

Newberg Civic Corridor Streetscape Project

Project Goal

The goal of this project is to support the City of Newberg's "heart:" an area called the Civic Corridor. Through the construction of special streetscape enhancements and redevelopment of key properties, a unifying theme will be created for this unique area of our community that the citizens of Newberg can continue to take pride in and embrace.

Community Background

The City of Newberg is located approximately 25 miles southwest of Portland, Oregon. Rapid growth within the metropolitan area during the last decade has placed significant development pressures on Newberg. In the last decade, Newberg's population grew 38%, to its current population of over 18,000. While Newberg is strongly influenced by the Portland area, there exists an 8 mile distance between Newberg and the nearest community of any size. This physical and rural separation has helped Newberg to maintain its strong sense of identity.

Newberg is an attractive, growing community. One of the community's strongest attributes is that it has retained its historic downtown area relatively intact. Building architecture and development patterns in the downtown business district consist mostly of the high-density, early 20th century type. Some of area's buildings are on the National Historic Register. While the economic life of the downtown has struggled over the last few decades, the area has slowly begun revitalizing itself over the last few years, largely through the efforts of an energetic Newberg Downtown Association.

Description of the Civic Corridor

The City of Newberg, as well as other local government and civic organizations, have maintained a strong physical presence in the downtown. Over the last decade, millions of dollars have been invested in local government buildings in downtown, both through construction of new facilities and significant renovations to existing historic buildings.

The Newberg community is also fortunate to have a concentrated physical arrangement of the local government facilities in the downtown. A somewhat rare condition exists where the majority of the local government and civic organizations downtown are all located along one street, Howard Street, within a six block area in the center of downtown (see Attachment A.) Over three-fourths of the land within this corridor is in civic use. The community-oriented facilities in this area include City Hall, City Library, the main fire station, the police station, a public park, a future cultural and performing arts center (renovation of an old elementary school is currently underway), a U.S. Post Office, a Masonic Temple, a Veterans of Foreign Wars Hall, and a community center which includes a public daycare facility. Attachment B presents a sampling of buildings located within the Civic Corridor.

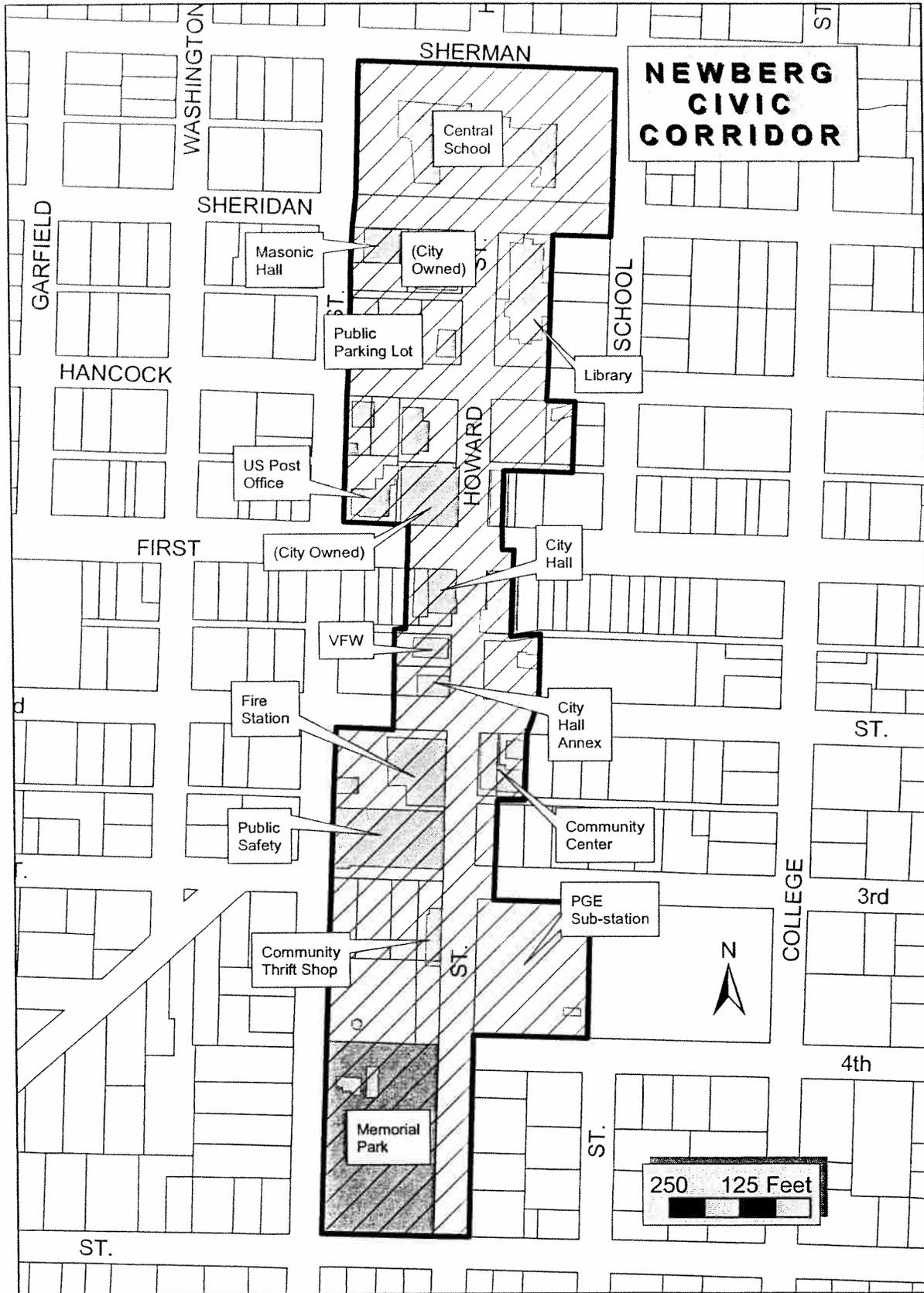
Last year, in recognition of this situation, the Newberg City Council adopted the Civic Corridor. The new zoning overlay sets out specific, thematic development standards for future construction within the overlay. The new standards (e.g., red brick facades for new developments, building accent trim, pedestrian-friendly signage.) will help maintain and enhance stately, historic character and architectural styles of the existing buildings of the area.

