

Cliff Walk 1.20.26

City of Newport, GZA, CRMC etc

Received

1/21/2026

Coastal Resources
Management Council

BR

Bill riccio (Unverified)

MP

Matt Page (External)

ME

Megan Elwell (External)

RL

Rich Lucia

RS

Ross Singer

TS

Tim Smith (External)
Organizer

Bill Boardman- City of Newport

Tim Smith:

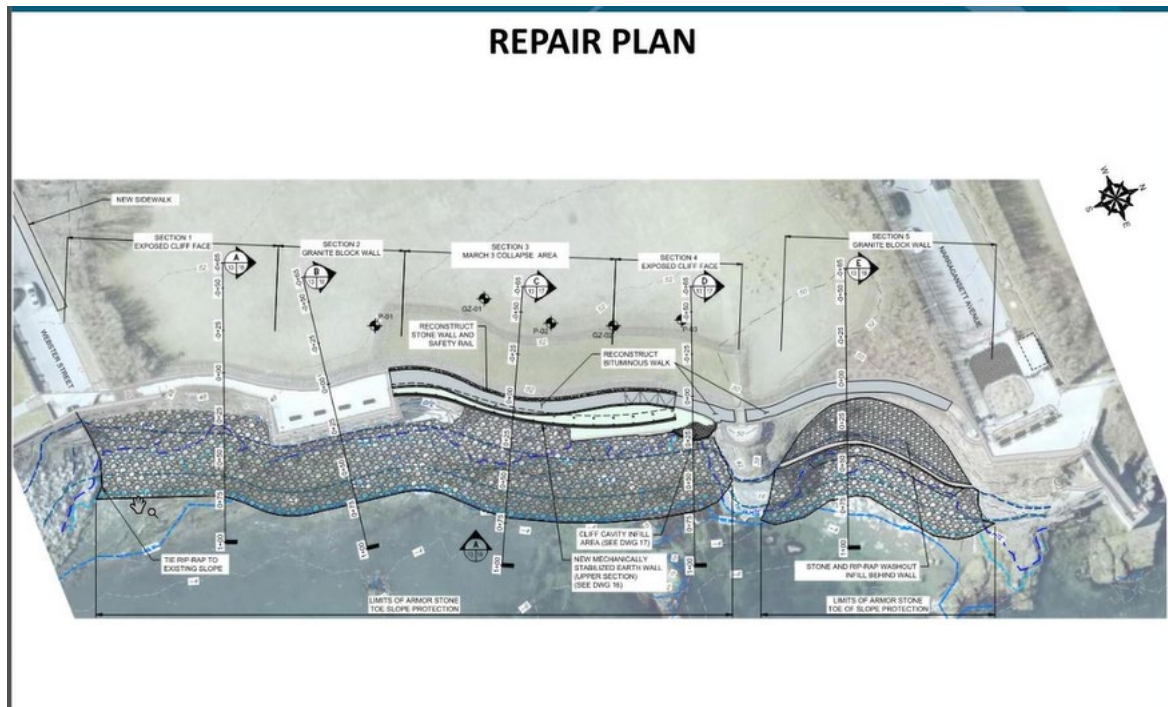
Previous meeting years ago, then more recently in Oct 22, 2025

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NEWPORT CLIFF WALK CONCEPT REPAIR



B/t webster st & Narr ave. Collapse in march 22 with further damage in Dec 22



Holding toe of rip rap at MLW

Substantial rock outcrop being buttressed by rip rap

Bedrock is shallow – no barge access to do the work. Salve Regina has similar rip rap slope.

Ochre Point residence will be upland access for work

Still working on ownership of cliff walk – does city own it or does Ochre Point own it. Many different owners

RML – Rip rap at stone is unnecessary. Tim - GZA and City agree stone in front of the outcrop is necessary as they did in prior meeting 10/22/2025

Turner Scott/Bob Fairbanks represents Ochre Point. They said that Bob spoke to RL and said it was OK. RML says no, that's not the case and he did not say it was ok at all. Ochre Point refused to sign application till city agreed to do the stone. They were able to reduce the stone a bit, but its still there.

