

Newberg Planning and Building Department

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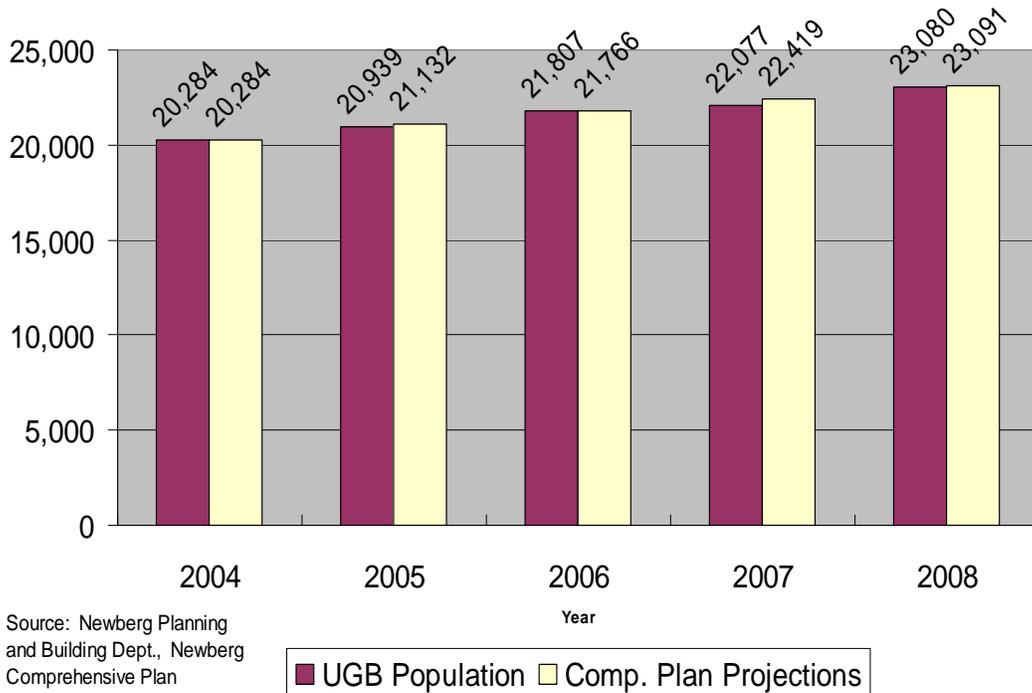
DEVELOPMENT REPORT FOR 2008

February 11, 2009

Population

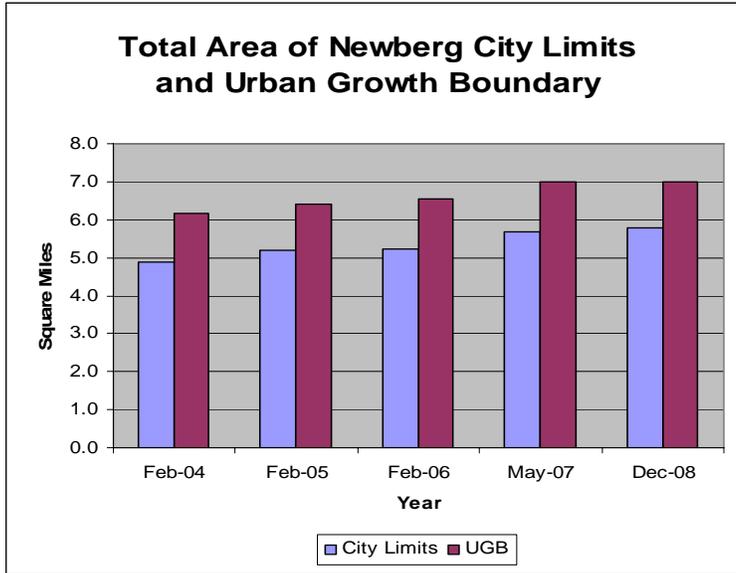
Portland State University estimated the Newberg City population to be 22,645 as of July 1, 2008. Newberg's Urban Growth Boundary (UGB) had an estimated population of 23,080 as of July 1, 2008. This nearly matches the Newberg Comprehensive Plan projection for a UGB population of 23,091 in 2008.

