

**Attachment 8: Applicant Presentation on May 11, 2023**

Newberg Planning Commission – June 8, 2023  
File No. MAMD323-0001

# SPRING MEADOW AT CRESTVIEW

MAJOR MODIFICATION OF A PUD/CUP (MAMD323-0001)



# CRESTVIEW CROSSING PUD

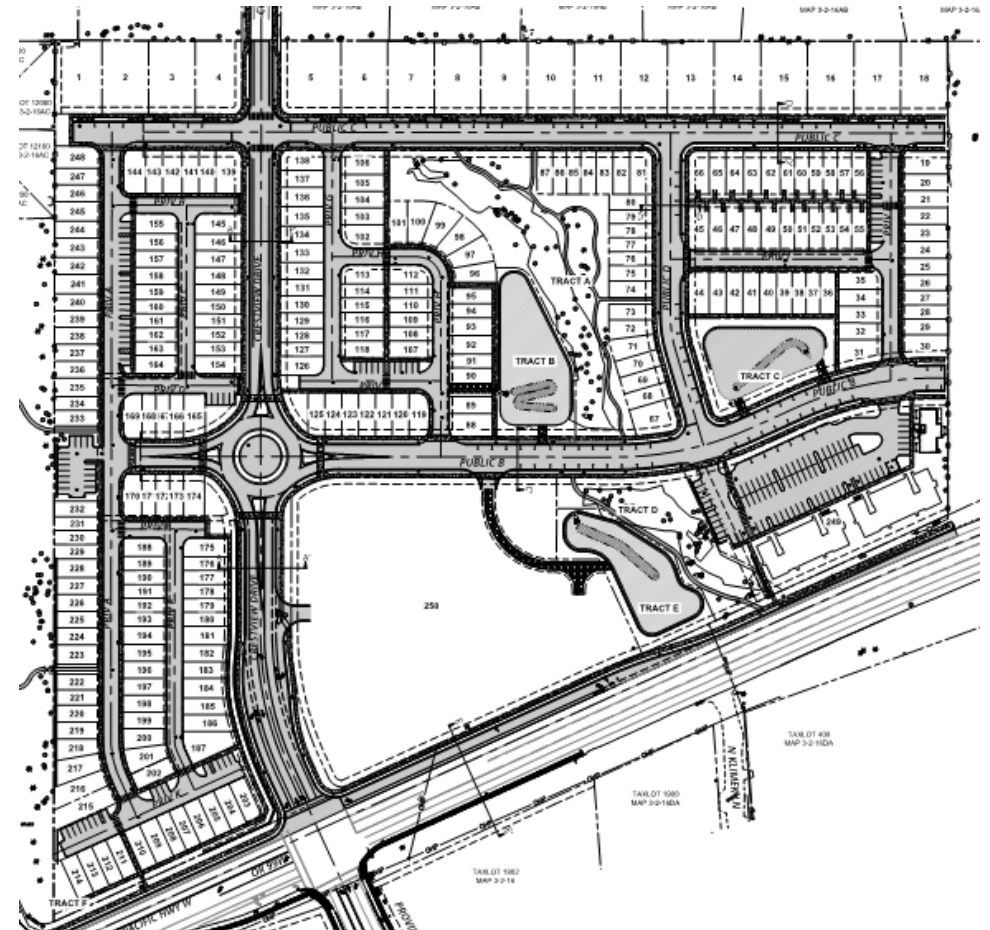
## AS ORIGINALLY APPROVED:

