

Ad Hoc Urban Renewal Citizens Advisory Committee

January 4, 2022 – 5:30 PM

(teleconference meeting)

<https://us06web.zoom.us/j/89679122665>

**Or join by phone: Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 896 7912 2665**

Email any comments to doug.rux@newbergoregon.gov

I. CALL MEETING TO ORDER

II. ROLL CALL

III. CONSENT CALENDAR

- A. Ad Hoc Urban Renewal Citizens Advisory Committee Meeting Minutes
November 30, 2022

IV. NEW BUSINESS

- A. Review of Updated Projects

V. PUBLIC COMMENTS

(5-minute maximum per person - for items not on the agenda)

VI. ITEMS FROM STAFF

VII. ITEMS FROM COMMITTEE MEMBERS

VIII. NEXTE MEETING – January 25, 2022

IX. ADJOURNMENT

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language 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 Office Assistant at (503) 537-1240. For TTY services please dial 711.



AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

Meeting Minutes

November 30, 2021, 5:30 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

Chair John Bridges called the meeting to order at 5:31pm

ROLL CALL

Members Present: John Bridges, Chair
Stephanie Findley
Molly Olson
Francisco Stoller, Vice Chair
Loni Parrish
Philip Higgins

Members Absent: Rick Rogers, excused
Don Clements, excused
Cassandra Ulven, Excused

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer

Consultant Present: Elaine Howard, Elaine Howard Consulting LLC

CONSENT CALENDAR:

MOTION: Member Findley and Member Olson, Motion to approve the Ad Hoc Urban Renewal Citizens Advisory Committee Meeting Minutes May 24, 2021, Motion carried 6/0

NEW BUSINESS:

A. Newberg Urban Renewal Plan and Report

CDD Rux shared a PowerPoint presentation showing the background and the revisions of the Urban Renewal Plan and Report. He noted the last meeting was in May 2021 and they went through the confer consult process, and the meetings with Yamhill County Board of Commissioners. They went back to the City Council on August 2nd for the first hearing of the Urban Renewal Plan and accompanying Report. They opened the hearing and took testimony. They also presented that the Yamhill County Board of Commissioners had approved the Plan which came with a condition that it had to go to a vote of City of Newberg voters. He noted at that same meeting the City Council also considered and discussed a resolution to put the Urban Renewal Plan on the November 2021 election cycle which was passed. The City Council came back and reconsidered their resolution of August 2nd and decided not to go to a vote in November 2021, but to look at all the alternatives.

CDD Rux noted they looked at different alternatives, and to revise the Urban Renewal Plan and the Report. The issue in part with the Yamhill County Board of Commissioners is that they were including lands in the Urban Renewal District that were outside of the city limits, but within the Urban Growth Boundary. He noted in this proposal they're going to remove lands that are not annexed into the city, which does not require the County Board of Commissioners to approve the Plan. The County would be in the confer consult process, as would other taxing districts.



AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

CDD Rux noted there were some annexations that were already underway. They had a five-property area that went through the process, went to Planning Commission for a hearing and onto City Council for a hearing. City Council adopted the ordinance annexing those properties and applying the appropriate zoning to them. The second batch of annexations was ODOT for the Bypass and the Mill Site. There were sections of the Bypass between Chehalem Creek and Wilsonville Road that were not within the corporate limits of the city. They worked with ODOT and the Mill Site owner, Newberg Oregon LLC and they put together the application and submitted. He noted this is currently in process. It has been through the Planning Commission hearing and will go onto the City Council for a hearing on Monday December 6, 2021.

CDD Rux shared the areas of the property annexations. The first five were annexations south of Fourteenth Street, on both sides of Waterfront Street including Baker Rock, along with a couple properties owned by the City of Newberg. The Stonebrink's and Tamara Goodell also submitted applications which went through these first five annexation processes. He shared the next annexation which was the bigger one. He noted where you see CDC, that also means Newberg Oregon LLC which is the Mill Site. This includes the railroad line, pieces that go up to Ninth Street, down to College Street, and the Mill Site proper. The Mill owns a small amount of land on the other side of Wynooski and also there is the ODOT land that was acquired for the Bypass. He noted some of that land is within the Urban Renewal District and some of it is outside the Urban Renewal District. It totals approximately 187 acres of land that's in process of being annexed into the corporate limits of the city.

Elaine Howard, Consultant continued with sharing the revised financial capacity. She noted they have been working with Nick Popenuk, the person they have been working with to do a revised financial spreadsheet for the area, taking out properties that will no longer be in the area and changes to the tax code rates for those properties that have been annexed and bringing up to date to today's assessed values. She noted the city tax rate increased last year so they had to use that increase rate which they didn't use prior to that. She noted the total tax increment financing over 30 years increased by \$23.9 million from \$123.2 to \$147.1 million which is because of the increased assessed value within the area. The maximum indebtedness, then increases from \$19.6 million from \$106.4 million to \$126 million. The funding for projects in today's dollars then increased by \$14.2 from \$56.1 million to \$70.3 million. The tax rate for the city is expected to increase 3% per year until it reaches the statutory limit of \$4.38 rounded as the city is allowed to use. She noted in discussions with CDD Rux they decided to use those expected increases. If the city doesn't increase by that rate the projections will be high, but they also know that there is a 30-year limitation on duration within the Plan. This helps offset any issues that the taxing district would have on using a rate that might be higher than actually achieved.

Elaine noted the aggregate TIF revenue is higher in the analysis, because of the one-year delay in when the URA would be formed. The actual properties removed from the boundary accounted for \$1.9 million of the assessed value. She noted the reduction in assessed value was offset by the increase in assessed values of other properties of a little over \$9 million dollars. Waiting a year gives you more capacity and more money to spend. Which means if adopted the first money would come in fiscal year 2023-2024.

CDD Rux shared the areas that will end up being outside of the Urban Renewal District Boundary. The landfill is about 38 acres, the parcel that is adjacent to the west, they have chosen not to annex. There are a couple of parcels at the intersection of College Street and Weatherly Way, one has an older manufactured home on it and the other has some agricultural buildings and a horse-riding arena. Rogers Landing is in the middle and would not be within the Urban Renewal District boundary. He noted they have chosen not to annex a portion of the tax lot off Wynooski Rd where half is in the city and the other half is not. There is land they just acquired from WestRock for future expansion of the Newberg water treatment plant and would not initially be within the Urban Renewal District Boundary, but Newberg just closed on the property and if the Urban Renewal Plan is adopted and becomes valid, one of the first things they would do is an amendment to bring in these couple of acres of land Newberg just acquired and it would end up within the Urban Renewal District Boundary. He noted Rogers Landing is land owned by WestRock, but it is leased by the County for Rogers Landing Park.

