



# RIVERFRONT

## MASTER PLAN

City of Newberg

Advisory Committee Meeting #1

May 23, 2018

# Agenda

- Welcome and Introductions
- Project Overview
  - Study Area and Riverfront Context
  - Project Schedule
  - Public Involvement Plan
- Envisioning a Great Riverfront
  - Goals and Opportunities in Previous Work
  - Precedents – learning from other riverfronts
  - Visioning Exercise

# Welcome and Introductions



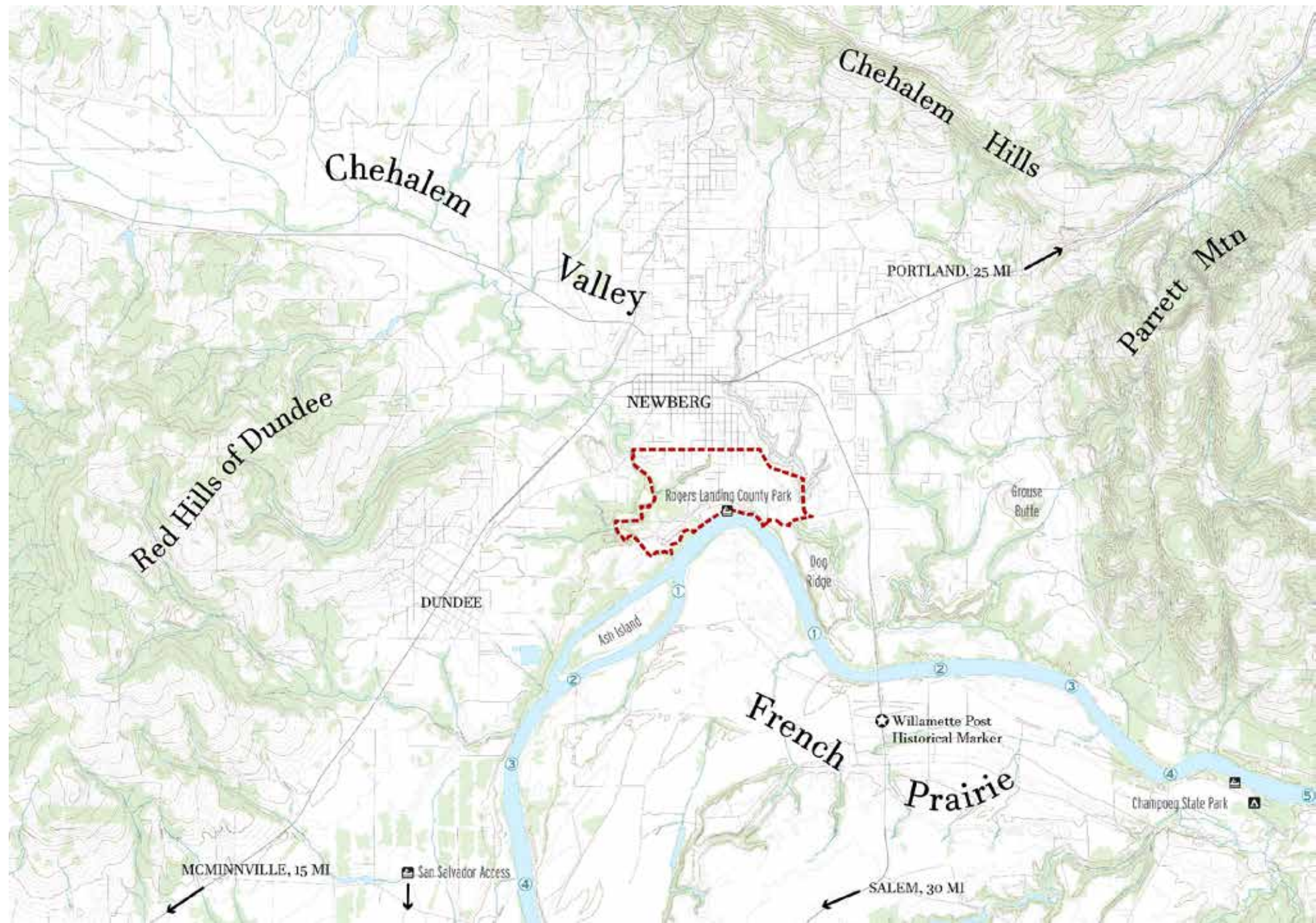
# Project Overview





# RIVERFRONT MASTER PLAN

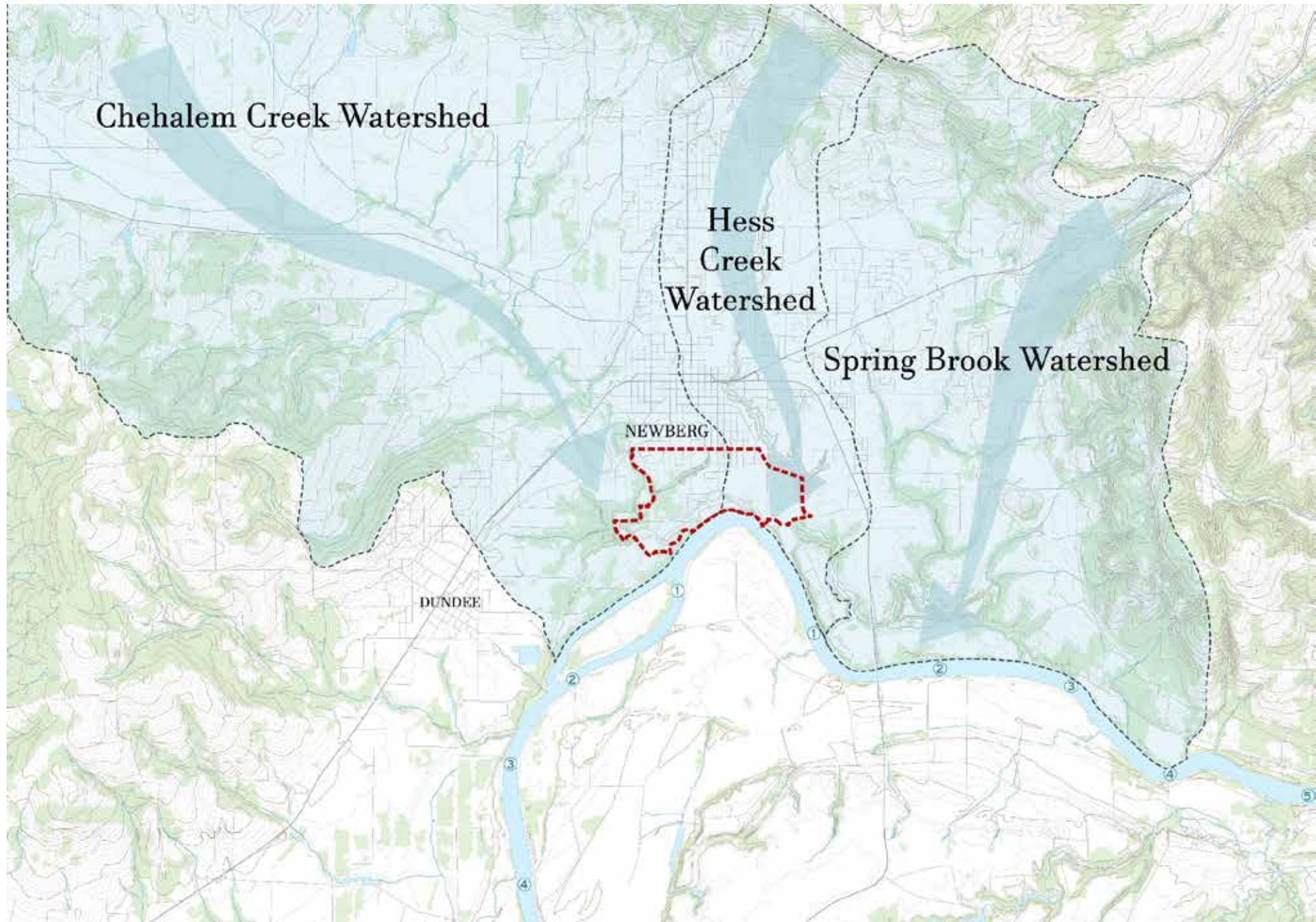
City of Newberg





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City of Newberg






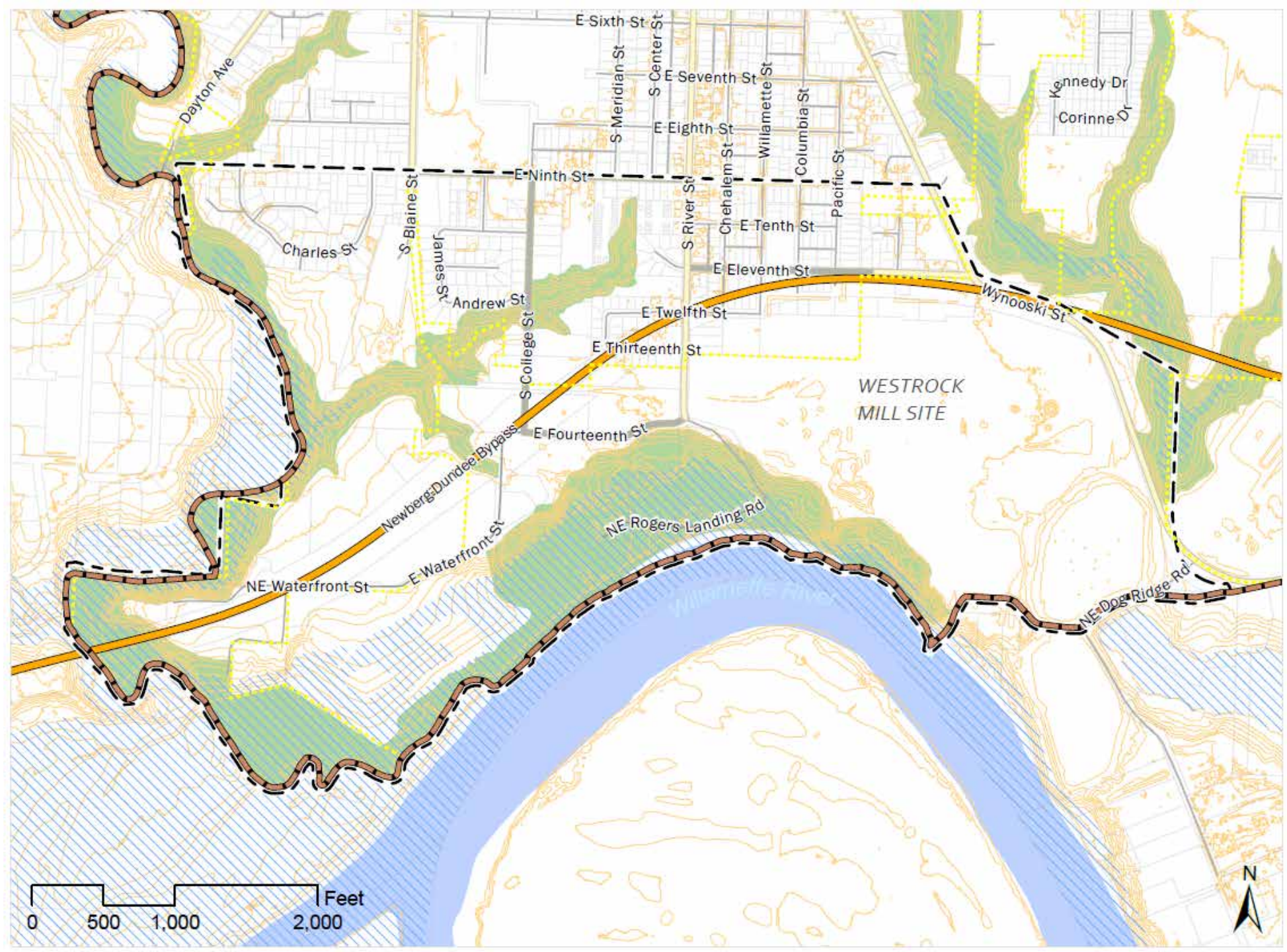


# RIVERFRONT MASTER PLAN

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## Natural Resources

-  Flood Hazard Overlay
-  Stream Corridor
-  10' Contours





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## Comprehensive Plan

### Comprehensive Plan

#### Designation

- COM
- COM/RD
- COM/SP
- HDR
- HDR/SP
- IND
- IND/RD
- IND/SP
- LDR
- LDR-6.6
- LDR/1A
- LDR/SP
- MDR
- MDR/RD
- MDR/SP
- MIX
- MIX/SP
- P
- P/RD
- PQ
- SD/E
- SD/H
- SD/LDR
- SD/MRR
- SD/NC
- SD/V





