



AGENDA & Notice of Planning Commission Work Session Meeting

The Planning Commission of the City of Newport will hold a work session meeting at **6:00 p.m., Monday, January 27, 2014**, at the Newport City Hall, Conference Room "A", 169 SW Coast Hwy., Newport, OR 97365. A copy of the meeting agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder, 541-574-0613.

The City of Newport Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the work session.

NEWPORT PLANNING COMMISSION Monday, January 27, 2014, 6:00 P.M.


AGENDA

A. Unfinished Business.

1. Discussion regarding boundaries for a North Side Urban Renewal District.

B. Adjournment.

Memorandum

To: Newport Planning Commission/Advisory Committee
From: Derrick Tokos, Community Development Director 
Date: January 24, 2014
Re: Conceptual Boundaries and Project Categories for New URA District

Attached are a couple of very conceptual maps for a new north-side urban renewal district. They need a lot of work still, as the land area depicted exceeds the 25% acreage and assessed value statutory limits. I believe that some portion of Agate Beach could be included in a new district. We would just have to fine tune the boundaries. Similarly, the US 101 and US 20 concepts could be adjusted. I will continue to work on these, and expect to have some new maps for you at the meeting.

Also enclosed is a very preliminary project category list with rough cost estimates. I tried to avoid getting too specific, but did draw from existing adopted plans to get a feel for costs. Some concepts, like expanding the City's commercial footprint in downtown (e.g. a couplet), have been explored in the past, so there is some planning work to draw from. The 1994 Newport Peninsula Urban Design Plan (Glick Study) and 2008 Local Street Plan are two examples and I have attached concept drawing from each. At this juncture, the purpose in pulling together a project list is more about developing a sense of the focus of the district and what we will want ECONorthwest to assume to be the maximum acceptable debt limit. My sense is that should land somewhere between \$35 and \$38 million. As an FYI, the debt limit for the South Beach Urban Renewal Plan is \$38,750,000. Project categories that assume a partial contribution from urban renewal are of a nature where other funding sources would likely be available such as federal highway funds (ODOT), general obligation bonds, revenue bonds, local improvement districts, etc. I will try to pull together some of the details behind the project categories for Monday's meeting as well.

**New Northside Urban Renewal District
Conceptual Project Categories and Costs**

January 24th Draft

	Cost Estimate	UR Portion
PUBLIC RIGHTS-OF-WAYS		
Streets		
Downtown couplet refinement plan	\$100,000	\$100,000
Construction of couplet	\$25,000,000	\$12,500,000
Agate Beach US 101 access and collector upgrades	\$1,000,000	\$500,000
Agate Beach improvements to existing local street rights-of-way	\$1,500,000	\$750,000
Traffic Flow Improvements		
Intersection realignment (e.g. US 101 and NW 6th)	\$1,200,000	\$600,000
Signal installation or adjustment (e.g. US 101 and Abbey, US 101 Hurbert)	\$1,000,000	\$500,000
Acquisition and Development		
Right-of-way acquisition	\$1,000,000	\$500,000
PUBLIC FACILITIES		
Construct public safety building	\$10,000,000	\$5,000,000
ACQUISITION/DEVELOPMENT		
Strategic site acquisition for economic development	\$5,000,000	\$5,000,000
Site preparation for reuse (demolition, lot aggregation, etc.)	\$2,500,000	\$2,500,000
Parking improvements	\$1,000,000	\$1,000,000
PUBLIC AMENITIES		
Street tree and landscape island enhancements	\$250,000	\$250,000
Benches, public art	\$250,000	\$250,000
COMMUNITY IMPROVEMENT PROGRAM		
Storefront façade loans/grants	\$1,000,000	\$1,000,000
Wayfinding improvements	\$200,000	\$200,000
Billboard removal	\$500,000	\$500,000
UTILITIES		
Line undergrounding	\$8,000,000	\$5,000,000
Agate Beach storm drainage improvements	\$1,500,000	\$1,000,000
Totals:	\$61,000,000	\$37,150,000

