

**CITY COUNCIL WORK SESSION  
AUGUST 5, 2013  
6:00 P.M.  
NEWBERG PUBLIC SAFETY BUILDING  
401 EAST THIRD STREET**

WORK SESSIONS ARE INTENDED FOR DISCUSSION. NO ACTION WILL BE TAKEN ON THE AGENDA ITEMS AND NO DECISIONS WILL BE MADE. NO ORAL OR WRITTEN TESTIMONY WILL BE HEARD OR RECEIVED FROM THE PUBLIC.

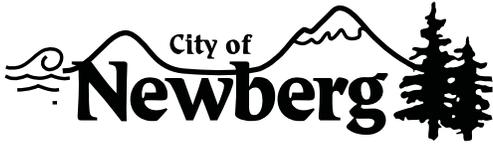
- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. REVIEW OF COUNCIL AGENDA AND MEETING**
- IV. COUNCIL ITEMS**

Presentation from Planning & Building Director Barton Brierley on Planning Master Plans.

- V. ADJOURNMENT**

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify the City Recorder's Office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TTY service please dial 711.*



# MEMORANDUM

**Date:** July 23, 2013

**To:** Mayor Andrews, Newberg City Councilors

**CC:** Dan Danicic, City Manager

**From:** Barton Brierley, AICP  
Planning and Building Director

**RE:** Review of Master Plans

At your August 5, 2013 work session, we will present a brief overview of the city master plans. The objective is to familiarize the council with these plans, and also to outline the key actions the city needs to take to implement these plans. A summary of the plans and these key actions is given below:

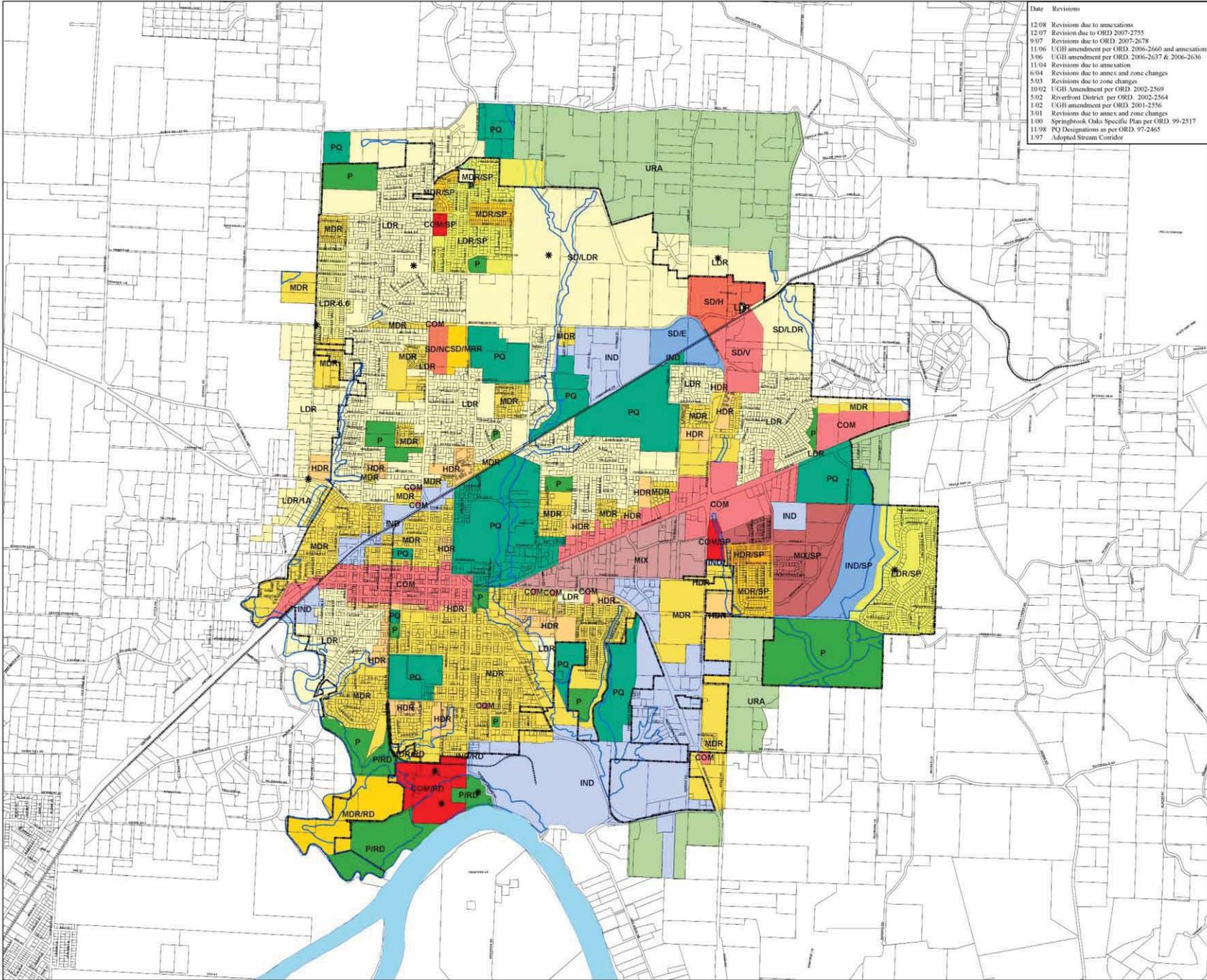
Plan	Key City Actions Needed
<i><b>Newberg Comprehensive Plan</b></i>	<ul style="list-style-type: none"> <li>• Update Housing Element</li> </ul>
<i><b>Ad Hoc Committee on Newberg's Future: Report to City Council</b></i>	<ul style="list-style-type: none"> <li>• Create new urban reserve area</li> <li>• Amend UGB for residential/institutional</li> <li>• Consider additional areas in UGB for multi-family</li> </ul>
<i><b>Urban Reserve Area Expansion</b></i>	<ul style="list-style-type: none"> <li>• Revise findings, re-adopt, take through approval process</li> </ul>
<i><b>Affordable Housing Action Plan</b></i>	<ul style="list-style-type: none"> <li>• Create funding stream for trust fund</li> <li>• Provide additional land for multi-family</li> <li>• Continue to work with partners</li> <li>• Improve local economy/create opportunities for jobs</li> </ul>
<i><b>Declared Future for Downtown Newberg 2020</b></i>	<ul style="list-style-type: none"> <li>• Update plan/vision</li> <li>• Create plan for physical layout of transportation post-bypass</li> <li>• Create funding plan for improvements</li> </ul>
<i><b>Civic Corridor Plan</b></i>	<ul style="list-style-type: none"> <li>• Provide funding to install improvements</li> </ul>