Member Olson noted there is a percentage area increase that you can do over the life of the plan, if things change and parcels wanted to be included, and asked if it is within the percentage increase?

Elaine responded you can increase by 20% of the original acreage, but she has not added those up yet.

Member Olson noted it would be good to know if there was that flexibility.

CDD Rux continued with the next steps that they need to go through. When they did the work up through May they were using the 2020-dollar values and now they have the 2022-dollar values, so they are going to have to update all of the project costs. He noted that



AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

they will use the Seattle Engineering News Record again to figure out what the project costs are in 2022-dollar values. Then they will be able to have a conversation with the Committee about what the delta difference between the additional capacity they have or what the project cost updates are to see where they are at. He noted they are going to be working on additional capacity for some projects they may have that were not included in the original version in the month of December.

CDD Rux noted on the hierarchy that the Committee has established. The first priority is infrastructure that supports industrial development, then commercial development, then mixed-use development with ground floor retail and residential above, then multifamily development and last single-family development.

CDD Rux noted there will be some additional adjustments in project costs. The esplanade to the west by not having the landfill site in the Urban Renewal District Boundary means there's no esplanade on that section. It is still in the Transportation System Plan but means it would be outside the Urban Renewal District Boundary and not eligible for Urban Renewal funding, so they are going to have to back that cost out. He noted the area up at the intersection of Weatherly and College Street where Blaine Street goes across that property, they are going to have to back that cost out of that section. But the project is also in the City's Transportation System Plan, and it is an SDC eligible project, and they could theoretically add it in the future, but putting the plan together about leveraging Urban Renewal dollars in SDC dollars this may be one where they are using the combination of funding sources to do the Blaine Street extension. He noted as they go through this evaluation, they will look at any other adjustments that come out of excluding some of the properties that are not going to be within the Urban Renewal District boundary proposed area.

CDD Rux noted the future meetings they will have. Tonight, was more of an orientation to get the Committee up to speed of where they are at and to allow questions. Doug and Brett during the month of December will do the project number crunching and Elaine will get started on the revisions to the Plan and Report. He noted their consultant is redoing the legal boundary description excluding those lands that will end up out of the proposed district boundary, but will include the Mill Site, ODOT and five properties that were just annexed. He noted they are looking at Tuesday January 4th for their next meeting and they will have conversations about the projects and will come with recommendations.

CDD Rux noted on Tuesday January 25 they would present the revised final draft of the Plan and Report. They will be looking for a recommendation from the Committee to the Urban Renewal Agency and to the City Council. He noted the process is the same as the last process, one recommendation would be to the City Council to adopt the Urban Renewal Plan and the other recommendation to the Urban Renewal Agency to start the confer consult process with the Taxing Districts.

CDD Rux noted on Tuesday February 7th the meeting will be at the Urban Renewal Agency to start the referral process that will be done by resolution. Then on Tuesday February 9th they will start the 45-day consult confer process with the Taxing Districts and he and Elaine will be meeting with the district's giving presentations.

CDD Rux noted March 10th is the targeted date for the Planning Commission to hold the hearing for conformance of the Urban Renewal Plan with the Comprehensive Plan. It would eliminate all of the analysis related to the Yamhill County Comprehensive Plan and would only focus directly on the Newberg Comprehensive Plan. The date for the first hearing in front of the City Council is April 4th, where there would be a notice of public hearing to be able to take testimony and come back at their second meeting on April 18th for their second reading of the ordinance and if adopted it would go into effect on May 18th of 2022. He noted part of this scheduling was to address the issue if there was a referral process to the November 2022 election.

Chair Bridges asked if there was anything else needed from the Committee and if they have to take any official action.

CDD Rux responded no official action is needed now, that this is more of a briefing of where they ended and where they are at today going forward the next couple months. He noted he feels they are going to be in good shape and that he has had conversations with Brett on where they are at and paying attention to the hierarchy for the infrastructure, what it needs to serve, create jobs and the tax increment which will be able to fund to install all of the public infrastructure.

Chair Bridges noted that he hasn't compared the numbers, but the one big item they removed was the Hancock Street road diet and presumes these differences in numbers doesn't put that on the table.

CDD Rux responded he cannot answer that yet but will look at it. Right now, they have not started the analysis of updating all the project costs and so he doesn't know what the delta gap is going to look like yet.



AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

PUBLIC COMMENTS:

None

ITEMS FROM STAFF:

CDD Rux noted representing the School District, Luke has graciously stepped up to the plate and he will be on the City Council agenda December 6th to be officially appointed. He noted he will then be able to actively participate and vote in the January meetings.

ITEMS FROM COMMITTEE MEMBERS:

Member Olson thanked staff for their additional work.

ADJOURNMENT:

Chair Bridges adjourned meeting at 5:58pm

**APPROVED BY THE AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE this
January 4, 2022**

John Bridges, UR CAC Chair

Doug Rux, Recording Secretary

TO: Ad Hoc Urban Renewal Citizens Advisory Committee

FROM: Doug Rux, Community Development Director
Brett Musick, Senior Engineer

SUBJECT: Revised Project List

DATE: January 4, 2022

Methodology

Staff has worked to update the project list presented to the City Council on August 2, 2021, based on the revised 2022 Project Cost amount of \$70,013,184. The process of revising the project list included following the hierarchy the Committee established with projects that support in the following:

1. Industrial Development
2. Commercial Development
3. Mixed Use Development
4. Multi-family Development
5. Single-family Development

Staff also looked at areas that would be excluded from the proposed urban renewal district boundary and adjusted project costs. This included a portion (600 lineal feet) of S Blaine Street between E Ninth Street and S College Street in Sub Area D. In Sub Area B a portion of the esplanade was removed but based on additional review the project cost was not reduced.

The method of revising the projects included updating the project costs from 2020 dollars values to 2022 dollar values. This required going back to the Seattle Engineering News Record to calculate the construction cost inflation amount. This increased the project costs 9.6% from the value calculated in 2020. All projects on the list were adjusted for the inflation amount.

