



CITY OF NEWBERG

URBAN RENEWAL PLAN

Newberg Urban Renewal Agency
November, 2001

NEWBERG URBAN RENEWAL PLAN

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Prepared By:
The Newberg Urban Renewal Agency
Of the
City of Newberg, Oregon

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100. THE NEWBERG URBAN RENEWAL PLAN

A. General

The Newberg Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Newberg City Council acts as the Newberg Urban Renewal Agency.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Newberg respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Newberg Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Newberg Urban Renewal Area was approved by the City Council of the City of Newberg on December 17, 2001 by Ordinance No. 2001-2560.

B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in (Map) Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

200. CITIZEN PARTICIPATION

This renewal plan was developed under the guidance of the Newberg City Council. To provide citizen involvement in developing the renewal plan, the City Council appointed a Task Force consisting of twelve members of the community and affected taxing bodies. Between August and November 2001, the Task Force met six times to review and discuss key elements of the urban renewal plan. The final meeting of the Task Force was a joint session with the City Council. In addition, during the same period, the consulting team and Task Force held two well-publicized public workshops to discuss design issues, respond to questions about the Plan and urban renewal, and to solicit public input. Charles Kupper, of Spencer & Kupper, also gave the City Council a briefing on the urban renewal plan at a regularly scheduled City Council meeting in October. All of those meetings were open to the public.

The Newberg Planning Commission met to review the Plan on December 13, 2001. The Newberg City Council held a public hearing on adoption of this Plan on December 17, 2001. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Newberg Comprehensive Plan, and to implement development strategies and objectives for the Newberg Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

The Plan will assist in achieving the Chehalem Future Focus-II Community Vision Statement. The Plan also will assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities. The project activities undertaken under this Plan will be guided by the values described in the Chehalem Future Focus Values Statement.

The goals of the Newberg Renewal Plan are:

A. Promote Private Development and Job Creation

Goal: To promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial and mixed-use districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to the area.
4. Help create a diverse economy by supporting job growth in a variety of employment sectors.
5. Actively support the concentration of a variety of businesses and services in the Downtown area so that a "one stop" destination is created.

B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in the renewal area which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop buildings and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improve Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to enhance adjacent businesses and neighborhoods, to improve connectivity within the district, to improve and enhance public open spaces as an integral part of each district, and to enhance livability.

Objectives:

1. Reconstruct existing roadways and sidewalks where needed and in a manner that balances impacts and opportunities, and enhances the livability of adjacent businesses and neighborhoods.
2. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
3. Address and improve pedestrian safety throughout the renewal area.
4. Construct new streets to provide connectivity and encourage private investment.
5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Improve Utilities

Goal: Improve and repair utilities to allow efficient development of the renewal area.

Objectives:

1. Construct or reconstruct public utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.
2. Create a backbone system for high-speed data transmission within the renewal area to help encourage development of technology-based businesses.

E. Provide Adequate Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support businesses and activities in the Downtown area.
2. Provide separate areas for employee parking so close-in parking can be available for customers.

F. Provide Adequate Public Facilities

Goal: Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities, to maintain and enhance safety in the renewal area, and to increase public utilization of the renewal area.

Objectives:

1. Ensure that public safety facilities within the renewal area are adequate to support and protect existing and proposed development in the renewal area.
2. **Evaluate** the adequacy of other public facilities serving the renewal area.
3. Improve public parks and plazas to serve local residents and visitors, and to stimulate private investment.

G. Provide and Improve Housing

Goal: Provide for new housing units in livable mixed-income neighborhoods that collectively reflect a diversity of housing types, occupancy (rental and owner-occupied), and income levels in the City. Support housing development that is geared to support the Area's employment generation goals.

Objectives:

1. Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market-rate rental and owner-occupied housing, which support prospective residential markets in, adjacent to, and near the Area.
2. Provide assistance to help maintain, and assist in the rehabilitation of the stock of existing housing in the renewal area.
3. Assist in the development of quality housing for a range of that household incomes that are representative of the City as a whole.

H. Support the Arts, Culture and Heritage

Goal: Assist in funding programs for public art, cultural and community facilities and museums within the renewal area.

Objectives:

1. Provide a set-aside of urban renewal funds for art in public spaces within the urban renewal area.
2. Provide assistance for development of cultural and community facilities and museums supported by the community.