<b><i>Cultural District Master Plan</i></b>	<ul style="list-style-type: none"> <li>• Prepare for and fund Carnegie Court Improvements</li> </ul>
<b><i>South Industrial Master Plan</i></b>	<ul style="list-style-type: none"> <li>• Complete Phase I UGB amendment</li> <li>• Annex portions currently outside city limits</li> <li>• Implement financing plan to extend roads and utilities</li> </ul>
<b><i>Springbrook Master Plan</i></b>	<ul style="list-style-type: none"> <li>• Extend wastewater and water infrastructure</li> </ul>
<b><i>Newberg Riverfront Master Plan</i></b>	<ul style="list-style-type: none"> <li>• Extend utility infrastructure</li> <li>• Reconcile plan post-bypass</li> </ul>
<b><i>Newberg Transportation System Plan</i></b>	<ul style="list-style-type: none"> <li>• Update Plan</li> <li>• Partner to facilitate Crestview Extension</li> <li>• Fund improvements</li> </ul>
<b><i>Newberg ADA/Pedestrian/Bike Route Improvement Plan</i></b>	<ul style="list-style-type: none"> <li>• Fund improvements</li> </ul>

# Newberg Master Plan Review

Report to City Council

August 5, 2013



Date	Revisions
12/08	Revisions due to annexations
12/07	Revisions due to ORD 2007-2755
9/87	Revisions due to ORD 2007-2678
11/06	UGB amendment per ORD 2006-2660 and annexations
3/06	UGB amendment per ORD 2006-2637 & 2006-2636
11/04	Revisions due to annexation
6/04	Revisions due to annex and zone changes
5/03	Revisions due to zone changes
10/02	UGB Amendment per ORD 2002-2569
5/02	Riverfront District per ORD 2002-2564
1/02	UGB Amendment per ORD 2001-2556
3/01	Revisions due to annex and zone changes
1/00	Springbrook Oaks Specific Plan per ORD 99-2517
11/98	PQ Designations as per ORD 97-2465
1/97	Adopted Stream Corridor

**City of Newberg, Oregon**

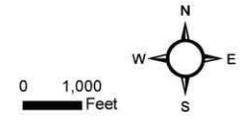
**COMPREHENSIVE PLAN MAP Including the Urban Reserve Areas**

- Future Park Site
- OS Open Space
- Stream Corridor
- City Limits
- COM Commercial
- SD/V Springbrook District - Village
- SD/H Springbrook District - Neighborhood Commercial
- SD/E Springbrook District - Hospitality
- COM/RD Commercial Riverfront
- COM/SP Specific Plan
- IND Industrial
- IND/RD Industrial Riverfront
- IND/SP Specific Plan
- SD/E Springbrook District - Employment
- LDR Low Density Residential
- SD/LDR Springbrook District - Low Density Residential
- LDR/A
- LDR-6.6 Low Density Residential 6.6 u.l.a.c.
- LDR/RD Low Density Residential Riverfront
- LDR/SP Specific Plan
- MDR Medium Density Residential
- MDR/RD Medium Density Residential Riverfront
- SD/MRR Springbrook District - Mid-Rise Residential
- MDR/SP Specific Plan
- HDR High Density Residential
- HDR/SP Specific Plan
- P Parks
- PRD Parks Riverfront
- PQ Public-Quasi Public
- MIX Mixed Use
- MIX/SP Specific Plan
- URA Urban Reserve

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This map is created from various data sources and is subject to change without notice. This map is intended for general planning purposes only.



Map created by Jen Wolf  
 Public Works Department - Engineering  
 Date Saved: 05/28/2013 11:42:04 AM  
 Path: C:\0819\planning\map  
 The most current edition of this map can be found at [www.ci.newberg.or.us](http://www.ci.newberg.or.us)

# Newberg Comprehensive Plan

Adopted	1979, Acknowledged Aug. 6, 1981, Periodic Review 1991, Many subsequent revisions
Plan Includes	<ul style="list-style-type: none"><li>•Comprehensive Plan Map</li><li>•Comprehensive Plan Goals and Policies</li><li>•Inventory of Natural and Cultural Resources</li><li>•Specialty Plans<ul style="list-style-type: none"><li>○Transportation System Plan</li><li>○Utility Plans</li><li>○Specific Area Plans</li><li>○Natural Resource Plans</li></ul></li></ul>

# Newberg Comprehensive Plan

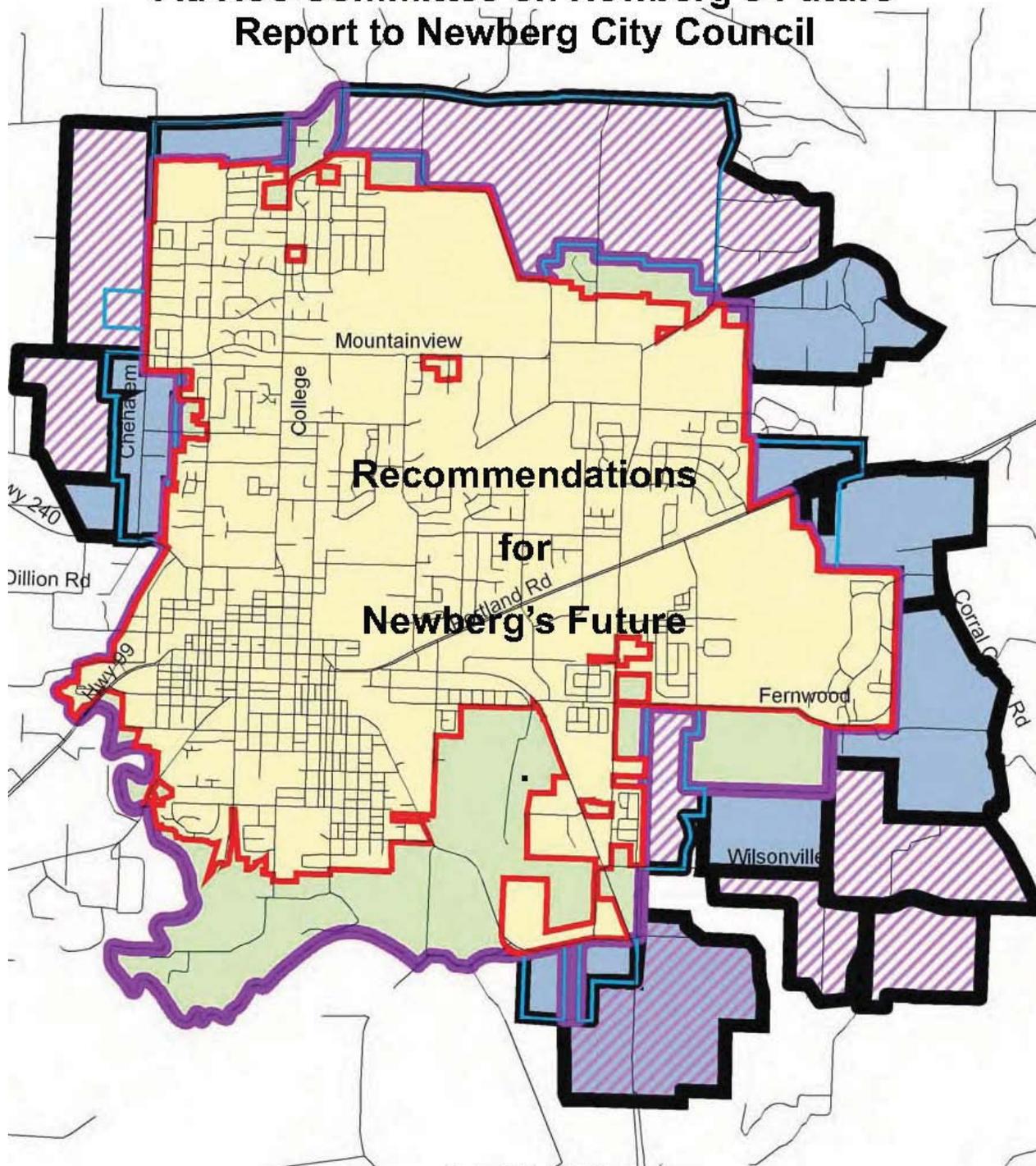
- Citizen Involvement
- Land Use Planning
- Agricultural Lands and Wooded Areas
- Air, Water, and Land Resources
- Natural Disasters and Hazards
- Open Space, Scenic, Natural, Historic Resources
- Recreation
- The Economy
- Housing
- Urban Design
- Transportation
- Public Facilities and Services
- Energy
- Urbanization



