

Sherri Marineau

From: Wendy Engler <wendy.engler@yahoo.com>
Sent: Monday, October 28, 2019 4:43 PM
To: Sherri Marineau
Subject: For PC meeting: Residential Use in Nye Beach Overlay C-2
Attachments: 2019_10_28 15-55-24.pdf

Hello Sherri,

Please enter this into the record for this evening's PC Meeting.

Thank you,
Wendy Engler

Good Afternoon Newport Planning Commissioners,

I urge you to support the current request for residential on the ground floor in the Nye Beach C-2 zone. This complies with the original intent of the Nye Beach Overlay to preserve and enhance a mixed-use neighborhood, as outlined below:

Sent from my iPad

Residential Use in the Nye Beach Overlay C-2 Zone

When the Nye Beach Overlay Zone was created in 1997, the existing C-2 zoning was left in place. The C-2 zoning was meant as a tool to preserve and enhance a mixed-use neighborhood, not as a tool to displace residents.

Newport's Comprehensive Plan provides the intent behind the C-2 zoning in Nye Beach. The Plan states:

“Every effort should be made to integrate the goals of the Nye Beach Study with any new developments in the area for maximum benefit to the city and community.” (Page 4, Peninsula Urban Design Plan)

The Nye Beach Study recommends: “the creation of a mixed-use zone and development regulations to preserve...neighborhood compatibility.” (Page 51)

“The new C-2* (Overlay Zone) is meant to accommodate existing residential uses in the C-2 areas of Nye Beach, which predominate, by making them conforming within C-2* and by creating an environment conducive to cottage industries and preservation of housing.” (page 64)

Additionally, it states that “It is the permanent residents in the tourist commercial zone that have suffered most from being zoned nonconforming and who suffer and will increasingly feel the impacts of the tourist attractors’ traffic and parking demand.”

“The objectives of the Nye Beach Study are to alleviate traffic conflicts and parking conditions, to protect neighborhood livability in the historic portion of Nye Beach,..”. (page 71)

Clearly, the intent for the Nye Beach neighborhood is a mix of residents, businesses and tourists. Going forward, decisions regarding the Nye Beach neighborhood should align with this intent. A Nye Beach Refinement Plan is long-overdue and would facilitate future decision making. It would provide an updated plan, including development and re-development opportunities, and options for transportation, alternate transportation and parking. The Planning Commission should start this process now to clarify and promote Nye Beach as a mixed-use neighborhood.

Wendy Engler
October 28, 2019