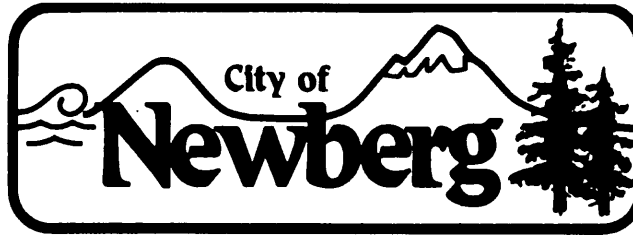


City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132



City Manager
(503) 538-9421
(503) 537-5013 FAX

Community Development Office

P.O. Box 970 • 414 E. First Street • Newberg, Oregon 97132 • (503) 537-1240 • Fax: (503) 537-1272

December 18, 2001

Newberg Urban Renewal Agency
c/o City of Newberg
414 E. First Street
Newberg, OR 97132

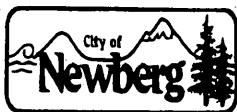
Dear NURA Board:

On December 17, 2001, the Newberg City Council adopted the Newberg Urban Renewal Plan through Ordinance No. 2001-2560. Attached you will find a certified copy of the Ordinance. If you have any questions, please contact me at 503-537-1213. Thank you.

Sincerely,

Terrence D. Mahr
City Attorney

pc: G-59-00



ORDINANCE No. 2001-2560

**AN ORDINANCE OF THE CITY OF NEWBERG APPROVING THE
NEWBERG URBAN RENEWAL PLAN AND DIRECTING THAT
NOTICE OF APPROVAL BE PUBLISHED.**

RECITALS:

WHEREAS, the Newberg Urban Renewal Agency (the "Agency") has prepared and has sent to the City Council for its approval an urban renewal plan for an urban renewal area within the boundaries of the City of Newberg, which urban renewal plan is known as the Newberg Urban Renewal Plan (the "Plan"); and

WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120, and

WHEREAS, the Plan and Report were forwarded to the governing body of each tax district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the plan, and

WHEREAS, pursuant to ORS 457.105, on December 4th, 2001, the Plan and Report and maximum indebtedness were submitted to the Yamhill County Board of Commissioners; and

WHEREAS, the Plan and Report were forwarded to the Newberg Planning Commission for recommendations, and on December 13th the Planning Commission reviewed the Plan and Report and made certain recommendations with respect thereto; and

WHEREAS, pursuant to ORS 457.095, the Newberg City Council held a public hearing on December 17, 2001 to review and consider the Plan, the Report, the recommendation of the Planning Commission, and public testimony, and

WHEREAS, on the City Council finds the Urban Renewal Plan should be adopted and approved, based on the findings listed below,

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1. Findings In support of its adoption of the Newberg Urban Renewal Plan, the following findings of fact and conclusions are adopted:

1. That the area described in the Newberg Urban Renewal Plan is blighted.
2. That rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Newberg.
3. That the Newberg Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole, and provides an outline for accomplishing the projects that the Newberg Urban Renewal Plan proposes.
4. That provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045-ORS - 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
5. That the acquisition of real property provided for is necessary.
6. That the adoption and carrying out of the urban renewal plan is economically sound and feasible.
7. That the City shall assume and complete any activities prescribed it by the urban renewal plan.
8. That the Newberg City Council hereby incorporates by reference the Newberg Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
9. That the Newberg City Council further relies on the Report on the Newberg Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the City Council in this matter.

Section 2. Conclusions

1. The Newberg City Council hereby adopts and approves the Newberg Urban Renewal Plan as shown in Exhibit 1, pursuant to the provision of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.

2. The Newberg City Council directs the City Recorder to record a copy of the Ordinance approving the Newberg Urban Renewal Plan with the Recording Officer of Yamhill County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Urban Renewal Agency for the City of Newberg, Oregon.

ADOPTED by the Newberg City Council this 17th day of December, 2001, by the following votes:

AYE: 4

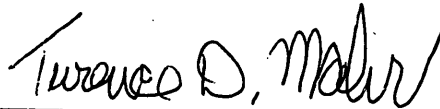
NAY: 1

ABSENT: 0

ABSTAIN: 0

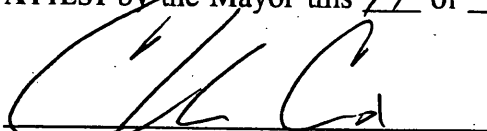
VACANCY: 1

(NOELLE WILSON)



Terrence D. Mahr, City Recorder

ATTEST by the Mayor this 19 of Dec, 2001.



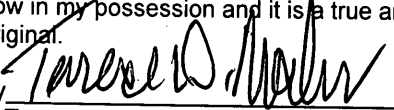
Charles Cox, Mayor

Exhibit A Newberg Urban Renewal Plan

Exhibit B Report on the Newberg Urban Renewal Plan

OFFICE OF CITY RECORDER
CITY OF NEWBERG

I certify that I have compared this copy with the original document now in my possession and it is a true and correct copy of the original.

By 
Terrence D. Mahr, Manager Pro Tem

Date 12/20/01

LEGISLATIVE HISTORY

By and through the Newberg Urban Renewal Task Force at the November 14, 2001 meeting.

By and through the Newberg Planning Commission at the December 13, 2001 meeting.

After Recording, Return to:

Terrence D. Mahr, City Attorney
City of Newberg
PO Box 970
Newberg, OR 97132
(503) 537-1206

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK

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CERTIFICATION

of the City of Newberg's Urban Renewal Plan

Attached is a copy of Ordinance No. 2001-2560 of the City of Newberg approving the Newberg Urban Renewal Plan. Also included are the attachments which contain the City of Newberg's Urban Renewal Plan and Urban Renewal Plan Report.

I hereby certify the ordinance, the plan, and the report to be true and correct copies of the official documents which are on file with the City of Newberg as the Urban Renewal Agency.

These documents are sent to the County Clerk for recording in accordance with ORS 457.125 which requires the documents to be recorded by the Urban Renewal Agency with the Recording Officer of the County in which any portion of the Urban Renewal area is situated. The entire Urban Renewal area is situated within the city of Newberg in Yamhill County, Oregon.

Terrence D. Mahr, City Attorney and
City Recorder for the City of Newberg

State of Oregon)
County of Yamhill)

I certify that this is a true and correct photocopy of a document in the possession of

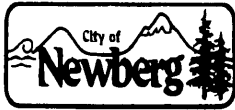
Terrence D. Mahr.

Dated this 19th day of December, 2001.



Notary Public for Oregon

My Commission Expires: 10/21/04



ORDINANCE No. 2001-2560

AN ORDINANCE OF THE CITY OF NEWBERG APPROVING THE NEWBERG URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

RECITALS:

WHEREAS, the Newberg Urban Renewal Agency (the "Agency") has prepared and has sent to the City Council for its approval an urban renewal plan for an urban renewal area within the boundaries of the City of Newberg, which urban renewal plan is known as the Newberg Urban Renewal Plan (the "Plan"); and

WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120, and

WHEREAS, the Plan and Report were forwarded to the governing body of each tax district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the plan, and

WHEREAS, pursuant to ORS 457.105, on December 4th, 2001, the Plan and Report and maximum indebtedness were submitted to the Yamhill County Board of Commissioners; and

WHEREAS, the Plan and Report were forwarded to the Newberg Planning Commission for recommendations, and on December 13th the Planning Commission reviewed the Plan and Report and made certain recommendations with respect thereto; and

WHEREAS, pursuant to ORS 457.095, the Newberg City Council held a public hearing on December 17, 2001 to review and consider the Plan, the Report, the recommendation of the Planning Commission, and public testimony, and

WHEREAS, on the City Council finds the Urban Renewal Plan should be adopted and approved, based on the findings listed below,

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

Section 1. Findings In support of its adoption of the Newberg Urban Renewal Plan, the following findings of fact and conclusions are adopted:

1. That the area described in the Newberg Urban Renewal Plan is blighted.
2. That rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Newberg.
3. That the Newberg Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole, and provides an outline for accomplishing the projects that the Newberg Urban Renewal Plan proposes.
4. That provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045-ORS - 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
5. That the acquisition of real property provided for is necessary.
6. That the adoption and carrying out of the urban renewal plan is economically sound and feasible.
7. That the City shall assume and complete any activities prescribed it by the urban renewal plan.
8. That the Newberg City Council hereby incorporates by reference the Newberg Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
9. That the Newberg City Council further relies on the Report on the Newberg Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the City Council in this matter.

Section 2. Conclusions

1. The Newberg City Council hereby adopts and approves the Newberg Urban Renewal Plan as shown in Exhibit 1, pursuant to the provision of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.

2. The Newberg City Council directs the City Recorder to record a copy of the Ordinance approving the Newberg Urban Renewal Plan with the Recording Officer of Yamhill County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Urban Renewal Agency for the City of Newberg, Oregon.

ADOPTED by the Newberg City Council this 17th day of December, 2001, by the following votes:

AYE: 4

NAY: 1

ABSENT: 0

ABSTAIN: 0

VACANCY: 1

(NOELLE WILSON)



Terrence D. Mahr, City Recorder

ATTEST by the Mayor this 19 of Dec, 2001.



Charles Cox, Mayor

Exhibit A Newberg Urban Renewal Plan

Exhibit B Report on the Newberg Urban Renewal Plan

LEGISLATIVE HISTORY

By and through the Newberg Urban Renewal Task Force at the November 14, 2001 meeting.

By and through the Newberg Planning Commission at the December 13, 2001 meeting.



CITY OF NEWBERG

URBAN RENEWAL PLAN

Newberg Urban Renewal Agency
November, 2001

NEWBERG URBAN RENEWAL PLAN

November, 2001

Prepared By:
The Newberg Urban Renewal Agency
Of the
City of Newberg, Oregon

Spencer and Kupper
Planning and Development Services
2510 NE Thompson Street
Portland, Oregon 97212

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Spencer & Kupper - Renewal Plan Preparation

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100. THE NEWBERG URBAN RENEWAL PLAN

A. General

The Newberg Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Newberg City Council acts as the Newberg Urban Renewal Agency.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Newberg respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Newberg Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Newberg Urban Renewal Area was approved by the City Council of the City of Newberg on December 17, 2001 by Ordinance No. 2001-2560.

B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in (Map) Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

200. CITIZEN PARTICIPATION

This renewal plan was developed under the guidance of the Newberg City Council. To provide citizen involvement in developing the renewal plan, the City Council appointed a Task Force consisting of twelve members of the community and affected taxing bodies. Between August and November 2001, the Task Force met six times to review and discuss key elements of the urban renewal plan. The final meeting of the Task Force was a joint session with the City Council. In addition, during the same period, the consulting team and Task Force held two well-publicized public workshops to discuss design issues, respond to questions about the Plan and urban renewal, and to solicit public input. Charles Kupper, of Spencer & Kupper, also gave the City Council a briefing on the urban renewal plan at a regularly scheduled City Council meeting in October. All of those meetings were open to the public.

The Newberg Planning Commission met to review the Plan on December 13, 2001. The Newberg City Council held a public hearing on adoption of this Plan on December 17, 2001. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Newberg Comprehensive Plan, and to implement development strategies and objectives for the Newberg Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

The Plan will assist in achieving the Chehalem Future Focus-II Community Vision Statement. The Plan also will assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities. The project activities undertaken under this Plan will be guided by the values described in the Chehalem Future Focus Values Statement.

The goals of the Newberg Renewal Plan are:

A. Promote Private Development and Job Creation

Goal: To promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial and mixed-use districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to the area.
4. Help create a diverse economy by supporting job growth in a variety of employment sectors.
5. Actively support the concentration of a variety of businesses and services in the Downtown area so that a "one stop" destination is created.

B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in the renewal area which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop buildings and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improve Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to enhance adjacent businesses and neighborhoods, to improve connectivity within the district, to improve and enhance public open spaces as an integral part of each district, and to enhance livability.