I. Support Other City Policy Goals

1. Chehalem Future Focus – Values

The renewal plan will support and promote the values expressed in the Chehalem Future Focus Values Statement. Those values include

- a) Creating a friendly, small-town atmosphere
- b) Creating a livable community that offers excellent schools, health care, and housing
- c) Creating a safe and efficient transportation network
- d) Creating a diversified economic base that provides a full range of employment opportunities.
- e) Creating a vital local economy that meets diverse shopping and commercial needs
- f) Creating a physically safe community
- g) Creating a healthy environment that preserves the beauty of Newberg's natural surroundings.

2. Newberg Comprehensive Plan

The renewal plan will support goals and policies of the Newberg Comprehensive Plan. Relevant Comprehensive Plan goals include:

G. OPEN SPACE, SCENIC, NATURAL HISTORIC AND RECREATIONAL RESOURCES

GOALS:

1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.
2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.

POLICIES:

2. Scenic Resources Policies

- a. The City shall take steps to maintain and improve the visual quality of the City.

3. Historic Resources Policies

- d. The City will encourage the re-use of historic structures such as the establishment of bed and breakfast operations, specialty shops, restaurants and professional offices.

4. Recreation Policies

- j. A senior center, a community center, and an adult sports complex of 20-50 acres should be developed.

H. THE ECONOMY

GOAL: To develop a diverse and stable economic base.

POLICIES:

1. General Policies

- a. In order to lessen the percentage of persons who live in Newberg but must work elsewhere, the City should encourage a diverse and stable economic base through tax incentive programs, land use controls, preferential assessments and capital improvement programs. The formation of a community development corporation should also be considered.
- c. The City will encourage the creation of a diversified employment base, the strengthening of trade centers, and the attraction of both capital and labor intensive enterprises.

3. Commercial Areas Policies

- 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.

I. HOUSING

GOAL: To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents' of various income levels.

J. URBAN DESIGN

GOAL: To maintain and improve the natural beauty and visual character of the City.

POLICIES:

1. General Policies

- g. Community appearance should continue to be a major concern and subject of a major effort in the area. Street tree planting, landscaping, sign regulations and building improvements contribute to community appearance and should continue to be a major design concern and improvement effort.

5. Downtown Policies

- a. The City shall encourage improvement of the central business district as the economic, cultural, business and governmental center of the Newberg area.
- f. A concerted effort should be made to revitalize the central business district through rehabilitation or redevelopment of existing areas.
- h. Benches, street trees, and other pedestrian-scaled amenities shall be planned for and encouraged in the downtown area.

K. TRANSPORTATION

GOAL 4: Minimize the impact of regional traffic on the local transportation system.

POLICIES:

- a. Enhance the efficiency of the existing collector/arterial street system to move local traffic off the regional system.

GOAL 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.

POLICIES:

- a. The City shall provide safe, convenient and well-maintained bicycle and pedestrian transportation systems.
- f. The City shall encourage pedestrian access throughout commercially zoned areas.
- g. On-street bike lanes or parallel bikeways should be provided on all designated major collector and arterial roadways, and on certain neighborhood collectors if warranted from a bicycle system connectivity standpoint.

GOAL 8: Maintain and enhance the City's image, character and quality of life.

POLICIES:

- c. Encourage plans which protect the integrity of existing neighborhoods, commercial, and industrial areas.
 - 3) The City shall develop 100 off-street parking places, in a cooperative effort with the business community, in the central business district, to offset parking lost by the Hancock Street widening project.

L. PUBLIC FACILITIES AND SERVICES

GOAL: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

POLICIES:

2. Sewers and Water Policies

- c. Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system.

M. ENERGY

GOAL: To conserve energy through efficient land use patterns and energy- related policies and ordinances.

N. URBANIZATION

GOALS:

2. To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.
3. To create a quality living environment through a balanced growth of urban and cultural activities.

400. PROPOSED LAND USES

A. Land Use Plan

Exhibit 2, the "Zoning Map", describes the locations of the principal land use classifications which are currently applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Newberg Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference).

This Plan shall be in accordance with the approved City of Newberg Comprehensive Plan and Zoning Map of the City of Newberg. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications that are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Newberg Comprehensive Plan.