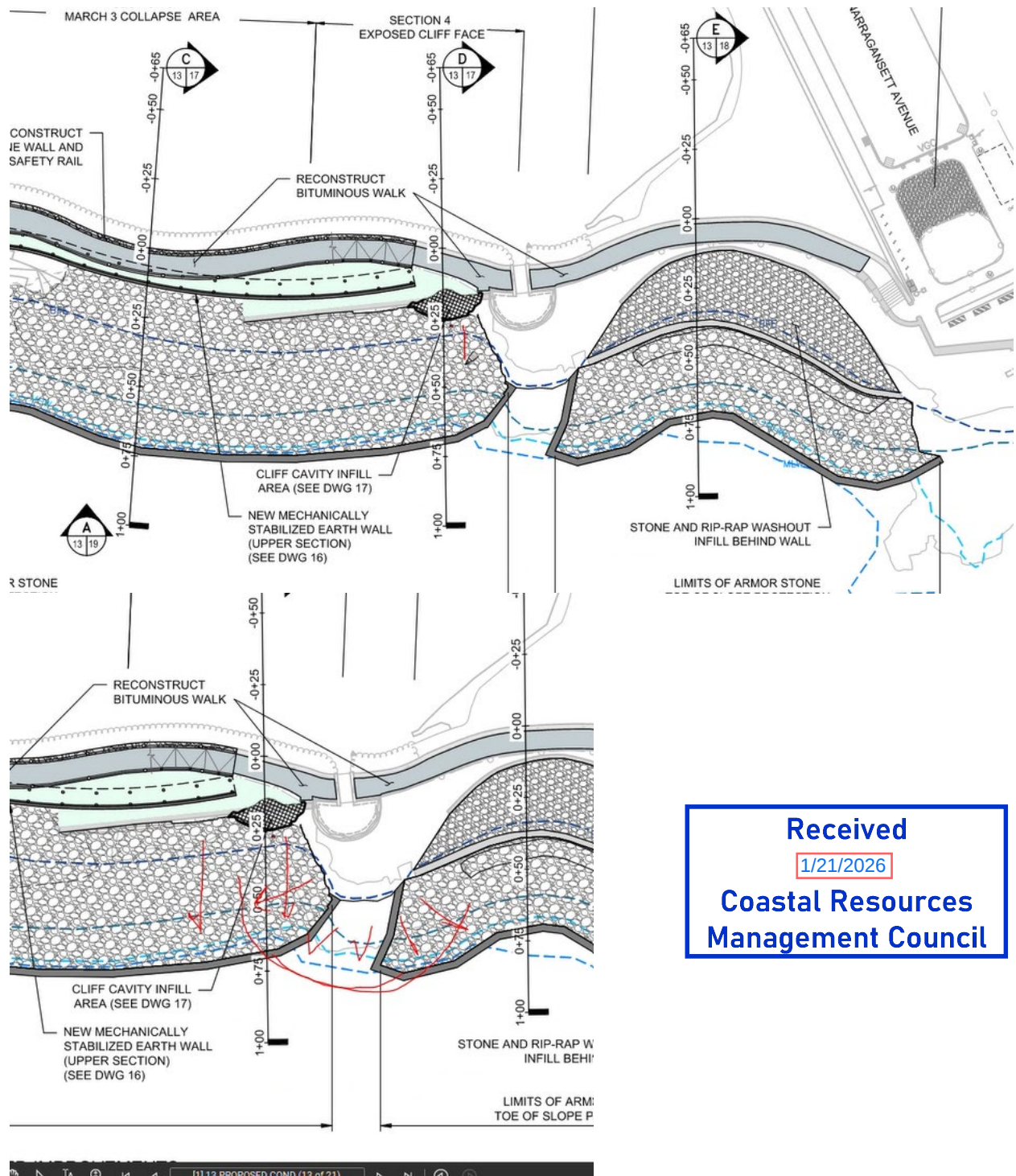
ALS- we can notify them all including OPoint that this is not what was agreed upon and we will not support.

RML- pushing that area out, pushes all of it out so you can tie in. Before the toe was further landward because there was no fill there at the outcrop.

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Was always holding to MLW, but yes, going around outcrop adds more

What is OP concern with the outcrop?

When it came to this, OP are concerned about the bridge/ view area. Bill Riccio. If the bridge goes there's going to be another closure of the cliff walk. They worked hard to resolve with OP but to not avail.

RL the bridge and outlook does not appear in jeopardy and the riprapping of the ledge is unnecessary and will not protect the lookout at all. GZA agreed with that again. They could also reinforce the bridge and outlook itself if it needs repairs.

ALS- no, you can't protect a private structure s part of a City Special Exception request.

ALS lost internet...

Monitoring program for the bridge/seating area, but they didn't seem interested.

CRMC to accept application, issue Info Req stating that the riprap at the outcrop isn't supportable, go back to design like what was discussed in Oct, ensuring that it's the minimum necessary – will hold PN for determination of if revisions to come.

What if they say no? We proceed to Council – council can approve/deny or modify. If the Oct plans are good, staff can recommend denial as proposed, go back to the Oct design. RL - However RL said he had told GZA to minimize stone seaward (filling in tidal waters) that would include pulling back the stone and did not agree to October plan at that time but had said to minimize the filling.

Will send letter ASAP, assuming lengthy discussions with OP to ensue.