Objectives:

1. Reconstruct existing roadways and sidewalks where needed and in a manner that balances impacts and opportunities, and enhances the livability of adjacent businesses and neighborhoods.
2. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
3. Address and improve pedestrian safety throughout the renewal area.
4. Construct new streets to provide connectivity and encourage private investment.
5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Improve Utilities

Goal: Improve and repair utilities to allow efficient development of the renewal area.

Objectives:

1. Construct or reconstruct public utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.
2. Create a backbone system for high-speed data transmission within the renewal area to help encourage development of technology-based businesses.

E. Provide Adequate Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support businesses and activities in the Downtown area.
2. Provide separate areas for employee parking so close-in parking can be available for customers.

F. Provide Adequate Public Facilities

Goal: Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities, to maintain and enhance safety in the renewal area, and to increase public utilization of the renewal area.

Objectives:

1. Ensure that public safety facilities within the renewal area are adequate to support and protect existing and proposed development in the renewal area.
2. Evaluate the adequacy of other public facilities serving the renewal area.

3. Improve public parks and plazas to serve local residents and visitors, and to stimulate private investment.

G. Provide and Improve Housing

Goal: Provide for new housing units in livable mixed-income neighborhoods that collectively reflect a diversity of housing types, occupancy (rental and owner-occupied), and income levels in the City. Support housing development that is geared to support the Area's employment generation goals.

Objectives:

1. Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market-rate rental and owner-occupied housing, which support prospective residential markets in, adjacent to, and near the Area.
2. Provide assistance to help maintain, and assist in the rehabilitation of the stock of existing housing in the renewal area.
3. Assist in the development of quality housing for a range of that household incomes that are representative of the City as a whole.

H. Support the Arts, Culture and Heritage

Goal: Assist in funding programs for public art, cultural and community facilities and museums within the renewal area.

Objectives:

1. Provide a set-aside of urban renewal funds for art in public spaces within the urban renewal area.
2. Provide assistance for development of cultural and community facilities and museums supported by the community.

I. Support Other City Policy Goals

1. Chehalem Future Focus - Values

The renewal plan will support and promote the values expressed in the Chehalem Future Focus Values Statement. Those values include

- a) Creating a friendly, small-town atmosphere
- b) Creating a livable community that offers excellent schools, health care, and housing
- c) Creating a safe and efficient transportation network
- d) Creating a diversified economic base that provides a full range of employment opportunities.
- e) Creating a vital local economy that meets diverse shopping and commercial needs
- f) Creating a physically safe community
- g) Creating a healthy environment that preserves the beauty of Newberg's natural surroundings.

2. Newberg Comprehensive Plan

The renewal plan will support goals and policies of the Newberg Comprehensive Plan. Relevant Comprehensive Plan goals include:

G. OPEN SPACE, SCENIC, NATURAL HISTORIC AND RECREATIONAL RESOURCES

GOALS:

1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.
2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.

POLICIES:

2. Scenic Resources Policies

- a. The City shall take steps to maintain and improve the visual quality of the City.

3. Historic Resources Policies

- d. The City will encourage the re-use of historic structures such as the establishment of bed and breakfast operations, specialty shops, restaurants and professional offices.

4. Recreation Policies

- j. A senior center, a community center, and an adult sports complex of 20-50 acres should be developed.

H. THE ECONOMY

GOAL: To develop a diverse and stable economic base.

POLICIES:

1. General Policies

- a. In order to lessen the percentage of persons who live in Newberg but must work elsewhere, the City should encourage a diverse and stable economic base through tax incentive programs, land use controls, preferential assessments and capital improvement programs. The formation of a community development corporation should also be considered.

- c. The City will encourage the creation of a diversified employment base, the strengthening of trade centers, and the attraction of both capital and labor intensive enterprises.

3. Commercial Areas Policies

- a. The City shall encourage the retention of the downtown core as a shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there.

I. HOUSING

GOAL: To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents' of various income levels.

J. URBAN DESIGN

GOAL: To maintain and improve the natural beauty and visual character of the City.

POLICIES:

1. General Policies

- g. Community appearance should continue to be a major concern and subject of a major effort in the area. Street tree planting, landscaping, sign regulations and building improvements contribute to community appearance and should continue to be a major design concern and improvement effort.

5. Downtown Policies

- a. The City shall encourage improvement of the central business district as the economic, cultural, business and governmental center of the Newberg area.
- f. A concerted effort should be made to revitalize the central business district through rehabilitation or redevelopment of existing areas.
- h. Benches, street trees, and other pedestrian-scaled amenities shall be planned for and encouraged in the downtown area.

K. TRANSPORTATION

GOAL 4: Minimize the impact of regional traffic on the local transportation system.

POLICIES:

- a. Enhance the efficiency of the existing collector/arterial street system to move local traffic off the regional system.

GOAL 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.

POLICIES:

- a. The City shall provide safe, convenient and well-maintained bicycle and pedestrian transportation systems.
- f. The City shall encourage pedestrian access throughout commercially zoned areas.
- g. On-street bike lanes or parallel bikeways should be provided on all designated major collector and arterial roadways, and on certain neighborhood collectors if warranted from a bicycle system connectivity standpoint.

GOAL 8: Maintain and enhance the City's image, character and quality of life.

POLICIES:

- c. Encourage plans which protect the integrity of existing neighborhoods, commercial, and industrial areas.
- 3) The City shall develop 100 off-street parking places, in a cooperative effort with the business community, in the central business district, to offset parking lost by the Hancock Street widening project.

L. PUBLIC FACILITIES AND SERVICES

GOAL: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

POLICIES:**2. Sewers and Water Policies**

- c. Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system.

M. ENERGY

GOAL: To conserve energy through efficient land use patterns and energy-related policies and ordinances.

N. URBANIZATION

GOALS:

2. To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.
3. To create a quality living environment through a balanced growth of urban and cultural activities.

400. PROPOSED LAND USES

A. Land Use Plan

Exhibit 2, the "Zoning Map", describes the locations of the principal land use classifications which are currently applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Newberg Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference).

This Plan shall be in accordance with the approved City of Newberg Comprehensive Plan and Zoning Map of the City of Newberg. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications that are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Newberg Comprehensive Plan.

B. Plan and Design Review

Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

500. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. PUBLIC IMPROVEMENTS

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

1. Streetscape Projects and Civic Corridor

The Renewal Agency will participate in activities to improve the visual appearance of the project area, and thereby create a better environment for investment in the renewal area. Streetscape projects will be carried out in the Downtown area, in the 9th Street area, and in a "Civic Corridor" to be created from Central School to Memorial Park. The Renewal Agency also may undertake a streetscape improvements in other key locations within the urban renewal area. These improvements may include street lighting, trash receptacles, benches, historical markers, street trees and landscaping, and curb extensions at selected intersections.

2 Street, Curb, Sidewalk and Alley Improvements,

There are deficiencies in streets, curb, alleys, and sidewalks within the project area. The Renewal Agency will participate in funding improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Work anticipated to be undertaken includes:

- Downtown sidewalk improvements and replacement.
- Alley improvements in downtown blocks between Hancock, 2nd, Harrison and River Streets.
- Extension of Hayes Street between Deborah Road and Brustcher Street

3. Pedestrian, Bicycle, and Transit Facilities

These activities include pedestrian, bicycle and transit connections between the renewal project area, and Newberg's downtown core, to the Willamette riverfront, and residential areas. Activities may include bikeways and paths, pedestrian/bike paths on the periphery of the old Renne school site, bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. Activities will include:

- Improve Downtown Riverfront bike connections by Installing bikeways along Blaine, River, and 11th Streets

4. Public Parking

The supply of public off-street parking in Newberg is limited, and inconveniently located. Parking improvements will help improve the usage and investment climate in the renewal area. The Agency will participate in funding the acquisition, construction and improvement of parking lots and public parking facilities within the renewal area.

5. Downtown Gateways and Public Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of monuments, artwork, signage and landscaping at the east and west ends of

downtown. The Agency also may participate in the design and construction of appropriate public spaces, or parks or public facilities within the urban renewal area.

6. Infrastructure Improvements - Water, storm and sanitary sewers, and telecommunications
Newberg City staff has identified aging and inadequate sanitary and storm sewer, and water services throughout the Downtown area. The Agency will participate in the repair and upgrade of these services. In order to promote the renewal area as a location for new business, the Agency may also participate in construction of a high-speed data transmission system in downtown Newberg.

7. Arts and cultural improvements.

Arts and culture are envisioned as a component of the revitalization of downtown Newberg. The Agency will participate by funding public art, and by providing assistance for development and improvement of facilities for arts and cultural uses.

8. Other Public Improvements and Facilities

To achieve the objectives of this Plan, and to target public investments in a manner which benefits the Renewal area, the Agency may participate in the improvement or construction of public facilities and buildings within the urban renewal area. Such improvements may include:

- Downtown Public Restrooms
- Community facilities or public safety facilities that provide a benefit to the renewal area.

B. REDEVELOPMENT - NEW CONSTRUCTION

1. It is the intent of this Plan to stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized property. Redevelopment through new construction may be achieved in two ways:
 - (a) By public or private property owners, with or without financial assistance by the Agency;
 - (b) By acquisition of property by the Agency for redevelopment or resale to others for redevelopment.
2. Redevelopment Financing. The Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan. The obligations of the redeveloper, if any, shall be in accordance with Section 700 of this Plan.
 - *Properties currently targeted for Redevelopment Assistance include the Butler Property, and the Central School building. Other properties may be substituted or added as opportunities arise.*

C. REDEVELOPMENT - REHABILITATION AND PRESERVATION OF RESIDENTIAL AND COMMERCIAL PROPERTIES

This activity will enable the Renewal Agency to carry out objectives for improving building conditions in the project area, and encouraging infill and reuse in the project area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and

interior conditions of buildings in the renewal area. The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners, or persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

D. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 600 and 700 of this Plan.

E. BUSINESS AND ECONOMIC DEVELOPMENT ACTIVITIES

The agency will participate in activities designed to attract new business to the urban renewal area, retain existing businesses, and assist in economic development activities within the renewal area

F. PLAN ADMINISTRATION

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

600. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property may be necessary to carry out the objectives of this Plan. Property for public or private preservation, rehabilitation, development, or redevelopment may be acquired by gift, eminent domain or any other lawful method for the purpose of the redevelopment. The purposes and procedures for acquisition under this Plan are:

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require will require an amendment to the plan as set forth in Section 800 of this Plan

A. Acquisition requiring City Council ratification.

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Assembling land for development by the public or private sector.
2. Where conditions exist that may affect the health, safety and welfare of the Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only

following completion of a minor amendment to this Plan as set forth in Section 800C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

3. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

Acquisitions described in Sections 600A 1, 2, and 3 shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

B. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 800 D2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
 - c. Property acquisition for public use, or for public buildings and facilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

700. PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS

A. Property Disposition and Redevelopment

The Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment for uses and purposes specified in this Plan. If property is identified for acquisition in this plan, the Agency proposes to commence disposition of property within five (5) years from the date of identifying those properties in this plan, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, pedestrian, bikeway, and utility projects, and other right-of-way improvements listed in Section 500 of this plan.
2. Construction of public facilities in Section 500 of this plan.

3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency, and with the Redeveloper's obligations in Section 800B of this plan.

The Renewal Agency may dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

B. Redevelopers Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers acquiring land from, or requesting financial assistance through the Agency also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

800. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial amendments consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1%, shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

B. Major Amendments not requiring special notice

Major amendments requiring approval per ORS 457.095 consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$500,000 amount will be adjusted annually from the year 2001 according to the "Engineering News Record" construction cost index for the Northwest area.
2. The addition of improvements or activities that substantially alter the goals and objectives of the Urban Renewal Plan.

C. Minor Amendments Requiring Approval by City Council.

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 600A 1, 2, and 3 of this plan.

D. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600B1 and 2 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2001dollars.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

900. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is twenty-five million dollars (\$25,000,000).

1000. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1100. RELOCATION

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with the Oregon Dept. Of Transportation or other parties to help administer its relocation program.

