

SPRING MEADOW AT CRESTVIEW

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



CRESTVIEW CROSSING PUD

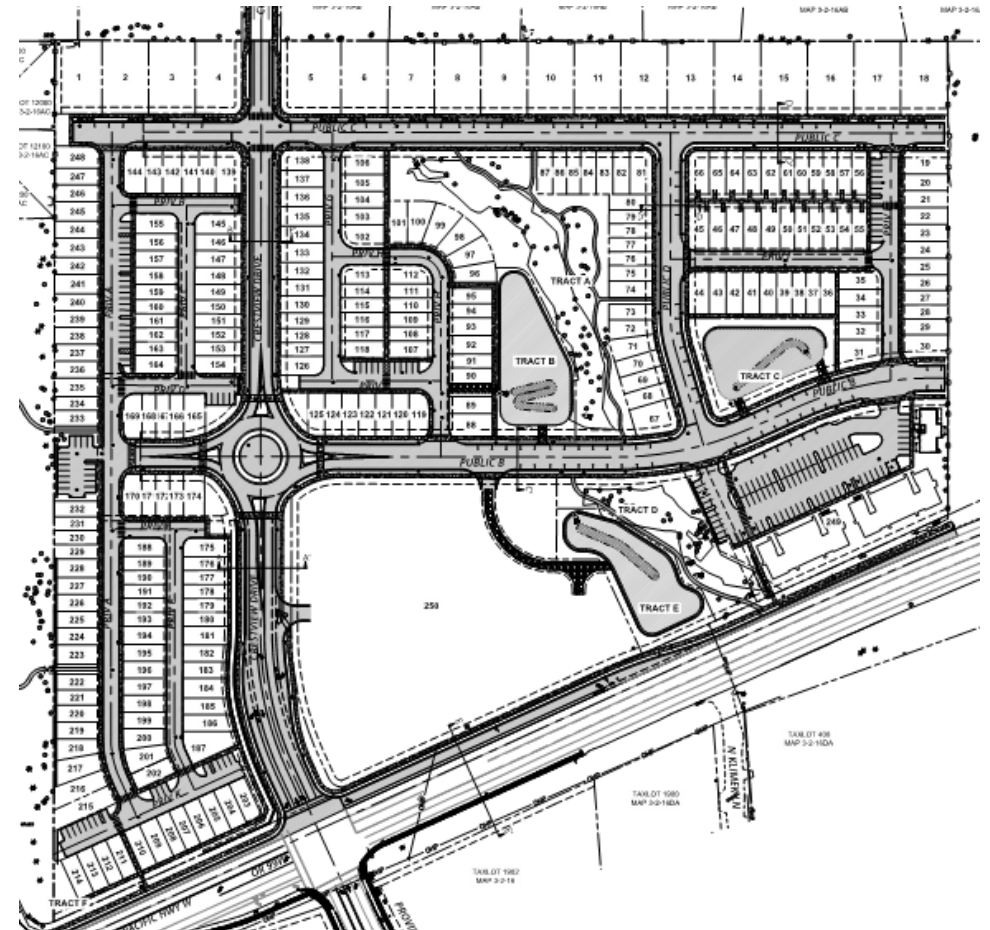
AS ORIGINALLY APPROVED:

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:

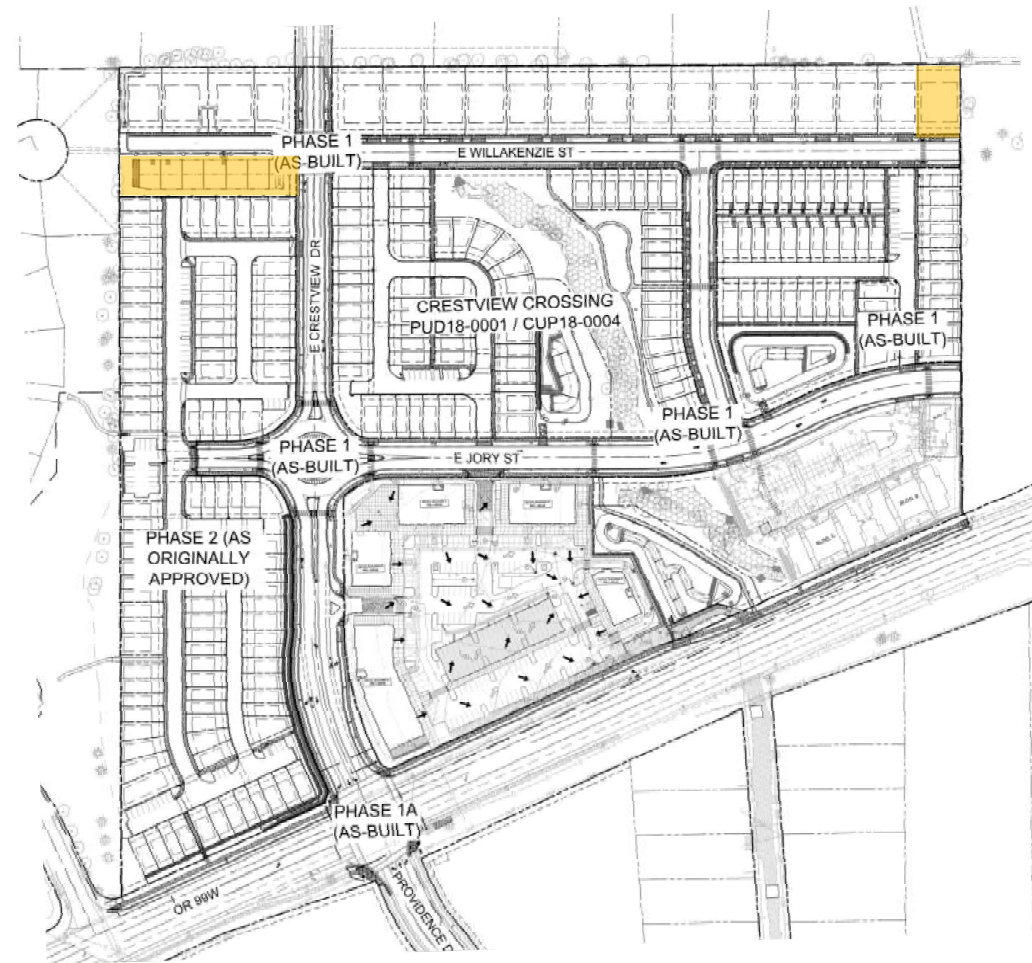
300 Residential Units

- **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



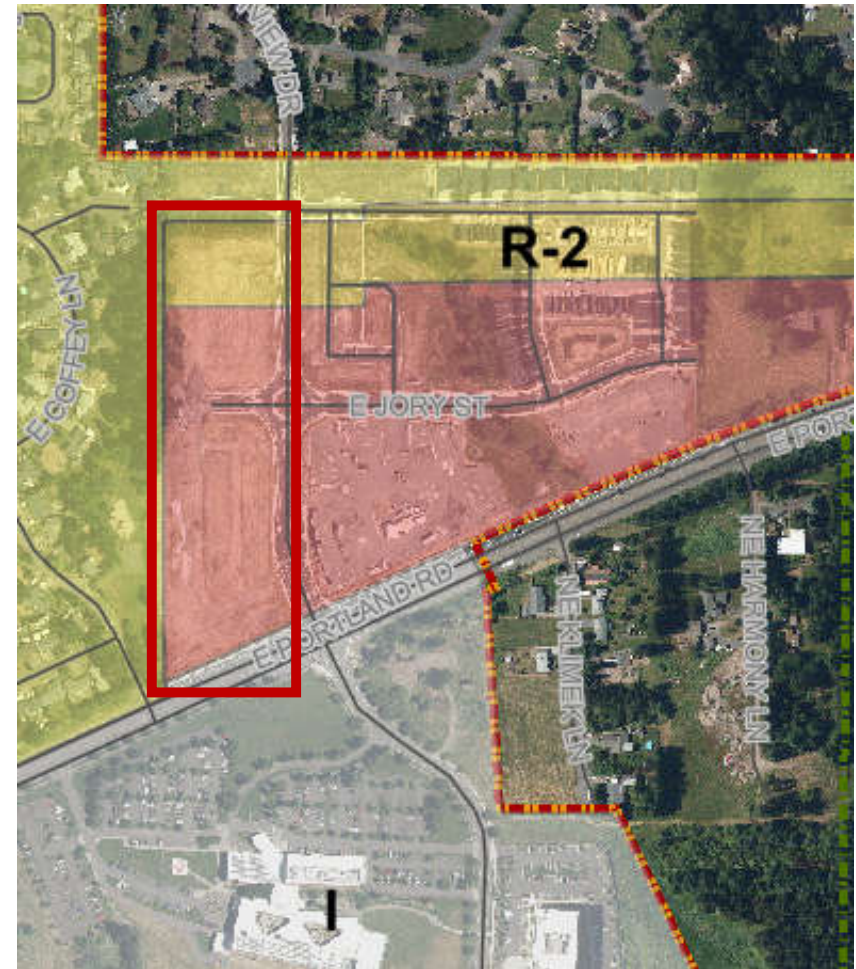
ZONING

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 11TH 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 th Edition | 2,836 | 213 | 53 | 160 | 285 | 180 | 105 |
| Revised Site Plan, ITE 10 th Edition | 3,120 | 217 | 52 | 165 | 276 | 174 | 102 |
| Difference between Original and Revised Site Plans, ITE 10th Edition | 284 | 4 | -1 | 5 | -9 | -6 | -3 |
| Revised Site Plan, ITE 11 th Edition | 3,030 | 200 | 49 | 151 | 262 | 165 | 97 |
| Difference between Original Site Plan, ITE 10th Edition and Revised Site Plan, ITE 11th Edition | 194 | -13 | -4 | -9 | -23 | -15 | -8 |

