



## **PLANNING COMMISSION WORK SESSION AGENDA**

**Monday, July 08, 2024 - 6:00 PM**

**Council Chambers, 169 SW Coast Hwy, Newport, Oregon 97365**

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All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or [e.glover@newportoregon.gov](mailto:e.glover@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

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### **1. CALL TO ORDER**

*Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, Dustin Capri, and Greg Sutton.*

### **2. UNFINISHED BUSINESS**

**2.A Scope of Work for Water System Master Plan.**

[Memorandum](#)

[Water System Master Plan Scope of Work](#)

[OAR 660, Division 011](#)

[Newport's Existing Water System Comprehensive Plan Policies](#)

**3. NEW BUSINESS**

**3.A City Center Revitalization Plan - Public Involvement Plan & Web Content.**

[Memorandum](#)

[JLA City Center Website Content](#)

[JLA Draft Public Involvement Plan](#)

[City Center Advisory Committee Meeting No. 1](#)

**3.B Planning Commission Work Program Update.**


[PC Work Program 7-2-24](#)

**3.C City Council Motion Rules (Informational)**

[Council Rule 2.11 - Motions](#)

**4. ADJOURNMENT**

## Memorandum

To: Planning Commission/Commission Advisory Committee  
From: Derrick Tokos, Community Development Director   
Date: July 3, 2024  
Re: Scope of Work for Water System Master Plan

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This is a carry-over item from the last work session. On July 1, 2024, the Newport City Council authorized the City to execute a contract with Water Systems Consulting ("WSC") to prepare a new water system master plan for the City of Newport. The Plan was last updated in 2008, and the water treatment plant and many of the other listed projects have been constructed.

Enclosed is the scope of work, Oregon Administrative Rules (OARs) governing the preparation of public facility plans, and the City's existing water system comprehensive plan policies. Please take a moment to review the materials and consider whether or not the scope of work adequately addresses water system issues that you may have concerns about. Your feedback will help staff frame its approach to refining the scope of work as part of the contract negotiations. City Engineer, Chris Beatty, will be in attendance to discuss the scope of work, and field questions that you may have about the project.

I look forward to our discussion.

### Attachments

Water System Master Plan Scope of Work

OAR 660, Division 011

Newport's Existing Water System Comprehensive Plan Policies

## Task 0 Project Management

### 0.1 Project Administration

- Prepare Project Administration Plan template for use in guiding progress and schedule discussions, capturing action items, and documenting decisions. A draft template will be provided prior to the project kickoff meeting and updated biweekly to keep the City PM informed on the progress of the project.
- Prepare monthly progress reports to be submitted with each invoice. It is assumed that the project duration is 17 months.

### 0.2 Coordination Meetings

- Prepare materials for and facilitate biweekly project conference calls / progress meetings with City and Consultant Project Managers attending. Purpose of meetings will be to review project progress, discuss challenges and findings, and review early study results. A total of 30 meetings will be held over the duration of the project with each meeting assumed to be 30 minutes in duration.
- Conduct internal coordination meetings amongst the Consultant team to coordinate schedule, task assignments, and collaboration on progressing the analysis and deliverables described in this scope of work. A total of 30 biweekly coordination meetings are assumed with each meeting 30 minutes in duration.

### 0.3 Quality Assurance and Quality Control (QA/QC)

- Perform quality control reviews of all deliverables to the District.

**Deliverables:** Project Administration Plan (updated biweekly), Meeting agenda and handouts, meeting summaries, monthly progress reports and invoices.

**Assumptions:** Project duration is 17 months, with 15 months of active preparation requiring coordination meetings.

## Task 1 Data Gathering

### 1.1 Project Kickoff Meeting

- Prepare and submit a data request log to the City for review prior to the kick-off meeting.
- Plan and lead a project kickoff meeting to review project scope and tasks, and to confirm specific requirements of the Water System Master Plan. The kickoff meeting will capture critical success factors for the project, review available data sources, project schedule, and identify responsibilities for both WSC and the City.
- Summarize key decisions and action items in meeting minutes.

## **1.2 Conduct Staff Interviews**

- Interview City personnel familiar with the water system to collect information regarding the operation and maintenance of the system and determine the existence of known deficiencies, if any. Interviews will be conducted virtually with an assumed 30 minute duration with the following individuals:
  - Acting City Engineer
  - Public Works Operations Superintendent
  - Water Treatment Plant Supervisor
  - Water Distribution Supervisor
  - Fire Chief
  - Sr. Systems Administrator
- Visit specific facilities with City personnel to collect information on the water system, or other data necessary for the proposed work. A total of one 4-hour site visit is assumed for this subtask.

## **1.3 Collect and Review Mapping and System Data**

- Prepare a data request for information required to complete the Water System Master Plan. This includes but is not limited to:
  - GIS layers,
  - AutoCAD record drawing files,
  - Updates to the distribution system hydraulic model (in Innovyze Infowater format),
  - Water right documentation,
  - Intergovernmental agreements with adjacent water providers,
  - Water quality sampling and reporting,
  - Previous planning documents including past master plans,
  - System components, inventories, and set points,
  - Supervisory control and data acquisition historian archive data,
  - Analysis criteria and desired levels of service,
  - Water supply / source alternatives,
  - Water utility billing data,
  - Deficiencies, documented leaks, and repair data,
  - Existing levels of service,
  - Capital and operating budgets.
- Data request will be tracked and updated in a data request log as part of the PAP.
- Review relevant documents provided by the City. Identify data gaps and a process to eliminate gaps sufficiently to complete a comprehensive water system model and master plan.

## **1.4 Prepare Draft Chapter 1 - Existing Water System**

- Prepare a draft Chapter 1 – Existing Water System of the Water System Master Plan based on information collected in Task 2 to include:
  - Water system background
  - Current and future water service area description and boundary definition
  - Existing pressure zone characteristics and boundary definitions
  - Inventory of existing facilities (source and treatment, water rights, reservoirs, pump stations, pressure reducing valves, transmission and distribution piping, and fire hydrants)
  - Describe existing levels of service for the water system
  - Summarize planned improvements to the water supplies as part of the Newport Water Supply Project
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

### **Deliverables:**

- (1) Data Request Log
- (2) Kickoff Meeting Agenda and Summary Notes
- (3) Draft Chapter for City review
- (4) Draft response to comments table for review meeting
- (5) Final response to comments table and review meeting summary

### **Assumptions:**

- (1) Kick-off meeting will be held in-person at Newport City Hall and will be two hours in duration
- (2) Staff interviews will be conducted virtually and will be one hour in duration for each individual interview
- (3) A total of one 4-hour site visit assumed for a field visit of facilities to be attended by City and Consultant team
- (4) Draft chapter review meeting will be held virtually and will be one hour in duration

## **Task 2 Regulatory Requirements**

### **2.1 Prepare Draft Chapter 2 – Regulatory Requirements and Water Quality**

- Prepare a draft Chapter 2 – Existing Water System based on information collected in Task 2 to include:
  - Summary of water regulations applicable to the City water system

- Summary of existing water quality sampling program and ability to comply with existing regulations
- Identify potential future regulations that could arise within the 20-year planning period and the potential for the City water system to meet these regulations
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

**Deliverables:**

- (1) Draft Chapter for City review
- (2) Draft response to comments table for review meeting
- (3) Final response to comments table and review meeting summary

**Assumptions:**

- (1) City is generally in compliance with current regulations
- (2) Review meeting duration is assumed to be 2-hours

## Task 3 Water Demand

### 3.1 Existing Production

- Review historical water production records and determine average system-wide water production over the past 5 years (2019-2024).
- Identify maximum day and peak hour water production for the period of available records (2019 and 2024) and develop seasonal water use trends.

### 3.2 Existing Usage

- Review and calculate system-wide water demands for average day, maximum day, and peak hour from water billing data.
- Identify high water users, assumed to be up to 20 individual industrial, institutional, and/or commercial users, and geospatially allocate demands for these high volume users within the service area to correspond with meter location.
- Identify seasonal factors for fluctuations in existing usage during the heavy tourist season as compared to winter usage.

### 3.3 Develop Water Demand Forecast

- Review population forecasts and production-based water demand forecasts for average and maximum day demand from the Newport Water Supply Project (Big Creek Dam replacement) to confirm applicability to current conditions.

- Coordinate and lead one virtual meeting with Newport Water Supply Project to discuss demand forecasts generated by WSC and discuss resolution of discrepancies.
- Review previous estimates of per capita demand factors and meter records for user categories including residential, commercial, industrial, and institutional to update unit demand factors for each category and to develop peak hour demands.
- Estimate unaccounted-for water use based on comparisons of customer billing and production master meter records.

### **3.4 Prepare Draft Chapter 3 – Water Demand**

- Prepare a draft Chapter 3 – Water Demand to include:
  - A summary of existing production records
  - A summary of existing demands
  - Estimation of unaccounted-for water within the system
  - Description of population forecasts for water service area
  - Description of other factors impacting future demands
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

#### **Deliverables:**

- (1) Draft Chapter for City review
- (2) Draft response to comments table for review meeting
- (3) Final response to comments table and review meeting summary

#### **Assumptions:**

- (1) Monthly water production records will be provided by City
- (2) Water billing data will be provided by City
- (3) Representatives of the Newport Water Supply Project team will participate in review and review meeting for draft Chapter.
- (4) Based on review of Newport Water Supply Project demand projections, it is assumed that no significant discrepancies will be identified due to similar methodologies and identical underlying data.
- (5) Review meeting duration is assumed to be 2-hours



## Task 4 Water Supply

### 4.1 Water System Storage and Supply

- Evaluate current storage and supply capacities and assess if they meet operational and regulatory requirements for average day, maximum day + fire flow, and peak hour demand identified in Task 3.
- Describe the proposed future storage and supply capacity resulting from the Newport Water Supply Project and compare the anticipated timing of the project with demand projections identified in Task 3.
- Coordinate with the Newport Water Supply Project team to describe available storage when considering hydrologic modeling and climate projections.
- Evaluate the existing capacity of the Siletz River Intake pumping and conveyance facilities.

### 4.2 Prepare Draft Chapter 4 – Water Supply

- Prepare a draft Chapter 4 – Water Supply to include:
  - A summary of existing and potential future deficiencies
  - A summary of recommended capital improvements
  - A summary of recommended operational improvements
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter  
Update response to comment table and a meeting summary to document the planned revisions to the chapter

#### **Deliverables:**

- (1) Draft Chapter for City review
- (2) Draft response to comments table for review meeting
- (3) Final response to comments table and review meeting summary

#### **Assumptions:**

- (1) Newport Water Supply Project team will provide documentation of hydrologic modeling and reservoir sizing calculations for use in preparation of this chapter.
- (2) Review meeting duration is assumed to be 2-hours

## Task 5 Water Treatment

### 5.1 Water Treatment

- Evaluate existing water treatment methods and provide recommendations for improvements to current water treatment facilities.

- Provide recommendations for improved maintenance practices on existing facilities and investigate whether future water treatment requirements will necessitate upgrades to existing facilities
- Conduct a Tier 1 Seismic Evaluation in accordance with ASCE 41-13 of the water treatment plant to identify potential improvements for meeting seismic response levels of service.
- Identify assets within the treatment plant that may reach the end of useful life during the planning period and will require rehabilitation and/or replacement

## **5.2 Prepare Draft Chapter 5 – Water Treatment**

- Prepare a draft Chapter 5 – Water Treatment to include:
  - A summary of existing and potential future deficiencies
  - A summary of recommended capital improvements
  - A summary of recommended operational improvements
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

### **Deliverables:**

- (1) Draft Chapter for City review
- (2) Draft response to comments table for review meeting
- (3) Final response to comments table and review meeting summary
- (4) ASCE 41-13 Tier 1 seismic assessment checklist

### **Assumptions:**

- (1) Geotechnical recommendations for ground response to seismic activity will be based on existing boring information and no new borings will be required
- (2) Condition assessments will be limited to visual inspection during site visits
- (3) Review meeting duration is assumed to be 2-hours

## **Task 6 Hydraulic Model Update**

### **6.1 Water Model Update**

- Identify gaps in mapping or system data and provide to City for field data collection to confirm and update within model.
- Update the model with new water system projects that have been completed within the City since the most recent update.
- Assign water demands for the following scenarios into hydraulic model:

- Current conditions
- 20-year planning horizon
- Buildout conditions
- Develop an extended period simulation within the model for existing conditions and calibrate the model to match City records for water production and tank levels.
- Conduct a workshop with City staff to present the hydraulic model results under existing conditions to determine if model output is consistent with operational observations and to identify any adjustments.

## **6.2 Model Verification & Testing**

- Develop a model calibration plan to submit to the City for review. The purpose is to identify locations for fire flow and pump tests, identify SCADA data to be gathered, and document testing protocol. Pump tests will include gathering data for a single operating point at each pump station to confirm model pump curves
- Provide a testing plan, including time frame required. Coordinate with the City to conduct calibration testing.
- Conduct field data collection according to testing plan
- Develop hydraulic model scenarios for each fire flow calibration test. Model results from the calibration simulations will be compared with the field data. Results that fall outside of established criteria will be identified and adjusted in the model until results are satisfactory. Initial pressure calibration target will be within 5% accuracy. If calibration at some locations cannot be achieved within the time limit, written suggestions will be made as to possible reasons for the discrepancy and what steps may be taken to improve calibration.

## **6.3 Hydraulic Model Development Documentation**

- Prepare a draft written technical memorandum to document the following:
  - Data used in updating the hydraulic model
  - Assumptions required when data was not available
  - File naming conventions
  - Calibration results and procedures
  - General descriptions of modeling conventions to aid future model users
- Review written comments on draft technical memorandum and incorporate resolutions into a final technical memorandum.

## **6.4 Model Training & Support**

- Provide an orientation of the hydraulic model, including an overview of setup, assumptions, and other parameters.
- Provide up to 6 hours of modeling support to answer questions and provide assistance to City modeling efforts. Modeling support is anticipated to include troubleshooting model errors with City staff, quality control review of City modeling

efforts, and answering questions related to the hydraulic model to build City confidence and familiarity

### **Deliverables:**

- (1) Model Calibration Plan
- (2) Hydraulic Model Development TM

### **Assumptions:**

- (1) Field Data Collection / Mapping Efforts will be completed by City Staff
- (2) City personnel shall assist in performing hydrant flow testing, and will be responsible for supplying tools and equipment required for testing
- (3) Consultant will plan and attend testing at up to four locations within the City distribution system
- (4) 1 day is assumed to conduct field data collection
- (5) Model review workshop shall be two hours in duration and will be conducted virtually
- (6) Model training orientation will be two hours in duration and will be conducted virtually
- (7) For purposes of model training, City will have a working modeling software license
- (8) Modeling support will be limited to 6 total hours and will be provided to the City on an as needed basis during the course of the water master plan contract
- (9) Modeling support requests from the City will allow up to 5 days for scheduling and coordination to all

## **Task 7 Water Delivery**

### **7.1 Confirm Distribution Levels of Service**

- Review the following design criteria and service goals established in the 2008 water system master plan against the updated model:
  - Estimated service life for various water facility asset classes (i.e. pumps, electrical panels, steel storage tanks, etc.)
  - Treated storage capacity
  - Pipeline capacity and velocity during peak hour demand
  - Fire flow by City zoning categories
  - Time to return to service following a seismic event
  - Water age within system
- Use the hydraulic model to evaluate and propose adjustments or refinements to hydraulic criteria values and the resulting impacts on the existing system
- Conduct a workshop with the City to review proposed adjustments to levels of service and resulting impacts
- Prepare meeting minutes to document the workshop findings and action items.

## 7.2 Evaluate Distribution System

- Evaluate the distribution system using the updated hydraulic model to determine the system's capacity to delivery water under peak hour demand and maximum day demand with fire flow conditions. The following model scenarios will be evaluated:
  - Existing demand conditions
  - Buildout demand conditions
- Review distribution storage to assess the ability meet the desired levels of service. Identify all deficiencies discovered in the distribution system.
- Review pump station capacity to assess the ability to meet each demand scenario.
- Identify locations where parallel water mains exist and there are opportunities to transfer water services and abandon redundant water mains.

## 7.3 System Condition Assessment

- Assess current City data related to materials, age, condition, repairs, and other relevant condition data for water system assets
- Develop a database to assess the condition of the City's water system. The database shall separate the City's water system into infrastructure components, such as storage tanks, pumps, wells, valves, and distribution by street block. Develop a rating system to apply to the water system segments. The rating system will rank each segment based on highest priority of replacement or repair. At a minimum, the rating system will include the following components

## 7.4 Prepare Draft Chapter 6 – Water Delivery

- Prepare a draft Chapter 6 – Water Distribution System to include:
  - A summary of existing and potential future deficiencies
  - A summary of recommended capital improvements
  - A summary of recommended operational improvements
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

### **Deliverables:**

- (1) Agenda and meeting minutes for levels of service workshop
- (2) Draft Chapter for City review
- (3) Draft response to comments table for review meeting

### **Assumptions:** Final response to comments table and review meeting summary

- (1) City will provide data for population of condition database

(2) Review meeting duration is assumed to be 2-hours

## Task 8 Seismic Evaluation

### 8.1 Identify Critical Infrastructure

- Identify critical water supply facilities within the distribution system including storage reservoirs, pump stations, and transmission mains
- Identify critical water customers that will be key to responding and recovering from a seismic event, including hospitals, emergency shelters, and other essential facilities.
- Designate the critical backbone infrastructure of the water distribution system that should be prioritized for addressing seismic deficiencies.

### 8.2 Identification of Seismic Geohazards

- Compile and review existing geologic/geotechnical and seismic data to develop a conceptual understanding of subsurface conditions and potential seismic hazards.
- Conduct a probabilistic seismic hazard assessment to evaluate the regional and local seismic hazard contribution, and potential earthquake sources and scenarios.
- Conduct geotechnical field reconnaissance for critical reservoirs and pump stations.
- Verify and adjust regional seismic hazard maps to identify potential soil liquefaction zones, seismic landslide zones, lateral spreading zones, and critical transition zones.
- Provide ground movement parameters for each seismic hazard zone for use in evaluating pipe fragility. Ground movement parameters shall include:
  - Peak ground acceleration
  - Liquefaction induced settlement in feet
  - Displacement in feet from lateral spreading or seismic induced landslides
- Prepare a brief technical memorandum to summarize results and recommendations for further study.

### 8.3 Analyze Pipe Fragility

- Using the ground displacement parameters established in the previous subtask, a pipeline fragility analysis will be conducted using available pipe information to identify the anticipated leaks per foot within the existing system
- Mapping will be prepared of backbone and non-backbone piping to indicate the most vulnerable portions of the water distribution system to a seismic event for the purposes of prioritizing upgrades.
- A list of recommended seismic improvement projects will be developed that will allow the City to achieve the desired level of service for seismic response and recovery.

### 8.4 City Construction Standard Review

- Review the City's existing water system construction standards and drawings.

- Conduct a workshop with City engineering and operations staff to discuss desired improvements to standards.
- Evaluate and recommend changes on design and construction standards based on the meeting with the City, the designation of critical facilities, and the anticipated seismic geohazards.

## **8.5 Prepare Draft Chapter 7 – Seismic Hazards**

- Prepare a draft Chapter 7 – Seismic Hazards to include:
  - A summary of the critical facilities and backbone infrastructure
  - A summary of seismic geohazards
  - A summary of recommended capital improvements and modifications to standards
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

### **Deliverables:**

- (1) Agenda and meeting minutes for standards review meeting
- (2) Draft Chapter for City review
- (3) Draft response to comments table for review meeting

### **Assumptions:** Final response to comments table and review meeting summary

- (1) City will provide existing boring logs and other geotechnical investigation data for use in preparing seismic geohazard mapping
- (2) Pipe fragility analysis will follow the American Lifelines Alliance methodology
- (3) Review meeting duration is assumed to be 2-hours

## **Task 9 Water System Capital Improvement Plan**

### **9.1 Prioritization Framework**

- Based on discussions during previous tasks, a draft list of prioritization criteria along with proposed scoring basis will be prepared, and is anticipated to include the following:
  - Asset criticality
  - Regulatory compliance
  - Seismic resilience
  - Customers affected
  - Operational improvement
  - Relationship to other projects

- The draft list will be reviewed by the City and comments provided and incorporated prior to applying to the proposed projects

## **9.2 Develop Opinions of Probable Construction Costs**

- For each recommended capital improvement project recommended in the previous tasks, an opinion of probable construction cost (OPCC) will be developed to a Class 5 level as defined by the American Association of Cost Engineers.
- To the extent practical, each project OPCC will be itemized to identify the individual elements and assumptions used

## **9.3 Capital Improvement Plan**

- Develop a draft 20-year Capital Improvement Plan for the water system indicating the anticipated start and end year and the annualized spending required.. Projects will be prioritized in accordance with the prioritization framework and to align with City staffing and financing considerations.
- Lead a CIP workshop to review the draft plan and identify adjustments or modifications necessary.

## **9.4 Prepare Draft Chapter 8 – Capital Improvement Plan**

- Prepare a draft Chapter 8 – Capital Improvement Plan to include:
  - A summary of the prioritization framework and criteria
  - A summary of the proposed capital improvement plan
  - A discussion of potential funding and financing options
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter.
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

### **Deliverables:**

- (1) Draft Prioritization Framework
- (2) Draft Capital Improvement Plan
- (3) Draft Chapter for City review
- (4) Draft response to comments table for review meeting
- (5) Final response to comments table and review meeting summary

### **Assumptions:**

- (1) City will provide construction bidding results for previous 10 years for use in developing appropriate unit costs for CIP projects
- (2) Review meeting duration is assumed to be 2-hours



## Task 10 Water Management and Conservation Plan

### 10.1 Water Management and Conservation Plan

- Develop a draft update to the City's Water Management and Conservation Plan in accordance with Oregon Water Resources Department's Administrative Rules, OAR Chapter 690, Division 86 as a chapter to be included in the WSMP.
- Review the proposed update to the WMCP with the lead consultant, GSI, from the "Water Supply Management and Conservation Work Group" and the "Mid-Coast Water Conservation Consortium".
- Review written comments on draft chapter and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft chapter.
- Update response to comment table and a meeting summary to document the planned revisions to the chapter

#### **Deliverables:**

- (1) Draft Chapter for City review
- (2) Draft response to comments table for review meeting
- (3) Final response to comments table and review meeting summary

#### **Assumptions:**

- (1) The current lead Consultant for the City's Water Supply and Conservation Workgroup will support the development of the WMCP as a subconsultant to WSC to provide consistency with the Mid-Coast Water Planning Partnership.
- (2) Review meeting duration is assumed to be 2-hours

## Task 11 Water System Master Plan Report

### 11.1 Draft Water System Master Plan Report

- Prepare a Draft Water System Master Plan Report consisting of the following sections:
  - Section ES – Executive Summary
  - Section 1 Existing Water System
  - Section 2 – Regulatory Requirements
  - Section 3 – Water Demand Analysis
  - Section 4 – Water Supply
  - Section 5 – Water Treatment

- Section 6 – Water Distribution System Evaluation
- Section 7 – Seismic Analysis
- Section 8 – Water System Capital Improvement Plan
- Section 9 – Water Management and Conservation Plan
- Review written comments on draft report and prepare a response to comments table to identify those comments that require further discussion to adequately resolve
- Conduct a review meeting with City staff to discuss and resolve comments on the draft report.

### **11.2 Draft Final Water System Master Plan**

- Update the report to incorporate comments from City staff on the draft document
- Prepare a PowerPoint presentation for City staff to give to City Council with an overview of findings, recommendations, and the CIP plan.
- Attend the City Council meeting to gather comments from elected officials and members of the public that may require addressing in the report document.
- Lead a review meeting with City staff to confirm the desired resolution of City Council or public comments received on the Draft Final WSMP.
- Update the Draft Final Water System Master Plan to reflect resolution of council and public comment

### **11.3 Oregon Health Authority Review**

- Submit a signed and sealed version of the Draft Final Water System Master Plan to the Oregon Health Authority for review.
- Receive and review comments from OHA on the report and develop a response to comments letter.
- Conduct one meeting with the OHA reviewer to discuss resolution of any comments received.