Staff then color coded the projects. Projects in yellow were those included in the proposal that went before the City Council on August 2, 2021. Projects highlighted in red were those the Committee previously had identified to not include in the August 2, 2021 proposal. Projects highlighted in blue were projects originally highlighted in red but are proposed to be added to the 2022 project list. These are based on the hierarchy listed above and from projects that were removed based on the Committees evaluation when the project list had to be adjusted with the new assessed value of the mill site which occurred in the spring of 2021.

Added or Modified Projects

Sub Area A (Supports Industrial Development)

Wynooski Street - Bypass to NE Dog Ridge Road – Stormwater \$883,026

NE Dog Ridge Road -E Fourteenth Street Extension to Wynooski Street
\$1,587,207

NE Dog Ridge Road -E Fourteenth Street Extension to Wynooski Street –
Stormwater \$697,126

Sub Area B (Supports Commercial/ Mixed Use/Multi-family Development)

Esplanade West of S River Street Urban Multi-Use Trail – Removed the portion outside of the proposed urban renewal district but kept the project cost the same based on re-evaluation.

Sub Area D (Supports Multi-family/Single-family Development)

E Ninth St Sidewalks - S Blaine St to S River St - \$95,163

ADA Curb Ramps - E Ninth Street, S Blaine Street to S River Street (DKS) -
\$869,846

S Blaine Street Extension* Ninth St to S College St and Stormwater – adjusted the project by removing 600 lineal feet of roadway that will be outside the proposed urban renewal district. This eliminated section of roadway will be covered by System Development Charges or some other funding mechanism.

Sub Area G (Supports Multi-family Development)

Blaine (Third to Ninth) - \$1,730,490

Blaine (Third to Ninth) Water - \$657,898

Blaine (Third to Ninth) Stormwater C-1.C - \$484,664

ADA Curb Ramps (DKS) - S Blaine Street, E Third Street to E Ninth Street (6 blocks) – \$864,971

Sub Area H (Supports Commercial/ Mixed Use/Multi-family Development)

Hancock Street Road Diet (College to Garfield) - \$1,381,302

Hancock Street Road Diet (College to Garfield) Water - \$689,435

ADA Curb Ramps (DKS) - S Blaine Street, E First Street to E Third Street (2 blocks) - \$288,360

There is a theme, in part, on improvements to S Blaine Street from E First Street to S College

Street. This reflects that S Blaine Street is one of the primary multi-modal transportation corridors into and out of the Riverfront Area and the multi-family development/redevelopment opportunities along this transportation corridor. Attachment 1 is the revised project list with the modifications described above. Attachment 2 is a draft of revised Sub Area graphics depicting the project list.

Recommendation

Staff recommends the Newberg Urban Renewal Project list, included in Attachment 1, as the project list for the proposed revised Urban Renewal Plan.

Attachments: 1. Revised Project List
2. Draft Revised Sub Area Maps

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - SUMMARY			
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars Recommended Priority Projects Escalation* 2020 to 2022 = 9.6% Updated 12/22/2021			
Sub Area	Escalation: From ENR - Seattle CCI	2020 Dollars	2022 Dollars
A			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	13,835,613	\$ 14,775,616
Riverfront Trails	\$	397,940	\$ 435,980
TOTAL	\$	14,233,553	\$ 15,211,597
B			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	3,334,010	\$ 3,652,719
Riverfront Trails	\$	251,692	\$ 275,752
TOTAL	\$	3,585,702	\$ 3,928,471
C			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	159,986	\$ 175,280
Riverfront Trails	\$	-	\$ -
TOTAL	\$	159,986	\$ 175,280
D			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	6,312,464	\$ 7,013,279
TOTAL	\$	6,312,464	\$ 7,013,279
E			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	1,674,421	\$ 1,834,485
TOTAL	\$	1,674,421	\$ 1,834,485
F			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	5,926,763	\$ 6,493,322
TOTAL	\$	5,926,763	\$ 6,493,322
G			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	2,889,951	\$ 4,031,182
TOTAL	\$	2,889,951	\$ 4,031,182
H			
Public Transportation, Water, Wastewater and Storm Infrastructure	\$	17,932,032	\$ 21,857,949
PARKING	\$	1,121,928	\$ 1,229,177
PEDESTRIAN FURNITURE, TRASH CANS, ETC.	\$	-	\$ -
BUILDING FACADE PROGRAM	\$	-	\$ -
SECOND STREET UTILITY UNDERGROUNDING	\$	1,833,200	\$ 2,008,442
TOTAL	\$	20,887,160	\$ 25,095,568
In 2020 Dollars Project Costs at 6.5% Growth Rate = \$61.9M In 2022 Dollars Project Costs at 6.5% Growth Rate = \$70.013M		TOTAL of SUB AREAS	\$ 55,670,000 \$ 63,783,184
ADMINISTRATION	\$5,730,000	\$	5,730,000 \$ 5,730,000
BONDING	\$500,000	\$	500,000 \$ 500,000
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020 / 2022		\$	61,900,000 \$ 70,013,184
December 2021 Revisions include: <ul style="list-style-type: none"> Updated project costs to estimated 2022 dollars using the ENR - Seattle CCI. Reduced costs for S Blaine Street by 600 lineal feet. Reduced costs for ADA ramps on S Blaine Street from E First to E Third. 			
2/25/2021 Revisions included: <ul style="list-style-type: none"> Removed stormwater projects where it was discovered that stormwater costs were already accounted for in street project costs. Added stormwater project costs to street projects where it's not clear if stormwater costs were accounted for. Removed the E Fourteenth sidewalk project (TSP project P09) and added the S River to S College Urban Multi-use Trail in its place. Added the Force Main B1 and Gravity Main B4 wastewater projects to the Riverfront Lift Station Project to create a single project comprised of three components. Added water line replacement projects for areas in downtown where the water line replacements are primarily due to insufficient size rather than pipe material or age. 			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars										
December 22, 2021										
*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI										
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater										
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars										
Recommended Priority Projects										
Escalation* 2020 to 2022 = 9.6%										
Riverfront Master Plan Planning Level Cost Estimates										
Sub Area A										
Project Not Included in Current UR Plan		Added Project			Included Project					
Public Transportation, Wastewater, Water and Storm Infrastructure										
						Estimated Project Cost	Estimated Project Cost	Other Potential Funding Sources		
UR Sub Area						Combined Transportation, WW, WW & SD	Combined Transportation, WW, WW & SD	City System Development Charges	Grants	Other
Description			TSP Project #	2020 Dollars	2022 Dollars	2020 Dollars	2022 Dollars	% Eligible	Source	
E Fourteenth Street Extension - S River St to NE Dog Ridge Rd		A	-	\$3,090,600	\$3,386,041	\$4,027,880	\$4,412,919	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a									
Water Project				\$937,280	\$1,026,878			Note 1		Developer
Stormwater Project	n/a			\$1,357,440	\$1,487,202			Note 1		Developer
E Industrial St (1) - E Fourteenth St Ext to Wynooski St		A	-	\$2,897,438	\$3,174,414	\$4,624,538	\$5,066,613	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	GM D1			\$848,400	\$929,501			Note 1		Developer
Water Project				\$878,700	\$962,698			Note 1		Developer
Stormwater Project	n/a									
S Industrial St (2) - Bypass to E Fourteenth St Ext		A	-	\$1,352,138	\$1,481,393	\$1,352,138		Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a									
Water Project	n/a									
Stormwater Project	n/a									
S Industrial St (3) - E Industrial St (1) to E Fourteenth St Ext		A	-	\$1,448,719	\$1,587,207	\$1,888,069		Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a									
Water Project				\$439,350	\$481,349			Note 1		Developer
Stormwater Project	n/a									
Wynooski Street - Bypass to NE Dog Ridge Road		A	-	\$1,942,988	\$2,128,725	\$1,942,988	\$3,011,751	Note 1		Developer, ODOT Immediate Opportunity Fund
Wastewater Project	n/a									
Water Project	n/a									
Stormwater Project	n/a			\$805,980	\$883,026			Note 1		Developer
NE Dog Ridge Road -E Fourteenth Street Extension to Wynooski Street		A	-	\$1,448,719	\$1,587,207		\$2,284,333	Note 1		Developer, Yamhill County
Wastewater Project	n/a									
Water Project	n/a									
Stormwater Project	n/a			\$636,300	\$697,126			Note 1		Developer
				\$18,084,052	\$19,812,768	\$13,835,613	\$14,775,616			