1200. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency", Renewal Agency" or "Urban Renewal Agency" means the Newberg Urban Renewal Agency.

"Area" means the area included within the boundaries of the Newberg Urban Renewal Area.

"City" means the City of Newberg, Oregon.

"City Council" means the City Council of the City of Newberg, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Yamhill, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Newberg Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Newberg Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Newberg, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Public Safety Project" means projects intended to assist police, fire, ambulance, and emergency services in the City of Newberg.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Newberg Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Newberg Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

**Newberg Urban Renewal Plan
Boundary Legal Description**

The following is a description of lands within the City of Newberg located in Sections 16, 17, 18, 19, 20 and 21, Township 3 South Range 2 West of the Willamette Meridian in Yamhill County, Oregon more particularly described as follows:

Beginning at a point at the Southeast corner of Spring Meadows subdivision, said point monumented with an iron bar located on the North side of Highway 99W;
thence S 24°23'24" E, perpendicular to the North line of the highway to the South line of said highway;
thence Southwesterly along the South line of said highway to an iron rod;
thence South 1025 feet more or less to a point on the North line of the South half of the Sebastian Brutscher Donation Land Claim;
thence East along the North line of the South half of said Donation Land Claim to the thread of Spring Brook;
thence following the thread of Spring Brook, Southwesterly 2800 feet more or less to the South line of the Brutscher Donation Land Claim;
thence West along the South line of said Donation Land Claim to a point 2012 feet West of the Southeast corner of said Donation Land Claim;
thence South to the North line of Fernwood Road ;
thence West 1804 feet, more or less, to the Southwest corner of Parcel 3 of Partition Plat 97-52;
thence Northwesterly along the West line of Parcel 3 1862 feet more or less;
thence N 89° 13;' 14" W 30.01 feet;
thence S 85° 00' W to the thread of the West fork of Spring Brook;
thence Southerly following the thread of Spring Brook to a point 50 feet North of the Easterly extension of the North line of that property described in Volume 130 Page 311, Yamhill County Deed Records;
thence Southwesterly 53 feet more or less to the Northeast corner of that property described in Volume 130 Page 311 in Yamhill County Deed Records;
thence Westerly 401 feet along the North line of that property described in Volume 130 Page 311 to the East line of Springbrook Road;
thence South along the East line of Springbrook Road 434 feet more or less to the Easterly extension of the Southerly line of Parcel 2 of Partition Plat 93-57;
thence Westerly along the South line of Partition 93-57 550 feet more or less to the "Initial Point" of Partition 93-57;
thence South 52.84 feet to the North line of Hancock Street;
thence West 105 feet more or less along the North line of Hancock Street;
thence South 60 feet to the South line of Hancock Street;
thence West along the South line of Hancock Street 425 feet to the Northeast corner of Lot 4 in Flightways Industrial Park subdivision;
thence South along the East line of Flightways Industrial Park subdivision 800 feet more or less

to the South line of East Second Street;
 thence East along the South line of East Second Street 10 feet;
 thence South 700 feet more or less;
 thence West to the Westerly line of Highway 219;
 thence Northwesterly and Westerly, along the South line of Highway 219 3900 feet more or less
 to a point 30 feet West of the West line of Lot 5 in Block "B" of Hobson's Addition to the City of
 Newberg;
 thence Southwesterly, along the South line of Highway 99W to an angle point between lots 12
 and 13 in Block "B" of Hobson's Addition to the City of Newberg;
 thence Northwesterly along the South line of said highway 75 feet more or less to the West line
 of Lot 14 in Block "B" of Hobson's Addition to the City of Newberg;
 thence South along the East line of Blocks 6 and 7 of the "Town of Newberg" to a point 40 feet
 South of the Northwest corner of Lot 15 of Block "C" of Hobson's Addition to the Town of
 Newberg;
 thence West, parallel to East Third Street 265 feet more or less;
 thence South to the North line of East Third Street;
 thence West along the North line of East Third Street to the East line of River Street;
 thence South along the East line of River Street to the North line of Eleventh Street;
 thence East along the North line of Eleventh Street to the West line of Wynooski Street;
 thence S 27° E 67 feet more or less to the South line of East Eleventh Street;
 thence West along the South line of East Eleventh Street to the East line of River Street;
 thence South along the East line of River Street 670 feet more or less to the Easterly prolongation
 of the South line of Wildwood Addition to the City of Newberg;
 thence Westerly along the Easterly prolongation of said South line of Wildwood Addition to the
 City of Newberg 690 feet more or less to the Southwest corner of said Addition;
 thence North along the West line of said Addition 400 feet more or less ;
 thence West 225 feet;
 thence South 75 feet more or less;
 thence West 250 feet to the West line of South College Street;
 thence North along the West line of South College Street to the South line of East Tenth Street;
 thence South along the South line of East Tenth Street and its Westerly extension to the West
 line of James Street;
 thence Southeasterly along the West line of James Street to the Southeast corner of Lot in Block
 1 of Village Park Addition to the City of Newberg;
 thence S 89° 10' 20" W 114.18 feet to the Southwest corner of Lot 1 in Block 1 of Village Park
 Addition to the City of Newberg;
 thence Northwesterly along the West line of said lot and the extension thereof to a point lying
 54.6 feet South of the South line of East Ninth Street;
 thence West to the West line of South Blaine Street;
 thence North along the West line of South Blaine Street to the South line of East Third Street;
 thence West along the South line of East Third Street to the West line of South Grant Street;
 thence North along the West line of Grant Street to the South line of an alley running East-West
 through Block 14 of Hurley and Large's Addition to the City of Newberg;

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thence West along the South line of said alley 520 feet more or less to the West line of South Harrison Street;
 thence South along the West line of South Harrison Street 13 feet more or less;
 thence West 100 feet;
 thence South 230 feet;
 thence East 100 feet to the West line of South Harrison Street;
 thence South to the North line of East Third Street;
 thence West 210 feet more or less;
 thence South 260 feet more or less;
 thence East 85 feet;
 thence South 175 feet more or less to the North line of the David Ramsey Donation Land Claim;
 thence West along the North line of the Ramsey donation Land Claim 560 feet more or less;
 thence North 375 feet more or less to the South line of West Third Street at its intersection with the South line of the Southern Pacific Railroad right of way;
 thence N 79° W along the South line of West Third Street and the extension thereof to the West line of Old Highway 99W ;
 thence Northeasterly along the West line of Old Highway 99W 590 feet more or less to the South line of West First Street;
 thence Easterly along the South line of West First Street 420 feet more or less to a point of intersection with the Southerly extension of the East line of Lot 24 of Hurley's Fruitland subdivision;
 thence North 129 feet more or less;
 thence East to the East line of Morton Street;
 thence North along the East line of Morton Street 44 feet more or less to the South line of a vacated alley running East-West located in Block 28 of Hurley and Large's Addition to Newberg;
 thence East along the South line of said vacated alley to the West line of the Southern Pacific Railroad right of way;
 thence Northeasterly along the Southern Pacific Railroad right of way to the West line of Block 9 of Hurley and Large's Addition to Newberg;
 thence North along the West line of North Lincoln Street to the South line of West Franklin Street;
 thence East along the South line of West Franklin Street to the East line of North Main Street;
 thence North along the East line of North Main Street to the South line of East Franklin Street;
 thence East along the South line of East Franklin Street to a point 30 feet West of the East line of North Garfield Street;
 thence South to the North line of the Southern Pacific Railroad right of way;
 thence Northeasterly along the North line of the Southern Pacific Railroad right of way to the West line of North Washington Street;
 thence North along the West line of North Washington Street to the North line of East Illinois Street;
 thence East along the North line of East Illinois Street to the West line of Deskins Street;
 thence Northeasterly to a point on the East side of Highway 219 at the North right of way line of

the Southern Pacific Railroad;
 thence Southeasterly to a point of intersection with the East line of Highway 219 and the South line of the Southern Pacific Railroad right of way;
 thence Southwesterly along the South line of said railroad right of way to the North line of East North Street;
 thence East along the North line of East North Street to a point of intersection with the Northerly extension of the East line of North Howard Street;
 thence South along the Northerly extension of the East line of North Howard Street to the South line of East Franklin Street;
 thence West along the South line of East Franklin Street to the East line of North Blaine Street;
 thence South along the East line of North Blaine Street to the South line of East Sherman Street;
 thence East along the South line of East Sherman Street to the West line of North School Street;
 thence South along the West line of North School Street to the South line of East Sheridan Street;
 thence West along the South line of East Sheridan Street 100 feet more or less to the West line of Lot 2 in Block 14 of the Central Addition to the Town of Newberg;
 thence South along the West line of Lot 2 in Block 14 of the Central Addition to the Town of Newberg to the Southwest corner of said lot;
 thence East along the North line of said alley to the East line of North School Street;
 thence South along the East line of North School Street 7 feet to the Southwest corner of Lot 9 in Block 17 in the Central Addition to the Town of Newberg;
 thence East along the South line of Lot 9 in Block 17 in the Central Addition to the Town of Newberg, along the South line of Lots 4 through 1 in Block 12 in Deskins Second Addition and along the South line of Lots 5 through 1 in Block 11 in Deskin's Second Addition to the East line of North Edwards Street;
 thence North along the East line of North Edwards Street to the South line of East Sheridan Street;
 thence East along the South line of East Sheridan Street to the East line of North Meridian Street;
 thence South along the East line of North Meridian Street 180 feet more or less to a point;
 thence East parallel to the South line of Block 2 of Deskin's Fourth Addition to Newberg to the East line of Lot 6 of Block 2 of Deskin's Fourth Addition to Newberg;
 thence South along the East line of Lot 6 in Block 2 of Deskin's Fourth Addition to Newberg to the North line of East Hancock Street;
 thence East along the South line of East Hancock Street to a point 86 feet East of the West line of North River Street;
 thence South parallel to the East line of North River Street 260 feet more or less to the North line of Highway 99W;
 thence Northwesterly along the North line of said highway 149 feet more or less;
 thence North 15 feet more or less;
 thence Northeasterly 190 feet more or less along the North line of said highway to a point;
 thence Northeasterly 250 feet more or less to a point;
 thence North 400 feet more or less;
 thence East 189 feet more or less;
 thence North 295 feet more or less;