### **11.4 Final Water System Master Plan**

- Prepare the Final Water System Master Plan document, including final signature and engineering seal

#### **Deliverables:**

- (1) Draft WSMP for City staff review
- (2) Draft response to comments table for review meeting
- (3) Draft Final WSMP for Council review
- (4) PowerPoint presentation for City Council meeting
- (5) WSMP for OHA Review
- (6) Final WSMP

#### **Assumptions:**

- (1) Comments received from City Council and public will not require more than 16 hours of revisions to the Draft Final WSMP prior to submittal to OHA.
- (2) Comments received from OHA will not require more than 16 hours to resolve
- (3) Review meeting duration is assumed to be 2-hours

## Task 12 Airport Fire Suppression

### 12.1 Alternatives Development and Screening

- Interview City and airport stakeholders to identify appropriate future zoning for airport development that will determine the necessary range of potential future fire flow required
- Using the updated hydraulic water model, alternative concepts will be developed to increase the fire flow rates at the Newport Airport to align with Fire Code for current and future land use
- Up to 5 alternative concepts will be developed, including but the following potential solutions:
  - Construction of a large water holding tank
  - Building a holding pond with a dry hydrant
  - Adding a booster pump station and upsizing existing pipes
  - Improving the existing intertie with Seal Rock Water District
  - One additional concept to be determined
- Coordinate and lead a meeting with Seal Rock Water District to assess the viability of using the intertie to supply fire flow
- Conduct a screening workshop with City staff to review each alternative and determine if adjustments are necessary for feasibility, eliminating any concepts that are deemed to be infeasible
- Provide summary notes from the workshop

### 12.2 Alternatives Analysis

- Develop the three most promising alternatives to a 15 percent design level, including exhibits that could be used to describe each potential project
- Prepare an engineer's opinion of probable construction costs for each alternative to a level consistent with a Class 4 as defined by the American Association of Construction Engineers.
- Prepare a life cycle cost for each alternative including annual operations and maintenance costs for each alternative
- Identify non-cost criteria that are important to the City and provide an analysis of each alternative against each criteria. Criteria could include the following:
  - Schedule or time to implementation
  - Potential for federal, state, or local funding assistance

- Community impacts
- Ability to meet desired levels of service
- Conduct a workshop with City staff to review the alternatives analysis and to identify a preferred alternative for the project

### **12.3 Preliminary Design Technical Memorandum**

- Prepare a draft preliminary design technical memorandum to document the alternative analysis process and to define the preferred alternative, including the following items:
  - Description of preferred project
  - Proposed design, bidding, and construction schedule
  - Engineer's opinion of probable construction costs
  - Identification of necessary permits or other agreements
  - Identification of potential funding or financing options
- Conduct a review meeting with City staff to discuss comments on the Draft
- Incorporate resolution of City comments into a final technical memo.

#### **Deliverables:**

- (1) Workshop exhibits and summary notes
- (2) Draft response to comments table for review meeting
- (3) Draft and Final TM

#### **Assumptions:**

- (1) Seal Rock Water District will provide estimates of water flows and pressures at the existing intertie under various demand scenarios
- (2) City will provide record drawings with sufficient documentation to assess viability of automating the intertie with Seal Rock Water District.

Task No. Task Description	WSC										Stantec	Foundation	GSI	ALL FIRMS
	Technical Advisor	Project Manager	Strat Comm	Project Engineer	Engineering Support	Project Administration	WSC Labor Hours	WSC Labor Fee	Expenses	WSC Fee	Labor Fee	Labor Fee	Labor Fee	Total Fee
	Jeroen Olthoff	Scott Duren	Jennifer Rogers	Patrick Finn										
<i>Billing rates, \$/hr</i>	\$380	\$335	\$235	\$220	\$185	\$150								
<b>0 Project Management</b>														
0.1 Project Administration		23				15	38	\$ 9,955	\$ -	\$ 9,955				\$ 9,955
0.2 Coordination Meetings		15		30	30		75	\$ 17,175	\$ -	\$ 17,175	\$ 15,225	\$ 1,050		\$ 33,450
0.3 Quality Assurance and Quality Control	44						44	\$ 16,720	\$ -	\$ 16,720				\$ 16,720
<b>SUBTOTAL</b>	<b>44</b>	<b>38</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>15</b>	<b>157</b>	<b>\$ 43,850</b>	<b>\$ -</b>	<b>\$ 43,850</b>	<b>\$ 15,225</b>	<b>\$ 1,050</b>	<b>\$ -</b>	<b>\$ 60,125</b>
<b>1 Data Gathering</b>														
1.1 Project Kickoff Meeting		2		10			12	\$ 2,870	\$ 1,000	\$ 3,870		\$ 2,100		\$ 5,970
1.2 Conduct Staff Interviews		6		13			19	\$ 4,870	\$ -	\$ 4,870	\$ 1,050			\$ 5,920
1.3 Collect and Review Mapping and System Data				4	20		24	\$ 4,580	\$ -	\$ 4,580		\$ 2,100		\$ 6,680
1.4 Prepare Draft Chapter 1 - Existing Water System		6		10	18		34	\$ 7,540	\$ -	\$ 7,540	\$ 1,575		\$ 7,350	\$ 16,465
<b>SUBTOTAL</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>37</b>	<b>38</b>	<b>0</b>	<b>89</b>	<b>\$ 19,860</b>	<b>\$ 1,000</b>	<b>\$ 20,860</b>	<b>\$ 2,625</b>	<b>\$ 4,200</b>	<b>\$ 7,350</b>	<b>\$ 35,035</b>
<b>2 Regulatory Requirements</b>														
2.1 Prepare Draft Chapter 2 - Regulatory Requirements and Water Quality		6		10	18		34	\$ 7,540	\$ -	\$ 7,540	\$ 3,675			\$ 11,215
<b>SUBTOTAL</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>10</b>	<b>18</b>	<b>0</b>	<b>34</b>	<b>\$ 7,540</b>	<b>\$ -</b>	<b>\$ 7,540</b>	<b>\$ 3,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,215</b>
<b>3 Water Demand</b>														
3.1 Existing Production		2		8	12		22	\$ 4,650	\$ -	\$ 4,650				\$ 4,650
3.2 Existing Usage		2		8	12		22	\$ 4,650	\$ -	\$ 4,650				\$ 4,650
3.3 Develop Water Demand Forecast		2		12	16		30	\$ 6,270	\$ -	\$ 6,270				\$ 6,270
3.4 Prepare Draft Chapter 3 - Water Demand		2		18	16		36	\$ 7,590	\$ -	\$ 7,590				\$ 7,590
<b>SUBTOTAL</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>46</b>	<b>56</b>	<b>0</b>	<b>110</b>	<b>\$ 23,160</b>	<b>\$ -</b>	<b>\$ 23,160</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,160</b>
<b>4 Water Supply</b>														
4.1 Water System Storage and Supply		2		16	16		34	\$ 7,150	\$ -	\$ 7,150				\$ 7,150
4.2 Prepare Draft Chapter 4 - Water Supply		6		18	16		40	\$ 8,930	\$ -	\$ 8,930	\$ 2,625			\$ 11,555
<b>SUBTOTAL</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>34</b>	<b>32</b>	<b>0</b>	<b>74</b>	<b>\$ 16,080</b>	<b>\$ -</b>	<b>\$ 16,080</b>	<b>\$ 2,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,705</b>
<b>5 Water Treatment</b>														
5.1 Water Treatment		4		8			12	\$ 3,100	\$ -	\$ 3,100	\$ 22,575	\$ 3,150		\$ 28,825
5.2 Prepare Draft Chapter 5 - Water Treatment		6		8			14	\$ 3,770	\$ -	\$ 3,770	\$ 15,750			\$ 19,520
<b>SUBTOTAL</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>\$ 6,870</b>	<b>\$ -</b>	<b>\$ 6,870</b>	<b>\$ 38,325</b>	<b>\$ 3,150</b>	<b>\$ -</b>	<b>\$ 48,345</b>
<b>6 Hydraulic Modeling Update</b>														
6.1 Water Model Update		2		26	30		58	\$ 11,940	\$ -	\$ 11,940				\$ 11,940
6.2 Model Verification & Testing				18	18		36	\$ 7,290	\$ 1,000	\$ 8,290				\$ 8,290
6.3 Hydraulic Model Development Documentation		4		16	16		36	\$ 7,820	\$ -	\$ 7,820				\$ 7,820
6.4 Model Training & Support				8			8	\$ 1,760	\$ -	\$ 1,760				\$ 1,760
<b>SUBTOTAL</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>68</b>	<b>64</b>	<b>0</b>	<b>138</b>	<b>\$ 28,810</b>	<b>\$ 1,000</b>	<b>\$ 29,810</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,810</b>
<b>7 Water Delivery</b>														

Task No. Task Description		WSC									Stantec	Foundation	GSI	ALL FIRMS	
		Technical Advisor	Project Manager	Strat Comm	Project Engineer	Engineering Support	Project Administration	WSC Labor Hours	WSC Labor Fee	Expenses	WSC Fee	Labor Fee	Labor Fee	Labor Fee	Total Fee
		Jeroen Olthof	Scott Duren	Jennifer Rogers	Patrick Finn										
Billing rates, \$/hr		\$380	\$335	\$235	\$220	\$185	\$150								
7.1	Establish Distribution Levels of Service		2		10	18		30	\$ 6,200	\$ -	\$ 6,200	\$ 2,205			\$ 8,405
7.2	Evaluate Distribution System				32	24		56	\$ 11,480	\$ -	\$ 11,480				\$ 11,480
7.3	System Condition Assessment				16	32		48	\$ 9,440	\$ -	\$ 9,440				\$ 9,440
7.4	Prepare Draft Chapter 6 - Water Delivery		6		18	16		40	\$ 8,930	\$ -	\$ 8,930				\$ 8,930
SUBTOTAL		0	8	0	76	90	0	174	\$ 36,050	\$ -	\$ 36,050	\$ 2,205	\$ -	\$ -	\$ 38,255
8 Seismic Evaluation															
8.1	Identify Critical Infrastructure		2		4	8		14	\$ 3,030	\$ -	\$ 3,030				\$ 3,030
8.2	Identification of Seismic Geohazards		4		4			8	\$ 2,220	\$ -	\$ 2,220		\$ 56,700		\$ 58,920
8.3	Analyze Pipe Fragility				12	24		36	\$ 7,080	\$ -	\$ 7,080				\$ 7,080
8.4	City Construction Standard Review		2		10	8		20	\$ 4,350	\$ -	\$ 4,350				\$ 4,350
8.5	Prepare Draft Chapter 7 - Seismic Hazards		6		18	16		40	\$ 8,930	\$ -	\$ 8,930	\$ 4,725	\$ 3,150		\$ 16,805
SUBTOTAL		0	14	0	48	56	0	118	\$ 25,610	\$ -	\$ 25,610	\$ 4,725	\$ 59,850	\$ -	\$ 90,185
9 Water System Capital Improvement Plan															
9.1	Prioritization Framework		4		8	8		20	\$ 4,580	\$ -	\$ 4,580	\$ 2,625			\$ 7,205
9.2	Develop Opinions of Probably Construction Cost		4		16	24		44	\$ 9,300	\$ -	\$ 9,300	\$ 2,625			\$ 11,925
9.3	Capital Improvement Plan		6		18	24		48	\$ 10,410	\$ -	\$ 10,410	\$ 2,625			\$ 13,035
9.4	Prepare Draft Chapter 8 - Capital Improvement Plan		6		18	16		40	\$ 8,930	\$ -	\$ 8,930	\$ 3,150			\$ 12,080
SUBTOTAL		0	20	0	60	72	0	152	\$ 33,220	\$ -	\$ 33,220	\$ 11,025	\$ -	\$ -	\$ 44,245
10 Water Management and Conservation Plan															
10.1	Water Management and Conservation Plan		16		80	80		176	\$ 37,760	\$ -	\$ 37,760			\$ 7,350	\$ 45,110
SUBTOTAL		0	16	0	80	80	0	176	\$ 37,760	\$ -	\$ 37,760	\$ -	\$ -	\$ 7,350	\$ 45,110
11 Water System Master Plan Report															
11.1	Draft Water System Master Plan Report		16	40	34	40		130	\$ 29,640	\$ -	\$ 29,640	\$ 6,300	\$ 5,250		\$ 41,190
11.2	Draft Final Water System Master Plan		10	20	26	24		80	\$ 18,210	\$ 5,000	\$ 23,210				\$ 23,210
11.3	Oregon Health Authority Review		2		4	4		10	\$ 2,290	\$ -	\$ 2,290				\$ 2,290
11.4	Final Water System Master Plan		8		16	16		40	\$ 9,160	\$ -	\$ 9,160				\$ 9,160
SUBTOTAL		0	36	60	80	84	0	260	\$ 59,300	\$ 5,000	\$ 64,300	\$ 6,300	\$ 5,250	\$ -	\$ 75,850
12 Airport Fire Supression															
12.1	Alternatives Development & Screening		12		32	24		68	\$ 15,500	\$ 1,000	\$ 16,500				\$ 16,500
12.2	Alternatives Analysis		10		28	28		66	\$ 14,690	\$ -	\$ 14,690				\$ 14,690
12.3	Preliminary Design TM		6		18	16		40	\$ 8,930	\$ -	\$ 8,930				\$ 8,930
SUBTOTAL		0	28	0	78	68	0	174	\$ 39,120	\$ 1,000	\$ 40,120	\$ -	\$ -	\$ -	\$ 40,120
COLUMN TOTALS		44	212	60	663	688	15	1682	\$ 377,230	\$ 8,000	\$ 385,230	\$ 86,730	\$ 73,500	\$ 14,700	\$ 560,160



Task No. Task Description	WSC										Stantec	Foundation	GSI	ALL FIRMS
	Technical Advisor	Project Manager	Strat Comm	Project Engineer	Engineering Support	Project Administration	WSC Labor Hours	WSC Labor Fee	Expenses	WSC Fee	Labor Fee	Labor Fee	Labor Fee	Total Fee
	Jeroen Olthof	Scott Duren	Jennifer Rogers	Patrick Finn										
Billing rates, \$/hr	\$380	\$335	\$235	\$220	\$185	\$150								

5% mark-up on direct expenses; 5% mark-up for sub-contracted services  
Standard mileage rate \$0.625 per mile (or current Federal Mileage Reimbursement Rate)  
Rates are subject to revision as of January 1 each year.

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# Land Conservation and Development Department

## Chapter 660

### Division 11

#### PUBLIC FACILITIES PLANNING

##### [660-011-0000](#)

###### Purpose

The purpose of this division is to aid in achieving the requirements of Goal 11, Public Facilities and Services, OAR 660-015-0000(11), interpret Goal 11 requirements regarding public facilities and services on rural lands, and implement ORS 197.712(2)(e), which requires that a city or county shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. The purpose of the plan is to help assure that urban development in such urban growth boundaries is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the urban areas to be serviced, and that those facilities and services are provided in a timely, orderly and efficient arrangement, as required by Goal 11. The division contains definitions relating to a public facility plan, procedures and standards for developing, adopting, and amending such a plan, the date for submittal of the plan to the Commission and standards for Department review of the plan.

[ED. NOTE: Goals referenced are available from the agency.]

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

###### History:

LCDD 4-1998, f. & cert. ef. 7-28-98

LCDC 4-1984, f. & ef. 10-18-84

##### [660-011-0005](#)

###### Definitions

(1) "Public Facilities Plan": A public facility plan is a support document or documents to a comprehensive plan. The facility plan describes the water, sewer and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plans within an urban growth boundary containing a population greater than 2,500. Certain elements of the public facility plan also shall be adopted as part of the comprehensive plan, as specified in OAR 660-011-0045.

(2) "Rough Cost Estimates": Rough cost estimates are approximate costs expressed in current-year (year closest to the period of public facility plan development) dollars. It is not intended that project cost estimates be as exact as is required for budgeting purposes.

(3) "Short Term": The short term is the period from year one through year five of the facility plan.

(4) "Long Term": The long term is the period from year six through the remainder of the planning period.

(5) "Public Facility": A public facility includes water, sewer, and transportation facilities, but does not include buildings, structures or equipment incidental to the direct operation of those facilities.

(6) "Public Facility Project": A public facility project is the construction or reconstruction of a water, sewer, or transportation facility within a public facility system that is funded or utilized by members of the general public.



(7) "Public Facility Systems": Public facility systems are those facilities of a particular type that combine to provide water, sewer or transportation services. For purposes of this division, public facility systems are limited to the following:

(a) Water:

(A) Sources of water;

(B) Treatment system;

(C) Storage system;

(D) Pumping system;

(E) Primary distribution system.

(b) Sanitary sewer:

(A) Treatment facilities system;

(B) Primary collection system.

(c) Storm sewer:

(A) Major drainageways (major trunk lines, streams, ditches, pump stations and retention basins);

(B) Outfall locations.

(d) Transportation:

(A) Freeway system, if planned for in the acknowledged comprehensive plan;

(B) Arterial system;

(C) Significant collector system;

(D) Bridge system (those on the Federal Bridge Inventory);

(E) Mass transit facilities if planned for in the acknowledged comprehensive plan, including purchase of new buses if total fleet is less than 200 buses, rail lines or transit stations associated with providing transit service to major transportation corridors and park and ride station;

(F) Airport facilities as identified in the current airport master plans;

(G) Bicycle paths if planned for in the acknowledged comprehensive plan.

(8) "Land Use Decisions": In accordance with ORS 197.712(2)(e), project timing and financing provisions of public facility plans shall not be considered land use decisions as specified under ORS 197.015(10).

(9) "Urban Growth Management Agreement": In accordance with OAR 660-003-0010(2)(c), and urban growth management agreement is a written statement, agreement or set of agreements setting forth the means by which a plan for management of the unincorporated area within the urban growth boundary will be completed and by which the urban growth boundary may be modified (unless the same information is incorporated in other acknowledged documents).

(10) Other Definitions: For the purposes of this division, the definitions in ORS 197.015 shall apply except as provided for in section (8) of this rule regarding the definition in ORS 197.015(10).

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0010**

##### **The Public Facility Plan**

(1) The public facility plan shall contain the following items:

(a) An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive plan;

(b) A list of the significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. Public facility project descriptions or specifications of these projects as necessary;

- (c) Rough cost estimates of each public facility project;
  - (d) A map or written description of each public facility project's general location or service area;
  - (e) Policy statement(s) or urban growth management agreement identifying the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated;
  - (f) An estimate of when each facility project will be needed; and
  - (g) A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system.
- (2) Those public facilities to be addressed in the plan shall include, but need not be limited to those specified in OAR 660-011-0005(5). Facilities included in the public facility plan other than those included in OAR 660-011-0005(5) will not be reviewed for compliance with this rule.
- (3) It is not the purpose of this division to cause duplication of or to supplant existing applicable facility plans and programs. Where all or part of an acknowledged comprehensive plan, facility master plan either of the local jurisdiction or appropriate special district, capital improvement program, regional functional plan, similar plan or any combination of such plans meets all or some of the requirements of this division, those plans, or programs may be incorporated by reference into the public facility plan required by this division. Only those referenced portions of such documents shall be considered to be a part of the public facility plan and shall be subject to the administrative procedures of this division and ORS Chapter 197.

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0015**

##### **Responsibility for Public Facility Plan Preparation**

- (1) Responsibility for the preparation, adoption and amendment of the public facility plan shall be specified within the urban growth management agreement. If the urban growth management agreement does not make provision for this responsibility, the agreement shall be amended to do so prior to the preparation of the public facility plan. In the case where an unincorporated area exists within the Portland Metropolitan Urban Growth Boundary which is not contained within the boundary of an approved urban planning area agreement with the County, the County shall be the responsible agency for preparation of the facility plan for that unincorporated area. The urban growth management agreement shall be submitted with the public facility plan as specified in OAR 660-011-0040.
- (2) The jurisdiction responsible for the preparation of the public facility plan shall provide for the coordination of such preparation with the city, county, special districts and, as necessary, state and federal agencies and private providers of public facilities. The Metropolitan Service District is responsible for public facility plans coordination within the District consistent with ORS 197.190 and 268.390.
- (3) Special districts, including port districts, shall assist in the development of the public facility plan for those facilities they provide. Special districts may object to that portion of the facilities plan adopted as part of the comprehensive plan during review by the Commission only if they have completed a special district agreement as specified under ORS 197.185 and 197.254(3) and (4) and participated in the development of such portion of the public facility plan.
- (4) Those state agencies providing funding for or making expenditures on public facility systems shall participate in the development of the public facility plan in accordance with their state agency coordination agreement under ORS 197.180 and 197.712(2)(f).

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0020**

##### **Public Facility Inventory and Determination of Future Facility Projects**

- (1) The public facility plan shall include an inventory of significant public facility systems. Where the acknowledged comprehensive plan, background document or one or more of the plans or programs listed in OAR 660-011-0010(3) contains such an inventory, that inventory may be incorporated by reference. The inventory shall include:
  - (a) Mapped location of the facility or service area;

(b) Facility capacity or size; and

(c) General assessment of condition of the facility (e.g., very good, good, fair, poor, very poor).

(2) The public facility plan shall identify significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. The public facility plan shall list the title of the project and describe each public facility project in terms of the type of facility, service area, and facility capacity.

(3) Project descriptions within the facility plan may require modifications based on subsequent environmental impact studies, design studies, facility master plans, capital improvement programs, or site availability. The public facility plan should anticipate these changes as specified in OAR 660-011-0045.

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0025**

##### **Timing of Required Public Facilities**

(1) The public facilities plan shall include a general estimate of the timing for the planned public facility projects. This timing component of the public facilities plan can be met in several ways depending on whether the project is anticipated in the short term or long term. The timing of projects may be related directly to population growth, e.g., the expansion or new construction of water treatment facilities. Other facility projects can be related to a measure of the facility's service level being met or exceeded, e.g., a major arterial or intersection reaching a maximum vehicle-per-day standard. Development of other projects may be more long term and tied neither to specific population levels nor measures of service levels, e.g., sewer projects to correct infiltration and inflow problems. These projects can take place over a long period of time and may be tied to the availability of long-term funding. The timing of projects may also be tied to specific years.

(2) Given the different methods used to estimate the timing of public facilities, the public facility plan shall identify projects as occurring in either the short term or long term, based on those factors which are related to project development. For those projects designated for development in the short term, the public facility plan shall identify an approximate year for development. For those projects designated for development over the long term, the public facility plan shall provide a general estimate as to when the need for project development would exist, e.g., population level, service level standards, etc. Timing provisions for public facility projects shall be consistent with the acknowledged comprehensive plan's projected growth estimates. The public facility plan shall consider the relationships between facilities in providing for development.

(3) Anticipated timing provisions for public facilities are not considered land use decisions as specified in ORS 197.712(2)(e), and, therefore, cannot be the basis of appeal under ORS 197.610(1) and (2) or 197.835(4).

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0030**

##### **Location of Public Facility Projects**

(1) The public facility plan shall identify the general location of the public facility project in specificity appropriate for the facility. Locations of projects anticipated to be carried out in the short term can be specified more precisely than the locations of projects anticipated for development in the long term.

(2) Anticipated locations for public facilities may require modifications based on subsequent environmental impact studies, design studies, facility master plans, capital improvement programs, or land availability. The public facility plan should anticipate those changes as specified in OAR 660-011-0045.

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0035**

##### **Determination of Rough Cost Estimates for Public Facility Projects and Local Review of Funding Mechanisms for Public Facility Systems**

(1) The public facility plan shall include rough cost estimates for those sewer, water, and transportation public facility projects identified in the facility plan. The intent of these rough cost estimates is to:

(a) Provide an estimate of the fiscal requirements to support the land use designations in the acknowledged comprehensive plan; and

(b) For use by the facility provider in reviewing the provider's existing funding mechanisms (e.g., general funds, general obligation and revenue bonds, local improvement district, system development charges, etc.) and possible alternative funding mechanisms. In addition to including rough cost estimates for each project, the facility plan shall include a discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system. These funding mechanisms may also be described in terms of general guidelines or local policies.

(2) Anticipated financing provisions are not considered land use decisions as specified in ORS 197.712(2)(e) and, therefore, cannot be the basis of appeal under ORS 197.610(1) and (2) or 197.835(4).

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0040**

##### **Date of Submittal of Public Facility Plans**

The public facility plan shall be completed, adopted, and submitted by the time of the responsible jurisdiction's periodic review. The public facility plan shall be reviewed under OAR chapter 660, division 25, "Periodic Review" with the jurisdiction's comprehensive plan and land use regulations. Portions of public facility plans adopted as part of comprehensive plans prior to the responsible jurisdiction's periodic review will be reviewed pursuant to OAR chapter 660, division 18, "Post Acknowledgment Procedures."

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0045**

##### **Adoption and Amendment Procedures for Public Facility Plans**

(1) The governing body of the city or county responsible for development of the public facility plan shall adopt the plan as a supporting document to the jurisdiction's comprehensive plan and shall also adopt as part of the comprehensive plan:

(a) The list of public facility project titles, excluding (if the jurisdiction so chooses) the descriptions or specifications of those projects;

(b) A map or written description of the public facility projects' locations or service areas as specified in sections (2) and (3) of this rule; and

(c) The policy(ies) or urban growth management agreement designating the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated.