Newberg

City of Newberg, Oregon

# Ad Hoc Committee on Newberg's Future Report to Newberg City Council



**Recommendations  
for  
Newberg's Future**

July 21, 2005

# Ad Hoc Committee on Newberg's Future – Recommendations for Newberg's Future

Accepted	2005
Recommendations address	<ul style="list-style-type: none"><li>• Overall rate, type, direction, and quality of growth and development desired</li><li>• <b>Residential development</b><ul style="list-style-type: none"><li>• Areas for low, medium, and high density housing</li><li>• Quality neighborhoods</li><li>• Density targets</li><li>• Affordable housing</li></ul></li><li>• <b>Commercial development</b><ul style="list-style-type: none"><li>• Opportunities for local shopping</li><li>• Specific areas for commercial</li></ul></li><li>• <b>Industrial development</b><ul style="list-style-type: none"><li>• Promote industrial development</li><li>• Expand the South Industrial Area</li></ul></li><li>• <b>Institutional development</b><ul style="list-style-type: none"><li>• Need land for parks, schools, churches, etc. to maintain quality of life.</li></ul></li></ul>

# Ad Hoc Committee on Newberg's Future – Recommendations for Newberg's Future

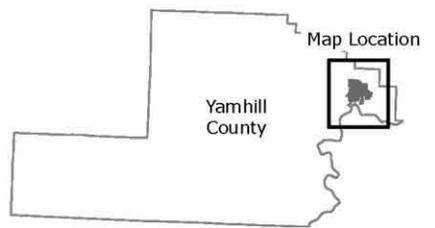
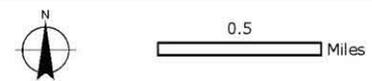
<p>Actions to Date</p>	<ul style="list-style-type: none"> <li>• Plan text amendments adopted</li> <li>• Code amendments adopted to achieve planned densities</li> <li>• UGB Amendment along Chehalem Drive/North Valley Road, Across from Providence Drive.</li> <li>• Some rezonings to meet multi-family land needs</li> <li>• Economic Opportunities Analysis Adopted</li> <li>• South Industrial UGB Amendment</li> </ul>
<p>Future Actions</p>	<ul style="list-style-type: none"> <li>• Update housing element</li> <li>• Create New Urban Reserve Area</li> <li>• Urban Growth Boundary Amendment for residential/institutional</li> <li>• Consider additional rezonings to meet multi-family land needs</li> </ul>

# MAP 1

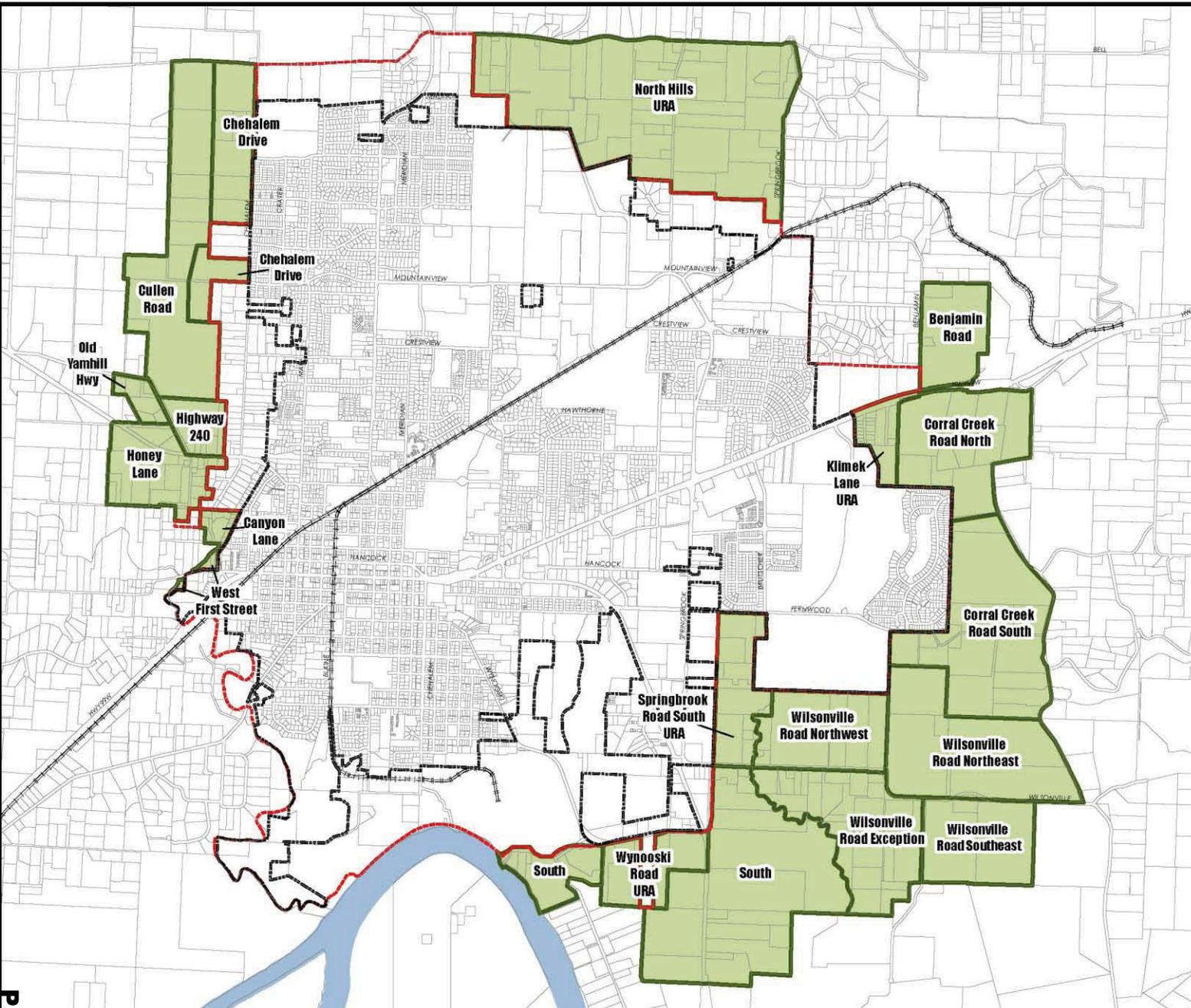
## 2007 URBAN RESERVE AREA NEWBERG, OREGON

