

Appendix D

Land Use

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October 27, 2015

To: William Ciz, Parametrix

From: Steve Faust, AICP

CC: Jennifer Hughes, Parametrix; David Siegel, FAICP, Leland Consulting Group

Re: Newberg Downtown Improvement Plan: Land Use Existing Conditions

LAND USE

Policy Framework

Land use planning in Oregon is governed by 19 statewide planning goals. State law requires each city and county to have a comprehensive plan consistent with the goals as well as zoning and ordinances needed to put the plan into effect. The local comprehensive plan guides a community's land use, conservation of natural resources, economic development, and public facilities. It includes a policy element that sets forth the community's long-range objectives and the policies by which it intends to achieve them. The policy element of each community's plan is adopted by ordinance and has the force of law.

The City of Newberg's Comprehensive Plan was adopted by the City Council in 1979 and has been amended numerous times since then. There are many land use policies that apply in general to the Newberg Downtown Improvement Plan. Policies that mention the downtown area specifically include:

- Section H. The Economy. Policy 3.a. "The City shall encourage the retention of the downtown core as a shopping, service and financial center for the Newberg area. New commercial developments shall be encouraged to locate there."
- Section J. Urban Design. Policy 5-Downtown Policies d. "The City shall discourage the use of the central business district for nonintensive land uses or uses which have a low floor area to site size ratio."
- Section J. Urban Design. Policy 5-Downtown Policies e. "The City shall encourage a higher utilization of downtown space, encouraging intensive use of all building levels."
- Section J. Urban Design. Policy 5-Downtown Policies f. "A concerted effort should be made to revitalize the central business district through rehabilitation or redevelopment of existing areas."
- Section J. Urban Design. Policy 5-Downtown Policies h." Benches, street trees, and other pedestrian-scaled amenities shall be planned for and encouraged in the downtown area."

There are several land use plans and other documents in addition to the Comprehensive Plan that provide guidance regarding downtown Newberg.

Declared Future for Downtown Newberg in 2020. The Newberg Downtown Association created this document during a visioning workshop in 2001. While not an official City document, it does describe some of the community's aspirations for its downtown. These include aesthetics such as historic street lighting, streetscape amenities and public art, and land uses such as linkages to the riverfront and public parking.

Beyond the Vision: The Chehalem Valley in 2020. This Chehalem Valley Strategic Plan was a cooperative effort of the City of Dundee, City of Newberg, Chehalem Park and Recreation District, Newberg Public Schools and Yamhill County. The document mentions downtown development, stating that the City is engaged in a plan to revitalize its downtown area and that the Newberg Downtown Coalition and Chehalem Valley Chamber of Commerce are partners in this effort.

Ad Hoc Committee on Newberg's Future. In 2004, the Newberg City Council created the Ad Hoc Committee on Newberg's Future to provide a forum for citizen involvement in planning for Newberg's future land use patterns. The Committee made recommendations to help the City Council make future amendments to the Comprehensive Plan, including one specifically related to the downtown area: "Downtown should continue as a commercial center and should expand."

Downtown Transformation Project. In 2014, the Newberg Downtown Coalition held public meetings to ask residents "How do you want to transform downtown?" Ten areas of focus emerged from the process: street closures, signage and wayfinding, crosswalk improvements, business mix, street configuration, public art, public restrooms, sidewalk treatments, building and storefront appearance, and parking. The report includes a list of action items. The report was accepted by the City Council as an advisory document for future planning efforts.

City of Newberg Economic Opportunities Analysis. The City's Economic Opportunities Analysis (EOA) was adopted by the Newberg City Council in 2006 and revised in 2013. The City subsequently repealed the 2013 EOA in 2015. The EOA includes a list of Comprehensive Plan Policies and Recommended Supportive Economic Development Actions. One of these actions is in support of Policy 3.a identified above: "develop a Downtown Revitalization Master Plan prior to the construction of the Newberg-Dundee Bypass. Identify funding sources necessary to implement the plan."

City of Newberg Historic Resource Inventory- 1985 (Updated 1990). An initial inventory of historic properties for the City of Newberg was conducted in 1984-85 and encompassed assets within the city limits of Newberg and the Urban Growth Boundary. A final report was prepared including a historical overview of the city's development, major historical themes, building types and styles, methodology, the evaluation process, findings and preservation recommendations. In 1990, the City of Newberg updated the 1985 study documenting the alterations, rehabilitations, and demolitions since the completion of 1985 inventory.

Newberg Street Seat Pilot Program. In 2015 the City of Newberg launched a pilot program allowing eating/drinking establishments located downtown to apply for a semi-permanent street seat (regular or daily occupancy) – repurposing on-street parking spaces to add additional outdoor seating for a restaurant so people can stop, sit, and take in the life of the street. The pilot program is limited to six parking spaces.

City of Newberg, Downtown Bike Rack Cost Share Program. A pilot program for businesses and the City to partner in providing more bike racks downtown. The City has purchased bike racks within the color range suggested by the Newberg Downtown Coalition's recommended color palette. Downtown businesses may purchase them, and the City will install and provide long-term maintenance for them.

Downtown Development Plan. The Downtown Development Plan was adopted in 1986 to "guide in the revitalization of the downtown area." At that time, the City of Newberg was seeing a decline in downtown business since 1970 despite the large increase in population (70%) and traffic flow (50%). This pattern indicated that the traffic through downtown was stifling the businesses by creating an unsecure shopping environment. However, the City also recognized that this created a potential economic development opportunity if they could control and re-route the traffic.

The Plan identified four important assets of downtown Newberg that provide the highest revitalization potential – the 1st St. business district providing a strong core of neighborhood shopping; civic functions being retained within the downtown area; building character of the "main street" environment; and market potential of Highway 99W.

The findings of the transportation analysis conducted in association with this plan concluded that approximately two-thirds of the through traffic does not stop in Newberg, thus creating a potential market for the Yamhill Showcase and retail shops. Furthermore, the findings stated the traffic passing through was too fast for a downtown setting and that many of their current and future traffic problems would be solved with a by-pass, although this would require traffic solutions to offset the negative impacts to their revitalization and redevelopment efforts. The document also included plans to maximize short-term parking in the core without impacting the residential neighborhoods. Other traffic circulation plan elements included a one-way couplet between Hancock and Second Street, and converting First Street into a two-way shopping street.

Urban Renewal Plan. The Newberg Urban Renewal Plan was developed and approved by the Newberg City Council in 2001 with the assistance of a twelve member community Task Force, but was subsequently repealed by a voter referendum. The Urban Renewal Plan provides goals and objectives to implement development strategies aimed at eliminating blighting influences in the Renewal Area, many of which are incorporated into the Newberg Comprehensive Plan. The downtown area is only a portion of the full Renewal Area.

Major goals of the Urban Renewal Plan include:

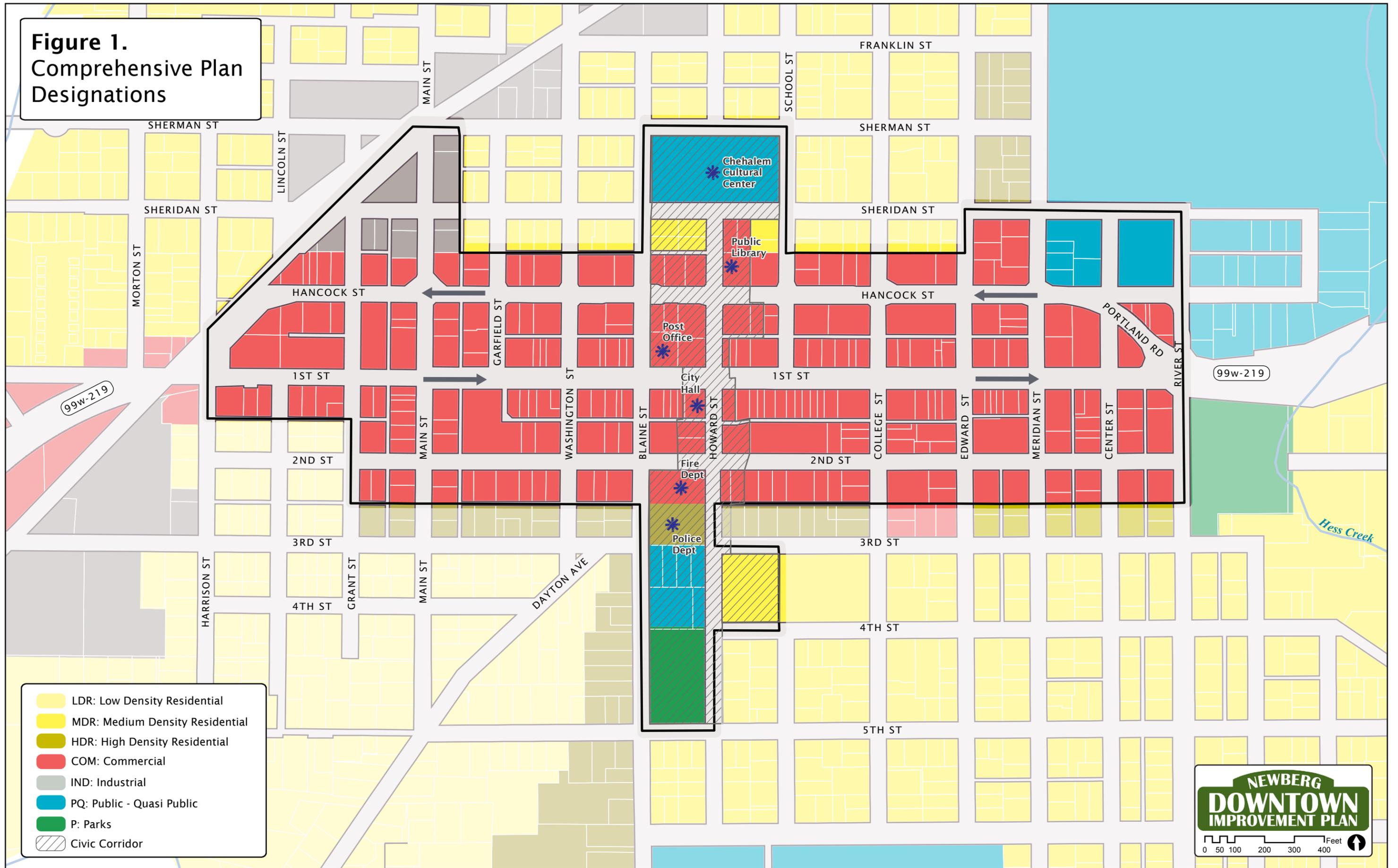
- Promote Private Development and Job Creation
- Rehabilitate Building Stock
- Improve Streets, Streetscapes, and Open Spaces
- Improve Utilities
- Provide Adequate Parking
- Provide Adequate Public Facilities
- Support the Arts, Culture and Heritage

Existing and Planned Land Uses

There are 299 tax lots in the study area totaling approximately 65 acres. The primary land use designation in the study area is commercial, as shown in Figure 1. Additional uses include industrial, high density residential, medium density residential, mixed-use, parks and public-quasi public (public non-park facilities). Comprehensive Plan designations and zoning support most existing land uses, though several lots within the study area are non-conforming. Details on nonconforming uses can be found in zone description on page 7 and 8 in this memo and in Attachment A. Section 15.205.010 of the Newberg Municipal Code on Nonconforming Uses states “it is the intent of this code to permit these nonconformities until they are removed or abandoned, but not to encourage their survival.”

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Figure 1.
Comprehensive Plan
Designations



- LDR: Low Density Residential
- MDR: Medium Density Residential
- HDR: High Density Residential
- COM: Commercial
- IND: Industrial
- PQ: Public - Quasi Public
- P: Parks
- Civic Corridor

NEWBERG
DOWNTOWN
IMPROVEMENT PLAN

0 50 100 200 300 400 Feet

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As shown in Table 1, Central Business is the most prominent zone in the area with more than 74% of the total acreage. The Central Business District extends north and south of Hwy 99 from Harrison Street to River Street. Other significant zone designations include Medium Density Residential and Institutional. Areas adjacent to the study area are primarily residential and institutional with some industrial land located along the railroad. A majority of properties within the study area are owned by people residing in Newberg or nearby Oregon communities. Attachment A includes a table with comprehensive plan and zone designations, development and ownership status and existing uses.

Table 1. Newberg Study Area by Zone Designation, 2014

Zone	General Location	Approximate Area (acres)	Approximate % of Study Area
Central Business (C-3)	Between E Sheridan and E 3 rd Sts. and between Harrison and River Sts.	48.2	74.3%
Medium Density Residential (R-2)	North and south of the Central Business District within the Civic Corridor.	10.1	15.6%
Institutional (I)	Between E Sherman and E Sheridan Sts. and between N Blaine and N School Sts.; Between E Hancock and E Sheridan Sts. and between N Meridian and N River Sts.	1.0	1.5%
Light Industrial (M-2)	Adjacent to P&W Railroad north of Hwy 99.	4.6	7.0%
Community Commercial (C-2)	At the east end of the study area adjacent to Hwy 99 and N Hancock St.	0.7	1.1%
Residential Professional (RP)	Between Hwy 99 and E Sheridan St and N Meridian and N Center Sts.	0.3	0.5%

Source: Newberg GIS parcel layer data, November 13, 2014 and Cogan Owens Greene.

Current land uses in the study area also are predominantly commercial, as shown in Table 2. More than 33.2% of existing uses are classified as commercial and another 12.9% are parking lots that serve the Central Business District. Other significant uses include single family residential (15.8%) and public (12.4%). There are 18 vacant lots in the study area, totaling approximately 3.8 acres or 5.8% of the total area.

Table 2. Newberg Study Area by Existing Land Use, 2014

Use	Approximate Area (acres)	Approximate % of Study Area
Commercial	21.6	33.2%
Single family	10.3	15.8%
Parking lot	8.4	12.9%
Public	8.1	12.4%
Industrial	3.8	5.8%
Vacant	3.8	5.8%
Park	3.2	4.9%
Multifamily	2.9	4.5%
Institutional	2.6	4.0%
Duplex	0.2	0.3%
Access	0.2	0.3%

Source: Newberg GIS parcel layer data, November 13, 2014 and Cogan Owens Greene.

The zoning code establishes the uses, dimensional standards, design standards, and impact regulations for the community. Notable provisions for the zoning districts in the study area include:

Central Business District (C-3). The predominant zone designation in the study area, there are 257 tax lots zoned C-3 totaling approximately 48.2 acres. These parcels serve as the central business district where the greatest concentration of retail sales and business occur. More than half of the parcels (130) are currently used for commercial purposes. All other existing uses are permitted outright or conditionally and include single and multi-family residential, industrial, institutional, park, parking lot and public uses. Sixteen of the 257 parcels are vacant. There are no height limits, front setbacks or lot coverage limits in the C-3 zone, though the design review criterion siting “design compatibility” would affect heights and design. There are design standards for façade details and materials and, in some cases, additional design standards for buildings in the Historic Landmark overlay district.

Medium Density Residential District (R-2). There are 18 tax lots in the study area zoned R-2 totaling approximately 10.1 acres. These parcels lie entirely in the Civic Corridor Overlay (described below) in the center of the study area, just to the north and south of Hwy 99. The zone allows for a wide range of dwelling types and styles at an average overall density of nine units per gross buildable acre. Typical housing types include single-family dwellings on small lots, attached single-family, duplex or multifamily dwellings, and manufactured dwelling parks. The district also is intended to allow low intensity institutional uses. Existing uses in the R-2 zone within the study area are all permitted outright or as a conditional use and include single family residential, commercial, institutional and park and public uses. There is one nonconforming industrial use in the area – a Portland General Electric substation.

Institutional District (I). There are seven tax lots zoned for institutional use totaling approximately 1.0 acres. The district allows large institutional campuses and accessory and compatible uses. The parcels within the study area include the Rotary Centennial Park/Chehalem Cultural Center and George Fox University Newberg Campus.

Light Industrial District (M-2). There are 12 tax lots totaling approximately 4.6 acres in the Light Industrial District. These parcels are located at the western edge of the study area, north of Hwy 99. The M-2 district allows a wide range of manufacturing and related establishments, typically on sites with good rail or highway access. A majority of existing uses on parcels zoned M-2 within the study area is industrial. Other uses include commercial and parking lot. One parcel has a nonconforming single family residential use. Two of the parcels are vacant.

Community Commercial District (C-2). There are three tax lots zoned C-2 totaling approximately 0.7 acres. These parcels are located adjacent to Hancock Street at the east end of the study area. The C-2 district allows a wide range of retail sales, commercial services, and offices. All three parcels are currently used for commercial purposes.

Residential Professional District (R-P). There are two tax lots designated R-P totaling 0.3 acres. The R-P zone is a transitional zone that mixes residential, medical and local business office uses. The zone is intended to be compatible with abutting property. Existing uses on the two parcels are single family residential and are adjacent to commercial and institutional uses adjacent to Hancock Street near the eastern study area boundary.