Riverfront Trails										
Description								Other Potential Funding Sources		
								City System Development Charges	Grants	Other
								% Eligible	Source	
Esplanade South of Mill Urban Multi-Use Trail		A		\$397,940	\$435,980	\$397,940	\$435,980	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
				\$397,940	\$435,980	\$397,940	\$435,980			
								Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure						\$13,835,613	\$14,775,616			
Riverfront Trails						\$397,940	\$435,980			
Sub Area A										
Riverfront Master Plan Area Project Costs						\$14,233,553	\$15,211,597			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars											
December 22, 2021											
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Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater											
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars											
Recommended Priority Projects											
Escalation* 2020 to 2022 = 10%											
Riverfront Master Plan Planning Level Cost Estimates											
Sub Area B											
Project Not Included in Current UR Plan				Added Project		Included Project					
Public Transportation, Wastewater, Water and Storm Infrastructure						Estimated Project Cost		Estimated Project Cost		Other Potential Funding Sources	
UR Sub Area						Combined Transportation, WW, WW & SD		Combined Transportation, WW, WW & SD		City System Development Charges	
										Grants	
										Other	
Description			TSP Project #	2020 Dollars	2022 Dollars	2020 Dollars	2022 Dollars	% Eligible	Source		
S River Street Improvements Bypass to Rogers Landing Rd		B	S22	\$1,227,150	\$1,344,457	\$2,034,140	\$2,228,590	Note 1			Developer
Wastewater Project		GMC1		\$161,600	\$177,048						
Water Project				\$263,610	\$288,809			Note 1			Developer
Stormwater Project				\$381,780	\$418,276			Note 1			Developer
E Fourteenth St Sidewalks College St to S River St		B	P09	\$83,830	\$91,844			34%			Developer
Rail Crossing Improvements Crossing No. 40A-000.40 (River Street)		B	-	\$419,150	\$459,218	\$419,150	\$459,218	Note 1			Developer, LID, Cost Recovery Agreement
E Fourteenth Street - S College St to S River St (Sidewalks in TSP Project P09)		B	-	\$646,400	\$708,192	\$880,720	\$964,911	Note 1			Developer
Wastewater Project		n/a									
Water Project				\$234,320	\$256,719			Note 1			Developer
Stormwater Project		n/a		\$339,360	\$371,801			Note 1			Developer
Waterfront Street - S College St to UGB		B	-	\$2,181,600	\$2,390,147			Note 1			Developer, Yamhill County
Wastewater Project		GM B3		\$1,098,880	\$1,203,926						
Water Project				\$702,960	\$770,158			Note 1			Developer
Stormwater Project				\$1,018,080	\$1,115,402			Note 1			Developer
				\$8,758,720	\$9,595,996	\$3,334,010	\$3,652,719				
Riverfront Trails											
Description								Other Potential Funding Sources			
								City System Development Charges	Grants	Other	
								% Eligible	Source		
S River Street to S College Street Urban Multi-Use Trail		B		\$98,172	\$107,557	\$98,172	\$107,557	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC	
Esplanade West of S River Street Urban Multi-Use Trail		B		\$153,520	\$168,195	\$153,520	\$168,195	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC	
				\$251,692	\$275,752	\$251,692	\$275,752				
								Note 1: Project not in a current City of Newberg Infrastructure Master Plan			
Public Transportation, Water, Wastewater and Storm Infrastructure						\$3,334,010	\$3,652,719				
Riverfront Trails						\$251,692	\$275,752				
Sub Area B											
Riverfront Master Plan Area Project Costs						\$3,585,702	\$3,928,471				

