1,131.43                     | \$15,000.00                |
| Marion Stocker Estate          | 1200    | Single Family Residence | 1,938     | Yes          | \$2,115.82       | \$574.99                       | \$10,000.00                |
| <b>Map Tax Lot 11-11-20-BD</b> |         |                         |           |              |                  |                                |                            |
| 4354 S Coast LLC               | 100     | Vehicle Storage         | 0         | No           | \$0.00           | \$463.27                       | \$0.00                     |
| 4354 S Coast LLC               | 101     | Vehicle Storage         | 0         | No           | \$0.00           | \$438.50                       | \$0.00                     |
| 4354 S Coast LLC               | 200     | Storage                 | 4,400     | No           | \$0.00           | \$738.53                       | \$0.00                     |
| Rowleys Storage LLC            | 300     | Vacant                  | 0         | No           | \$0.00           | \$150.09                       | \$0.00                     |
| Rowleys Storage LLC            | 400     | Mini-Storage            | 78,190    | No           | \$0.00           | \$27.35                        | \$0.00                     |
| Rowleys Storage LLC            | 600     | Mini-Storage            | 18,950    | Yes          | \$4,233.43       | \$2,358.92                     | \$15,000.00                |
| Lens Inc                       | 1000    | Office                  | 10,010    | Yes          | \$4,472.47       | \$1,553.61                     | \$15,000.00                |
| Lens Inc                       | 1100    | Mini-Storage            | 38,850    | Yes          | \$8,679.09       | \$5,874.63                     | \$15,000.00                |
| VET LLC                        | 1200    | Industrial (3/4" meter) | 4,840     | Yes          | \$2,234.00       | \$2,039.54                     | \$15,000.00                |
| Randone Pamela Inez Trustee    | 1300    | Storage                 | 7,560     | Yes          | \$1,688.90       | \$1,793.56                     | \$15,000.00                |
| <b>Map Tax Lot 11-11-20-CA</b> |         |                         |           |              |                  |                                |                            |
| Hal Newport LLC                | 100     | Vacant                  | 0         | No           | \$0.00           | \$219.73                       | \$0.00                     |
| Looney Susan P Trustee         | 200     | Lumber Yard             | 3,840     | Yes          | \$1,715.71       | \$987.93                       | \$15,000.00                |
| Looney Susan P Trustee         | 201     | Vacant                  | 0         | No           | \$0.00           | \$137.91                       | \$0.00                     |
| Seavers                        | 300     | Vacant                  | 0         | No           | \$0.00           | \$343.34                       | \$0.00                     |
| BraxBeach LLC                  | 401     | Industrial (3/4" meter) | 5,040     | Yes          | \$2,234.00       | \$2,416.84                     | \$15,000.00                |
| BraxBeach LLC                  | 401     | Single Family Residence | 1,144     | Yes          | \$1,281.28       | \$0.00                         | \$10,000.00                |
| City of Newport                | 403     | Public                  | 1,960     | No           | \$0.00           | \$0.00                         | \$0.00                     |
| BraxBeach LLC                  | 500     | Vacant                  | 0         | No           | \$0.00           | \$789.38                       | \$0.00                     |
| BraxBeach LLC                  | 600     | Single Family Residence | 2,532     | Yes          | \$2,644.48       | \$463.53                       | \$10,000.00                |
| Subtotal                       |         |                         |           |              | \$58,856.35      | \$32,762.96                    | \$320,000.00               |
|                                |         |                         |           |              |                  | Annexation Survey (LS)         | \$60,000                   |
|                                |         |                         |           |              |                  | Total                          | \$471,619.31               |

<sup>1</sup> Seal Rock Debt Paid Upon Withdrawal. Figures Shown are for 2015-2016

## Memorandum

To: Planning Commission/Commission Advisory Committee  
From: Derrick I. Tokos, AICP, Community Development Director   
Date: January 21, 2022  
Re: City Center Revitalization Project - TGM Grant Scope of Work Outline & Public Outreach Discussion

---

Now that the Transportation System Plan Update is winding down, it is time to move forward with the City Center Revitalization Plan to sync up land use regulations with preferred transportation solutions and to develop a framework for a Business Façade Improvement Program.

City has received approval of its Transportation Growth Management (TGM) application for the project and is working with the State to develop a consulting scope of work. Unlike the Housing Capacity Analysis and Production Strategy Project, where the City oversees the consulting contract, consultant work on TGM projects is overseen by DLCD and ODOT staff.

Attached is a scope of work outline that David Helton, with the TGM program, put together. One question that he has relates to the scope of public involvement (see bottom of his email). This is a topic that I would like to discuss with you before I respond. Our grant application addresses outreach to a point, under Criterion 3, but doesn't fully speak to his question. I would also appreciate any feedback you have regarding the scope of work outline.

We need to finalize the scope of work by mid-February. The State will then put it out for a mini-RFP process where a pre-screened group of consultants can submit proposals. That will take 8-12 weeks, meaning that a consultant should be under contract by late spring. The project must be completed by the end of 2024.

### Attachments

David Helton Email\_11.2.21  
Newport City Center TGM SOW Outline  
TGM Grant Award Letter  
TGM Grant Application

## Derrick Tokos

---

**From:** HELTON David I <David.I.Helton@odot.state.or.us>  
**Sent:** Tuesday, November 2, 2021 11:39 AM  
**To:** Derrick Tokos  
**Subject:** Outline SOW for City Center Revitalization Plan  
**Attachments:** 2D-21 Newport CC Revitalization SOW Outline.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[WARNING]** This message comes from an external organization. Be careful of embedded links.

---

Derrick:

I have attached an outline Statement of Work (SOW) for the Newport City Center Revitalization Plan project. Here is an overview to help you make sense of this outline:

- Sections A, B, and C are general terms that apply to the whole project. Much of this will be boilerplate language we use in every SOW, but there will be some assignment of responsibilities to the City and Consultant in sections B and C.
- Section D is where we get to the specific Tasks and Deliverables in the project. You probably recall that TGM pays consultants a flat-fee upon completion of a “deliverable product” which are typically a memorandum, meeting, presentation materials, or a web-based product.
- The project follows the typical planning arc with goals/objectives, existing conditions, market analysis, alternatives assessment, implementation, and plan adoption.
- The “alternatives assessment” in this project consists of two products: a “Gap Analysis” and “Potential Strategies and Investments.” The “Gap” in the Gap Analysis is the gap between what the market will produce under existing plans and conditions vs. what the community wants as expressed in its goals and objectives. The Potential Strategies and Investments memo will identify potential actions the City can take to close the gap.
- The selected strategies and investments to close the gap get written up in Memos 6 and 7.
- This SOW includes a robust set of public involvement deliverables.

Please let me know what you think of this approach and structure of the project deliverables, including anything this SOW seems to miss that you want in the project. Once we have agreement on this outline I will start to fill it in with text for your review.