The following subdistricts also apply to portions of the study area:

Historic Landmarks Subdistrict (H). Some lots within the study area are subject to Historic Landmarks subdistrict. Codes for the subdistrict govern alterations, new construction and demolitions for designated landmarks. The purpose of the Historic Landmarks subdistrict is to: 1) safeguard historic landmarks; 2) promote the historic, educational, cultural, economic and general welfare of the public; 3) foster civic pride in the accomplishments of the past; 4) protect and enhance the city’s attractions to tourists and visitors; and 5) carry out the provisions of Statewide Planning Goal 5.

Civic Corridor Overlay Subdistrict (CC). Approximately 37 parcels in the center of the study area are within the Civic Corridor subdistrict. The north-south corridor extends across Hwy 99 between N Blaine and N School streets. The CC subdistrict is intended to emphasize the civic and historic character of this portion of downtown Newberg. This is done primarily through design standards, but also by limiting some uses such as automobile sales and services stations.

Limited Use Overlay Subdistrict (LU). There is one parcel in the study area that lies within the LU overlay subdistrict toward the northeast corner of the study area. The city has a sign easement on this undeveloped lot. The limited use overlay is designed to restrict uses permitted in a base zone that may not be allowable or desirable in a particular location or permitting uses prohibited by a base zone in a particular location.

Building Stock

The downtown area is the historic and commercial heart of Newberg. The study area along Hwy 99 predominantly consists of early 20th century buildings of architectural significance. Information regarding the existing building stock can be found in the memorandum on Urban Design, which is also included as an appendix to Memo #1: Newberg Downtown Improvement Plan Existing Conditions Analysis.

Opportunities and Constraints

The long term goal for this area is “to create an attractive and vibrant downtown that is unique to the City.” More specific objectives include:

- Establish a pattern and density of complementary and market-feasible residential and commercial development.
- Bring about economic growth.
- Provide an attractive and inviting streetscape and amenities including appropriate parking.
- Create a safe and attractive environment for pedestrians and cyclists.
- Increase the attractiveness, convenience and capacity for future transit service.
- Capitalize on new commercial and residential development opportunities within and adjacent to the study area.

Current zoning within the study area presents several opportunities and constraints to achieving project objectives.

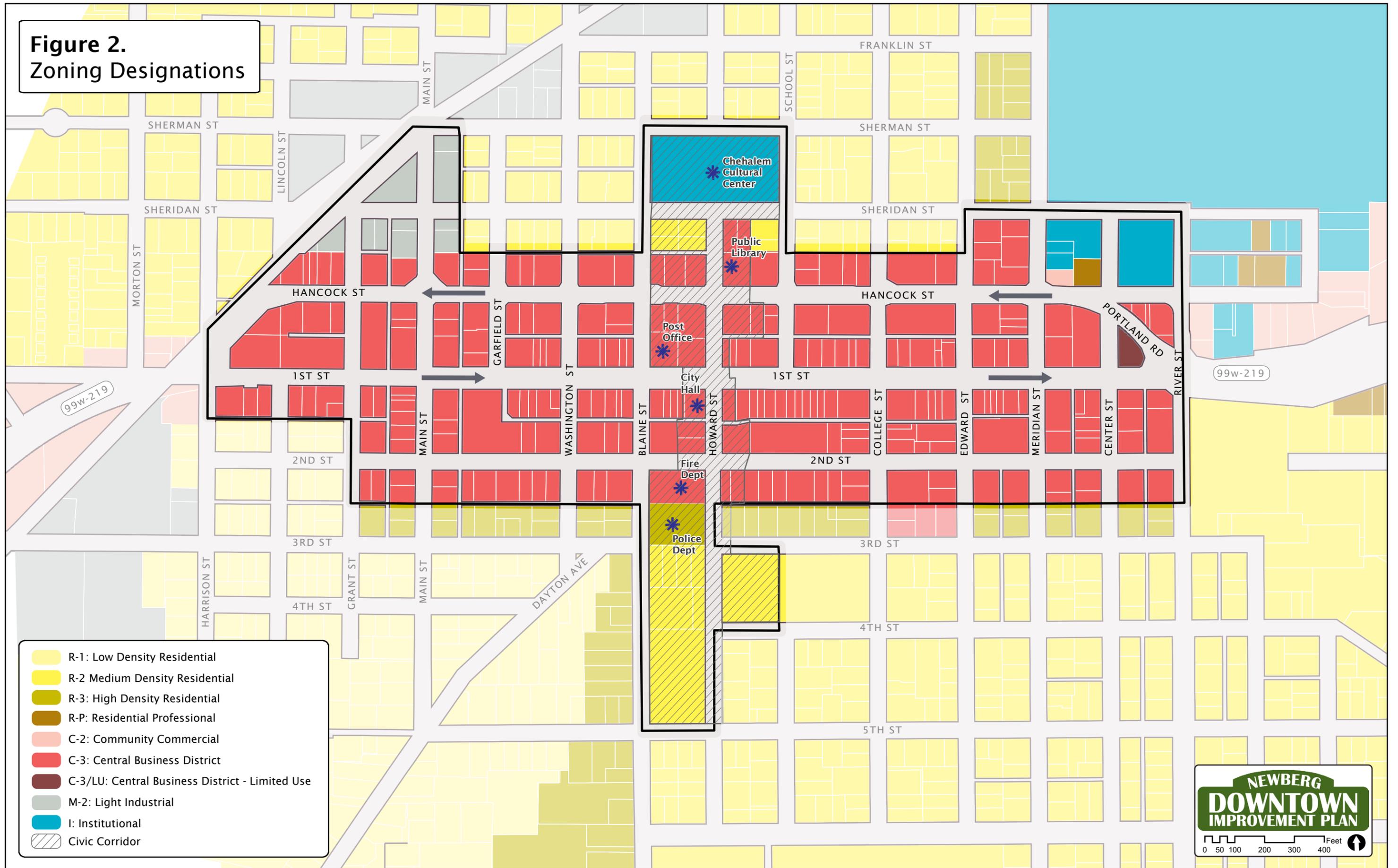
Opportunities:

- Downtown largely consists of one and two-story buildings, providing an opportunity for increased density, intensity and building heights.
- There are nearly 12 acres of parking lots and vacant properties that provide opportunities for development, including several along 1st, 2nd and Hancock Streets.
- The western and eastern ends of the project area provide opportunities for larger anchor/“gateway” developments, particularly at the eastern end where the current gateway sign and large parking area are located.
- The City-owned “Butler property” across from City Hall and adjacent to the Post Office offers an opportunity for future development. Re-use of the Post Office is a possible associated opportunity.
- Under-utilized industrial property in the northwest quadrant of the study area provides an opportunity for adaptive re-use.
- There are several opportunities for second-story redevelopment, particularly along 1st street.
- The proximity to George Fox University presents an opportunity to develop housing to serve university students.
- Several buildings provide an opportunity for redevelopment in a manner that reflects or enhances their historic character.

Constraints:

- Though listed as a conditional use with additional restrictions related to street frontage, single family detached units are not a desired type of residential development for the downtown area.
- Restrictions on “first floor storefront area” of multi-family dwellings may be a barrier to development of desired housing types, such as student housing.
- Parking garages as a conditional use may be a barrier to having parking provided on a district-wide basis and encourage permitted surface parking lots.

Figure 2.
Zoning Designations



- R-1: Low Density Residential
- R-2: Medium Density Residential
- R-3: High Density Residential
- R-P: Residential Professional
- C-2: Community Commercial
- C-3: Central Business District
- C-3/LU: Central Business District - Limited Use
- M-2: Light Industrial
- I: Institutional
- Civic Corridor