Project Description

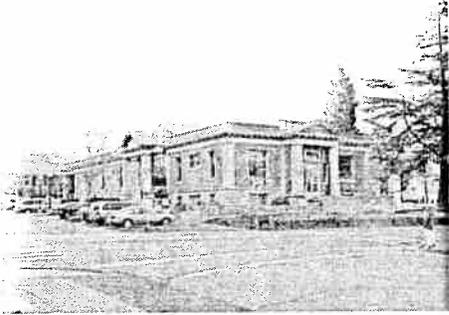
The proposed Civic Corridor Streetscape Project is intended to complement the new development standards laid out in the Civic Corridor Overlay. The special streetscape enhancements will be constructed along Howard Street, the principal roadway with the Civic Corridor. Proposed streetscape improvements include the construction/installation of such items as street trees, pedestrian benches, historic-type street lighting, and unique, red-brick crosswalk designs. Improvements along Howard Street would also be made to the sanitary and storm sewer systems.

Project Costs

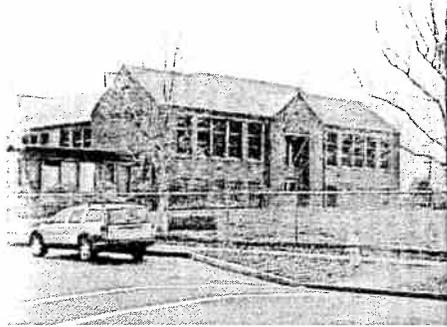
The total estimated cost for this project is \$905,300. Attachment C provides a more detailed budget. If grant funding is secured for this project, the City of Newberg anticipates that it could provide up to \$70,000 toward the total cost of the project. These funds would partially pay for the costs associated with sanitary sewer (\$50,000) and storm sewer (\$20,000) construction necessary for the redevelopment to proceed.



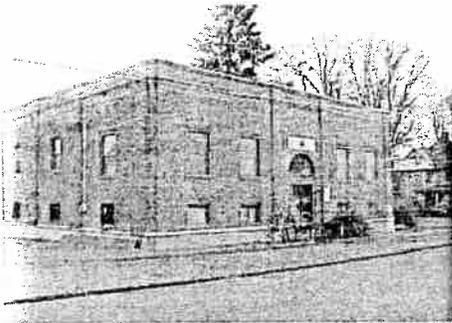
*City of Newberg Civic Corridor
Existing Building Examples*



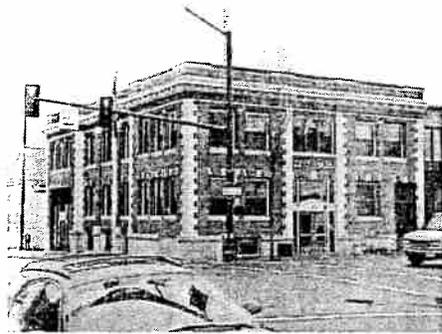
Public Library



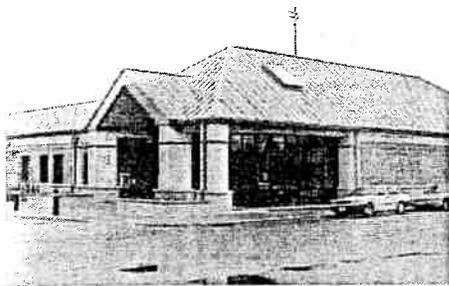
Community Center



Masonic Hall



City Hall



Police Station



Post Office

***City of Newberg Civic Corridor
Project Budget for Streetscape Improvements****

Street Trees - 60 trees @ \$300 each (2 inch caliper)	\$ 18,000
Decorative street lights - 60 lights @ \$3,500 each	\$210,000
Installation of conduit and junction boxes	\$ 50,000
Electrical wiring and connections	\$ 10,000
Street benches - 12 @ \$1,000 each	\$ 12,000
Trash receptacles - 12 @ \$600 each	\$ 7,200
Bike racks - 6 @ \$750 each	\$ 4,500
Sidewalk along east side of Memorial Park - 2,000 sq. ft. @ \$6.00/sq. ft.	\$ 12,000
New curb returns with red, brick accents - 14 @ \$5,000 each	\$ 70,000
Crosswalks (red brick) - 21 @ \$4,000 each	\$ 84,000
Howard Street - 1 inch overlay from Hancock Street to Fifth Street	\$ 20,000
Sanitary sewer replacement - 1200 ft. @ \$150/ft.	\$160,000
Storm sewer construction - 500 ft. @ \$100/ft.	<u>\$ 50,000</u>
SUB-TOTAL	\$707,700
Engineering	\$ 97,800
Contingencies	\$ 97,800
<u>Permits</u>	<u>\$ 2,000</u>
TOTAL	\$905,300

* Cost estimates are for materials and labor.