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thence East 50 feet;
 thence North 420 feet more or less;
 thence East 682 feet more or less along the North line of that property surveyed in County Survey 7437 to the West line of Villa Road;
 thence South along the West line of Villa Road 73 feet more or less to a point being on the Westerly extension of the North line of the "Newberg Professional Center" subdivision;
 thence East along Westerly extension of the North line and the North line of the "Newberg Professional Center" subdivision and the Northwest corner thereof;
 thence North 27 feet more or less;
 thence East 390 feet more or less to the South east corner of that property referenced in County Survey 7974;
 thence North 225 feet more or less to the Southwest corner of Lot 3 of Partition Plat 91-18;
 thence East along the South line of Lot 3 of said partition and the Easterly extension thereof 170 feet more or less to the East line of Hulet Avenue;
 thence South along the East line of Hulet Avenue 2 feet more or less to the Northwest corner of that property referenced in County Survey P10248;
 thence East along the North line of said property 134 feet more or less;
 thence North 285 feet more or less to the Southwest corner of Lot 56 in Oak Hollow subdivision;
 thence East along the South line of Lots 46,55 and 54 of Oak Hollow subdivision to the Southeast corner of Lot 54;
 thence South along the West lines of Lots 51,51,49,48 and 47 to the Southwest corner of Lot 47 in Oak Hollow subdivision;
 thence East along the South boundary of Oak Hollow subdivision 295 feet more or less to the Southeast corner of Lot 43 in said subdivision;
 thence North along the East line of Lots 43 and 42 of Oak Hollow subdivision to the most Easterly Northeast corner of Lot 42 in said subdivision;
 thence N 87° 56' E along the South line of Lot 38 in Oak Hollow subdivision to the Southeast corner of said lot;
 thence North along the East line of Lots 38 and 37 in Oak Hollow subdivision 70 feet more or less ;
 thence East 58.48 feet along the South line of Parcel 3 of Partition Plat 95-42 to the West line of Parcel 2 in said partition;
 thence South 33 feet along the West line of Parcel 2 in said partition to the Southwest corner of Parcel 2;
 thence East 486 feet more or less along the South line of said partition and the Easterly extension thereof to a point;
 thence North 255 feet more or less to a point on the East line of Partition Plat 97-63;
 thence East 99 feet more or less;
 thence North 51 feet more or less;
 thence East along the South line of Lot 18 in Block 2 of Boulevard Park subdivision 211.36 feet to the Southwest corner thereof;
 thence N 66° 23' 20" E along the South line of said subdivision to the Southeast corner of Lot 17 in said subdivision;

thence N 66° 00' 20" E along the South line of said subdivision 333.03 feet to the Southeast corner of Lot 5 in said subdivision;
 thence North along the East line of Lots 1,4,and 5 of Boulevard Park subdivision 212.5 feet to a point;
 thence N 86° 54'20" E 211 feet to the East line of Deborah Road;
 thence North along the East line of Deborah Road to the South line of Haworth Avenue;
 thence East along the South line of Haworth Avenue to the West line of Springbrook Street;
 thence North along the West line of Springbrook Street 395 feet more or less to a point at the Westerly prolongation of the North line of that property referenced in County Survey P-6534;
 thence Easterly along the extension of and the North line of that property surveyed in County Survey P-6534 704 feet more or less to the West line of Newall's Addition;
 thence South along the West line of Newall's Addition to the North line of Highway 99W;
 thence Northeasterly along the North line of Highway 99W to the East line of Newall's Addition;
 thence North along the East line of Newall's Addition to the South line of Spring Meadow subdivision;
 thence East along the South line of Spring Meadow subdivision 310 feet more or less to the Northwest corner of Lot 16 in Block 1 of Spring Meadow subdivision Stage 1A;
 thence South along the West line of Spring Meadow subdivision 1A 512.7 feet to the North line of Highway 99W;
 thence Northeasterly along the North line of Highway 99W to the point of beginning.

Excepting therefrom the following described land:

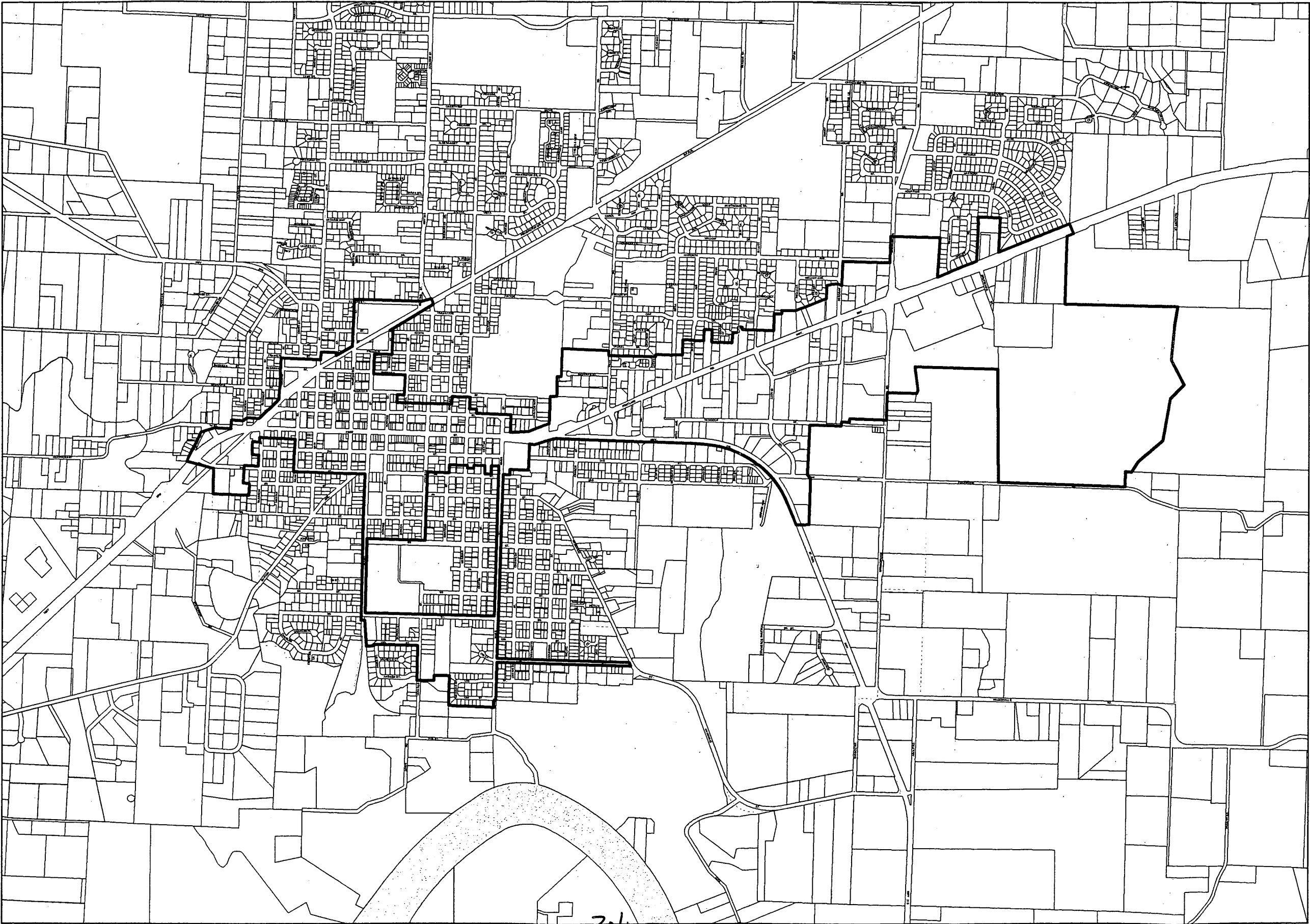
Beginning at a point at the intersection of the North line of East Ninth Street and the East line of South Blaine Street;

thence North along the East line of South Blaine Street to the North line of Sixth Street;
 thence East along the North line of East Sixth Street to the East line of South College Street;
 thence North along the East line of South College Street to the North line of East Third Street;
 thence East along the North line of East Third Street to the East line of South Edwards Street;
 thence North along the East line of South Edwards Street 119 feet more or less;
 thence East 260 feet more or less to the East line of South Meridian Street;
 thence South along the East side of South Meridian Street 39 feet more or less to a point 80 feet North of the North line of the North line of East Third Street;
 thence East 106 feet to the East line of an alley in Block 10 of the Original Town of Newberg;
 thence North 41 feet along the East line of said alley;
 thence East 154 feet to the East line of South Center Street;
 thence South to the North line of East Third Street;
 thence East to the East line of an alley in Block 9 of the Original Town of Newberg;
 thence North along the East line of said alley 120 feet more or less;
 thence East to the West line of South River Street;
 thence South along the West line of South River Street to the North line of East Ninth Street;
 thence West along the North line of East Ninth Street to the point of beginning.

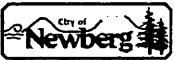
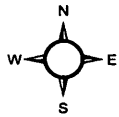
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**NEWBERG URBAN RENEWAL PLAN
URBAN RENEWAL BOUNDARY**

**Exhibit 1
Plan**



Urban Renewal Boundary
Urban Growth Boundary
City Limits

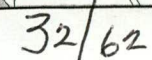


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Exhibit 2 Plan





CITY OF NEWBERG

URBAN RENEWAL PLAN

REPORT ON PLAN

Newberg Urban Renewal Agency
November, 2001

34/62

REPORT ON

NEWBERG URBAN RENEWAL PLAN

November, 2001

Prepared By:
The Newberg Urban Renewal Agency
Of the
City of Newberg, Oregon

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REPORT ON

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SECTION 100 - Physical, Social, and Economic Conditions

History and Purpose of the Renewal Plan

The City of Newberg has undertaken a work effort to form an urban renewal area in the downtown and other predominantly commercial areas of the City. This work effort follows several years of land use and transportation planning efforts involving the City, property owners, residents and business leaders to complete the *Downtown Newberg Vision in 2020*, *Newberg City Council Advance of 2001*, the *Springbrook Oaks Specific Plan* of 1999 and the *City of Newberg Transportation Plan* of 1994. The urban renewal district will provide financing and implementation resources to help achieve the vision established by these earlier studies and plans.

The purpose of the urban renewal plan is to incorporate the vision, policies and recommendations contained in the *Downtown Newberg Vision in 2020*, *Newberg City Council Advance of 2001*, the *Springbrook Oaks Specific Plan* and the *City of Newberg Transportation Plan*.

The Newberg Urban Renewal Area Boundary

City of Newberg staff developed a preliminary draft urban renewal boundary that was analyzed and discussed by consultants to the City, and an Urban Renewal Task Force made up of interested citizens, business owners, residents and officials. The proposed boundary was also discussed at two public workshops hosted by The Task Force on September 19 and October 30, 2001. Suggestions for boundary modifications were made. The proposed boundary resulting from those discussions is shown as Exhibit 1 of this report.

The urban renewal boundary includes Sub-area A-Downtown Newberg extending from Highway 99W as it enters the City from the west to Hess Creek Park on the east, and generally from Hancock Street on the north to 3rd Street to the south. The boundary also includes some older industrial and residential areas along the Southern Pacific Railroad north of downtown, and older residential areas south of downtown and near 9th street. This area contains Newberg's traditional downtown district and immediately adjacent older residential and industrial areas.

A predominantly highway-oriented commercial area, Sub-area B-Highway 99W, which extends from Hess Creek Park to the eastern edge of the city beyond Brutscher Street, is also included within the district. The area includes commercial properties on the north side of Highway 99W and commercial and industrial lands south of Highway 99 to Highway 219.

Also included within the urban renewal boundary is Sub-area C, Springbrook Oaks which is a largely vacant area which lies south of Highway 99W at the far eastern edge of the city. The total land area within the proposed boundary is 653.2 acres. Sub-Areas are shown on Exhibit 2.

An Analysis of Blighting Conditions Within The Proposed Renewal Area

ORS 457.010 defines "blight" as follows:

"Blighted areas mean areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

"The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

"Defective design and quality of physical construction;

"Faulty interior arrangement and exterior spacing;

"Overcrowding and a high density of population;

"Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

"Obsolescence, deterioration, dilapidation, mixed character or shifting of uses."

"An economic dislocation, deterioration or disuse of property resulting from faulty planning;

"The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

"The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

"The existence of inadequate streets and other rights-of-way, open spaces and utilities;

"The existence of property or lots or other areas which are subject to inundation by water;

"A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

"A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or

"A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."

Methodology for Evaluating Conditions Within The Proposed Renewal Area

Information describing the existing conditions within the proposed renewal area originates from a variety of sources. The Consultant team reviewed the *Downtown Newberg Vision in 2020*, *Newberg City Council Advance of 2001*, the *Springbrook Oaks Specific Plan* of 1999 and the *City of Newberg Transportation Plan* of 1994. Information was also assembled from the City's GIS system, and confirmed with City and County officials. Additional information, particularly transportation issues and plans, and the adequacy and condition of the Area's infrastructure, was obtained from City staff. The Consultant team also conducted a "window survey" of all properties and streets within the study area. During the investigations and City discussions, the following data was inventoried:

- The use of each parcel.
- The existing zoning of each parcel.
- General observations on the condition of buildings where such could be determined from a "walk-around" perspective.
- The condition of streets: pavement, sidewalks and pedestrian amenities.
- The quality of traffic flow, the ease of vehicular movements and the clarity of routes to traverse the area.
- The existence and adequacy of the public infrastructure, i.e.: storm water drainage; sanitary sewers; water delivery systems; etc.