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) |
|---|---------------------------------------|
| Dwelling Units Accomodated by ADU or through Redevelopment | |
| Single-family detached | 20 |
| Single-family attached | |
| Multifamily | 100 |
| Total Units in ADU or Redevelopment | 120 |
| Dwelling Units Requiring Vacant or Partially Vacant Unconstrained Land | |
| Single-family detached | 1,881 |
| Single-family attached | 254 |
| Multifamily | 914 |
| Total Units Requiring Vacant or Partially Vacant Land | 3,049 |

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 |
| Total | 3,359 | 3,049 | | |

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

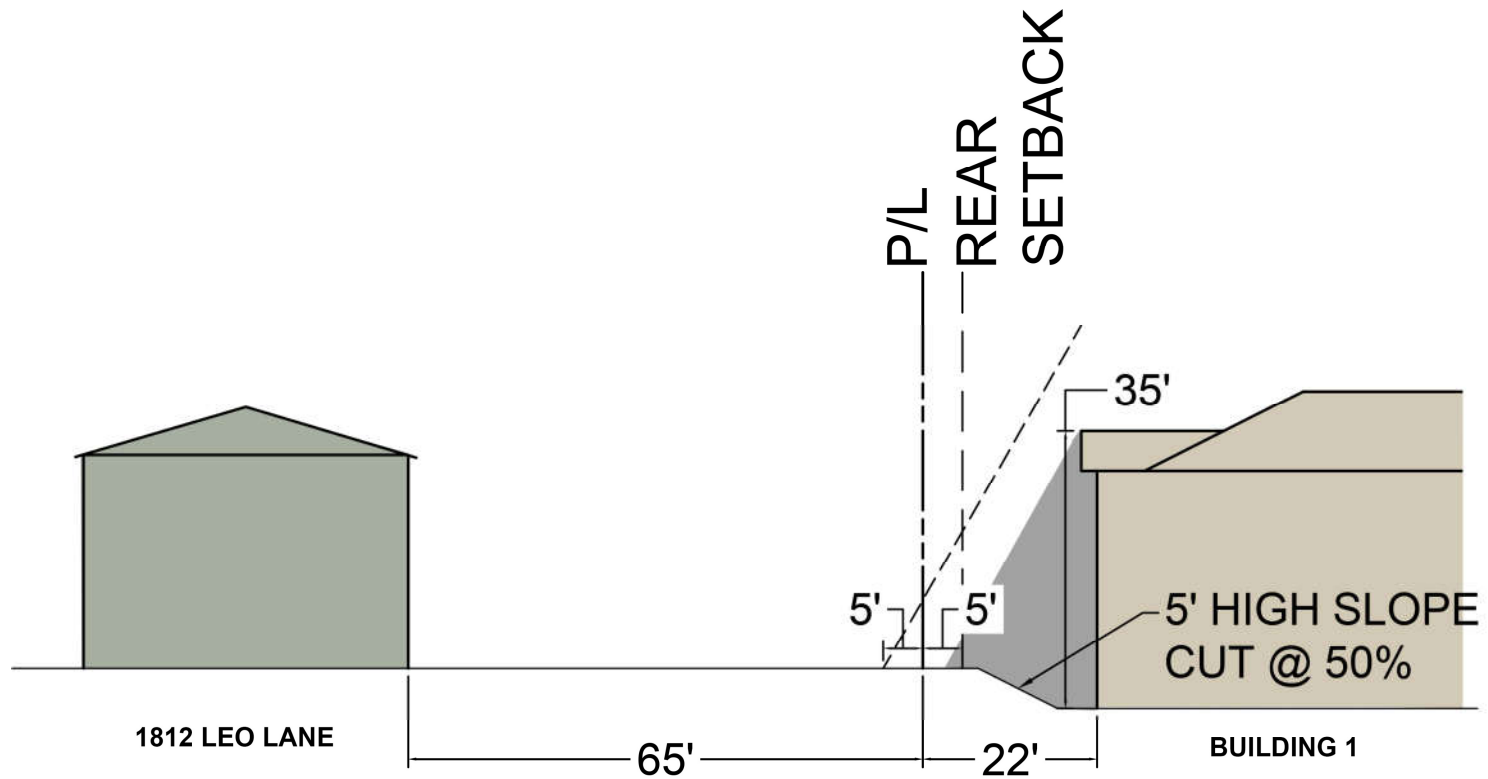
- 30% Requirement
- 34.9% Proposed
- Not exceeding 70% lot coverage req. (60.7%)