One question I have for you coming out of this outline is related to public involvement: is this the type of project that is seeking input from a broad spectrum of the public or should it be more focused on property owners, business owners, developers, etc.?

-----  
David Helton  
Transportation/Land Use Planner  
Transportation and Growth Management Program  
Oregon Department of Transportation  
2080 Laura Street

**STATEMENT of WORK and DELIVERY SCHEDULE  
for TGM 2D-21  
Newport City Center Revitalization Plan  
City of Newport  
Price Agreement/Contract No.: TBD; WOC No.: TDB**

**Project Management Team (“PMT”):**

|          |  |          |                                  |
|----------|--|----------|----------------------------------|
|          | <b>Agency Project Manager (“WOCPM”)</b>                      |          | <b>Consultant Representative</b> |
| Name:    | David Helton   | Name:    |                                  |
| Address: | ODOT Area 5<br>2080 Laura Street<br>Springfield, OR 97477    | Address: |                                  |
| Phone:   | (541) 726-2545   | Phone:   |                                  |
| Email:   | David.I.Helton@odot.state.or.us                              | Email:   |                                  |
|          | <b>Local Agency Representative</b>                           |          |                                  |
| Name:    | Derrick Tokos  | Name:    |                                  |
| Address: | City of Newport<br>169 SW Coast Highway<br>Newport, OR 97365 | Address: |                                  |
| Phone:   | (541) 574-0626   | Phone:   |                                  |
| Email:   | d.tokos@newportoregon.gov                                    | Email:   |                                  |

**A. PROJECT DESCRIPTION and OVERVIEW of SERVICES**

Agency is contracting with Consultant for Services in connection with the following project (the “Project”): Newport City Center Revitalization Plan.

**Project Purpose/Transportation Relationship and Benefits**

**Project Goals and Objectives**

**Project Area**

**Acronyms and Definitions**

**B. STANDARDS and GENERAL REQUIREMENTS**

**Standards**

**Licenses, Registrations and Qualifications**

**Traffic Analysis**

**C. REVIEW, COMMENT and SCHEDULE OVERVIEW**

**D. TASKS, DELIVERABLES and SCHEDULE**

**TASK 1 PROJECT INITIATION**

**Newport City Center Revitalization Plan**

Contract #: TBD PA #: TBD WOC #: TBD Key #: ???



- 1.1 Project Initiation Meeting and Site Visit**
- 1.2 PMT Teleconferences**
- 1.3 Citizens Advisory Committee and Interested Parties List**
- 1.4 Project Website**

**TASK 2 DEVELOP POLICY BASIS FOR PLAN**

- 2.1 Draft Memorandum #2: Goals, Objectives, and Evaluation Criteria**
- 2.2 Draft Memorandum #3: Existing Conditions**
  - Lands and Population**
  - Natural Resources and Environmental Barriers**
  - Roadway System**
  - Bicycle/Pedestrian System**
  - Public Transportation System**
  - Public Utilities**
- 2.3 Draft Memorandum #3: Market Analysis**
- 2.4 CAC Meeting #1**

**TASK 3 PUBLIC INVOLVEMENT ROUND 1**

- 3.1 Stakeholder Outreach Meetings #1**
- 3.2 Presentation Materials for Public Involvement Round 1**
- 3.3 CAC Meeting #1**
- 3.4 Public Event #1**
- 3.5 Revised Memorandum #1**
- 3.6 Revised Memorandum #2**
- 3.7 Revised Memorandum #3**

**TASK 4: GAP ANALYSIS**

- 4.1 Draft Memorandum #4: Gap Analysis**
- 4.2 Draft Memorandum #5: Potential Strategies and Investments**
- 4.3 CAC Meeting #2**

**TASK 5: PUBLIC INVOLVEMENT ROUND 2**

- 5.1 Stakeholder Outreach Meetings #2**
- 5.2 Presentation Material for Public Involvement Round 2**
- 5.3 Public Event #2**
- 5.4 Planning Commission Work Session #1**
- 5.5 City Council Work Session #1**
- 5.6 Revised Memorandum #4**
- 5.7 Revised Memorandum #5**

**TASK 6: PLAN IMPLEMENTATION**

- 6.1 Draft Memorandum #6: Comprehensive Plan and Development Code Amendments**
- 6.2 Draft Memorandum #7: Public Investments**
- 6.3 Draft Memorandum #8: Multimodal Mobility Impact Assessment**
- 6.4 CAC Meeting #3**

**TASK 7: PUBLIC INVOLVEMENT ROUND 3**

- 7.1 Stakeholder Outreach Meetings #3**
- 7.2 Presentation Material for Public Involvement Round 3**
- 7.3 Public Event #3**
- 7.4 Planning Commission Work Session #2**
- 7.5 City Council Work Session #2**
- 7.6 Revised Memorandum #6**
- 7.7 Revised Memorandum #7**
- 7.8 Revised Memorandum #8**

**TASK 8: PLAN ADOPTION**

- 8.1 Draft Plan**
- 8.2 CAC Meeting #4**
- 8.3 Stakeholder Outreach Meetings #4**

- 8.4 Notice of Proposed Change to a Comprehensive Plan or Land Use Regulation**
- 8.5 Planning Commission Draft Plan**
- 8.6 Presentation Material for Planning Commission and City Council Public Hearings**
- 8.7 Planning Commission Public Hearing**
- 8.8 Adoption Draft Plan**
- 8.9 City Council Public Hearing**
- 8.10 Final Plan**
- 8.11 Notice of Adopted Change to a Comprehensive Plan or Land Use Regulation**
- 8.12 Title VI Report**

**TABLE 1: TASK SUMMARY AND SCHEDULE**



# Oregon

Kate Brown, Governor

**Transportation & Growth Management Program**

555 13<sup>th</sup> Street, Suite 2

Salem, OR 97301-4178

FAX (503) 986-4174

<http://www.oregon.gov/lcd>

September 24, 2021

Derrick Tokos  
City of Newport  
169 SW Coast Hwy  
Newport, OR 97365

Re: City of Newport  
City Center Revitalization Project

Dear Derrick Tokos:

We are pleased to inform you that the Transportation and Growth Management (TGM) Program has selected the City Center Revitalization Project to move forward to the next stage of the grant award process. Our grant manager for the project will contact you within the next week to set a date for a first meeting and start developing a statement of work. Your grant manager is David Helton (541-726-2545; [David.I.Helton@odot.state.or.us](mailto:David.I.Helton@odot.state.or.us)).

David will work with you over the next few months to negotiate a project statement of work (SOW) by February 18, 2022. We expect that the Intergovernmental Agreement (IGA) will be ready for your signature within four months of when the SOW is agreed to and submitted for consultant selection. By October 29, 2021, return the attached Grant Acceptance Form indicating that you have read and understood the 2021 Grantee Packet, which outlines the process from grant award to contract and IGA execution.