B. Plan and Design Review

Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

500. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. PUBLIC IMPROVEMENTS

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

1. Streetscape Projects and Civic Corridor

The Renewal Agency will participate in activities to improve the visual appearance of the project area, and thereby create a better environment for investment in the renewal area. Streetscape projects will be carried out in the Downtown area, in the 9th Street area, and in a “Civic Corridor” to be created from Central School to Memorial Park. The Renewal Agency also may undertake a streetscape improvements in other key locations within the urban renewal area. These improvements may include street lighting, trash receptacles, benches, historical markers, street trees and landscaping, and curb extensions at selected intersections.

2. Street, Curb, Sidewalk and Alley Improvements,

There are deficiencies in streets, curb, alleys, and sidewalks within the project area. The Renewal Agency will participate in funding improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Work anticipated to be undertaken includes:

- Downtown sidewalk improvements and replacement.
- Alley improvements in downtown blocks between Hancock, 2nd, Harrison and River Streets.
- Extension of Hayes Street between Deborah Road and Brustcher Street

3. Pedestrian, Bicycle, and Transit Facilities

These activities include pedestrian, bicycle and transit connections between the renewal project area, and Newberg’s downtown core, to the Willamette riverfront, and residential areas. Activities may include bikeways and paths, pedestrian/bike paths on the periphery of the old Renne school site, bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. Activities will include:

- Improve Downtown Riverfront bike connections by Installing bikeways along Blaine, River, and 11th Streets

4. Public Parking

The supply of public off-street parking in Newberg is limited, and inconveniently located. Parking improvements will help improve the usage and investment climate in the renewal area. The Agency will participate in funding the acquisition, construction and improvement of parking lots and public parking facilities within the renewal area.

5. Downtown Gateways and Public Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of monuments, artwork, signage and landscaping at the east and west ends of downtown. The Agency also may participate in the design and construction of appropriate public spaces, or parks or public facilities within the urban renewal area.

6. Infrastructure Improvements - Water, storm and sanitary sewers, and telecommunications
Newberg City staff has identified aging and inadequate sanitary and storm sewer, and water services throughout the Downtown area. The Agency will participate in the repair and upgrade of these services. In order to promote the renewal area as a location for new business, the Agency may also participate in construction of a high-speed data transmission system in downtown Newberg.

7. Arts and cultural improvements.

Arts and culture are envisioned as a component of the revitalization of downtown Newberg. The Agency will participate by funding public art, and by providing assistance for development and improvement of facilities for arts and cultural uses.

8. **Other Public Improvements and Facilities**

To achieve the objectives of this Plan, and to target public investments in a manner which benefits the Renewal area, the Agency may participate in the improvement or construction of public facilities and buildings within the urban renewal area. Such improvements may include:

- Downtown Public Restrooms
- Community facilities or public safety facilities that provide a benefit to the renewal area.

B. REDEVELOPMENT - NEW CONSTRUCTION

1. It is the intent of this Plan to stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized property. Redevelopment through new construction may be achieved in two ways:

- (a) By public or private property owners, with or without financial assistance by the Agency;
- (b) By acquisition of property by the Agency for redevelopment or resale to others for redevelopment.

2. Redevelopment Financing. The Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan. The obligations of the redeveloper, if any, shall be in accordance with **Section 700** of this Plan.

- *Properties currently targeted for Redevelopment Assistance include the Butler Property, and the Central School building. Other properties may be substituted or added as opportunities arise.*

C. REDEVELOPMENT – REHABILITATION AND PRESERVATION OF RESIDENTIAL AND COMMERCIAL PROPERTIES

This activity will enable the Renewal Agency to carry out objectives for improving building conditions in the project area, and encouraging infill and reuse in the project area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings in the renewal area. The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners, or persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

D. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 600 and 700 of this Plan.

E. BUSINESS AND ECONOMIC DEVELOPMENT ACTIVITIES

The agency will participate in activities designed to attract new business to the urban renewal area, retain existing businesses, and assist in economic development activities within the renewal area

F. PLAN ADMINISTRATION

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

600. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property may be necessary to carry out the objectives of this Plan. Property for public or private preservation, rehabilitation, development, or redevelopment may be acquired by gift, eminent domain or any other lawful method for the purpose of the redevelopment. The purposes and procedures for acquisition under this Plan are:

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require will require an amendment to the plan as set forth in Section 800 of this Plan