(2) Certain public facility project descriptions, location or service area designations will necessarily change as a result of subsequent design studies, capital improvement programs, environmental impact studies, and changes in potential sources of funding. It is not the intent of this division to:

(a) Either prohibit projects not included in the public facility plans for which unanticipated funding has been obtained;

(b) Preclude project specification and location decisions made according to the National Environmental Policy Act; or

(c) Subject administrative and technical changes to the facility plan to ORS 197.610(1) and (2) or 197.835(4).

(3) The public facility plan may allow for the following modifications to projects without amendment to the public facility plan:

(a) Administrative changes are those modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity, or other general characteristic of the project;

(b) Technical and environmental changes are those modifications to a public facility project which are made pursuant to "final engineering" on a project or those that result from the findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 (40 CFR Parts 1500–1508) or any federal or State of Oregon agency project development regulations consistent with that Act and its regulations.

(c) Public facility project changes made pursuant to subsection (3)(b) of this rule are subject to the administrative procedures and review and appeal provisions of the regulations controlling the study (40 CFR Parts 1500–1508 or similar regulations) and are not subject to the administrative procedures or review or appeal provisions of ORS Chapter 197, or OAR chapter 660 division 18.

(4) Land use amendments are those modifications or amendments to the list, location or provider of, public facility projects, which significantly impact a public facility project identified in the comprehensive plan and which do not qualify under subsection (3)(a) or (b) of this rule. Amendments made pursuant to this subsection are subject to the administrative procedures and review and appeal provisions accorded "land use decisions" in ORS Chapter 197 and those set forth in OAR chapter 660 division 18.

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0050**

##### **Standards for Review by the Department**

The Department of Land Conservation and Development shall evaluate the following, as further defined in this division, when reviewing public facility plans submitted under this division:

- (1) Those items as specified in OAR 660-011-0010(1);
- (2) Whether the plan contains a copy of all agreements required under OAR 660-011-0010 and 660-011-0015; and
- (3) Whether the public facility plan is consistent with the acknowledged comprehensive plan.

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDC 4-1984, f. & ef. 10-18-84

#### **660-011-0060**

##### **Sewer Service to Rural Lands**

(1) As used in this rule, unless the context requires otherwise:

(a) "Establishment of a sewer system" means the creation of a new sewage system, including systems provided by public or private entities;

(b) "Extension of a Sewer System" means the extension of a pipe, conduit, pipeline, main, or other physical component from or to an existing sewer system in order to provide service to a use, regardless of whether the use is inside the service boundaries of the public or private service provider. The sewer service authorized in section (8) of this rule is not an extension of a sewer;

(c) "No practicable alternative to a sewer system" means a determination by the Department of Environmental Quality (DEQ) or the Oregon Health Division, pursuant to criteria in OAR chapter 340, division 71, and other applicable rules and laws, that an existing public health hazard cannot be adequately abated by the repair or maintenance of existing sewer systems or on-site systems or by the installation of new on-site systems as defined in OAR 340-071-0100;

(d) "Public health hazard" means a condition whereby it is probable that the public is exposed to disease-caused physical suffering or illness due to the presence of inadequately treated sewage;

(e) "Sewage" means the water-carried human, animal, vegetable, or industrial waste from residences, buildings, industrial establishments or other places, together with such ground water infiltration and surface water as may be present;

(f) "Sewer system" means a system that serves more than one lot or parcel, or more than one condominium unit or more than one unit within a planned unit development, and includes pipelines or conduits, pump stations, force mains, and all other structures, devices, appurtenances and facilities used for treating or disposing of sewage or for collecting or

conducting sewage to an ultimate point for treatment and disposal. The following are not considered a "sewer system" for purposes of this rule:

- (A) A system provided solely for the collection, transfer and/or disposal of storm water runoff;
  - (B) A system provided solely for the collection, transfer and/or disposal of animal waste from a farm use as defined in ORS 215.303.
- (2) Except as provided in sections (3), (4), (8), and (9) of this rule, and consistent with Goal 11, a local government shall not allow:
- (a) The establishment of new sewer systems outside urban growth boundaries or unincorporated community boundaries;
  - (b) The extension of sewer lines from within urban growth boundaries or unincorporated community boundaries in order to serve uses on land outside those boundaries;
  - (c) The extension of sewer systems that currently serve land outside urban growth boundaries and unincorporated community boundaries in order to serve uses that are outside such boundaries and are not served by the system on July 28, 1998.
- (3) Components of a sewer system that serve lands inside an urban growth boundary (UGB) may be placed on lands outside the boundary provided that the conditions in subsections (a) and (b) of this section are met, as follows:
- (a) Such placement is necessary to:
    - (A) Serve lands inside the UGB more efficiently by traversing lands outside the boundary;
    - (B) Serve lands inside a nearby UGB or unincorporated community;
    - (C) Serve lands subject to a Goal 14 exception approved pursuant to OAR 660-014-0090;
    - (D) Connect to components of the sewer system lawfully located on rural lands, such as outfall or treatment facilities; or
    - (E) Transport leachate from a landfill on rural land to a sewer system inside a UGB;
  - (b) The local government:
    - (A) Adopts land use regulations to ensure the sewer system shall not serve land outside urban growth boundaries or unincorporated community boundaries, except as authorized under section (4) of this rule; and
    - (B) Determines that the system satisfies ORS 215.296(1) or (2) to protect farm and forest practices, except for systems located in the subsurface of public roads and highways along the public right of way.
- (4) A local government may allow the establishment of a new sewer system, or the extension of an existing sewer system, to serve land outside urban growth boundaries and unincorporated community boundaries in order to mitigate a public health hazard, provided that the conditions in subsections (a) and (b) of this section are met, as follows:
- (a) The DEQ or the Oregon Health Division initially:
    - (A) Determines that a public health hazard exists in the area;
    - (B) Determines that the health hazard is caused by sewage from development that existed in the area on July 28, 1998;
    - (C) Describes the physical location of the identified sources of the sewage contributing to the health hazard; and
    - (D) Determines that there is no practicable alternative to a sewer system in order to abate the public health hazard; and
  - (b) The local government, in response to the determination in subsection (a) of this section, and based on recommendations by DEQ and the Oregon Health Division where appropriate:
    - (A) Determines the type of sewer system and service to be provided, pursuant to section (5) of this rule;
    - (B) Determines the boundaries of the sewer system service area, pursuant to section (6) of this rule;
    - (C) Adopts land use regulations that ensure the sewer system is designed and constructed so that its capacity does not exceed the minimum necessary to serve the area within the boundaries described under paragraph (B) of this subsection, except for urban reserve areas as provided under OAR 660-021-0040(6);
    - (D) Adopts land use regulations to prohibit the sewer system from serving any uses other than those existing or allowed in the identified service area on the date the sewer system is approved;

- (E) Adopts plan and zone amendments to ensure that only rural land uses are allowed on rural lands in the area to be served by the sewer system, consistent with Goal 14 and OAR 660-004-0018, unless a Goal 14 exception has been acknowledged;
- (F) Ensures that land use regulations do not authorize a higher density of residential development than would be authorized without the presence of the sewer system; and
- (G) Determines that the system satisfies ORS 215.296(1) or (2) to protect farm and forest practices, except for systems located in the subsurface of public roads and highways along the public right of way.
- (5) Where the DEQ determines that there is no practicable alternative to a sewer system, the local government, based on recommendations from DEQ, shall determine the most practicable sewer system to abate the health hazard considering the following:
- (a) The system must be sufficient to abate the public health hazard pursuant to DEQ requirements applicable to such systems; and
- (b) New or expanded sewer systems serving only the health hazard area shall be generally preferred over the extension of a sewer system from an urban growth boundary. However, if the health hazard area is within the service area of a sanitary authority or district, the sewer system operated by the authority or district, if available and sufficient, shall be preferred over other sewer system options.
- (6) The local government, based on recommendations from DEQ and, where appropriate, the Oregon Health Division, shall determine the area to be served by a sewer system necessary to abate a health hazard. The area shall include only the following:
- (a) Lots and parcels that contain the identified sources of the sewage contributing to the health hazard;
- (b) Lots and parcels that are surrounded by or abut the parcels described in subsection (a) of this section, provided the local government demonstrates that, due to soils, insufficient lot size, or other conditions, there is a reasonably clear probability that onsite systems installed to serve uses on such lots or parcels will fail and further contribute to the health hazard.
- (7) The local government or agency responsible for the determinations pursuant to sections (4) through (6) of this rule shall provide notice to all affected local governments and special districts regarding opportunities to participate in such determinations.
- (8) A local government may allow a residential use to connect to an existing sewer line provided the conditions in subsections (a) through (h) of this section are met:
- (a) The sewer service is to a residential use located on a parcel as defined by ORS 215.010(1), or a lot created by subdivision of land as defined in ORS 92.010;
- (b) The parcel or lot is within a special district or sanitary authority sewer service boundary that existed on January 1, 2005, or the parcel is partially within such boundary and the sewer service provider is willing or obligated to provide service to the portion of the parcel or lot located outside that service boundary;
- (c) The sewer service is to connect to a residential use located within a rural residential area, as described in OAR 660-004-0040, which existed on January 1, 2005;
- (d) The nearest connection point from the residential parcel or lot to be served is within 300 feet of a sewer line that existed at that location on January 1, 2005;
- (e) It is determined by the local government to be practical to connect the sewer service to the residential use considering geographic features or other natural or man-made constraints;
- (f) The sewer service authorized by this section shall be available to only those parcels and lots specified in this section, unless service to other parcels or lots is authorized under sections (4) or (9) of this rule;
- (g) The existing sewer line, from where the nearest connection point is determined under subsection (8)(d) of this rule, is not located within an urban growth boundary or unincorporated community boundary; and
- (h) The connection of the sewer service shall not be relied upon to authorize a higher density of residential development than would be authorized without the presence of the sewer service, and shall not be used as a basis for an exception to Goal 14 as required by OAR 660-004-0040(6).
- (9) A local government may allow the establishment of new sewer systems or the extension of sewer lines not otherwise provided for in section (4) of this rule, or allow a use to connect to an existing sewer line not otherwise provided for in section (8) of this rule, provided the standards for an exception to Goal 11 have been met, and provided the local government adopts land use regulations that prohibit the sewer system from serving any uses or areas other than those

justified in the exception. Appropriate reasons and facts for an exception to Goal 11 include but are not limited to the following:

(a) The new system, or extension of an existing system, is necessary to avoid an imminent and significant public health hazard that would otherwise result if the sewer service is not provided; and, there is no practicable alternative to the sewer system in order to avoid the imminent public health hazard, or

(b) The extension of an existing sewer system will serve land that, by operation of federal law, is not subject to statewide planning Goal 11 and, if necessary, Goal 14.

**Statutory/Other Authority:** ORS 197.040

**Statutes/Other Implemented:** ORS 197.712

**History:**

[LCDD 5-2021, amend filed 09/24/2021, effective 09/25/2021](#)

[LCDD 15-2020, temporary amend filed 11/10/2020, effective 11/10/2020 through 05/08/2021](#)

LCDD 3-2008, f. & cert. ef. 4-18-08

LCDD 1-2008, f. & cert. ef. 2-13-08

LCDD 1-2005, f. 2-11-05, cert. ef. 2-14-05

LCDD 4-1998, f. & cert. ef. 7-28-98

**660-011-0065**

**Water Service to Rural Lands**

(1) As used in this rule, unless the context requires otherwise:

(a) “Establishment” means the creation of a new water system and all associated physical components, including systems provided by public or private entities;

(b) “Extension of a water system” means the extension of a pipe, conduit, pipeline, main, or other physical component from or to an existing water system in order to provide service to a use that was not served by the system on the applicable date of this rule, regardless of whether the use is inside the service boundaries of the public or private service provider.

(c) “Water system” shall have the same meaning as provided in Goal 11, and includes all pipe, conduit, pipeline, mains, or other physical components of such a system.

(2) Consistent with Goal 11, local land use regulations applicable to lands that are outside urban growth boundaries and unincorporated community boundaries shall not:

(a) Allow an increase in a base density in a residential zone due to the availability of service from a water system;

(b) Allow a higher density for residential development served by a water system than would be authorized without such service; or

(c) Allow an increase in the allowable density of residential development due to the presence, establishment, or extension of a water system.

(3) Applicable provisions of this rule, rather than conflicting provisions of local acknowledged zoning ordinances, shall immediately apply to local land use decisions filed subsequent to the effective date of this rule.

[ED. NOTE: Goal referenced is available from the agency.]

**Statutory/Other Authority:** ORS 183 & 197

**Statutes/Other Implemented:** ORS 197.712

**History:**

LCDD 4-1998, f. & cert. ef. 7-28-98





When considering multiple City-initiated LIDs, priority should be given to the LID that addresses the greatest number of factors identified above.

Policy 7\*\*: The City may use various means to finance, in whole or in part, improvements to public services in order to maintain public facility service levels and to carryout improvements identified in public facility plans, and adopted city goals and policies. This includes but is not limited to consideration of federal or state grants; water, sewer, storm drainage and other types of service charges; urban renewal funds, revenue or general obligation bonds, local improvement districts, and reimbursement districts.

\*\*\*\*\*

## **WATER**

**Goal**: To provide the City of Newport with a high quality water system that will supply residents and businesses with adequate quantities for consumption and fire protection.

Policy 1: The city will comply with state and federal laws concerning water quality and will take appropriate steps consistent with those laws to protect and maintain drinking water source areas.

Implementation Measure 1: The City shall work to establish a source water protection buffer in the Big Creek Watershed. The City declares the Big Creek Watershed a public facility consistent with the definition of Public Facility Systems in OAR 660-011-0005(7)(a)(A). The City will work to establish a source water protection buffer that is consistent with the findings of the Oregon Department of Environmental Quality / Oregon Health Department source water assessment report (PWS #4100566).

Policy 2: The water system will be designed and developed to satisfy the water demand of the various users under normal and predictable daily and seasonal patterns of use, and at the same time provide sufficient supplies for most emergency situations.

Policy 3: The city may extend water service to any property within the city's urban growth boundary, and may extend water service beyond the urban growth boundary if the extension of service is not inconsistent with an urban service agreement or other intergovernmental agreement. The city may require a consent to annexation as a condition of providing water service outside the city limits.

Policy 4: The city will acquire lands within the municipal watershed when available or necessary to protect water quality or improve its water system.

Policy 5: The city will reconstruct its municipal raw water storage and distribution facilities to address identified structural deficiencies to Big Creek Dam #1 and Big Creek Dam #2.

Implementation Measure 1: The city shall conduct necessary and appropriate engineering studies to determine the safest and most cost-effective approach to ensure the integrity of the municipal water supply. The studies shall identify the cost and timing of needed capital projects to address identified structural deficiencies and comply with Policy 2 of this section.

Implementation Measure 2: The city shall explore financing mechanisms, and prepare a financing plan to fund construction needed to resolve the structural deficiencies by 2030.

**Implementation Measure 3:** The city shall use data and findings from Implementation Measures 1 and 2 of this section to update the Water Supply section of the Public Facilities element of the Newport Comprehensive Plan to reflect new information as a result of the engineering and finance studies.

\*\*\*\*\*

## **WASTEWATER**

**Goal 1:** To provide a wastewater collection and treatment system with sufficient capacity to meet the present and future needs of the Newport urbanizable area in compliance with State and Federal regulations.

Policy 1: Improve and maintain the wastewater collection system as identified in the 1990 Public Facilities Plan for the City of Newport, by CH2MHILL, as amended by the following updates:

- A. Wastewater Facilities Plan, by Fuller & Morris Engineering & CH2MHILL, dated May 1996
- B. 2006 South Beach Neighborhood Plan (Ord. No. 1899)
- C. Sanitary Sewer Master Plan, by Brown and Caldwell, dated February 9, 2018

Policy 2: On-site sewer systems or holding tanks shall not be allowed unless the city's sanitary sewer system is greater than 250 feet away. In any case, a subsurface permit from the Lincoln County Sanitarian must be obtained prior to any development that will rely on an on-site sewer system or holding tank.

Policy 3: Existing structures within the city limits that contain sanitary facilities shall connect to the city's sanitary sewer system at such time as a gravity main or equivalent wastewater collection system is extended to within 250 feet of the property.

Policy 4: City wastewater services may be extended to any property within the urban growth boundary. Except for the very limited circumstances allowed by state law and regulations, the city will not generally provide wastewater services outside the urban growth boundary. The city may require a consent to annexation as a condition of providing wastewater service outside the city limits and shall require a

# Memorandum

To: Planning Commission/Commission Advisory Committee

From: Derrick Tokos, Community Development Director

Date: July 3, 2024

Re: City Center Revitalization Plan – Public Involvement Plan & Web Content

---

Enclosed is a draft set of two deliverables from JLA Public Involvement for the City Center Revitalization planning effort. The first document illustrates the proposed content for a web page that they will be launching. That webpage will be linked to the City of Newport website. The second document is a Public Involvement Plan that documents community outreach that will be undertaken as part of the planning project.

Both are in draft form, and I need to provide comments to the consultants by July 12<sup>th</sup>. Please take a moment to review the materials and be prepared to discuss how they might be improved. Neither were available for the Project Advisory Committee's June 28, 2024 kick-off meeting; however, concepts for the webpage and outreach were discussed. Attached, for context, is the PowerPoint presentation from the kick-off meeting.

Attachments

JLA City Center Website Content

JLA Draft Public Involvement Plan

City Center Advisory Committee Meeting No. 1

# NEWPORT CITY CENTER REVITALIZATION PLAN

## WEBPAGE COPY

### [Webpage header] Newport City Center Revitalization Plan Project

[Intro text – larger than body copy]

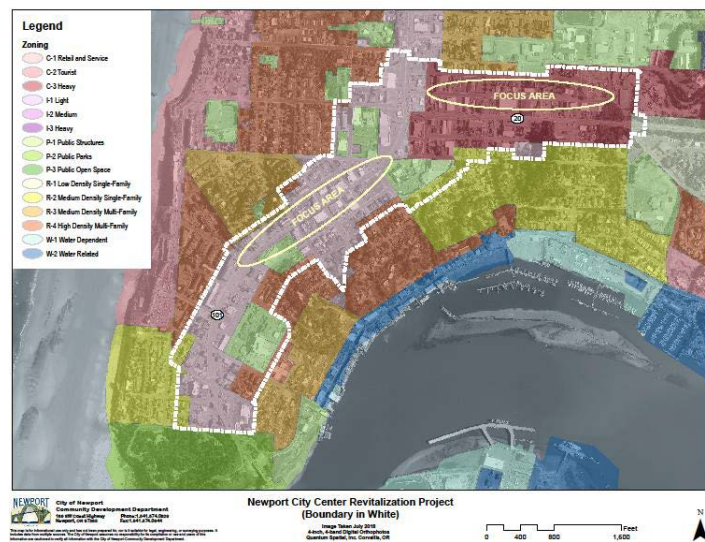
The City of Newport is on a mission to improve livability, business and traffic in the central city. To achieve this, we're considering changes to Highway 101's route through the central city, as well as new policies, regulations and financial incentives to encourage desired development and redevelopment in Newport's city center.

### [Section header] About the Project

[Project map]

Newport's city center needs help. Many storefronts are vacant, and buildings are aging or poorly maintained. Plus, summer traffic on US 101 and US 20 makes it hard for locals and visitors to enjoy our city. We also know that affordable housing is in short supply.

Through this project, the City of Newport wants to create a vibrant, welcoming city center—home to a diverse mix of successful businesses, housing options and amenities for residents and visitors.



Changes to traffic patterns and new transportation facilities (such as additional bus stops or bike lanes) will be key to encouraging redevelopment. In 2022, the City of Newport worked with the Oregon Department of Transportation (ODOT) to develop a new Transportation System Plan.

The Newport TSP outlined two route options for Highway 101 through the city center. With the help of the public and others interested in the area, the City will choose which option for Highway 101 will best support new development in the project area.

[Detailed map showing both options]

1. **One-way short couplet** – Between SW Abbey Street and SW 2<sup>nd</sup> Street, people traveling south on 101 would use the existing highway, which would have two travel lanes for vehicles. Removing northbound traffic from this section of Highway 101 would allow this corridor to have a wider sidewalk with landscaping, buffered bike lanes, and on-street parking. Travelers heading

north on Highway 101 would use an improved SW 9<sup>th</sup> Street that would include two travel lanes for vehicles with wider sidewalks with landscaping and a buffered bike lane.

2. **Two-way enhanced** – Within the existing 74-foot right-of-way on Highway 101, the sidewalks could be widened and landscaping added if on-street parking was removed. This would also allow four 11-foot travel lanes (which is one foot wider than today). A bikeway would be added to SW 9<sup>th</sup> Avenue between SW Abbey Street and SW 2<sup>nd</sup> Street in lieu of bicycle lanes on this section of Highway 101. The SW 9<sup>th</sup> Avenue bikeway would require removal of on-street parking and reduced lane width for vehicles.

To further encourage growth in the city center, the City is updating its Comprehensive Plan and development code, and identifying potential public investments and incentives to encourage desired development. We will work with local businesses, landowners, and others in the community to plan for ways to reinvest in the area, now and into the future.

### **[Header] Project Timeline**

The revitalization project started in spring of 2024 and is scheduled to wrap up in 2025.

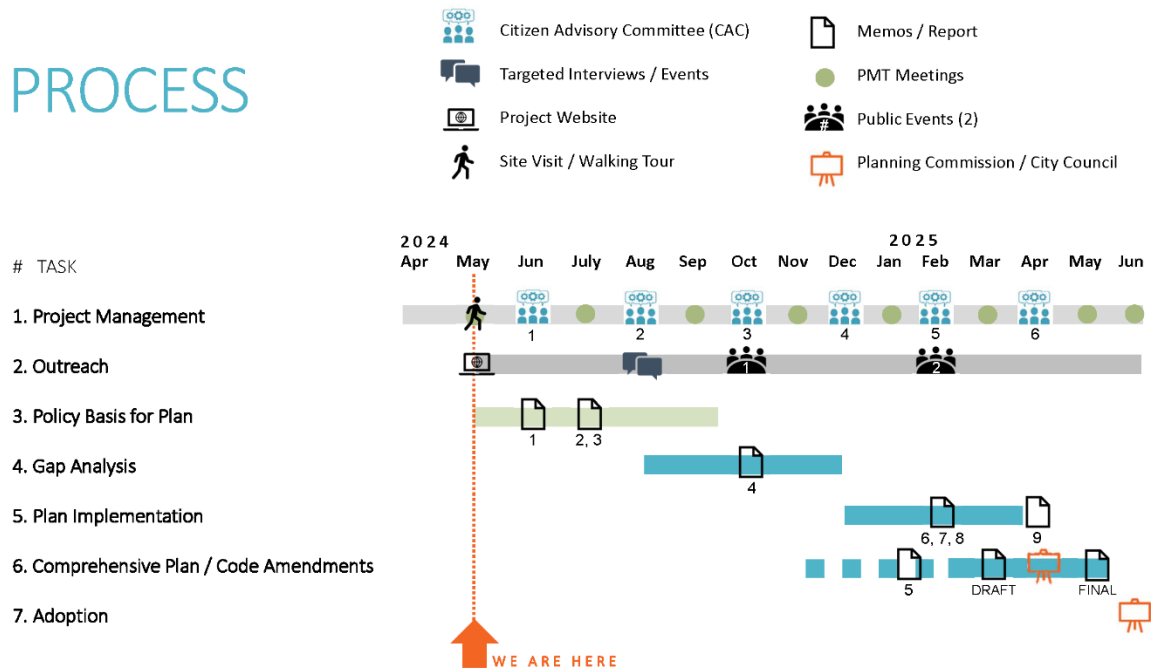
Over the course of the next year, the City will hold six Community Advisory Committee (CAC) meetings to provide input on the project and recommendations to City Council on actions to reach the vision for the city center.

This summer, we will interview neighbors, businesses, and other people and organizations to better understand the needs of the community and brainstorm potential solutions.

We will also hold two public events to share updates on the project and give you a chance to provide feedback.

This feedback will help the team and the CAC as it chooses which policies, incentives and highway alignment option to recommend to the City's planning commission and City Council.

