

7/9/2018

**To:** Newberg Riverfront Master Plan Project Management Team  
**From:** Andrew Parish, APG  
**Re:** Summary of Public Event 1

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## INTRODUCTION

This memorandum provides a summary of the August 23, 2018 Newberg Riverfront Master Plan Public Event #1.

## SUMMARY OF EVENT

**Date:** Thursday, August 23, 2018  
**Time:** 6:30pm – 8pm  
**Location:** Edwards Elementary School Cafeteria  
715 E 8th St, Newberg, OR 97132

### Event Agenda:

6:30 PM Open house, one-on-one discussion  
7:00 PM 20-minute presentation by Andrew Parish  
7:20 PM Open house, one-on-one discussion

### Attendance:

Roughly 30 community members attended, including several members of the Technical Advisory Committee and two members of the Citizens Advisory Committee.

## INFORMATION PROVIDED

Information was presented on the following topics, with the project team circulating to engage attendees:

- Project introduction (timeline, study area, and project vision statement & goals)
- Existing Conditions, including land use and transportation
- Market Analysis
- Buildable land and Urban Design
- Potential types of development
- Potential types of waterfront activities

A copy of the presentation and the printed boards are available on the project website.

<https://www.newbergoregon.gov/planning/page/riverfront-master-plan-0>

## SERVICES PROVIDED

- Spanish/English language interpretation was available.
- The meeting location was handicapped-accessible and contact information was provided for those needing special accommodations.

## DISCUSSIONS WITH THE COMMUNITY

Project staff had discussions with community members in individual and small group settings at the event. The following is a partial list of topics and interests discussed:

### Transportation

- Potential Location and Design of Future Trails
- Future use of Waterline Bridge for a trail connection
- Riding a bike on the highway does not feel safe. Will there be other options provided for bicycle travel?
- What can be done to provide sidewalks, better roads in the study area?
- Current off-road connection to Rogers Landing is unstable
- River street is a busy connection during summer
- Bike tourism is large and increasing - the 219 bridge is the only access across the river currently and a better route would be good.

### Market Analysis & Economics

- Affordable Housing
- Potential displacement & gentrification impacts of a revitalized waterfront area
- Role of the City of Newberg in preserving/creating affordable housing
- Amount of commercial land and types of retail that might be feasible in the area
- Amount of industrial use that is desirable on the riverfront in the future
- How will existing residents benefit from the plan?
- Impacts of the rail line to redevelopment
- What will be the source of funds to make improvements to the study area?
- Will this plan increase my taxes?

### Westrock Mill Site

- What is the broader political situation of the Mill site (Senator Wyden's involvement)
- When will the site be sold and to whom?
- Potential environmental issues on the site
- Likelihood of the site reopening as a paper mill or other industrial use to provide family wage jobs
- What is the future of the biomass/co-generation facilities on the site?
- Will any of the existing buildings be reused?

### Waterfront Recreation

- What will be the impacts to the boat landing and existing boating uses, including the popular boat races?
- The steep grade at Rogers Landing helps calm traffic
- Desire for better swimming access
- Desire for paddle launch, playground, amphitheater. Opportunity to combine activities with retail or shuttle connections to other destinations.
- Walking trails and preserved habitat.

## Other

- Will development be allowed in floodplain areas? How will this plan affect the stability of the riverbank/flooding of residential areas?
- Area under bypass
- What will impacts to school attendance/boundaries be?
- How much control does the City have in what occurs?
- Will the citizens be asked to vote on this plan?

Open house attendees were asked to place dots on activities that they wanted to see more of, and write other ideas. Written comments are provided below, and photos of dot exercise and other event photos are on the following pages.

- Make use of bypass – covered space
- Prioritize recreation over buildings
- Balance motorized / nonmotorized boating
- Medium term moorage
- High class lodging facility
- Wide walkways from riverfront to downtown
- Lazy river wading area for kids (swim park)
- Safe walkways
- More access/room to be by river
- Refreshment stand near river
- Prioritize fishermen/women, fueling station
- Whole foods as a hang out, groceries
- Luxury movie theatre (ex: Progress Ridge)
- Separated/safe bike lanes
- Marina and restaurant: destination for boaters, maybe include playground and wine shuttle
- Big Al's/ Bullwinkles Entertainment for all seasons
- Small businesses for river users
- Connected hiking trails
- Concessions, playground, and amphitheater
- Connect area to Wyooski/ Hess Creek
- Destination retail
- Protection of affordable housing \*\*
- Brewery

# WHAT SHOULD WE BUILD? ¿QUE CONSTRUIR?

IMPROVED CONNECTIONS TO DOWNTOWN FOR WALKERS, BIKERS, AND DRIVERS



Many sidewalks and roadways need improvement in the project area. Especially under the bypass, creating active, welcoming space will improve mobility between the riverfront and downtown.

SPACE FOR MUSIC / ARTS



A reused oil drum becomes the setting for a play at Chelsea, Massachusetts' waterfront park, which shares space with an industrial salt packing facility.

HOUSING



New housing in the Riverfront Area is most likely to take the form of single family homes, townhouses, and garden apartments.

ACTIVE RECREATION



People place a high value on places with beautiful views, open space, trail systems, and riverfronts. Investing in them improves quality of life for residents and draws private investment.

REUSE OF EXISTING INDUSTRIAL BUILDINGS



EMPLOYMENT



SERVICES AND PLACES TO SHOP



PROTECTED NATURAL AREAS

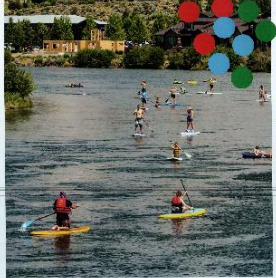


# WHAT WATERFRONT ACTIVITIES WOULD YOU LIKE TO SEE MORE OF? ¿QUÉ OTRAS ACTIVIDADES ACUÁTICAS LE GUSTARIA VER?

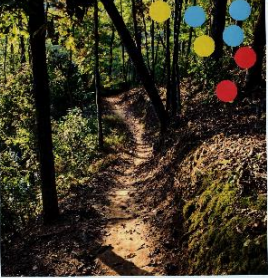
BOATING



NON-MOTORIZED BOATING



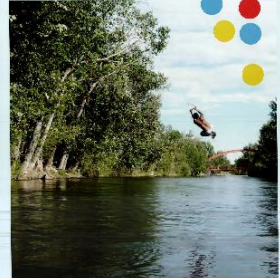
TRAILS



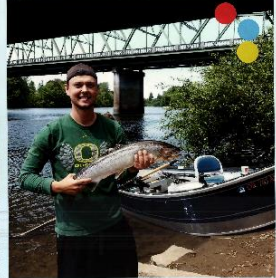
LARGE EVENTS (CONCERTS / PARTIES)



SWIMMING



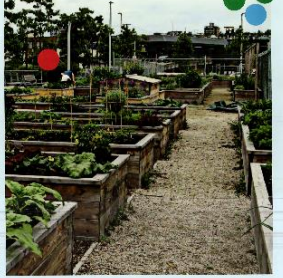
FISHING



PIQUE AREAS AND PLAYSPACES



COMMUNITY GARDEN





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