

Downtown Existing Conditions



Newberg Downtown Improvement Plan



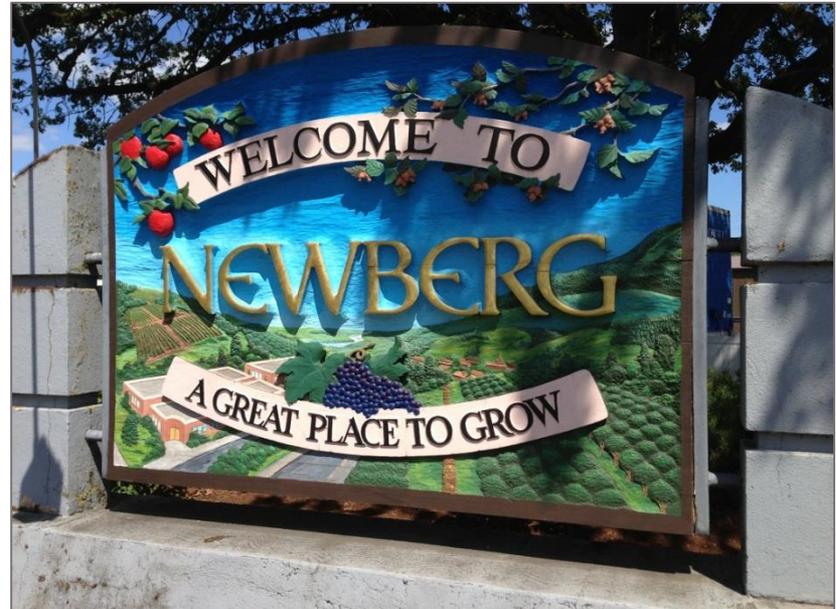
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Purpose

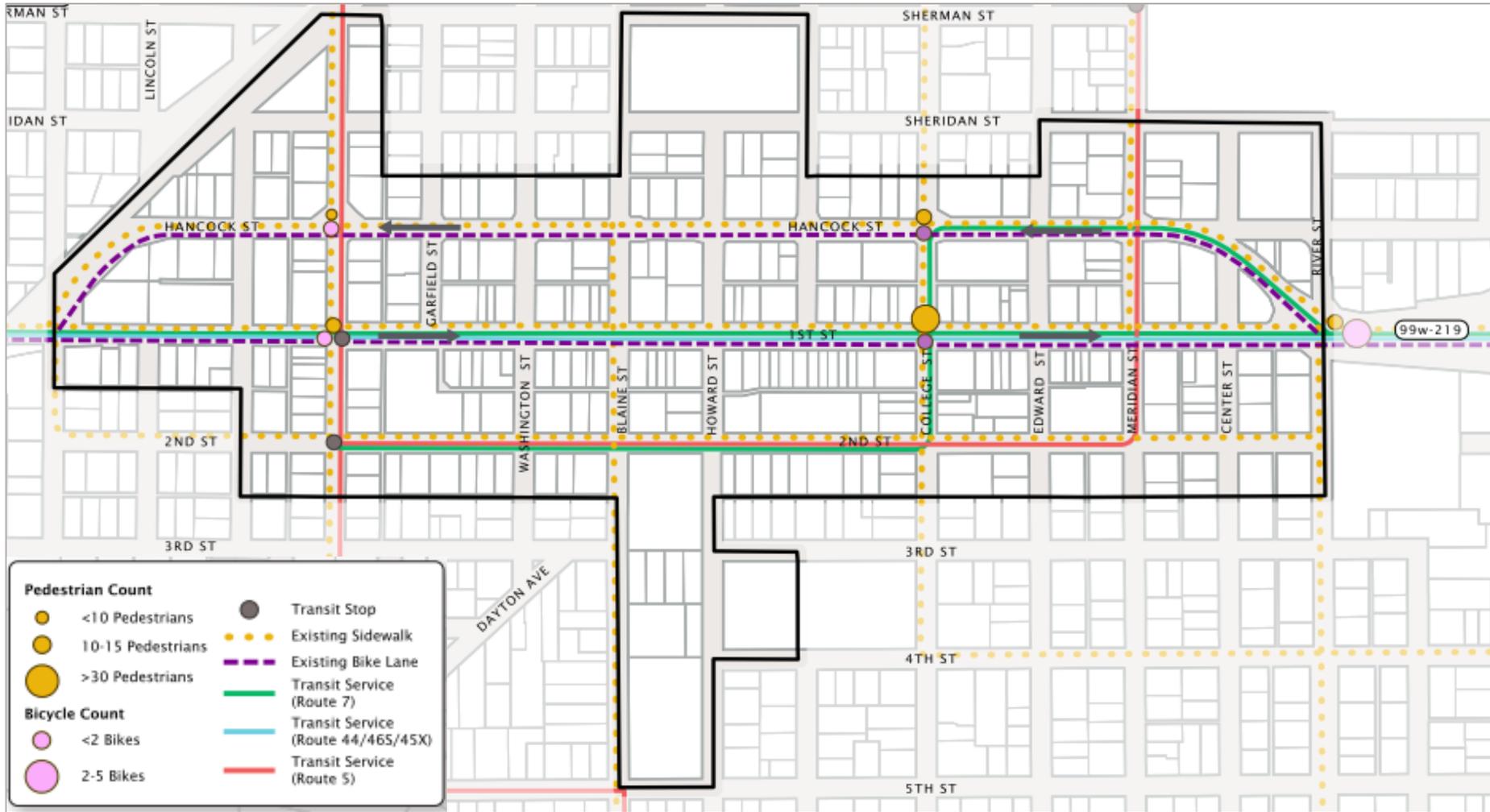
- Summarize the existing conditions and issues within the study area.
- Highlight the potential opportunities and constraints
- The report also summarizes policy, planning, and regulatory requirements that may have an impact upon the NDIP.