# PROCESS



## [Header] Project Resources

- [Project Flyer - [https://www.newportoregon.gov/dept/cdd/documents/City\\_Center\\_Revitalization\\_Plan\\_Project-8-2-2023.pdf](https://www.newportoregon.gov/dept/cdd/documents/City_Center_Revitalization_Plan_Project-8-2-2023.pdf)]
- [Folleto del Proyecto - [https://www.newportoregon.gov/dept/cdd/documents/City\\_Center\\_Revitalization\\_Plan\\_Project-8-2-2023.pdf](https://www.newportoregon.gov/dept/cdd/documents/City_Center_Revitalization_Plan_Project-8-2-2023.pdf)]
- [2022 Transportation System Plan - [https://www.newportoregon.gov/dept/cdd/documents/Newport%20Transportation%20System%20Plan\\_July%202022\\_Full%20Document.pdf](https://www.newportoregon.gov/dept/cdd/documents/Newport%20Transportation%20System%20Plan_July%202022_Full%20Document.pdf)]
- [Community Development Interactive Map - <https://onp.maps.arcgis.com/apps/instant/sidebar/index.html?appid=8425c10592ef4a8194d98679d2fc98b6>]

## [Header] How to Get Involved

Add a “Contact Us” button with an area for users to enter text to send the project team (link should go to consultant)

Sign up for our mailing list to get notice about CAC meetings and public events. We’ll also update this page as dates are confirmed.

### Public Event 1

- Date and time to be determined

## Public Event 2

- Date and time to be determined

## CAC meetings

- More information can be found here [\[link to site on city website where these are posted\]](#)



# NEWPORT CITY CENTER REVITALIZATION PUBLIC INVOLVEMENT PLAN

The format and information in this Public Involvement Plan (PIP) follows the Oregon Department of Transportation (ODOT) Equitable Community Engagement Guide. The Guide is organized around a series of questions for project teams that are intended to ensure that public involvement activities seek engagement from a broad range of the affected communities, including communities that have been traditionally underserved in the development of public policy and projects. Questions in the Equitable Community Engagement Guide provides the framework for this PIP.

The Statement of Work for the Newport City Center Revitalization Plan project identifies public involvement activities for development of the Plan. This PIP provides strategies to ensure that these activities result in equitable engagement. This PIP will be updated periodically throughout the project to reflect new information, changing events in the community, and other feedback. An event plan will be developed before each outreach activity to provide logistical support and guidance to the team implementing the outreach efforts.

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**Table 1: Project Team Members**

ROLE	NAME	PHONE	EMAIL
<b>City Project Manager</b>	Derrick Tokos	541-574-0626	d.tokos@newportoregon.gov
<b>ODOT Project Manager</b>	David Helton	541-726-2545	David.I.Helton@odot.state.or.us
<b>Consultant Project Manager (DEA)</b>	James Hencke	503-223-6663	jahe@deainc.com
<b>Consultant Public Involvement Lead (JLA)</b>	Brandy Steffan	503-235-5881	brandy.steffen@jla.us.com

## PURPOSE & OUTCOMES

### What is the purpose of this project or program?

The Newport City Center Revitalization Plan will develop a set of land use policies and regulations, with financial incentives, to support reinvestment in the City of Newport’s city center. The Project will identify transportation solutions that complement proposed land use

policies to promote mixed use development to create a live-work environment where residents have convenient access to employment and essential services.

Many of the properties in Project Area are underutilized or in economic distress with vacant storefronts and aging, poorly maintained buildings. The City established an urban renewal district in 2015 to generate funding to revitalize the City Center area and has partnered with ODOT on a city-wide Transportation System Plan (TSP) update (adopted August 2022) to identify how the transportation system can be redefined to catalyze economic development and provide infrastructure needed to support additional density.

The 2022 TSP identified two alternatives for improving transportation facilities within the Project Area along US 101. This Project will identify which of those alternatives, or variations of the alternatives, will best support Project objectives.

### **What is the purpose of the community activity?**

The community outreach will help the project team, and ultimately the Newport City Council decide about what issues to address in the project, including which option to select for Highway 101 and which policies to implement in the city center.

## **Outcomes**

### **What outcomes need to be met for this project to be successful?**

The Newport City Center Revitalization Plan seeks to encourage development and redevelopment in the Project Area to create a vibrant urban center. The NCCRP seeks to achieve this objective by:

- Refining the two TSP options for realigning US 101 through City Center and identifying the option that best supports desired development patterns.
- Developing amendments to the City's Comprehensive Plan and development code to encourage desired development patterns.
- Identifying public investments/incentives needed to encourage desired development and improve livability.

### **What is the project timeline?**

Figure 1 shows the planned schedule for the Newport City Center Revitalization Plan project.

**Figure 1: Project Timeline**

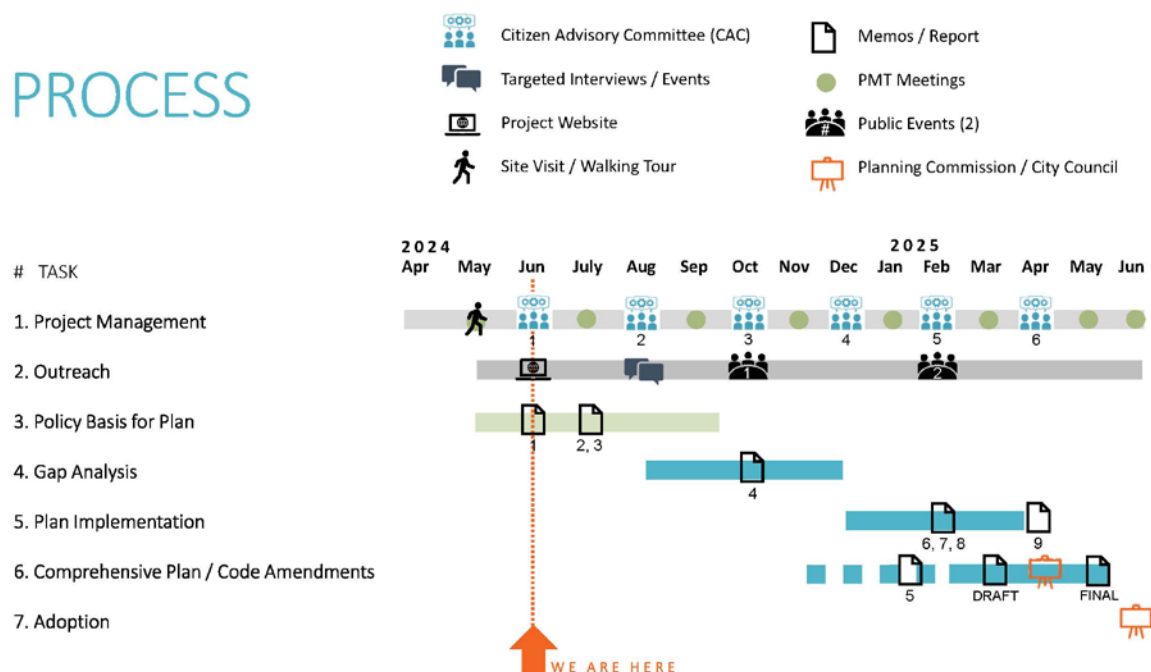


Figure 1 shows community activities in the Newport City Center Revitalization Plan project include Citizen Advisory Committee (CAC) meetings, Public Events, Targeted Interviews and Events, and Planning Commission / City Council meetings. In addition, a Project Website will be developed for the project. The following sections describe the purpose and format of community activities in the project:

### Citizen Advisory Committee (CAC)

The CAC is composed of project partners invited to participate by the City. The CAC includes people who are topic area experts in the type of development City is seeking to attract, and representatives of public agencies, community organizations, and parties that may be affected by the project. The Table 2 shows the makeup of the CAC.

**Table 2: Community Advisory Committee Roster**

Name	Stakeholder Group
Rich Belloni	Lincoln County School District
Bob Berman	Planning Commission
Ralph Breitenstein	Pacific Communities Health District
Dustin Capri	Architect, Engineer, or Design Professional
Robert Emond	City Council (alternate)
Brett Estes	Dept. of Land Conservation and Development
Eric Hanneman	Farmers Market Representative
Melony Heim	Lending Institution

Cynthia Jacobi	City Council (primary)
Timothy Johnson	Lincoln County
Judith Jones	Faith Based Organization
Deb Jones	Centro De Ayuda
Rob Murphy	Emergency Services (primary)
Jim Patrick	Area Resident
Wayne Patterson	Local Business Representative
Karen Rockwell	Multi-Family Housing Developer
Tom Sakaris	Emergency Services (alternate)
Laurie Sanders	General Public
Christina/Luke Simonsen	Local Business Representative
Jack Weber	General Public

The CAC will meet periodically throughout the project to review Project deliverables and provide advice on issues relevant to the project. Figure 1 shows the expected timing for the CAC meetings as of June 2024, but this schedule may change based on the availability of project deliverables scheduled for review.

### **Public Events**

Public Events are opportunities to engage with a large audience of people at key times in the development of the Newport City Center Revitalization Plan. Public Events are intended to educate participants as well as to receive input from participants on key elements of the Plan. The City will advertise Public Events and reach out to community groups and individuals to seek broad participation in the events. The project includes two Public Events:

Public Event #1 will be a Stakeholder Workshop designed to facilitate an interactive scenario exercise to explore how transportation and development can be aligned in the Project Area. The exercise will be structured to help refine and consolidate ideas for a preferred scenario(s) based on feedback and feasibility considerations. The content of Public Event #1 will be based on Project Memoranda #1 (Plan Goals and Objectives), #2 (Existing Conditions), #3 (Market Analysis), and #4 (Gap Analysis).

Public Event #2 will be an Open House where the Consultant will present a summary of proposed policies and investments for the City to use to achieve the goals and objectives in Memorandum #1. The Open House will have a variety of ways for participants to provide input on proposed policies and investments.

### **Targeted Outreach Interviews and Events**

Targeted Outreach Interviews and Events are intended to seek input from individuals and groups that are traditionally underrepresented in the development of public policies and capital improvement projects. The project includes up to ten Targeted Outreach Interviews with individuals or small groups. Participants in Targeted Outreach Interviews will be identified by the

City in consultation with the Project team and CAC. Targeted Outreach Interviews are expected to be around thirty minutes each and will be conducted by the consultant team over phone or video conference.

The project also includes two Targeted Outreach Events including one event in Spanish. The timing and format for the Targeted Outreach Events will be determined by the project team. The City will advertise Targeted Outreach Events and reach out to community groups and individuals to seek participation from traditionally underrepresented populations in the events.

### **Planning Commission / City Council Meetings**

The project includes two Joint Work Sessions with the Newport Planning Commission and City Council. Joint Work Sessions are intended to inform Planning Commissioners and City Councilors on key aspects of the project and to allow Commissioners and Councils to ask questions and provide input to the project team.

- Joint Work Session #1 will focus on goals and objectives in Memorandum #1 and the results of the gap analysis in Memorandum #4.
- Joint Work Session #2 will focus on a summary of Comprehensive Plan and Development Code amendment concepts from Memorandum #5, proposed public investments from Draft Memorandum #6, incentives and public/private partnerships from Draft Memorandum #7, and future transportation conditions described in Draft Memorandum #8.
- Joint Work Session #3 will focus on specific Comprehensive Plan and Development Code amendments in Draft Memorandum #9.
- City shall arrange and conduct Planning Commission and City Council Public Hearings to consider adoption of the Draft Newport Central City Revitalization Plan.

### **Project Website**

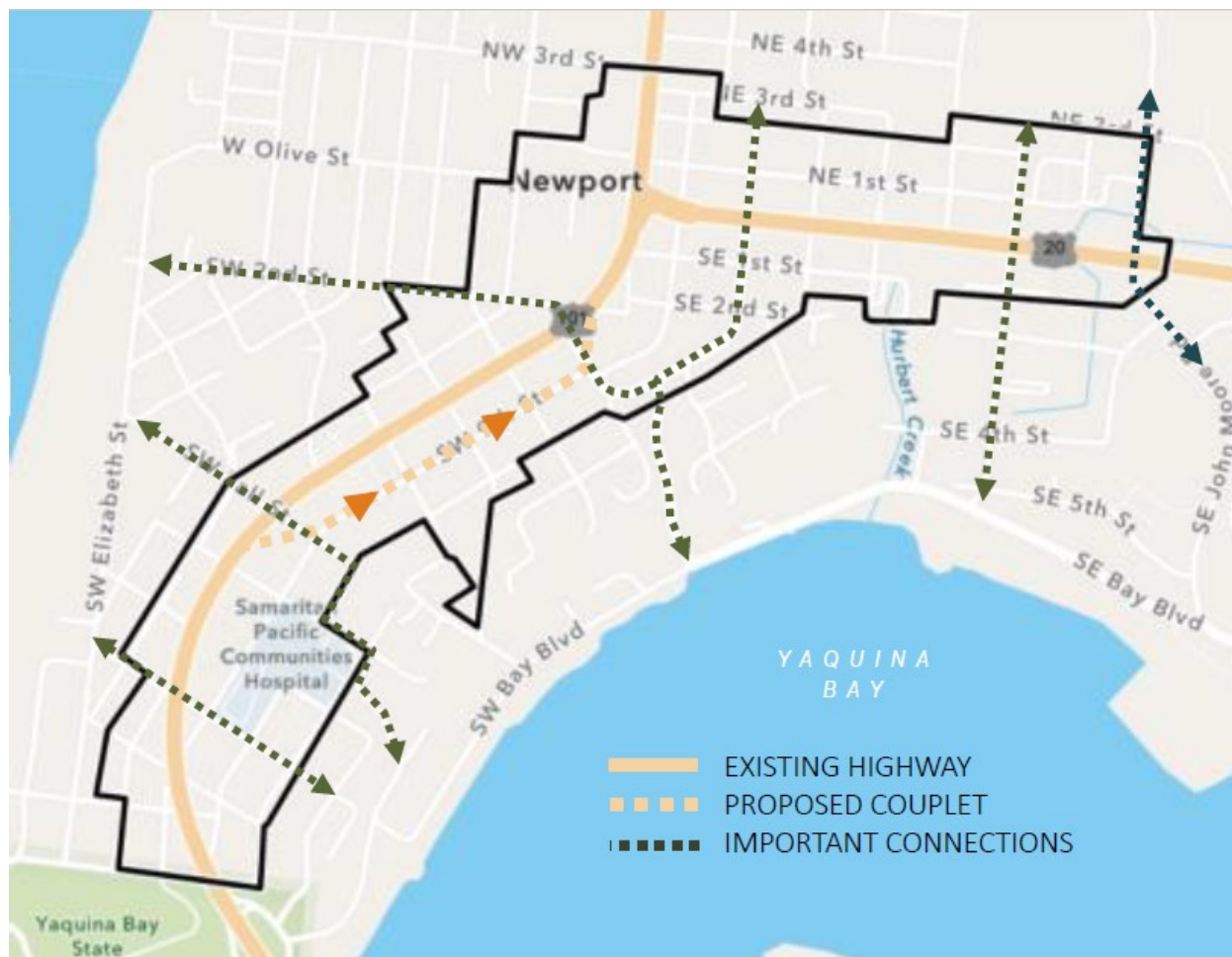
A Project Website will be developed by the consultant to provide an overview of the project, a project timeline, project-related announcements including public involvement activities, project memoranda and related documents, and an opportunity to provide input to the project team.

## **Population**

### **When considering community impact, what are the specific geographic boundaries of the project area?**

Figure 2 shows the Project Area for the Newport City Center Revitalization Plan project.

Figure 2: Project Area



While the focus of the project will be the Project Area shown in Figure 2, the project will consider impacts to the transportation system in Newport and will consider public input on any potential impact resulting from the project regardless of where those impact may occur.

### What virtual elements should be considered for outreach to specific communities?

The project will provide all memoranda and related materials on the project website, there will be online surveys and online open houses. Additionally, printed materials and physical copies of materials will be distributed within the community to allow all community members to participate virtually and in-person. Outreach methods will include:

- **Mailed postcard** - City shall print and distribute postcards for each public event.
- **Other advertising** – Distribute public event information through City social media accounts, advertising in printed City utility bills, and other means.
- **Online Survey** and **Online Open House** to collect input from the community. Printed copies of these collection points will also be provided to key locations including City Hall and the



Senior Center.

### **What input is needed from community members for project outcomes to be successful?**

The project team will work with the CAC and gather community input to establish and prioritize goals and objectives for the project. The team will seek community input throughout the project to inform the process and help the City make the informed recommendations that reflect the community's goals. Additionally, the public will be able to review the final draft of the plan and provide testimony during a public hearing on the final draft of the Newport City Center Revitalization Plan.

### **What investments is the project team making to ensure community inclusion will happen beyond this project?**

The project will consider opportunities to build relationships between the City, ODOT, and community members that will continue after the project is complete. The Newport City Center Revitalization Plan is a long-range plan that will guide future actions by the City to implement the plan through the adoption of City policies and funding of capital improvement projects. These future City actions will be subject to public input and will require decisions by the Newport City Council.

### **Equitable Engagement Compensation Program and Policy (EECP)**

The ODOT Equitable Engagement Compensation Program and Policy (EECP) allows ODOT to pay Oregonians who provide feedback about ODOT-funded projects or initiatives. The EECP builds equitable pathways for

#### **Figure 2: Social Equity Index Map for Newport**

Oregonians who are otherwise

excluded from participation due to

financial constraints. The EECP allows incentive and stipend payments to individuals and contracting for engagement services from Community-Based Organizations (CBOs) which are non-profit 501(c)(3) organizations that work with underrepresented populations. The Newport City Center Revitalization Plan project does not qualify for EECP incentive or stipend payments to individuals because it uses federal funds which cannot be used for incentive or stipend payments. The project does qualify for contracting with CBOs for engagement services, however there are no CBOs in the project area that are currently prequalified for a Community Engagement Contract. In lieu of EECP payments through ODOT, The City of Newport has agreed to pay for incentives or thank you gifts for public participation including but not limited to gift cards, bus passes, meals, refreshments, etc.



## Social Equity Index Map

ODOT has developed a Social Equity Index Map that combines selected demographic characteristics to create an index of the relative social and economic well-being of residents. The Social Equity Index uses US Census data at the Block Group level that includes measures of age, race, language proficiency, poverty, and motor vehicle ownership.

### What does the map detail about your project area?

The Social Equity Index Map shows three Census Block Groups in the Project Area: north of US 20, west of US 101, and south of US 20 and east of US 101. Table 3 shows key characteristics of these block groups that were used to develop the Social Equity Index. **Table 3:**

**Demographic characteristics of Census Block Groups in Project Area**

	North of US 20	West of US 101	South of US 20 east of US 101
Disparity Category	High Disparity	High Disparity	Low Medium Disparity
Total Population	905	1,042	928
Non-White Population	52%	41%	16%
Limited English Household	8%	5%	0%
Youth Population	34%	10%	3%
Disability Household	22%	16%	9%
Median Income	\$49,615	\$50,250	\$66,146
Poverty 200% Population	57%	41%	25%
Zero Vehicle Household	3%	11%	5%
Workers commuting by Transit	0%	0%	0%
Workers commuting by Walk	4%	15%	5%
Workers commuting by Bike	0%	0%	2%

Source: U.S. Census Bureau, American Community Survey.

Table 3 shows that two of the Block Groups in the Project Area are categorized as High Disparity, while the Block Group south of US 20 and east of US 101 is categorized as having Low Medium Disparity. The High Disparity categorization is primarily driven by relatively higher shares of people who are non-white, youth, disabled, or who live in lower income households. The Block Group west of US 101 is notable for having a relatively high share of zero vehicle households and workers who commute by walking.

### What Community Based Organizations do we already know about that exist in this project area and which populations do they serve?

Community-Based Organizations (CBOs) are non-profit 501(c)(3) organizations that work with underrepresented populations. The project team will work with CBOs to encourage participation

in the project by members of underrepresented populations. CBOs that work in the project area include the following:

- Centro de Ayuda: non-profit at St. Stephen Episcopal Church serves Spanish-speakers
- Olalla Center/Arcoíris Cultural is a cultural center that serves underserved Latinx, Guatemalan and Indigenous Mesoamerican populations
- Lincoln County School District serving youth
- Farmers Market Representative serves low-income populations through SNAP/WIC funds
- City of Newport 60+ Activity Center serves seniors and elderly
- Lincoln County Newport Health Center offers walk in services for low-income parents for healthcare and food assistance/WIC
- Food Share of Lincoln County serves low-income people
- Newport Food Pantry serves low-income people
- The Salvation Army Newport Worship and Family Services Center serves low-income people and youth
- Samaritan House serves people without homes
- Community Services Consortium serves people without homes
- My Sisters' Place serves youth and victims of domestic violence
- Newport Community Shelter and Resource Center serves people without homes

### **What role do you want engaged populations to play in the engagement process?**

During this project, we will be looking to engagement through regular meetings with the Community Advisory Committee, as well as collecting input and feedback from the wider community through public events, targeted interviews, and targeted outreach events.

## **TEAM READINESS**

### **Social Equity Lens Questions**

#### **How will historically excluded communities be informed, consulted, or involved? What methods or tools are you using for engagement?**

The team will inform and consult with Spanish speaking and other Title VI communities by:

- Providing a Spanish interpreter at public event meetings
- Translating key project information into Spanish for the website and to be distributed by mail or handouts during events.
- Connecting with local CBOs to reach low-income, houseless, youth, elderly, and non-English speakers.

- Contacting representatives of the Confederated Tribes of Grand Ronde and the Confederated Tribes of Siletz to inform them about the project and invite them to participate.

**How does this project address the needs expressed by historically excluded communities? What are the benefits and burdens to those communities?**

This project aims to address several issues and needs addressed by historically excluded communities including:

- Housing – Community members have expressed a need for more affordable and accessible housing for low-income and working class households. This area is within walking distance of the elementary, middle and high schools, as well as jobs and daily needs.
- Jobs/economic development – There are ongoing needs for jobs and chance for economic development within the city.
- Transportation options – This project would provide safer options for people traveling by bus, walking, biking, or using mobility devices in the city center.
- Community gathering places – The project will seek to establish a place or places for community gatherings such as the Newport Farmer's Market and other events.

**Does this affect a high social equity index area? If so, is there an opportunity to address economic or health disparities this community experiences?**

The project area includes two Census Block Groups that are classified as having High Disparity in the ODOT Social Equity Map. See previous question about the Social Equity Map for more information.

**Is there an opportunity in your work to increase safety and/or access for historically excluded communities that are not directly addressed by the project's purpose?**

The purpose of the Newport City Center Revitalization Plan project includes improving safety and access in the city center for all community members, including members of historically excluded communities. The project will seek input from members of historically excluded communities and will respond to this input to the extent possible within the scope of the project.

**Before Project Begins**

**How have taken the answers from the Social Equity Lens and implemented them within your team and consultant's work?**

Yes, answers from the Social Equity Lens were used to develop this public involvement plan.

## Which CBOs are included in the planning of engagement with impacted areas populations? If not, what is needed?

The project team will conduct interviews with several of the CBOs and stakeholders listed above to solicit their input on the project as well as to seek engagement with members of the communities they work with.

## When, where, and how will you share with the community the project timeline and at which points they will be involved in the planning and decision making process?

The timeline will be shared at multiple events intended to involve the community in the planning and decision making process:

- Community Advisory Committee – planning and decision making; comprised of community members and there are public comment opportunities at each meeting. The CAC will make a recommendation to City Council.
- Stakeholder Interviews – planning; comprised of CBOs and other key stakeholders.
- Project website – throughout the project. Comments will be collected via the website.
- Public Event 1: Stakeholder Workshop – planning; the community will be asked to help fine tune the options and provide feedback to the technical team, CAC, and city staff.
- Public Event 2: Open House– planning; the community will be asked to help fine tune the options and provide feedback to the technical team, CAC, and city staff.
- City Council Public Hearing – decision making; the community will have the opportunity to provide testimony before City Council makes a final decision.

## Who will help you build trust with community members? What is the plan?

The project team will rely on the CAC members to help build trust with the community. Additionally, the stakeholders interviewed will be asked to connect the team with additional community members. City of Newport staff will also continue to build and strengthen relationships and trust with community members.

## During Project Process

## Does this engagement activity include the diversity of the population in this project area at both the planning and outreach table?

**Table 4. Engagement Activities for Diverse Populations**

ENGAGEMENT ACTIVITY	DIVERSE POPULATION
Community Advisory Committee	Age, ability, income, geographic representation
Stakeholder Interviews	Age, race/ethnicity, ability, language, income, geographic representation

Project website	Language
Public Event 1: Stakeholder Workshop	<i>To be determined</i>
Public Event 2: Open House	<i>To be determined</i>
City Council Public Hearing	<i>To be determined</i>

**How are you ensuring the information collected from this project team’s work is documented and shared outside of this team, in order to reduce silos and fragmentation of information within your office or department?**

A summary from each outreach activity will be developed and shared with the project team, as well as the general public on the website and with the CAC members.

**How does your team plan to address and respond to harms done in the past, specifically when asked directly about those harms?**

The project will seek engagement from members of historically excluded communities. If issues related to past harms to those communities are raised, the project team will seek to address those harms to the extent possible within the scope of the project.