A. Acquisition requiring City Council ratification.

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Assembling land for development by the public or private sector.
2. Where conditions exist that may affect the health, safety and welfare of the Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
3. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

Acquisitions described in Sections 600A 1, 2, and 3 shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

B. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 800 D2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
 - c. Property acquisition for public use, or for public buildings and facilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

700. PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS

A. Property Disposition and Redevelopment

The Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment for uses and purposes specified in this Plan. If property is identified for acquisition in this plan, the Agency proposes to commence disposition of property within five (5) years from the date of identifying those properties in this plan, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, pedestrian, bikeway, and utility projects, and other right-of-way improvements listed in Section 500 of this plan.
2. Construction of public facilities in Section 500 of this plan.
3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency, and with the Redeveloper's obligations in Section 800B of this plan.

The Renewal Agency may dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

B. Redevelopers Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers acquiring land from, or requesting financial assistance through the Agency also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

800. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial amendments consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1%, shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

B. Major Amendments not requiring special notice

Major amendments requiring approval per ORS 457.095 consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$500,000 amount will be adjusted annually from the year 2001 according to the "Engineering News Record" construction cost index for the Northwest area.
2. The addition of improvements or activities that substantially alter the goals and objectives of the Urban Renewal Plan.

C. Minor Amendments Requiring Approval by City Council.

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 600A 1, 2, and 3 of this plan.

D. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600B1 and 2 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2001dollars.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

900. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is twenty-five million dollars (\$25,000,000).

1000. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1100. RELOCATION

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with the Oregon Dept. Of Transportation or other parties to help administer its relocation program.

1200. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency", Renewal Agency" or "Urban Renewal Agency" means the Newberg Urban Renewal Agency.

"Area" means the area included within the boundaries of the Newberg Urban Renewal Area.

"City" means the City of Newberg, Oregon.

"City Council" means the City Council of the City of Newberg, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Yamhill, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Newberg Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Newberg Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Newberg, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Public Safety Project" means projects intended to assist police, fire, ambulance, and emergency services in the City of Newberg.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Newberg Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Newberg Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

City of Newberg Urban Renewal District Description (Corrected February 5, 2002)

The following is a description of lands within the City of Newberg located in Sections 16, 17, 18, 19, 20 and 21, Township 3 South Range 2 West of the Willamette Meridian in Yamhill County, Oregon more particularly described as follows:

Beginning at a point at the Southeast corner of Spring Meadows subdivision, said point monumented with an iron bar located on the North side of Highway 99W;
thence S 24 23'24" E, perpendicular to the North line of the highway to the South line of said highway;
thence Southwesterly along the South line of said highway to the Northeast corner of that property described in Instrument number 2001 / 20285;
thence South 1025 feet more or less to a point on the North line of the South half of the Sebastian Brutscher Donation Land Claim;
thence East along the North line of the South half of said Donation Land Claim to the thread of Spring Brook;
thence following the thread of Spring Brook, Southwesterly 2800 feet more or less to the South line of the Brutscher Donation Land Claim;
thence West along the South line of said Donation Land Claim to a point 2042 feet West of the Southeast corner of said Donation Land Claim;
thence South to the North line of Fernwood Road ;
thence West 1804 feet, more or less, to the Southwest corner of Parcel 3 of Partition Plat 97-52;
thence Northwesterly along the West line of Parcel 3 1862 feet more or less;
thence N 89 13' 14" W 30.01 feet;
thence S 85 00' W to the thread of the West fork of Spring Brook;
thence Southerly following the thread of Spring Brook to a point 50 feet North of the Easterly extension of the North line of that property described in Volume 130 Page 511, Yamhill County Deed Records;
thence Southwesterly 53 feet more or less to the Northeast corner of that property described in Volume 130 Page 511 in Yamhill County Deed Records;
thence Westerly 401 feet along the North line of that property described in Volume 130 Page 511 to the East line of Springbrook Road;
thence South along the East line of Springbrook Road 434 feet more or less to the Easterly extension of the Southerly line of Parcel 2 of Partition Plat 93-57;

thence Westerly along the South line of Partition 93-57 550 feet more or less to the "Initial Point" of Partition 93-57;

thence South 52.84 feet to the North line of Hancock Street;

thence West 105 feet more or less along the North line of Hancock Street;

thence South 60 feet to the South line of Hancock Street;