Newberg UGB Population



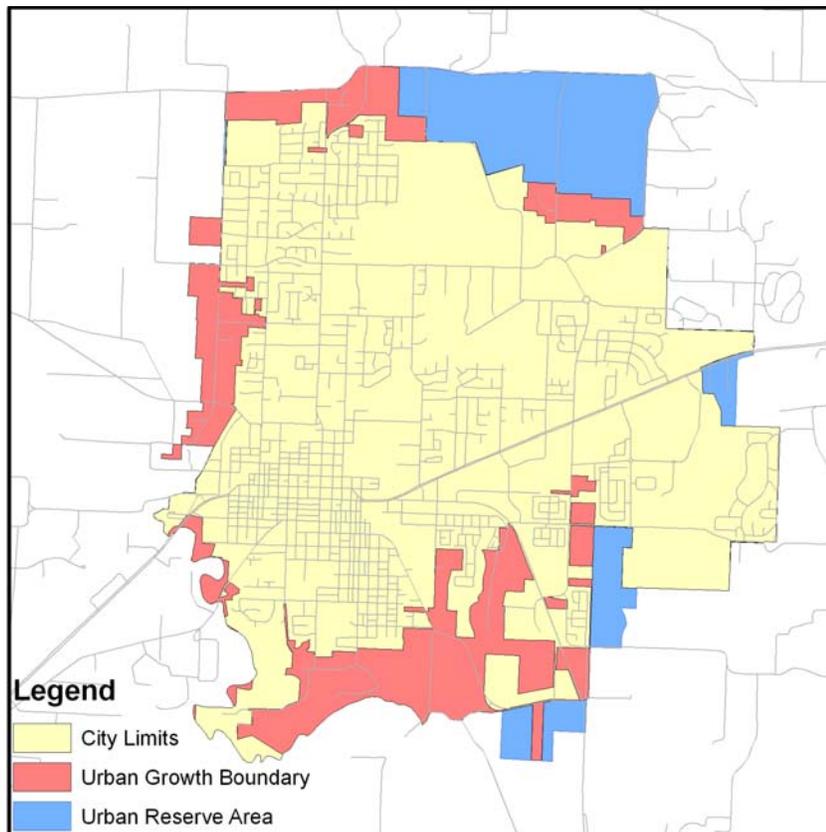
City and UGB Area

Newberg's city limits encompass approximately 5.8 square miles. The Newberg Urban Growth Boundary contains approximately 7.0 square miles. The city limits grew by 40.8 acres (0.06 square miles) in 2008, as five annexations (Alice Way, Terrace Drive, Gish, Kimball, and Thomas) were approved by voters.



Note that these amounts show the total areas within these boundaries, including right-of-ways, streams, parks, open spaces, and other areas. Increases in area do not necessarily indicate increases in development.

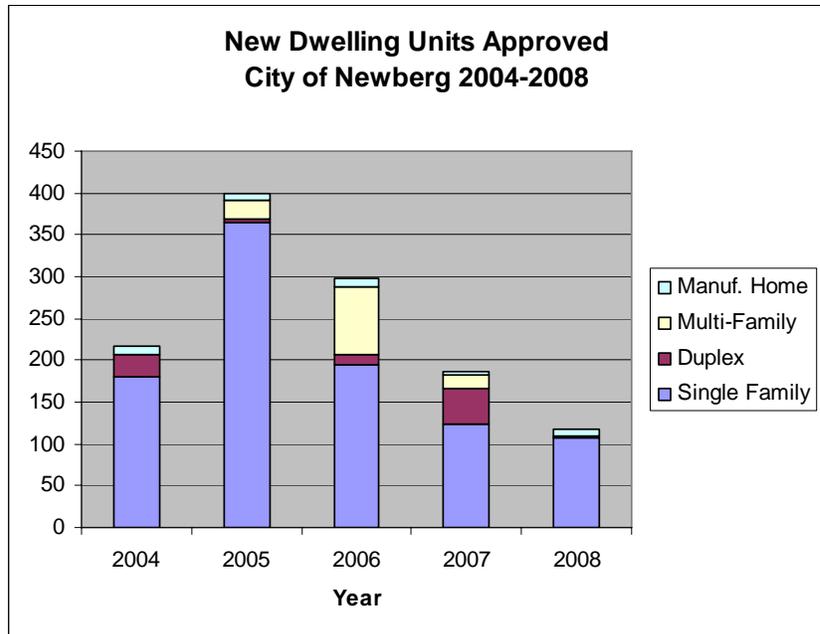
The map below shows the Newberg city limits, Newberg UGB, and Newberg Urban Reserve Areas as of January 1, 2009. It does not include areas added to the Urban Reserve Area in 2008 through joint City and Yamhill County action, due to pending approval from the State of Oregon.



