Large Scale Retail Design
Potential Development Code Text Amendments

City of Newberg City Council
Workshop, April 21, 2008

Presentation Overview

1. Background
2. Review of topics from previous workshop
3. Conclusion

Topics

1. Parking
2. CUP for Multiple Smaller Buildings
3. Required Plaza Seating
4. Parking Lot Landscaping
5. Pedestrian Lighting
6. Merchandise Display Windows
7. Dedication of Public Streets
8. Vacancy Agreements
9. Green Design
10. Social Costs
11. Commercial Development Potential

Parking

Existing Parking Data for Local Large Scale Retailers					
Use	*Existing parking ratio*	*Number of stalls provided*	*Minimum number of stalls required by existing Code*	*Proposed Code maximum*	*National studies parking ratio (3.8:1000)*
Bi-Mart	1:230	140	105	140	120
Fred Meyer	1:250	740	615	820	705
Springbrook Plaza	1:260	440	385	515	440

Proposed Parking Cap:

1. Quantitative studies show similar parking requirements
2. Existing development in Newberg provide at or below 125% of existing minimum required

Employee Parking:

1. May cause development constraints on some lots
2. An existing parking surplus seems to exist

Unused parking areas
OAK HOLLOW DR
TTLE OAK ST

CUP for Multiple Smaller Buildings?

Option A. Modify the proposed CUP/design criteria to have the requirement for a CUP depend on the size of an individual building, and not the collective size of multiple buildings

Option B. Accept the Planning Commission's proposed text amendment

Are the impacts greater for one large building or multiple smaller buildings? Are the impacts similar?