299 Residential Units

- 18 Large SF Detached Lots
- 230 Small SF Detached Lots
- 51 Multi-family Units

4.4 Acres Commercial

Network of Natural and Open Spaces



# CRESTVIEW CROSSING PUD

## AS MODIFIED AT FINAL PUD:

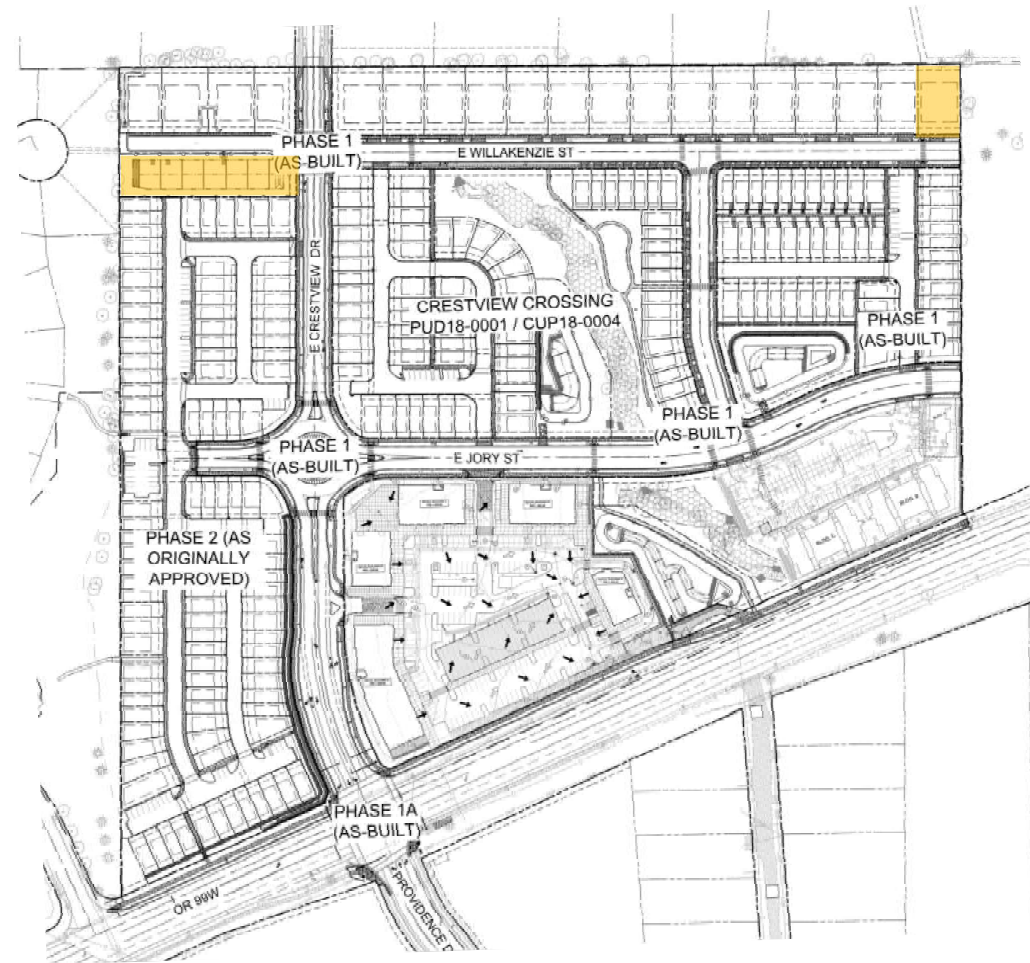
**300** Residential Units

- **19 Large SF Detached Lots**
- 230 Small SF Detached Lots
- 51 Multi-family Units

4.4 Acres Commercial

Network of Natural and Open Spaces

**Large Stormwater Treatment Facility**



# CRESTVIEW CROSSING PUD

## PROPOSED MODIFICATION:

386 Residential Units

- 19 Large SF Detached Lots
- 120 Small SF Detached Lots
- 247 Multi-Family Units

