

Sherri Marineau

From: Frances VanWert <fcvanwert@charter.net>
Sent: Monday, March 09, 2020 1:31 PM
To: Sherri Marineau
Subject: Planning Work Session, March 9th,2020
Attachments: City-PC 30920.pdf

Please include this letter for review at the March 9th work session by the Planning Development Department.

Thank you.

Frances Van Wert
742 NW 2nd Ct.
Newport, OR 97365
March 9, 2020

S. Marineau, Administrative Assistant
Development Department
City of Newport

This letter is submitted for the March 9th Planning Commission's work session regarding updating planning criteria for Nye Beach.

The Nye Beach Overlay needs to better align with the Comprehensive Plan initiated in 1993 and expanded in the original 1997 NBVRD and 2003 revisions. In 2015 the Overlay Review Ad Hoc Committee updated the original plan submitted in 2005. The Nye Beach Core Zone proposal was submitted at that time.

The C-2 zoning in Nye Beach lacks consistency and clarity. Too much discretion is used in interpreting the code. The Core Zone proposal was designed to provide a framework for future development that would provide more planning consistency and revitalize a small area that could be a tremendous draw for tourism that would benefit the city in multiple ways. Since tourism is our major industry, the planning commission should consider proposals that would be highly beneficial in protecting an already successful area by controlling and enhancing future development to the benefit of all Newport's residents. Otherwise a hodgepodge of development that has no continuity and cohesive plan will destroy Nye Beach's potential and the neighborhood.

The Nye Beach Core Zone Plan fits into Newport's Vision 2040 very well in the following ways.

- A-6 Mixed-Use Development that expands options for living, shopping, working and dining in the area by providing walkability, mixed-use development, and refurbishment of historical buildings. Nye Beach is an historical area that provides for all of the above in a unique way that has the potential to become even more of a destination place for tourists. But it needs the city to see this potential as part of Vision 2040.

- F-6 Model Communities: If the planning commission would only research the best practices of other communities to see how they have been successful in implementing core zone changes in very specific areas in their communities to revitalize an area with the potential for huge economic and tourist development. For example; Astoria, Oregon City, McMinnville, Sisters, Hood River, plus many small areas in Portland that all have benefited from these kinds of zone changes. It seems short-sighted to not allow this opportunity to happen here.

- C-13: Shoulder Season Attractions and Festivals: If Nye Beach is given the potential to become more of a destination for tourists because the Core Zone proposal has been implemented, tourism through the shoulder season would be accomplished.

By initiating the Vision 2040 the City needs to consider the best possible ways to enhance the uniqueness of what we have to offer to our residents and as a destination place for tourists.

While you discuss the needs to update the development of Nye Beach, please consider the long term goals rather than piecemeal site by site development.

Thank you for your consideration.

Sincerely,

Frances Van wert