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Attachment A

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Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3219AA 00600	NW YEARLY MEETING OF FRIENDS CHURCH	NEWBERG OR	200 N MERIDIAN ST	PQ	C-2	Commercial	0.13	130
3219AA 03000	GMB INVESTORS LLC	LAKE OSWEGO OR	601 E HANCOCK ST	COM	C-2	Commercial	0.23	127
3219AA 00600	NW YEARLY MEETING OF FRIENDS CHURCH	NEWBERG OR	200 N MERIDIAN ST	PQ	C-2	Commercial	0.35	130
3219AA 08500	NEWBERG CITY OF		S EDWARDS ST	COM	C-3	Access	0.02	157
3219AA 14600	KOVACS SHARON	DAMASCUS OR	814 E 2ND ST	COM	C-3	Commercial	0.52	163
3219AA 06000	HEINZMANN MERLE	CARLTON OR	107 N EDWARDS ST	COM	C-3	Commercial	0.02	138
3219AA 05801	MINTHORNE FAMILY TRUST	NEWBERG OR	717 E 1ST ST	COM	C-3	Commercial	0.03	138
3219AA 05800	KASUBA TINA K	NEWBERG OR	717 E 1ST ST	COM	C-3	Commercial	0.04	138
3219AB 11400	OVIATT BARBARA	NEWBERG OR	103 S MAIN ST	COM	C-3	Commercial	0.04	151
3219AA 09500	RIVERSTONE DEVELOPMENT LLC	OREGON CITY OR	108 S COLLEGE ST	COM	C-3	Commercial	0.04	156
3219AA 08000	SKEI DONALD W	NEWBERG OR	806 E 1ST ST	COM	C-3	Commercial	0.04	157
3219AA 07900	HOPP RAY LIVING TRUST 1/2	NEWBERG OR	804 E 1ST ST	COM	C-3	Commercial	0.05	157
3219AB 09400	BEVAN GLORIA J	HENDERSON NV	310 E 1ST ST	COM	C-3	Commercial	0.05	153
3219AA 04400	EAGLE NEWSPAPERS INC	NEWBERG OR	115 N SCHOOL ST	COM	C-3	Commercial	0.05	140
3219AB 07100	BARAJAS ROSA	NEWBERG OR	307 E 1ST ST	COM	C-3	Commercial	0.05	142
3219AA 08100	SNOWDEN JULIANA W	NEWBERG OR	808 E 1ST ST	COM	C-3	Commercial	0.05	157
3219AA 04000	RIPPLE SCOTT	NEWBERG OR	503 E 1ST ST	COM	C-3	Commercial	0.05	140
3219AB 06500	DAKOTA PLAINS LLC	NEWBERG OR	211 E 1ST ST	COM	C-3	Commercial	0.06	143
3219AB 10200	DRABKIN JOAN	MCMINNVILLE OR	214 E 1ST ST	COM	C-3	Commercial	0.06	152
3219AB 07400	KROHN RICHARD W & LESLIE J 75.75%	MCMINNVILLE OR	315 E 1ST ST	COM	C-3	Commercial	0.06	142
3219AB 08300	GRAY LARRY K	NEWBERG OR	404 E 1ST ST	COM	C-3	Commercial	0.06	154
3219AA 11400	BUHLER GARY	NEWBERG OR	111 S COLLEGE ST	COM	C-3	Commercial	0.06	155
3219AB 06400	JAMES FAMILY INVESTMENTS LLC	NEWBERG OR	209 E 1ST ST	COM	C-3	Commercial	0.06	143
3219AB 08500	FIRST STREET PROPERTIES LLC	NEWBERG OR	408 E 1ST ST	COM	C-3	Commercial	0.06	154
3219AA 05100	NEWBERG BAKING COMPANY	NEWBERG OR	621 E 1ST ST	COM	C-3	Commercial	0.06	139
3219AB 08400	HASEBE LOIS REVOCABLE TRUSTE 1/2	BEAVERTON OR	406 E 1ST ST	COM	C-3	Commercial	0.06	154
3219AA 10000	LLP PROPERTIES LLC	NEWBERG OR	604 E 1ST ST	COM	C-3	Commercial	0.06	155
3219AA 10600	BARRIE ROSEMARY	BORREGO SPRINGS CA	512 E 1ST ST	COM	C-3	Commercial	0.06	155
3219AA 10200	BROWN ALLYN E TRUST	SHERWOOD OR	600 E 1ST ST	COM	C-3	Commercial	0.06	155
3219AA 09900	BROWN DEBRA A	CARLTON OR	606 E 1ST ST	COM	C-3	Commercial	0.06	155
3219AA 08900	WANG HUIYING	MISSION VIEJO CA	716 E 1ST ST	COM	C-3	Commercial	0.06	156
3219AA 08800	ORELLANA CARLOS	PORTLAND OR	714 E 1ST ST	COM	C-3	Commercial	0.06	156
3219AB 05500	J L INVESTMENT LLC	NEWBERG OR	111 N MAIN ST	COM	C-3	Commercial	0.07	145
3219AA 06500	HEGEMAN MARJORIE S	NEWBERG OR	109 N MERIDIAN ST	COM	C-3	Commercial	0.07	137
3219AA 06600	HUBBARD FAMILY REVOCABLE TRUST	VISTA CA	111 N MERIDIAN ST	COM	C-3	Commercial	0.07	137
3219AA 10700	DESILVA ANITA G	BEAVERTON OR	508 E 1ST ST	COM	C-3	Commercial	0.07	155
3219AB 11500	OVIATT BARBARA	NEWBERG OR	101 S MAIN ST	COM	C-3	Commercial	0.07	151
3219AB 10300	JOHNSON LIVING TRUST	NEWBERG OR	206 E 1ST ST	COM	C-3	Commercial	0.07	152
3219AA 08300	SNOWDEN JULIANA W	NEWBERG OR	814 E 1ST ST	COM	C-3	Commercial	0.07	157
3219AA 10300	LLP PROPERTIES LLC	NEWBERG OR	518 E 1ST ST	COM	C-3	Commercial	0.07	155
3219AA 10100	LLP PROPERTIES LLC	NEWBERG OR	602 E 1ST ST	COM	C-3	Commercial	0.07	155
3219AB 10400	JOHNSON LIVING TRUST	NEWBERG OR	204 E 1ST ST	COM	C-3	Commercial	0.08	152
3219AB 07500	KROHN RICHARD W & LESLIE J 75.75%	MCMINNVILLE OR	109 N BLAINE ST	COM	C-3	Commercial	0.08	142
3219AA 04300	EAGLE NEWSPAPERS INC	NEWBERG OR	109 N SCHOOL ST	COM	C-3	Commercial	0.08	140
3219AA 10500	FRANCIS ENTERPRISES INC	NEWBERG OR	514 E 1ST ST	COM	C-3	Commercial	0.09	155
3219AB 09300	DOERNER STEPHEN	SALEM OR	316 E 1ST ST	COM	C-3	Commercial	0.10	153

Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3219AA 10400	CARLSEN JANE C	NEWBERG OR	516 E 1ST ST	COM	C-3	Commercial	0.10	155
3219AB 09500	LEWIS HEATHER	NEWBERG OR	308 E 1ST ST	COM	C-3	Commercial	0.10	153
3219AA 05500	ROGERS BILL R	NEWBERG OR	701 E 1ST ST	COM	C-3	Commercial	0.10	138
3219AA 05900	YOUNG JOE D & TOLA C	NEWBERG OR	719 E 1ST ST	COM	C-3	Commercial	0.10	138
3219AA 09300	PENSCO TRUST COMPANY FBO	DENVER CO	112 S COLLEGE ST	COM	C-3	Commercial	0.10	156
3219AA 05600	SALMON LLC	NEWBERG OR	703 E 1ST ST	COM	C-3	Commercial	0.10	138
3219AB 06000	SAUSE LEALICE	NEWBERG OR	111 E 1ST ST	COM	C-3	Commercial	0.10	144
3219AA 04900	PETRONE SONJA	NEWBERG OR	611 E 1ST ST	COM	C-3	Commercial	0.11	139
3219AA 09800	DRABKIN JULES & JOAN F	MCMINNVILLE OR	608 E 1ST ST	COM	C-3	Commercial	0.11	155
3219AB 09700	JOHNSON LIVING TRUST	NEWBERG OR	300 E 1ST ST	COM	C-3	Commercial	0.12	153
3219AA 05200	NEWBERG CITY OF	NEWBERG OR	625 E 1ST ST	COM	C-3	Commercial	0.12	139
3219AB 07200	AUDREYS HOLDING LLC	BEAVERTON OR	311 E 1ST ST	COM	C-3	Commercial	0.12	142
3219AA 06300	GARDNER LAURIE	NEWBERG OR	807 E 1ST ST	COM	C-3	Commercial	0.12	137
3219AA 05000	GONZALEZ MARIA M	NEWBERG OR	615 E 1ST ST	COM	C-3	Commercial	0.12	139
3219AA 04700	FIRST INTERSTATE BANK OF OREGON NA	CARLSBAD CA	601 E 1ST ST	COM	C-3	Commercial	0.12	139
3219AB 09600	FRANCIS ENTERPRISES INC	NEWBERG OR	304 FIRST E	COM	C-3	Commercial	0.12	153
3219AA 04100	LOUIE ANN S	PORTLAND OR	505 E 1ST ST	COM	C-3	Commercial	0.12	140
3219AB 08200	SHEUNG XIN M	PORTLAND OR	400 E 1ST ST	COM	C-3	Commercial	0.12	154
3219AA 08700	SHIOMAN MARGARET A TRUST	LOS ANGELES CA	710 E 1ST ST	COM	C-3	Commercial	0.12	156
3219AA 04800	CORRIGAN DANIEL O LIVING TRUST	MCMINNVILLE OR	603 E 1ST ST	COM	C-3	Commercial	0.12	139
3219AA 10800	ROERIG CO LLC	AURORA OR	504 E 1ST ST	COM	C-3	Commercial	0.12	155
3219AB 11700	CAIN JAMES L & DARLENE L REV LIV TRUST	GASTON OR	116 W 1ST ST	COM	C-3	Commercial	0.12	151
3219AB 11600	OVIATT BARBARA	NEWBERG OR	108 W 1ST ST	COM	C-3	Commercial	0.12	151
3219AA 06700	MEHLER SALLY	NEWBERG OR	814 E HANCOCK ST	COM	C-3	Commercial	0.12	137
3219AA 09000	WANG HUIYING	MISSION VIEJO CA	718 E 1ST ST	COM	C-3	Commercial	0.12	156
3219AB 06600	DAKOTA PLAINS LLC	NEWBERG OR	215 E 1ST ST	COM	C-3	Commercial	0.12	143
3219AB 02200	TUCKER SALLIE	NEWBERG OR	113 E HANCOCK ST	COM	C-3	Commercial	0.12	122
3219AA 11600	LLP PROPERTIES LLC	NEWBERG OR	117 S COLLEGE ST	COM	C-3	Commercial	0.12	155
3219AA 11300	SCHATZ SUSAN C	SHERWOOD OR	615 E 2ND ST	COM	C-3	Commercial	0.12	155
3219AB 05600	LEE HANG RIM	BEAVERTON OR	115 N MAIN ST	COM	C-3	Commercial	0.13	145
3219AB 02100	TUCKER SALLIE J	NEWBERG OR	209 N GARFIELD ST	COM	C-3	Commercial	0.13	122
3219AB 05100	GRAY WOLF LLC	HAPPY VALLEY OR	206 W HANCOCK ST	COM	C-3	Commercial	0.13	146
3219AB 09100	RENEE PROPERTIES LLC	NEWBERG OR	307 E 2ND ST	COM	C-3	Commercial	0.13	153
3219AA 12200	MANKIN NANCY	SHERWOOD OR	516 E 2ND ST	COM	C-3	Commercial	0.13	165
3219AB 09200	RENEE PROPERTIES LLC	NEWBERG OR	111 S BLAINE ST	COM	C-3	Commercial	0.13	153
3219AA 02400	CAIN JAMES L & DARLENE L REV LIV TRUST	GASTON OR	619 E HANCOCK ST	COM	C-3	Commercial	0.13	127
3220BB 06900	PYRAMIDION LLC	PORTLAND OR	1012 E 1ST ST	COM	C-3	Commercial	0.13	159
3219AA 01000	MINTHORNE FAMILY TRUST	NEWBERG OR	215 N MERIDIAN ST	COM	C-3	Commercial	0.13	129
3219AB 10301	JOHNSON LIVING TRUST	NEWBERG OR	208 E 1ST ST	COM	C-3	Commercial	0.13	152
3220BB 07000	WILDER ANDREW H	MCMINNVILLE OR	1004 E 1ST ST	COM	C-3	Commercial	0.13	159
3219AA 01300	BRECKE CHRISTOPHER	NEWBERG OR	200 N EDWARDS ST	COM	C-3	Commercial	0.14	129
3219AA 06400	HURFORD ROBERT F TRUST	NEWBERG OR	809 E 1ST ST	COM	C-3	Commercial	0.14	137
3219AA 07600	LINKE DELANO M	LAFAYETTE OR	114 S MERIDIAN ST	COM	C-3	Commercial	0.14	158
3220BB 07100	WILDER ANDREW H	MCMINNVILLE OR	106 S CENTER ST	COM	C-3	Commercial	0.14	159
3219AB 06001	HALLS HEATING AND AIR CONDITIONING INC	NEWBERG OR	109 N GARFIELD ST	COM	C-3	Commercial	0.14	144
3219AB 07600	MINTHORNE FAMILY TRUST	NEWBERG OR	113 N BLAINE ST	COM	C-3	Commercial	0.14	142

Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3219AB 00900	NOAH JOHN CLAIR LLC	NEWBERG OR	215 N BLAINE ST	COM	C-3	Commercial	0.15	124
3219AA 06200	GARDNER LAURIE	NEWBERG OR	801 E 1ST ST	COM	C-3	Commercial	0.15	137
3219AB 04500	MILTON JANET M	NEWBERG OR	300 W HANCOCK ST	COM	C-3	Commercial	0.16	147
3219AB 02900	SOSA LOURDES	DUNDEE OR	205 N MAIN ST	COM	C-3	Commercial	0.16	121
3219AB 04900	GRAY WOLF LLC	HAPPY VALLEY OR	W HANCOCK ST	COM	C-3	Commercial	0.17	146
3219AA 00700	MERIDIAN STREET LLC	NEWBERG OR	201 N MERIDIAN ST	COM	C-3	Commercial	0.17	129
3219AB 15800	SMITH NORBERT R & MARY M REV LIV TRUST	NEWBERG OR	114 E 2ND ST	COM	C-3	Commercial	0.17	168
3219AA 09400	GENERAL TELEPHONE CO	NEWBERG OR	111 S EDWARDS ST	COM	C-3	Commercial	0.18	156
3219AA 02200	CAIN JAMES L & DARLENE L REV LIV TRUST	GASTON OR	611 E HANCOCK ST	COM	C-3	Commercial	0.18	127
3219AB 02300	STOREY INVESTMENT LLC	WILSONVILLE OR	200 N MAIN ST	COM	C-3	Commercial	0.19	122
3219AB 05900	BLACK BULL INVESTMENTS LLC	TIGARD OR	101 E 1ST ST	COM	C-3	Commercial	0.19	144
3219AB 06300	LEATHERS LIMITED PARTNERSHIP	FAIRVIEW OR	203 E 1ST ST	COM	C-3	Commercial	0.19	143
3219AA 04200	TARLOW DONALD O & PATRICIA A 1/2 &	NEWBERG OR	515 E 1ST ST	COM	C-3	Commercial	0.19	140
3219AB 11800	OVIATT BARBARA	NEWBERG OR	120 S GRANT ST	COM	C-3	Commercial	0.20	151
3219AA 00800	MINTHORNE FAMILY TRUST	NEWBERG OR	207 N MERIDIAN ST	COM	C-3	Commercial	0.20	129
3219AA 06100	MEHLER SALLY A	NEWBERG OR	808 E HANCOCK ST	COM	C-3	Commercial	0.21	137
3219AB 01800	HATFIELD SHARON	NEWBERG OR	201 N WASHINGTON ST	COM	C-3	Commercial	0.21	123
3219AB 06700	LLP PROPERTIES LLC	NEWBERG OR	115 N WASHINGTON ST	COM	C-3	Commercial	0.21	143
3219AB 05000	GRAY WOLF LLC	HAPPY VALLEY OR	214 W HANCOCK ST	COM	C-3	Commercial	0.22	146
3219AA 09600	BISHOP CREEK SERVICES INC	NEWBERG OR	700 E 1ST ST	COM	C-3	Commercial	0.24	156
3219AB 09000	BUCKLEYS LOCKERS INC	NEWBERG OR	112 S BLAINE ST	COM	C-3	Commercial	0.24	154
3219AA 06900	MOSELLE R VEATCH TRUST	NEWBERG OR	112 N MERIDIAN ST	COM	C-3	Commercial	0.24	136
3219AA 03100	CARTER FINIS D TRUST 50%	SCOTTSDALE AZ	515 E HANCOCK ST	COM	C-3	Commercial	0.24	126
3219AA 09700	DRABKIN JOAN 1/2	MCMINNVILLE OR	616 E 1ST ST	COM	C-3	Commercial	0.24	155
3219AA 07700	RAUDSEPP LIVING TRUST	NEWBERG OR	108 S MERIDIAN ST	COM	C-3	Commercial	0.24	158
3219AB 01000	SLICE OF LIFE PROPERTIES LLC	NEWBERG OR	307 E HANCOCK ST	COM	C-3	Commercial	0.25	124
3219AB 04700	MILTON JANET M	NEWBERG OR	301 W 1ST ST	COM	C-3	Commercial	0.25	147
3219AA 07000	NEWBERG PARK & SELL LLC	NEWBERG OR	915 E 1ST ST	COM	C-3	Commercial	0.26	136
3219AB 05300	PISCITELLI PASQUALE	NEWBERG OR	111 W 1ST ST	COM	C-3	Commercial	0.26	145
3219AB 04800	TERJESON LIVING TRUST	UMATILLA OR	211 W 1ST ST	COM	C-3	Commercial	0.26	146
3219AA 05400	FIRST FEDERAL SAVINGS & LOAN ASSOC	MCMINNVILLE OR	121 N EDWARDS ST	COM	C-3	Commercial	0.26	138
3219AB 10600	BAUER TRUST	NEWBERG OR	112 E 1ST ST	COM	C-3	Commercial	0.26	152
3219AB 02900	SOSA LOURDES	DUNDEE OR	205 N MAIN ST	IND	C-3	Commercial	0.28	121
3219AB 02300	STOREY INVESTMENT LLC	WILSONVILLE OR	200 N MAIN ST	IND	C-3	Commercial	0.28	122
3219AB 02100	TUCKER SALLIE J	NEWBERG OR	209 N GARFIELD ST	MDR	C-3	Commercial	0.31	122
3219AA 14600	KOVACS SHARON	DAMASCUS OR	814 E 2ND ST	HDR	C-3	Commercial	0.32	163
3220BB 03500	DEPARTMENT OF TRANSPORTATION	SALEM OR	1000 E HANCOCK ST	COM	C-3	Duplex	0.04	135
3219AB 16200	WAGNER JEANNE M	NEWBERG OR	214 E 2ND ST	COM	C-3	Duplex	0.13	168
3219AA 09290	LLP PROPERTIES LLP	NEWBERG OR	116 S COLLEGE ST	COM	C-3	Industrial	0.11	156
3219AB 05700	HANCOCK & MAIN LLC	NEWBERG OR	114 N MAIN ST	COM	C-3	Industrial	0.12	144
3219AB 05800	HANCOCK & MAIN LLC	NEWBERG OR	108 N MAIN ST	COM	C-3	Industrial	0.13	144
3219AB 03100	SOSA-SOTA LOURDES	DUNDEE OR	111 W HANCOCK ST	COM	C-3	Industrial	0.20	121
3219AA 14500	KOVACS SHARON	DAMASCUS OR	800 E 2ND ST	COM	C-3	Industrial	0.23	163
3219AB 05400	J L INVESTMENT LLC	NEWBERG OR	105 N MAIN ST	COM	C-3	Industrial	0.24	145
3219AA 08400	DORMER ENTERPRISES LLC	NEWBERG OR	112 S EDWARDS ST	COM	C-3	Industrial	0.26	157
3219AA 04501	SLPD PROPERTIES LLC	NEWBERG OR	115 N COLLEGE ST	COM	C-3	Institutional	0.25	139

Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3219AA 13900	NEWBERG FRIENDS CHURCH	NEWBERG OR	200 S COLLEGE ST	COM	C-3	Institutional	0.25	164
3220BB 07300	CENTER STREET APARTMENTS LLC	HILLSBORO OR	200 S CENTER ST	COM	C-3	Multifamily	0.52	161
3220BB 07300	CENTER STREET APARTMENTS LLC	HILLSBORO OR	200 S CENTER ST	HDR	C-3	Multifamily	1.26	161
3219AA 01200	DALSHI INVESTMENTS LLC	HILLSBORO OR	206 N EDWARDS ST	COM	C-3	Multifamily	0.13	129
3219AA 14000	T & C APARTMENTS LLC	NEWBERG OR	201 S EDWARDS ST	COM	C-3	Multifamily	0.13	164
3219AA 15100	CHENOWETH DAVID B 83%	NEWBERG OR	204 S MERIDIAN ST	COM	C-3	Multifamily	0.14	162
3220BB 07300	CENTER STREET APARTMENTS LLC	HILLSBORO OR	200 S CENTER ST	HDR	C-3	Multifamily	0.32	161
3219AA 09200	GENERAL TELEPHONE CO OF NW	EVERETT WA	711 E 2ND ST	COM	C-3	Parking lot	0.06	156
3219AB 07300	KROHN RICHARD W & LESLIE J 75.75%	MCMINNVILLE OR	E 1ST ST	COM	C-3	Parking lot	0.06	142
3219AA 07100	NEWBERG PARK & SELL LLC	NEWBERG OR	910 E 1ST ST	COM	C-3	Parking lot	0.07	158
3219AA 11500	MITCHELL BRIAN A	NEWBERG OR	S COLLEGE ST	COM	C-3	Parking lot	0.08	155
3219AB 11300	OVIATT BARBARA	NEWBERG OR	105 S MAIN ST	COM	C-3	Parking lot	0.09	151
3219AA 08600	HOPP RANDY W	NEWBERG OR	FIRST E / EDWARDS S	COM	C-3	Parking lot	0.09	157
3219AA 09100	GENERAL TELEPHONE CO OF NW	EVERETT WA	115 S EDWARDS ST	COM	C-3	Parking lot	0.09	156
3219AA 08200	HOPP INS AGENCY INC	NEWBERG OR	812 E 1ST ST	COM	C-3	Parking lot	0.11	157
3219AA 07500	LINKE DELANO M	LAFAYETTE OR	115 S CENTER ST	COM	C-3	Parking lot	0.11	158
3219AA 02300	CAIN JAMES L & DARLENE L REV LIV TRUST	GASTON OR	615 E HANCOCK ST	COM	C-3	Parking lot	0.13	127
3219AA 07200	NEWBERG PARK & SELL LLC	NEWBERG OR	914 E 1ST ST	COM	C-3	Parking lot	0.13	158
3219AB 07000	BARAJAS ROSA	NEWBERG OR	303 E 1ST ST	COM	C-3	Parking lot	0.15	142
3219AA 05700	KASUBA TINA K	NEWBERG OR	713 E 1ST ST	COM	C-3	Parking lot	0.17	138
3219AB 06900	BARAJAS GREGORIO & ROSA	NEWBERG OR	HANCOCK E / WASHINGTON N	COM	C-3	Parking lot	0.20	142
3219AA 06800	DREW SANDRA J	NEWBERG OR	905 E 1ST ST	COM	C-3	Parking lot	0.21	136
3219AA 04500	FIRST INTERSTATE BANK OF OREGON NA	CARLSBAD CA	114 N SCHOOL ST	COM	C-3	Parking lot	0.24	139
3219AA 11100	NEWBERG CITY OF		E 2ND ST	COM	C-3	Parking lot	0.26	155
3219AB 18000	NEWBERG CITY OF		414 E 2ND ST	COM	C-3	Public	0.01	166
3220BB 06800	DAMES OF AMERICA	NEWBERG OR	115 S RIVER ST	COM	C-3	Public	0.25	159
3219AB 18000	NEWBERG CITY OF		414 E 2ND ST	HDR	C-3	Public	0.28	166
3219AB 18000	NEWBERG CITY OF		414 E 2ND ST	PQ	C-3	Public	0.29	166
3219AB 18000	NEWBERG CITY OF		414 E 2ND ST	HDR	C-3	Public	0.34	166
3219AA 07400	LINKE DELANO M	LAFAYETTE OR	113 S CENTER ST	COM	C-3	Single family	0.06	158
3220BB 03400	DEPARTMENT OF TRANSPORTATION	SALEM OR	1006 E HANCOCK ST	COM	C-3	Single family	0.07	135
3219AB 12100	MCLAIN NADINE	NEWBERG OR	107 S GRANT ST	COM	C-3	Single family	0.07	150
3219AA 15300	MCNELLY AARON J	NEWBERG OR	209 S CENTER ST	COM	C-3	Single family	0.10	162
3219AA 15300	MCNELLY AARON J	NEWBERG OR	209 S CENTER ST	HDR	C-3	Single family	0.10	162
3219AA 07300	SKAGGS CHRIS	NEWBERG OR	111 S CENTER ST	COM	C-3	Single family	0.10	158
3219AB 10800	SNYDER BETTY TRUST 1/2	NEWBERG OR	110 S MAIN ST	COM	C-3	Single family	0.11	152
3219AB 11000	PEREZ SUSAN L	MCMINNVILLE OR	113 S MAIN ST	COM	C-3	Single family	0.11	151
3219AB 11100	FOX NANCY REVOCABLE LIVING TRUST	NEWBERG OR	111 S MAIN ST	COM	C-3	Single family	0.11	151
3219AB 11200	PEREZ ADAM W (WROS)	MCMINNVILLE OR	107 S MAIN ST	COM	C-3	Single family	0.11	151
3219AB 14700	FOURSQUARE GOSPEL	NEWBERG OR	200 S GRANT ST	COM	C-3	Single family	0.11	169
3219AB 15700	PAGE ALLEN E & DONNA M LIVING TRUST	TIGARD OR	108 E 2ND ST	COM	C-3	Single family	0.11	168
3219AB 17300	OLSON MARGARET E	NEWBERG OR	306 E 2ND ST	COM	C-3	Single family	0.12	167
3219AB 12800	WOMACK MARGI	NEWBERG OR	304 W 1ST ST	COM	C-3	Single family	0.12	149
3219AB 14900	SPENCER CATHERINE L	NEWBERG OR	201 S MAIN ST	COM	C-3	Single family	0.12	169
3219AA 02900	SUFFIELD JANETTE	NEWBERG OR	206 N SCHOOL ST	COM	C-3	Single family	0.12	127
3219AB 16000	VILLANUEVA-RAMIREZ SUSANA	NEWBERG OR	210 E 2ND ST	COM	C-3	Single family	0.12	168

Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3219AA 14100	GMAC MORTGAGE LLC	FORT WASHINGTON PA	205 S EDWARDS ST	COM	C-3	Single family	0.12	164
3219AB 15500	WALDRON ANTHONY	NEWBERG OR	204 S MAIN ST	COM	C-3	Single family	0.12	168
3219AB 15600	ISENBERG RAMONA E	NEWBERG OR	200 S MAIN ST	COM	C-3	Single family	0.13	168
3219AB 01600	TUCKER SALLIE	PORTLAND OR	201 E HANCOCK ST	COM	C-3	Single family	0.13	123
3219AB 06200	DAFONSECA SHAHRIAR S 50%	NEWBERG OR	200 E HANCOCK ST	COM	C-3	Single family	0.13	143
3219AB 16100	LONDON FAYE L	NEWBERG OR	212 E 2ND ST	COM	C-3	Single family	0.13	168
3219AA 12000	LENARD DAWN M	NEWBERG OR	608 E 2ND ST	COM	C-3	Single family	0.13	165
3219AA 11900	BECKER LIVING TRUST	NEWBERG OR	612 E 2ND ST	COM	C-3	Single family	0.13	165
3219AB 10000	JOHNSON LIVING TRUST	NEWBERG OR	207 E 2ND ST	COM	C-3	Single family	0.13	152
3219AB 01700	PEREDA MARIA	NEWBERG OR	205 E HANCOCK ST	COM	C-3	Single family	0.13	123
3219AB 12700	HALL JODY	YAMHILL OR	300 W 1ST ST	COM	C-3	Single family	0.13	149
3219AB 06800	LOPEZ MARTINEZ ISMAEL	WOODBURN OR	204 E HANCOCK ST	COM	C-3	Single family	0.13	143
3219AA 12400	CLEMENTS IDA L	NEWBERG OR	508 E 2ND ST	COM	C-3	Single family	0.13	165
3219AA 12300	MMB 2ND LLC	GASTON OR	510 E 2ND ST	COM	C-3	Single family	0.13	165
3219AA 11800	BAGLEY PROPERTIES LLC	MEDFORD OR	201 S COLLEGE ST	COM	C-3	Single family	0.13	165
3219AB 12300	HOPKINS JAY A	NEWBERG OR	210 W 1ST ST	COM	C-3	Single family	0.13	150
3219AB 12400	STONE LYNETTE	NEWBERG OR	212 W 1ST ST	COM	C-3	Single family	0.13	150
3219AA 11700	ROUTT ALLEN S	NEWBERG OR	205 S COLLEGE ST	COM	C-3	Single family	0.13	165
3219AB 14800	THOMAS MARY L	NEWBERG OR	110 W 2ND ST	COM	C-3	Single family	0.13	169
3219AB 15000	FAIR FAMILY TRUST	NEWBERG OR	205 S MAIN ST	COM	C-3	Single family	0.13	169
3219AB 10900	SMALLWOOD CONNIE L	NEWBERG OR	112 S MAIN ST	COM	C-3	Single family	0.14	152
3219AA 15200	OHALLORAN JAMIE	NEWBERG OR	912 E 2ND ST	COM	C-3	Single family	0.14	162
3219AB 17200	MAURER JULIE A	NEWBERG OR	300 E 2ND ST	COM	C-3	Single family	0.14	167
3220BB 07200	DAMES OF AMERICA	PORTLAND OR	114 S CENTER ST	COM	C-3	Single family	0.14	159
3219AB 12200	HOLLOWAY FEN TU	DUNDEE OR	202 W 1ST ST	COM	C-3	Single family	0.15	150
3219AA 01100	THOMAS CHRISTOPHER S	SCOTTS VALLEY CA	800 E SHERIDAN ST	COM	C-3	Single family	0.16	129
3219AA 01400	FRANCIS ENTERPRISES INC	NEWBERG OR	205 N EDWARDS ST	COM	C-3	Single family	0.16	128
3219AB 06100	NFC PROPERTIES LLC	NEWBERG OR	114 E HANCOCK ST	COM	C-3	Single family	0.17	144
3220BB 03300	VEATCH AMY D 40%	NEWBERG OR	1014 E HANCOCK ST	COM	C-3	Single family	0.18	135
3219AB 15900	OUELLETTE AMELIA W	NEWBERG OR	200 E 2ND ST	COM	C-3	Single family	0.18	168
3219AB 10100	CASE MARK	NEWBERG OR	115 S WASHINGTON ST	COM	C-3	Single family	0.19	152
3219AB 12900	100 S HARRISON LLC	WILSONVILLE OR	100 S HARRISON ST	COM	C-3	Single family	0.20	149
3220BB 07400	SWIFT ROBERT E	NEWBERG OR	203 S RIVER ST	COM	C-3	Single family	0.21	161
3220BB 07400	SWIFT ROBERT E	NEWBERG OR	203 S RIVER ST	HDR	C-3	Single family	0.21	161
3219AA 12100	NEWBERG MONTHLY MTG OF FRIENDS CHURCH	NEWBERG OR	600 E 2ND ST	COM	C-3	Single family	0.23	165
3219AA 02100	FRANCIS ENTERPRISES INC	NEWBERG OR	202 N COLLEGE ST	COM	C-3	Single family	0.25	128
3219AA 15300	MCNELLY AARON J	NEWBERG OR	209 S CENTER ST	HDR	C-3	Single family	0.35	162
3220BB 03301	DEPARTMENT OF TRANSPORTATION	SALEM OR	E HANCOCK ST	COM	C-3	Vacant	0.03	135
3220BB 03700	DEPARTMENT OF TRANSPORTATION	SALEM OR	RIVER N \ FIRST E	COM	C-3	Vacant	0.04	135
3219AB 03800	LLP PROPERTIES LLC	NEWBERG OR	213 W HANCOCK ST	COM	C-3	Vacant	0.06	120
3219AB 03700	LLP PROPERTIES LLC	NEWBERG OR	211 W HANCOCK ST	COM	C-3	Vacant	0.07	120
3219AB 03500	LLP PROPERTIES LLC	NEWBERG OR	201 N GRANT ST	COM	C-3	Vacant	0.13	120
3219AB 03600	LLP PROPERTIES LLC	NEWBERG OR	207 W HANCOCK ST	COM	C-3	Vacant	0.13	120
3219AB 03900	LLP PROPERTIES LLC	NEWBERG OR	215 W HANCOCK ST	COM	C-3	Vacant	0.14	120
3219AB 17400	NIELSEN GRAHN INC	ARCH CAPE OR	312 E 2ND ST	COM	C-3	Vacant	0.19	167
3219AB 09800	JOHNSON LIVING TRUST	NEWBERG OR	301 E 2ND ST	COM	C-3	Vacant	0.23	153

Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3220BB 03600	CENTER STREET PARTNERS	NEWBERG OR	1003 E 1ST ST	COM	C-3	Vacant	0.26	135
3219AB 03800	LLP PROPERTIES LLC	NEWBERG OR	213 W HANCOCK ST	IND	C-3	Vacant	0.26	120
3219AB 03700	LLP PROPERTIES LLC	NEWBERG OR	211 W HANCOCK ST	IND	C-3	Vacant	0.26	120
3219AB 03500	LLP PROPERTIES LLC	NEWBERG OR	201 N GRANT ST	IND	C-3	Vacant	0.27	120
3219AB 03600	LLP PROPERTIES LLC	NEWBERG OR	207 W HANCOCK ST	IND	C-3	Vacant	0.28	120
3219AB 07700	JANSSEN RONALD F & JANIE L	MCMINNVILLE OR	400 E HANCOCK ST	COM	C-3 CC	Commercial	0.45	141
3219AA 03700	EAGLE NEWSPAPERS INC	NEWBERG OR	500 E HANCOCK ST	COM	C-3 CC	Commercial	0.51	140
3219AB 08900	NEWBERG CITY OF		115 S HOWARD ST	COM	C-3 CC	Commercial	0.58	154
3219AA 10900	SHIPMAN MARGARET A TRUST	LOS ANGELES CA	500 E 1ST ST	COM	C-3 CC	Commercial	0.71	155
3219AB 00300	LLP PROPERTIES LLC	NEWBERG OR	415 E HANCOCK ST	COM	C-3 CC	Commercial	0.14	125
3219AB 07900	OREGON FIRST COMMUNITY CREDIT UNION	COQUILLE OR	115 N HOWARD ST	COM	C-3 CC	Commercial	0.06	141
3219AB 08800	VETERANS OF FOREIGN WARS POST NO 4015	NEWBERG OR	111 S HOWARD ST	COM	C-3 CC	Institutional	0.60	154
3219AA 03900	YAMHILL DEVELOPMENT CORP	PORTLAND OR	501 E 1ST ST	COM	C-3 CC	Multifamily	0.38	140
3219AA 12600	CHEHALEM PARK & RECREATION DISTRICT		500 E 2ND ST	COM	C-3 CC	Park	0.41	165
3219AA 12500	CHEHALEM PARK & RECREATION DISTRICT		504 E 2ND ST	COM	C-3 CC	Park	0.63	165
3219AB 07800	OREGON FIRST COMMUNITY CREDIT UNION	COQUILLE OR	404 E HANCOCK ST	COM	C-3 CC	Parking lot	0.47	141
3219AA 11000	SHIPMAN MARGARET A TRUST	LOS ANGELES CA	108 S HOWARD ST	COM	C-3 CC	Parking lot	2.55	155
3219AA 03800	EAGLE NEWSPAPERS INC	NEWBERG OR	500 HANCOCK E	COM	C-3 CC	Parking lot	2.55	140
3219AB 00500	NEWBERG CITY OF	NEWBERG OR	401 E HANCOCK ST	COM	C-3 CC	Parking lot	0.48	125
3219AA 03400	NEWBERG CITY OF	NEWBERG OR	503 HANCOCK E	MDR	C-3 CC	Public	1.27	126
3219AA 03400	NEWBERG CITY OF	NEWBERG OR	503 HANCOCK E	COM	C-3 CC	Public	0.21	126
3219AA 03500	NEWBERG CITY OF	NEWBERG OR	503 E SHERIDAN ST	COM	C-3 CC	Public	0.10	126
3219AB 08700	NEWBERG CITY OF		414 E 1ST ST	COM	C-3 CC	Public	0.13	154
3219AA 03600	NEWBERG PUBLIC LIBRARY	NEWBERG OR	503 E HANCOCK ST	COM	C-3 CC	Public	0.01	126
3219AB 08100	USA		401 E 1ST ST	COM	C-3 CC	Public	0.07	141
3219AA 03400	NEWBERG CITY OF	NEWBERG OR	503 HANCOCK E	MDR	C-3 CC	Public	0.09	126
3219AA 03500	NEWBERG CITY OF	NEWBERG OR	503 E SHERIDAN ST	MDR	C-3 CC	Public	0.09	126
3219AB 00400	NEWBERG CITY OF	NEWBERG OR	407 E HANCOCK ST	COM	C-3 CC	Single family	0.50	125
3219AB 08000	NEWBERG CITY OF	NEWBERG OR	411 E 1ST ST	COM	C-3 CC	Vacant	1.10	141
3219AA 00501	GEORGE FOX UNIVERSITY	NEWBERG OR	MERIDIAN N	PQ	I	Institutional	0.12	130
3219AA 00500	GEORGE FOX UNIVERSITY	NEWBERG OR	206 N MERIDIAN ST	PQ	I	Institutional	0.12	130
3219AA 00200	GEORGE FOX UNIVERSITY	NEWBERG OR	211 N CENTER ST	PQ	I	Institutional	0.12	130
3220BB 03000	GEORGE FOX UNIVERSITY	NEWBERG OR	215 N RIVER ST	PQ	I	Institutional	0.14	131
3218DD 15700	CHEHALEM PARK & RECREATION		415 E SHERIDAN ST	PQ	I CC	Institutional	0.14	116
3218DD 15700	CHEHALEM PARK & RECREATION		415 E SHERIDAN ST	PQ	I CC	Institutional	0.17	116
3218DD 15700	CHEHALEM PARK & RECREATION		415 E SHERIDAN ST	PQ	I CC	Institutional	0.18	116
3219AB 02700	ESTREM JOHN	NEWBERG OR	215 N MAIN ST	IND	M-2	Commercial	0.39	121
3218DC 08400	LLP PROPERTIES LLC	NEWBERG OR	303 N MAIN ST	IND	M-2	Commercial	0.14	120
3219AB 02800	SOSA RAYMUNDO	DUNDEE OR	209 N MAIN ST	COM	M-2	Industrial	0.20	121
3219AB 02600	CHANG KEUM S	HENDERSON NV	214 N MAIN ST	IND	M-2	Industrial	0.23	122
3219AB 03200	J L INVESTMENTS LLC	NEWBERG OR	212 GRANT N	IND	M-2	Industrial	0.40	121
3219AB 03300	BOUCHER THOMAS	VENETA OR	108 W SHERIDAN ST	IND	M-2	Industrial	1.26	121
3219AB 02800	SOSA RAYMUNDO	DUNDEE OR	209 N MAIN ST	IND	M-2	Industrial	0.12	121
3218DC 08600	LLP PROPERTIES	NEWBERG OR	306 N MAIN ST	IND	M-2	Industrial	0.13	119
3219AB 02500	VONDRACHEK LINDA	NEWBERG OR	208 N MAIN ST	IND	M-2	Parking lot	0.11	122
3218DC 08500	GIESCH MINDY M	NEWBERG OR	314 N MAIN ST	IND	M-2	Single family	1.26	119

Taxlot ID	Ownership	Owner Address	Situs Address	Comp Plan	Zone	Existing Use	Acres	Block
3219AB 03400	WALDROUP CORA E	NEWBERG OR	N GRANT ST	IND	M-2	Vacant	0.12	120
3219AD 02300	PORTLAND GENERAL ELECTRIC COMPANY	PORTLAND OR	501 E 4TH ST	MDR	R-2	Industrial	0.15	177
3219AA 03200	NEWBERG CITY OF	NEWBERG OR	211 N SCHOOL ST	MDR	R-2	Single family	0.14	126
3219AA 03200	NEWBERG CITY OF	NEWBERG OR	211 N SCHOOL ST	COM	R-2	Single family	0.14	126
3219AA 03200	NEWBERG CITY OF	NEWBERG OR	211 N SCHOOL ST	MDR	R-2	Single family	0.15	126
3219AA 03300	BOWMAN DISCLAIMER TRUST 50%	NEWBERG OR	215 N SCHOOL ST	MDR	R-2	Single family	0.15	126
3219AC 00300	NEWBERG CHARITABLE ORGANIZATION INC	HILLSBORO OR	414 E 3RD ST	PQ	R-2 CC	Commercial	1.56	166
3219AB 00200	NEWBERG CITY OF	NEWBERG OR	211 N HOWARD ST	MDR	R-2 CC	Institutional	0.17	125
3219AB 00700	NEWBERG MASONIC TEMPLE ASSN	NEWBERG OR	402 E SHERIDAN ST	MDR	R-2 CC	Institutional	0.17	125
3219AB 00100	WILLAMETTE EDUCATION SERVICE DISTRICT	MCMINNVILLE OR	213 N HOWARD ST	MDR	R-2 CC	Institutional	0.18	125
3219AC 00600	NEWBERG CITY OF		S BLAINE ST	PQ	R-2 CC	Park	0.35	166
3219AC 00600	NEWBERG CITY OF		S BLAINE ST	P	R-2 CC	Park	0.52	166
3219AC 00100	NEWBERG CITY OF		411 S HOWARD ST	P	R-2 CC	Park	1.26	166
3219AC 00200	NEWBERG CITY OF		305 S HOWARD ST	PQ	R-2 CC	Public	0.18	166
3219AC 00200	NEWBERG CITY OF		305 S HOWARD ST	P	R-2 CC	Public	0.54	166
3219AC 00500	NEWBERG CITY OF	NEWBERG OR	404 E 3RD ST	PQ	R-2 CC	Public	0.54	166
3219AC 00400	NEWBERG CITY OF	NEWBERG OR	408 E 3RD ST	PQ	R-2 CC	Public	1.16	166
3219AC 00401	NEWBERG CITY OF	NEWBERG OR	412 E 3RD ST	PQ	R-2 CC	Public	2.55	166
3219AB 00600	HANLON-MESHISHNEK STACY M	NEWBERG OR	210 N BLAINE ST	MDR	R-2 CC	Single family	0.17	125
3219AA 00100	PAGE ALLEN E & DONNA M LIVING TRUST	TIGARD OR	203 N CENTER ST	PQ	R-P	Single family	0.10	130
3219AA 00100	PAGE ALLEN E & DONNA M LIVING TRUST	TIGARD OR	203 N CENTER ST	PQ	R-P	Single family	0.23	130
3219AB 03990	CONVERSION 2014		215 HANCOCK W	COM	C-3	Vacant	0.03	120
				IND	M-2	Vacant	0.21	0