AS ADOPTED BY THE  
NEWBERG CITY COUNCIL ON OCTOBER 15, 2007

-  City Boundary
-  Urban Growth Boundary
-  2007 Urban Reserve Areas
-  Lot Line
-  Rail Road Tracks
-  Willamette River

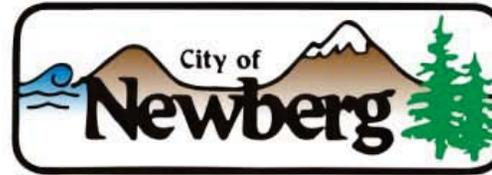


 Map Document: (Z:\FILES\URA\2005\URA 05-010\Maps\2007 URA.mxd)





May 4, 2009



# Affordable Housing Action Plan



**City of Newberg**

P.O. Box 970  
Newberg, OR 97132

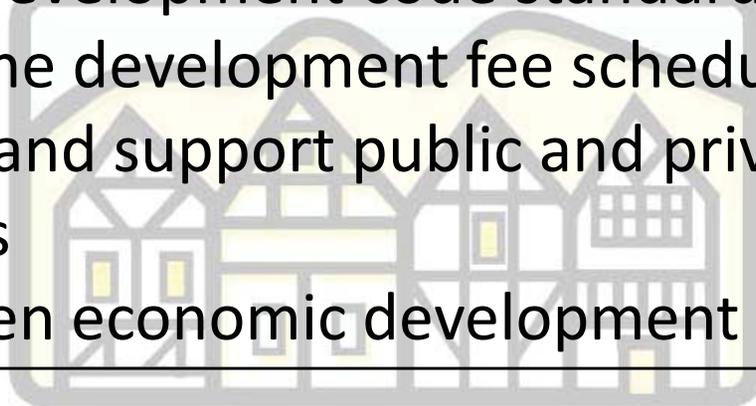
Phone: 503-537-1240  
website: [www.ci.newberg.or.us](http://www.ci.newberg.or.us)

# Affordable Housing Action Plan



Accepted	2009
Plan Contains	<p>Seven strategies to promote affordable housing</p> <ol style="list-style-type: none"><li>1. Adopt comprehensive plan goals and policies</li><li>2. Retain existing supply of affordable housing</li><li>3. Insure an adequate land supply for affordable housing</li><li>4. Change development code standards</li><li>5. Amend the development fee schedule</li><li>6. Develop and support public and private programs</li><li>7. Strengthen economic development efforts</li></ol>

City of Newberg  
P.O. Box 50  
Newberg, OR 97132  
Phone: 503 537 1240



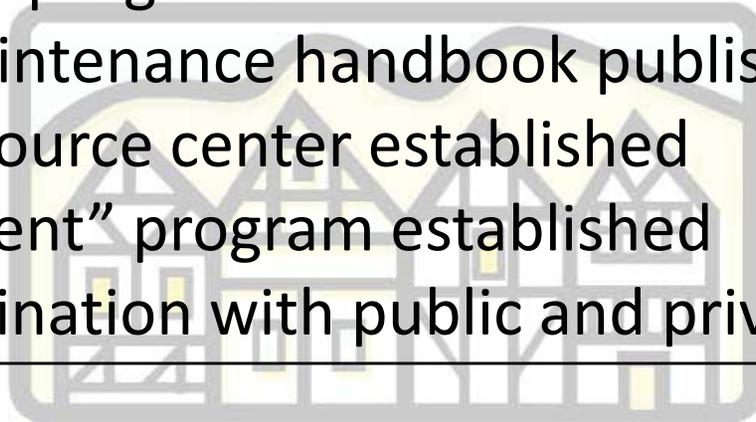
# Affordable Housing Action Plan



<p>Actions to Date</p>	<ul style="list-style-type: none"><li>•Adopted code amendments to promote affordable housing</li><li>•Housing rehabilitation grant received</li><li>•Some zone changes to provide land for multi-family housing</li><li>•New small-unit fee schedule</li><li>•SDC deferral program</li><li>•Housing maintenance handbook published</li><li>•Housing resource center established</li><li>•“Ready to Rent” program established</li><li>•More coordination with public and private partners</li></ul>
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P.O. Box 970

website: [www.ci.newberg.or.us](http://www.ci.newberg.or.us)



# Affordable Housing Action Plan



## Future Actions

- Affordable Housing Trust Fund Committee to meet
- Funding stream for Trust Fund
- Add multi-family land to UGB
- Consider additional areas for multi-family in UGB
- Establish tool loan library
- Establish Vertical Housing program for downtown
- White paper on incentives to retain manufactured housing parks
- Look at employer based incentive programs
- Continue to work with partners
- **JOBS!**

P.O. Box 970  
Newberg, OR 97132

website: [www.ci.newberg.or.us](http://www.ci.newberg.or.us)



# DECLARED FUTURE FOR DOWNTOWN NEWBERG IN 2020

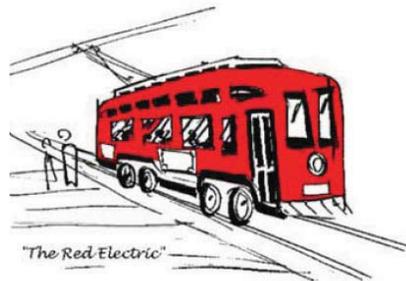
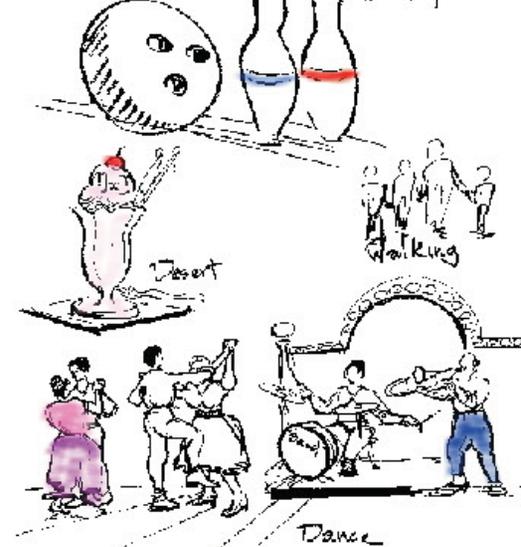
*As summarized from a visioning workshop on March 3 & 10 2001 in Newberg, Oregon*