Congratulations once again. We look forward to working with you on your project.

Sincerely,

Matthew Crall  
TGM Program Manager, DLCD

Michael Rock  
TGM Program Manager, ODOT

cc: David Helton, TGM  
2.14 - 21/2D-21 File

#### Attachments

Grantee Acceptance Form  
2021 Grantee Packet



# 2021 Transportation Growth Management Grant Application

## Instructions

Be sure to download and review the [2021 Application Packet](#) and [2021 Application Instructions](#) before filling out this grant application.

You can save your progress and revisit this form at any time by clicking the "Save" button at the bottom of the page.

***Applications must be received by July 30, 2021 at 11:59 p.m. (PDT)***

---

## Applicant information

**Instructions:** Complete this information for the applicant. Provide both a designated contact and an authorized representative (if different than the designated contact) for your entity.

### Primary applicant jurisdiction

City of Newport

### Mailing address

169 SW Coast Hwy, Newport, Oregon 97365

### Website

<https://www.newportoregon.gov/>

### Contact person name

Derrick Tokos

### Contact person title

Community Development Director

### Contact phone

(541) 574-0626

### Contact email

d.tokos@newportoregon.gov

### Would you like to receive TGM news and updates?

I am already subscribed

### Authorized representative name, if different from the applicant contact

### Authorized representative title

Phone

Email

## List other participating local jurisdictions (if any)

| Participating local jurisdiction | Providing match? |
|----------------------------------|------------------|
|                                  |                  |

## Project name and location

### Project title

Newport City Center Revitalization Project

*Project area: Using either of the two fields below, attach a map of the project area or describe the area your project is located in.*

### Option 1: Project area map

City\_Center\_Project\_Boundary.pdf

### Option 2: Project area description

[ODOT Region Map](#)

### ODOT region (1-5)

Region 2

### Type of grant

Category 2: Integrated Land Use & Transportation Planning

### Summary description of project

Newport's City Center is concentrated along the US 20/101 commercial corridors between the east entrance to the City and the Yaquina Bay Bridge. It is an area where many of the properties are underutilized or in economic distress with vacant storefronts and aging, poorly maintained buildings. The City established an urban renewal district in 2015 to generate funding to revitalize the area, and has partnered with ODOT on a TSP update to identify how the transportation system can be redefined to catalyze economic development and provide infrastructure needed to support additional density. This project will develop a set of land use policies and regulations, with financial incentives, to support reinvestment in the area in a manner that compliments identified transportation solutions, and promotes mixed use development to create a live-work environment where residents have convenient access to employment and essential services.

## Project cost table

|                  |                   |                            |                                  |
|------------------|-------------------|----------------------------|----------------------------------|
| <b>TGM funds</b> | <b>Consultant</b> | <b>Local reimbursement</b> | <b>Total TGM funds requested</b> |
|                  | \$140,000.00      | \$0.00                     |                                  |

|                             |  |  |
|-----------------------------|--|--|
| <b>requested</b>            |  | \$140,000.00   |
| <b>Local match</b>          |  | <b>Minimum Match<br/>(Calculated)</b><br>\$19,090.91                     |
| <b>Match to be provided</b> | <b>Labor, supplies and services during project</b><br>\$0.00 | <b>Payment when Intergovernmental Agreement is signed</b><br>\$35,000.00 |

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## Certifications

### Certifications

This application was prepared by staff of the primary applicant or staff of one of the involved jurisdictions

### Certifications checkbox

By checking this box, I certify that my organization listed above supports the proposed project, has the legal authority to pledge matching funds, and has the legal authority to apply for Transportation and Growth Management funds. I further certify that matching funds are available or will be available for the proposed project.

---

## Eligibility requirements

Applications are reviewed on a pass/fail basis on each of the following three requirements.

Applications found to not meet each of these requirements will not be scored against the award criteria and will not be awarded a grant.

### 1. Clear transportation relationship

A proposed project must have a clear transportation relationship and produce transportation benefits. A project must entail analysis, evaluation and selection of alternatives, development of implementation actions, and public involvement that results in a long range transportation plan, land use plan, or other product that addresses a transportation problem, need, opportunity, or issue of local or regional importance.

#### **Certification: Clear transportation relationship**

By checking this box, I certify that the project meets this eligibility criterion.

## 2. Adoption of products to meet project objectives

A proposed project must include preparation of an adoption-ready product or products that lead to a local policy decision and that directly address the project objectives, such as a transportation system plan, comprehensive plan amendment, land use plan, code amendment, implementation program, or intergovernmental agreement. Projects are expected to include adoption hearings (or equivalent) by the governing body or to prepare products which will be adopted as part of a larger project.

### **Certification: Adoption of products to meet project objectives**

By checking this box, I certify that the project meets this eligibility criterion.

## 3. Support of local officials

A proposed project must clearly demonstrate that local officials, both the primary applicant and any co-applicants, understand the purpose of the grant application and support the project objectives. A resolution of support, meeting minutes, or authorized letter from the governing body of all applicants (e.g. City Council, Board of Commissioners, or Transit Board) must be submitted with the application to meet this requirement.

### **Upload your resolution, minutes or authorized letter from governing body of applying jurisdiction(s) here:**

Resolution No. 3927.pdf

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## Award criteria

### **Criterion 1: Proposed project addresses a need and supports TGM objectives (up to 40 points)**

The project clearly and effectively addresses a local or regional transportation or transportation-related land use issue, problem, need, or opportunity and will achieve one or more of the TGM objectives.

Response instructions are on page 8 of the 2021 Application Instructions.

#### **Explain how your proposed project addresses a need and supports TGM objectives**

The purpose of this project is to develop a set of land use policies and regulations, with financial incentives, to support redevelopment of property in Newport's commercial core areas (i.e. City Center) in a manner that compliments transportation solutions identified in the City's TSP update, and promotes mixed use development to create a live-work environment where residents have convenient access to employment and essential services. The financial incentives component is to include a memo outlining parameters the City can use to launch a building façade improvement grant program to accelerate redevelopment in line with the new policies and regulations.

Newport's commercial core areas extend a couple of blocks to either side of US 101 and US 20, from the bridge north to where the highways intersect, and from that point east to the city limits. While these highways are effective at moving traffic, they have not served the adjoining businesses well. The travel lanes are congested, sidewalks are narrow or non-existent, and there are no dedicated bicycle facilities.



People do not feel safe parking, walking or cycling. Further, there is no overarching sense of the type or form of development that is desired. Land ownership is fragmented with many of the buildings being vacant and in a state of disrepair.

