

Sherri Marineau

From: Wendy Engler <wendy.engler@yahoo.com>
Sent: Friday, March 06, 2020 4:49 PM
To: Sherri Marineau
Subject: Nye Beach Core Zone Proposal and Beyond - Work Session March 9

Sherri,
Will you please add this to the PC Packet for Monday?
Thank you,
Wendy

Hello Planning Commissioners,

The Nye Beach Core Zone Proposal was presented to the City in 2015 as a way to maintain and enhance the “Nye Beach character” in a small area at the heart of the neighborhood. This area was first proposed in the Glick report as the “Four-Block “Historic Nye Beach”. With so much larger development in the surrounding areas, this seemed like a way to keep some of the character & charm that bring people to the neighborhood.

Since 2015, many issues have come up in Nye Beach beyond the Core Zone. These include the Parking Study, VRD regulations, infill, redevelopment and housing needs, Newport’s Transportation System Plan Update, the Oregon Coast Bike Route Update, need to review C-2 uses and Conditional Use Permits.

During recent City Council and Planning Commission discussions about zoning amendments and other issues, the need for a broader review than just the Core Zone was brought up. To this end, on January 6, 2020, the City Council unanimously passed the motion to “review Nye Beach overlay specifications.” This allows for the discussion to go beyond the Core Zone Proposal. The parking, development, housing and other issues mentioned above should be included in the scope of work outlined at Monday’s Work Session. The elephant in the room that needs serious attention (and this is since 2115), are several developments that call into question the effectiveness of the Nye Beach Design Guidelines. I request that you perform a comprehensive review of the aforementioned issues.

Background information will follow in a separate email.

Thank you,
Wendy Engler
Newport, Oregon

Sent from my iPad

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From: Wendy Engler <wendy.engler@yahoo.com>
Sent: Friday, March 06, 2020 4:53 PM
To: Sherri Marineau
Subject: Background Information for Engler Email - PC Work Session March 9

**4. FOUR - BLOCK MIXED USE OPPORTUNITY AREA /
HISTORIC NYE BEACH: ISSUES**

similar to Core Zone

Land Use

The mixed use opportunity area is considered the four block "Historic Nye Beach" area located between SW Olive, NW Third, NW Cliff and Coast streets. The properties are in private ownership and are currently zoned C-2, Tourist Commercial. The predominant land use is residential. There are several vacant lots scattered throughout the four block area.

Circulation

Parking and internal circulation is limited by the very narrow streets in this area. Coast Street, to the east of the mixed opportunity area, is designated a collector street. There is a bus route which runs along Coast with a bus stop at corner of Coast and NW Third streets. A designated bike route also follows Coast Street. The streets internal to this four block area are narrow. Parking is very limited. There are few to no sidewalks and street lighting is minimal.

**FOUR - BLOCK MIXED USE OPPORTUNITY AREA /
HISTORIC NYE BEACH: PLANNING RECOMMENDATIONS**

Land Use

This study recommends a zone change to accommodate mixed uses, (residential / commercial) and cottage industries. Further study will be required by the Planning Commission and the City Council before the appropriate zone designation can be applied. Suggested zone designations include, but are not limited to creation of; a mixed use overlay zone, a new C* zone where residential use is conforming, or a other. In an effort to preserve the character of the neighborhood, architectural design guidelines may be developed taking into account not only the buildings but also historic compatibility and preservation of ocean and scenic views.

Circulation

One lane, one-way streets may be used, where appropriate. Restricting vehicular traffic to one lane would help to control the volume and direction of traffic into and out of the four block area. One-lane, one way streets would allow additional on-street parking in the lane vacated in addition to a sidewalk and street furniture.

Parking

A combination of parking solutions may be used to meet the need for additional off-street parking as it is needed in the future.

1. Convert First, Second and Second Court streets into one lane, one way streets with street parking and sidewalks along one side of the street,
2. Reduce the parking requirement for the number of off-street parking stalls for property within 200 ft. of P - 1: Zone of Opportunity (this would include property 200 ft. north of the PAC and may include property to the south of the turn-around.
3. Create on-site off street parking options through right-of-way dedication of portions of private property scattered on lots throughout the neighborhood.

July, 2018

Evan Manvel, TGM Program -
offer of assistance on parking
& economic/C-2 uses

We will be interested to see how your vacation rental policy and parking management study turn out. If there are ways we can support you in communicating with the public about parking reform we are happy to do that. See our parking page here:

<https://www.oregon.gov/LCD/TGM/Pages/parking.aspx>

Kirstin Greene, DLCD's Economic Development Specialist, may be able to pull numbers through ArcGIS on whether a watch/shoe repair shop, art school, or small scale manufacturing might have economic potential for the Nye Beach area. She is CC'ed on this email if you want to follow up with her directly.

Finally, our North Plains Housing Design Workshop materials are attached.

Let me know if there are other ways we might help.

Warm regards,

Evan

Evan Manvel | Land Use and Transportation Planner Planning Services Division Oregon Dept. of Land Conservation and Development

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-----Original Message-----

From: Wendy Engler [<mailto:W.Engler@NewportOregon.gov>]

Sent: Wednesday, July 18, 2018 9:21 AM

To: Phipps, Lisa <lhipps@dlcd.state.or.us>