100A Area Conditions - Use and Zoning within the Area

Existing land use within the Area is summarized in Table 1 by existing zoning, and is shown on Exhibit 3. This information was compiled from the City of Newberg's GIS program. The total area containing zoned properties, both public and private is 510 acres. An additional 143 acres within the Area consists of streets, highways, railways and other public rights of way. The total area within the proposed urban renewal boundary is 653.2 acres. The information in Table 1 is summarized for zoned property only. Table 2 is also included which shows zoned land area and right-of-way within each of the three Sub-areas.

Table 1
Existing Land Use and Zoning
Newberg Urban Renewal Area
November 2001

	City of Newberg Zoning Designations												
	C-2	C-3	M-1	M-2	R-2	R-3	M-1/SP	C-2/SP	R-P/SP	I	R-P		
Primary landuse	Community commercial	Central Business District	Limited Industrial District	Light Industrial District	Medium Density Residential	High Density Residential	Limited Industrial District Specific Plan	Community Commercial Specific Plan	Residential Professional Specific Plan	Institutional	Residential Professional	TOTAL	% OF TOTAL
single family	8.31	1.37	0	1.49	26.09	4.39	0	0	0	0	0	41.65	8.16
apartment	1.31	0	0	0	0.28	7.05	0	0	0	0	0	8.64	1.69
office/commercial	16.81	5.96	5.64	5.12	3.9	0	0	0	0	0	2.66	40.09	7.85
retail	70.64	5.21	0	4.61	0	0	0	0	0	0	0	80.46	15.76
industrial	8.7	0.86	7.41	21.09	1.13	0	0	0	0	0	0	39.19	7.68
church	1.85	0.06	0	0	1.79	0.24	0	0	0	0	0	3.94	0.77
vacant	37.03	0.82	1.48	2.92	5.99	0.13	81.97	7.53	69.34	0	0	207.21	40.60
services/lodging	7.11	1.17	0	0	0	0	0	0	0	0	0	8.28	1.62
other	29.23	7.02	10.72	1.46	8.8	9.93	0	0	0	13.78	0	80.94	15.86
GRANDTOTAL	180.99	22.47	25.25	36.69	47.98	21.74	81.97	7.53	69.34	13.78	2.66	510.4	
% OF TOTAL	35.46	4.40	4.95	7.19	9.40	4.26	16.06	1.48	13.59	2.70	0.52		
Units in acres													

The predominant existing land use within the urban renewal boundary, about 41% of the land area, is vacant land, particularly in Sub-area C-Springbrook Oaks area, and vacant commercial land along the Highway 99W corridor in Sub-area B. Retail and office/commercial uses make up the majority of developed land within the district, accounting for 24% of the land area. Existing residential uses are about 10% of the land area, and industrial uses about 8%.

Approximately 41% of the land area is zoned for commercial purposes, either C-3 Central Business District in Sub-Area A-Downtown and C-2 Community Commercial in Downtown and along the Highway 99W corridor in Sub-Area B. Industrial zoning, both in Sub-areas A and B and in the Spring Oaks area Sub-area C, make up about 28% of the total land area. Residential zoning, including mixed-use Residential Professional designations in the Springbrook Oaks area, account for about 27% of the land area.

Table 2
Zoning by Sub-area
Newberg Urban Renewal Area
November 2001

	City of Newberg Zoning Designations												
Sub-district	C-2	C-3	I	M-1	M-1/SP	M-2	R-2	R-3	R-P	R-P/SP	C-2/SP	Net Total	Gross Tot
A-Downtown	26.95	22.47	1.43	0	0	19.34	47.98	20.99	0	0	0	139.16	210.17
B-Hwy.99W	154.04	0	12.35	13.33	0	17.35	0	0.75	2.66	0	0	200.48	272.27
C-Spg.Oaks	0	0	0	11.92	81.97	0	0	0	0	69.34	7.53	170.76	170.76
Total	180.99	22.47	13.78	25.25	81.97	36.69	47.98	21.74	2.66	69.34	7.53	510.4	653.2
Units are acres													

100B Area Conditions - General Building Conditions

The overall condition of residential structures within the Downtown A Sub-Area is good, although a significant number of smaller single-family structures could benefit from general maintenance, and probably modernization. Most housing appears constructed prior to 1930. Clusters of residential structures are in need of more significant rehabilitation, notably along Garfield, Washington and Blaine Streets north of Hancock Street, between Blaine and College Streets south of 3rd Street, and south of 9th Street from Blaine to River Streets. These areas include some of the older residential structures in the City. Few residential structures appear vacant.

The old Central School is located on a 1.4-acre site between Blaine and School Streets at Sheridan Street. The old school building is vacant and is owned by the Chehalem Park and Recreation District. The school building is in need of significant rehabilitation.

Many commercial structures along 1st Street and to a lesser extent along both Hancock and 2nd Streets were constructed prior to 1930. There are vacant storefronts along 1st Street. Building conditions vary considerably from recently renovated, to needing significant improvements. In general, façade improvements such as awnings, modern storefronts, lighting and signage need upgrading.

Generally, commercial structures are located along both sides of Highway 99W in Sub-Area B. These buildings are newer, and appear in good condition. No vacant structures were noted. Light industrial structures are found south of Highway 99W along Hancock Street and Highway 219 appear in good condition.

Sub-Area C is vacant except for an existing 12-acre light industrial use located off Brutscher Street.

100C Area Conditions - Transportation Needs within the Area

A *Transportation System Plan and Addendum Report*, Kittelson & Associates, Inc., June 1994 was adopted by the city and contains an assessment of the condition of the current transportation system, identifies short term improvement needs to address current problems, forecasts long-term transportation needs, and includes a recommended transportation improvement plan to address those needs.

Highway 99W is a primary state highway linking the Portland Metro Area to the Yamhill Valley and Oregon coast, and extends throughout the length of the urban renewal area. This highway carries over 40,000 average daily traffic (ADT) and is expected to carry 65,000 ADT by 2012. The high volumes of truck and auto traffic create a significant barrier to north-south travel within the renewal area both for auto traffic, pedestrians and bicycles. This problem is particularly acute in the downtown area where high traffic volumes and speeds conflict with pedestrian activities and discourage pedestrian use.

The *Transportation System Plan* evaluated pedestrian volumes and ease of pedestrian circulation throughout Newberg, and particularly along 99W and downtown. The highest pedestrian volumes in the city are found on First and Hancock Streets. An analysis of the ability of pedestrians to cross both First and Hancock Streets concluded that the high volumes of auto and truck traffic on these streets conflict with pedestrian crossing opportunities over 85 percent of the time during the PM peak hour.

In a traditional downtown business district like downtown Newberg, these conflicts have a direct impact on business activities that rely on pedestrian access, and account in large part for the high turnover of businesses and the existence of vacant storefronts on 1st Street.

Sections of Hancock Street downtown between Meridian Street and Main Street are identified in the *Transportation System Plan* as hazardous due to the high rate of accidents along the route. Hazardous conditions discourage pedestrian crossing and access along downtown streets, and impact business activities in the area.

In addition to traffic congestion, speeds and high levels of pedestrian conflict downtown, the overall pedestrian environment does not encourage pedestrian use and safety, and does not support businesses that rely on high levels of pedestrian access. This is due to the relatively narrow existing sidewalks, lack of pedestrian amenities such as street furnishings, pocket parks and lighting, lack of a comprehensive street tree program, lack of attractive pedestrian improvements along alleys and between parking lots and business streets, and inadequate signage.

In order to address existing conflicts and problems, the *Transportation System Plan* recommends a number of short-term projects including roadway capacity improvements on collector streets at highway 99W in the downtown area, and system capacity and safety improvements along or at collector streets for improved pedestrian/bicycle access.

Improvements to Highway 99W by the Oregon Department of Transportation (ODOT) are currently underway to reconstruct the westbound lanes, add bike lanes and reconstruct sidewalks the length of the highway through Newberg. A new transition at the 1st Street/River Street intersection is complete which links the one-way couplet downtown (1st Street eastbound and Hancock Street westbound) to the two-way highway segment east of River Street. On-street parking is planned to be removed on the north side of Hancock Street. In addition to these Highway 99W improvements, ODOT is evaluating a Newberg-Dundee Bypass designed to route through auto and truck traffic around both cities. Implementation of the bypass is long-term and is not currently funded.

The *Transportation System Plan* identified long-term transportation improvement needs in order to address growth and development within the city and the urban renewal area. Capacity improvements to the collector/arterial street system within the urban renewal area include Springbrook Road, Brutscher Street, and Fernwood Street. Improvement and extension of Hayes Street was subsequently identified as a needed improvement in the *Springbrook Oaks Specific Plan*. Non-traffic capacity and bicycle/pedestrian improvements within the urban renewal area are River Road, and College Street.

100D Area Conditions - Infrastructure within the Area

The City of Newberg Community Development Department conducted an assessment of the urban renewal area's infrastructure needs, summarized in *Downtown Core Area Infrastructure Needs*, City of Newberg, August 2001. Results of the assessment are summarized below.

Older existing sanitary sewers require replacement in the area between 3rd Street and Hancock Street from River to Main Streets except for recently replaced segments. These existing sewers are constructed of vitrified clay, and are recommended for replacement.

Older existing storm sewers constructed of vitrified clay are in need of replacement between First and 3rd Streets from Blaine to River Streets.

Older cast iron water lines along First Street from Meridian to Main Street and smaller segments on 2nd Street are recommended for replacement including the existing fire hydrants on the south side of First Street.

In addition, the report notes improvement needs for unimproved alleys throughout downtown, street lighting including underground power on First and Hancock Streets, landscaping, lighting and other improvements to the city parking lot on 2nd Street, and street trees provided throughout the downtown area.

The report also notes that the opportunity to provide fiber optic capacity to the area is possible as new technologies are introduced and perfected.

100E Area Conditions - Utilization of Land

The City of Newberg has conducted a buildable lands analysis for all properties within the city including the urban renewal area. An aspect of land utilization is redevelopment opportunity of currently improved properties when the value of improvements on a parcel is less than the value of the land. Table 3 summarizes land utilization within the urban renewal by zoning category.

Table 3
Land Utilization -Redevelopable Parcels by Zone
Newberg Urban Renewal Plan
November 2001

ZONE NAME	DESCRIPTION	TOTAL ACRES	# OF PARCELS	ACRES REDEVELOPABLE	% REDEVELOPABLE LAND
C-2	COMMUNITY COMMERCIAL	180.99	272	59.02	32.6
C-3	CENTRAL BUSINESS DISTRICT	22.47	139	1.18	5.3
M-1	LIMITED INDUSTRIAL DISTRICT	25.25	4	1.48	5.9
M-2	LIGHT INDUSTRIAL DISTRICT	36.69	53	6.95	18.9
R-2	MEDIUM DENSITY RESIDENTIAL	47.98	197	10.71	22.3
R-3	HIGH DENSITY RESIDENTIAL	21.74	56	5.61	25.8
M-1/SP	LIMITED INDUSTRIAL DISTRICT SPECIFIC PLAN	81.97	1*	81.97	100.0
C-2/SP	COMMUNITY COMMERCIAL SPECIFIC PLAN	7.53	1*	7.53	100.0
R-P/SP	RESIDENTIAL PROFESSIONAL SPECIFIC PLAN	69.34	1*	69.34	100.0
I	INSTITUTIONAL	13.78	8	0	0.0
R-P	RESIDENTIAL PROFESSIONAL	2.66	24	0	0.0
		510.4	753	243.79	
* Zoning in specific plan areas splits					
parcels up in to parts. Also this is an area that					
is currently not developed but approximately 25%					
of the area will become right of way.					

The table above indicates that a significant number of the tax lots in the area are unproductive, or underproductive from a tax-producing standpoint. This lack of economic productivity is further emphasized by the low improvement to land value ratio in the proposed renewal area boundary. Table 3 indicates that approximately 244 acres, or 48% of the Area excluding rights-of-way, has an improvement value less than the value of the land. A low ratio of improvement values to land values indicates that land in an area is vacant, developed at low intensity, is developed with relatively low-value buildings, or a combination of these factors. Land in this Area has high potential for development and redevelopment due to its location in and in close proximity to downtown Newberg, and significant transportation access provided by Highway 99W. In general, a more appropriate improvement to land ratios for the Area would be in the range of 5- 8 to 1 for commercial and industrial properties, and 3-5 to 1 for residential properties. Land in the Newberg urban renewal area appears underutilized and unproductive for well-located urban land, and offers considerable redevelopment opportunity.