Sidewalks



Student Activity

Bowling



"The Red Electric"

# Declared Future For Downtown Newberg in 2020

Newberg Downtown Association

DECLARED FUTURE FOR  
DOWNTOWN NEWBERG IN 2020

Adopted	<p>2002</p> <p><i>As summarized from a visioning workshop on March 3 &amp; 10 2001 in Newberg, Oregon</i></p>
Plan contains	<p>A vision of what downtown will be like in 2020</p> <p><i>Sidewalks</i></p>
Current Status	<ul style="list-style-type: none"> <li>• We have a Farmer’s Market – First &amp; Howard Lot</li> <li>• Downtown Occupancy at 95%+</li> <li>• Demonstration block, some bulb outs</li> <li>• Banners, welcome sign</li> <li>• Bike racks, benches, trash receptacles in</li> <li>• Barrel flower planters being installed</li> <li>• Street vendor, Tunes on Tuesday, First Friday</li> <li>• Cultural center up and running</li> <li>• NDC Manager</li> </ul>

# Declared Future For Downtown Newberg in 2020

Newberg Downtown Association

DECLARED FUTURE FOR  
DOWNTOWN NEWBERG IN 2020

## Future Actions

- Applying for grant to update plan
- Plan for physical layout of streets post-bypass
- Second Street Parking lot
- More: Activity, clean up, physical improvements, etc.

*As summarized from a visioning workshop on March 3 & 10, 2001 in Newberg, Oregon*

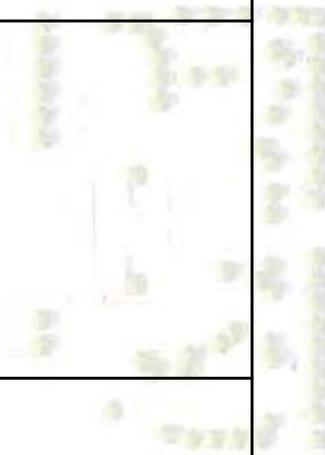


# Civic Corridor Plan



# Civic Corridor Plan

Adopted	2002
Plan contains	<ul style="list-style-type: none"><li>•Streetscape improvements</li><li>•Design standards</li></ul>
Current Status	<ul style="list-style-type: none"><li>•First &amp; Howard Lot Cleanup Complete</li><li>•Newberg Graphic Building</li><li>•First Community Credit Union Building</li><li>•Cultural Center Front Entrance</li></ul>
Future Actions	<ul style="list-style-type: none"><li>•Street Trees</li><li>•Cultural District Improvement</li><li>•Parking Configuration</li><li>•Medians</li></ul>