Study Area



Transportation System



Issues

- Sidewalk condition and width vary
- Pavement conditions on 1st Street
- Hard to cross 3 lane couplet at unsignalized intersections
- Phase 1 Bypass will reduce traffic volumes

Water Distribution System

- Established water system with aging waterlines
- 2004 Water Distribution System Plan recommends replacing old waterlines as part of CIP
- South side of 1st Street has insufficient pressure for future development

Sanitary Sewer System

- Established sanitary sewer system
- 2007 Sewerage Master Plan recommends upsizing a portion of Wynooski trunkline to 24" for modeled 2040 flows

Storm Sewer System

- Established system on Hancock St., 1st St., and Howard St.
- Stormwater Master Plan points to drainage problem areas
- No stormwater quality treatment in study area

Stormwater System

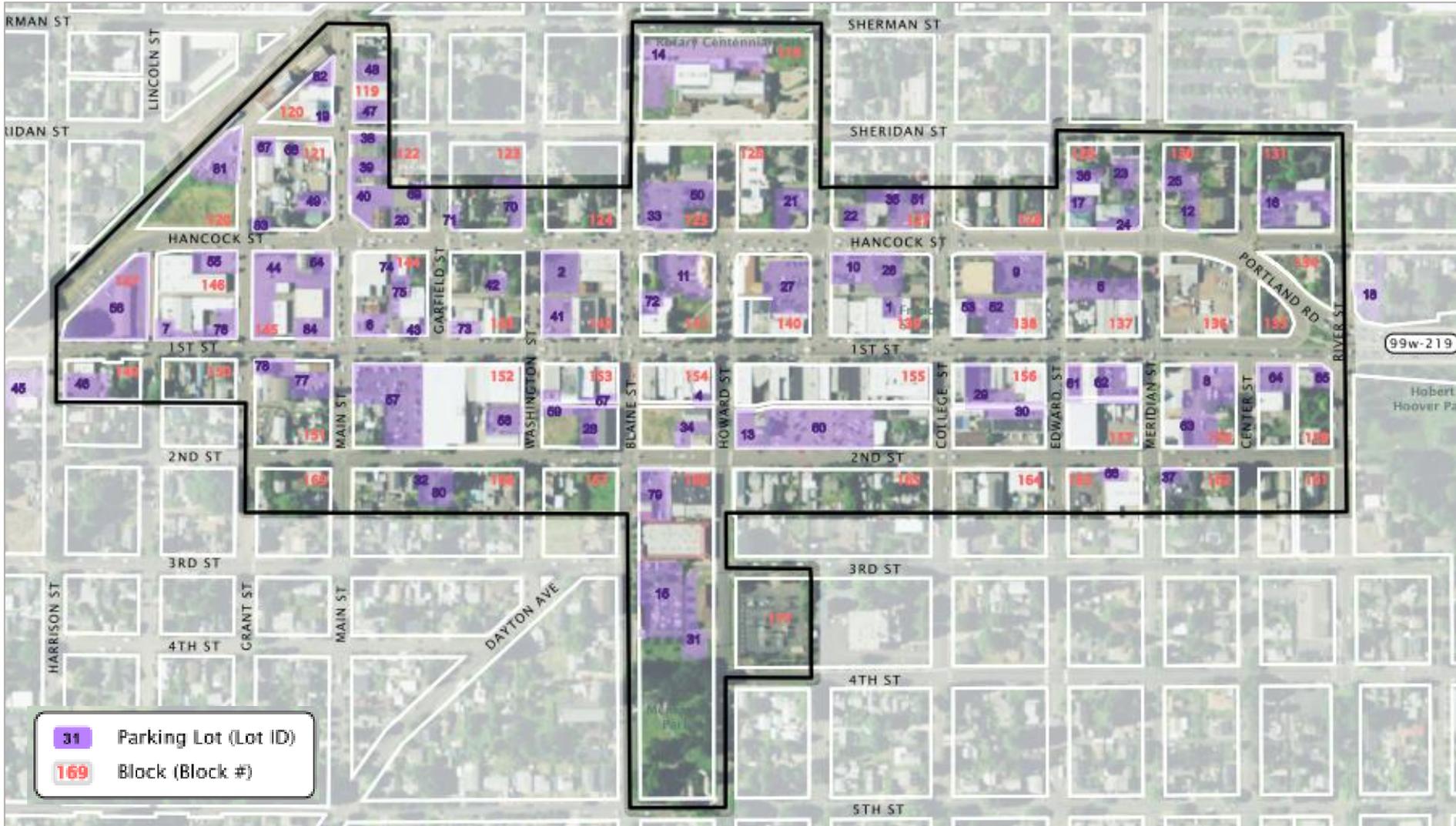


Public Parking



- Conducted inventory for on- and off-street parking
- Total of **2,090 parking stalls**
 - 45% on-street (944)
 - 55% off-street (1,146)
- Several off-street lots present opportunities for shared lots or developable parcels.

Parking Off-Street



Land Use

- Study area is approximately **65 acres**
- There are nearly **12 acres of parking lots** and vacant properties
- Primary land use: commercial (**C-3 Zoning**)
- Most uses comply with Comprehensive Plan and Zoning designations
 - Several lots are non-conforming



Building Environment

- One- and two-story heights
- Pedestrian scale on 1st St
- Less density and accessibility on Hancock St
- Re-use of buildings with original facades and details