The highest concentration of underutilized properties is commercially zoned parcels on the fringe of the downtown area in Sub-area A and along the Highway 99 corridor in Sub-area B. In addition, vacant land within Sub-area C presents significant development opportunity that is not currently realized.

100F Conformance with Total Acreage Limitations

ORS 457.420(2)(a)(B) provides that the total land area of a proposed urban renewal area, when added to the land area of existing active urban renewal plans, may not exceed 25% of the City's total land area. The total area within the City of Newberg is 3200.56 acres. Table 2 above indicates that the total area within the proposed urban renewal area is 653.2 acres, with 510.4 acres located in both public and private tax lots, and 142.8 acres in street and railroad right of way. The proposed urban renewal area is 20.4% of the City's total land area, and meets the total land area limitation of ORS 457.420.

100G Conformance with Total Assessed Value Limitations

ORS 457.420(2)(a)(A) provides that the assessed value of an urban renewal area, when added to the total assessed values previously certified by the assessor for all other urban renewal areas, may not exceed 25% of the total assessed value of the municipality, exclusive of any increased assessed value for other urban renewal areas.

Data assembled from the Yamhill County Assessor indicates that the total assessed valuations within the City of Newberg is \$777,587,711. The total estimated assessed value within the renewal area boundary, including personal property, and utility property, is estimated at \$130.44 million. The proposed urban renewal area is 16.77% of the City's total assessed value, and meets the total assessed value limitation of ORS 457.420.

100H Conclusions and Findings on Blighting Conditions

Based on the assessment of existing conditions summarized in this report, the Newberg Urban Renewal Area contains blight and blighting influences as defined by ORS 457.010:

- The overall quality of existing residential, commercial and industrial structures is such that improvements and modernization are required;
- There is an underutilization of property in the Area as demonstrated by vacant parcels, and parcels where improvement values are low compared to land values.
- There is an underutilization of developed property in the Area as demonstrated by vacant commercial structures and the high rate of turn-over of businesses in the Area;
- The area contains an inadequate and substandard street, bicycle and pedestrian system;
- Portions of the public infrastructure system are in need of replacement, modernization and improvement, and
- There is a lack of proper utilization of substantial portions of the Area resulting in a stagnant and unproductive condition of land. Such land is potentially useful and valuable for contributing to the public health, safety and welfare of the community.

200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN

Urban renewal plan activities are aimed at producing new values, stimulating the creation of new business and jobs, and improving the appearance and physical conditions of the renewal area. The renewal plan will upgrade streets, sidewalks, and infrastructure in the Renewal Area, and provide funds for the rehabilitation and redevelopment of commercial and residential uses in the area.

Carrying out the Renewal Plan is not expected to create population growth impacts for the City of Newberg. The Plan is intended to encourage redevelopment and infill of under-utilized land in the renewal area, and to facilitate planned, orderly growth as anticipated in the Comprehensive Plan. The anticipated development within the urban renewal area is not expected to impact the City's overall water and sewer service needs. Upgrades to sanitary sewer and storm water systems are included in the list of renewal project activities.

Renewal plan activities will not create a significant number of new housing units, and therefore the plan should have no impact on the need for new educational facilities in the renewal area, or create a need for additional police and fire services. Traffic and circulation impacts resulting from new development in the renewal area are addressed by activities to be undertaken in carrying out the urban renewal plan, and by traffic and circulation projects in the City of Newberg's Capital Improvements Program.

Carrying out the Renewal Plan will require the use of tax increment revenues. Tax increment financing may affect the property tax revenues and the bond tax rates of other taxing bodies which share values with Newberg's Renewal Agency. The tax impacts of the Renewal Plan are discussed in detail in Section 500D of this report.

The Renewal Plan is expected to produce positive fiscal and service impacts for Newberg. Among the public benefits of the renewal plan are

- Street and circulation improvements will improve public safety and convenience.
- Infrastructure improvements will provide better utility service, and decrease public maintenance costs
- New businesses will provide additional shopping convenience, and reduce vehicular trips and time.
- Rehabilitation programs will preserve and renew historic properties in downtown Newberg
- Rehabilitation programs will assist moderate income housing in the renewal area
- Renovating the Central School building will return to use an important community building.
- An increase in construction expenditures, and purchases kept in Newberg will create secondary jobs.
- Pedestrian and bikeway improvements will enhance safety, and provide recreational opportunities.
- The Renewal Plan will help the City of Newberg fund a number of projects listed in the City's Capital Improvements Program, and in Council and community goals statements.

The public and private investments made in the renewal area are likely to encourage new investment in areas adjacent to the renewal area. The value thus created can not be quantified, but observation of renewal programs around the state indicates that there are spillover investment effects from a successful renewal program. There are other positive effects of a renewal program that do not lend themselves easily to quantification, for they are quality of life issues. Retaining Newberg's small town atmosphere, maintaining the downtown core as the heart of the city, improving cultural and shopping opportunities, and improving the appearance of Newberg all have value to the community. These in

fact, have been expressed as important community values, and directly influenced creation of this renewal plan.

The expenditure of tax increment funds is expected to produce new property values for the City of Newberg. The renewal project is estimated to be completed by the year 2019-20. During that period, property values in the renewal area are expected to increase by approximately \$257 million. At current tax rates, the new property values anticipated in the renewal area will contribute over \$3.4 million in property tax revenues in the first year after the project is ended. Of that revenue, approximately \$1.12 million will return to the City of Newberg. That property tax revenue will continue to grow as a result of annual assessment increases.

300. REASONS FOR SELECTING THE URBAN RENEWAL AREA

The Urban Renewal Plan Area was selected based on Newberg Comprehensive Plan goals, objectives, and policies and on the existence of blighting conditions within the area. Based on the assessment of existing conditions summarized in this report, the Newberg Urban Renewal Area contains blight and blighting influences as defined by ORS 457.010:

- The overall quality of existing residential, commercial and industrial structures is such that improvements and modernization are required;
- There is an underutilization of property in the Area as demonstrated by vacant parcels, and parcels where improvement values are low compared to land values.
- There is an underutilization of developed property in the Area as demonstrated by vacant commercial structures and the high rate of turn-over of businesses in the Area;
- The area contains an inadequate and substandard street, bicycle and pedestrian system;
- Portions of the public infrastructure system are in need of replacement, modernization and improvement, and
- There is a lack of proper utilization of substantial portions of the Area resulting in a stagnant and unproductive condition of land. Such land is potentially useful and valuable for contributing to the public health, safety and welfare of the community.

400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA

The renewal plan includes activities that address the following deficiencies noted in Section 100 of the Report on the Plan:

- Deficiencies in the street and circulation system
- Deficiencies in curb and sidewalks in the project area
- Deficient water, storm and sanitary sewer services
- Deteriorated building conditions,
- Underutilized and unproductive land
- Lack of building investment, resulting in low assessed values within the renewal area.

500. FINANCIAL ANALYSIS OF PLAN

500A. ESTIMATED PROJECT COST AND REVENUE SOURCES

Table 4 shows the estimated total costs of the Newberg Urban Renewal Project. These costs are in 2001 dollars. As noted in following text, 2001 project costs will be subject to increase from inflation.

Table 4 Description and Cost of Project Activities Newberg Urban Renewal Area November 2001		
Project Description	Project Detail	Estimated 2001 Cost
Alley Improvements	Alley pavement within downtown blocks: between Hancock Street, 2nd Street, Harrison Street and River Street.	\$500,000
Arts & Culture Assistance	Support organized groups, programs involved in arts and culture. Fund public art.	500,000
Building Improvements	Commercial building rehabilitation assistance	500,000
Business Support	Business retention and recruitment program. Participation in renewal area marketing and promotion	200,000
Butler Property Redevelopment	Property acquisition, demolition, clean-up, planning, construction.	1,000,000
Central School	Facilities renovation and program enhancements.	1,000,000
Civic Corridor	Streetscape enhancements, such as accent paving, ornamental lighting, street trees, street furniture.	1,000,000

Downtown Gateways	Monuments, artwork, signage, landscaping at east and west ends of downtown (Highway 99W)	100,000
Downtown Parking Lots	Upgrade existing public parking lots. Purchase and develop new parking lots.	1,000,000
Downtown Public Restrooms	Self-explanatory. Maybe as part of redevelopment of Butler Property.	200,000
Downtown Sidewalk Improvements	Replace sidewalks in poor condition. Fill in missing gaps.	300,000
Downtown Streetscape and Pedestrian Improvements	Streetscape enhancements, such as accent paving, ornamental lighting, street trees, street furniture and curb extensions @ intersections.	\$3,700,000
Downtown-Riverfront Bike Improvements	Install bikeways along the streets of Blaine, River and 11th.	100,000
Hayes St. Extension	Street connection between Deborah Road and Brutscher Street	500,000
Housing Improvements	Housing rehabilitation, infill and redevelopment assistance	500,000
Infrastructure Improvements	Downtown water, storm and sanitary sewer line replacements	500,000
Land Acquisition	Strategic land purchases for redevelopment	1,200,000
Telecom Improvements	Downtown Backbone high-speed data transmission system	500,000
9th Street Area Improvements	Housing rehabilitation and streetscape improvements	200,000
Administration	Implementation of Urban Renewal District program	1,500,000
Total		\$15,000,000

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. Revenues are obtained from anticipated urban renewal bond proceeds and the proceeds of short term urban renewal notes.

The capacity for urban renewal bonds is based on projections of urban renewal revenues. Table 5 anticipates there will be four long-term bond issues during the life of the plan. Bonds will be issued as revenues, project requirements, and overall bond market conditions dictate. In addition, the Renewal Agency will apply for, and make use of funding from other federal, state, local, or private sources as such funds become available.

Table 4 shows that the 2001 costs of project activities are estimated at \$15,000,000. It is assumed that the 2001 costs will inflate 5% annually. For purpose of estimating a maximum indebtedness figure, it is assumed that the maximum funds available through short or long term debt in each year will be applied to carrying out project activities. A 5% inflation factor then is applied to the balance of uncompleted project activities. This method produces a total estimated cost of \$25,000,000 to complete all project activities. The maximum indebtedness figure inserted in the urban renewal plan is \$25,000,000.

500B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES

The project activities shown in Table 4 will begin in 2002-03. It is estimated that all activities proposed in this plan will be completed, and project indebtedness paid off by 2019-20. At that time, the tax increment provisions of this plan can be ended.

The sequencing and prioritization of individual project activities shown in Table 4 will be done by the Urban Renewal Agency, and any citizen advisory bodies that the Agency calls upon to assist in this process. The priority of projects and annual funding will be as established in the annual budget process. It is anticipated that a five-year Implementation Strategy will also be prepared and utilized to help guide decisions on initial priorities and funding. Completion dates for individual activities may be affected by changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

500C. ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT

It is estimated that the project will collect tax increment revenue between the years 2002-2003 and 2019-20. It is estimated that the project will produce \$28.7 million in tax increment receipts in that period. These funds will be utilized to finance project activities, and pay all debt service costs, including interest, associated with undertaking these project activities.

It is anticipated that available project revenues, and funds accumulated in a special fund for debt redemption will be sufficient to retire outstanding bonded indebtedness in the year 2019-20, and terminate the tax increment financing provisions of the project. After all project debt is retired, and the project closed out, it is estimated that there will be surplus tax increment funds. These funds will be distributed to taxing bodies affected by this plan, as provided in ORS 457.

Table 5 of this Report shows the anticipated tax increment receipts for each year of the project, and the use of those receipts. Table 5 follows on the next page.

