



Community Development Department

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MEMORANDUM

TO: Planning Commission
FROM: Keith Leonard, Associate Planner
SUBJECT: July 9th workshop for the Mill District
DATE: 6/30/2020

We will be conducting a Workshop for the Mill District. The Newberg Downtown Coalition (NDC) and the City are working together to draft this new zoning district and associated design guidelines. NDC and the City have reached out to the property owners to gather their input and have encouraged them to attend the workshop. The creation of a Mill District is from the Newberg Downtown Improvement Plan. City Staff are asking the Planning Commission to review the material for the July 9th Planning Commission and provide feedback.

Workshop Summary:

We are excited to let you know that the City of Newberg and the Downtown Coalition are working cooperatively on a “Big Idea” from the Newberg Downtown Improvement Plan (NDIP) to create a West End/Mill District. Over the next several months we will meet with property owners to gather their input to help guide the development of the M-5 zoning district. Additionally, we need the input of the Planning Commission to help guide the development of this unique zoning district.

The intent of this workshop is to introduce the Planning Commission to the NDIP recommendation to create the M-5 Craft Industrial Zoning District. Figure 1 illustrates the proposed location of the zoning district. The M-5 zoning district will be intended to create more flexibility in the allowed land uses for a variety of employment and commercial uses while maintaining the “gritty” feel and ambiance that this area of Newberg already possesses. More intensive industrial uses are not suggested for the M-5 zone.

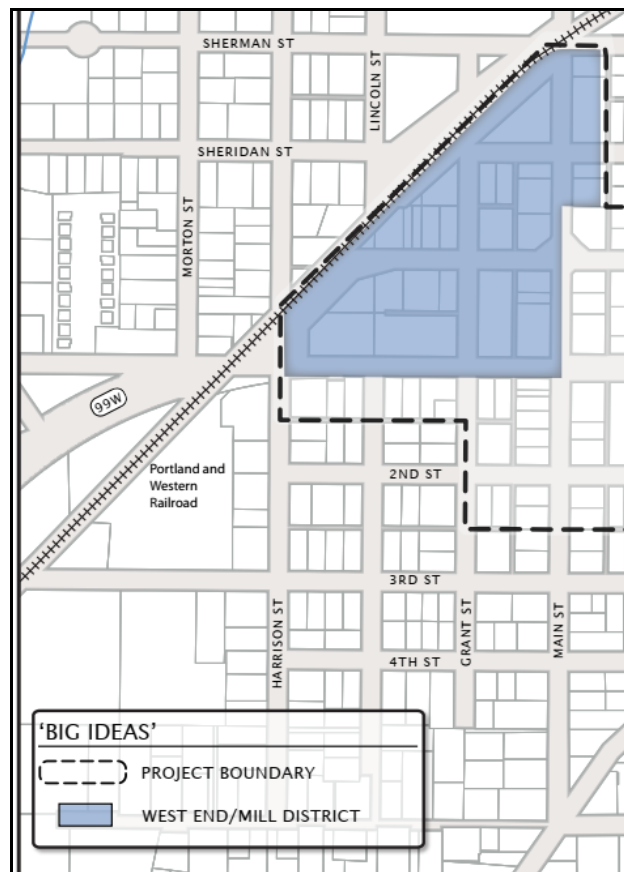


Figure 1 West End Mill District

Background

On December 5, 2016, the Newberg City Council adopted Resolution 2016-3345 adopting the NDIP as a guiding document for future downtown planning efforts and investments. The focus is on permitting craft industrial uses within the M-5 zone while maintaining the area's gritty feel more in keeping with the industrial heritage of this area rather than the main street, historic feel along parts of First Street. A summary of references to the West End Mill District are listed below.