The City established an urban renewal district in 2015 to plan for, and fund, improvements to facilitate the revitalization of these commercial corridors. It has also partnered with ODOT to update its TSP to identify how the streetscape can be redefined to catalyze economic development and provide infrastructure needed to support additional density, and mixed use live-work environments. To that end, a couplet is proposed along US 101, with the existing highway handling south bound traffic, and SW 9th Street taking on northbound traffic. Splitting vehicle traffic between the two streets will allow the number of travel lanes to be reduced, so sidewalks can be widened and parking and bike lanes installed. A pedestrian plaza is also proposed within a right-of-way that intersects the two streets. This will create a more desirable environment for cyclists and walkers, and the additional traffic on SW 9th will improve exposure of the abutting properties, which should make them more attractive for redevelopment.

Along US 20, the emphasis will be on improving the parallel streets to create a local bicycling network, improve pedestrian connections, and supplement on-street parking to support mixed use and multi-family development. These lands are in close proximity to Newport's schools, employment, and essential services.

Considering the above, this project will further TGM program objectives as follows:

1. Provides transportation choices by creating conditions for housing to be introduced into the City's core commercial areas where funding exists to improve the transportation network such that it will offer a variety of mobility options, be it walking, biking, driving, or transit.
2. Creates communities by establishing a set of land use policies, regulations, and financial incentives that will reshape Newport's commercial core areas into a compact, mixed-use live work environment close to areas of employment and services that are accessible to pedestrians, cyclists, and transit users. Lincoln County Transit's principal hub is in this part of the city.
3. Supports economic vitality and growth by facilitating reinvestment in Newport's underdeveloped commercial core areas, creating additional opportunities for employment and synergy between businesses, and introducing housing in close proximity to jobs.
4. Saves public and private costs by encouraging compact development in a portion of the City where services are in place to support it. Newport's commercial core is a well-connected street grid with looped water and wastewater systems that possess ample capacity and redundancy.
5. Promotes environmental stewardship by creating conditions that will encourage reinvestment in existing underperforming urbanized areas, as opposed to greenfields on the City's periphery, reducing greenhouse gas emissions by shortening vehicle trips and establishing an environment where cycling, walking or transit are viable alternatives. Incentivizing housing will create options for workers that commute, reducing emissions.

Newport's commercial core areas do not possess ocean or bay views that demand premium real estate prices. With support infrastructure in place, property tax incentives on the books, and partners like the Housing Authority of Lincoln County in a position to make new investments, there is a real possibility that a meaningful number of new housing units will be available to low income households. This includes persons employed in tourist-oriented jobs, where the underserved latinx segment of our community is overrepresented, and seniors on fixed incomes with mobility issues.

## **Criterion 2: Proposed project is timely and urgent (up to 25 points)**

The application demonstrates timeliness and urgency. The project is needed now to:

- address pressing local transportation and land use issues
- make amendments to local plans or regulations necessitated by changes in federal regulations, state requirements or regional plans
- make amendments to local plans or regulations necessitated by changes that were not anticipated in previous plans, including growth or lack of growth, changes in land-use patterns or changes in available funding
- build on, complement or take a necessary step toward completing or implementing other high priority community initiatives, including Governor's Regional Solutions Team priority
- resolve transportation or land use-related issues affecting the project readiness of local, regional or state transportation projects for which funding is expected to be obligated within the near future

Response instructions are on page 10 of the 2021 Application Instructions.

### **Explain how your proposed project is timely and urgent**

Newport's commercial core area is economically distressed, a condition caused in part by a poorly functioning transportation system that does not meet the needs of area businesses and land use plans that provide no clear direction for how the area should develop. It is experiencing active disinvestment, and as businesses depart landlords, no longer receiving an income stream, have no incentive to maintain their properties. The result is an ever-increasing inventory of vacant storefronts and buildings in a state of disrepair. It is both urgent and timely for the City to collaborate with its state agency partners and local stakeholders to take affirmative steps to halt this trend.

These conditions did not happen overnight, nor can they be addressed quickly and easily. The City began formulating a plan in 2012 by completing an Economic Opportunity Analysis that, among other things, recommended an urban renewal district be formed to generate funding to make strategic investments in area properties and the transportation system. An urban renewal feasibility study was performed and the district was ultimately established in 2015. A portion of the initial infusion of urban renewal dollars was used to help fund a TSP update, in partnership with ODOT, with particular emphasis on identifying transportation solutions that will revitalize the commercial core of the City. Those solutions have been identified and vetted, and work will soon start on implementing them. Through all of this, agency and community stakeholders have been engaged and their feedback used to inform key recommendations.

This TGM project will build upon this body of work by (a) developing a set of land use policies, regulations and design guidelines to complement recommended transportation improvements and (b) creating a framework for a City administered building façade improvement program to help land owners accelerate redevelopment of their properties in line with the new rules. It is essential that the project be funded this grant cycle to maintain momentum, and provide land owners a clear sense of possibilities and resources to make change a reality. Transportation solutions, such as the US 101/9th Street couplet, will support a compact built form conducive to creating a vibrant mixed-use live work environment, and this TGM project will produce a road map for how that can be accomplished.

Once the TSP update is complete, with plan adoption slated for the fall, the City will begin to work with ODOT on implementation. It will be several years, possibly even a decade, before a major transportation improvement like the US 101/9th Street couplet will be constructed. The ground work for that though, such as preliminary design and right-of-way acquisition, will start much sooner and recommendations from this TGM project are needed to inform that work so that what is ultimately built complements desired land use

outcomes.

The City has progressed as far as it has because of the efforts of policymakers and community stakeholders that have become project champions. Providing funding in the current grant cycle will allow these individuals to stay engaged so that they can apply the knowledge and expertise they have gained through the TSP update, and prior work, to this project. The same is true for City and agency staff. Maintaining this type of continuity is invaluable and increases the chances that project recommendations will be accepted by the community and implemented.

### **Criterion 3: Proposed project approach supports policy decision (up to 20 points)**

The application demonstrates a clear approach to achieving the expected outcome and includes consideration for adoption. Where substantial coordination with other local, regional, and state planning efforts will need to occur, the mechanisms and responsibilities for the coordination are clear.

Response instructions are on page 11 of the 2021 Application Instructions.

#### **Explain how your proposed project approach supports policy decision**

Our desired outcome is a well vetted set of land use policies and regulations, with financial incentives, to promote mixed use development in the City Center, complementing transportation solutions identified in the TSP update and creating opportunities for housing in close proximity to employment and essential services. To that end, City intends to utilize TGM funds to hire a consultant(s) to prepare a refinement plan that will serve as the basis to update its Comprehensive Plan and land use regulations. This plan will be developed through an iterative process, with the consultant working with a Technical Advisory Committee (TAC) consisting of City, DLCD, and ODOT staff, and a Project Advisory Committee (PAC) of community stakeholders and policymakers.

Consultant's initial task will be to conduct a site visit to familiarize themselves with local conditions and meet with a roundtable of key stakeholders to learn about the community's needs and aspirations for the area. This is also an opportunity for the consultant to meet with staff to confirm the project objectives and schedule. Relevant background documents and data will be provided to consultant in advance. Deliverables will include meeting notes summarizing results from the roundtable discussion, and photographs for reference and use in future work product.