Residential Construction Activity

Residential construction activity for 2008 was and the lowest since 2001. The City issued permits for 117 dwellings in 2008. This compares with 187 permits for dwellings issued in 2007.

Over the five year period from 2004 to 2008, the City issued permits for 1,218 dwellings, including group care units. The Comprehensive Plan projected a need for 945 new dwellings over that time period.



While the overall number of permits for dwellings has very nearly matched projected needs, the type of dwellings constructed has not. Residential construction has focused much more on single family residential development. Little if any standard multi-family development has been constructed. The multi-family numbers have been revised to include group quarters, such as the Chehalem Springs assisted living facility and the George Fox University residence hall. Duplex development has been predominantly associated with senior assisted living facilities. Manufactured home placement includes replacement of existing homes, so the numbers do not necessarily reflect total new units added.

New Dwelling Units Approved City of Newberg - 2004-2008

Year	2004	2005	2006	2007	2008
Single Family	180	365	194	123	107
Duplex	26	3	13	44	2
Multi-Family	0	24	81	15	0
Manuf. Home	11	7	10	5	8
Total	217	399	298	187	117

Dwelling Units Constructed vs. Projected Need

City of Newberg - 2004-2008

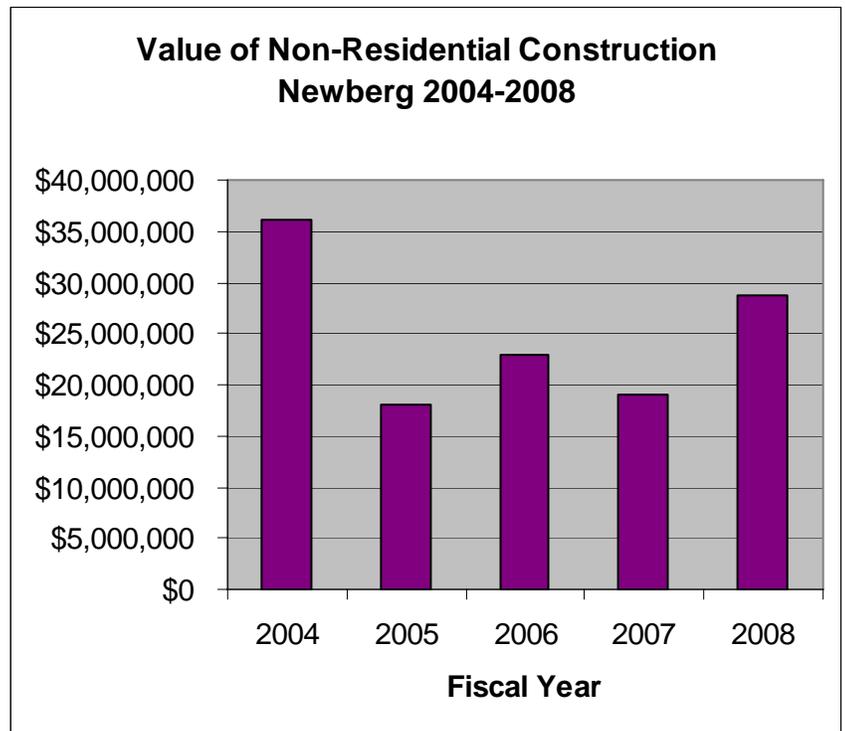
Housing Type	Dwelling Units Constructed 2004-2008	Projected Need 2004-2008	% of Need Met
Single Family	969	496	195%
Duplex	88	34	259%
Multi-Family	120	367	33%
Manuf. Home	41	48	85%
Total	1218	945	129%