4.4 Acres Commercial

Network of Natural and Open Spaces



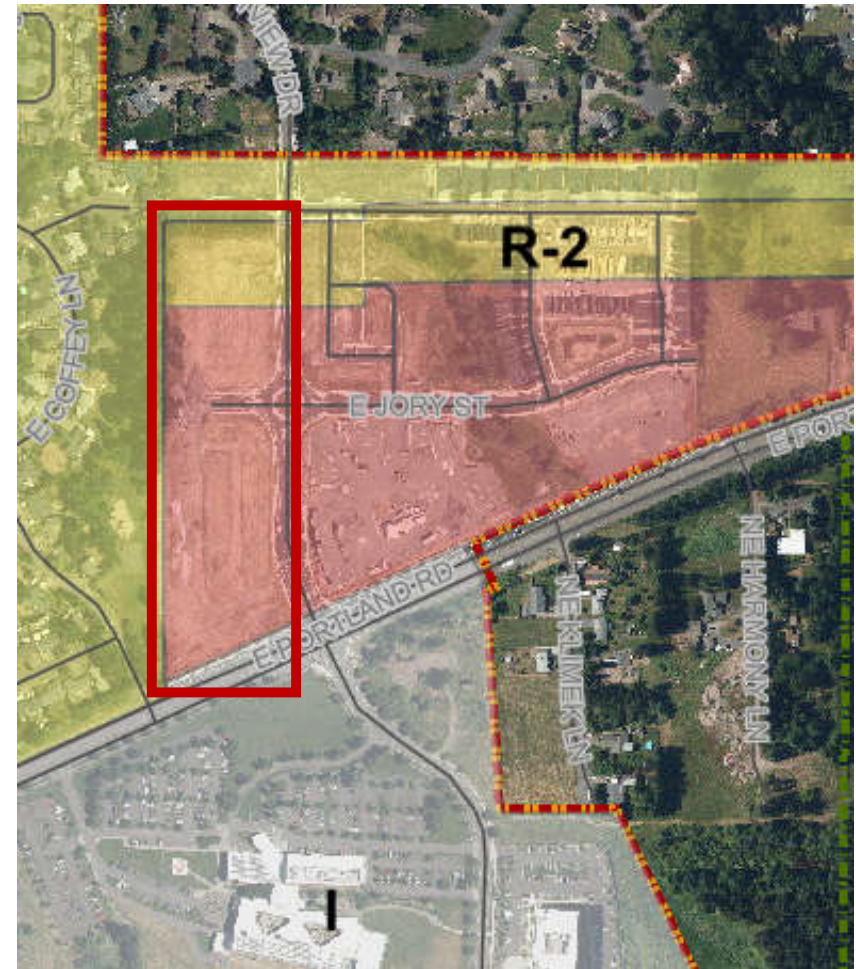
# ZONING

## R-2 MEDIUM DENSITY RESIDENTIAL

- Mix of Detached, Attached and Multi-family Homes

## C-2 COMMUNITY COMMERCIAL

- Commercial and Retail Uses
- Residential Uses allowed under a Conditional Use Permit



# DENSITY POINTS

	DENSITY POINTS
MAXIMUM ALLOWED ON SITE	9,688.45
ORIGINAL PUD PROPOSAL	9,002
MODIFICATION TO PUD	8,106



# TRANSPORTATION IMPACT

- ITE 11<sup>TH</sup> EDITION UPDATE
- INCREASE WEEKDAY TRIPS (194)
- REDUCTION IN AM PEAK TRIPS (-13)
- REDUCTION IN PM PEAK TRIPS (-23)
- 9 MIN. BIKE RIDE TO GEORGE FOX UNIVERSITY

Table 4. Difference between Original and Revised Trip Generation

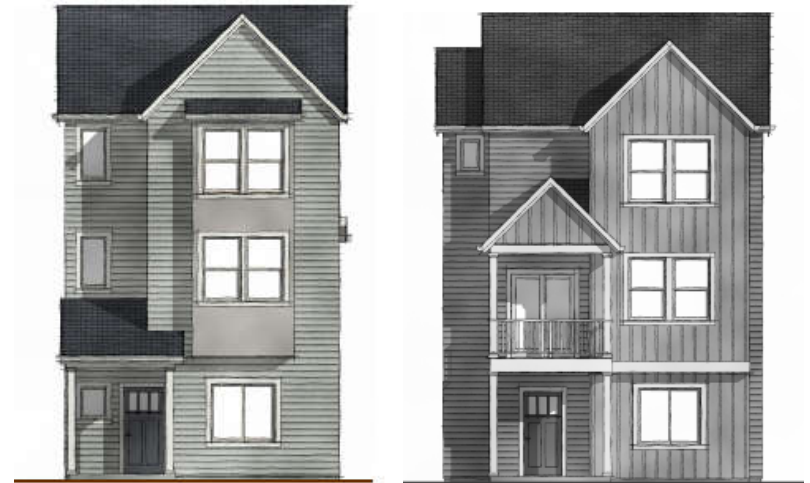
Site Plan	Weekday Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Total	In	Out	Total	In	Out
Original August 2018 TIA, ITE 10 <sup>th</sup> Edition	2,836	213	53	160	285	180	105
Revised Site Plan, ITE 10 <sup>th</sup> Edition	3,120	217	52	165	276	174	102
<b>Difference between Original and Revised Site Plans, ITE 10<sup>th</sup> Edition</b>	<b>284</b>	<b>4</b>	<b>-1</b>	<b>5</b>	<b>-9</b>	<b>-6</b>	<b>-3</b>
Revised Site Plan, ITE 11 <sup>th</sup> Edition	3,030	200	49	151	262	165	97
<b>Difference between Original Site Plan, ITE 10<sup>th</sup> Edition and Revised Site Plan, ITE 11<sup>th</sup> Edition</b>	<b>194</b>	<b>-13</b>	<b>-4</b>	<b>-9</b>	<b>-23</b>	<b>-15</b>	<b>-8</b>