Information from the site visit and review of background materials will be used by consultant to map existing and anticipated future conditions and to identify opportunities/constraints that will inform preparation of the policy and code updates. This should include a graphic component to help stakeholders visualize how the commercial areas can be transformed through investments in the streetscape and complimentary redevelopment of adjoining property. The work product will be presented and refined with input from the PAC. Broader public outreach will include workshops, held over a couple of days, where consultant will meet with stakeholder groups and the public at-large to introduce the project, share their observations, and obtain feedback on key assumptions, opportunities/constraints. This will be paired with a virtual open house and online survey in English and Spanish that will run for several weeks. A focus group session will be held with the latinx segment of the community. The City will partner with Centro de Ayuda to coordinate that event, and conduct outreach to this historically underrepresented group. A representative of the latinx community will also be on the PAC. Consultant deliverables will include preparation of meeting notices, agendas, handouts; online survey, and virtual open house content. City will appoint the PAC members; inform stakeholders of public engagement opportunities; host the virtual open houses; advertise events (email, social media, press releases, mailings, etc.); and prepare meeting summaries.

Consultant will take the feedback and develop a draft policy and regulatory framework to achieve desired outcomes. This will be paired with graphics and a preference survey where there are policy or design options. A conceptual framework for the building façade improvement grant program will be presented at this time as well. Work product will be vetted with the PAC, and outreach and deliverables will be in line with the initial round of community engagement.

Following this second round of outreach, consultant will refine the policy and code concepts into a draft refinement plan for review by the PAC, Planning Commission, and City Council. This will include a final set of recommendations for how the City can structure the building façade improvement grant program. Consultant deliverables will include a handout summarizing key changes in English and Spanish. Materials will be posted on the project website, and a notice and opportunity to comment will be provided to stakeholders. The notice will include a time and date for a walk-in open house for Q&A with the consultant and staff. Feedback and staff/consultant responses will be presented to the PAC along with a final draft of the report. Reduction of greenhouse gas emissions will be addressed as policies in support of the recommended code changes. Once the report is finalized, the Council will initiate the legislative amendment process. City staff will prepare the necessary ordinance with consultant playing a support role, and attending hearings as needed.

#### **Criterion 4: Proposed project has community support (up to 5 points)**

The application demonstrates that there is local support for project objectives, a commitment to participate, and a desire to implement the expected outcome.

Response instructions are on page 13 of the 2021 Application Instructions.

##### **Upload letters of support from stakeholders here**

Chamber of Commerce.pdf

Housing Authority.pdf

Centro de Ayuda.pdf

Lincoln County School District.pdf

JC Market.pdf

Bier One Support Letter.pdf

Bike\_Pedestrian Support Letter.pdf

#### **Criterion 5: Proposed project sponsor is ready and capable (up to 10 points)**

The application demonstrates that the local government is ready and able to begin the project within the TGM timetable and that there is local commitment and capability to manage and complete the project. The application demonstrates, if applicable, successful performance on previous TGM projects.

Response instructions are on page 14 of the 2021 Application Instructions.

##### **Explain how proposed project sponsor is ready and capable**

This TGM project will be managed by Derrick Tokos, AICP, the City's Community Development Director. Mr. Tokos has over 25 years of planning experience, with the last 11 being in his current position. He has managed and successfully completed many projects with a similar scope of work and palette of deliverables, including a 2011 Housing Needs Assessment (DLCD TA Grant), 2012 Economic Opportunity Analysis (DLCD TA Grant), 2012 South Beach TSP Update, 2014 Student Housing Study (DLCD TA), 2014 LID Implementation Plan (TGM Grant), 2015 Nye Beach Design Guideline Update, 2015 Northside



Urban Renewal Plan, 2016 Newport Vision 2040, 2017 SDC Methodology Update, 2017 Park System Master Plan, and 2018 Parking Management Plan. Mr. Tokos possesses unique insights and institutional knowledge that will assist consultants in efficiently and effectively carrying out tasks, and he has developed strong working relationships with stakeholders that will need to be engaged as part of the project.

City staff evaluates its capacity to support projects of this nature each budget cycle, and coordinates with the City Manager and Council to ensure there are adequate resources to support policymaker priorities. Securing this grant and initiating the project in FY 21/22 is a Council priority. The current TSP update is winding down, with plan adoption slated for the fall. This will free up Mr. Tokos and other staff to support the TGM project as it ramps up in early 2022. Additional city staff with capacity to assist include an administrative assistant to support outreach, arrange meeting logistics, and prepare minutes; an associate planner who serves as the City's bike/ped coordinator to support outreach and assist with technical reviews; and the City Engineer and City Manager, both of whom will serve on the TAC to provide technical and policy guidance. A vacant permit tech position will be filled by the end of 2021, and a portion of that individuals time will be available as well.

**If applicable, list local jurisdiction's TGM projects within last 10 years and their status**

**If applicable, list local jurisdiction's TGM projects within last 10 years and their status**

| <b>TGM File Code</b> | <b>Project Title</b>                           | <b>Status</b> |
|----------------------|--|---------------|
| 2C-14                | Local Improvement District Implementation Plan | Complete      |

## Required forms

**Title VI: Racial & Ethnic Impact Statement form**  
Racial-Ethnic-Impact-Statement.pdf

[Download the Racial & Ethnic Impact Statement form here](#)

**Today's date**  
7/30/2021

**If you encounter any issues with the submittal process, please contact:**

Rachael Levasseur  
Planning Section Web Coordinator  
[Rachael.LEVASSEUR@odot.state.or.us](mailto:Rachael.LEVASSEUR@odot.state.or.us)

# Legend

## Zoning

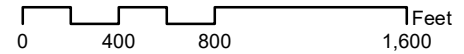
- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent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

## Newport City Center Revitalization Project (Boundary in White)

Image Taken July 2018  
 4-inch, 4-band Digital Orthophotos  
 Quantum Spatial, Inc. Corvallis, OR



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.