Pedestrian Amenities

- Sidewalks mostly curbed; look and feel is inconsistent
- Street lighting: mix of styles & color
- Street trees: mix of species and spacing; some gaps
- Street furnishings: not coordinated w/in downtown; more opportunities for sitting/resting needed



Walking Conditions

- Bulb-outs and crossing markings are good but inconsistent
- Alleys serving businesses and providing access; good resource
- Opportunities for improved accessibility and safer crossing

Civic Identity & Wayfinding

- Gateway signs: both ends of downtown
- Signage: good for vehicles/transportation; less so for peds
- Public art: limited (primarily two murals); opportunities for more
- Kiosks: good sources of info; only 1 currently (Hancock St)
- Flexible festival spaces: Sheridan St. at the Chehalem Cultural Center is designed for use as a Festival Street

- Chehalem Cultural Center
- Francis Square Park and Memorial Park
- Hoover-Minton Museum
- Cameo Theatre
- Masonic Temple
- Public Library
- Three National Register listed buildings: Hoover-Minthorn House, Union Block Building, and J.C.Penny Building
- Several 1900s red brick buildings with cream accents

Challenges

- Current use of right-of-way, traffic volumes and noise impact downtown businesses, users and visitors
- Securing funding for improvements over the long-term

Opportunities

- Reconfiguration of the couplet (reducing lanes)
- Parking lots and vacant properties provide opportunities for development
- Larger anchor/“gateway” developments are possible
- Reuse of the Butler Property
- The Chehalem Mill Industrial Area