

A. FUTURE LAND USE

1. “*Revisioning Newport*”--*Initial Plan*

The City of Newport completed its *Revisioning Newport* project in 2007. The project identified eight districts within the City, and proposes a long-range vision for how these areas could develop or be redeveloped in the future. The districts are shown on Figure 4-2. The vision and elements proposed in the *Revisioning Newport* document include:

- a. Mixed Use/Gateway North District
 - Mixed commercial and residential uses, including Tinucci’s Restaurant and Catering, bowling, Senior Center, Great Hall
 - Apartments and condos, including senior housing
 - Buffer from industrial area
 - Landscaped sidewalks and trail connections
- b. Future Mixed Use/Riverview North
 - Mixed use development along the river - retail, dining, recreation, entertainment, housing and business
 - Landscaped sidewalks and trail connections
- c. Seventh Avenue City Hall/Commuter Rail
 - Mixed use with Community Center, City Hall, library, police, residential, offices, retail
 - Future Red Rock commuter rail station
 - Streetscape for walking with parking behind street front shops
- d. Pioneer Park Waterfront
 - Condo and townhouse development along river
 - Extension of Pioneer Park with community activities
 - Public boardwalk on river connected to trails and small businesses (coffee shops, etc.)
- e. Old Town
 - Infill of new homes on small lots of record
 - “Traditional” home designs for new homes - porches, rear garages
 - Enhance streetscape with trees, lighting, landscaping

f. Hastings Avenue

- Redevelopment with 2-3 story buildings and “mainstreet” character on Hastings Avenue
- New commercial development on Hastings Avenue
- Diagonal parking along mainstreet with overflow behind buildings
- New streetscape on Hastings Avenue - lighting, sidewalks, street trees, landscape buffer from Highway 61

g. Wooded Homes/Two-Acre Minimum

- Maintain single family homes focus
- Homes sited to preserve forest and topography
- Use native plantings
- Recreational trails to Bailey Park and trail system

h. Bluff Townhomes

- Detached multi-family home development overlooking river valley
- Sensitive siting to preserve existing landscape and bluff views
- Native plantings
- Recreational trails to Bailey Park and trail system

proposed districts

