

## Sherry Marineau

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**From:** Derrick Tokos  
**Sent:** Monday, March 09, 2020 11:15 AM  
**To:** Sherry Marineau  
**Subject:** FW: Nye Beach Core Zone Study

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**From:** Charlotte Boxer [mailto:charboxer2@comcast.net]  
**Sent:** Monday, March 09, 2020 10:39 AM  
**To:** Derrick Tokos <D.Tokos@NewportOregon.gov>  
**Subject:** RE: Nye Beach Core Zone Study

Thanks Derrick, I just emailed Wendy my thoughts about the height limitation for commercial. I know it isn't my call, but I since I have a 9800 sf lot for sale on the West side of Cliff street, I would really like to see it developed into a nice boutique hotel or mixed use with housing. I don't think it should be 50' tall, but I also think the 32' proposed limitation could be a deterrent to developing an appealing project that would fit Nye Beach. Land costs and construction costs have certainly increased in the last 10 years and so any project needs to be financially feasible and that might mean a 3-story building instead of a 2-story building.

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**From:** Derrick Tokos <[D.Tokos@NewportOregon.gov](mailto:D.Tokos@NewportOregon.gov)>  
**Sent:** Monday, March 9, 2020 7:58 AM  
**To:** 'Charlotte Boxer' <[charboxer2@comcast.net](mailto:charboxer2@comcast.net)>  
**Subject:** RE: Nye Beach Core Zone Study

Hi Charlotte,

Thanks for sharing your thoughts. I'll see that they are shared with the Planning Commission members.

*Derrick I. Tokos, AICP*  
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**From:** Charlotte Boxer [mailto:charboxer2@comcast.net]  
**Sent:** Saturday, March 07, 2020 1:00 PM  
**To:** Derrick Tokos <[D.Tokos@NewportOregon.gov](mailto:D.Tokos@NewportOregon.gov)>  
**Subject:** Nye Beach Core Zone Study

Derrick, I am not able to make the planning commission meeting on Monday evening, as I am in Portland and my vehicle is in the shop for major repairs. I know the core zone proposal states a height limit of 32'. I am fully in favor of returning the west side of Cliff Street to C-2 with no residential at the street level.

If my property were to be developed as a hotel, I'm not sure the 32' is adequate to make the financial numbers work for a developer to build a hotel or even a mixed-use project and get the required profit margin for the risk. I believe the Nye Beach Inn on Coast Street is 40', how tall is the Sylvia Beach Hotel? I know the now demolished Nye Beach Hotel on Cliff Street was 50', and I wonder if the Sylvia Beach Hotel is also 50'? I think imposing the 32' height limitation of properties that have retail at the street level could possibly be a deterrent on the oceanfront side of Cliff Street. I haven't talked to Wendy yet about this concern, however I wanted to give you my thoughts.

Thank you,  
Charlotte Boxer