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars										
December 22, 2021										
*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI										
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars Recommended Priority Projects Escalation* 2020 to 2022 = 10%										
Riverfront Master Plan Planning Level Cost Estimates Sub Area C Project Not Included in Current UR Plan Added Project Included Project										
Public Transportation, Wastewater, Water and Storm Infrastructure										
							Estimated Project Cost	Estimated Project Cost	Other Potential Funding Sources	
UR Sub Area							Combined Transportation, WW, WW & SD	Combined Transportation, WW, WW & SD	City System Development Charges	Grants
Description							2020 Dollars	2022 Dollars	% Eligible	Source
Riverfront Trails									Other Potential Funding Sources	
Description									City System Development Charges	Grants
									% Eligible	Source
WASTEWATER									Other Potential Funding Sources	
Description									% Eligible	Source
Riverfront Lift Station*	Partially funded.	C	C3.b	\$777,700	\$852,043	\$ 86,590.00	\$ 94,867.43	91%		Developer
Force Main B1*	Partially funded.	C	C3.b	\$120,190	\$131,679	\$ 17,517.00	\$ 19,191.51	91%		Developer
Gravity Main B1		C		\$840,320	\$920,649			Note 1		Developer
Gravity Main B2		C		\$517,120	\$566,553			Note 1		Developer
Gravity Main B4*	Partially funded.	C	C3.b	\$510,050	\$558,807	\$ 55,879.00	\$ 61,220.66	91%		Developer
*Projects in the City's 2018 Wastewater Master Plan				\$2,765,380	\$3,029,732	\$159,986	\$175,280	Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Note: Gravity Main B4 is anticipated to be designed and constructed in coordination with the Riverfront Lift Station and Force Main B1.										
Public Transportation, Water, Wastewater and Storm Infrastructure							\$159,986	\$175,280		
Riverfront Trails							\$ -	\$ -		
Sub Area C										
Riverfront Master Plan Area Project Costs							\$159,986	\$175,280		

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars

December 22, 2021

*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI

Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater

Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars

Recommended Priority Projects

Escalation* 2020 to 2022 = 10%

Riverfront Master Plan Planning Level Cost Estimates

Sub Area D

Project Not Included in Current UR Plan **Added Project** **Included Project**

Public Transportation, Wastewater, Water and Storm Infrastructure

							Estimated Project Cost	Estimated Project Cost	Other Potential Funding Sources		
UR Sub Area							Combined Transportation, WW, WW & SD	Combined Transportation, WW, WW & SD	City System Development Charges	Grants	Other
Description			TSP Project #	2020 Dollars	2022 Dollars	2020 Dollars	2022 Dollars	% Eligible	Source		
S Blaine Street Extension*		D	E04	\$1,970,914	\$ 1,433,392.00	\$1,570,415	\$2,903,714	\$2,313,665	100%		
- E Ninth St to S College St											
Wastewater Project	n/a										
Water Project	n/a										
Stormwater Project*				\$932,800	\$678,400	\$743,251					
*Reduce by 600ft											
S College Street Improvements		D	-	\$2,954,250	\$3,236,657	\$2,954,250	\$3,236,657		Note 1	ODOT Safe Routes to School	Developer
- S Ninth St to E Fourteenth St											
Wastewater Project	n/a										
Water Project	n/a										
Stormwater Project	n/a			\$551,460	\$604,176				Note 1		Developer
E Ninth St Sidewalks		D	P08	\$86,860	\$95,163		\$95,163	57%			Developer
- S Blaine St to S River St											
Rail Crossing Improvements Crossing No. 40A-000.60 (College Street)		D	-	\$454,500	\$497,947	\$454,500	\$497,947		Note 1		Developer, LID, Cost Recovery Agreement
ADA Curb Ramps - E Ninth Street, S Blaine Street to S River Street (DKS)		D		\$793,950	\$869,846		\$869,846		Note 1	ODOT Safe Routes to School	Developer
				\$7,744,734	\$7,617,455	\$6,312,464	\$7,013,279				
									Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
Public Transportation, Water, Wastewater and Storm Infrastructure							\$6,312,464	\$7,013,279			
Sub Area D											
Riverfront Master Plan Area Project Costs							\$6,312,464	\$7,013,279			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars										
December 22, 2021										
*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI										
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars Recommended Priority Projects Escalation* 2020 to 2022 = 10%										
Riverfront Master Plan Planning Level Cost Estimates Sub Area E										
Project Not Included in Current UR Plan Added Project Included Project										
Public Transportation, Wastewater, Water and Storm Infrastructure										
							Estimated Project Cost	Estimated Project Cost	Other Potential Funding Sources	
UR Sub Area							Combined Transportation, WW, WW & SD	Combined Transportation, WW, WW & SD	City System Development Charges	Grants
Description							2020 Dollars	2022 Dollars	% Eligible	Source
S River Street Improvements -E Ninth to Bypass, +/-1000 LF							\$957,321	\$1,048,835	\$1,674,421	\$1,834,485
E S22										
Wastewater Project n/a									35%	ODOT Safe Routes to School
Water Project							\$292,900	\$320,899	Note 1	Developer
Stormwater Project							\$424,200	\$464,751		
Wynooski St Improvements							\$918,292	\$1,006,075		
S River St to Bypass (*reduced to Ninth to Eleventh: +/-650 ft.)									61%	Developer, Yamhill County
Wastewater Project n/a										
Water Project n/a										
Stormwater Project n/a										
ADA Curb Ramps - E Ninth Street, S River Street to S Pacific Street (DKS)							\$793,950	\$869,846	Note 1	ODOT Safe Routes to School
E										Developer
ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street (DKS)							\$593,800	\$650,563	Note 1	Developer
E										
							\$3,980,463	\$4,360,969	\$1,674,421	\$1,834,485
										Note 1: Project not in a current City of Newberg Infrastructure Master Plan
Public Transportation, Water, Wastewater and Storm Infrastructure							\$1,674,421	\$1,834,485		
Sub Area E										
Riverfront Master Plan Area Project Costs							\$1,674,421	\$1,834,485		

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars										
December 22, 2021										
*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI										
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater										
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars										
Recommended Priority Projects										
Escalation* 2020 to 2022 = 10%										
Riverfront Master Plan Planning Level Cost Estimates										
Sub Area F										
Project Not Included in Current UR Plan							Added Project		Included Project	
Public Transportation, Wastewater, Water and Storm Infrastructure										
							Estimated Project Cost		Estimated Project Cost	
									Other Potential Funding Sources	
UR Sub Area				Combined Transportation, WW, WW & SD			Combined Transportation, WW, WW & SD		City System Development Charges	Grants
				2020 Dollars			2022 Dollars		% Eligible	Source
Description				TSP Project #					% Eligible	Source
S River Street Improvements - E Third to E Ninth, +/-2200 LF				F	S22	\$2,106,103	\$2,307,433	\$5,926,763	\$6,493,322	35%
Wastewater Project				WWMP C2.b		\$2,929,840	\$3,209,913			12%
Water Project				n/a						
Stormwater Project				n/a		\$890,820	\$975,977			
Public Transportation, Water, Wastewater and Storm Infrastructure							\$5,926,763		\$6,493,322	
Sub Area F										
Riverfront Master Plan Area Project Costs							\$5,926,763		\$6,493,322	