Non-residential Construction Activity

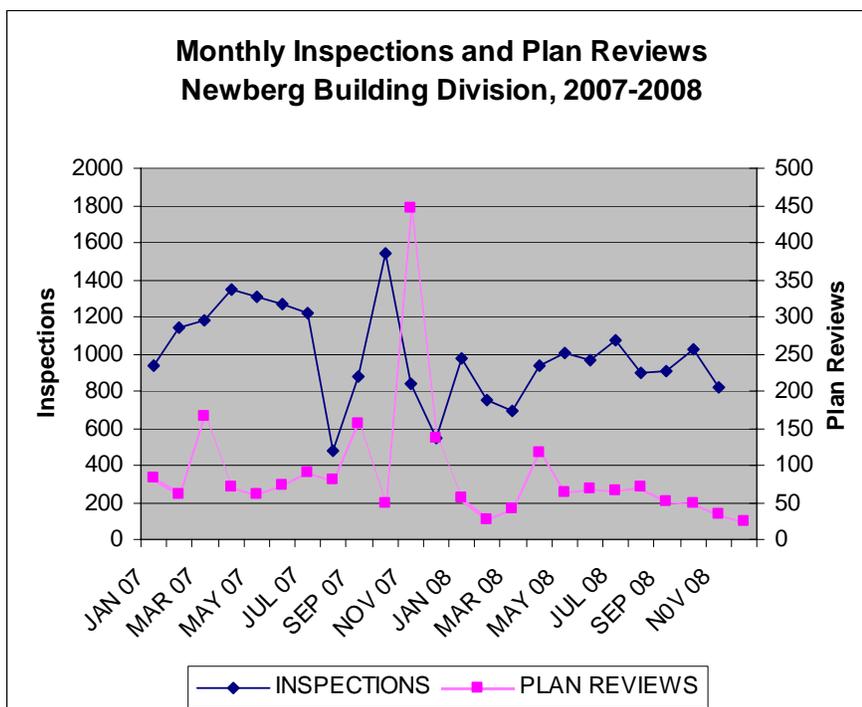
Despite a sudden slowing of the economy at the end of 2008, non-residential construction in Newberg was actually very active, due largely to construction of the Allison Inn. The Planning and Building Department issued permits for construction that totaled over 28.8 million dollars in value. This was the second highest amount ever for Newberg.

Major construction projects begun in 2008 include:

- The Allison Inn – an 85-unit resort, hotel, and spa being constructed along North Springbrook Road.
- An addition/expansion to Hazelden Springbrook
- A new hangar/commercial building on E. Ninth Street
- A new shell industrial building on E. Hancock Street



Plan Review and Inspection Activity



During 2008, the City Building Division averaged 44 building inspections per day. This was only slightly down from the average of 51 inspections per day in 2007. The Building Division averaged 56 plan reviews per month during 2008. This was down from a median of 82 plan reviews per month in 2007.

Buildable Land Supply

The acres of buildable land in the city limits and in the Urban Growth Boundary (UGB) are shown on the table below and the chart on the following page. As can be seen, the city limits contains an approximate 9 year supply of buildable land, and the UGB contains an approximate 13 year supply.

Buildable Land In Newberg UGB, City Limits

Compared to Comprehensive Plan Projected Needs, as of January 1, 2009

Plan Designation	Total Buildable Acres Needed 2009-2029**	Buildable Acres in UGB* 1/1/2009	Est. Years Supply in UGB	Buildable Acres in City 1/1/2009	Est. Years Supply in City
LDR	664	601	18	426	13
MDR	155	125	16	73	9
HDR	105	45	9	26	5
COM	97	88	18	49	10
IND	158	48	6	22	3
P	105	13	3	13	3
I, PQ, or other Inst.	205	84	8	46	4
Total	1,489	1,005	13	656	9

<u>Abbreviation</u>	<u>Definition</u>	<u>Corresponding Zone(s)</u>
LDR	Low Density Residential	R-1
MDR	Medium Density Residential	R-2
HDR	High Density Residential	R-3
COM	Commercial	C-1, C-2, C-3, C-4, SD/H, SD/V
IND	Industrial	M-1, M-2, M-3
P	Parks	CF or others
PQ	Public/Quasi-Public	I or others

*The Urban Growth Boundary (UGB) includes the city

**Estimated as need from 1/1/2009 to 1/1/2029

Source: Newberg Planning and Building Department
Data subject to change

**Years of Land Supply
Newberg City Limits and UGB
by Comprehensive Plan District
as of January 1, 2009**