# ORIGINAL APPROVAL

## HOUSING TYPE

	PREVIOUS APPROVAL
LOTS IN THIS PHASE	110
TOTAL BEDROOMS	330
TOTAL LIVING AREA	195,120 SF



# PROPOSED MODIFICATION

## HOUSING TYPE

	PROPOSED MODIFICATION
LOTS	1
TOTAL BEDROOMS	314
TOTAL LIVING AREA	164,661 SF

\*SAME BUILDING STYLE AS PREVIOUSLY APPROVED IN THE SE CORNER OF THE PROJECT IN THIS PHASE



# NEWBERG HOUSING NEEDS

- Newberg HNA identifies a need for 1000+ multi-family units over the next 20 years
- Spring Meadow will supply 19% of needed multi-family units

**Exhibit 51. Forecast of Demand for New Dwelling Units on Vacant and Partially Vacant Lands, Newberg UGB, 2021 to 2041**

	New Dwelling Units (2021- 2041)
<b>Dwelling Units Accomodated by ADU or through Redevelopment</b>	
Single-family detached	20
Single-family attached	
Multifamily	100
<b>Total Units in ADU or Redevelopment</b>	<b>120</b>
<b>Dwelling Units Requiring Vacant or Partially Vacant Unconstrained Land</b>	
Single-family detached	1,881
Single-family attached	254
Multifamily	914
<b>Total Units Requiring Vacant or Partially Vacant Land</b>	<b>3,049</b>

Source: Calculations by ECONorthwest.

# NEWBERG HOUSING NEEDS

- Spring Meadow fulfills the City's deficit in available land for HDR
- Eases the need for UGB Expansion

Newberg's deficit of High-Density Residential capacity (216 dwelling units) means that the City has an approximate deficit of 11 gross acres of high-density land for residential uses (at 19.3 dwelling units per gross acre).

**Exhibit 59. Comparison of Capacity of Existing Residential Land with Demand for New Dwelling Units and Land Surplus or Deficit, Newberg UGB, 2021-2041**

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)	Land Sufficiency (Gross Acres)
Low Density	933	491	442	89
Medium Density	705	621	84	11
High Density	308	524	(216)	(11)
Northwest Specific Plan	68	68	0	n/a
Springbrook District	1,345	1,345	0	n/a
<b>Total</b>	<b>3,359</b>	<b>3,049</b>		

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

# SITE DESIGN

- 8X 3-STORY MULTI-FAMILY BUILDINGS
- 282 PARKING STALLS
- 41,300 SQ.FT. REQUIRED OPEN SPACE
- 98,427 SQ.FT. PROPOSED OPEN SPACE
- INDOOR SPORTS COURTS, PICNIC TABLES, LAWN SPACES, PEDESTRIAN NETWORK
- 56 GROUND-LEVEL, SINGLE-LEVEL UNITS THAT ARE ADA ACCESSIBLE OR ADAPTABLE