TABLE 5
NEWBERG URBAN RENEWAL PLAN
RESOURCES AND REQUIREMENTS

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
RESOURCES									
Beginning Balance	\$0	\$9,886	\$131,055	\$97,920	\$94,036	\$49,758	\$63,626	\$83,759	\$59,019
Tax Increment Revenue	\$206,785	\$328,792	\$454,155	\$582,965	\$774,868	\$972,048	\$1,174,650	\$1,203,440	\$1,389,591
Delinquency at 3% average	-\$6,204	-\$9,864	-\$13,625	-\$17,489	-\$23,246	-\$29,161	-\$35,239	-\$36,103	-\$41,688
Proceeds of Borrowings	\$0	\$1,287,000	\$0	\$0	\$3,190,000	\$0	\$0	\$5,400,000	\$0
Investment Earnings at 4.5%	\$9,305	\$15,241	\$26,334	\$30,640	\$39,101	\$45,981	\$55,722	\$57,924	\$65,187
Total Resources	\$209,886	\$1,631,055	\$597,920	\$694,036	\$4,074,758	\$1,038,626	\$1,258,759	\$6,709,019	\$1,472,110
REQUIREMENTS									
Outlay on Project Activities	\$200,000	\$1,200,000	\$200,000	\$300,000	\$3,300,000	\$250,000	\$750,000	\$5,500,000	\$200,000
Total project costs funded in year	\$200,000	\$1,200,000	\$200,000	\$300,000	\$3,300,000	\$250,000	\$750,000	\$5,500,000	\$200,000
Debt Service - Long term borrowing	\$0	\$300,000	\$300,000	\$300,000	\$725,000	\$725,000	\$425,000	\$1,150,000	\$1,150,000
Total Outlays	\$200,000	\$1,500,000	\$500,000	\$600,000	\$4,025,000	\$975,000	\$1,175,000	\$6,650,000	\$1,350,000
Total Resources	\$209,886	\$1,631,055	\$597,920	\$694,036	\$4,074,758	\$1,038,626	\$1,258,759	\$6,709,019	\$1,472,110
Ending Balance	\$9,886	\$131,055	\$97,920	\$94,036	\$49,758	\$63,626	\$83,759	\$59,019	\$122,110
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
RESOURCES									
Beginning Balance	\$122,110	\$82,179	\$139,929	\$105,242	\$79,594	\$169,184	\$110,148	\$76,912	\$76,920
Tax Increment Revenue	\$1,580,861	\$1,777,391	\$1,979,326	\$2,186,814	\$2,400,008	\$2,619,065	\$2,844,145	\$3,075,416	\$3,164,415
Delinquency at 3% average	-\$47,426	-\$53,322	-\$59,380	-\$65,604	-\$72,000	-\$78,572	-\$85,324	-\$92,262	-\$94,932
Proceeds of Borrowings	\$0	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings at 4.5%	\$76,634	\$83,681	\$95,366	\$103,143	\$111,582	\$125,471	\$132,943	\$141,855	\$145,860
Total Resources	\$1,732,179	\$6,389,929	\$2,155,242	\$2,329,594	\$2,519,184	\$2,835,148	\$3,001,912	\$3,201,920	\$3,292,263
REQUIREMENTS									
Outlay on Project Activities	\$500,000	\$4,500,000	\$300,000	\$500,000	\$600,000	\$1,400,000	\$1,600,000	\$1,800,000	\$2,500,000
Total project costs funded in year	\$500,000	\$4,500,000	\$300,000	\$500,000	\$600,000	\$1,400,000	\$1,600,000	\$1,800,000	\$2,500,000
Debt Service - Long term borrowing	\$1,150,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,750,000	\$1,325,000	\$1,325,000	\$1,325,000	\$600,000
Total Outlays	\$1,650,000	\$6,250,000	\$2,050,000	\$2,250,000	\$2,350,000	\$2,725,000	\$2,925,000	\$3,125,000	\$3,100,000
Total Resources	\$1,732,179	\$6,389,929	\$2,155,242	\$2,329,594	\$2,519,184	\$2,835,148	\$3,001,912	\$3,201,920	\$3,292,263
Ending Balance	\$82,179	\$139,929	\$105,242	\$79,594	\$169,184	\$110,148	\$76,912	\$76,920	\$192,263

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500D. IMPACT OF TAX INCREMENT FINANCING

The passage of Ballot Measure 50 has changed Oregon's property tax system, and the impacts of urban renewal on taxpayers, and other taxing bodies. Prior to BM50, collection of tax increment revenues for a renewal agency resulted in an increase in the taxpayer's property tax rate. Taxing bodies suffered no revenue losses, unless there was overall compression of property tax revenues.

Under Ballot Measure 50, collection of tax increment revenue can impact the potential property tax revenues received by overlapping tax bodies. These taxing bodies will not be able to apply their permanent BM50 tax rates against the new values added within the urban renewal area. As a result, the taxing bodies will forego revenue they otherwise might have had if there was no renewal plan in effect. In addition, the presence of the urban renewal program could impact the tax rates for future local option levies, or exempt bond issues by taxing bodies, for the tax rates for these bonds and levies will be calculated without the incremental values within the urban renewal area.

Table 6 shows the anticipated cumulative incremental values in the Renewal Area over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values. Table 6 actually presents an absolute worst case picture of revenue foregone, for it assumes that all the new values in the Newberg Renewal Area would occur, even without the investment of urban renewal funds. In fact, however, it is more realistic to assume that the public expenditures on renewal activities will have some effect on the growth of values within the urban renewal area.

Note on Impact on Schools

Under the current method of funding K-12 level education, the urban renewal program will not result in revenue losses for those educational units of government.

When the project is completed, an estimated \$257 million in assessed values will be placed back on the tax roll. In the following year, property tax revenues generated by those values are estimated to be approximately \$3.4 million. Given a 3% inflation of values, the revenues foregone by the overlapping taxing bodies will be repaid in a period of eight years after the project is completed.

Table 6									
Tax Impact of Urban Renewal Plan - Revenues foregone by taxing bodies									
Newberg Urban Renewal Plan									
	2001-02 Tax Rates	County tax rate	City Tax Rate	Extension Svc	Soils Dist	Chehalem Parks	School Dist	PCC	ESD
		\$2.57	\$4.38	\$0.0049	\$0.04	\$0.91	\$4.66	\$0.28	\$0.36
Year	Cumulative New Incremental Values in area	Yamhill County tax foregone on new values	Newberg tax foregone on new values	Extension Service foregone on new values	Soils District tax foregone on new values	Parks District tax Foregone on new values	School District tax foregone on new values	PCC tax foregone on new values	ESD tax foregone on new values
2002-03	\$13,021,697	\$33,466	\$57,070	\$64	\$461	\$11,818	\$60,702	\$3,683	\$4,707
2003-04	\$20,704,794	\$53,211	\$90,743	\$101	\$733	\$18,792	\$96,517	\$5,855	\$7,485
2004-05	\$28,599,176	\$73,500	\$125,342	\$140	\$1,012	\$25,957	\$133,318	\$8,088	\$10,339
2005-06	\$36,710,653	\$94,346	\$160,892	\$180	\$1,300	\$33,319	\$171,130	\$10,382	\$13,271
2006-07	\$48,795,196	\$125,404	\$213,855	\$239	\$1,727	\$44,287	\$227,464	\$13,799	\$17,639
2007-08	\$61,212,064	\$157,315	\$268,274	\$300	\$2,167	\$55,556	\$285,346	\$17,311	\$22,128
2008-09	\$73,970,396	\$190,104	\$324,190	\$362	\$2,619	\$67,136	\$344,820	\$20,919	\$26,740
2009-10	\$87,079,582	\$223,795	\$381,644	\$427	\$3,083	\$79,033	\$405,930	\$24,626	\$31,479
2010-11	\$100,549,270	\$258,412	\$440,677	\$493	\$3,559	\$91,259	\$468,720	\$28,435	\$36,349
2011-12	\$114,389,375	\$293,981	\$501,334	\$561	\$4,049	\$103,820	\$533,238	\$32,349	\$41,352
2012-13	\$128,610,083	\$330,528	\$563,659	\$630	\$4,553	\$116,727	\$599,529	\$36,371	\$46,493
2013-14	\$143,221,860	\$368,080	\$627,698	\$702	\$5,070	\$129,988	\$667,643	\$40,503	\$51,775
2014-15	\$158,235,461	\$406,665	\$693,499	\$775	\$5,602	\$143,615	\$737,630	\$44,749	\$57,202
2015-16	\$173,661,937	\$446,311	\$761,108	\$851	\$6,148	\$157,616	\$809,542	\$49,112	\$62,779
2016-17	\$189,512,640	\$487,047	\$830,577	\$929	\$6,709	\$172,002	\$883,432	\$53,594	\$68,509
2017-18	\$205,799,237	\$528,904	\$901,956	\$1,008	\$7,285	\$186,783	\$959,354	\$58,200	\$74,396
2018-19	\$222,533,716	\$571,912	\$975,299	\$1,090	\$7,878	\$201,972	\$1,037,363	\$62,933	\$80,446
2019-20	\$239,728,394	\$616,102	\$1,050,658	\$1,175	\$8,486	\$217,577	\$1,117,518	\$67,795	\$86,662
Totals		\$5,259,082	\$8,968,475	\$10,027	\$72,440	\$1,857,254	\$9,539,198	\$578,704	\$739,750

As noted previously, the revenues foregone assume all of the values would occur even without urban renewal investments. This does not appear to be a realistic assumption. Revenues foregone could be reduced if one assumed that some values do not materialize without urban renewal. The totals foregone also may be misleading in another way. The reader should understand that these revenues are foregone annually, over an extended period of time, not all at once. The total does not take into account the fact that dollars twenty years from now are not as valuable as today's dollars. A present value calculation of the revenues foregone, using just a 3.5 % rate would reduce the revenue foregone total by almost 40%. Also, during the plan period, overall values in Newberg will increase, and those value increases will diminish the tax foregone impact on the budgets of taxing bodies.

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500E. FINANCIAL FEASIBILITY OF PLAN

Table 4 in Section 500 of the Report to the Plan show the estimated costs of project activities at \$15 million, in year 2001 dollars. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency. Anticipated tax increment revenues are shown in Table 5. The tax increment revenues shown in Table 5 are based on the following assumptions:

1. It is assumed that the buildout period for all buildable land in the renewal area will be 25 years. At the time this plan is developed, the only known major addition to project area values is a retirement facility, estimated to have a real market value of \$8 million. That value is estimated to appear on the tax roll in 2002-03.
2. New additions to real market values are held at \$5 million annually through the period ending 2005-06. Thereafter, \$10 million in real market values are estimated in each year. The project is estimated to end before all land in the renewal area is built out.
3. Overall assessed values in the renewal area are indexed upward 2.75% annually.

The revenues shown in Table 5 are expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan, and to retire project indebtedness within an 18 year period. It is financially feasible to carry out the Urban Renewal Plan for the Newberg Urban Renewal Area.

600. RELOCATION

A. PROPERTIES REQUIRING RELOCATION

No relocation is anticipated at the adoption of this plan.