**CITY OF NEWPORT**

**RESOLUTION NO. 3927**

**A RESOLUTION IN SUPPORT OF A TRANSPORTATION  
AND GROWTH MANAGEMENT GRANT APPLICATION  
TO FURTHER THE CITY'S EFFORTS TO REVITALIZE  
NEWPORT'S CITY CENTER AREA**

**WHEREAS**, Newport's commercial areas along US 101 and US 20, particularly between the Yaquina Bay Bridge and US 101/US 20 intersection, are underutilized with vacant storefronts and aging, poorly maintained buildings; and

**WHEREAS**, the City established an urban renewal district over the affected areas in 2015 to plan for, and fund, improvements to attract new investments and facilitate the revitalization of these commercial corridors; and

**WHEREAS**, as an initial investment the City, through its Urban Renewal Agency, partnered with the Oregon Department of Transportation to update its Transportation System Plan (TSP) to identify how the streetscape can be redefined to catalyze economic development and provide infrastructure needed to support additional density, and mixed use live-work environments; and

**WHEREAS**, the TSP update is winding down with key transportation improvements for these commercial areas being tentatively identified and prioritized; and

**WHEREAS**, it is now timely for the City to turn its attention to (a) developing a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) creating a building façade improvement program to help property owners accelerate redevelopment in line with the new rules; and

**WHEREAS**, to successfully revitalize these commercial corridors the City needs to reserve most of its limited urban renewal funds for implementation and; therefore, desires to partner with the Oregon Department of Transportation and the Department of Land Conservation and Development, by and through a jointly administered Transportation and Growth Management (TGM) Program, to secure a grant to hire a consultant(s) with the requisite expertise to assist with developing the land use regulations, design standards, and framework for a building façade improvement program; and

**WHEREAS**, The City of Newport has budgeted sufficient funds and is prepared to dedicate staff resources, as needed, to fulfill its obligations related to this grant request should the TGM Program award the grant.

Based upon these findings:



**THE CITY OF NEWPORT RESOLVES AS FOLLOWS:**

**Section 1.** The Community Development Director of the City of Newport is authorized to apply for a grant from the State of Oregon Transportation and Growth Management Program to secure funding to develop the land use regulations, design standards, and framework for a building façade improvement program as specified above; and


**Section 2.** The effective date of this resolution is July 19, 2021.

Adopted by the Newport City Council on July 19, 2021.

CITY OF NEWPORT

  
\_\_\_\_\_  
Dean H. Sawyer, Mayor

ATTEST:

  
\_\_\_\_\_  
Margaret M. Hawker, City Recorder



## GREATER NEWPORT CHAMBER OF COMMERCE

555 SW Coast Highway • Newport, Oregon 97365  
(541) 265-8801 • Fax: (541) 265-5589 • 1-800-262-7844  
www.newportchamber.org

Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE  
Salem, OR 97301

To Whom it May Concern,

Please accept this letter as confirmation of the Greater Newport Chamber of Commerce's support of the City of Newport's effort to secure funding to develop a plan to help revitalize commercial areas in the central part of the city. The Chamber supports more than 500 local businesses, organizations, and individuals, several of which are located in and around this commercial core area. This is where our offices are located as well.

For many years now, businesses along US 101 and US 20 in this portion of the city have struggled, and many of the storefronts are now vacant with aging buildings that are in a state of disrepair. It is an area that is ripe for redevelopment, and the City can be a key player in making that happen.

The Chamber and City of Newport have had a long and collaborative working relationship. I am a member of the City's Transportation System Plan Project Advisory Committee, and am hopeful that the planned improvements coming out of that process, such as a US 101/9<sup>th</sup> Street couplet, can help kick start reinvestment.

We understand that the City intends to use the grant funds to (a) develop a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) create a building façade improvement program to help land owners accelerate redevelopment of their property in line with the new rules. This is a logical next step, that will give those invested in the area a clear idea of what the long-term plans are so that they can make sound decisions on how best to grow and develop their businesses.

Lack of affordable housing is a challenge in Newport, making it difficult for businesses to recruit talent. There is capacity in this commercial core area of the city for mixed use development, to create a live-work environment where residents would have convenient access to employment and essential services. It is our understanding that this planning effort will identify steps the City can take to incentivize this type of development. If this is done thoughtfully, it could really reinvigorate the area while also providing much needed housing that would benefit the community as a whole.

Thank you for your careful consideration of the City of Newport's grant application, and the Chamber looks forward to continuing its work with the City to identify and implement solutions that will benefit area businesses.

Sincerely,



Judy Kuhl, Executive Director  
Greater Newport Chamber of Commerce





**HOUSING AUTHORITY OF LINCOLN COUNTY**  
**P.O. BOX 1470**  
**1039 N. W. NYE STREET**  
**NEWPORT, OR 97365**  
**541/265-5326**

July 26, 2021

Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE  
Salem, OR 97301

To Whom it May Concern,

On behalf of the Housing Authority of Lincoln County, I would like to convey our support for the City's effort to secure grant funds to develop a plan to facilitate revitalization of Newport's commercial core areas. Businesses in the area are struggling, and many of the storefronts are vacant with buildings that are in a state of disrepair.

We understand that the City intends to use the grant funds to (a) develop a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) create a building façade improvement program to help land owners accelerate redevelopment of their property in line with the new rules.

The Housing Authority is actively exploring opportunities for how and where it can invest our resources to grow our portfolio of affordable rental housing units. There is an overwhelming demand for such units in the community and the city center area is an untapped resource that could meet that need. This could come in the form of additional allowances for multi-family housing projects or mixed-use development, where residents would have convenient access to employment, essential services and transit. A building façade improvement program and other strategic investments that an Urban renewal Agency can undertake can be the difference maker on whether or not an entity such as our own can move forward with a project. We appreciate the City's initiative in pursuing this grant and welcome the opportunity to work with them to identify how this part of our community can be reinvigorated.

Thank you for your time and consideration.

Sincerely,

HOUSING AUTHORITY OF LINCOLN COUNTY

Kathy Kowtko  
Executive Director



## CENTRO DE AYUDA

410 SW 9<sup>th</sup> Street  
P.O. Box 2201  
Newport, OR 97365



Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE  
Salem, OR 97301

To Whom it May Concern,

On behalf of Centro de Ayuda, I would like to express our support for the City's effort to secure grant funds to develop a plan to facilitate revitalization of Newport's city center. This is where our office is located, and we see firsthand how businesses in the area are struggling, and many of the storefronts are vacant with buildings that are in a state of disrepair.

As a not-profit educational organization, whose primary purpose is to serve as a center for cultural awareness and to facilitate community interaction, we have been happy to help the City engage with, and solicit input from, our Latinx members on the types of transportation improvements they would like to see implemented. We understand that the City is pursuing this grant to build upon that effort by (a) developing a set of land use regulations and design standards for private property to guide development in a manner that complement recommended transportation improvements, and (b) creating a building façade improvement program to help land owners and their tenants redevelop in line with the new rules. This is a logical next step, that will give those invested in the area, including constituents we serve, a clear idea of what the long-term plans are so that they can make sound decisions.

Lack of affordable housing is a challenge in Newport, and many that we serve struggle to find accommodations that meet their needs. There is capacity in this commercial core area of the city for mixed use development, to create a live-work environment where residents would have convenient access to employment and essential services. It is our understanding that this planning effort will identify steps the City can take to incentivize this type of development. If this is done thoughtfully, it could really reinvigorate the area while also providing much needed housing that would benefit the community as a whole.

Thank you for your time and consideration.