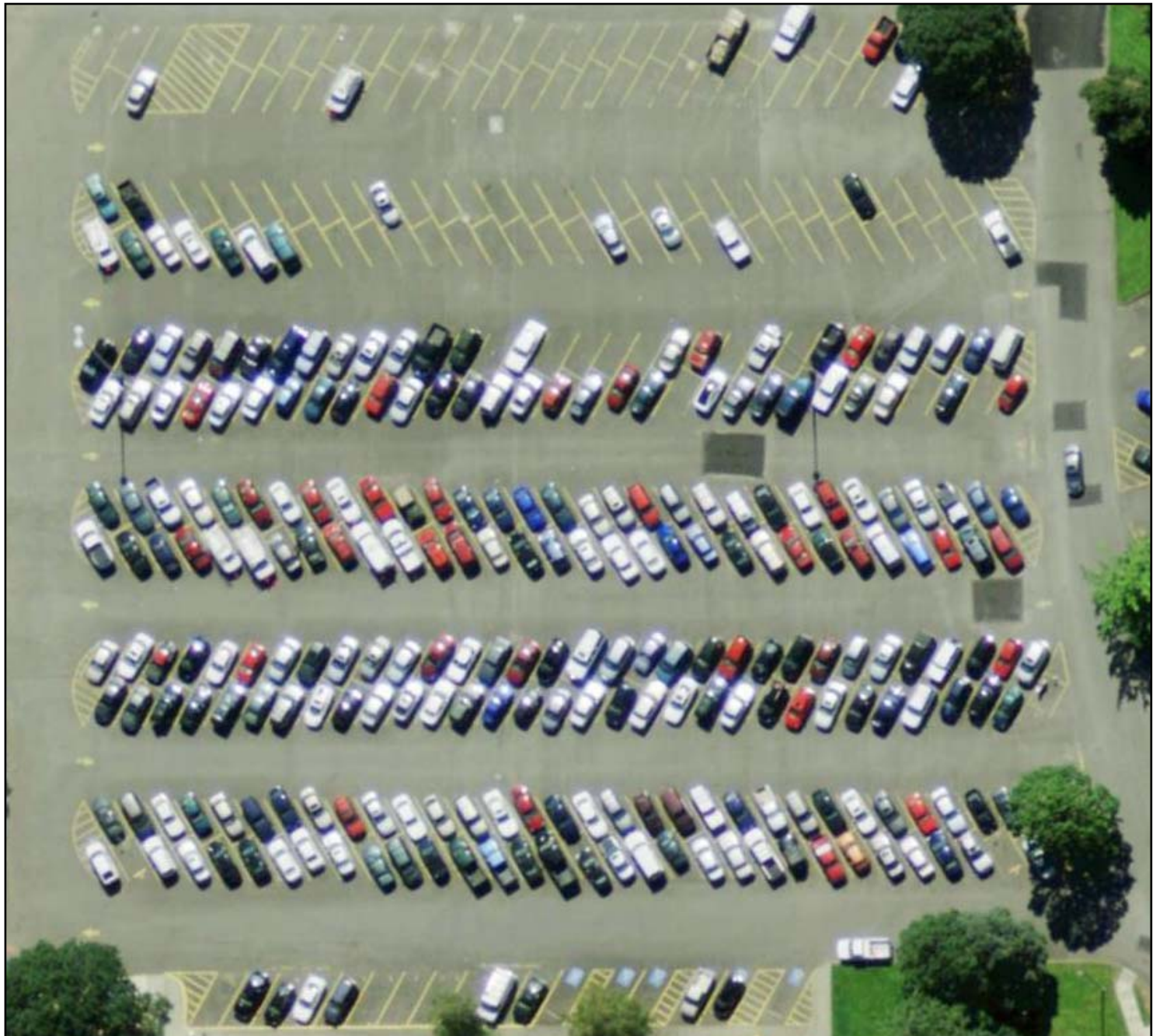
Required Plaza Seating

Option A:
Require 1 linear foot of seating space for every 30 square feet of plaza or open space.

Parking Lot Landscaping