# RIVERFRONT MASTER PLAN

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## Zoning

### Zoning Designations

- AI
- C-1
- CF
- CF/RD
- M-1
- M-2
- M-3
- R-1
- R-2
- R-2/RD
- R-3

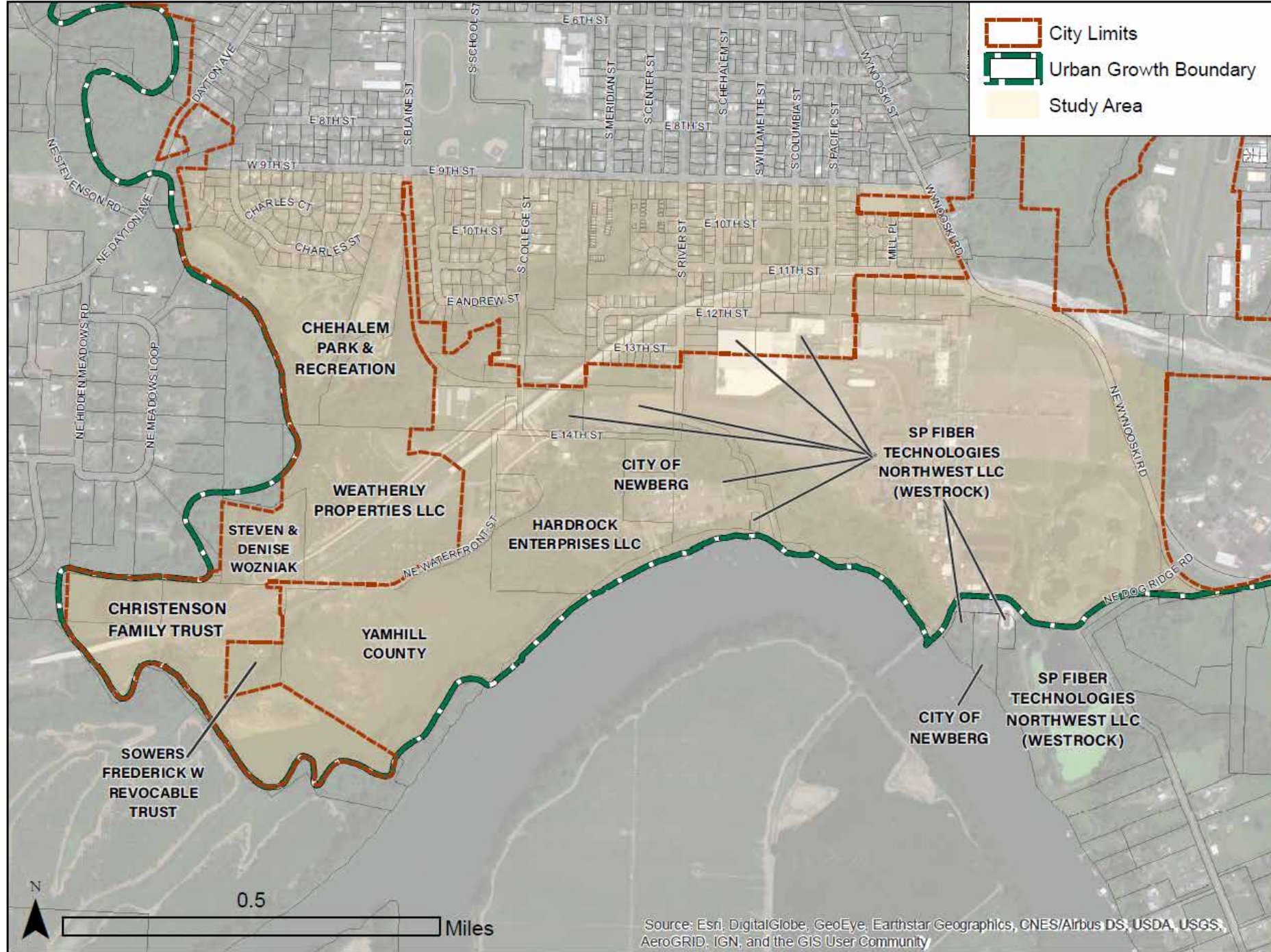




# RIVERFRONT MASTER PLAN

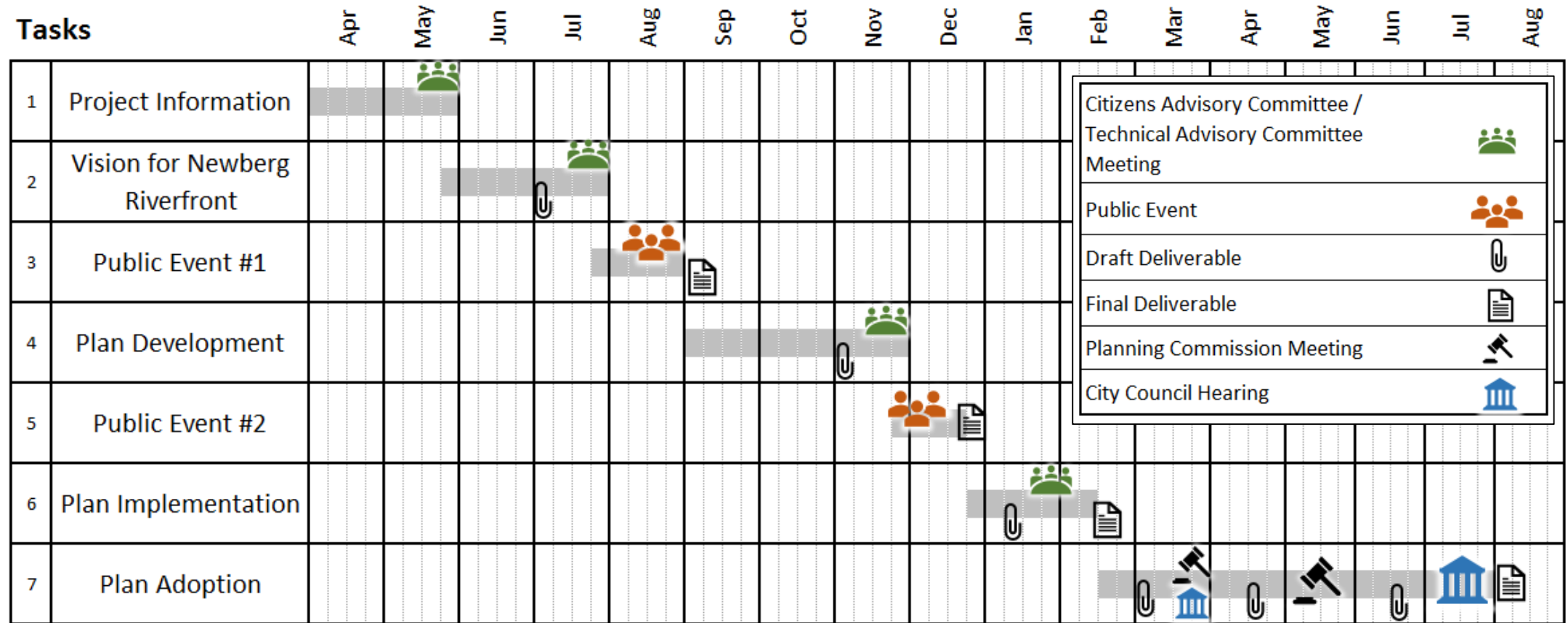
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## Property Ownership





