

## 7. SE 32<sup>nd</sup> Street

- SE 32<sup>nd</sup> Street, Nelscott District of Lincoln City
- Urban Renewal Fund
- Size: 0.85 Acre
- Zoning: NBD (Nelscott Business District / Nelscott Plan District – NPD)
- 45' height limit
- UR District: Inside
- Potential use: Mixed-Use (Residential + Commercial) with some parking
- Potential development hurdles:
  - Topography
  - Tsunami Zone
- Utilities:
  - Water – Yes
  - Sewer – Yes
- Opportunity to develop Commercial/
  - Retail or Mixed-Use
  - Residential over Retail