B. RELOCATION METHODS

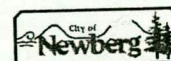
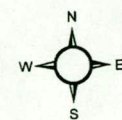
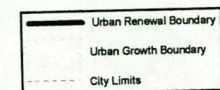
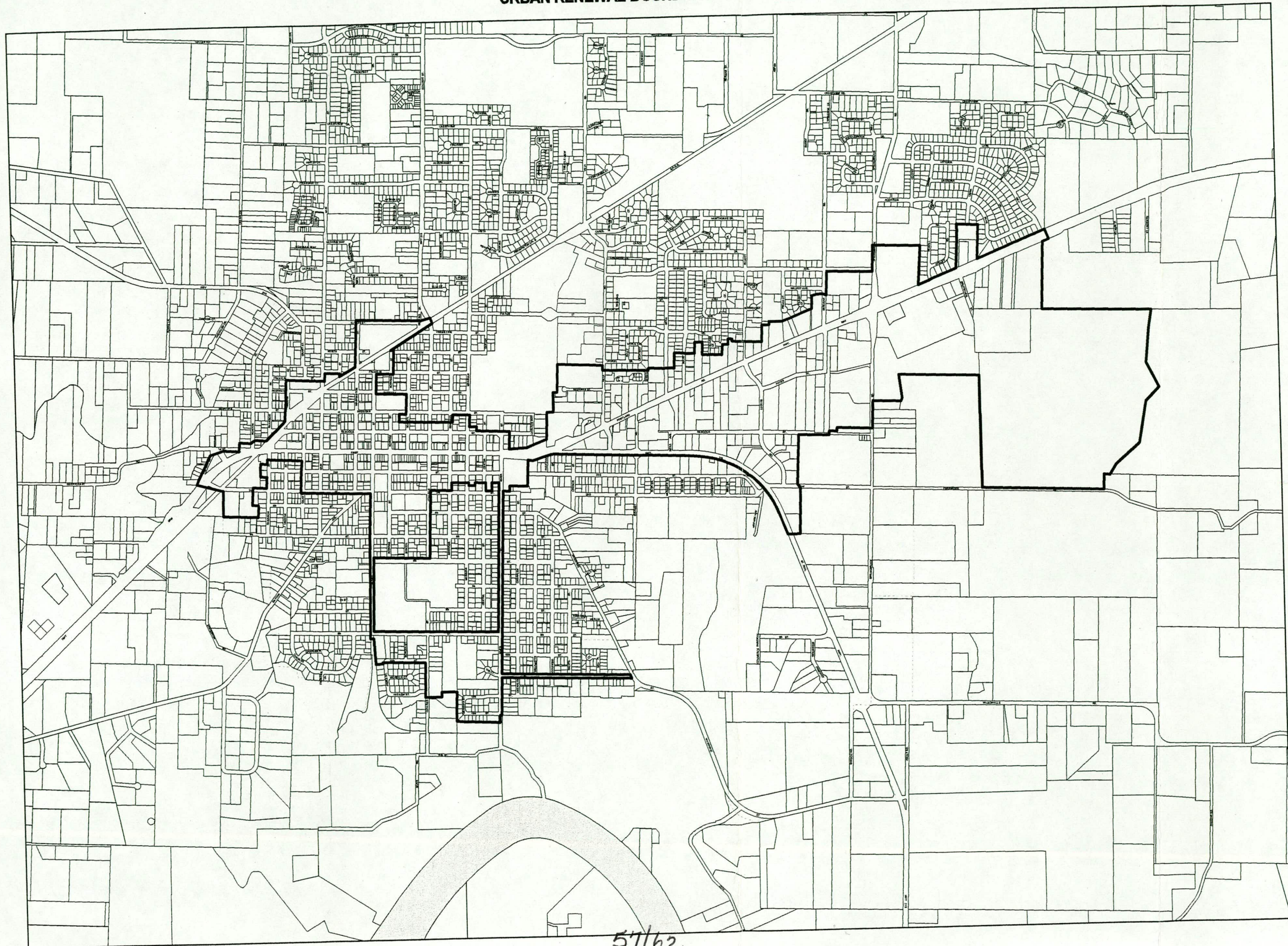
If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060.

C. HOUSING COST ENUMERATION

The Renewal Plan will remove no existing housing units. Project activities include rehabilitation and redevelopment assistance for development of housing in the urban renewal area. It is expected that rental and price ranges of new housing developed in the urban renewal area will be consistent with the current income levels of the renewal area population. New housing therefore is expected to be priced for moderate income households. No estimate of number of new units is possible at this time.

NEWBERG URBAN RENEWAL PLAN
URBAN RENEWAL BOUNDARY

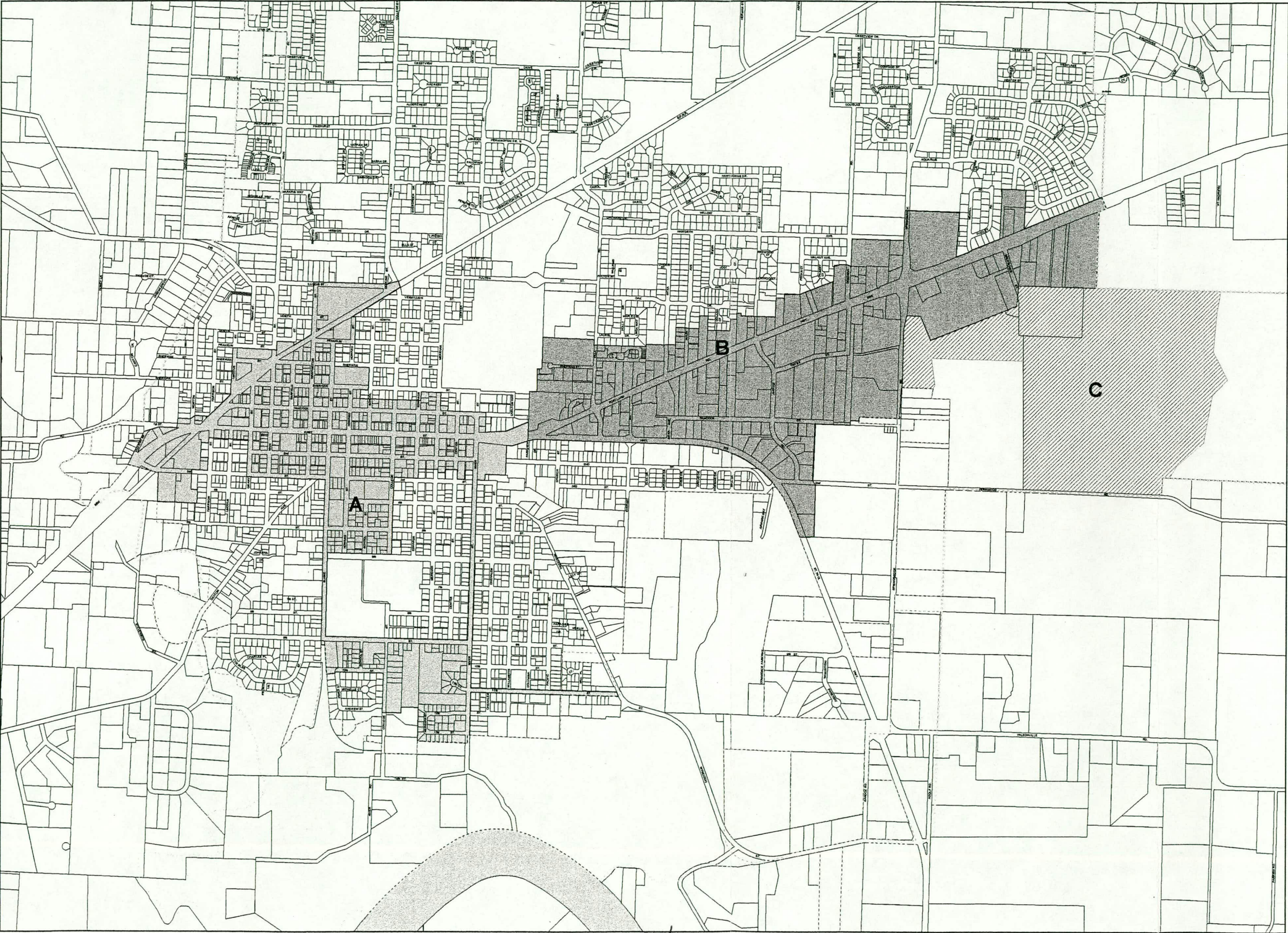
Exhibit 1
Report



Map created by Jan Wolf 11/01
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NEWBERG URBAN RENEWAL PLAN
URBAN RENEWAL SUB-AREAS

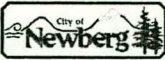
Exhibit 2
Report



City Limits
Urban Growth Boundary

Urban Renewal Areas

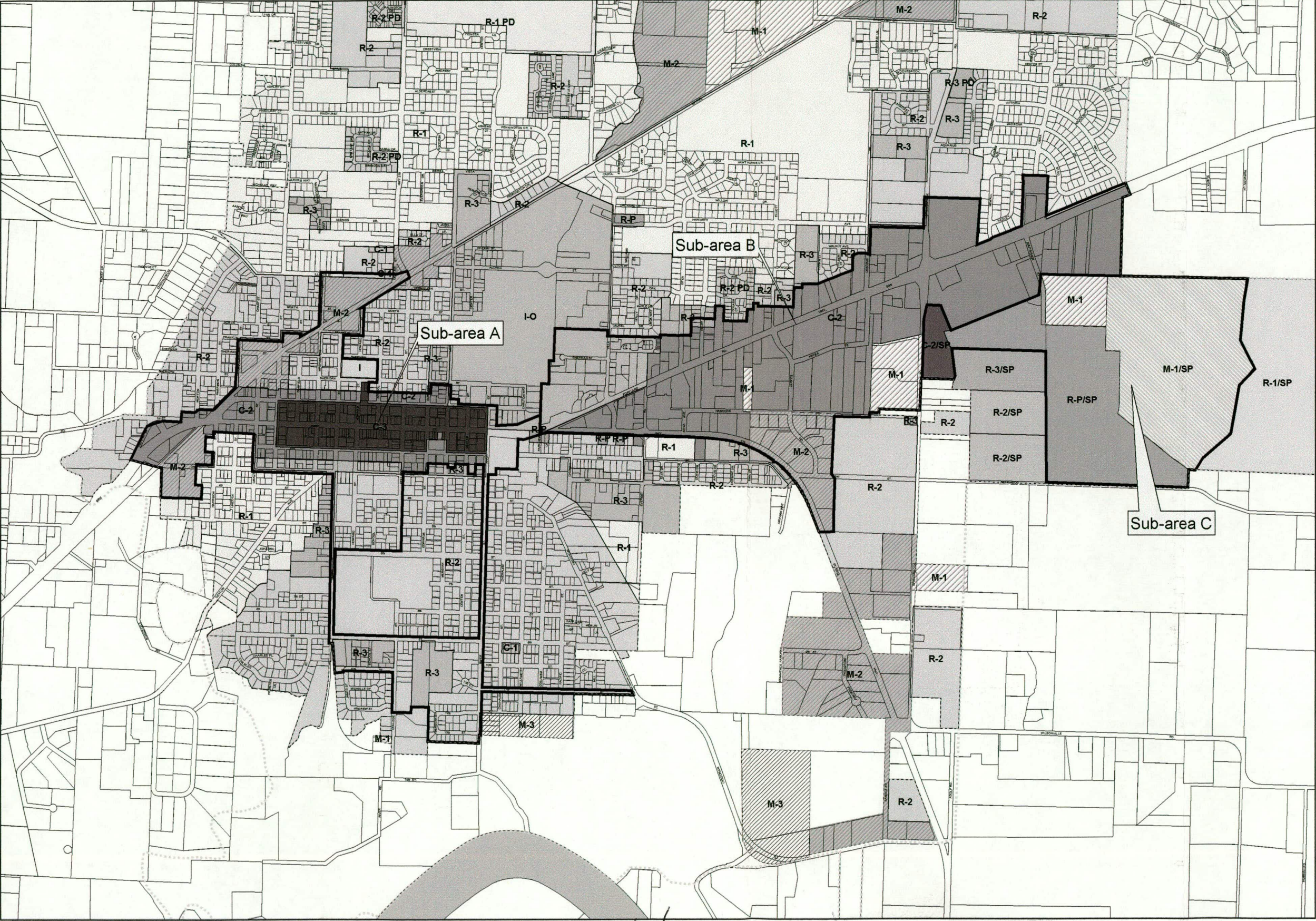
- A - Downtown Newberg
- B - Highway 99W Corridor
- C - Springbrook Oaks



Map created by Jan Volk 11/01
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NEWBERG URBAN RENEWAL PLAN
ZONING IN URBAN RENEWAL SUB-AREAS

Exhibit 3
Report

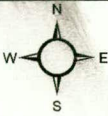


Urban Renewal Areas

City Limits
Urban Growth Boundary

ZONING

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