

Citizens Advisory Committee Meeting #4

February 12, 2019, 6pm-8pm

Newberg Public Safety Building (401 E Third St.)

Chair Brian Love called meeting to order at 6:05 pm

Attendees:

CAC Members – Brian Love, Geary Linhart, Fred Gregory, Brett Baker, Todd Baker, Casey Kulla, and Lesley Woodruff.

City Staff - Doug Rux, Cheryl Caines and Brett Musick.

1. Welcome and Introductions

Cheryl Caines, Senior Planner, opened the meeting and turned over the meeting to Chair Brian Love to review the meeting minutes for May 23, 2018, July 23, 2018, and November 6, 2018. No changes were noted. Fred Gregory motioned to approve the minutes and Geary Linhart seconded the motion. The motion passed to approve the meeting minutes for all three meetings.

Cheryl Caines noted where this advisory meeting is in the overall project schedule and briefly asked about potential dates for the next advisory committee meeting, possibly March.

2. Plan Alternatives

Cheryl Caines introduced two plan alternatives (Alternatives D & E) that had not been previously reviewed by the committee. Alternative D is based upon feedback from WestRock, owners of the mill site, and Alternative E is based upon community input gathered throughout this process. She noted that both alternatives included similar parks and trail elements such as an underpass park, esplanade, trail connections within and between parks, and gateway features. The one exception was that the esplanade trail/road along the bluff did not cross the WestRock property in Alternative D. WestRock did approve the trail on the portion of their site below the bluff and along the river.

Cheryl Caines explained that Alternative D maintains the industrial designation on the entire WestRock mill site and commercial designation for WestRock property holdings west of S River Street. Alternative E changes a portion of the WestRock property west of S River Street on the north side of E Fourteenth Street to High Density Residential and changes a third of the WestRock mill site to a mixed employment area on the east side of S River Street. Other differences include no new streets through the WestRock mill site in Alternative D, while Alternative E includes new street connections within and through the mill site to create blocks and provide another street connection into the Riverfront area.

Doug Rux, Community Development Director, provided additional information on the discussions between WestRock and the City of Newberg representatives. He stated that the request to maintain the industrial designation was based on West Rock's desire to reopen the mill but also noted that no

timeframe was provided. He went on to describe how the City could move forward with preparing for Alternative E and allow WestRock to maintain their current Comprehensive Plan designations. The consultant could do the traffic and infrastructure analysis for Alternative E. Comprehensive Plan and Development Code amendments could be drafted as if the WestRock site were going to be redeveloped as shown in Alternative E. However, the City would not adopt plan changes related to WestRock properties. If WestRock or a future property owner decided that they wanted to annex and redevelop the site, then the designations and zoning would be set up for adoption. Traffic and infrastructure analyses would need to be updated as part of the application.

Cheryl Caines asked committee members which alternative they recommend for further analysis and to be carried forward as the preferred plan. Responses included:

- Brian Love said that the City needs to look at the big picture and shoot for the stars – Alternative E.
- Casey Kulla shares Brian's sentiments and likes Alternative E. The mixed employment area provides a nice transition between the industrial and residential uses.
- Fred Gregory likes Alternative E. Again look at the bigger picture. This area is a destination and could be a magnet for people to visit. He also likes saving some of the needed industrial land.
- Geary Linhart wants to study the impacts of Alternative E.
- Lesley Woodruff says to keep the broader perspective and likes Alternative E.
- Todd Baker likes Alternative E and said that commercial uses will not come if there is not an area for mixed employment.
- Brian Love added that Alternative E helps to guide the way for change in the Riverfront rather than wishing for it and only making piecemeal changes.

Brett Baker asked staff to share their opinion on the alternatives. Doug Rux said Alternative E reflects the broader community input but does not preclude activities from continuing. It would allow a phased approach. Doug Rux updated the committee on some recent parks related discussions from the Technical Advisory Committee meeting and relayed one additional change from the previous plan alternatives. Based on ODOT Rail feedback the extension of S Blaine Street had to be realigned to connect to S College Street at the current E Weatherly intersection. The extension of Blaine was eliminated between S College and S River Street.