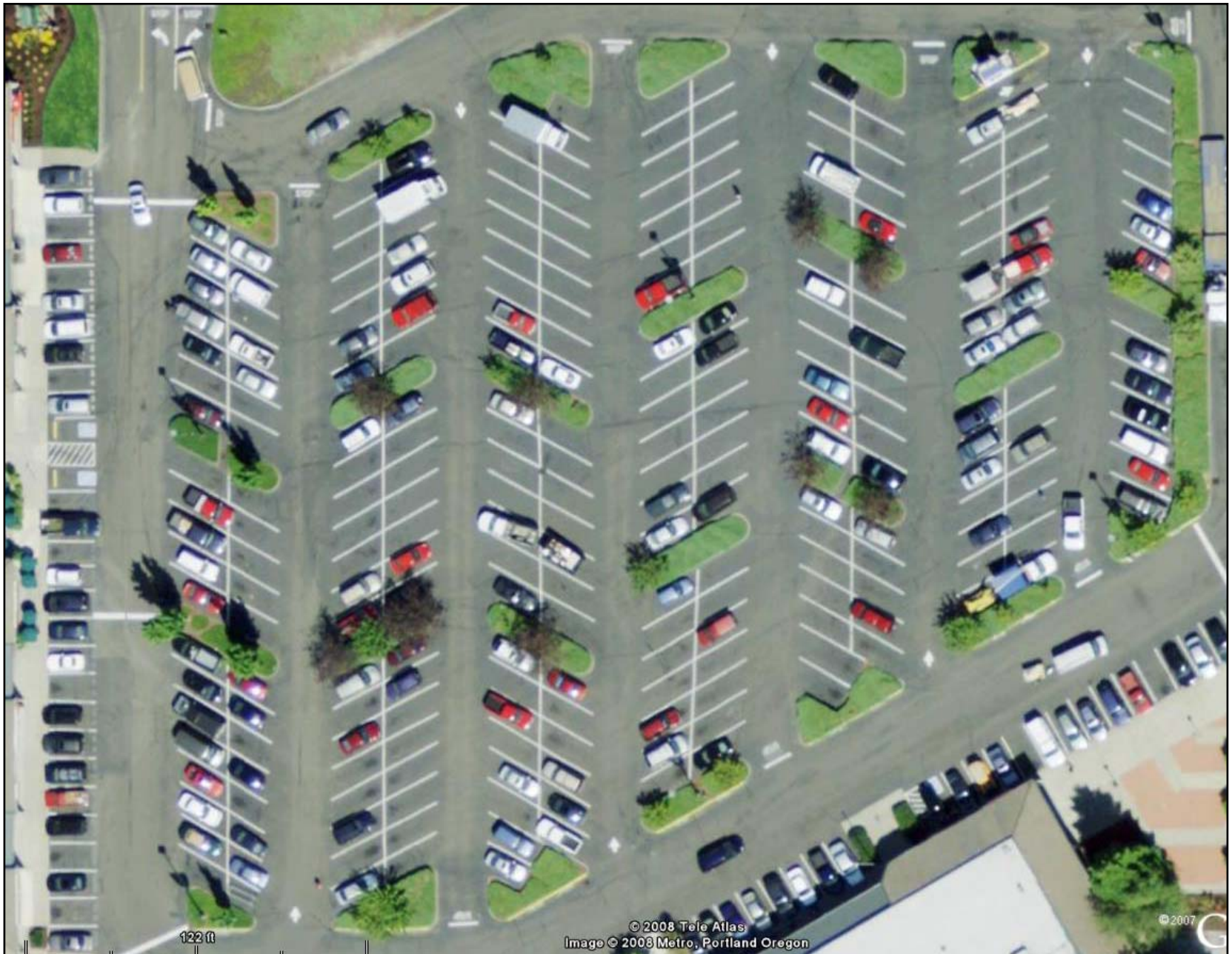
Option A:
Do not make any modification to the existing standard that requires **1 landscape island for every 7 parking stalls.**

