

## Citizens Advisory Committee Meeting #3

**November 6, 2018, 6pm-8pm**

*Newberg Public Library (503 E Hancock St.)*

Chair Brian Love called meeting to order at 6:00 pm

### Attendees:

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CAC Members – Brian Love, Geary Linhart, Francisco Stoller, Chris Strub, Saj Jivanjee, Fred Gregory, Joe Morelock, and Mayor Bob Andrews (Ex Officio).

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

Consultants – Joe Dills, Andrew Parish, Kyra Haggart (APG); Ken Pirie (Walker Macy); Brian Vanneman (LCG)

### 1. Welcome and Introductions

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Joe Dills opened the meeting and explained the purpose of the meeting is to go over the Plan Alternatives (Task 4) and how this fits into the overall schedule. He also noted that because there was not a quorum, the previous meeting minutes could not be considered for approval.

Kyra Haggart gave an overview of the public outreach city staff have done or will be doing (upcoming public event in December). Rosa Olivares shared details on the number of people (2000 on social media and 2,800 through public events and presentations). Past and upcoming community presentations include Early Bird Rotary, City Club, and Kiwanis.

### 2. Introduction to Draft Alternatives

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Doug Rux provided a general geographic orientation for the alternatives. Ken Pirie reviewed common elements of the three alternatives, including public riverfront access; parks, trails, and open spaces; gateways; complete streets and downtown connections; and a mixed-use node at River Street and 14<sup>th</sup> Street. He also reviewed the differences between scenarios, such as specific street alignments and land uses. Joe Dills asked the committee for likes, dislikes, and preferencing of alternatives.

There was general support for the common elements.

Likes:

- Brian Love supports the River Street focal point.
- Francisco Stoller likes the esplanade along the bluff.
- Fred Gregory likes the gateway features and mix of uses.
- Chrus Strub likes the parkway street connecting to Dog Ridge Road.

Trails:

- Francisco Stoller asked about parking. Public parking needs to be provided since there are so many public parks and trails in the area. He supports the nature trails.
- Joe Morelock said shared parking needs to be provided at the top of the bluff.

- Brian Love stated that E Ninth Street is already grid locked because of on-street parking issues.
- Joe Morelock would like to ensure there is connectivity from the mix use areas to the trails and esplanade.
- Chris Strub noted the importance of linking up with Hess Creek trail and other areas.
- General discussion on the parkway street was that it needs to be accessible for vehicles and safe for peds/bikes with low speeds for comfort and safety.

#### Underpass/Gateways:

- Brian Love asked if there could be a farmer's market or Saturday market type of event under the bypass. He also noted support for an amphitheater.
- Francisco Stoller was concerned if ODOT (Oregon Department of Transportation) would allow the uses. He expressed the need for picnic space.
- There was some general discussion of parking and access issues for the amphitheater. It was noted that the landfill is a bad location for the amphitheater; preference is for it to be closer to the River Street node of commercial. Jim Morelock said people could park at Rogers Landing with a pedestrian connection. Brian Love pointed to the potential trolley to downtown as a transportation option for people.

Roger's Landing Access - there was general support for the street design concepts.

Mixed Use Node – there was general support for mixed uses areas.

Joe Dills asked each member to rank the common elements on a scale of 1 to 5. Rankings were two "4" rankings and four "5" rankings. Brian Love noted he would like to see more clarity on what's envisioned. Fred Gregory said there is a need for clarity on the details on the proposed concepts.

#### Land Use Alternatives (A, B, and C)

##### *Alternative A*

- Chris Strub asked about the rail line impacts of Alternative A? He noted that the City wants to preserve the rail line for industry and a potential trolley.
- Francisco Stoller asked about acreage of the WestRock site (116 acres).
- Joe Morelock supports more of a mix of employment uses.
- There was a question if a mix of employment opportunities lead to higher salaries?
- Brian Love asked if the city can regulate that.
- There is general concern about the feasibility of WestRock development.

##### *Alternative B*

- Fred Gregory doesn't like that there is no esplanade in B & C.
- Francisco Stoller is concerned about using the WestRock site for other uses and there not being enough industrial land. He likes the mixed employment but thinks there may be too much mixed commercial in these alternatives, especially B.
- Brian Love expressed support for breaking up the industrial site and having the public edge – strolling along the parkway.
- Jim Morelock said he likes an esplanade rather than a road. He also agrees there is a lot of red and brown (commercial and mixed employment).

##### *Alternative C*

- Geary Linhart asked for a recap of Planning Commission comments. Doug Rux provided a summary of outreach on alternatives and the comments that have been received to-date.
- There was a discussion about housing affordability. Saj Jivanjee said that affordable is defined as 1/3 of income. Should not talk about average income. There is a difference between workforce and affordable. Need to talk to industry leaders to make sure they pay enough for community members to be able to afford housing.
- Fred Gregory likes C generally but would prefer to have more mixed income housing rather than affordable housing in one area and market rate in another.
- Chris Strub noted that the amphitheater needs to be moved from the landfill site, closer to the commercial area.

Joe Dills asked CAC members to vote on each alternative. Votes were:

Alternative A – 0  
 Alternative B – 0  
 Alternative C – 3

There was general support for Scenario C, or a hybrid of B and C.

- Francisco Stoller said to relocate amphitheater so it is centrally located near River Street commercial node.
- Joe Morelock said to have more mixed employment and maybe more affordable housing. Transition between uses more north /south rather than east/west.
- Fred Gregory suggested having more employment north of the proposed affordable housing area.
- Saj Jivanjee said it is not fair to ask for choices because the members don't have econometrics and need to know demographics. He spoke about the City Beautiful movement and noted how these alternatives are segregated. He would like to see a mix of housing, commerce and industry. This plan is about transportation and not community needs. Large industrial users are not the future. The trend is toward micro businesses and incubator industry. There is not an equitable distribution of upfront costs for infrastructure. He said to look at Country Club Plaza in Kansas City as an example. He also noted that if the residual land value of the WestRock properties are not known, then it is tough to proceed.

### 3. Introduction to Infrastructure and Incremental Implementation Strategy

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Andrew Parish provided an overview of code and design concepts for implementation, and briefly summarized recommended improvements to water, wastewater, and stormwater infrastructure in the area.

Brian Vanneman provided an overview of the draft incremental implementation strategy, including recommended regulatory actions, funding and organizational strategies, and infrastructure investments.

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## 4. Public Comment

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The following public comments were provided on the plan alternatives.

- Concern about affordable housing and gentrification/displacement of existing neighborhoods.
- Connecting of Hess Creek and Ewing Young park is important; especially the connection across Hess Creek.
- Consideration of parking and event space parking is important.
- One attendee suggested a design similar to Bridgeport Village in Tualatin or Country Club Plaza in Kansas City, with a parking garage.
- Environmental impact costs are unknown.
- Be clear about workforce housing versus affordable housing.
- WestRock structures could be valuable resources for recycling center.

## 5. Next Steps


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The meeting was adjourned at 8:00 pm.

Approved by the Riverfront Master Plan Citizen Advisory Committee this 12<sup>th</sup> day of February, 2019.



Brian Love, Chair



Cheryl Caines, Senior Planner