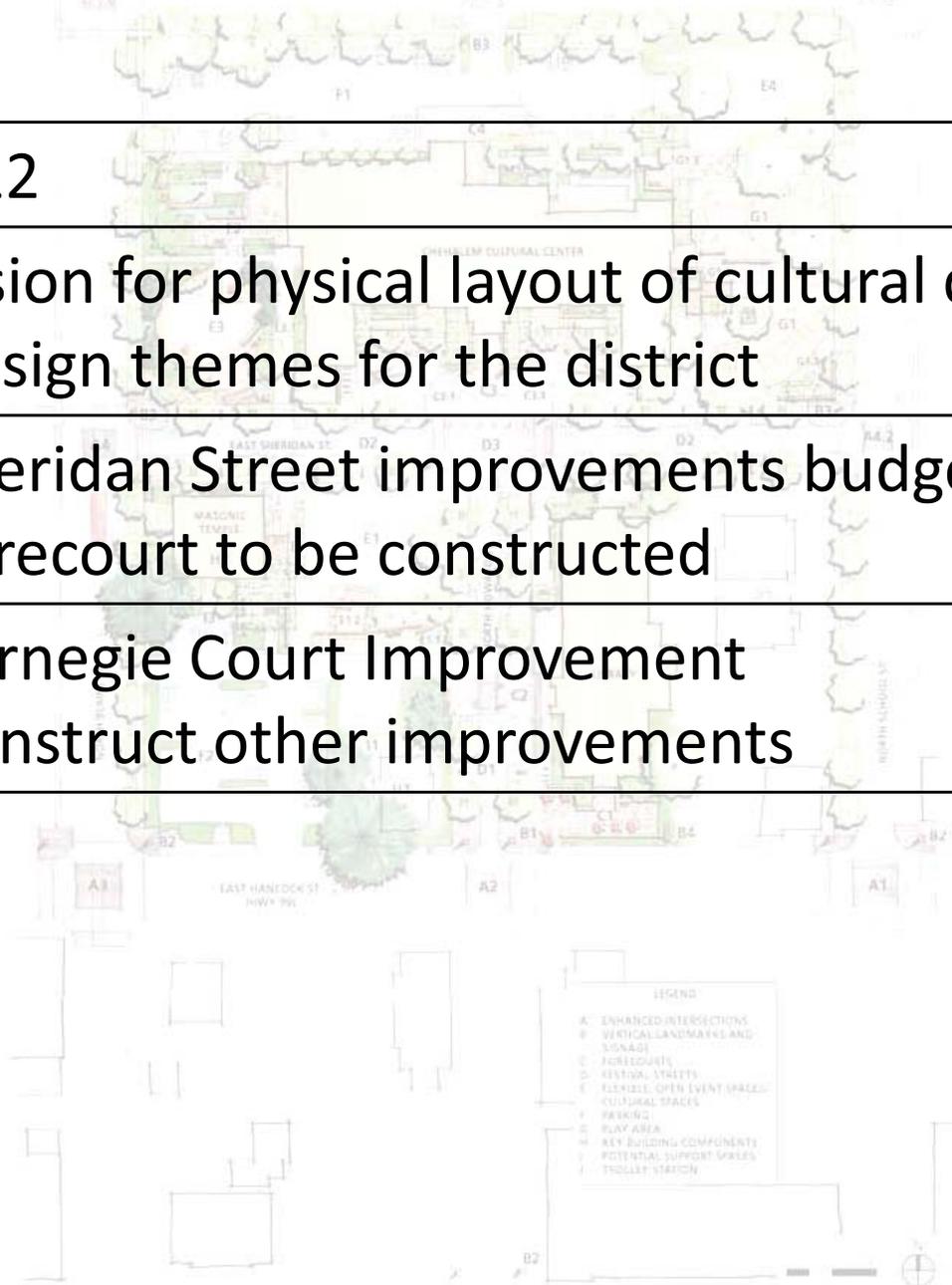


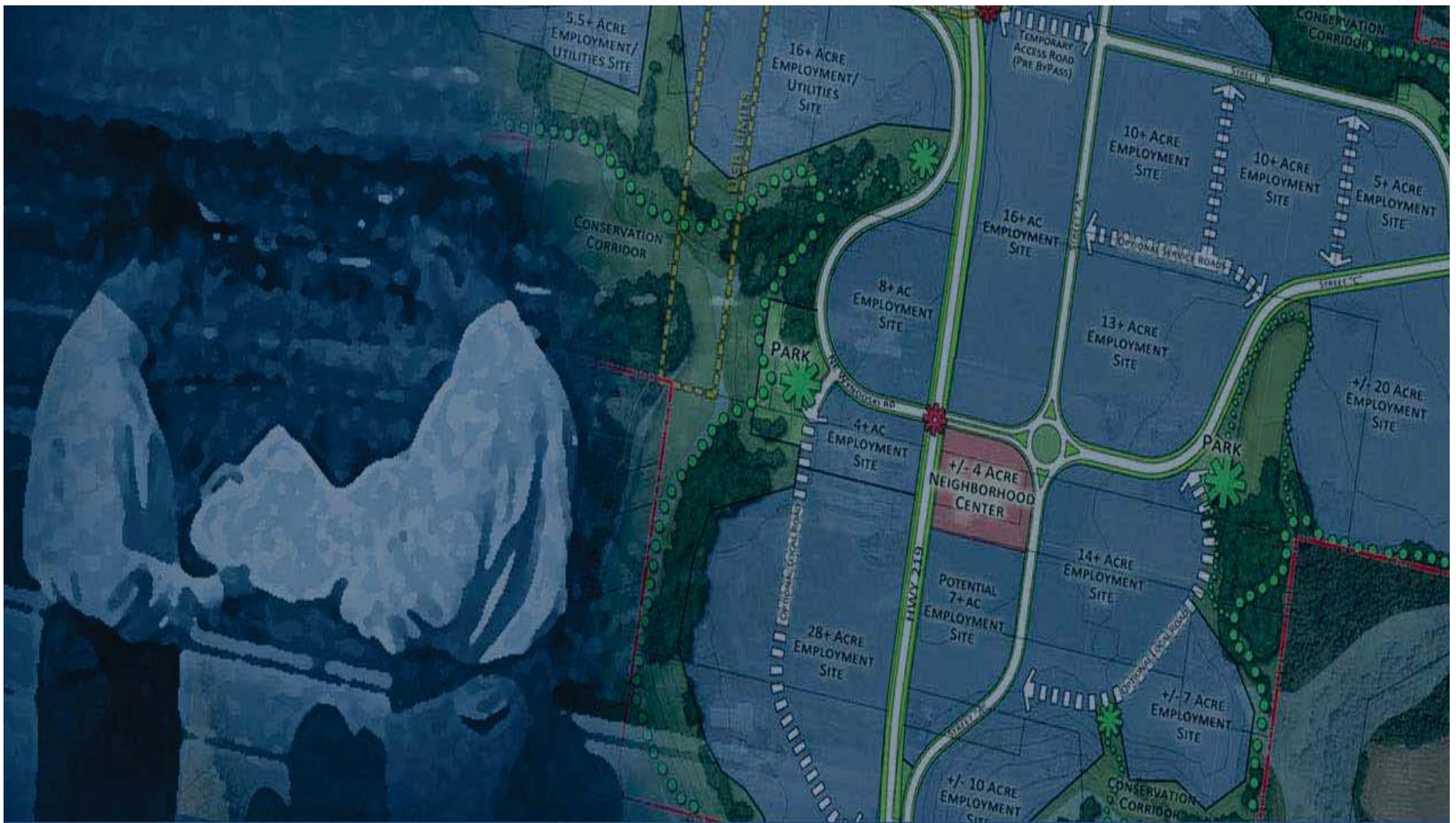
# Master Plan Cultural District



# Cultural District Master Plan

Adopted	2012
Plan contains	<ul style="list-style-type: none"><li>•Vision for physical layout of cultural district</li><li>•Design themes for the district</li></ul>
Current Status	<ul style="list-style-type: none"><li>•Sheridan Street improvements budgeted</li><li>•Forecourt to be constructed</li></ul>
Future Actions	<ul style="list-style-type: none"><li>•Carnegie Court Improvement</li><li>•Construct other improvements</li></ul>