BACK STUDY

Process Summary

July, 1994

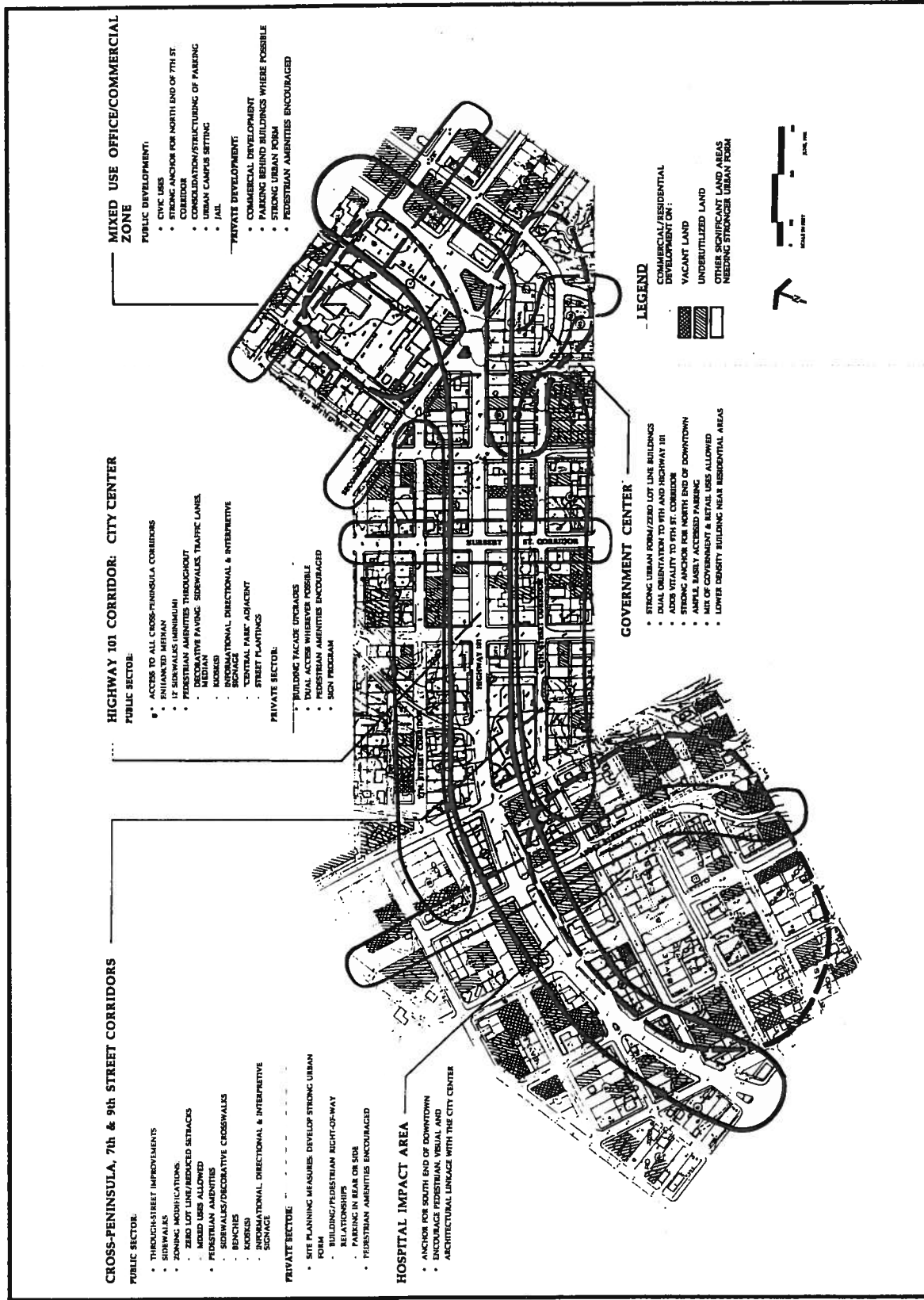