Example#1: Low amount of parking area landscaping



Example#2

1:7 landscape island to parking stall ratio; **current Code standard**

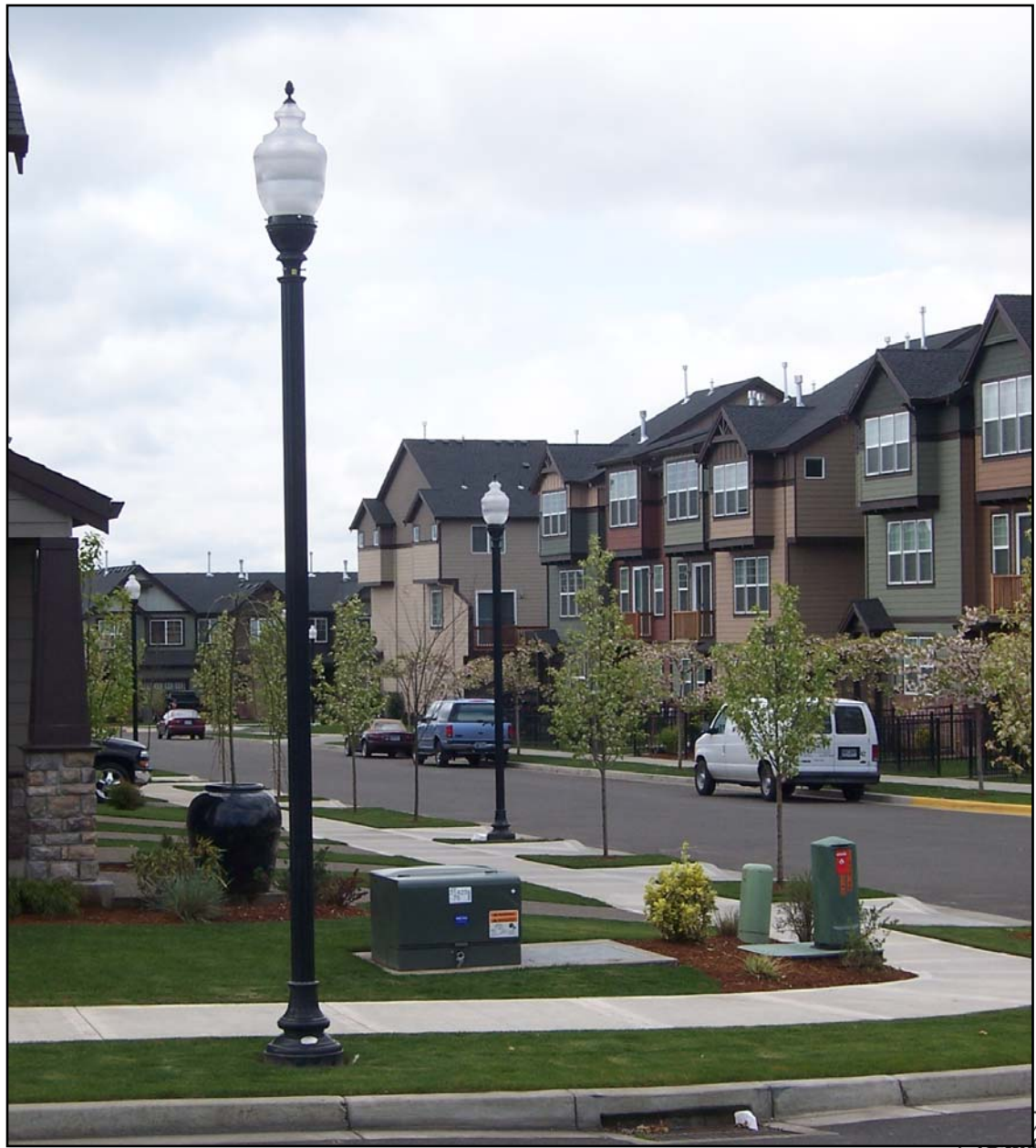


Example#3

High amount of parking area landscaping

Pedestrian Lighting

Option A:
Modify the proposed text amendment to **require shatter resistant** or similar material for lamp coverings.



Merchandise Display Windows

Option A:
Consider merchandise display windows as active space.

Option B:
Do not consider merchandise display windows as active space.

Dedication of Public Streets

Option A:
Require dedication of public streets within C-2 development sites.

Option B:
Require public streets where needed.