Sincerely,

Debra Jones, President  
Centro de Ayuda



# LINCOLN COUNTY SCHOOL DISTRICT

Dr. Karen Gray  
Superintendent

District Office  
PO Box 1110, Newport, OR 97365  
T 541-265-9211 | F 541-574-0511

Teaching & Learning Center  
1212 NE Fogarty Street, Newport, OR 97365  
T 541-265-9211 | F 541-265-3059  
[www.lincoln.k12.or.us](http://www.lincoln.k12.or.us)

Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE  
Salem, OR 97301

To Whom It May Concern,

Please accept this letter as confirmation of the Lincoln County School District's enthusiastic endorsement of the City's effort to secure funding to develop a plan to facilitate the revitalization of Newport's commercial core areas. The District owns property along US 101 in what is commonly referred to as the "city center," and our staff observes firsthand how businesses are struggling, with many of the storefronts being vacant and buildings in a state of disrepair.

As an affected taxing entity, the Lincoln County School District actively consulted with the City when it developed the urban renewal plan for the area in 2015 to generate funding to identify and implement a package of transportation improvements to improve traffic flow and safety, and redefine the streetscape to catalyze redevelopment. District staff has participated in the City's Transportation System Plan update and is optimistic that the planned improvements coming out of that process, such as a US 101/9<sup>th</sup> Street couplet, can help kick start reinvestment in the area.

We understand that the City intends to use the grant funds to (a) develop a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) create a building façade improvement program to help land owners accelerate redevelopment of their property in line with the new rules. This is a logical and reasonable next step that will provide property owners a clear sense of possibilities and resources to make change a reality.

Lack of affordable housing is a significant challenge for staff and students within the District. There is capacity in city center for mixed use development, to create a live-work environment where residents would have convenient access to essential services and transit. It is our understanding that this planning effort will identify steps the City can take to incentivize this type of development, and we wholeheartedly support efforts like that, which could lead to an increased supply of housing in the Newport.

Thank you for your time and consideration.

Sincerely,

Dr. Karen Gray  
Superintendent  
Lincoln County School District

Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE  
Salem, OR 97301

To Whom it May Concern,

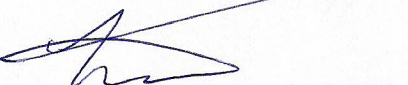
As the owners of JC Market Thriftway in Newport, we would like to convey our support for the City of Newport's effort to secure funding to develop a plan to help revitalize commercial areas in the central part of the city. Being at the northwest corner of the US 101/20 intersection, we have observed firsthand how a transportation system that is overtaxed creates challenges for the businesses that rely upon it. Many of the storefronts south along US 101 are now vacant with aging buildings that are in a state of disrepair. It is an area that is sorely in need of reinvestment, and the City can help set the stage for that to happen.

We appreciate the City's efforts to create an urban renewal district to generate funding for future street improvements, and have participated in the Transportation System Plan (TSP) update that is identifying a package of planned improvements to improve traffic flow and safety, and redefine the streetscape to catalyze redevelopment. It is our understanding that the City intends to use the grant funds to (a) develop a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) create a building façade improvement program to help land owners accelerate redevelopment of their property in line with the new rules. This is a logical and reasonable next step, that will provide property owners a clear sense of possibilities and resources to make change a reality.

Lack of affordable housing is a challenge in Newport, making it difficult for businesses to recruit talent. There is capacity in this commercial core area of the city for mixed use development, to create a live-work environment where residents would have convenient access to employment and essential services. It is our understanding that this planning effort will identify steps the City can take to incentivize this type of development. If this is done thoughtfully, it could really reinvigorate the area while also providing much needed housing that would benefit the community as a whole.

Thank you for your time and consideration.

Sincerely,

  
*Diane Vickers-Mattson*

Lyle Mattson and Diane Vickers Mattson  
Manager and Owners  
JC Market Newport

Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE  
Salem, OR 97301

To Whom it May Concern,

As the owners of Bier One in Newport, we would like to express our support for the City of Newport's effort to secure funding to develop a plan to help revitalize commercial areas in the central part of the city. As a small business, we know firsthand how challenging it is to successfully operate in this part of town. Our previous location, along US 101, is now a string of vacant storefronts. While the highway is effective at moving traffic, it doesn't serve businesses well. It is too congested and people don't feel safe parking or walking.

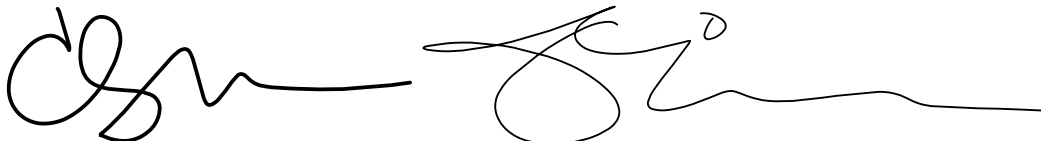
Recently, we moved our business to a location along SW 9<sup>th</sup> Street, which parallels the highway, and are renovating the property. One of the transportation projects the City is exploring is to change US 101 into a couplet with northbound traffic being diverted onto 9<sup>th</sup> Street. This would pass in front of our business, providing valuable exposure and the wider sidewalks, bike facilities, and parking would greatly benefit our customers.

Identifying a street improvement project won't by itself, make things better. We understand that the City will use these grant funds to build upon the transportation plans it is developing to (a) develop a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) create a building façade improvement program to help land owners accelerate redevelopment of their property in line with the new rules. This is a logical and reasonable next step, that will provide property owners a clear sense of possibilities and resources to make change a reality.

Lack of affordable housing is a challenge in Newport, making it difficult for businesses to recruit talent. There is capacity in this commercial core area of the city for mixed use development, to create a live-work environment where residents would have convenient access to employment and essential services. It is our understanding that this planning effort will identify steps the City can take to incentivize this type of development. If this is done thoughtfully, it could really reinvigorate the area while also providing much needed housing that would benefit the community as a whole.

Thank you for your time and consideration.

Sincerely,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right. Both are cursive and somewhat stylized.

Luke & Chris Simonsen, owners  
Bier One Brewing



City of Newport  
169 SW Coast Highway  
Newport, OR 97365

*Coast Guard City USA*



www.newportoregon.gov  
541-574-0603

*Sister City Mombetsu, Japan*

## Bicycle and Pedestrian Advisory Committee

Oregon Department of Transportation  
Transportation and Growth Management Program  
555 13th St., NE, Salem, OR 97301

July 28, 2021

On behalf of the Newport Bicycle and Pedestrian Advisory Committee I would like to convey our support for the City's effort to secure grant funds to develop a plan to facilitate the revitalization of Newport's commercial core areas. The transportation network in this area is fragmented, and focused too heavily on moving freight and passenger vehicles through the community, to the detriment of those that would walk or bike to area services and businesses. Not surprisingly, businesses in the commercial core are struggling and many of the storefronts are vacant with buildings that are in a state of disrepair.