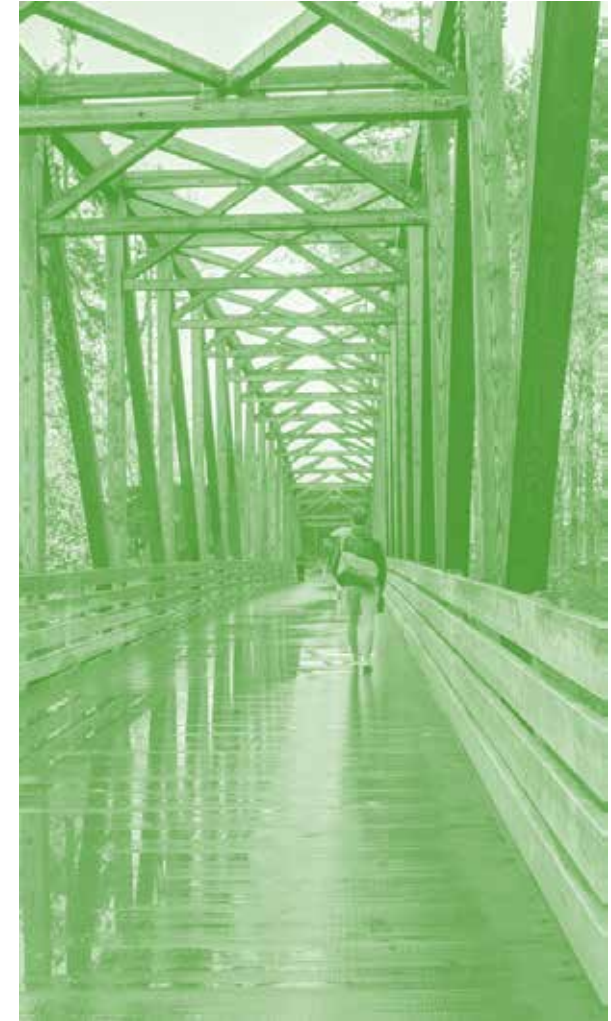
# Project Schedule



# Envisioning a Great Riverfront

5/22/2018

Citizens Advisory Committee Meeting #1







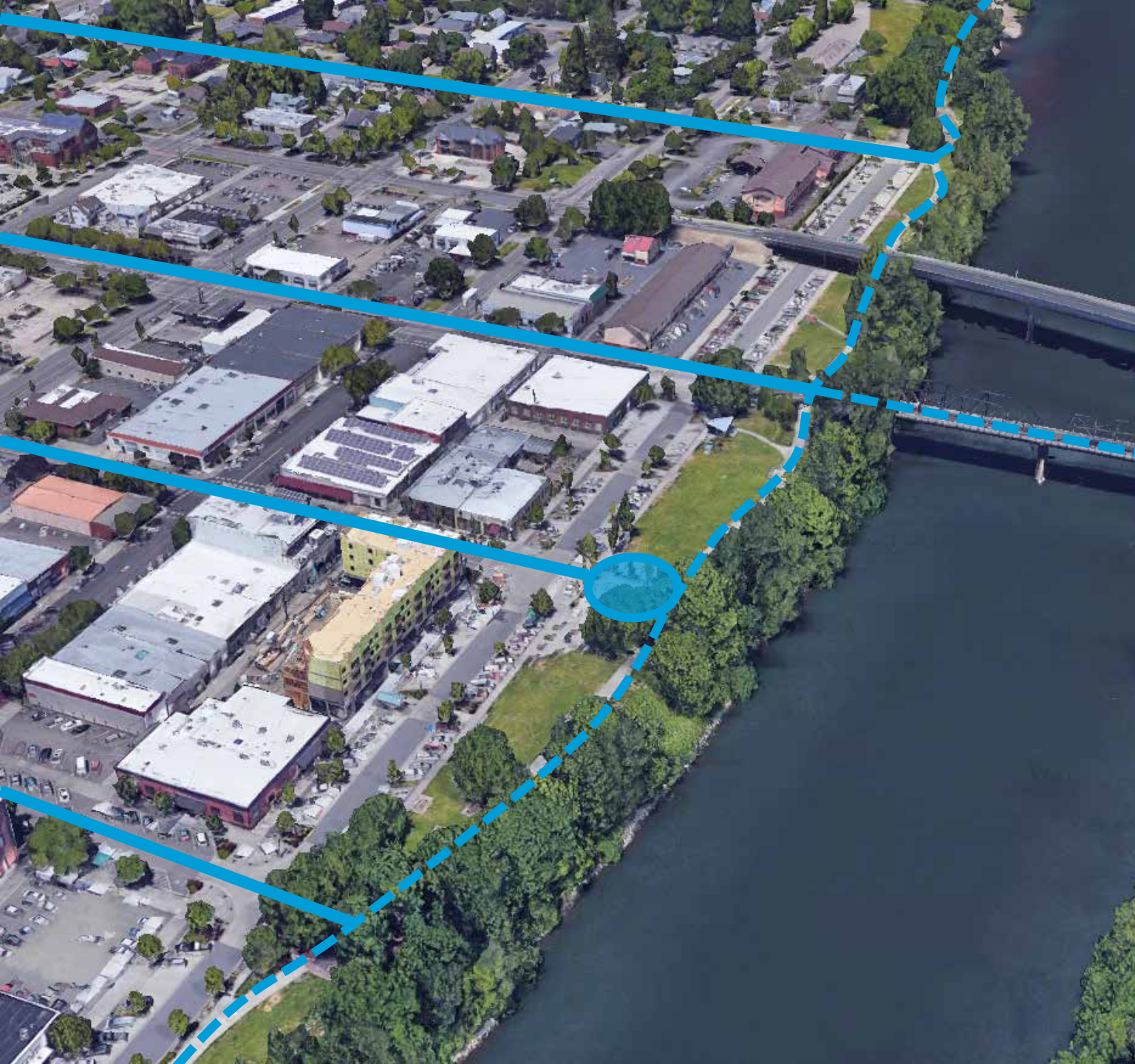


# 1

## A Connected Riverfront

Extend the street grid with sidewalks and safe pedestrian crossings to link/reconnect with downtown and neighborhoods. Identify visual corridors to the river and overlooks/destinations at terminus of each grid street.





**RIVERFRONT**  
MASTER PLAN  
City of Newberg

Corvallis, OR







# 2

## An Eye to History

Reuse industrial buildings for community and tourist destination uses.



BEND, OR





BEND, OR



NEWBERG, OR





WENATCHEE, WA

Post-industrial buildings offer unique opportunities to integrate art and maker spaces





DUNDEE, OR





# 3

## Arts and Innovation

Integrate arts and maker spaces w/ cultural and civic facilities—in re-used and new buildings.



CMO

FRAC NORD PAS DE CALAIS





CHELSEA, MA







# 4 A Working Waterfront

Bring new employment to former industrial and vacant lands.