Option C: Do not require a minimum block length standard for large scale retail sites.

Vacancy Agreements

1. Could be considered through the CUP process

2. Anecdotal evidence:

- Oregon has no Wal-Mart stores for sale or lease (30 existing stores) as of November 2007

- Some research shows that having excess retail, and businesses opening a second store are the main reasons for vacancies.

Vacancy Agreements: Potential Requirements

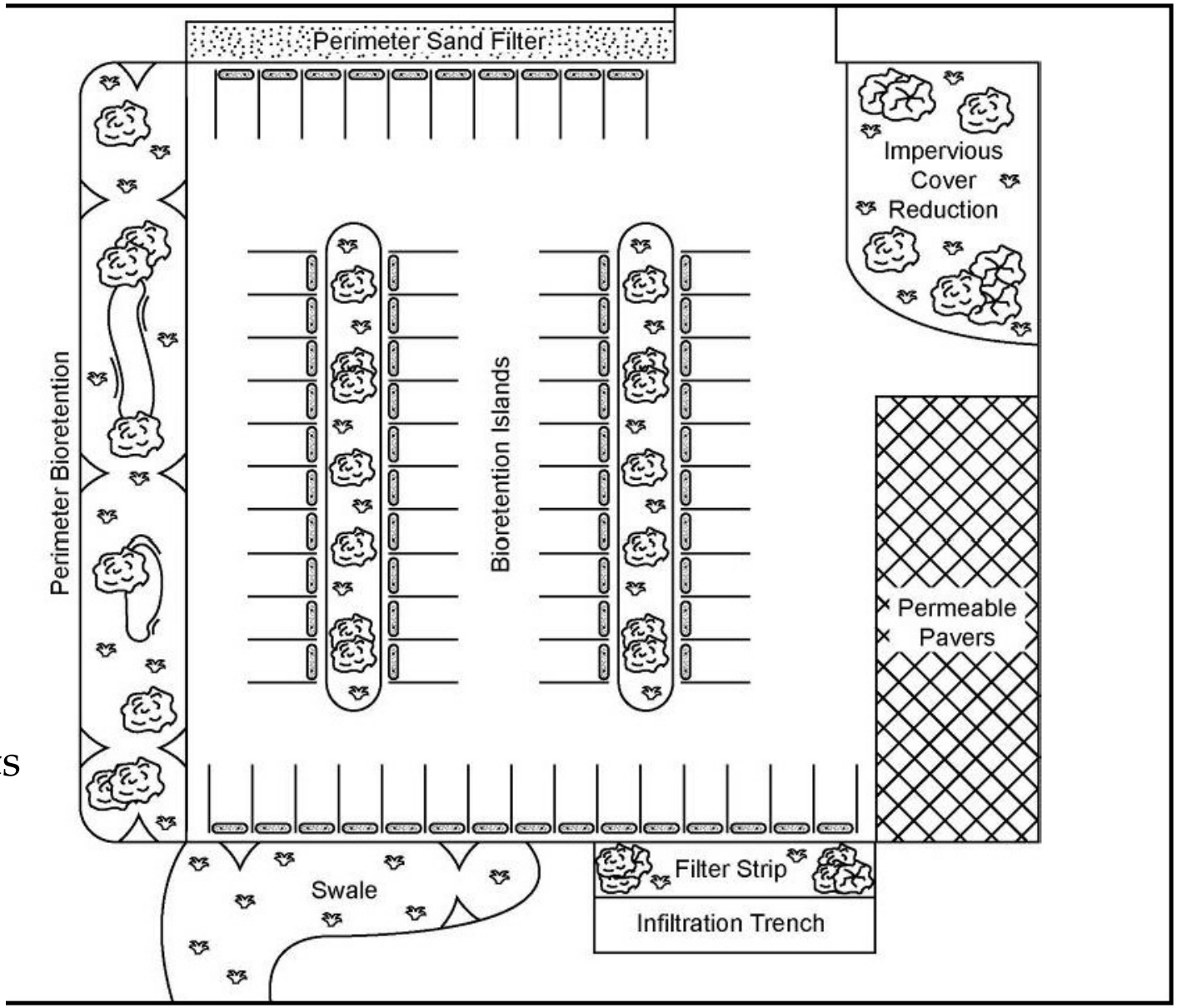
1. A site maintenance plan
2. Financial contribution towards redeveloping the property or finding a new tenant
3. A demolition bond submitted with the City
4. Require demolition after a certain period of time (i.e. 4 years of vacancy)
5. A plan for adapting the site for future uses