We understand that the City intends to use the grant funds to (a) develop a set of land use regulations and design standards for private property to guide development in a manner that complements recommended transportation improvements, and (b) create a building façade improvement program to help land owners accelerate redevelopment of their property in line with the new rules. This is timely and important work that will follow on the heels of a Transportation System Plan update that has identified potential solutions to the transportation problems that plague the area, such as converting a portion of US 101 to a couplet so that wider sidewalks and dedicated bike facilities can be constructed.

The Bicycle and Pedestrian Committee has been, and will continue to be, actively engaged in the Transportation System Plan update as that process winds down, and in the implementation of that plan in the coming years. Our expectation is that our work will ultimately lead to a reshaped transportation system and streetscapes that better meet the needs of walkers and cyclists. This cannot be achieved if investments are limited to public spaces and City rights-of-way. Thoughtful consideration must be given to how land use regulations and design standards that apply to adjoining private properties can be reshaped to incentivize redevelopment that complements the improved transportation system. This could include additional allowances for multi-family housing or mixed-use development along commercial corridors, where residents can conveniently and safely walk or cycle to places of employment, or essential services. Any incentives the City can provide to accelerate new investment would also be welcome.

Thank you for your careful consideration of the City of Newport's grant application. We in the Bicycle and Pedestrian Committee look forward to continuing our work to improve walking and cycling opportunities in the City's commercial core areas.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Michael Rioux".

Michael Rioux, Chair  
Newport Bicycle and Pedestrian Advisory Committee

## RACIAL AND ETHNIC IMPACT STATEMENT

**This form is used for informational purposes only and must be included with the grant application.**

[Chapter 600 of the 2013 Oregon Laws](#) require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons<sup>1</sup> in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

|                           |                             |
|---------------------------|-----------------------------|
| Women                     | Asians or Pacific Islanders |
| Persons with Disabilities | American Indians            |
| African-Americans         | Alaskan Natives             |
| Hispanics                 |                             |

2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

|                           |                             |
|---------------------------|-----------------------------|
| Women                     | Asians or Pacific Islanders |
| Persons with Disabilities | American Indians            |
| African-Americans         | Alaskan Natives             |
| Hispanics                 |                             |

3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

**If you checked numbers 1 or 2 above**, please provide below the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

*By checking this box, I hereby certify the information contained on this form is true, complete, and accurate to the best of my knowledge.*

**Dated:**

Printed Name:

Title:

Agency Name:

---

<sup>1</sup> “Minority person” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African Americans, Hispanics, Asians, or Pacific Islanders, American Indians and Alaskan Natives.

# Tentative Planning Commission Work Program

*(Scheduling and timing of agenda items is subject to change)*



## January 10, 2022 Regular Session

- Elect Chair and Vice Chair
- Identify Potential Candidates for HCA/HPS Stakeholder Interviews and Advisory Committee
- Review and Discuss Tentative Work Program

## January 24, 2022 Work Session

- Review Schedule, Outreach, and Incentives Program for SB Island Annexation Concept
- Outline SOW for TGM Grant Funded City Center Revitalization Project (Grant Received)

## January 24, 2022 Regular Session

- File No. 7-CUP-21, Lincoln County Animal Shelter at the Municipal Airport (Firm)
- Recommendation to City Council on SB Commercial Corridor Island Annexation Concept

## February 14, 2022 Work Session *(HCA/HPS Kick-off to Occur Early February)*

- Outline of Housekeeping Amendments, Including Revisions to Address 2021 Legislation
- Review Final City Council 22/23 Goals

## February 14, 2022 Regular Session

- File No. 1-NB-22, Design Review Modification to The Whaler @ Nye Beach Hotel (Firm)

## February 28, 2022 Work Session

- Receipt of Consolidated Transportation System Plan Update with PAC Recommendation

## February 28, 2022 Regular Session

- File No. 1-UGB-20 Revised UGB Land Swap for Boston Timber Opportunities (Projected)
- Initiate Public Hearings Process for Transportation System Plan Updates
- File No. 2-MISC-21 for 5<sup>th</sup> Street Lofts Extension of Subdivision/Geologic Permit (Projected)

## March 14, 2022 Work Session

- Initial Review of Housekeeping and 2021 Legislative Amendments
- File No. 1-CP-17, Review Draft TSP Related Ordinance Changes (Could be Joint CC/PC WS)

## March 14, 2022 Regular Session

- Starfish Cove 20-lot Planned Development North Side of Yaquina Head (Projected)

## March 28, 2022 Work Session

- Recommendation for Distribution of Affordable Housing CET Funds (from Work Group)
- Initial Review of Draft SB Commercial/Industrial Code Revisions (from JET Planning Audit)
- Identify Candidates for City Center Revitalization Project Advisory Committee

## March 28, 2022 Regular Session

- Conditional Use Permit for McWatkins Airport Industrial Park (Projected)

# Tentative Planning Commission Work Program

*(Scheduling and timing of agenda items is subject to change)*



## April 11, 2022 Work Session Session

- Review Draft RFP for Repurposing URA 35<sup>th</sup>/US 101 Property in South Beach
- Final Review of Housekeeping and 2021 Legislative Amendments

## April 11, 2022 Regular Session *(First HCA/HPS Public Event in April)*

- Initiate Public Hearings Process for Housekeeping and 2021 Legislative Amendments
- Initial Public Hearing File No. 1-CP-17 Newport TSP Amendments

## April 25, 2022 Work Session

- Review Preliminary Results of Housing Needs Analysis
- Preliminary Recommendation for Parking District Code Changes (from Advisory Committee)

## April 25, 2022 Regular Session

- Second Public Hearing Public Hearing File No. 1-CP-17 Newport TSP Amendments

## May 9, 2022 Work Session *(Placeholder for Kick-off of CC Revitalization Project)*

- Review Final Draft of SB Commercial/Industrial Code Revisions (from JET Planning Audit)

## May 9, 2022 Regular Session

- Initiate Public Hearings Process for SB Commercial/Industrial Code Revisions
- Conduct Public Hearing on SB Commercial Corridor Island Annexation

## May 23, 2022 Work Session

- Review Memo Outlining Policy Basis/Market Analysis for City Center Revitalization Project

## May 23, 2022 Regular Session

- Conduct Public Hearing on Housekeeping and 2021 Legislative Amendments

## June 13, 2022 Work Session

- Review Results of HCA Buildable Lands Inventory
- Placeholder for Potential Revisions to Yaquina Bay Estuary Policies or Codes (DLCD project)

## June 13, 2022 Regular Session

- TBD

## June 27, 2022 CANCELLED

## July 11, 2022 Work Session *(Second HCA/HPS Public Event in July)*

- Review Options for Updating the City's Erosion Control and Stormwater Mgmt Standards

## July 11, 2022 Regular Session

- Initial Public Hearing to Consider SB Commercial/Industrial Code Revisions