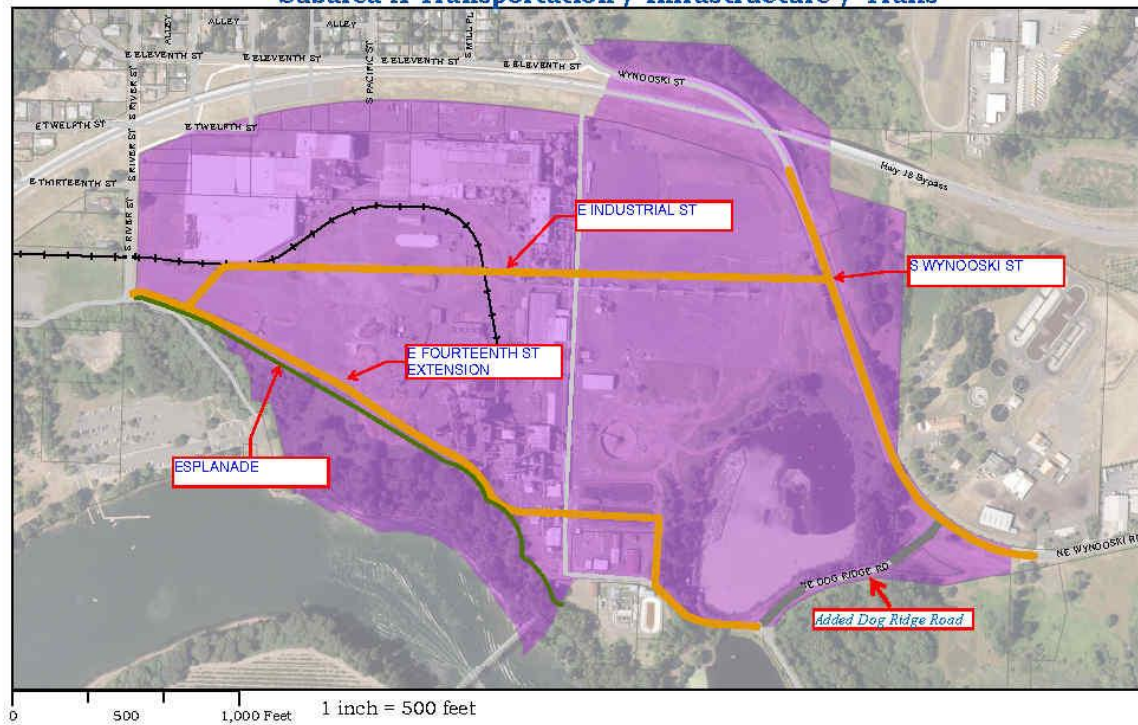
URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars									
December 22, 2021									
*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI									
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater									
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars									
Recommended Priority Projects									
Escalation* 2020 to 2022 = 10%									
Downtown Improvement Plan Planning Level Cost Estimates									
Sub Area G									
Project Not Included in Current UR Plan			Added Project				Included Project		
Public Transportation Infrastructure									
Estimated Project Cost									
Other Potential Funding Sources									
UR Sub Area		Combined Transportation, WW, WW & SD		Combined Transportation, WW, WW & SD		City System Development Charges		Grants	
		2020 Dollars		2022 Dollars		2020 Dollars		2022 Dollars	
Description						% Eligible		Source	
Howard Street (Third to Fifth)		G		\$ -	\$ -	Note 1		Developer	
Wastewater Project		G	S Howard, E Sixth to E Third	\$238,924	\$261,764	50%			
Water Project		G	WL Replacement	\$85,000	\$93,125	0%			
Stormwater Project			n/a						
Blaine (Third to Ninth)		G	TSP Project #S10	\$1,579,500	\$1,730,490	2,889,951		\$3,166,211	
Cost per Block (2016 dollars shown)			225,000					15%	
Number blocks			6						
Total Cost (2016 dollars shown)			\$1,350,000						
Wastewater Project			n/a						
Water Project		G	- E Third to E Ninth	\$600,495	\$657,898	Note 1			
Stormwater Project		G	C-1.C	\$442,377	\$484,665	5%			
Stormwater Project		G	C-1.D	\$267,579	\$293,158	5%			
ADA Curb Ramps (DKS) - S Blaine Street, - E Third Street to E Ninth Street (6 blocks)		G		\$789,500	\$864,971	\$864,971			
Note 1: Project not in a current City of Newberg Infrastructure Master Plan									
Public Infrastructure (Transportation,Water, Wastewater and Storm)				\$2,889,951		\$4,031,182			

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2022* Dollars									
December 22, 2021									
*Escalation: From ENR - Seattle CCI Using the Dec2021 CCI as an estimate of the Jan2022 CCI									
Revised for Project Costs per UR Sub Areas - Combined Transportation, Wastewater, Water and Stormwater									
Reduced Project List per CAC Discussion of 1/25/2021 and 2/22/2021 - Revised for 2022 Dollars									
Recommended Priority Projects									
Escalation* 2020 to 2022 = 10%									
Downtown									
Sub Area H									
Project Not Included in Current UR Plan			Added Project		Included Project				
Public Transportation Infrastructure									
Estimated Project Cost									
Other Potential Funding Sources									
UR Sub Area									
City System Development Charges									
Grants									
Other									
2020 Dollars									
2022 Dollars									
2020 Dollars									
2022 Dollars									
Description									
% Eligible									
Source									
LID									
Hancock Street Road Diet (College to Garfield)									
H TSP Project #507, ODOT Lead									
\$1,260,780 \$1,381,302 \$2,070,737									
Cost per Block (2016 dollars shown) 215,518									
Number blocks 5									
\$ 1,077,590									
Total Cost (2016 dollars shown)									
Wastewater Project n/a									
Water Project M-1 Downtown H Hancock, N Grant to N Edwards \$629,280 \$689,435									
Stormwater Project n/a									
34%									
First Street Road Diet (Harrison to River)									
H TSP Project #507, ODOT Lead									
\$11,599,678 \$12,708,531 \$13,039,104 \$14,285,556									
Cost per Block (2016 dollars shown) 762,635									
Number blocks 13									
\$ 9,914,255									
Total Cost (2016 dollars shown)									
Wastewater Project I&I # 23 H E First, S College to S Edwards \$149,884 \$164,212									
Water Project Waterline Replacement \$1,089,940 \$1,194,131									
Stormwater Project C-1.A H \$199,602 \$218,683									
Center Street (Third to Sheridan) H \$ -									
Wastewater Project n/a									
Water Project WL Replacement \$335,000 \$367,024									
Stormwater Project n/a									
0%									
Meridian Street (Third to Sheridan) H \$ - \$252,000 \$276,090									
Wastewater Project n/a									
Water Project WL Replacement \$252,000 \$276,090									
Stormwater Project n/a									
0%									
Edwards Street (Third to Sheridan) H \$ -									
Wastewater Project n/a									
Water Project WL Replacement \$169,000 \$185,155									
Stormwater Project n/a									
0%									
College Street (Third to Sheridan) H \$ - \$169,000 \$185,155									
Wastewater Project I&I # 22 H S College, E Second to E Fourth \$165,784 \$181,632									
Water Project WL Replacement \$169,000 \$185,155									
Stormwater Project n/a									
0%									
Howard Street (Third to First) H \$ - \$85,000 \$93,125									
Wastewater Project n/a									
Water Project WL Replacement \$85,000 \$93,125									
Stormwater Project n/a									
0%									
Howard Street (First to Sheridan) H \$ 2,317,035.00 \$2,538,528									
Wastewater Project n/a									
Water Project WL Replacement \$85,000 \$93,125									
Stormwater Project n/a									
0%									
Blaine Street (Hancock to Sherman) H \$ -									
Wastewater Project n/a									
Water Project - E Sheridan to E First H \$170,373 \$186,660									
Stormwater Project n/a									
0%									
Washington Street (Third to Sheridan) H \$ - \$169,000 \$185,155									
Wastewater Project I&I # 24b H Washington, E First to E Sheridan \$112,307 \$123,043									
Water Project WL Replacement \$169,000 \$185,155									
Stormwater Project n/a									
0%									
Garfield Street (First to Sheridan) H \$ -									
Wastewater Project I&I # 24a H Garfield, E First to E Sheridan \$112,307 \$123,043									
Water Project WL Replacement \$85,000 \$93,125									
Stormwater Project n/a									
0%									

