

Technical Memorandum 6:

Comprehensive Plan Amendments

6/13/2019

To: Newberg Riverfront Master Plan Citizens Advisory Committee and Technical Advisory Committee
From: Andrew Parish and Kyra Haggart, APG
Re: REVISED Technical Memorandum #6 – Comprehensive Plan Amendments

INTRODUCTION

The purpose of this memorandum is to identify specific amendments to the City of Newberg Comprehensive Plan needed to implement the Riverfront Master Plan Update's Preferred Alternative. The Preferred Alternative is an integrated set of land use, transportation, and open space elements that was developed through the Master Plan process.

ROLE OF THE COMPREHENSIVE PLAN

The City of Newberg Comprehensive Plan is a set of policies and map of land use designations that guide growth and development within the Newberg Urban Growth Boundary (UGB). It includes several existing policies related to the Riverfront District, put into place by the 2002 Riverfront Master Plan, many of which need to be revised because they are out of date or inconsistent with the current vision for the area.

Table 1 below provides a list of Comprehensive Plan amendments with descriptions of their purpose and references to specific language that follows the table.

Table 1. Summary List of Recommended Comprehensive Plan Amendments

Reference	Description	Notes
1	Update references to the "Smurfit Newsprint Processing Plan" within II.G.1 (Open Space & Natural Resources Policies)	Recommendation to replace language with "Riverfront Mill Site" or "Riverfront Industrial Area".
2	Updates to II.H.1 (Economy - General Policies) and II.H.4 (Economy - Riverfront District) policy language to reflect the Master Plan Update	Existing language may be adequate, but should be reviewed by CAC.
3	Updates to II.I.2 (Housing - Location) and II.I.3 (Housing - Mix) policies to revise intent of the Riverfront District language.	Existing policy language encourages housing in commercially-designated areas of the riverfront (i.e. the parcel at 14 th and River). The preferred alternative may or may not wish to further this policy due to concerns of residential uses near the Riverfront Mill Site.

Reference	Description	Notes
		<p>Additionally, current proposals for multifamily housing within the Riverfront District are being reviewed. Language could be updated from “medium density” to “medium- to high-density” housing.</p> <p>Recommended change to broaden language to include both horizontal- and vertical- mixed use housing under both alternatives.</p>
4	<p>Updates to language in II.J.1.2 (Urban Design - Industrial Areas) and II.J.1.6 (Urban Design - Riverfront District), and II.J.2.E to address the Riverfront District and the Bypass.</p>	<p>Numbering of this section is somewhat inconsistent with other chapters.</p>
5	<p>Update K.4 (Transportation policies related to the impact of regional traffic on the local system) to match the current Bypass and related planning efforts.</p>	<p>Recommended removal of items that appear to no longer be relevant.</p>
6	<p>Update K.12 (Minimize negative impact of the bypass) to include language about bike/ped friendly gateways as a means to improve connections to downtown.</p>	<p>Recommended change to remove policies about desired location of the bypass.</p>
7	<p>Revise III.9 Industrial Use Areas (IND) Master Plan to remove reference to the "Smurfit Newsprint" facility.</p>	<p>Existing policy appeared to call for additional heavy industrial uses near the paper mill. Recommended removal</p>
8	<p>Revise III.13 Riverfront District (RD) Plan Classification to better match the intent of this master plan update.</p>	
9	<p>Revise Comprehensive Plan Map to change the boundary of the Riverfront District (RD) plan classification and to change the designation of the southern portion of the Baker Rock property from COM/RD to P/RD.</p>	<p>The RD classification could be expanded to include some or all of the Riverfront Industrial Site, depending on the desired Preferred Alternative.</p> <p>Commercial designation on Baker Rock property recommended to change to P/RD south of the bluff. Exact location to be determined.</p>

Recommended changes to the current adopted City of Newberg Comprehensive Plan are shown in underline (new text) and strikethrough (deleted text).

REFERENCE 1

II. GOALS AND POLICIES

G. OPEN SPACE, SCENIC, NATURAL, HISTORIC AND RECREATIONAL RESOURCES

1. Open Space & Natural Resources Policies

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- f. The ~~Smurfit Newsprint processing plant~~ Riverfront Mill Site has a waste treatment lagoon located inside the urban growth boundary and within a designated open space area. The waste treatment system has been in place for 35 years and is not incompatible with the identified fish and wildlife habitat. This system shall be permitted to continue, subject to applicable State and Federal environmental regulations.

REFERENCE 2

II. GOALS AND POLICIES

H. THE ECONOMY

POLICIES:

4. Riverfront District Policies

- a. The City will enhance commercial diversity and activity in the Riverfront area by encouraging a business mix that provides goods and services to satisfy neighborhood and visitor needs and that also draws people from the greater region.
- b. The City will encourage development of the Riverfront District as a distinct river oriented center that can help support a variety of local businesses.
- c. The City will encourage the development of commercial, ~~and retail,~~ industrial, and employment uses that have a strong reason for locating near the Riverfront and support the vision of the Riverfront District as a walkable and bikeable mixed-use area. (Ordinance 2002- 2564, April 15, 2002)

REFERENCE 3

II. GOALS AND POLICIES

I. HOUSING

POLICIES:

...

1. Location Policies

...

- c. The City will encourage medium- to high-density housing in and adjacent to the commercial core of the Riverfront District and lower intensity residential uses in the western portions of the Riverfront District. (Ordinance 2002-2564, April 15, 2002; Ordinance 2018-2826, May 7, 2018)

...

3. Mix Policies

...

- n. The City will encourage housing development in commercial areas within the Riverfront District as part of vertical- or horizontal-mixed-use developments. on upper floors, above ground floor commercial, office, or retail spaces. (~~Ordinance 2002-2564, April 15, 2002~~)

...

