

Regional Solutions Project Proposal Form

Purpose: The following information will assist the Mid-Valley Regional Solutions Advisory Committee and RS Team in evaluating proposals.

1. Provide a brief description of the project, including the benefits derived from accomplishing the project.

What is the project?

The Crestview Drive project encompasses three segments of a minor arterial roadway. Segment One would be intersection improvements at the Highway 99W/Providence Drive intersection including a right turn lane, traffic signal modifications and construction of approximately .23 miles of new arterial roadway northward from Highway 99W. Segment Two encompasses reconstructing and widening a portion of Crestview Drive to a minor arterial standard. Segment Three is improving a minor arterial roadway that is currently gravel that connects to North Springbrook Road. Segments Two and Three are approximately .57 miles in length.

Can the project be characterized as a Capital Project?

The project would be a capital infrastructure improvement consisting of a minor arterial roadway with two travel lanes, bike lanes, planter strip and sidewalks.

Where is the project?

The project is in the northeast quadrant of the City of Newberg, north of Highway 99W and east of North Springbrook Road. (See attached map)

What are the benefits of the project?

The economic benefits of construction of Crestview Drive are that it will provide an east-west minor arterial connection to commercial and industrial land within Newberg. Segment One of Crestview Drive will open up approximately 19 acres of vacant land for retail development. Segments Two and Three will provide access to approximately 24 acres of commercial land north of Crestview Drive at North Springbrook Road. The entire Crestview Drive improvement will additionally provide a more direct access route to roughly 68 acres of industrial land in northeast Newberg. Of this industrial land approximately 38.3 acres are vacant and available for development. A portion of the overall industrial land houses the city's largest industrial employer and would enhance access to this facility. Construction of the roadway will additionally provide an access route to the vineyards and wineries located north of Newberg and the Allison Inn & Spa that are part of the agri-tourism sector of the Newberg economy.

2. Does project comply with the Advisory Committee's priorities?

Yes. The Crestview Drive capital infrastructure project would be consistent with Regional Primary Goal for Agri-tourism and the priorities of:

- Expand Agri-tourism opportunities which highlight local produce, viticulture/winery operations and visitor hospitality amenities

- Enhance programs that encourage business retention and expansion
- Engage in local government infrastructure assessments

3. What would happen if this project was not accomplished?

The Newberg-Dundee By-pass will be changing the traffic patterns in Newberg in 2017. The By-pass will be using Highway 99W and South Springbrook Road as part of that route. This will significantly change the traffic patterns at the Highway 99W/South Springbrook Road intersection. Without the Crestview Drive project the Highway 99W/South Springbrook Road will become more congested over time. With the Crestview Drive project it will function as a relief valve to access the approximately 68 acres of industrial land and the two commercial development areas previously described. Without the roadway, access to the industrial employment land will be impaired. The 19 acre commercial area (the last large vacant commercial site in Newberg) is challenged by environmental issues (wetlands) that increase development costs. Without financial assistance this parcel may be delayed in developing until other financial resources can be acquired to build the first segment of the roadway.

4. Does the project have strong community and agency support?

Yes. The Crestview project is listed in the City of Newberg Transportation System Plan – 2005 adopted by the Newberg City Council.

- Who are the responsible/lead parties?

City of Newberg.

- Who are partners that need to be involved?

City of Newberg, Oregon Department of Transportation, Oregon Department of State Lands, Springbrook Properties (Austin Industries), Gramor Development, Providence Newberg Medical Center.

5. List identified or potential funding sources needed to carry out the project.

- What is a rough cost estimate to complete the project?

\$5,000,000 (\$1.1m SDC eligible; \$2.9m private developers; \$1m Regional Solutions)

- If state funds are used, will they leverage other resources?

Yes. Other leveraging resources would include private partnership contributions from abutting property owners and City of Newberg SDCs.

- Are there operating or maintenance costs associated with the project?

Yes. There would be on-going maintenance costs of the roadway which are the responsibility of the City of Newberg.

6. Is this project characterized as short or long term. (short = 1-2 years)

- List the approximate time frame for implementation.

The Crestview Drive project would be considered a short-term project. It would be anticipated that with consensus between the City of Newberg and its partners the project could be designed and constructed within two years of funding authorization.

7. Outside of permits and funding requirements, list any impediments/obstacles to accomplishing the project. List possible solutions to those obstacles.

The critical impediment for this project is the permitting and mitigation of wetlands in Segment One noted above.

8. Is the project economically and environmentally sustainable?
(*Sustainable Community Objectives established by Oregon Legislature per ORS 184.423*)

Yes. The Crestview Drive project would be consistent with 184.423(1)
(c) Investments and expenditures should help promote improvements in the efficient use of energy, water and resources.
(g) State operations should reflect partnerships with communities and businesses.

And 184.423(2)

- (a) Resilient local economies that provide a diversity of economic opportunities for all citizens.
- (c) An independent and productive citizenry.
- (f) Development that wisely and efficiently uses infrastructure investments and natural resources.
- (h) Healthy urban and rural watersheds, including habitats for fish and wildlife.
- (j) Efficient use and reuse of resources and minimization of harmful emissions to the environment.

Regional Solutions Agency Team Review/Comments:

- A. Can the project be easily implemented? List the requirements for permits, policy conflicts, planning compliance, etc.
- B. Is project consistent with state agency missions/priorities?
- C. Is project duplicative of, or contrary to, another state, regional or local government entity's efforts or involvement?
- D. List potential funding sources
- E. List state agencies that might be involved with this project:
- F. List potential "Lead" state agency person