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 |
| TOTAL UNITS | 196 | | |
| 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

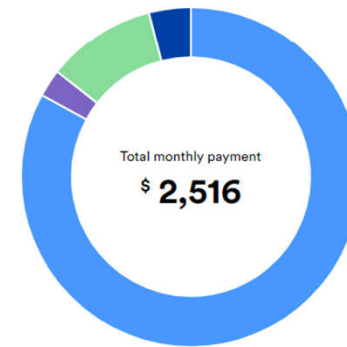
Interest rate
6.83 %

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 |
| Total monthly payment | = \$2,516 |

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

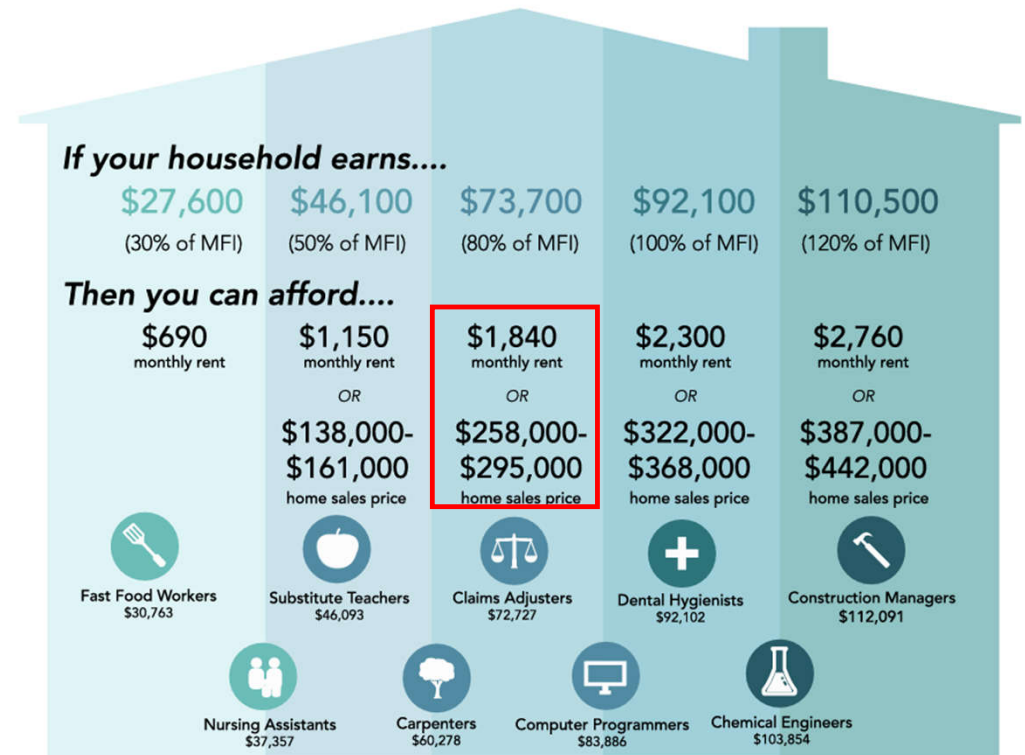
AFFORDABLE HOUSING

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)