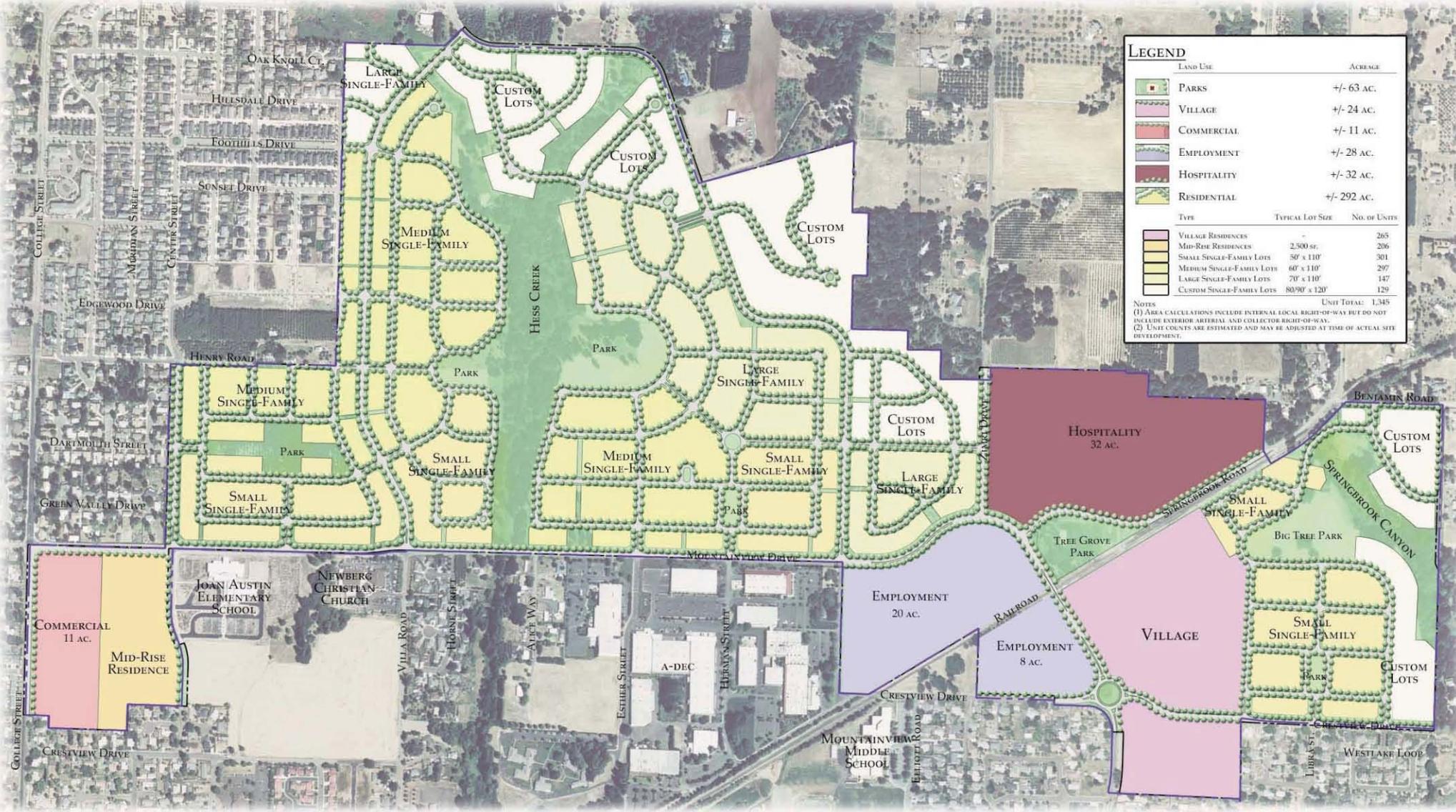


# City of Newberg South Industrial Area Master Plan

# South Industrial Master Plan

Accepted	2009
Plan contains	<ul style="list-style-type: none"><li>•Layout of streets, trails, parks, and utilities for industrial area</li><li>•Concept site layouts</li><li>•Design standards</li></ul>
Actions to Date	<ul style="list-style-type: none"><li>•M-4 zoning adopted</li><li>•UGB amendment for first phase approved by City and County</li><li>•South Industrial financing plan</li></ul>
Future Actions	<ul style="list-style-type: none"><li>•Complete the Phase I UGB amendment</li><li>•Annexation of parts not currently in city</li><li>•Extend roads, utilities, and trails</li><li>•Attract business</li></ul>

# SPRINGBROOK



**LEGEND**

LAND USE	ACREAGE
PARKS	+/- 63 ac.
VILLAGE	+/- 24 ac.
COMMERCIAL	+/- 11 ac.
EMPLOYMENT	+/- 28 ac.
HOSPITALITY	+/- 32 ac.
RESIDENTIAL	+/- 292 ac.

TYPE	TYPICAL LOT SIZE	NO. OF UNITS
VILLAGE RESIDENCES	-	265
MID-RISE RESIDENCES	2,500 sq. ft.	206
SMALL SINGLE-FAMILY LOTS	50' x 110'	301
MEDIUM SINGLE-FAMILY LOTS	60' x 110'	297
LARGE SINGLE-FAMILY LOTS	70' x 110'	147
CUSTOM SINGLE-FAMILY LOTS	80'90" x 120'	129

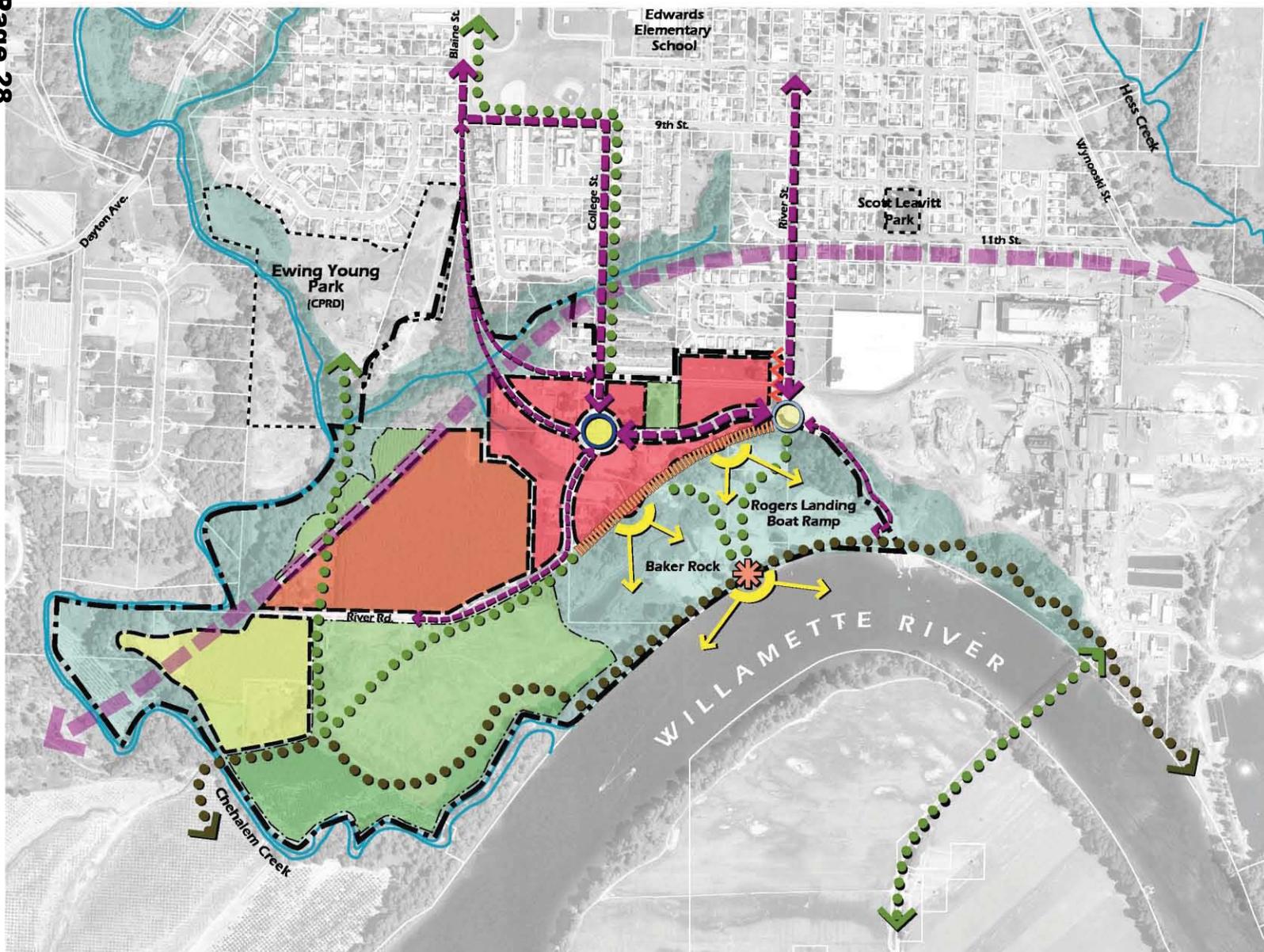
UNIT TOTAL: 1,345

NOTES  
 (1) AREA CALCULATIONS INCLUDE INTERNAL LOCAL RIGHT-OF-WAY BUT DO NOT INCLUDE EXTERIOR ARTERIAL AND COLLECTOR RIGHT-OF-WAY.  
 (2) UNIT COUNTS ARE ESTIMATED AND MAY BE ADJUSTED AT TIME OF ACTUAL SITE DEVELOPMENT.