# MODIFICATIONS

## MIN. PARKING

- Reduction of 12 spaces
- Ratio of 1.44 Stalls/Unit
- 4.1% Reduction

## PARKING COVERAGE

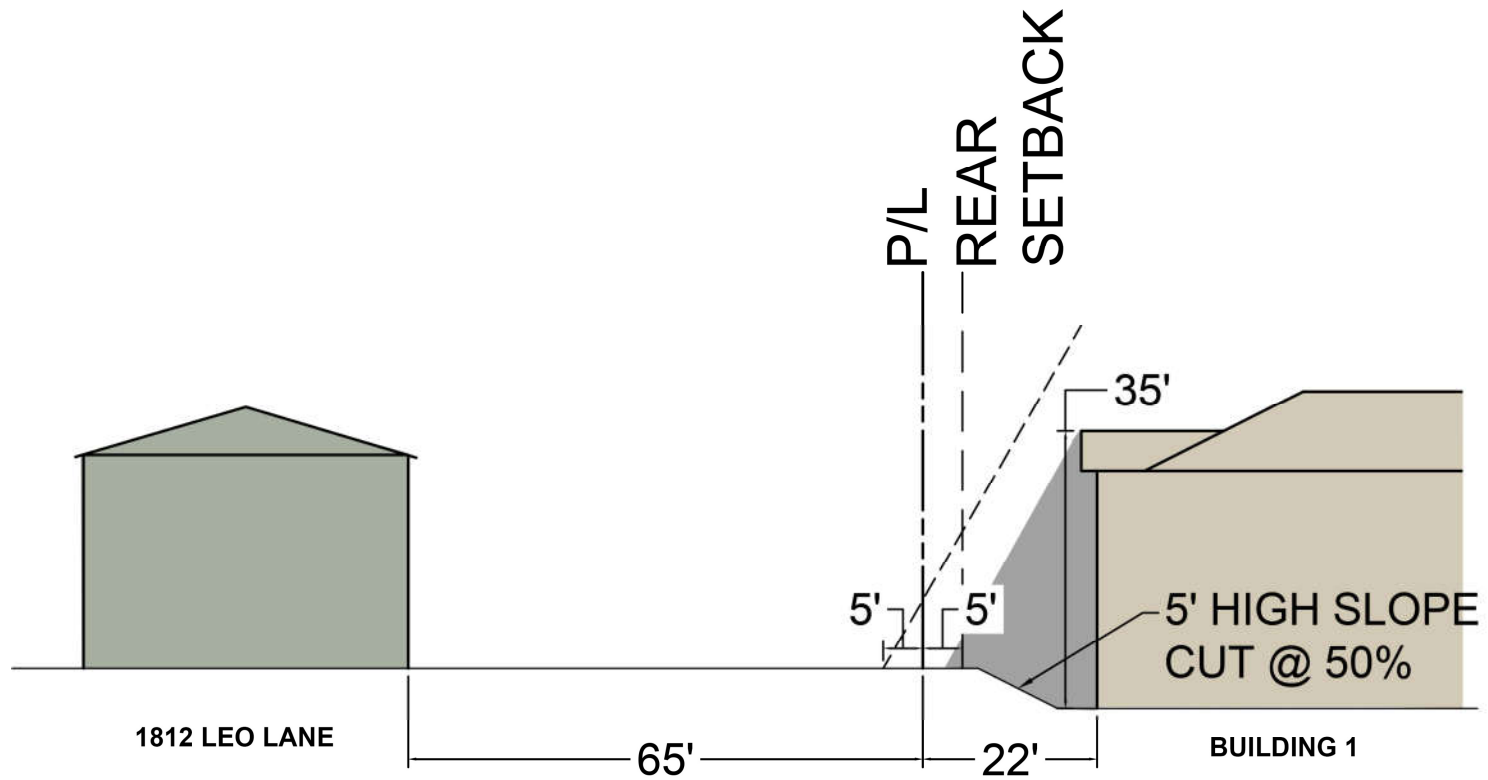
- 30% Requirement
- 34.9% Proposed
- Not exceeding 70% lot coverage req. (60.7%)

## BUILDING HEIGHT

- Previous Approval: 48 feet
- Maximum in R-2 Zone: 35 Feet
- As Proposed: 37 Feet 4 inches
- Consistent with approved multi-family in SE Corner of project

Unit Type	Number of Units	Parking Ratio	Parking Required
1 Bedroom	99	1	99
2-Bedroom	76	1.5	114
3-Bedroom	21	2	42
<b>TOTAL UNITS</b>	<b>196</b>		
Visitor	196	0.2	39.2
Required Parking			294
Provided Parking			282

# SOLAR ACCESS



# AFFORDABLE HOUSING

- Original Proposal 5% Affordable Homes
- Newberg Housing Affordability CET
- Development as modified provides more affordable rental units
- Purchase Price: \$399,000-\$610,000
- As modified, Spring Meadow will pay approx. \$3M more in SDC fees to the City and Chehalem Parks including Newberg Schools CET than previous approval based on current rates