thence West along the South line of Hancock Street 425 feet to the Northeast corner of Lot 4 in Flightways Industrial Park subdivision;

thence South along the East line of Flightways Industrial Park subdivision 800 feet more or less to the South line of East Second Street;

thence East along the South line of East Second Street 10 feet;

thence South 700 feet more or less;

thence West to the Westerly line of Highway 219;

thence Northwesterly and Westerly, along the South line of Highway 219 3900 feet more or less to a point 30 feet West of the West line of Lot 5 in Block "B" of Hobson's Addition to the City of Newberg;

thence Southwesterly, along the South line of Highway 99W to an angle point between lots 12 and 13 in Block "B" of Hobson's Addition to the City of Newberg;

thence Northwesterly along the South line of said highway 75 feet more or less to the West line of Lot 14 in Block "B" of Hobson's Addition to the City of Newberg;

thence South along the East line of Blocks 6 and 7 of the "Town of Newberg" to a point 40 feet South of the Northwest corner of Lot 15 of Block "C" of Hobson's Addition to the Town of Newberg;

thence West, parallel to East Third Street 265 feet more or less to the Northwest corner of Lot 3 in Block 8 of the Town of Newberg to the West line of a North - South alley;

thence South 80 feet to the North line of East Third Street;

thence West along the North line of East Third Street to the East line of River Street;

thence South along the East line of River Street to the North line of Eleventh Street;

thence East along the North line of Eleventh Street to the West line of Wyooski Street;

thence S 27 E 67 feet more or less to the South line of East Eleventh Street;

thence West along the South line of East Eleventh Street to the East line of River Street;

thence South along the East line of River Street 670 feet more or less to the Easterly prolongation of the South line of Wildwood Addition to the City of Newberg;

thence Westerly along the Easterly prolongation of said South line of Wildwood Addition to the City of Newberg 690 feet more or less to the Southwest corner of said Addition;

thence North along the West line of said Addition 414.58 feet more or less to an iron rod the Northeast corner of Woodview Village, Phase II as referenced in County Survey P-9147;

thence West 225 feet more or less;

thence South 75 feet more or less;

thence West 250 feet to the West line of South College Street;

thence North along the West line of South College Street to the South line of East Tenth Street;

thence West along the South line of East Tenth Street and its Westerly extension to the West line of James Street;

thence Southeasterly along the West line of James Street to the Southeast corner of Lot 1 in Block 1 of Village Park Addition to the City of Newberg;
thence S 89° 10' 20" W 114.18 feet to the Southwest corner of Lot 1 in Block 1 of Village Park Addition to the City of Newberg;
thence Northwesterly along the West line of said lot and the extension thereof to a point lying 54.6 feet South of the South line of East Ninth Street;
thence West to the West line of South Blaine Street;
thence North along the West line of South Blaine Street to the South line of East Third Street;
thence West along the South line of East Third Street to the West line of South Grant Street;
thence North along the West line of Grant Street to the South line of an alley running East-West through Block 14 of Hurley and Large's Addition to the City of Newberg;
thence West along the South line of said alley 520 feet more or less to the West line of South Harrison Street;
thence South along the West line of South Harrison Street to a point that is 13 feet South of the South line of that vacated alley in Block 27 of Hurley and Large's Addition to Newberg ;
thence West, parallel to the South line of said alley, 100 feet;
thence South 230 feet;
thence East 100 feet to the West line of South Harrison Street;
thence South to the North line of East Third Street;
thence West 200 feet more or less to the Northerly extension of the West line of that property referenced in County Survey P-4475;
thence South 260 feet more or less;
thence East 85 feet;
thence South 175 feet more or less to the North line of the David Ramsey Donation Land Claim;
thence West along the North line of the Ramsey donation Land Claim 560 feet more or less;
thence North 375 feet more or less to the South line of West Third Street at its intersection with the South line of the Southern Pacific Railroad right of way;
thence N 79° W along the South line of West Third Street and the extension thereof to the West line of Old Highway 99W ;
thence Northeasterly along the West line of Old Highway 99W 590 feet more or less to the South line of West First Street;
thence Easterly along the South line of West First Street 420 feet more or less to a point of intersection with the Southerly extension of the East line of Lot 24 of Hurley's Fruitland subdivision;
thence North 129 feet more or less;
thence East to the East line of Morton Street;
thence North along the East line of Morton Street 44 feet more or less to the South line of a vacated alley running East-West located in Block 28 of Hurley and Large's Addition to Newberg;