Main Street (Third to Rail Road Tracks)	H		\$ -	\$251,100	\$275,104	Note 1		Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$251,100	\$275,104				
Stormwater Project	n/a							
Grant Street (Third to Rail Road Tracks)	H		\$ -			Note 1		Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$169,000	\$185,155				
Stormwater Project	n/a							
Lincoln Street (First to Second)	H		\$ -			Note 1		Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$85,000	\$93,125				
Stormwater Project	n/a							
Harrison Street (First to Second)	H		\$ -			Note 1		Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$85,000	\$93,125				
Stormwater Project	n/a							
Sheridan (Rail Road tracks to 1/2 block east of Main)	H		\$ -	\$85,000	\$93,125	Note 1	City Sidewalk	Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$85,000	\$93,125				
Stormwater Project	n/a							
Third (Howard to River)	H		\$ -			Note 1	City Sidewalk	Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$251,100	\$275,104				
Stormwater Project	n/a							
Sherman (School to Blaine)	H		\$ -			Note 1		Developer
Wastewater Project	n/a					0%		
Water Project	WL Replacement		\$85,000	\$93,125				
Stormwater Project	n/a							
Blaine (Hancock to Third)	H	TSP Project #S10	\$ -	\$170,373	\$186,660	15%		Developer
Wastewater Project	n/a					0%		
Water Project	- E First to E Third	H	\$170,373	\$186,660				
Stormwater Project	n/a							
ADA Curb Ramps (DKS) - S Blaine Street, - E First Street to E Third Street (2 blocks)	H		\$263,200	\$288,360	\$140,996	Note 1	ODOT Safe Routes to School	Developer
N College (Hwy 219) at Hancock (Hwy 99) Intersection Improvement - Add South Bound Right Turn Lane on N College	H	Partially funded.	\$1,500,000	\$1,643,390	\$810,049	Note 1		Developer
N Blaine/E Hancock Signal	H		\$909,000	\$995,894	\$909,000			
N Blaine/E First Signal	H		\$909,000	\$995,894	\$909,000			
S River Street Improvements - E First to E Third, +/-600 LF	H	TSP Project #S22	\$574,394	\$629,302	\$1,083,406	35%	ODOT Safe Routes to School	Developer
Wastewater Project	I&I #18		\$254,612	\$278,951		50%		
Water Project	n/a							
Stormwater Project			\$254,400	\$278,719				
Public Infrastructure (Transportation, Water, Wastewater and Storm)				\$17,932,032	\$21,857,949			

						City System Development Charges	Grants	Other
Description						% Eligible	Source	
SIGNAGE & WAYFINDING								
Total						\$ -	\$ -	
NORTH/SOUTH CONNECTIONS								
Total						\$ -	\$ -	
DOWNTOWN TROLLEY								
	Trolley Feasibility Study	H		\$87,750	\$96,138		Note 1	
Total						\$0	\$0	
PARKING								
	Surface Parking		Estimated Spaces				Note 1	
	- 112 S Blaine Street	H	27	\$565,095	\$619,114			
	- 312 E Second Street	H	25	\$520,756	\$570,537			
	- 312 E Second Street	H	25	\$536,714	\$588,020			
	- 108 S Howard Street	H	25	\$524,493	\$574,631			
	- S Center / E Second Street	H	18	\$393,698	\$431,333			
	- 211 N School Street	H	10	\$131,300	\$143,851			
	Total		130	\$2,672,056	\$2,927,487			
	Surface Parking Lot 1		27	\$570,000	\$624,488	\$570,000	\$624,488	
	Surface Parking Lot 2		25	\$551,928	\$604,689	\$551,928	\$604,689	
TOTAL						\$1,121,928	\$1,229,177	
PEDESTRIAN FURNITURE, TRASH CANS, ETC.								
Total						\$ -	\$ -	
	BUILDING FACADE PROGRAM	H		\$500,000	\$547,797		Note 1	State Historic Preservation Office (SHPO)
Total						\$0	\$0	
SECOND STREET UTILITY UNDERGROUNDING								
DKS	Grant to River	H		\$1,833,200	\$2,008,442	\$1,833,200	\$2,008,442	Note 1
Total						\$1,833,200	\$2,008,442	
						Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
						Note2: Project in 2016 TSP, No added capacity.		
Public Infrastructure (Transportation, Water, Wastewater and Storm)						\$17,932,032	\$21,857,949	
PARKING						\$1,121,928	\$1,229,177	
PEDESTRIAN FURNITURE, TRASH CANS, ETC.						\$0	\$0	
BUILDING FACADE PROGRAM						\$0	\$0	
SECOND STREET UTILITY UNDERGROUNDING						\$1,833,200	\$2,008,442	
Sub Area H								
Downtown Improvement Plan Area Project Costs						\$20,887,160	\$25,095,568	