HOOD RIVER, OR







CASCADE LOCKS, OR

# 5 Diverse Housing

Bring a mix of housing to study area, including affordable choices.





Townhouses





Cottages





Homes oriented to natural areas or small-scale agriculture.

# 6 Mixed Uses

Incorporate node(s) of mixed use.





Walkable services and destinations

# 7

## Walkable Waterfront

Connect to riverfront and creek trails, consider regional trail connections too, including south of Willamette.





CHARLOTTE, NC



BEND, OR



BOISE, ID

Walkable services and destinations



# 8 Natural Amenities

Integrate future redevelopment with existing natural amenities.











# 9 Waterfront Recreation

Add new recreational uses, including new river-related recreational facilities.





Support activities that allow people to spend time near the water.



# 10 Human Scale

Humanize and activate under features like a highway (e.g. innovative gateway signage, active recreation).



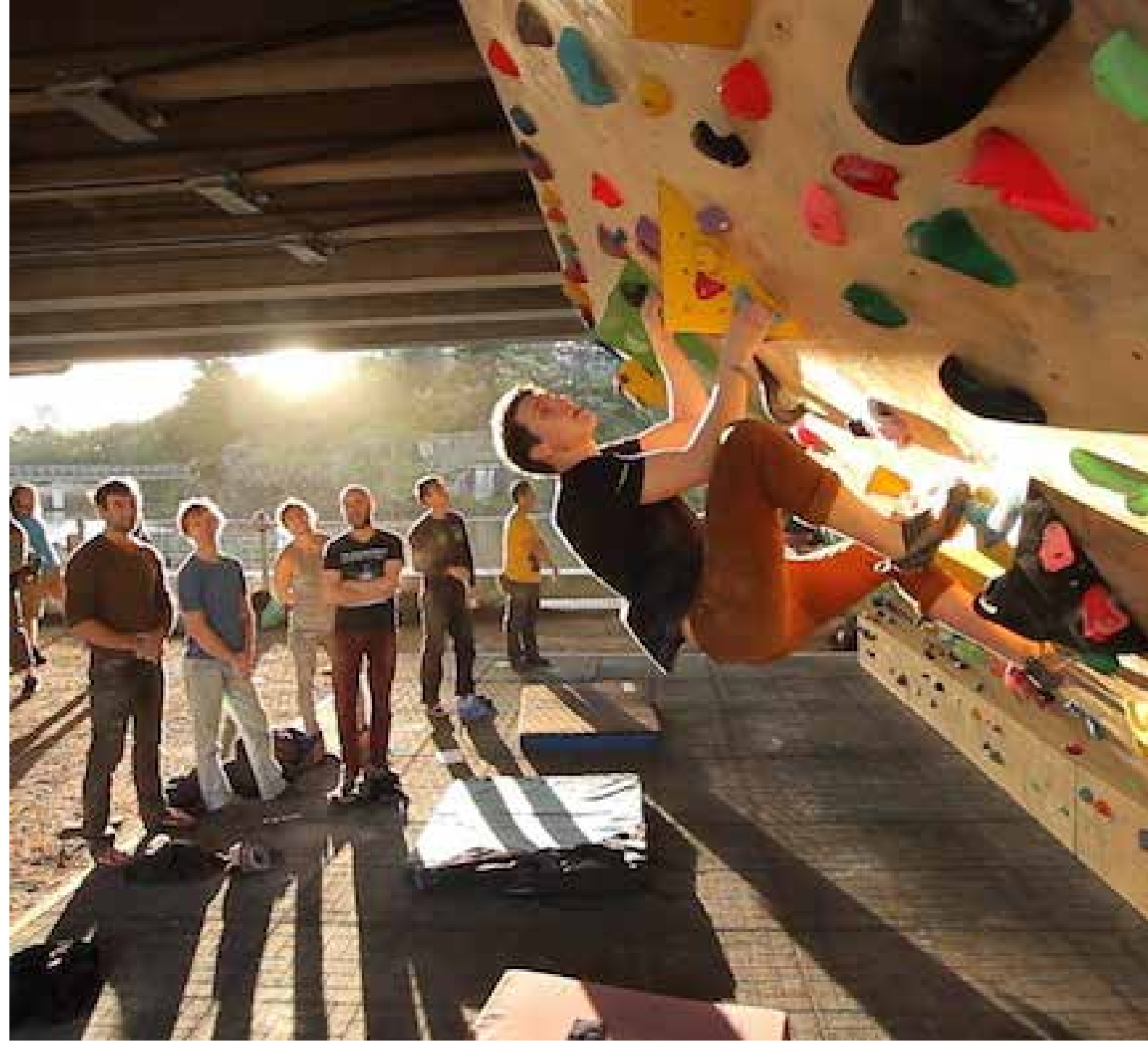






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## TOOLS FOR A GREAT RIVERFRONT