thence East along the South line of said vacated alley to the West line of the Southern Pacific Railroad right of way;

thence Northeasterly along the Southern Pacific Railroad right of way to the West line of Block 9 of Hurley and Large's Addition to Newberg;

thence North along the West line of North Lincoln Street to the South line of West Franklin Street;

thence East along the South line of West Franklin Street to the East line of North Main Street;

thence North along the East line of North Main Street to the South line of East Franklin Street;

thence East along the South line of East Franklin Street to a point 30 feet West of the East line of North Garfield Street;

thence South to the North line of the Southern Pacific Railroad right of way;

thence Northeasterly along the North line of the Southern Pacific Railroad right of way to the West line of North Washington Street;

thence North along the West line of North Washington Street to the North line of East Illinois Street;

thence East along the North line of East Illinois Street to the West line of Deskins Street;

thence Northeasterly to a point on the East side of Highway 219 at the North right of way line of the Southern Pacific Railroad;

thence Southeasterly to a point of intersection with the East line of Highway 219 and the South line of the Southern Pacific Railroad right of way;

thence Southwesterly along the South line of said railroad right of way to the North line of East North Street;

thence East along the North line of East North Street to a point of intersection with the Northerly extension of the East line of North Howard Street;

thence South along the Northerly extension of the East line of North Howard Street to the South line of East Franklin Street;

thence West along the South line of East Franklin Street to the East line of North Blaine Street;

thence South along the East line of North Blaine Street to the South line of East Sherman Street;

thence East along the South line of East Sherman Street to the West line of North School Street;

thence South along the West line of North School Street to the South line of East Sheridan Street;

thence West along the South line of East Sheridan Street 100 feet more or less to the West line of Lot 2 in Block 14 of the Central Addition to the Town of Newberg;

thence South along the West line of Lot 2 in Block 14 of the Central Addition to the Town of Newberg to the Southwest corner of said lot;

thence East along the North line of said alley to the East line of North School Street;

thence South along the East line of North School Street 7 feet to the Southwest corner of Lot 9 in Block 17 in the Central Addition to the Town of Newberg;

thence East along the South line of Lot 9 in Block 17 in the Central Addition to the Town of Newberg, along the South line of Lots 4 through 1 in Block 12 in Deskins Second

Addition and along the South line of Lots 5 through 1 in Block 11 in Deskin's Second Addition to the East line of North Edwards Street;
thence North along the East line of North Edwards Street to the South line of East Sheridan Street;
thence East along the South line of East Sheridan Street to the East line of North Meridian Street;
thence South along the East line of North Meridian Street to a point 60 feet North of the Southwest corner of Block 2 of Deskin's 4th Addition to Newberg;
thence East parallel to the South line of Block 2 of Deskin's Fourth Addition to Newberg to the East line of Lot 6 of Block 2 of Deskin's Fourth Addition to Newberg being 60 feet North of the South line of Deskin's 4th Addition to Newberg;
thence South along the East line of Lot 6 in Block 2 of Deskin's Fourth Addition to Newberg to the North line of East Hancock Street;
thence East along the North line of East Hancock Street to a point 86 feet East of the West line of North River Street;
thence South parallel to the East line of North River Street 260 feet more or less to the North line of Highway 99W;
thence Northeasterly along the North line of said highway 149 feet more or less;
thence North 15 feet more or less;
thence Northeasterly 190 feet more or less along the North line of said highway to a point;
thence Northeasterly 250 feet more or less to a point;
thence North 400 feet more or less;
thence East 189 feet more or less;
thence North 295 feet more or less;
thence East 50 feet;
thence North 420 feet more or less;
thence East 682 feet more or less along the North line of that property surveyed in County Survey 7437 to the West line of Villa Road;
thence South along the West line of Villa Road 73 feet more or less to a point being on the Westerly extension of the North line of the "Newberg Professional Center" subdivision;
thence East along Westerly extension of the North line and the North line of the "Newberg Professional Center" subdivision to the Northwest corner thereof;
thence North 27 feet more or less;
thence East 390 feet more or less to the South east corner of that property referenced in County Survey 7974;
thence North 225 feet more or less to the Southwest corner of Lot 3 of Partition Plat 91-18;
thence East along the South line of Lot 3 of said partition and the Easterly extension thereof 170 feet more or less to the East line of Hulet Avenue;
thence South along the East line of Hulet Avenue 2 feet more or less to the Northwest corner of that property referenced in County Survey P10248;
thence East along the North line of said property 134 feet more or less;