Brett Baker agreed that Alternative E is what is best for the community. He asked what would happen to the relationship between the City and WestRock if Alternative E was moved forward. Doug Rux said the City needs to convey this information to WestRock and explain why the committee made this decision and how it impacts them. He would point out that the changes on their property would need to be initiated by them and would not be part of the proposed changes. Casey Kulla asked if Alternative E would constrain WestRock. Doug Rux explained his opinion, as of today, was that it would not. Casey Kulla also asked about the existing residences in the area approaching the river, can they stay. Doug Rux said yes and explained some of the land use designation changes on the plan.

Mike Ragsdale is fine with Alternative E but has questions on uses allowed in commercial areas – is that basically retail? Doug Rux said current regulations allow retail and housing above. Mike Ragsdale asked

why a portion of the area currently designated for commercial is being changed to high density residential. Doug Rux explained that the Riverfront Market Analysis done by Leland Consulting showed that commercial in this area is “destination commercial.” It is different from downtown and Highway 99W commercial and less commercial area is needed. Mike Ragsdale asked what types of uses would be in the proposed mixed employment area? Doug Rux said some office, tech flex, and maker spaces like cheese making and breweries.

Mike Ragsdale is concerned about empty commercial spaces. He wants to allow retail in the commercial zone but not require it. He is also concerned about development within the mixed employment area. It should have a street grid that feels good (not alleys or loading areas), no massive buildings, ensure street character that is inviting. Casey Kulla agrees with these comments and noted that sometimes these places can feel “dead.”

Cheryl Caines confirmed that Alternative E will be the preferred alternative.

3. Implementation Measures

Cheryl Caines said there are needed amendments to the Comprehensive Plan policies and Newberg Municipal Code to implement the plan. In order for the consultant to begin drafting these changes, some direction is needed from the advisory committee. The Economy related Riverfront Policies should include industrial uses based on the decision to recommend Alternative E which includes an industrial and mixed employment area.

She asked if members agreed with changing a portion of the area east of S River Street and north of E Fourteenth, that is currently designated commercial to residential. Does residential fit in this area close to the industrial and mixed employment areas? WestRock is concerned about having more housing closer to industrial uses on their site.

Doug Rux explained how this area fits in with the other proposed mix of uses in the Riverfront and that staff had heard through other projects that a mix of housing types should be included in all areas of Newberg. Cheryl Caines noted that the street and potential of future redevelopment of the mixed employment area may be enough of a buffer from the industrial area. There was no comment or discussion on this item, so hearing none, it was decided that housing in this location was okay.

Cheryl Caines asked the committee members if all or a portion of the WestRock mill, industrial area should be included in the Riverfront District overlay. That would mean special code standards will apply to development in these areas. She reaffirmed that the overlay would not be applied at this time, but the standards would be drafted to enable future application to the WestRock mill site.

Todd Baker said yes, if it would make it easier for a future developer to redevelop that site into a mixed of uses. He asked if it would be better to have that overlay already in place. Doug Rux explained that nothing would change on the site until the site were annexed into the City of Newberg. If they do annex and develop, should we have standards that say here is what the city is looking for? Brian Love said if we don't do that, then there would be no way to implement the preferred plan (Alternative E).

Mike Ragsdale asked if there is an existing Riverfront District overlay and what is the boundary? Doug Rux outlined the current boundaries on the presentation map. Mike Ragsdale clarified that the question before the group is whether or not to extend the boundary to the east to include the WestRock mill site. Cheryl Caines confirmed that is the question. Doug Rux added that if the answer to that question is “yes”, then do we need specific standards for the redevelopment of that area? Mike Ragsdale answered yes to both. Brian Love also said to develop standards.