- On Page 19 of the NDIP the West End/Mill District it's stated that "given its history, and suitability for a variety of employment and commercial uses, redevelopment within this district would be guided with a lighter touch, retaining some of the areas "gritty" feel and ambiance, which is a key part of its appeal".
- On page 27 of the NDIP it states "the West End/Mill District will flourish with a mix of craft industrial, office, and retail businesses".
- On page 29 of the NDIP it states "Create a new Craft Industrial Zoning District (M-5) to regulate the mix of uses allowed and prohibited, dimensional and design standards, and to provide better continuity for the area than can be achieved through existing split C-3 and M-2 zoning."
 - Allow for the potential siting of a hotel to take advantage of the West End's unique craft industrial character and to provide a needed resource for downtown.
 - The recommended M-5 zone is discussed in Appendix H of this Plan, as it is the recommended creation of design guidelines to achieve the envisioned feel and character of this area."
- Pages 34 and 37 of the NDIP also discusses the West End/Mill District.
- Page 48 discusses the implementation items pertaining to development of a West End/Mill District. Note that to implement the NDIP and create a West End/Mill District it is likely that the Newberg Comprehensive Plan, Zoning Map and Municipal Code text, Title 15 Development Code, will all need to be amended.

Design guidelines for the area to promote the "gritty" industrial feel distinct from downtown are also recommended and will be developed at the same time as the M-5 zoning district. The full NDIP and Appendices can be viewed here:

<https://www.newbergoregon.gov/planning/page/newberg-downtown-improvement-plan-0>

Recommendations from the NDIP

The following are recommendations for creation of the M-5 zone that are in Appendix H Land Use Regulatory Improvements of the NDIP. The area currently includes a mix of C-3 central business district and M-2 light industrial zoning. The new M-5 zone would be intended to provide a mix of commercial and industrial uses to promote employment. Focus is on developing 'craft industrial' uses and maintaining a "grittier" feel more in keeping with the industrial heritage than the main-street, historic feel along parts of First Street. We recommend creating a new Craft Industrial Zoning District (M-5) to regulate the mix of uses allowed and prohibited, dimensional

and design standards, and to provide better continuity for the area than can be achieved through existing split C-3 and M-2 zoning. New zoning provisions will:

- Limit allowed uses to commercial, including potential hotel use, and light industrial uses with limited impacts to neighbors and high job creation potential.
- Allow residential above the ground floor as part of mixed-use developments, similar to the C-3 zone.
- Allow new 'craft industrial' use category to allow combination of on-site manufacturing and retail component, with a flexible amount of retail space depending on the developer's need.
- Prohibit industrial uses with higher impacts such as warehousing, storage and heavy manufacturing uses.
- Develop parking and loading standards that meet functional requirements of proposed uses while reducing off-street parking requirements to allow more flexibility developing and redeveloping sites.
- Establish minimum lot size closer to 5,000 SF similar to C-3 zone than the 20,000 SF required for M-2 zone.
- Develop dimensional standards for height and yards, particularly adjacent to residential districts, to ensure balance between development potential of the district and limiting impacts on neighbors.

Design guidelines for the area to promote the "gritty" industrial feel distinct from downtown are also recommended but work on these guidelines may take place at a later date after the creation of the M-5 zoning district.

Suggested Discussion for the Workshop

The intent of this workshop is not to get into the details of creating the M-5 District, rather it is intended as an introduction. There is much more work to be done to create the district including working with the Newberg Downtown Coalition, the property owners to get their input and conducting a Transportation Planning Rule (TPR) analysis which is required by the State of Oregon when an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility. It's likely that we will not have a Planning Commission public hearing for the proposed amendments until November 2020. This workshop will be a generalized informal discussion to introduce the Planning Commission to the following:

1. Existing zoning and location of the M-5 District
2. Allowed land use and uses that may not be appropriate for the district
3. Code amendments
4. Get general input from the Planning Commission

Reference Material

I've attached the following reference documents.

- Attachment 1 – zoning map
- Attachment 2 – zoning use table
- Attachment 3 – land use category descriptions for the industrial district
- Attachment 4 – NDIP pages 19, 27, 29, 34, 37, 38 and Appendix H
 - Appendix H provides recommendations for amendments to the overall code based on the NDIP and not just for creation of the M-5 zoning district.