## IDENTIFY COMMUNITY STAKEHOLDERS

### Primary Stakeholders

**Who may benefit from the project decisions or outcome?**

- Local Downtown businesses may benefit in the long term from transportation infrastructure improvements around their businesses. They may also be burdened in the short term by large construction projects impeding access to their businesses.
- Developers may benefit from transportation improvements leading to higher property values and increased desire to relocate to the area.
- Residents and visitors to Newport will benefit from a revitalized city center that offers more opportunities for living, shopping, recreating, and gathering.
- The City of Newport and State of Oregon will benefit from increased residential density, mixed-use development, and multi-modal transportation improvements that will reduce demand for expansion of the City’s Urban Growth Boundary and reliance on automobiles for travel.

**Who may be burdened or negatively affected by the decisions or outcomes associated with the project?**

Those who live and work in the area may be burdened in the short-term by construction projects taking place nearby. They may also be burdened in the long-term by being priced out of their homes and storefronts unless there are policies/code or intentional planning that helps reduce

the impacts of gentrification.

**List who in this community may be least informed and most informed, vocal, or actively involved in the project process? Use the information as a starting point to identify community-based organization gaps.**

- **Least informed, vocal, or involved:** Residents that are not fluent in English, who do not trust or believe in government processes, are low-income or unhoused, or don't have reliable access to internet.
- **Most informed, vocal, and actively involved:** Those with the most interest in property values and resources to participate (wealthy residents, retirees, business owners, vacation homeowners, developers).

**What barriers may prevent stakeholders from participating? (Technology, timing, access, etc.) How do we alleviate these barriers?**

Barriers to participation in the project include a lack of fluency in English, lack of access to or ability to use technology, and limited income. Measures to help overcome these barriers include the following:

- **Language:** Translations into Spanish on the website and Spanish interpreters at public events
- **Technology:** Provide information in print and post information in community locations including the Library, Faith-based Organizations (including Centro de Ayuda), food pantry or housing shelter locations that might have computer access, City Hall, Senior Center.
- **Income:** The City of Newport has agreed to pay for incentives or thank you gifts for public participation including but not limited to gift cards, bus passes, meals, refreshments, etc. The project team will work with CBOs and members of historically excluded communities to identify opportunities to use incentives to increase participation in the project.

## **Secondary Stakeholders**

**What agencies, departments, community-based organizations, mobilizing organizations, or nontraditional partners are already organizing around the project or program we are addressing?**

- Lincoln County
- Lincoln County School District
- Fire and Emergency Service Providers
- Local Business and Agency Representatives
- Faith Based Organizations
- Mixed-Use or Multi-Family Housing Developers

- Lending Institutions
- Architect or Engineering Design Professionals
- Oregon Department of Land Conservation and Development
- Newport Farmers Market

### **What community-based organizations, groups, or individuals do marginalized groups respect and trust in the project/program area?**

- Centro de Ayuda: non-profit at St. Stephen Episcopal Church serves Spanish-speakers
- Olalla Center/Arcoíris Cultural is a cultural center that serves underserved Latinx, Guatemalan and Indigenous Mesoamerican populations
- Lincoln County School District serving youth
- Farmers Market Representative serves low-income populations through SNAP/WIC funds
- City of Newport 60+ Activity Center serves seniors and elderly
- Lincoln County Newport Health Center offers walk in services for low-income parents for healthcare and food assistance/WIC
- Food Share of Lincoln County serves low-income people
- Newport Food Pantry serves low-income people
- The Salvation Army Newport Worship and Family Services Center serves low-income people and youth
- Samaritan House serves people without homes
- Community Services Consortium serves people without homes
- My Sisters' Place serves youth and victims of domestic violence
- Newport Community Shelter and Resource Center serves people without homes

### **How does this engagement project align with other past or present ODOT initiatives?**

Alternatives for improvement of US 101 in the project area were identified in Newport's 2022 Transportation System Plan (TSP). This project will analyze those alternatives and determine a preferred alternative for inclusion in the City's TSP.

## **Key Stakeholders**

### **What is the political or legal landscape around the project at ODOT and how can we adjust?**

ODOT was involved in development of the City's TSP adopted in 2022, and there is support from ODOT to ensure that the results of the TSP related to US 101 and US 20 moves forward, which will take place as part of this project. Alternatives for improvement to US 101 are controversial, with many questions about how they would impact operation of the highway. In addition, as part of the state highway system, US 101 and US 20 are subject to ODOT



standards and policies regarding their design and operation. For these reasons, it is crucial that the project team seek input and consultation from subject matter experts at ODOT to help inform the response to public concerns about proposed changes to the highways and to ensure that the proposals conform to ODOT standards and policies.

### **What is the political or legal landscape around the project in this community (specifically concerning community leaders and elected officials)?**

There is support from elected officials and community leaders to improve the storefronts and economic prosperity of the city center. Alternatives for improvement to US 101 are controversial, with many questions about how the alternatives could impact the surrounding neighborhoods and business districts. To address these concerns, the project will focus on how alternatives for US 101 relate to existing and future land use in the highway corridor, in the context of the community's vision for the future of the project area.

### **Which community leaders or media should we connect with prior to engaging with the general community?**

Public engagement in the project is being coordinated by staff at the City of Newport in consultation with the CAC and project team. Early outreach to the general community will include consultation with the CACs and representatives of CBOs identified in this report. Public engagement opportunities will be brought to the attention of local media including the following:

- Newport News Times
- Oregon Coast Today
- Oregon Coast Visitors Association
- Yachats News (incl. Lincoln County)
- Social media (does the City have a Facebook page?)

## **DETERMINE LEVEL OF ENGAGEMENT**

The International Association for Public Participation has developed a Spectrum of Public Participation to help practitioners determine the level of engagement they are seeking from the public. The Spectrum of Public Participation is shown in Table 5. In this project, the primary level of engagement is to consult with the public to obtain feedback on issues and proposals considered in development of the Newport City Center Revitalization Plan. For some aspects of the project the level of engagement may rise to having the public involved in aspects of decision-making around development of alternatives and selection of preferred alternatives. The Newport City Council will make the final determination about the content of the Newport City Center Revitalization Plan in the adoption process.



**Table 5. Spectrum of Public Participation**

	<b>PROMISE TO THE PUBLIC</b>	<b>WHAT IT MEANS</b>	<b>WHAT IT LOOKS LIKE IN PRACTICE</b>
<b>Inform</b>	Share information, listen for understanding, and answer questions for clarity.	Providing communities with balanced information to assist in understanding issues, opportunities, alternatives, and potential solutions.	Announcement of project or programs with information on dates, websites or surveys.
<b>Consult</b>	Two-way communication to obtain feedback on existing issues, projects, processes, or ideas.	Informing communities of issues or decisions that need to be made, obtain their feedback, and report back on how their input helped shape decisions.	Collect and use feedback from key informants, staff, and community residents to project plans.
<b>Involve</b>	Partner in each aspect of decision-making, including development of alternatives and identification of preferred solutions.	Establishing shared decision-making roles with community and committing to work together to identify issues, joint projects, and solutions.	Partner with CBOs, to produce the Community Needs Assessment.
<b>Collaborate</b>	Place final decision-making in the control of the community.	Guiding and providing sufficient resources to communities, so they can lead the development and implementation of strategies, projects, and public policies.	CBOs determine how to allocate funds from the ODOT budget through participatory budgeting.
<b>Empower</b>	Support the priorities and ideas identified and led by the community.	When invited to partner, ODOT will support community identified public health or city issues, plans, strategies, and public policies based on availability of ODOT resources and capacity.	NA

## ENGAGEMENT METHODS & DEVELOP COMMUNICATION PLAN

### Engagement Methods

Table 6 shows the engagement methods that will be used in the Newport City Center Revitalization Plan project, timing for each method, who is primarily responsible for the engagement, and notes about the level of engagement being sought with each method.

**Table 6. Engagement Methods in the Newport City Center Revitalization Plan Project**

<b>ENGAGEMENT METHODS</b>	<b>TIMING</b>	<b>TEAM MEMBER</b>	<b>LEVEL OF ENGAGEMENT; NOTES</b>
<b>Interested parties list</b>	<b>Start:</b> June 2024 <b>Update:</b> ongoing	City	INFORM; contact community, record all comments and responses collected  Sign-in sheets from events will be used to update this list.

<b>Project website</b>	<b>Start:</b> June/July 2024 <b>Update:</b> ongoing; before/after events	JLA	INFORM; create/host website and content; include Spanish-language landing page with content in Spanish
<b>Social media posts – existing accounts</b>	<b>Start:</b> June/July 2024 <b>Update:</b> ongoing; before/after events	City	INFORM; encourage people to visit website/attend event
<b>Community Advisory Committee (CAC)</b>	<b>Start:</b> June 2024 <b>Update:</b> Aug, Oct, Dec 2024, Feb 2025 <b>Finish:</b> Apr 2025	JLA City	INVOLVE; make recommendations to City Council  JLA – for 6 90-minute meetings develop agendas; list of action items/next steps; facilitate City – schedule; host; email packet; take meeting minutes; schedule Zoom option;
<b>Stakeholder interviews</b>	<b>Start:</b> July 2024 <b>Finish:</b> Aug/Sep 2024	JLA City	CONSULT JLA – 10 interviews 30 min each phone/virtual meeting; develop interview questions; 3 page summary of all interviews City – provide list of interviewees
<b>Targeted Outreach Events</b>	<b>Start:</b> July 2024 <b>Finish:</b> Aug/Sep 2024	JLA	INVOLVE; two 2-hour events (in-person) for under-represented groups; one in Spanish; event plan; prep meeting; summary of comments
<b>News releases</b>	<b>Start:</b> Oct 2024	City	INFORM; encourage people to visit website/attend event
<b>Utility Bills</b>	<b>Start:</b> Oct 2024	City	INFORM; encourage people to visit website/attend event
<b>Postcard</b>	<b>Start:</b> Oct 2024	JLA City	INFORM; encourage people to visit website/attend event JLA – develop postcard in English and Spanish City – print and mail
<b>Fact sheet</b>	<b>Start:</b> Oct 2024	City	INFORM; encourage people to visit website/attend event
<b>Stakeholder Workshop</b>	<b>Start:</b> late Oct 2024	JLA	INVOLVE; event plan for in-person event; facilitate event including interactive scenario exercise; develop materials in English and Spanish; summary
<b>Survey 1</b>	<b>Start:</b> Oct <b>Finish:</b> Nov	JLA	INVOLVE; develop 15 question survey in English and Spanish; feedback will be included in Stakeholder Workshop summary
<b>Online open house 1</b>	<b>Start:</b> Oct <b>Finish:</b> Nov	JLA	INVOLVE; develop way for the public to view materials and survey, plus provide comments online in English and Spanish for two weeks; feedback will be included in Stakeholder Workshop summary
<b>News releases</b>	<b>Start:</b> Feb 2025	City	INFORM; encourage people to visit website/attend event
<b>Utility Bills</b>	<b>Start:</b> Feb 2025	City	INFORM; encourage people to visit website/attend event

<b>Postcard</b>	<b>Start:</b> Feb 2025	JLA City	INFORM; encourage people to visit website/attend event JLA – develop postcard City – print and mail
<b>Fact sheet</b>	<b>Start:</b> Feb 2025	City	INFORM; encourage people to visit website/attend event
<b>Open house</b>	<b>Start:</b> late Feb 2025	Staff assigned to create/maintain	INVOLVE; share draft plan with the community to collect feedback. Develop event plan for in-person event; facilitate event; develop materials in English and Spanish; summary
<b>Survey 2</b>	<b>Start:</b> Feb 2025 <b>Finish:</b> Mar 2025	JLA	INVOLVE; develop 15 question survey in English and Spanish; feedback will be included in open house summary
<b>Online open house 2</b>	<b>Start:</b> Feb 2025 <b>Finish:</b> Mar 2025	JLA	INVOLVE; develop way for the public to view materials and survey, plus provide comments online in English and Spanish for two weeks; feedback will be included in open house summary
<b>Planning Commission Public Hearing</b>	<b>Start:</b> Apr 2025	City	CONSULT - Gather input that will answer project questions, help decision-makers
<b>City Council Public Hearing</b>	<b>Start:</b> Jun 2025	City	CONSULT - Gather input that will answer project questions, help decision-makers

## Communication Plan

Project communications will be tailored to reach specific audiences depending on the engagement method, project timing, and content. Constant and consistent communication is important throughout the project. At the onset of the project the goal of communication is to inform stakeholders and get them interested in participating in the project. During the project, the goal communication to provide updates on the project and to engage participants in development and evaluation of alternative improvements and policies. At the end of the project the goal of communication is to describe the preferred alternatives that are being considered for adoption in the Newport City Center Revitalization Plan.


## DESIGN DATA COLLECTION PLAN

### Research

#### Who is this information for?

- ODOT

- Project Team
- Stakeholders and general public
- CAC members
- City Council

### **What information is needed to move the project or program forward equitably?**

- Contextual community knowledge and history.
- Property ownership, use, building type, and zoning.
- Travel conditions for all modes – automobile, freight, bicycle, transit, and walking.
- Market conditions for development and redevelopment in the project area.
- Laws, regulations, policies, and standards pertaining to the establishment of zoning and development codes and design and operation of transportation facilities.

### **What information already exists?**

See Appendix A

## **Collect**

### **What new information can be provided by stakeholders?**

#### **During Stakeholder Interviews**

- Vision for future development and activities in the project area.
- Issues of concern related to proposed policies and projects in the Newport City Center Revitalization Plan.
- Insights into market conditions for development and redevelopment in the project area related to the stakeholder's area of expertise.

#### **During Public Event #1**

- Feedback on Draft Memoranda #1, #2, #3 and #4.
- Opinions on aspects of proposed land use and transportation alternatives to help refine and consolidate ideas for a preferred alternative(s).

#### **During Public Event #2**

- Feedback on the proposed policies and investments for the City to use to achieve the goals and objectives in Revised Memorandum #1.

### **What questions will be asked of stakeholders?**

The exact questions will be determined later based on the audience for the engagement activity

and project content under consideration.

### **How will the information be collected from stakeholders?**

- Survey/Questionnaires
- Key informant interviews
- Ranking/Voting
- Brainstorming
- Online/In-Person Open House and workshop
- CAC meetings

## **Analyze**

### **How will data collected from stakeholders be analyzed?**

JLA shall maintain a compilation of public comments received through the Project Website, from City, and at Public Events. JLA will provide summaries of community engagement events and summaries of feedback received through events and surveys.

### **Who will be responsible for analyzing the data?**

JLA will analyze the data gathered through public engagement efforts, which will be reviewed by the technical team, ODOT and City of Newport Staff. The public and CAC will also review the data gathered from public engagement and will be able to provide comments on the accuracy of the materials. Data from research conducted for the project will be analyzed by subject matter experts on the project team.

### **How will analyzed data be reviewed by stakeholders?**

Stakeholders will review analysis conducted for the project during CAC meetings, Public Events (Workshop and Open House), and on the website.

### **Who will be responsible for sending analyzed data to stakeholders for review? And how will adjustments be made?**

JLA to send all engagement data and summaries to the technical team, City of Newport, and ODOT. Analysis conducted for the project will be summarized in project memoranda and meeting materials that will be posted on the project website. The City of Newport will send project memoranda and presentation materials to the CAC via email before each CAC meeting. Project memoranda and presentation materials will be available at public events held for the project.

## **ENGAGEMENT EVALUATION**

After each outreach event, JLA will create a summary of the data collected to be shared back with the project team, decision-makers, stakeholders, CAC members, and the wider community. The summaries will include the following:

- Engagement goals
- Participant demographics (to the extent known)
- Summary of what was heard from participants.

The project team will periodically evaluate the results of outreach efforts and make adjustments as necessary to help ensure the project is receiving engagement from a broad range of community members.

# APPENDIX A – DEMOGRAPHIC INFORMATION

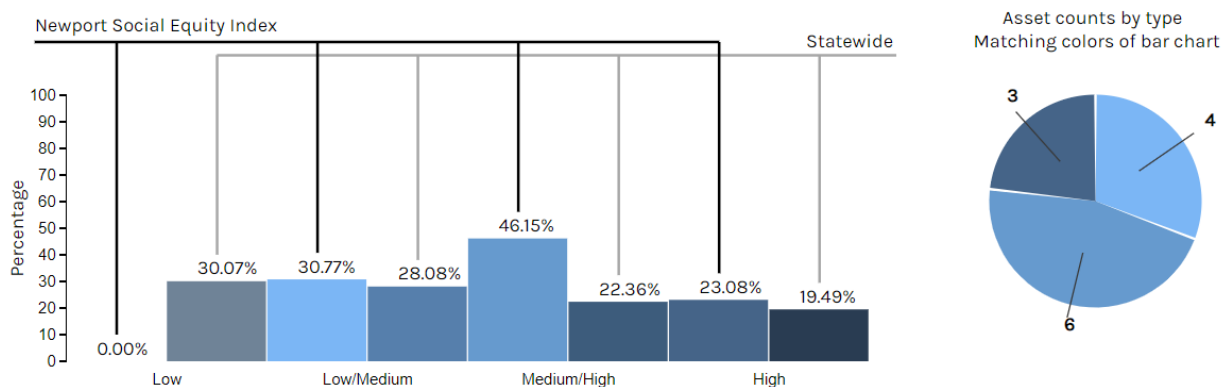
## SOCIAL EQUITY INDEX INFORMATION

[https://rpubs.com/ODOT\\_Research/ODOT\\_SEI\\_2023](https://rpubs.com/ODOT_Research/ODOT_SEI_2023)

As a part of recognizing Social Equity as a core priority, the agency developed the Social Equity Index (SEI) to help agency staff and leadership understand where communities of concern are located throughout Oregon. Using U.S. Census data at the block group level, the SEI aims to be a decision support tool that helps to target agency resources in a way that reduces social disparities related to transportation resource allocation.

Figure 3 shows the distribution of population by level of disparity in Newport and Oregon. Compared to Oregon, there is a lower share of population in Census block groups with Low Disparity (0% compared to 30% statewide) and a higher share of population in block groups with Medium/High Disparity (46% compared to 22% statewide). Newport also has a slightly higher share of population in block groups with High Disparity (23% compared to 19% statewide).

**Figure 3. Distribution of population by level of disparity in Newport and Oregon**



Source: ODOT Social Equity Index Map

<https://www.arcgis.com/apps/View/index.html?appid=bbd3d9861fcd40ffa4085d457e4361a7>

In the project area, block groups north of US 20 and west of US 101 are classified as having High Disparity. The block group south of US 20 and east of US 101 is classified as having Low/Medium Disparity.

Research tells us that age, ability, income, language, and race/ethnicity are predictors in the United States for resilience in the face of disaster as well as access to health, transportation,

education, housing, and wealth. Additionally, those who experience said disparity have little to no input around how they experience it or what would be most helpful in solution making. So, we use the most recent block group data from the American Community Survey to share the degree to which Oregonians are likely experiencing disparities and as such less than excellence in service, access, investments. The ODOT Social Equity Map is a tool to assist in applying a social equity lens to our work and provide the information necessary for Oregonians to hold us accountable to prioritizing equity.

## ENVIRONMENTAL JUSTICE SCREEN INFORMATION

The ODOT FACS STIP application available at <https://gis.odot.state.or.us/FacsStip/> provides a screening tool to identify population characteristics that are indicative of potential environmental justice impacts. Environmental justice impacts occur when traditionally underserved or excluded populations are disproportionately affected by adverse environmental conditions. An environmental justice screen for all of Newport identified the following environmental justice characteristics:

- Traffic proximity:
  - 90-95 percentile in northern project area
  - 80-90 percentile in southwest Newport (outside of project area)
- Presence of lead paint: 80-90th percentile in northern project area and southwest Newport (outside of project area)
- Low Income: northern project area and Newport Heights
- Unemployment rate: 95-100th percentile in northwest Newport (Nye - Agate Beach) (possibly due to high number of vacation homes)
- Population with less than high school education: 80-90th percentile in northern project area and in Newport Heights
- Population over age of 64: 95-100 percentile in southern project area and 90-95th percentile north of northern project area |
- Low Life expectancy: 80-90th percentile in southern project area |
- Rate of Heart Disease: 80-90th percentile in southern project area
- Rate of Cancer: 90-95 percentile in southern project area
- Persons with disabilities: 80-90th percentile in northern project area and surrounding areas to the north and west outside of project area

The following maps show the results of the Environmental Justice screen for the portion of Newport that includes the project area.