- r. The City shall support the retention of affordable housing through public education, planning, zoning, and community development programs.

REFERENCE 4

II. GOALS AND POLICIES

J. URBAN DESIGN

2. Industrial Areas Policies

...

- c. Where industrial uses abut residential zones or uses, special development standards relating to setbacks, screening, signs, building height and architectural review should be established.

...

6. Riverfront District Policies

- a. The City will encourage a mix of employment, housing, and retail uses serving the neighborhood and the surrounding community to enhance the Riverfront's identity as a vital and attractive City asset and to ensure an active, pedestrian friendly and thriving Riverfront area.
- b. Development and land uses will be encouraged that promote the Riverfront area as a convenient and attractive environment for residents of Newberg as well as for visitors from other cities and the region as a whole.
- c. The development of storefront scale commercial uses will be encouraged in the Riverfront area along 14th, College, and River Streets.
- d. The City will encourage the use of a common language of design elements for new and/or improved development in the Riverfront District in order to create a sense of identity that is unique to this area of Newberg.
- e. The City will permit land uses with design features along River Street ~~Between 12th and 14th Streets~~ that are compatible with or provide a buffer to ~~SP Newsprint~~ industrial uses on the Riverfront Mill Site.
- ~~f. The City will encourage new commercial and mixed use development in the Riverfront District to step down in scale in the western and northern portions of the planning area in order to relate to the scale and character of the adjacent established neighborhoods.~~
- g. The City will encourage commercial structures within the Riverfront District that are small in scale and suitable for river-oriented businesses.
- h. On-street parking will be encouraged on streets with commercial or mixed use development to provide a buffer between pedestrians on the sidewalk and auto traffic.
- i. Businesses and other property owners will be encouraged to minimize the number of off-street parking spaces and to share off-street parking facilities.
- j. The City should re-evaluate the inclusion of the old municipal sewage treatment plant (tax lot 3219-2700) within the stream corridor overlay.
(Ordinance 2002-2564, April 15, 2002; Ordinance 2016-2810, December 19, 2016)

Goal 2: To develop and maintain the physical context needed to support the livability and unique character of Newberg.

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- 5. Measures should be taken to prevent having areas east and southeast of the proposed bypass isolated from the rest of the City. (Ordinance 2006-2634, January 3, 2006)

REFERENCE 5

II. GOALS AND POLICIES

K. TRANSPORTATION

Goal 4: Minimize the impact of regional traffic on the local transportation system

POLICIES:

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- e. ~~The City actively supports the development of the Bypass in the southern location corridor described in the Tier 2 Environmental Impact Statement (EIS) process. (Ordinance 2005-2619, May 16, 2005, Ordinance 2008-2708, December 1, 2008, Ordinance 2011-2734, March 7, 2011, Ordinance 2016-2810, December 19, 2016)~~

REFERENCE 6

II. GOALS AND POLICIES

K. TRANSPORTATION

Goal 12: Minimize the negative impact of a Highway 99 Bypass on the Newberg community.

- A. ~~The bypass should be located within the study area as far from the Willamette River as practical.~~
- B. Pedestrian/bike trails, streets, and rail lines should have access across the bypass route. The bypass should not block access to the Willamette Greenway or the Chehalem Creek corridor and Ewing Young Park. Trails connecting across the bypass should be welcoming and include pedestrian-friendly amenities, such as benches, decorative lighting, decorative walkway paving materials, and special landscaping.
- C. ~~The bypass route should be located as far north as practical within the study area to consolidate the Riverfront District residential and commercial land on the south side of the bypass.~~
- D. Significant landscaping should be located along the bypass, including trees. (Ordinance 2016-2810, December 19, 2016)
- E. Measures should be taken to minimize noise in adjacent residential, tourist commercial and recreational areas. (Ordinance 2016-2810, December 19, 2016)
- F. Impacts to Scott Leavitt Park should be mitigated to significantly enhance the function of the park after construction of the bypass. (Ordinance 2016-2810, December 19, 2016)
- G. Safe, complete, and accessible pedestrian and bicycle connections should be maintained between the riverfront area and downtown. (Ordinance 2016-2810, December 19, 2016)
- H. Pedestrian and bicycle-oriented gateway features to the Riverfront District should be constructed on S. River Street and S. College Street to improve connections to and from surrounding neighborhoods.

REFERENCE 7

III. PLAN CLASSIFICATIONS

9. Industrial Use Areas (IND)

The objective of this designation is to provide land for a variety of light industrial, heavy industrial and industrial park areas.

~~Heavy industrial uses should be located in the area near Smurfit Newsprint, an existing pulp and paper mill. Other designated areas should be developed to light industrial or industrial park type uses.~~

REFERENCE 8

III. PLAN CLASSIFICATIONS

13. Riverfront District (RD)

The riverfront provides a unique setting that, if properly developed, will elevate the quality of life for citizens of Newberg and the region. Development of the riverfront that provides the greatest benefit requires a flexible approach. Development should not be limited to a single type of use; residential and certain commercial activities can be located together without conflicts. Commercial uses must have a demonstrated need to be located near the river. Appropriate zones include Riverfront Commercial District (C-4), High Density Residential (R-3), Medium Density Residential (R-2), and Community Facilities (CF). Proposals for development shall be consistent with the availability of services and should not adversely impact existing or potential development of adjacent lands. Natural habitats and riparian areas should be protected and enhanced as much as is reasonable.

~~Good~~ Multi-modal transportation links, including trails and multi-use pathways, should be developed to connect the riverfront to the local community and the region.

REFERENCE 9

See attached map for proposed amendments. (Maps will be included once amendments are finalized.)