### BENEFITS PROVIDED TO

LOCALS

TOURISTS

A Connected Riverfront

An Eye to History

Arts and Innovation

A Working Waterfront

Diverse Housing

Mixed Uses

Walkable Waterfront

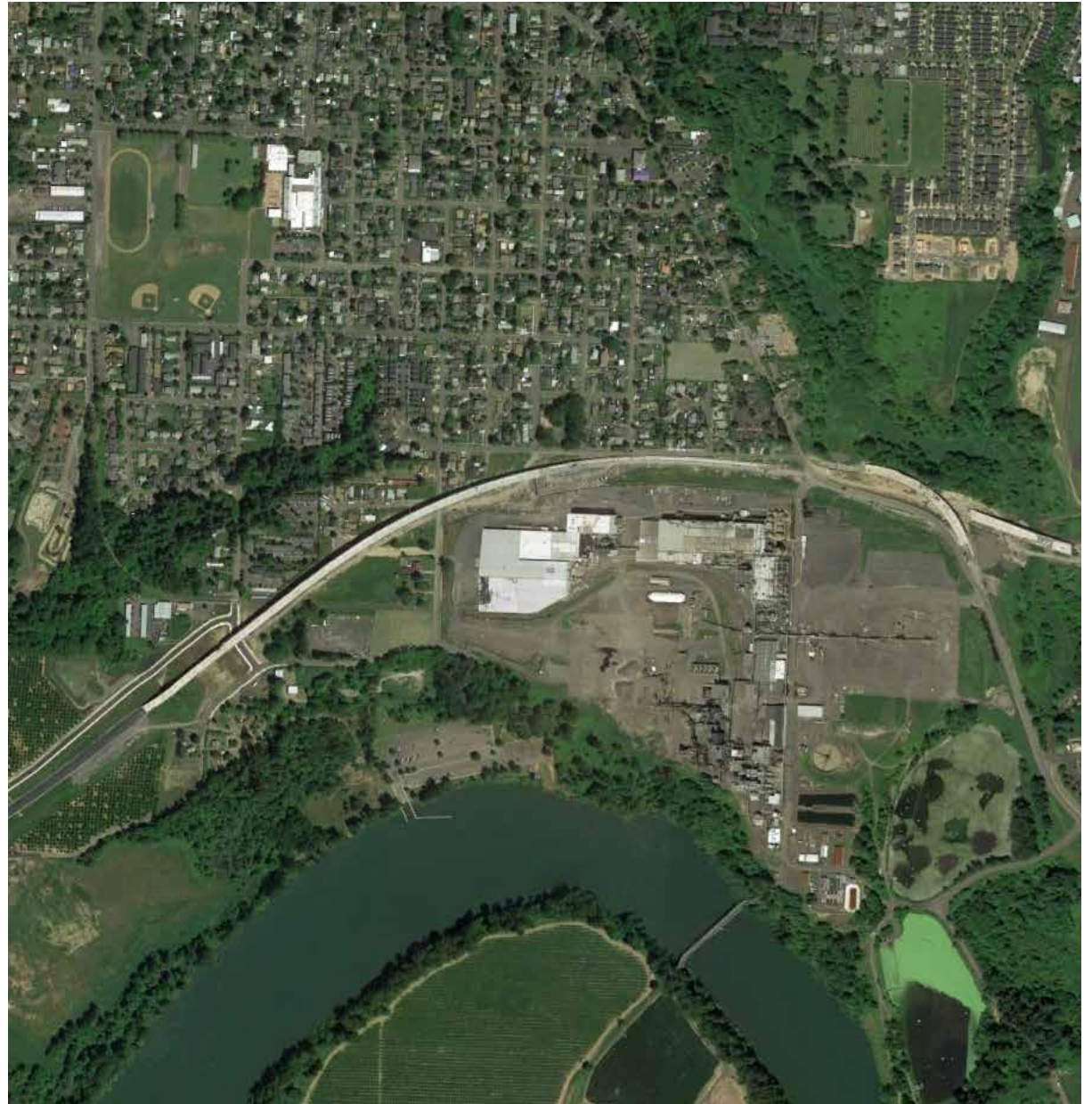
Natural Amenities

Waterfront Recreation

Human Scale







Riverfront Vision