Figure 4: Persons with Disabilities

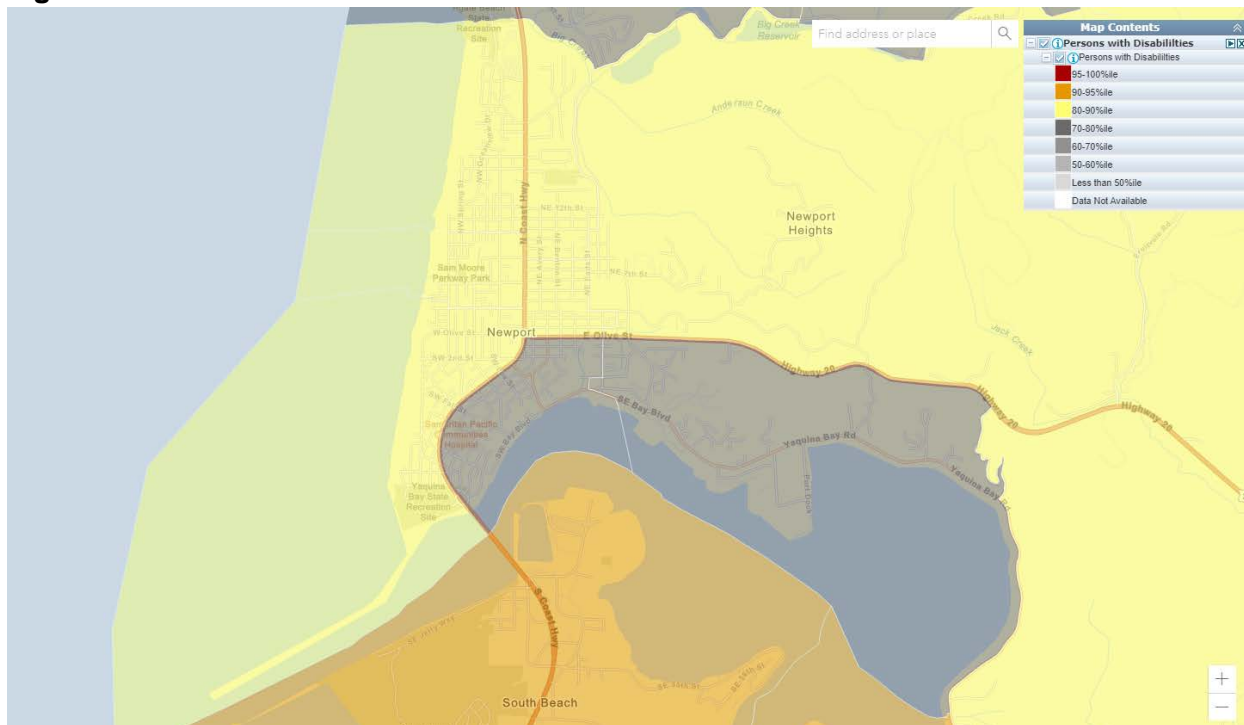


Figure 5: Traffic Proximity

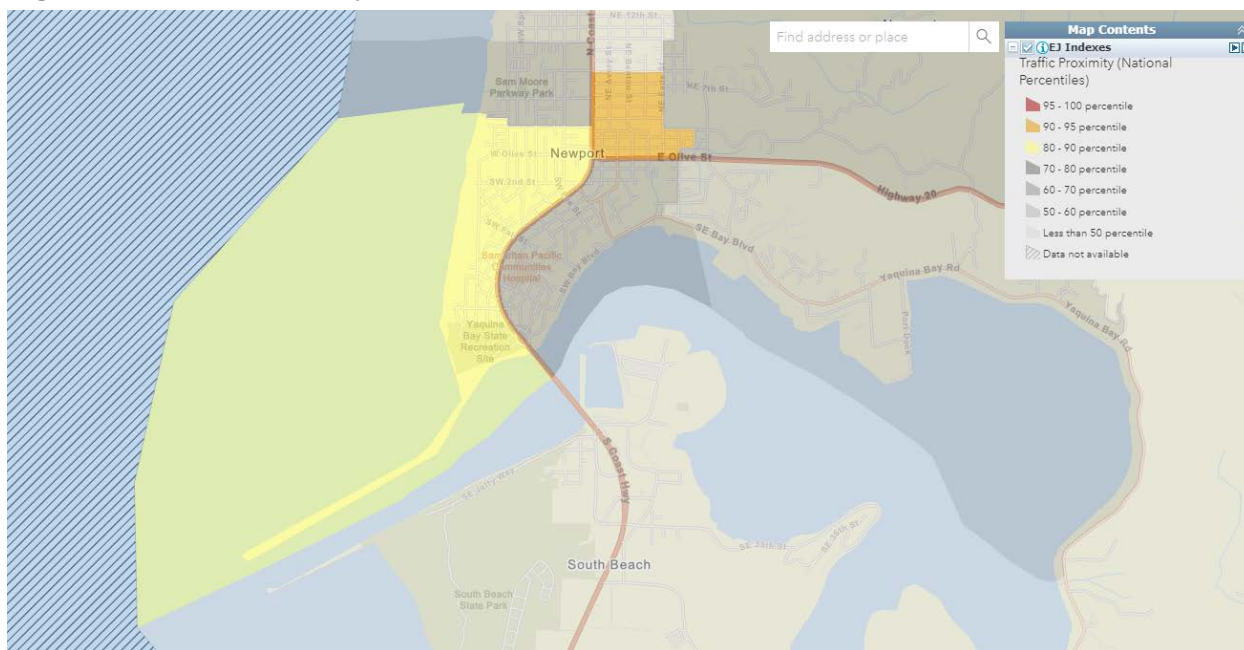


Figure 6: Unemployment Rate

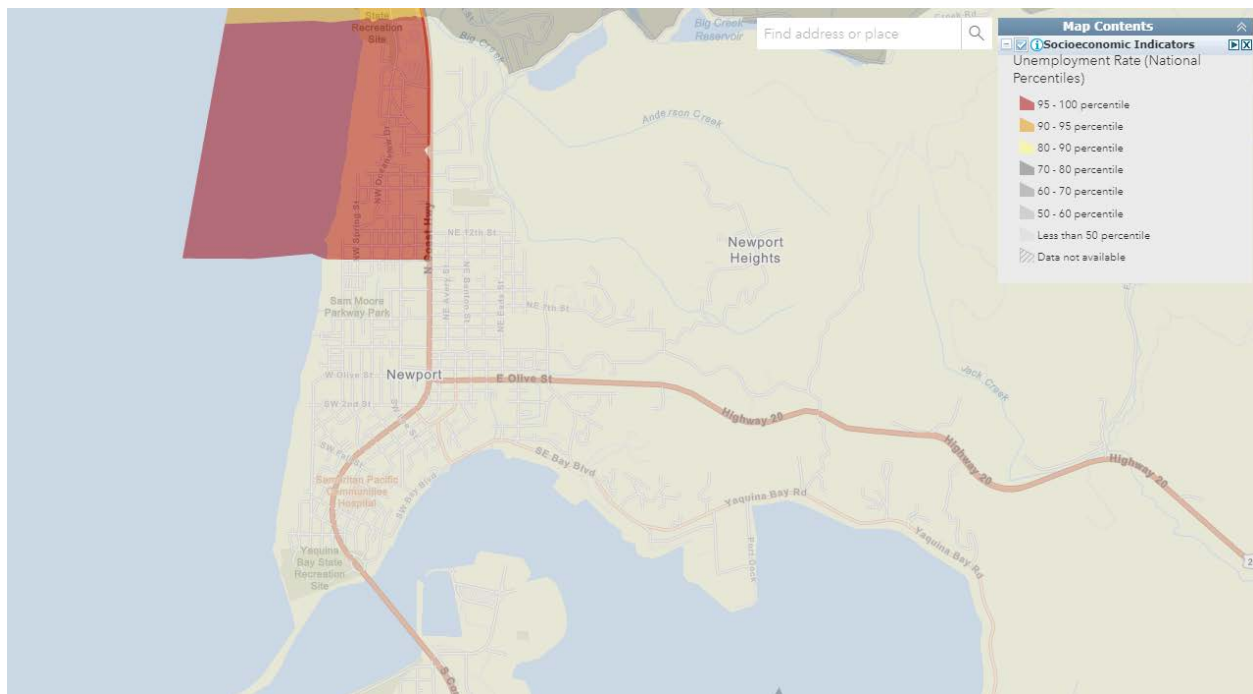


Figure 7: Population with Less than High School Education

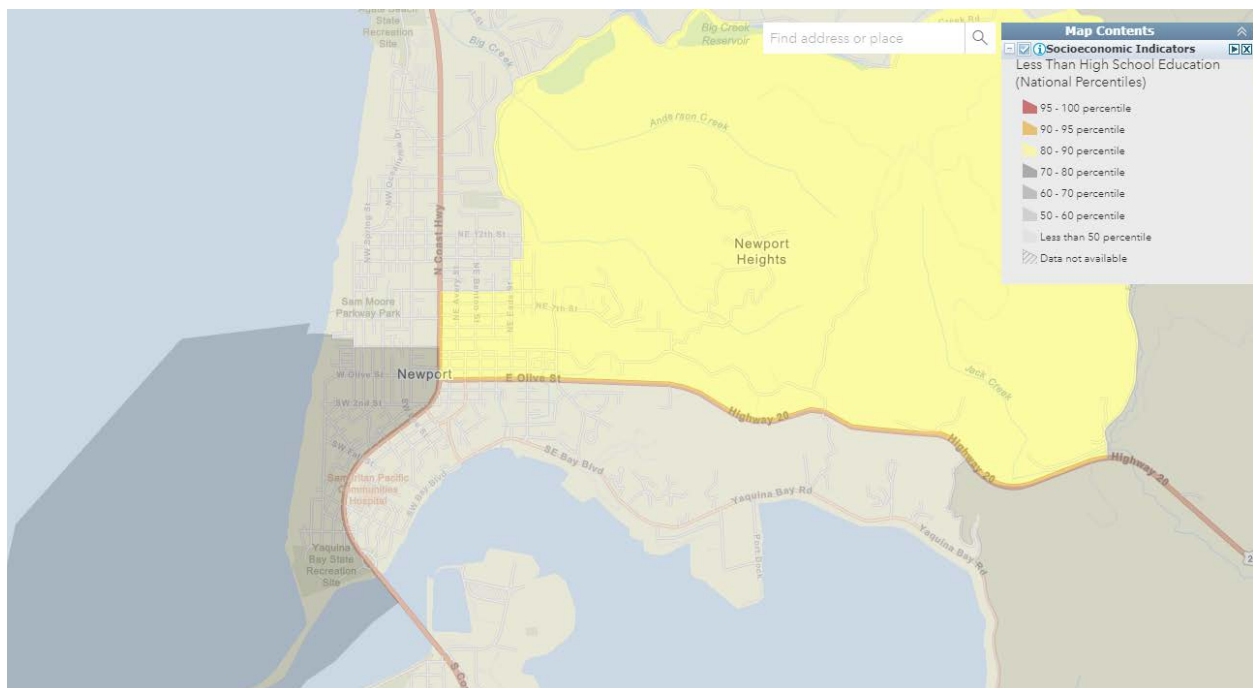


Figure 8: Low Income

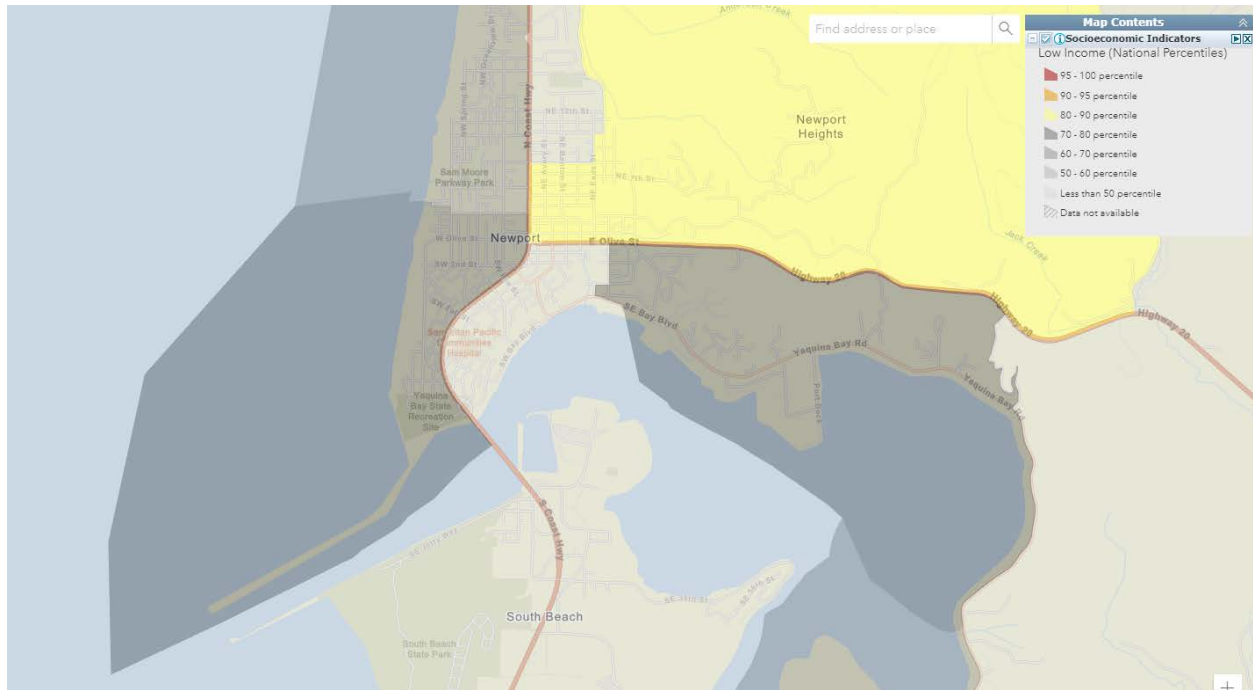


Figure 9: Population Over the age of 64

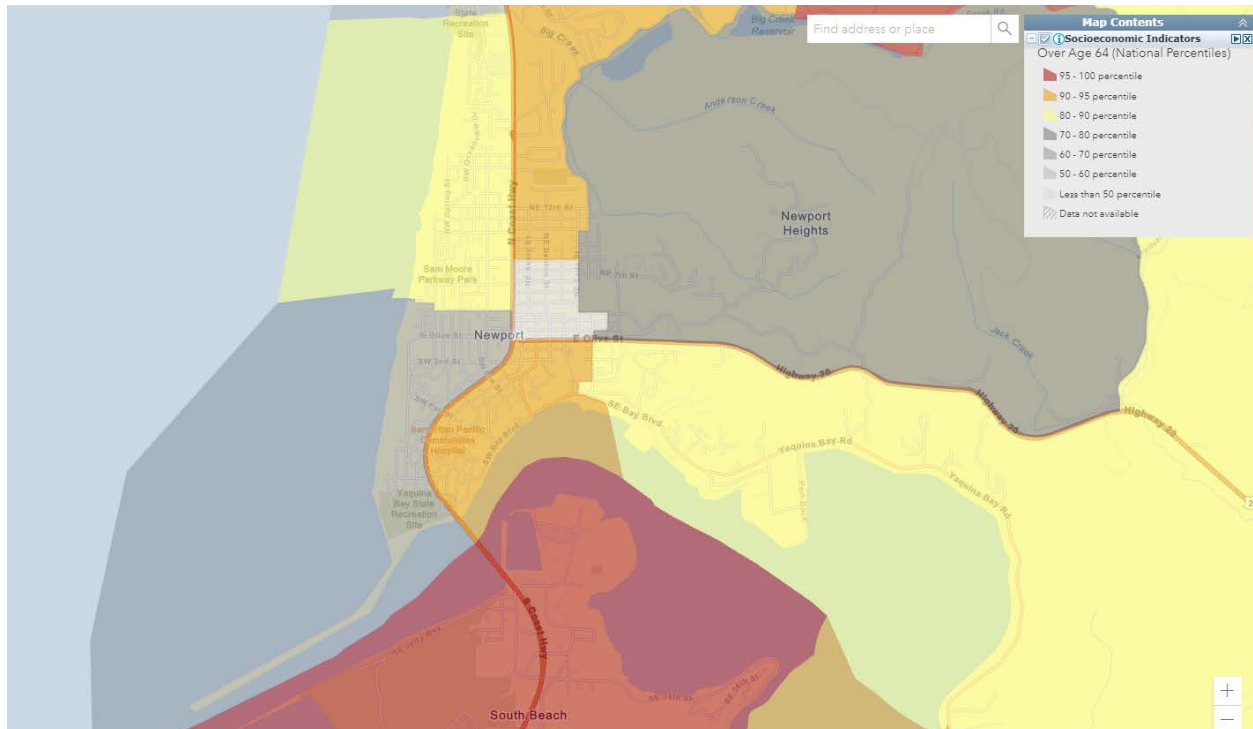


Figure 10: Low Life Expectancy

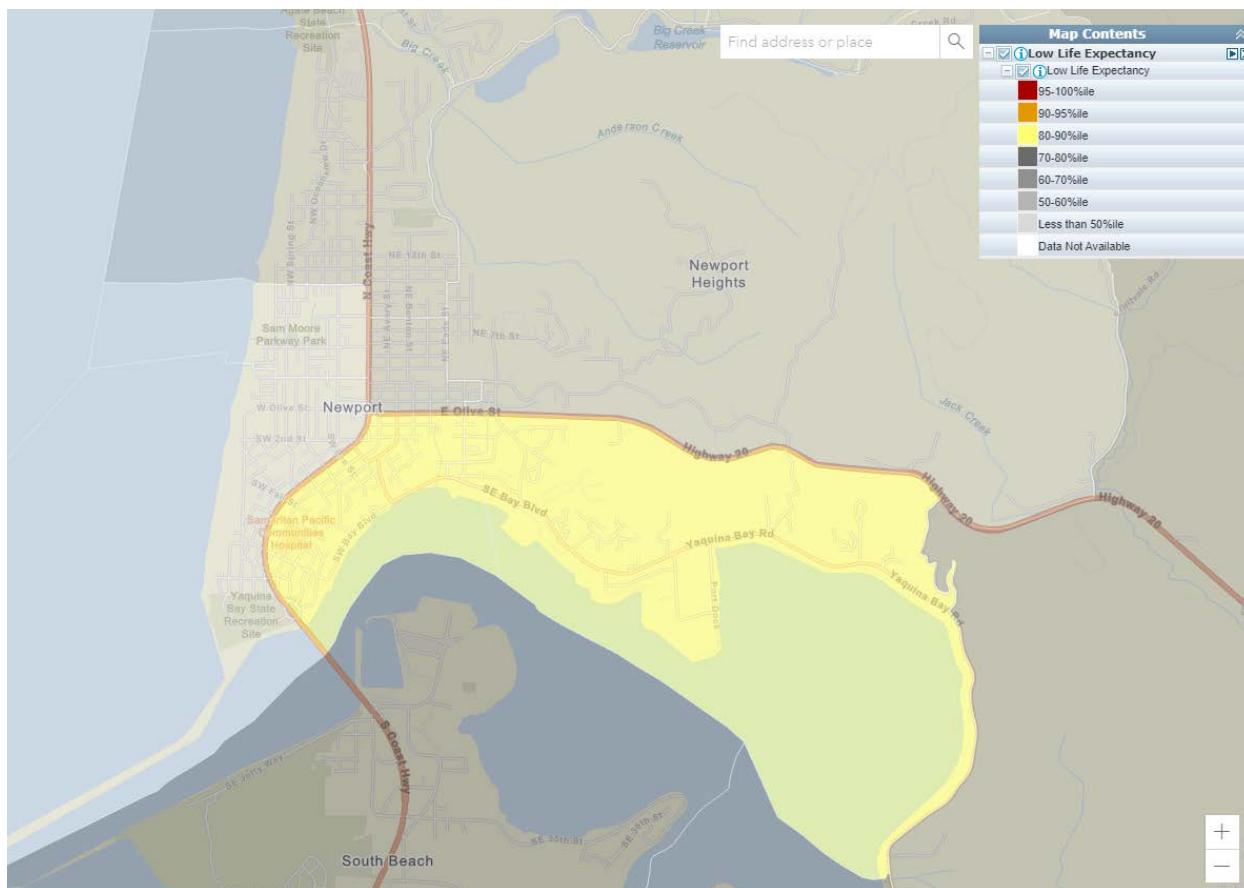


Figure 11: Lead Paint Exposure

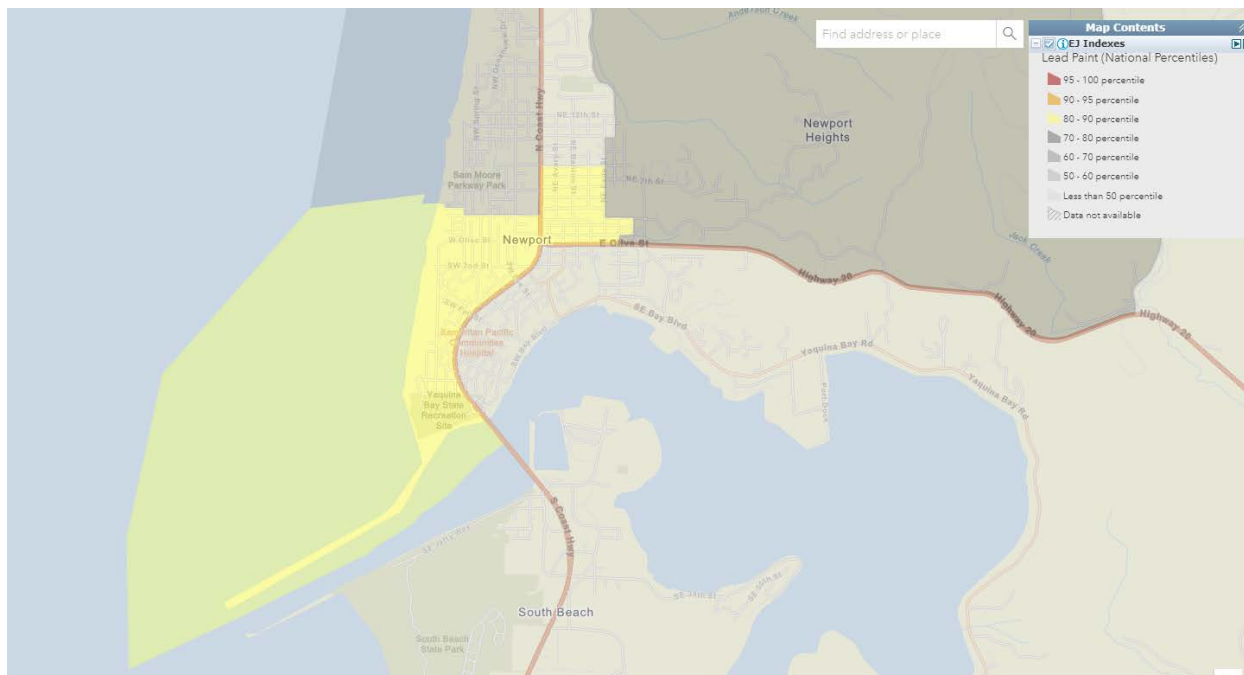




Figure 12: Rates of Cancer

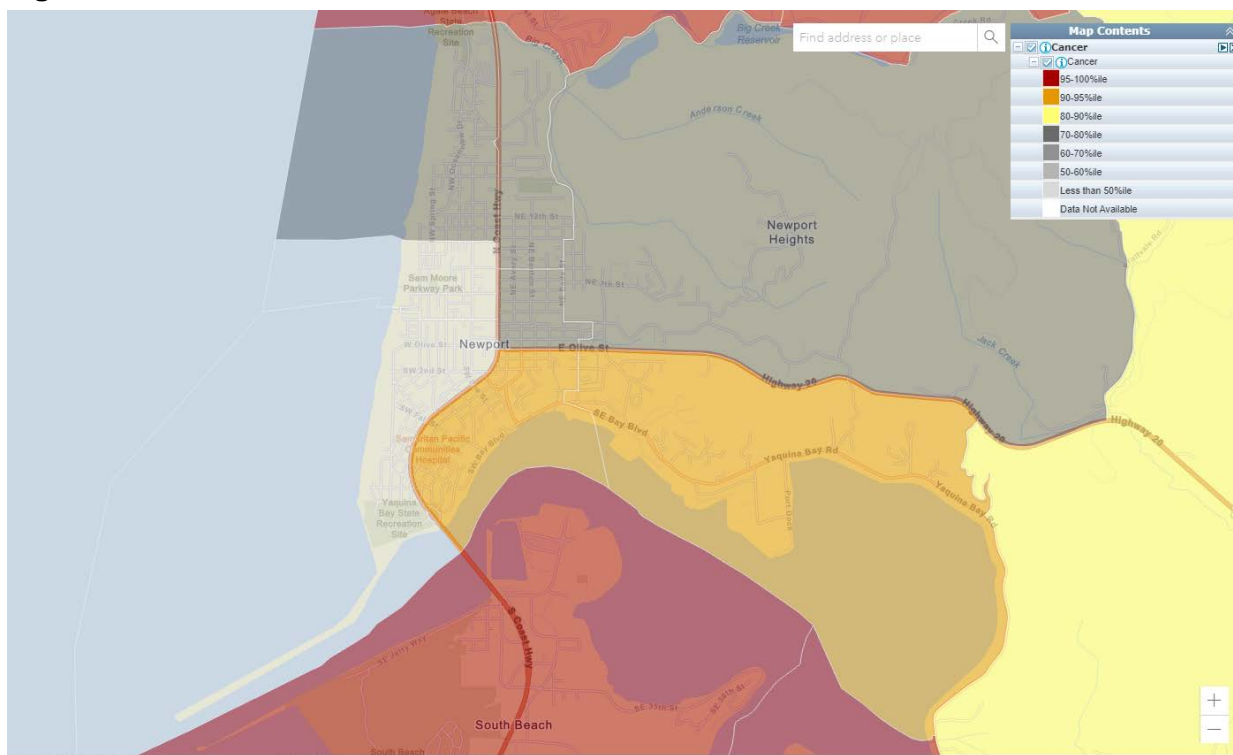


Figure 13: Rates of Heart Disease

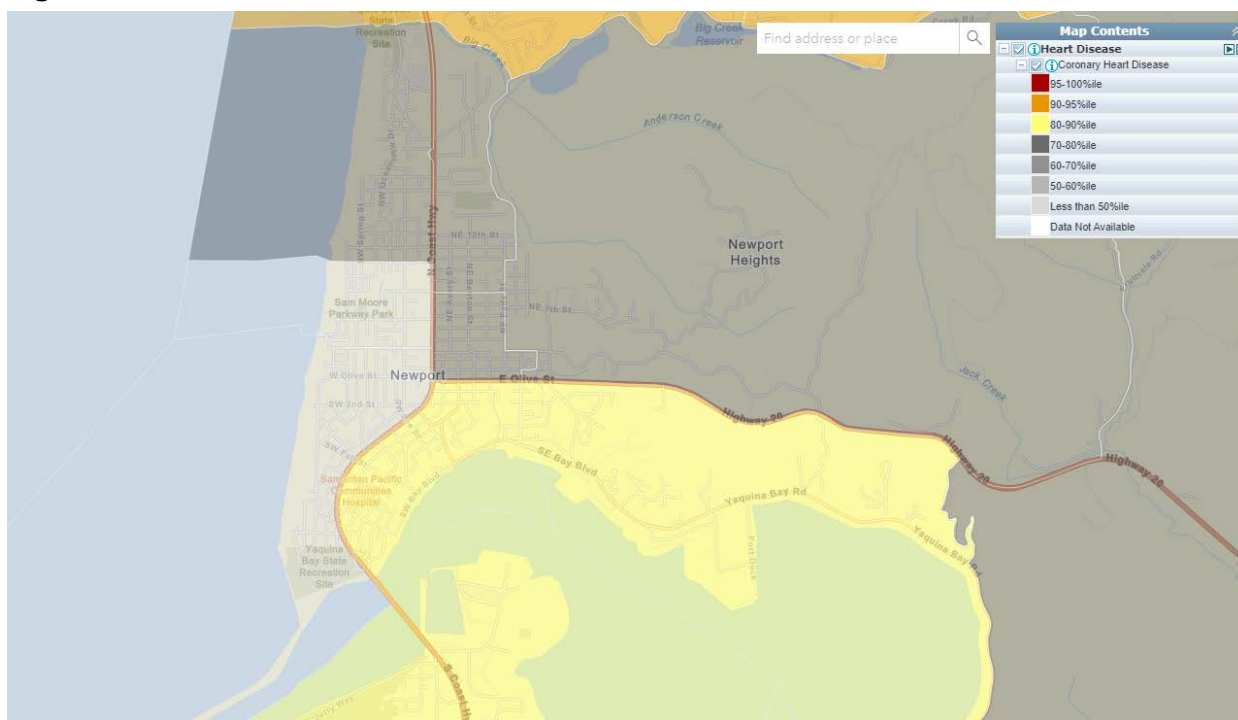
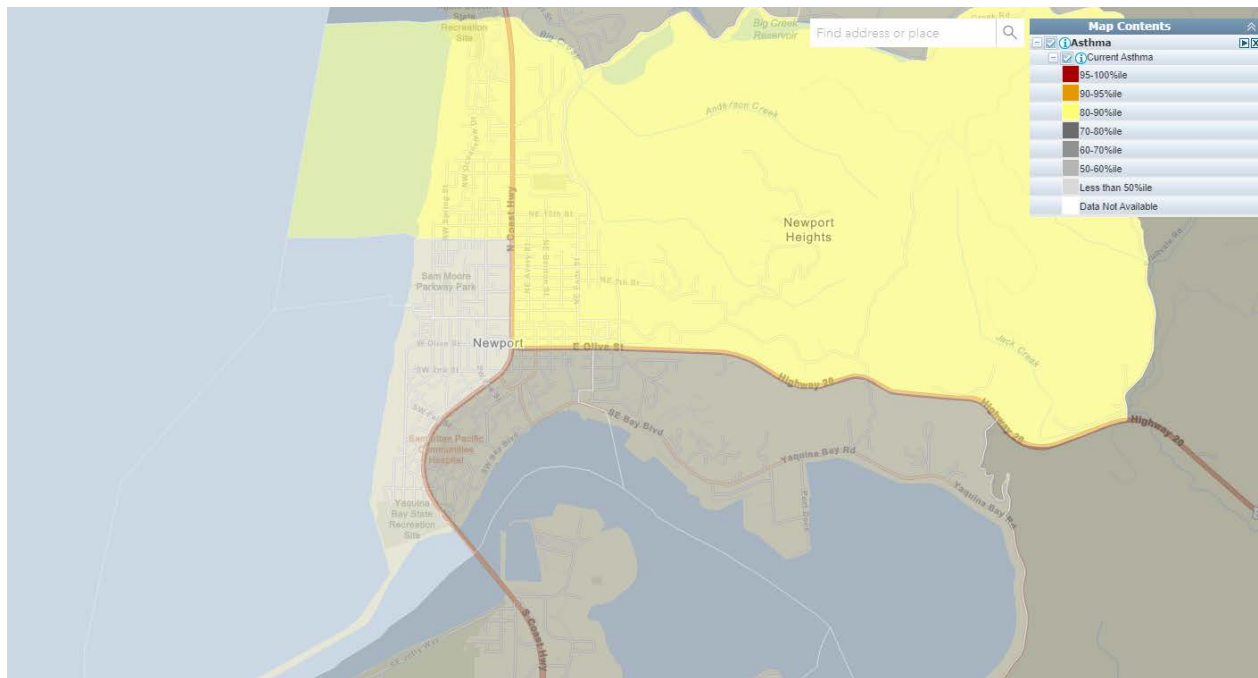


Figure 14: Rates of Asthma



## SCHOOL INFORMATION

Add text explaining where this data came from, what it shows, and why it is included in this report.