Green Design

Option A:
Consider some environmental certification (i.e. LEED) during CUP process.

Option B:
Require a storm water management plan.

Option C:
Explore Green Design requirements for all development



Storm water mitigation: local example

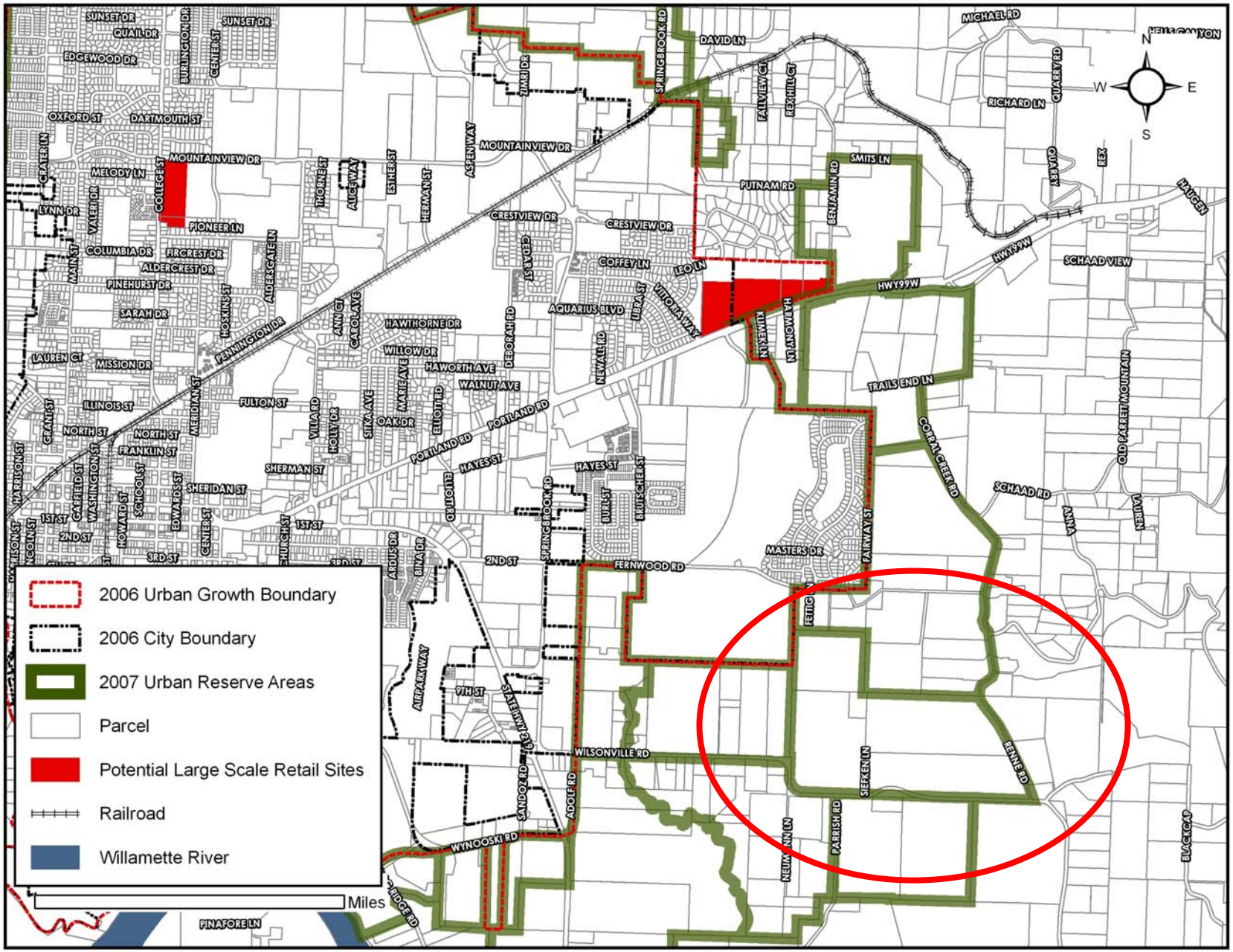
Social Costs

Option A. Require an economic impact analysis through the CUP process.

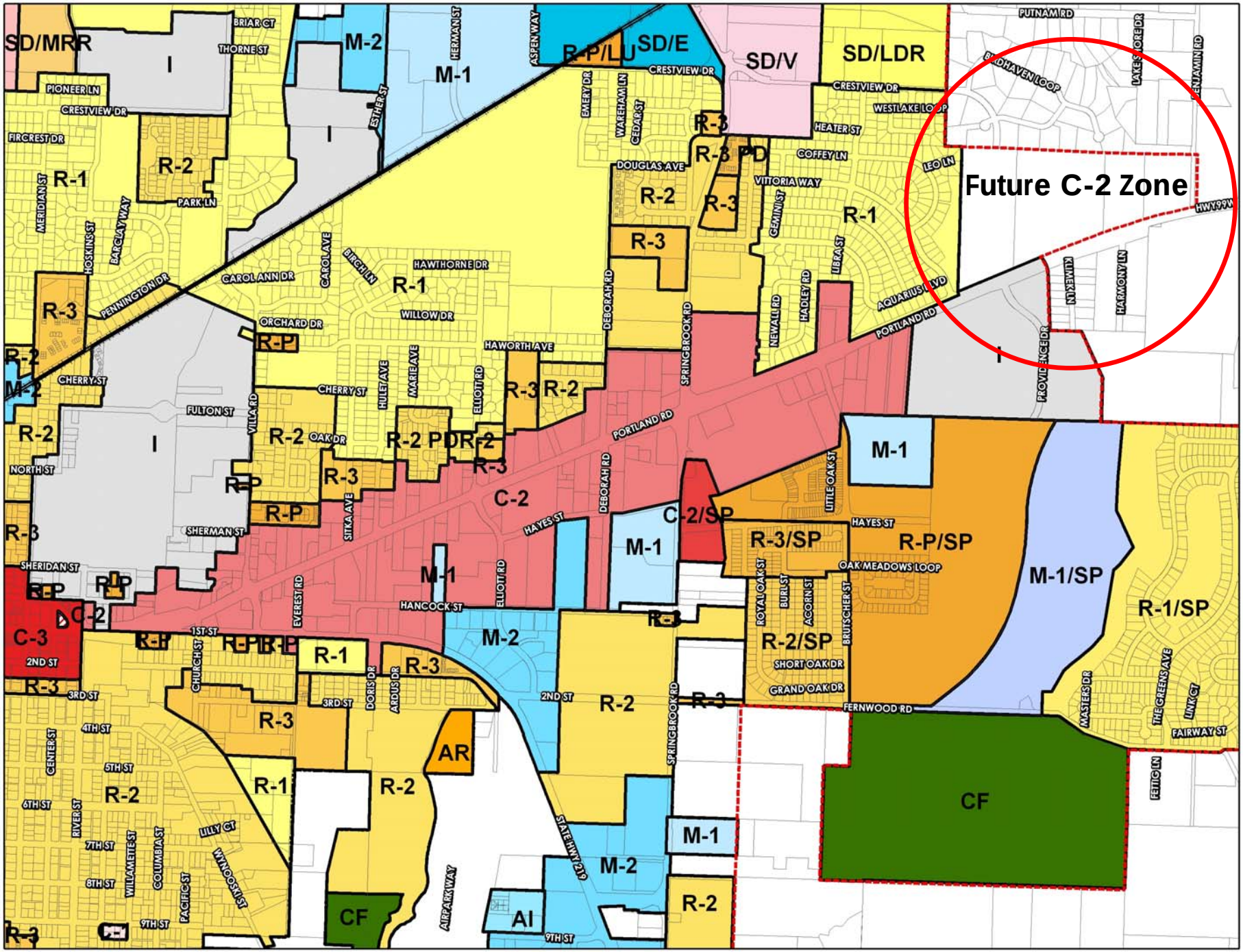
Potential items to include in the economic impact analysis:

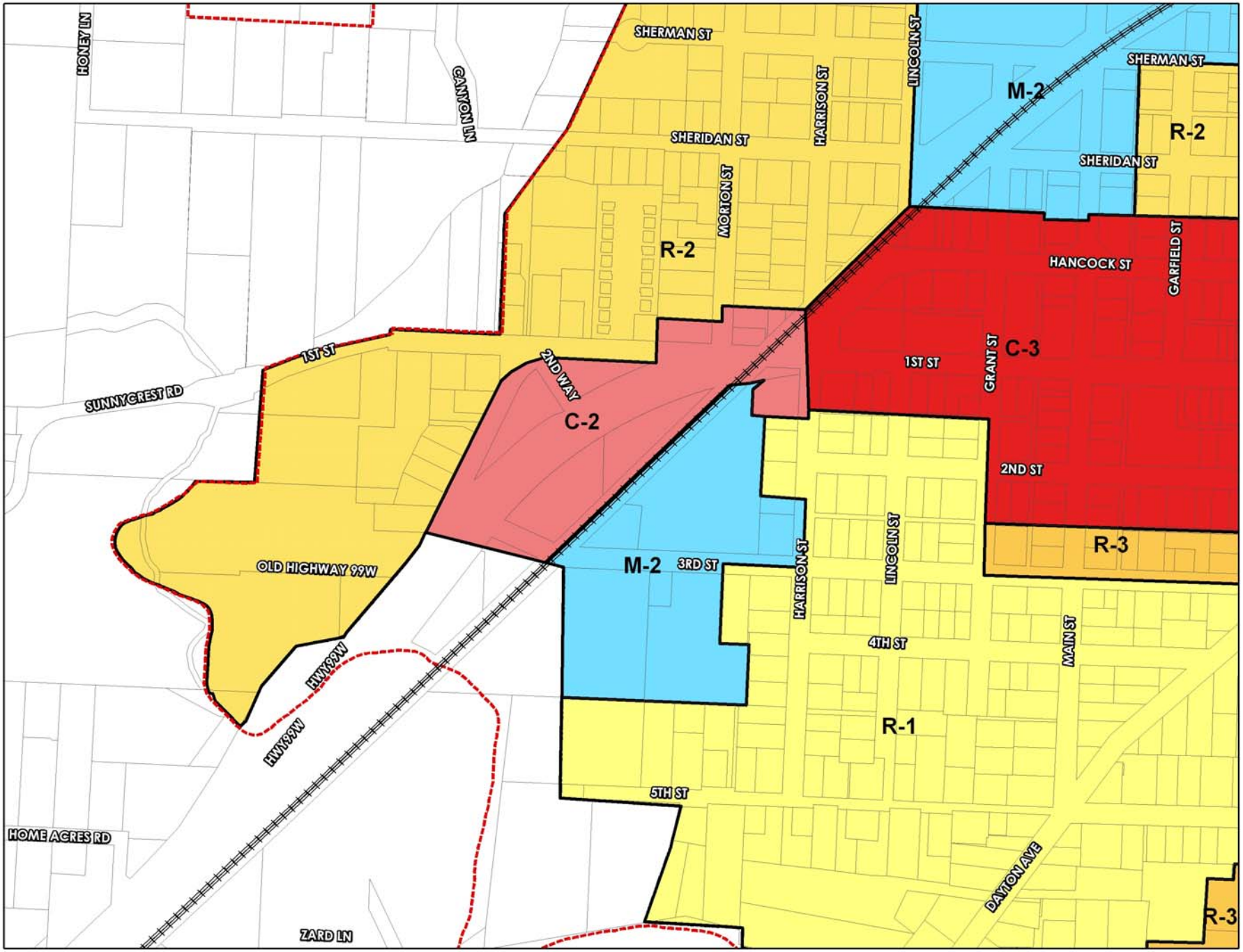
1. Identify the retail trade area of the development
2. Projected number of jobs created
3. Estimated wages
4. Estimated tax revenue
5. Will the development produce a net loss in employment?
6. Will the development produce a net loss in tax revenue?
7. Will the proposal cause a burden on public services and/or infrastructure?
8. Proposed measures to mitigate any negative impacts