Subarea A Transportation / Infrastructure / Trails

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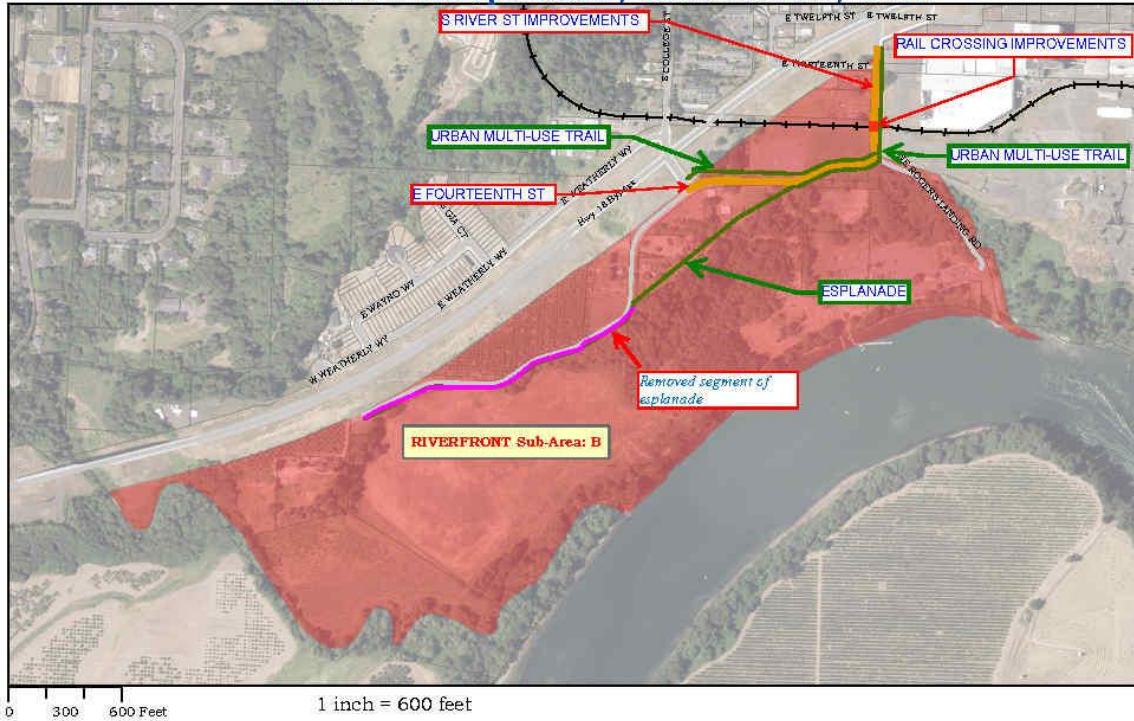
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Subarea B Transportation / Infrastructure / Trails



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The map displays the Riverfront Sanitary Sewer Improvements project area. A thick green line represents the main sewer line, which runs from the northwest, through the center, and towards the southeast. Four sub-areas are identified with red boxes: RIVERFRONT SUB-AREA: C (top left), RIVERFRONT SUB-AREA: D (top right), RIVERFRONT SUB-AREA: A (center), and RIVERFRONT SUB-AREA: B (bottom right). Three green boxes labeled 'SANITARY SEWER IMPROVEMENTS' with arrows point to specific locations along the main sewer line. A black line with cross-ticks represents the existing sewer line. A scale bar at the bottom indicates 1 inch = 300 feet.

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Subarea F Transportation and Infrastructure

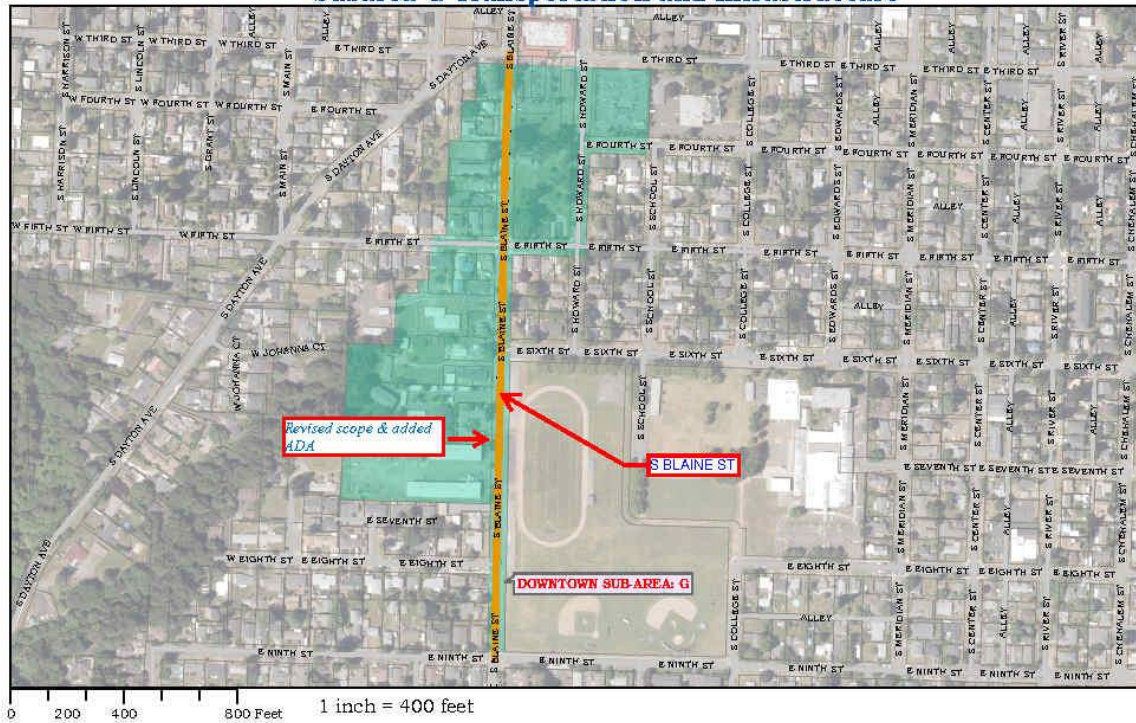


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Subarea G Transportation and Infrastructure



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