thence North 285 feet more or less to the Southwest corner of Lot 56 in Oak Hollow subdivision;

thence East along the South line of Lots 46,55 and 54 of Oak Hollow subdivision to the Southeast corner of Lot 54;

thence South along the West lines of Lots 51,50,49,48 and 47 to the Southwest corner of Lot 47 in Oak Hollow subdivision;

thence East along the South boundary of Oak Hollow subdivision 295 feet more or less to the Southeast corner of Lot 43 in said subdivision;

thence North along the East line of Lots 43 and 42 of Oak Hollow subdivision to the most Easterly Northeast corner of Lot 42 in said subdivision;

thence N 87 56' E along the South line of Lot 38 in Oak Hollow subdivision to the Southeast corner of said lot;

thence North along the East line of Lots 38 and 37 in Oak Hollow subdivision 70 feet more or less ;

thence East 58.48 feet along the South line of Parcel 3 of Partition Plat 95-42 to the West line of Parcel 2 in said partition;

thence South 33 feet along the West line of Parcel 2 in said partition to the Southwest corner of Parcel 2;

thence East 486 feet more or less along the South line of said partition and the Easterly extension thereof to a point;

thence North 255 feet more or less to a point on the East line of Partition Plat 97-63;

thence East 99 feet more or less;

thence North 51 feet more or less;

thence East along the South line of Lot 18 in Block 2 of Boulevard Park subdivision 211.36 feet to the Southwest corner thereof;

thence N 66 23' 20" E along the South line of said subdivision to the Southeast corner of Lot 17 in said subdivision;

thence N 66 00' 20" E along the South line of said subdivision 333.03 feet to the Southeast corner of Lot 5 in said subdivision;

thence North along the East line of Lots 1,4,and 5 of Boulevard Park subdivision 212.5 feet to a point;

thence N 86 54'20" E 211 feet to the East line of Deborah Road;

thence North along the East line of Deborah Road to the South line of Haworth Avenue;

thence East along the South line of Haworth Avenue to the West line of Springbrook Street;

thence North along the West line of Springbrook Street 395 feet more or less to a point at the Westerly prolongation of the North line of that property referenced in County Survey P-6534;

thence Easterly along the extension of and the North line of that property surveyed in County Survey P-6534 704 feet more or less to the West line of Newall's Addition;

thence South along the West line of Newall's Addition to the North line of Highway 99W;

thence Northeasterly along the North line of Highway 99W to the East line of Newall's Addition;

thence North along the East line of Newall's Addition to the South line of Spring Meadow subdivision;
thence East along the South line of Spring Meadow subdivision 310 feet more or less to the Northwest corner of Lot 16 in Block 1 of Spring Meadow subdivision Stage 1A;
thence South along the West line of Spring Meadow subdivision 1A 512.7 feet to the North line of Highway 99W;
thence Northeasterly along the North line of Highway 99W to the point of beginning.

Excepting therefrom the following described land:

Beginning at a point at the intersection of the North line of East Ninth Street and the East line of South Blaine Street;

thence North along the East line of South Blaine Street to the North line of Sixth Street;
thence East along the North line of East Sixth Street to the East line of South College Street;
thence North along the East line of South College Street to the North line of East Third Street;
thence East along the North line of East Third Street to the East line of South Edwards Street;
thence North along the East line of South Edwards Street 119 feet more or less;
thence East 260 feet more or less to the East line of South Meridian Street;
thence South along the East side of South Meridian Street 39 feet more or less to a point 80 feet North of the North line of the North line of East Third Street;
thence East 106 feet to the East line of an alley in Block 10 of the Original Town of Newberg;
thence North 41 feet along the East line of said alley;
thence East 154 feet to the East line of South Center Street;
thence South to the North line of East Third Street;
thence East to the East line of an alley in Block 9 of the Original Town of Newberg;
thence North along the East line of said alley 120 feet more or less;
thence East to the West line of South River Street;
thence South along the West line of South River Street to the North line of East Ninth Street;
thence West along the North line of East Ninth Street to the point of beginning.