Potential Development Areas



Next Steps


Future C-2 Zone
SD/MRR
SD/E
SD/V
SD/LDR
R-P/LU
M-1
M-2
R-1
R-2
R-3
R-3 PD
R-2 PDR-2
C-2
C-2/SP
C-3
R-P
R-P/SP
R-3/SP
R-2/SP
M-1/SP
R-1/SP
CF
AR
AI
I
PORTLAND RD
HAYES ST
HANCOCK ST
FERNWOOD RD
SPRINGBROOK RD
DEBORAH RD
ELLIOTT RD
SITKA AVE
EVEREST RD
CHURCH ST
DORIS DR
ARDUS DR
STATE HWY 219
AIRPARK WAY
PENNINGTON DR
CAROL ANN DR
ORCHARD DR
HAWTHORNE DR
WILLOW DR
HAWORTH AVE
CHERRY ST
FULTON ST
OAK DR
NORTH ST
SHERMAN ST
SHERIDAN ST
1ST ST
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
CRESTVIEW DR
PIONEER LN
FIRCREST DR
PARK LN
BRIAR CT
THORNE ST
HERMAN ST
ASPEN WAY
EMERY DR
WAREHAM LN
CEDAR ST
DOUGLAS AVE
COFFEY LN
HEATER ST
WESTLAKE LOOP
VITTORIA WAY
GEMINI ST
LIBRA ST
NEWALL RD
HADLEY RD
AQUARIUS BLVD
PUTNAM RD
BIRDHAVEN LOOP
LAKESHORE DR
BENJAMIN RD
LEO LN
HWY99W
KIMEK LN
HARMONY LN
PROVIDENCE DR
LITTLE OAK ST
OAK MEADOWS LOOP
ROYAL OAK ST
BURL ST
ACORN ST
BRUTSCHER ST
SHORT OAK DR
GRAND OAK DR
MASTERS DR
THE GREENS AVE
LINK CT
FAIRWAY ST
FETTIG LN
MERIDIAN ST
HOSKINS ST
BARCLAY WAY
CAROL AVE
BIRCH LN
HULET AVE
MARIE AVE
ELLIOTT RD
VILLA RD
ESTHER ST
CENTER ST
RIVER ST
WILLAMETTE ST
COLUMBIA ST
PACIFIC ST
LILLY CT
WYNOOSKI ST


HONEY LN
CANYON LN
SHERMAN ST
SHERIDAN ST
HARRISON ST
MORTON ST
LINCOLN ST
M-2
SHERMAN ST
R-2
SHERIDAN ST
R-2
HANCOCK ST
GARFIELD ST
1ST ST
2ND WAY
C-2
1ST ST
GRANT ST
C-3
SUNNYCREST RD
2ND ST
R-3
OLD HIGHWAY 99W
M-2
3RD ST
HARRISON ST
LINCOLN ST
4TH ST
MAIN ST
HWY 99W
HWY 99W
R-1
5TH ST
HOME ACRES RD
DAYTON AVE
R-3
ZARD LN