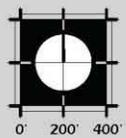
# Springbrook Master Plan

Adopted	2007
Plan contains	<ul style="list-style-type: none"><li>•Plans for various residential, commercial, industrial, and hospitality area</li><li>•Streets, trails, parks</li><li>•Design themes</li></ul>
Current Status	<ul style="list-style-type: none"><li>•Allison Inn constructed</li><li>•Master Subdivision platted (divided into tracts)</li></ul>
Future Actions	<ul style="list-style-type: none"><li>•“Village” Commercial</li><li>•Residential Development</li><li>•Sewer and water infrastructure</li><li>•Transportation Improvements</li></ul>



- ### LEGEND
- Low Density Residential
  - Medium Density Residential
  - Riverfront Commercial
  - Open Space
  - Stream Corridor Zone
  - Gateway
  - Vessel Landing
  - Key Views
  - Visual/Noise Buffer
  - Pedestrian Esplanade
  - Pedestrian Connection
  - Willamette GreenWay Trail
  - Proposed Hwy 99W Bypass
  - Vehicular Connection
  - Potential Vehicular Connection
  - Study Area Boundary

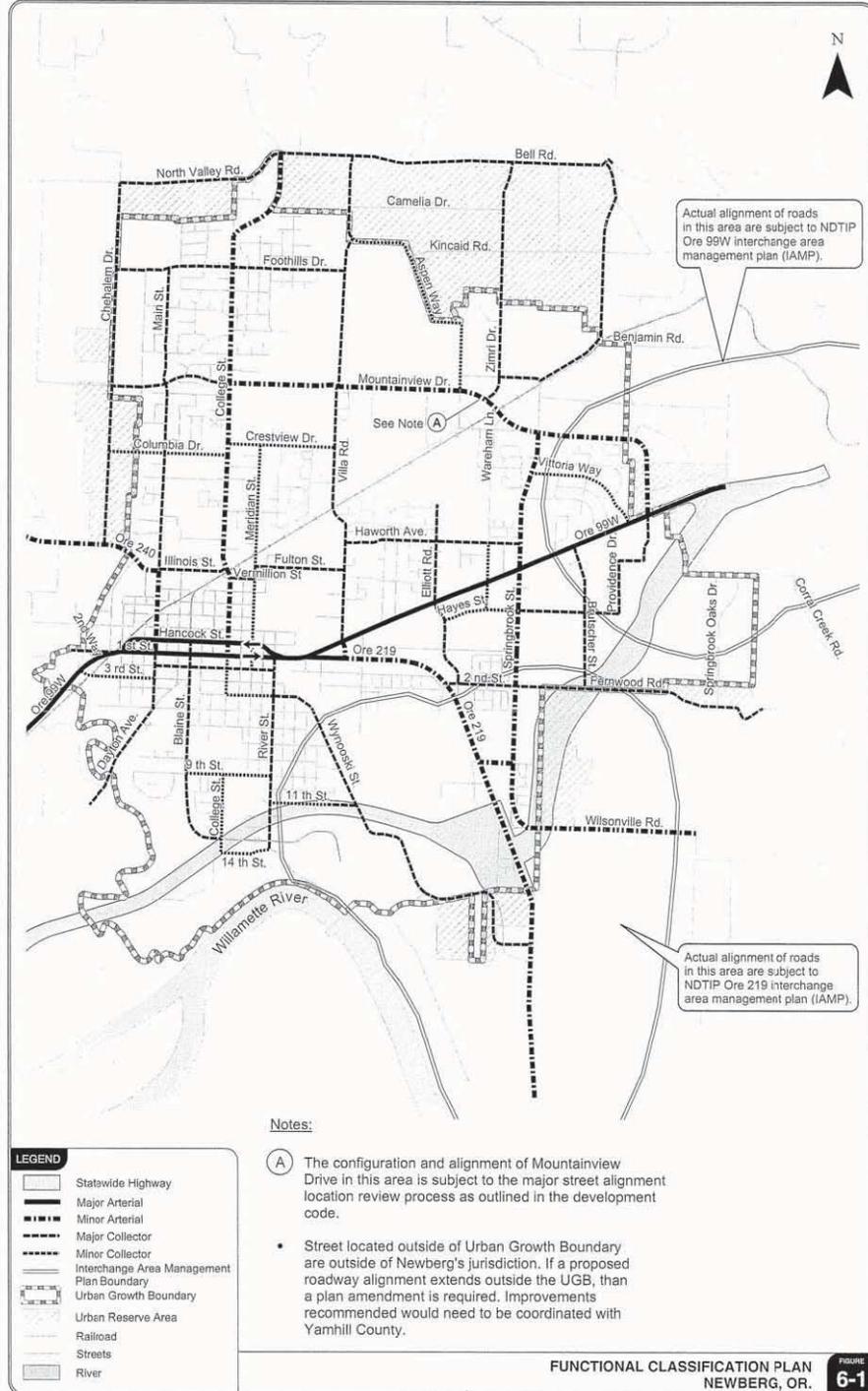
NEWBERG RIVERFRONT MASTER PLAN  
**Master Plan**



# Newberg Riverfront Master Plan

Adopted	2002
Plan contains	<ul style="list-style-type: none"> <li>•Plans for riverfront commercial area, residential area, trails, and overlooks</li> </ul>
Current Status	<ul style="list-style-type: none"> <li>•Plan has been guidance during bypass planning.</li> <li>•Some of the land annexed</li> <li>•Bypass is further south/more residential land on the north side – less on the south</li> </ul>
Future Actions	<ul style="list-style-type: none"> <li>•Potential LID/residential development on the north</li> <li>•Trail planning</li> <li>•Revisit layout</li> <li>•Utility planning</li> <li>•Wastewater pump station needed</li> <li>•Landfill closure</li> <li>•Full development likely to depend on single, motivated developer</li> </ul>





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# Transportation System Plan

Adopted	2005
Plan contains	<ul style="list-style-type: none"><li>•Street plans (collector and above)</li><li>•Sidewalk &amp; bike lane plans</li><li>•Transit plans</li><li>•Financing plans</li></ul>
Actions to Date	<ul style="list-style-type: none"><li>•Crestview/Mountainview S-Curve installed</li><li>•Springbrook/219 reroute/signal</li><li>•Bypass under construction</li><li>•Many street and sidewalk improvements</li></ul>
Future Actions	<ul style="list-style-type: none"><li>•Plan update underway</li><li>•Build everything<ul style="list-style-type: none"><li>•Crestview Extension</li><li>•219/2<sup>nd</sup> Street, Springbrook changes</li><li>•Sidewalks everywhere</li><li>•Bike lanes on major collectors and arterials</li><li>•Bypass Phase 2</li></ul></li></ul>



# Newberg

## ADA/Pedestrian/Bike Route Improvement Plan



June 2007

# ADA Pedestrian/Bike Plan

Adopted	2007
Plan contains	<ul style="list-style-type: none"><li>•Detailed plans for “critical routes” for bicyclists and pedestrians</li><li>•Identification of “low hanging fruit”</li></ul>
Actions to Date	<ul style="list-style-type: none"><li>•Many curb ramps installed</li><li>•Bike route from Ewing Young Park to Safeway</li><li>•College Street improvements at railroad</li></ul>
Future Actions	<ul style="list-style-type: none"><li>•Lots more sidewalks needed</li><li>•Lots more bike lanes needed on major collectors and arterials</li></ul>