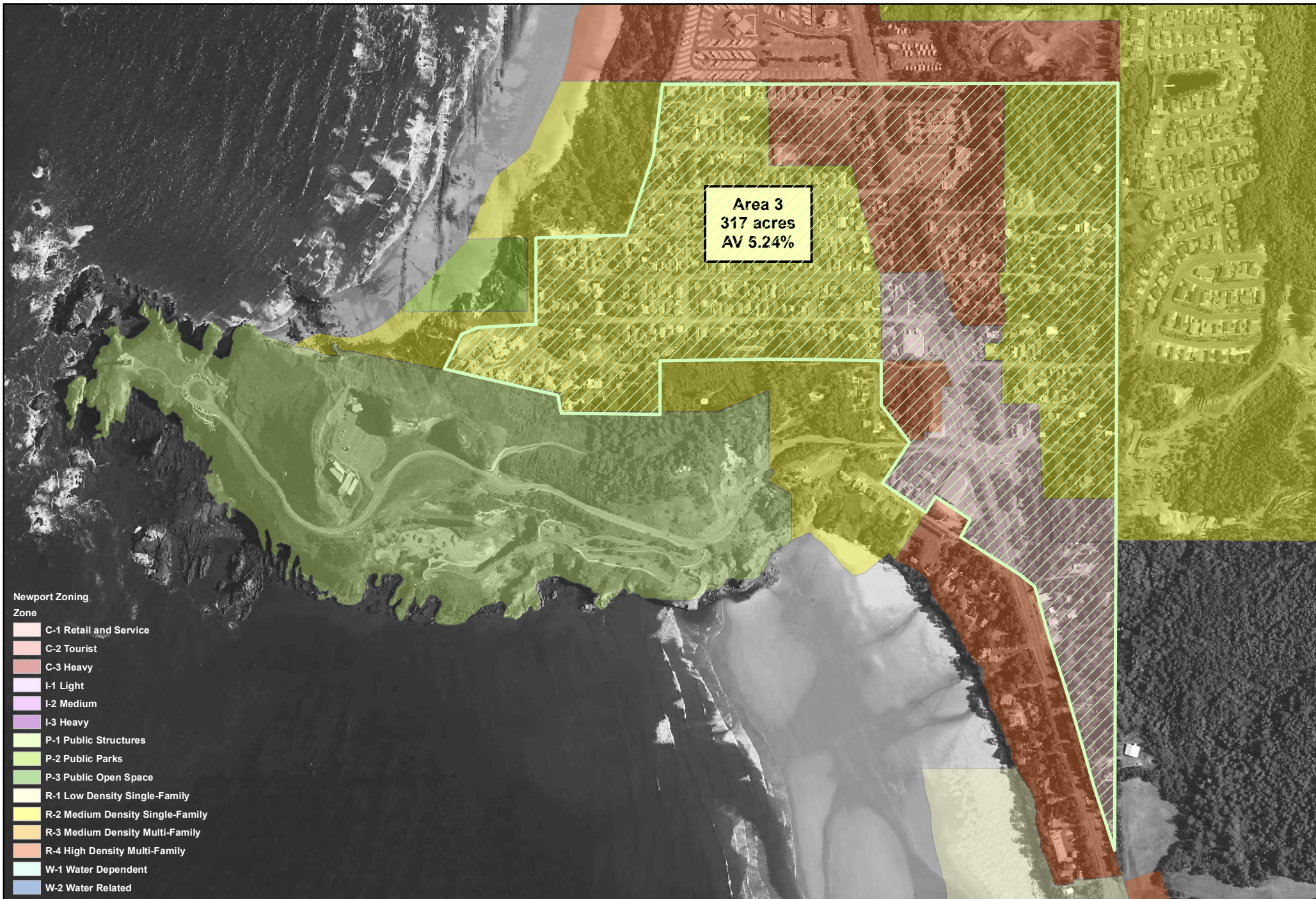