**Table 7: Demographic Information for Newport Schools, 2022-2023**

	Yaquina View (K-2)	Sam Case (3-5)	Newport Middle (6-8)	Newport High (9-12)	Newport Averages	District Averages (Lincoln County)	State Average
American Indian/Alaska Native	2%	1%	1%	1%	1%	4%	1%
Asian American	1%	1%	1%	1%	1%	1%	4%
Black/African American	2%	1%	1%	<1%	1%	1%	2%
Hispanic/Latino	34%	40%	38%	33%	36%	24%	25%
Multiracial	8%	9%	8%	8%	8%	9%	7%

Native Hawaiian/Pacific Islander	1%	0%	<1%	<1%	<1%	<1%	<1%
White	52%	48%	50%	56%	52%	61%	59%
Ever English Learners	26%	30%	27%	22%	26%	14%	10.8%
Languages Spoken	6	9	12	12	9.75	30	333
Students with Disabilities	12%	14%	14%	16%	14%	16%	14.5%
Free/Reduced Price Lunch***	>95%	>95%	>95%	>95%	>95%	>95%	49.2%*

Source: <https://www.ode.state.or.us/data/reportcard/ReportList.aspx>

Note: \*(last available data 2019-2020)

## CENSUS INFORMATION

CENSUS DATA	Census or American Community Survey (ACS)/year	
Source:	Census 2022 5-year ACS S2001, DP05, S1501, DP02, S1901, B16001	
Per Capita Income	\$33,541	\$41,805
Total Hispanic Population	16.0%	14.4%
Non-Hispanic - White Alone	76.4%	71.6%
Non-Hispanic - Black Alone	0.5%	1.8%
Non-Hispanic – American Indian Alone	0.5%	0.7%
Non-Hispanic – Asian Alone	1.7%	4.5%
Non-Hispanic – Pacific Islander Alone	0.0%	0.4%
Non-Hispanic – Other Race Alone	0.0%	0.6%
Non-Hispanic – Two or More Races Alone	5.0%	6.0%
Age 0-17	16.4%	19.6%
Age 65+	28.7%	19.3%
Less than 9 <sup>th</sup> Grade - Educational Attainment (over 25 years old)	3.7%	3.6%
No high school diploma - Educational Attainment (over 25 years old)	5.2%	4.8%
Bachelor's Degree or more - Educational Attainment (over 25 years old)	30.2%	36.3%
Linguistically Isolated Households** – Speak Spanish	4.5%	3.4%
Linguistically Isolated Households** – Speak Other Indo-European Languages	0.1%	0.7%
Linguistically Isolated Households** – Speak Asian-Pacific Island Languages	0.6%	0.7%
Linguistically Isolated Households** –	0.1%	0.2%

Speak Other Languages		
Households by Household Income <\$15,000 (extremely low-income)	<b>9.0%</b>	3.3%
Households by Household Income \$15,000-\$25,000 (low-income/working poor)	<b>3.6%</b>	5.5%
Households by Household Income \$25,000-\$50,000	<b>36.7%</b>	30.9%
Households by Household Income \$50,000-\$75,000	<b>24.8%</b>	24%
Households by Household Income \$75,000+	<b>25.9%</b>	36.2%
Population by language spoken at home (over age 5)	<b>Spanish</b> (13%); <b>Tagalog</b> (.2% of population, but 80% of Tagalog speakers in Newport speak English less than “very well”).	

CENSUS DATA		Census or American Community Survey (ACS)/year
Source	Census 2022 5 Year ACS S1810, DP02	
Veterans	10.4%	
Foreign born	6.8%	
Disability	<b>20.9%</b>	
Hearing difficulty	5.2%	
Vision difficulty	4.2%	
Cognitive difficulty	8.9%	
Ambulatory difficulty	11.7%	
Self-care difficulty	3.9%	
Independent living difficulty	11.0%	

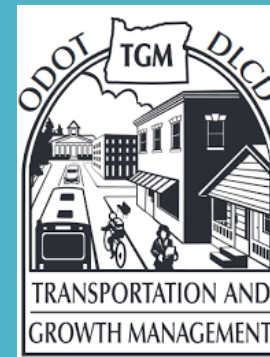
\*\* Households in which no one 14 or over speaks English “very well” or speaks English only.

\*\*\* Students qualify for free or reduced-price lunches if their caregivers earn



# City Center Redevelopment Plan

Community Advisory Committee Meeting #1  
June 28, 2024



# AGENDA



INTRODUCTIONS	10 MIN
CAC CHARTER	15 MIN
PROJECT OVERVIEW	10 MIN
<ul style="list-style-type: none"><li>• People / Purpose</li><li>• Process / Outcomes</li><li>• Place</li></ul>	
GOALS / OBJECTIVES / CRITERIA	60 MIN
<ul style="list-style-type: none"><li>• Review / Refine</li><li>• Ranking</li></ul>	
TARGETED OUTREACH	15 MIN
NEXT STEPS	5 MIN
PUBLIC COMMENTS	10 MIN

# PEOPLE: Project Team

## Agency Representatives

- Derrick Tokos / City of Newport
- David Helton / ODOT



Project Oversight

## David Evans and Associates, Inc.

- James (Jim) Hencke ASLA
- Gigi Cooper AICP
- Angela Rogge PE
- Lara Abrams



Project Management

Land Use / Transportation Planning

Support: Public Involvement, Urban Design, Code

## Urbsworks

- Marcy McInelly AIA
- Elizabeth Nelson, David Berniker



Urban Design, Code Amendments, PI Support

## ECONorthwest

- Emily Picha
- Nicole Underwood



Market, Real Estate, Funding, Implementation Strategy

## JLA

- Brandy Steffen



Public Involvement

## City Center Revitalization Planning Committee Members

Name	Stakeholder Group
Rich Belloni	Lincoln County School District
Bob Berman	Planning Commission
Ralph Breitenstein	Pacific Communities Health District
Dustin Capri	Architect, Engineer, or Design Professional
Robert Emond	City Council (alternate)
Brett Estes	Dept. of Land Conservation and Development
Eric Hanneman	Farmers Market Representative
Melony Heim	Lending Institution
Cynthia Jacobi	City Council (primary)
Timothy Johnson	Lincoln County

Name	Stakeholder Group
Judith Jones	Faith Based Organization
Deb Jones	Centro De Ayuda
Rob Murphy	Emergency Services (primary)
Jim Patrick	Area Resident
Wayne Patterson	Local Business Representative
Karen Rockwell	Multi-Family Housing Developer
Tom Sakaris	Emergency Services (alternate)
Laurie Sanders	General Public
Christina/Luke Simonsen	Local Business Representative
Jack Weber	General Public

*Established with Council Resolution No. 3992*

# COMMUNITY ADVISORY COMMITTEE (CAC) CHARTER

See separate document

# BACKGROUND

Many properties underutilized or in economic distress with vacant storefronts and aging, poorly maintained buildings.

City established urban renewal district in 2015 to generate funding to revitalize City Center area and partnered with ODOT on Transportation System Plan (“TSP”) update (adopted August 2022) to identify how transportation system can be redefined to catalyze economic development and provide infrastructure needed to support additional density.

2022 Newport TSP identified 2 alternatives for improving transportation facilities within Project Area along US 101. This Project must identify which of those alternatives, or variations of the alternatives, will best support Project objectives.

# PURPOSE

*Develop land use policies, regulations, financial incentives, to support reinvestment in Newport's City Center.*

*Identify transportation solutions that compliment proposed land use policies to promote mixed use development to create a live-work environment where residents have convenient access to employment and essential services.*

# PROCESS



Citizen Advisory Committee (CAC)



Targeted Interviews / Events



Project Website



Site Visit / Walking Tour



Memos / Report



PMT Meetings



Public Events (2)



Planning Commission / City Council

# TASK

1. Project Management

2. Outreach

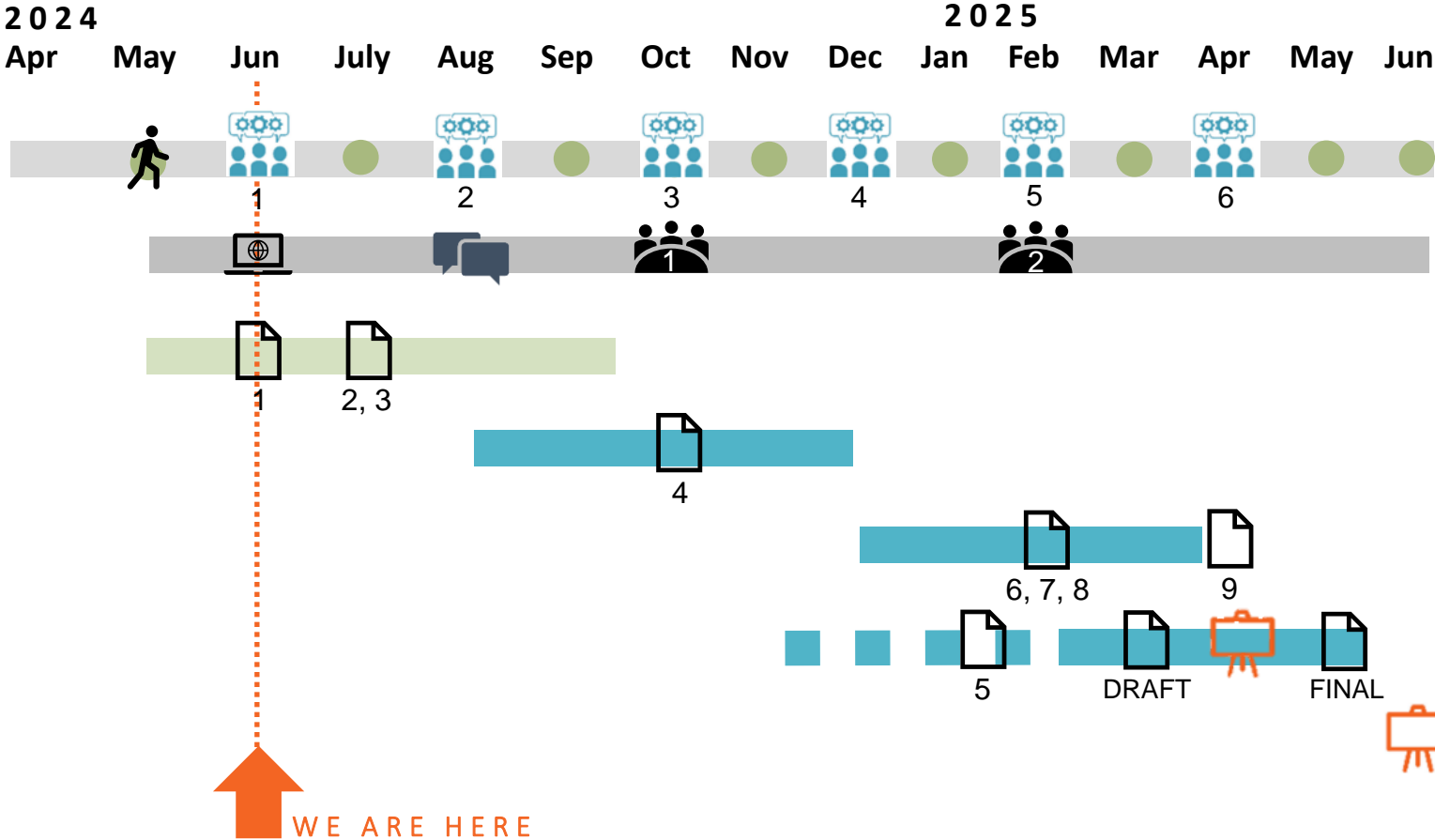
3. Policy Basis for Plan

4. Gap Analysis

5. Plan Implementation

6. Comprehensive Plan / Code Amendments

7. Adoption





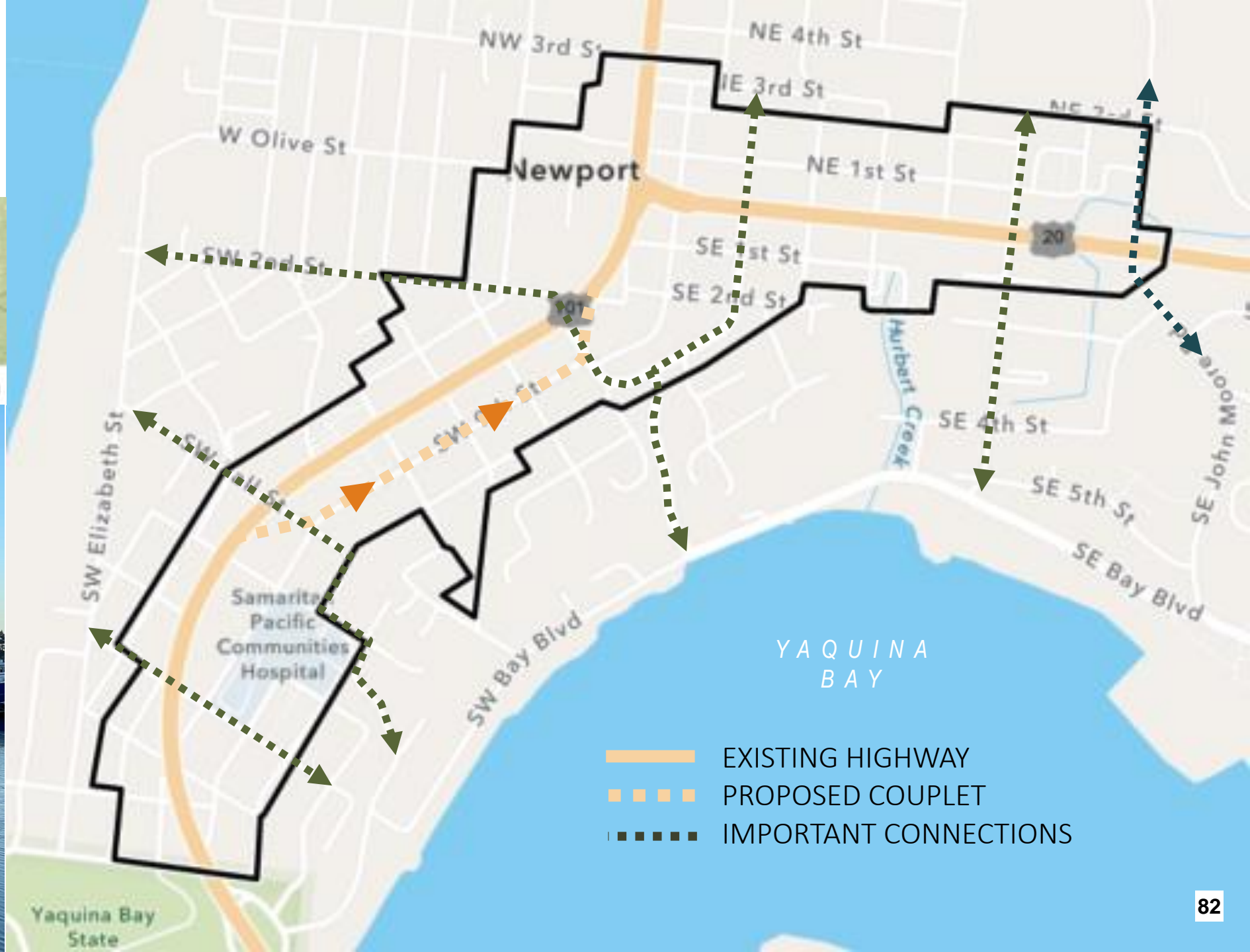
# DESIRED OUTCOMES

Encourage development / redevelopment to create a vibrant urban center:

- Explore TSP US 101 couplet realignment through City Center and identify best option to achieve US 101 Focus Area vision
- Develop Comprehensive Plan / Development Code amendments to encourage desired development in US 101 / US 20 Focus Areas
- Identify public investments and incentives to encourage desired development and improve livability
- NCCRP adoption



# PLACE



# GOALS / OBJECTIVES / CRITERIA

# GOALS / OBJECTIVES



1. Active mixed-use commercial / residential, walkable
2. Good traffic flow / parking management
3. Clean, welcoming appearance
4. Property development / acquisition
5. Targeted infrastructure investment

# IS ANYTHING MISSING?



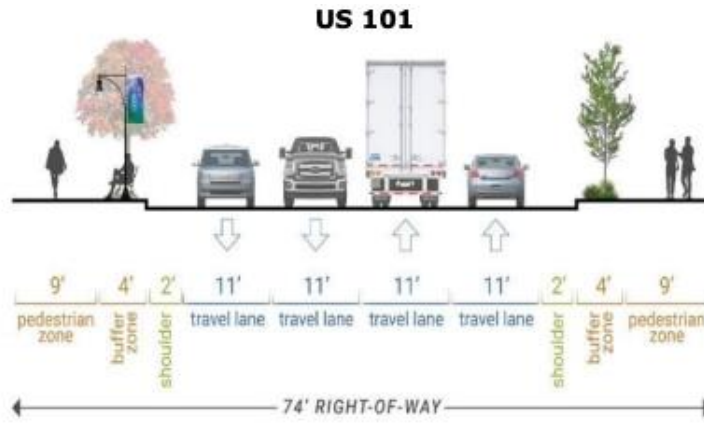
1. Active mixed-use commercial / residential, walkable
2. Good traffic flow / parking management
3. Clean, welcoming appearance
4. Property development / acquisition
5. Targeted infrastructure investment



# TSP ALTERNATIVES



TWO WAY ENHANCED



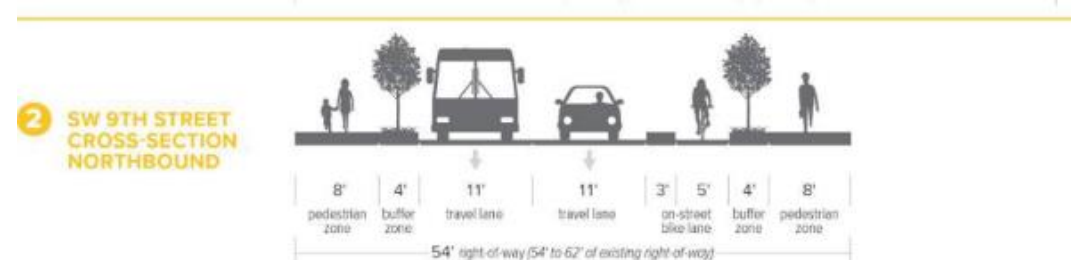
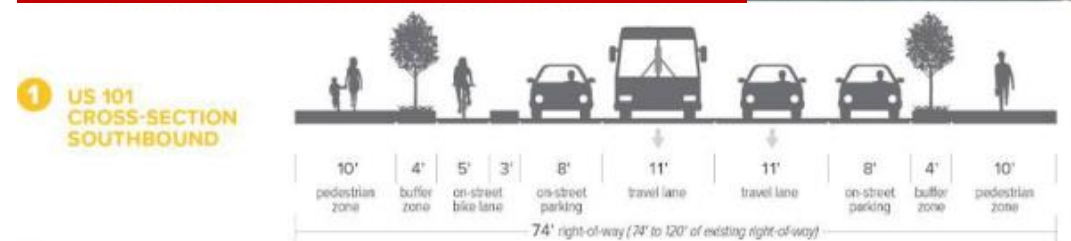
## US 101 Four Lane: Wider Sidewalk Option

- Remove on-street parking, with parking on side streets and lots
- Provide wider 11' travel lanes (from 10' today)
- Provide wider sidewalk area with landscape



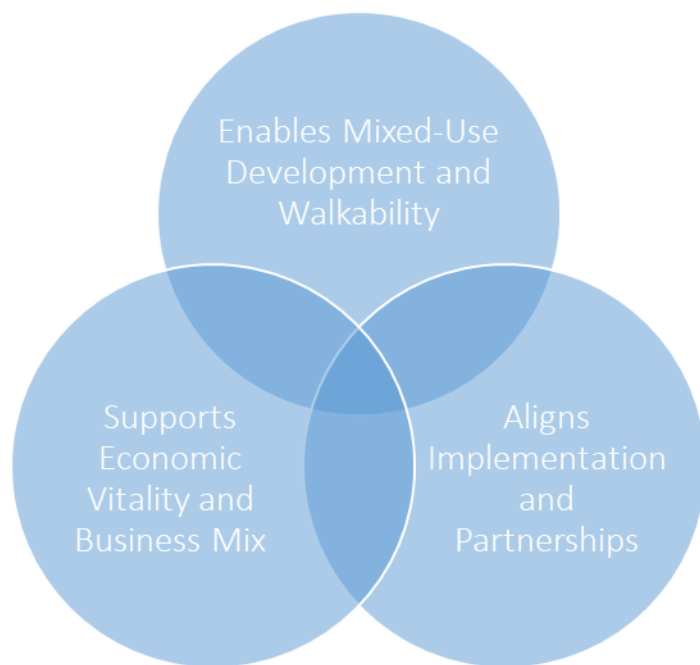
## SW 9th Street Bikeway

- Remove parking, reduce lane width and add bike lanes



# TSP Alternatives

## Initial Evaluation



CRITERION		ALTERNATIVE 1: 2-WAY US 101 (BIKE LANES ON SW 9 <sup>TH</sup> ST)	ALTERNATIVE 2: SHORT COUPLET (SW ABBEY AND ANGLE ST)
Enables Mixed-Use Development and Walkability			
1	Enables housing mix	●	●
2	Enhances access and visibility	●	●
3	Increases ped safety and walkability	●	●
4	Allows wayfinding options	●	●
5	Provides plaza, park, community spaces	○	●
6	Features positively / partially benefits most users	●	●
Supports Economic Vitality and Business Mix			
7	Minimizes barriers to development	●	●
8	Provides certainty for property owners (infrastructure / process / timeline)	●	●
9	Allows strategic property development and investment	○	●
10	Attractive to diverse business types	○	●
11	Enhances visibility and access to businesses	●	●
12	Manages parking	●	●
Aligns Implementation and Partnerships			
13	Allows phased / flexible development	●	●
14	Minimizes code barriers	●	●
15	Multiple potential funding options	●	●
16	Relative cost	●	○
17	Avoids disruption of existing businesses	●	○