Cheryl Caines introduced current Riverfront standards that require retention of a significant tree grove on the WestRock site west of S River Street and north of E Fourteenth Street. The consultant is asking if retention should still be required. The current Newberg-Dundee Bypass right-of-way cuts through a portion of the grove. Cheryl Caines noted that impacts to the grove with future Bypass construction are unknown as is the condition of the trees.

- Casey Kulla suggested that the City purchase the trees if they want them to be saved.
- Brian Love said it looks like future Bypass construction would take out 1/3 of the tree grove.
- Geary Linhart said he would not be bothered by removing the tree protection from the code.
- Todd Baker he does not know if there is any historical significance to the trees. If not, the focus should be along the river. If these trees take away opportunities to develop multi-family housing in the area, then they should be removed.

Discussion moved to the mixed employment area. Cheryl Caines asked if the existing M-1 zone should be applied to the mixed employment area or should a new zone be developed for the area. She provided a description of the M-1 zone and the types of uses allowed or not allowed. Does this fit the vision of the mixed employment area? Mike Ragsdale said this feels like 1950s industrial, and it should not be used for this area. He said there needs to be some flex space and to allow some office; therefore a new zone should be created. Brian Love agreed. Cheryl Caines said she saw several heads nodding agreement with Mike’s statement.

Cheryl Caines asked if lodging should be allowed in mixed employment zone. Casey Kulla said let’s think creatively, why not. Brian Love, said yes because different generations and types of people have differing ideas about what would be interesting or cool as a place to stay. Doug Rux said we will craft the code standards to allow lodging in the mixed employment area, and the committee can decide at the next meeting to keep it or not.

4. Public Comment

Ed Parrish lives in the Riverfront study area. He stated that there are three residences in the area and one business. He asked that the tree grove on E Fourteenth Street remain protected. He appreciated that some of the committee members were asking how these changes affect current property owners. He asked how these changes impact his property and desire to remain there as a residential property. Doug Rux responded that he can stay in that house and pass it on to heirs. He explained that the site at 1600 Waterfront is not currently in the city. It has a Commercial Comprehensive Plan Designation, so if

annexed to the city, then City commercial zoning would be applied. If someone tears down the house and redevelops, then they would need to adhere to the commercial standards.

Mr. Parrish asked about eminent domain in relation to trails/ped paths along the bluff that are shown across his property on the plan. Doug Rux said the city has no intention of using eminent domain and that development will occur incrementally around him if he wants to remain in his home. Mike Ragsdale added that he is on the Chehalem Park and Recreation Board and that trail development always involves a willing seller.

Mr. Parrish said he likes Alternative E as long as he can stay in his home and the oak trees (grove) stay.

Ann Delano lives in the neighborhood just outside the study area. She walks in the area, especially along the river. She feels very strongly about retaining the oak trees (tree grove). Ms. Delano said the mill site is an industrial wasteland with blackberries and litter. She hopes one of the ideas is to start making the mill site area along S River Street more attractive. She would like the area to not be an eyesore. If WestRock would like to hold onto the property, then she would like them to maintain it and have a landscape buffer along River Street that screens it from the neighborhood.

Mr. Parrish said that the extension of S Blaine Street would need to cross a deep canyon that would require a massive amount of fill or bridge. This project would cost millions of dollars to construct, which is a waste of tax dollars.

5. Next Steps

Cheryl Caines explained that the committee and public feedback would be given to the consultant team to use in drafting the Comprehensive Plan and Development Code amendments. She briefly discussed scheduling. Doug Rux noted a potential project delay as we wait for traffic counts. A meeting date has not been set for the next advisory meeting but will be provided as soon as information is available.

The meeting was adjourned at 7:45 pm.

Approved by the Riverfront Master Plan Citizen Advisory Committee this 19th day of June, 2019.



Brian Love, Chair



Cheryl Caines, Senior Planner