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

![Bar chart showing UGB population and Comp. Plan projections from 2004 to 2008.]
**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**


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.
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**

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<tr>
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<td>664</td>
<td>601</td>
<td>18</td>
<td>426</td>
<td>13</td>
</tr>
<tr>
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<tr>
<td>P</td>
<td>105</td>
<td>13</td>
<td>3</td>
<td>13</td>
<td>3</td>
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<tr>
<td>I, PQ, or other Inst.</td>
<td>205</td>
<td>84</td>
<td>8</td>
<td>46</td>
<td>4</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>1,489</strong></td>
<td><strong>1,005</strong></td>
<td><strong>13</strong></td>
<td><strong>656</strong></td>
<td><strong>9</strong></td>
</tr>
</tbody>
</table>

**Abbreviation**
- 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
- PQ: Public/Quasi-Public (I or others)

**Definition**
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**Corresponding Zone(s)**
- LDR: R-1
- MDR: R-2
- HDR: R-3
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- IND: M-1, M-2, M-3
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*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

Comprehensive Plan District

- LDR
- MDR
- HDR
- COM
- IND
- P
- I, PQ, or other Inst.
- Overall

In City
Outside City but in UGB