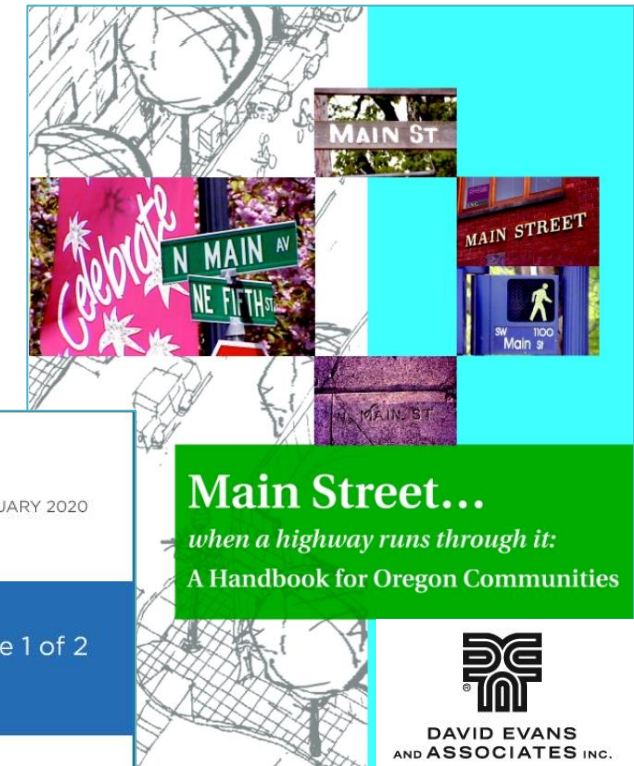
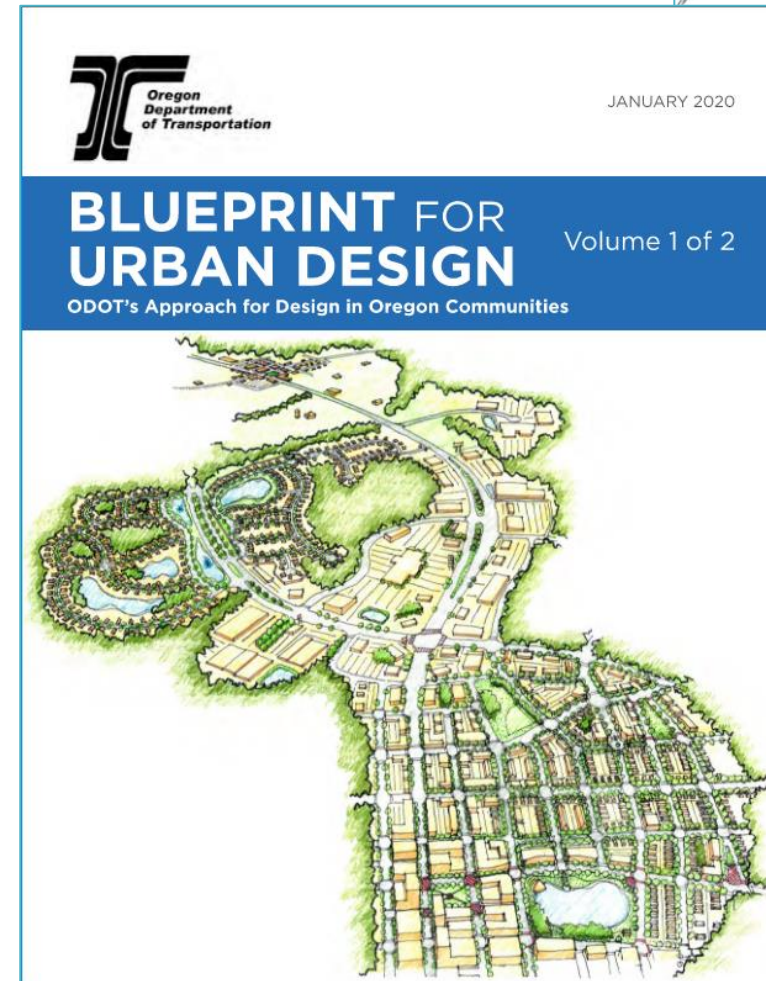
**Symbol Key:** ● = Strong Performance ● = Fair Performance ○ = Poor Performance

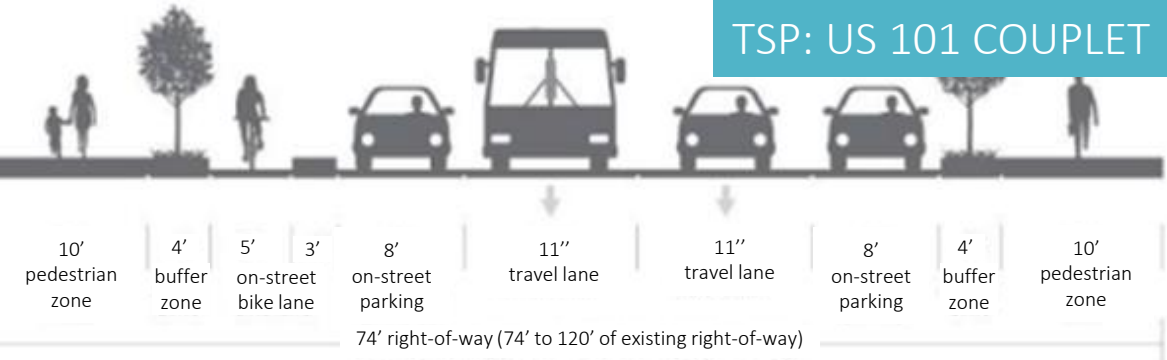
Any feedback / thoughts?



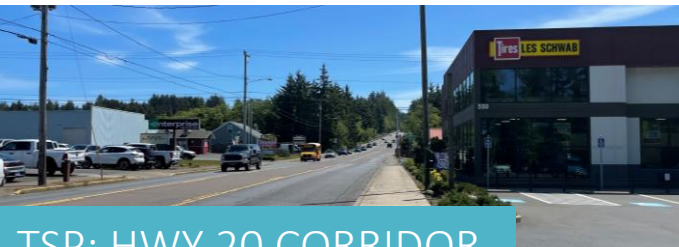
# ACHIEVING YOUR VISION

Applying Best Practices and Our Experience

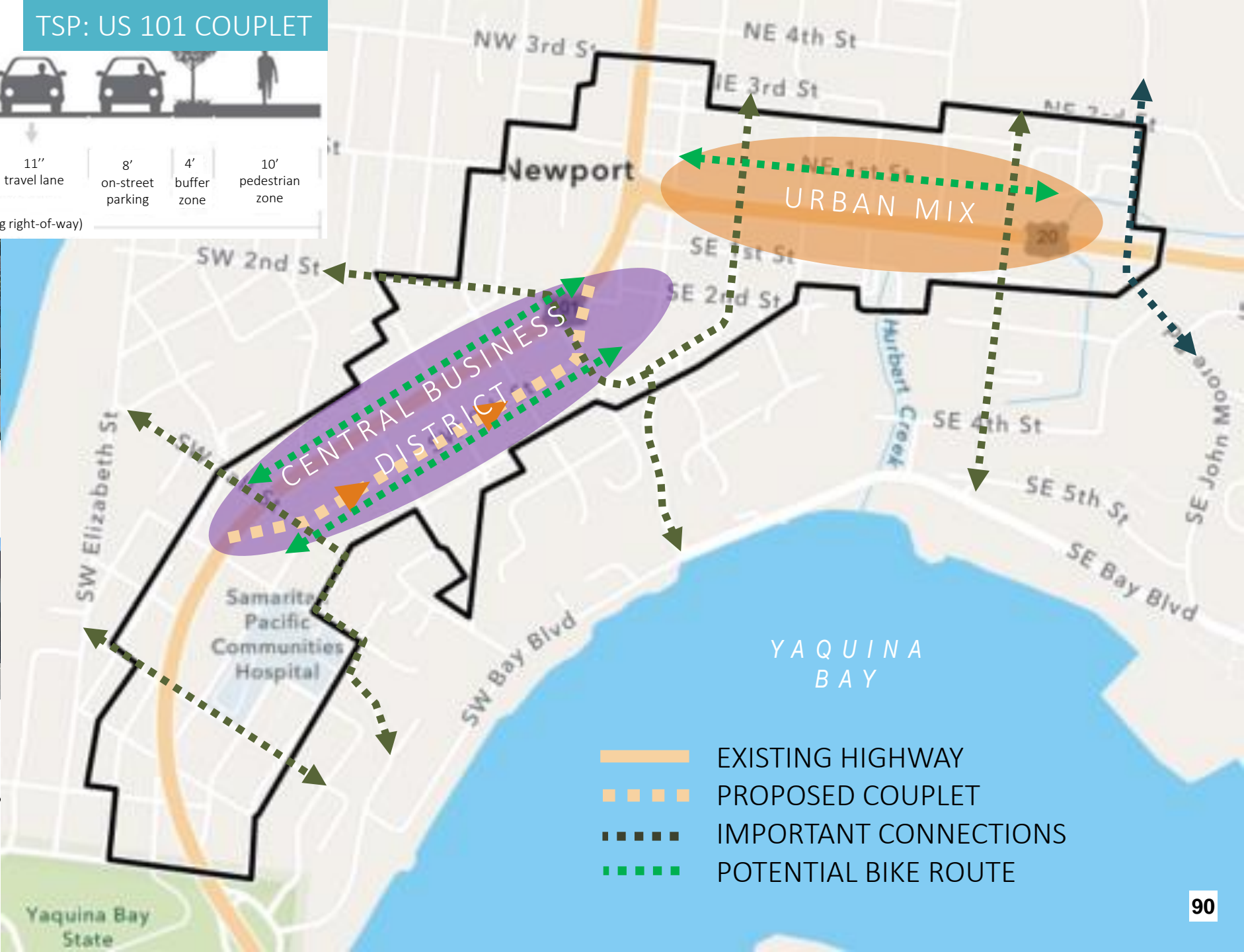
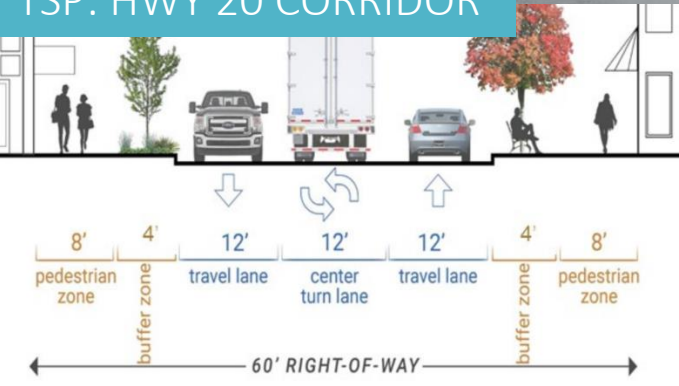




# CONTEXT



**TSP: HWY 20 CORRIDOR**





# Your street today...



Q: Couplet or improve existing?<sup>91</sup>

# Any solution must...



LAND USE REALM

PEDESTRIAN REALM

TRANSITION REALM

TRAVELWAY REALM

## ...manage Street Zones ('Realms')



# Users / Features / Tradeoffs

USERS	Higher Speeds	More Lanes	More Curb Cuts	On Street Parking	Wide Sidewalks	Curb Extensions	Landscape Spaces	Bike Lanes
PROPERTY OWNERS/TENANTS								
DRIVERS								
PEDESTRIANS								
BICYCLISTS								
BUS RIDERS								
RESIDENTS								
CUSTOMERS								
FREIGHT								
PUBLIC SPACES								

= Users receive positive benefit     
 = Users receive some benefit     
 = Users suffer negative effect

# Market / Real Estate / Strategy Criteria

## Enables Mixed-Use Development and Walkability

- **Perception of development barriers.** Minimal barriers to development (commercial, residential, civic uses). Enhance access / visibility.
- **Certainty.** Certainty for property owners on transportation infrastructure improvement process / timeline.
- **Walkability.** Allows for pedestrian-friendly design / community spaces.

## Supports Economic Vitality and Business Mix

- **Visibility and frontage.** Visibility from street for diverse range of businesses / services.
- **Access.** Enables active businesses . pedestrian engagement.
- **Impact to loading zones.** Impacts to delivery access and loading zones.

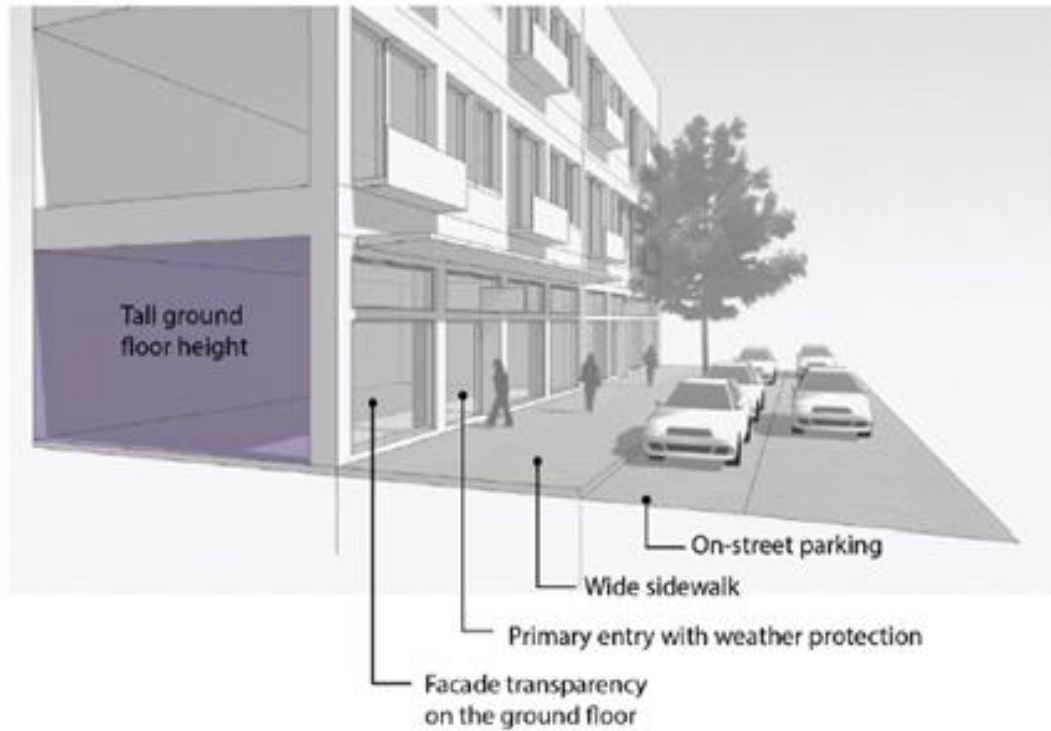
## Aligns Implementation and Partnerships

- **Near-term possibilities.** Allows phased / flexible development approach
- **Investment timeframe.** Length of time for implementation.
- **Cost of implementation.**

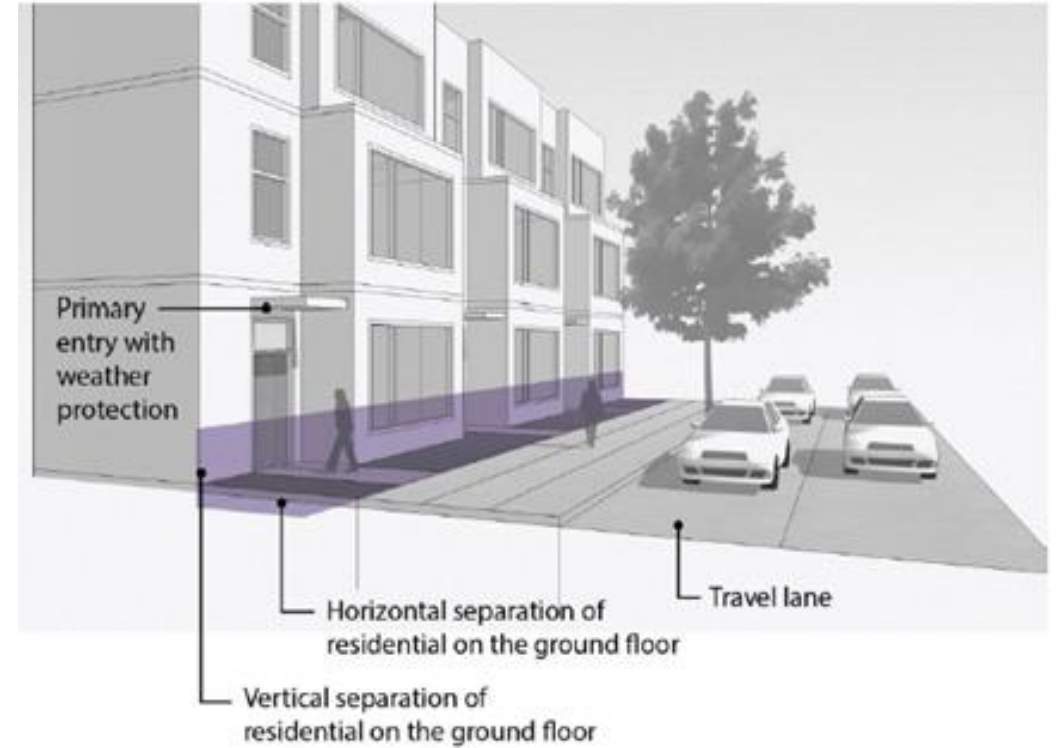


# POTENTIAL GUIDANCE

## MIXED USE FRONTAGES



## RESIDENTIAL FRONTAGES



# TARGETED OUTREACH



# OUTREACH EVENTS

Public Involvement Plan being developed now...

## INTERVIEWS

10 interviews (inc. Title VI pop.)

30 minutes each

Individuals / small groups

Draft of questions

Summary notes

## TWO FOCUSED EVENTS

Two events

Two hours each

Hard to reach groups

## TWO PUBLIC EVENTS

1. Partner Workshop w/Interactive Scenario Exercise
2. Open House re: Policies / Investments



# Who should we connect with?

- Name 1
- Name 2

# NEXT STEPS

# NEXT CAC MEETING



## Advisory Committee Meeting #1 - June 28, 2024

	Detailed Project Overview
	Committee Charter
	Review and Refine Plan Goals, Objectives, and Project Evaluation Criteria
	Rank Relative Importance of Goals and Objectives
	Targeted Outreach Interviews

## Advisory Committee Meeting #2 – Aug. 23, 2024

	Review Existing Conditions Memo <i>(both physical and socio-economic conditions)</i>
	Overview of Real Estate Market Conditions and Trends
	Identification of Assets, Barriers, and Opportunities

## Advisory Committee Meeting #3 – Oct. 25, 2024

	Review Gap Analysis ( <i>i.e. gap between likely future development and goals / vision</i> )
	Strategies for Addressing Gaps
	Materials and Approach to Public Event #1

## Advisory Committee Meeting #4 – Dec. 13, 2024

	Review Results from Public Event #1
	Plan and Code Amendments, Investments, and Incentives Needed to Address Gaps

## Advisory Committee Meeting #5 – Feb. 28, 2025

	Review Plan / Code Amendment Concepts, Public Investments, Proposed Incentives <i>(same day as Public Event #2)</i>
	Multi-Modal Impact Assessment

## Advisory Committee Meeting #6 – Apr. 25, 2025

	Draft Plan / Code Amendments
	Finalize Investment and Incentive Recommendations

# PUBLIC COMMENTS

ADJOURN

# TSP CRITERIA

10 STARS

CURRENT 'DIRECTION'

18 STARS

CRITERIA	US 101 TWO-WAY	US 101 SHORT COUPLET
Promotes Mixed-Uses and Activity Centers	<p>+</p> <p>Traffic volume on SW 9<sup>th</sup> Street remains static; difficult to promote mixed-use on US 101 due to high vehicle volume and limited separation from travel lanes, no bike facilities or parking</p>	<p>+++</p> <p>Concentrates investment in existing most active US 101 area; adds new opportunities on SW 9<sup>th</sup> Street; wider sidewalks and addition of bike lanes creates opportunities for residential over retail mixed-use</p>
Distributes Transportation Investment to Widest Range of Opportunity Streets and Sites	<p>++</p> <p>Primary benefit on SW 9<sup>th</sup> Street only; US 101 remains the same</p>	<p>+++</p> <p>Better site access, visibility, and circulation improvements in SW Fall Street to SW Angle Street corridor</p>
Improves Overall Mobility	<p>++</p> <p>Basic traffic calming and intersection cleanup; center turn lane reduces delays, where feasible</p>	<p>+++</p> <p>New traffic pattern, bikeways, sidewalk upgrades, parking</p>
Improves Walking and Biking Network	<p>++</p> <p>Dedicated bikeways on SW 9<sup>th</sup> Street only; no bikeways on US 101; walking degraded on US 101 as motor vehicles are closer to sidewalk</p>	<p>+++</p> <p>Overall improvements provide benefits; new facilities on both street segments</p>
Increases Streetscape Improvement Opportunities	<p>++</p> <p>No change on US 101; new opportunities on SW 9<sup>th</sup> Street</p>	<p>+++</p> <p>Provides much space for streetscape upgrades</p>
Improves Street Grid and Urban Pattern	<p>+</p> <p>Overall circulation improvements; related side-street impacts</p>	<p>+++</p> <p>Major upgrades to highway segments and interconnected side streets</p>

LET'S RECONFIRM!

# Tentative Planning Commission Work Program

*(Scheduling and timing of agenda items is subject to change)*



July 8, 2024

Work Session

- Water System Master Plan Update (*Carryover from June 24, 2024 work session*)
- Public Outreach Plan and Web Updates for City Center Revitalization Plan

July 22, 2024

Work Session

- Updated Schedule for South Beach Island Annexation Project
- Scope of Work for Updating Newport's System Development Charge Methodology
- Web Map Updates with New Aerial Imagery and Lidar Information

July 22, 2024

Regular Session

- Placeholder for Public Hearing on Next Phase of Wilder Planned Development

August 12, 2024

CANCELLED

August 26, 2024

Work Session

- Comprehensive Plan Streamlining Project Sample Chapter (Beth Young)
- Wastewater Treatment Plant Master Plan Policy Review

August 26, 2024

Regular Session

- Public Hearing on Amendments to Ord #2222 to Implement Adjustment Provisions of Governor's Housing Bill (SB 1537)
- Hearing on Comp Plan/Zoning Amendments Implement the Updated Estuary Management Plan

September 9, 2024

Work Session

- Placeholder for Discussion about Parking Code Changes to Implement ePermitting in Nye Beach
- Update on State of Oregon Housing Needs Analysis Rulemaking

September 9, 2024

Regular Session

- Placeholder for Public Hearing on Warren UGB Minor Amendment Request

September 23, 2024

Joint Commission / Council Work Session

- City Center Revitalization Plan Market Analysis and Planning for Public Event No. 1

September 23, 2024

Regular Session

- TBD

October 14, 2024

Work Session

- Comprehensive Plan Streamlining Project Full Document (Beth Young)
- Placeholder to Discuss Scope of Housekeeping Code Amendment Package

October 14, 2024

Regular Session

- Public Hearing on Wastewater Treatment Plant Master Plan Policies



## **Excerpt from Council Rules – Newport City Council**

**2.11 Motions:** The following rules shall apply to motions during proceedings of the Council:

- A. A motion may be withdrawn by the mover at any time without the consent of the Council.
- B. If a motion does not receive a second, it dies.
- C. A motion that receives a tie vote fails.
- D. A call for the question is intended to close the debate on the main motion and does not require a second and is not debatable. A call for the question fails without a majority vote. Debate on the main subject resumes if the motion fails.
- E. A motion to amend can be made to a motion that is on the floor and has been seconded. An amendment is made by inserting or adding, striking out, striking out and inserting, or substituting.
- F. A motion to adjourn cannot be amended.
- G. A motion to amend an amendment is allowed.
- H. Amendments are voted on first, then the main motion as amended.
- I. Council will discuss a motion only after the motion has been moved and seconded. Nothing in this section prevents general discussion or expression of opinions before a motion is made.
- J. The motion maker, presiding officer, meeting recorder, City Manager, or City Attorney should repeat the motion and/or the amendment prior to voting.
- K. A point of order, after being addressed by the presiding officer, may be appealed to the body.