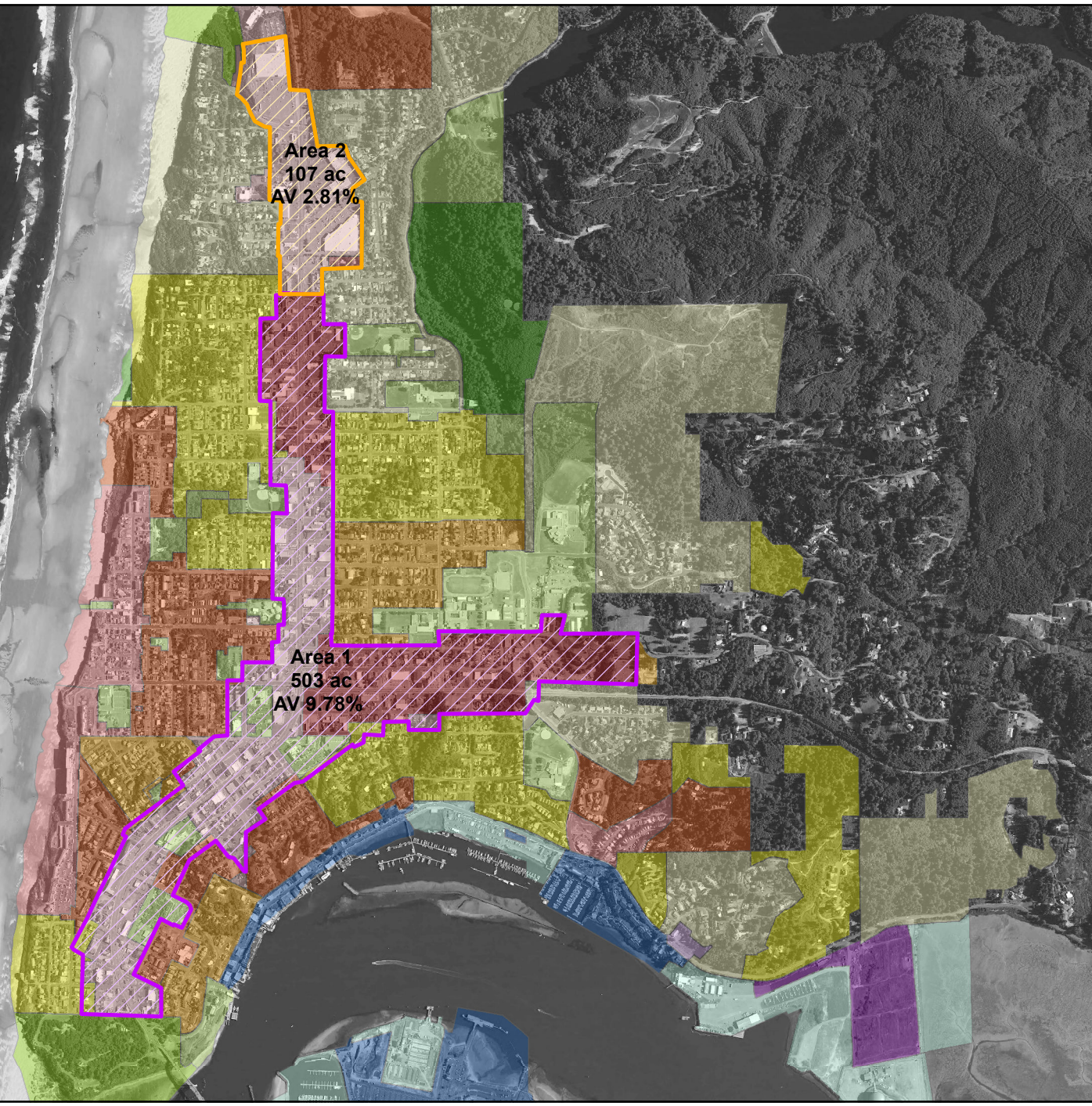
Figure 6 Development Zones



Newport Zoning

Zone

- 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



Potential US 101 - US 20 Urban Renewal Area

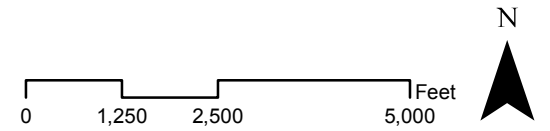




Figure 4-2
North Newport Local
Street Plan Projects



Notice of Cancellation of Planning Commission Meeting

There will not be a 7:00 p.m. regular session of the City of Newport Planning Commission meeting held on the evening of **Monday, January 27, 2014**. There will be a 6:00 p.m. work session, however.