Mortgages > Mortgage Calculator

## Mortgage Calculator

EXAMPLE: 2-BEDROOM, 1,234 SF

Home price  
\$399,000

Down payment  
\$79,800 20 %

Loan term  
30 years

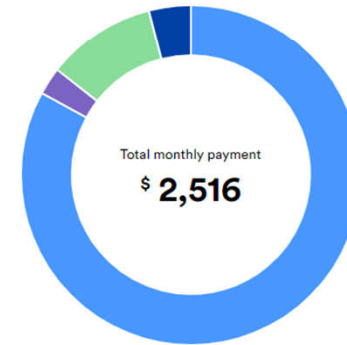
Interest rate  
6.83 %

ZIP code  
97415

Optional: Taxes, insurance, HOA fees

Payment breakdown Amortization

### Monthly payment breakdown



Principal & interest	\$2,087
Property tax	+ \$ 263
Homeowner's insurance	+ \$ 66
PMI	+ \$ 0
HOA fees	+ \$ 100
<b>Total monthly payment</b>	<b>= \$2,516</b>

5% down mortgages are still available as well, which would require \$19,990 down and increase the total monthly payment to \$3,163/MO



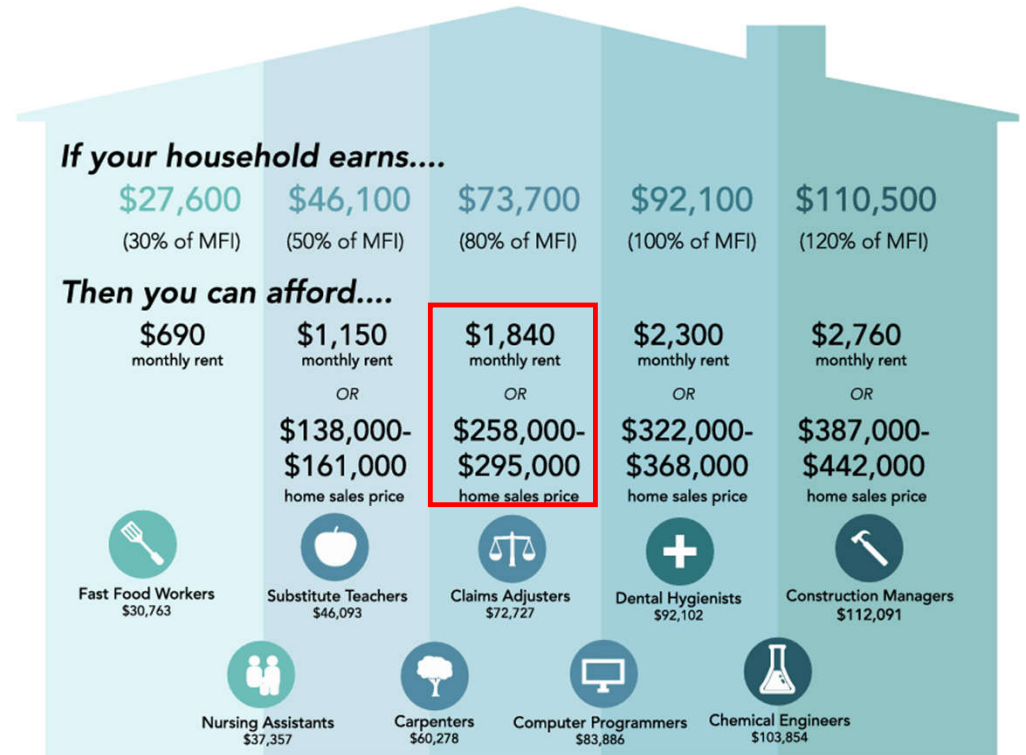
# AFFORDABLE HOUSING

Exhibit 44 Financially Attainable Housing, by Median Family Income (MFI) for Yamhill County (\$92,100), Newberg, 2020

Source: U.S. Department of Housing and Urban Development, Yamhill County, 2020. Bureau of Labor Services, Portland MSA, 2020.

A household making 80% of the MFI:

- Can afford a 2-bedroom apartment
- Cannot afford the least expensive single-family home in Crestview Crossing (\$399,000)



PHASE 1  
(AS-BUILT)

E WILLAKENZIE ST

**THANK YOU**

PHASE 1  
(AS-BUILT)

PHASE 1  
(AS-BUILT)

E JORY ST

PHASE 1  
(AS-BUILT)

PHASE 2 (AS-BUILT)