CC&R's for **OAK KNOLL & GLEN at OAK KNOLL**

**OAK KNOLL**

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Lots</th>
<th>Status</th>
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<td>7 &amp; 8</td>
<td>199907478</td>
<td>136 - 168</td>
<td>Annex to Original</td>
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<td>9</td>
<td>199916807</td>
<td>1 - 12</td>
<td>Annex to Original</td>
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<td>10</td>
<td>200004559</td>
<td>All Lots &amp; Tracts</td>
<td>New CCR's (Not related to Oak Knoll)</td>
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**GLEN AT OAK KNOLL**

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<th>Lots</th>
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<td>2</td>
<td>199720640</td>
<td>1 - 8</td>
<td>Annex to Oak Knoll</td>
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<tr>
<td>3</td>
<td>200001660</td>
<td>No descr. of lots</td>
<td>New CCR's (Not related to Oak Knoll)</td>
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</table>
Conditions, Covenants and Restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as set forth in document recorded October 31, 1995 as Instrument No. 199514666, Deed and Mortgage Records.

Declaration of Protective Covenants and Restrictions, including the terms and provisions thereof, recorded September 18, 1996 as Instrument No. 199615339, Deed and Mortgage Records.

Declaration of Annexation to Oak Knoll, including the terms and provisions thereof, recorded January 16, 1997 as Instrument No. 199700826, Deed and Mortgage Records.

Declaration of Annexation to Oak Knoll, including the terms and provisions thereof, as set forth in document recorded December 12, 1997 as Instrument No. 199720640, Deed and Mortgage Records.

Declaration of Annexation to Oak Knoll, including the terms and provisions thereof, as set forth in document recorded April 12, 1999 as Instrument No. 199907478, Deed and Mortgage Records.

Declaration of Annexation to Oak Knoll, including the terms and provisions thereof, as set forth in document recorded August 13, 1999 as Instrument No. 199916807, Deed and Mortgage Records.

NOTE: There are no CCR's for Oak Knoll 3, 5 or 6 or for The Glen at Oak Knoll
CC&R's for OAK KNOLL & GLEN at OAK KNOLL

OAK KNOLL

- No. 1  199514666  Lots 1 - 41  Original
- No. 2  199615339  Lots 42 - 74  Annex to Original
- No. 3  Not recorded  
- No. 4  199700826  Lots 75 - 125  Annex to Original
- No. 5  Not recorded  
- No. 6  Not recorded  
- No. 7 & 8  199907478  Lots 136 - 168  Annex to Original
- No. 9  199916807  Lots 1 - 12  Annex to Original

No. 10  200004559  All Lots & Tracts  New CCR
(Not related to Oak Knoll)

GLEN AT OAK KNOLL

- No. 1  Not recorded  
- No. 2  199720640  Lots 1 - 8  Annex to Oak Knoll
- No. 3  200001660  Not described of Lots  New CCR
(Not related to Oak Knoll)
Conditions, Covenants and Restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as set forth in document recorded October 31, 1995 as Instrument No. 199514666, Deed and Mortgage Records.

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NOTE: There are no CCR’s for Oak Knoll 3, 5 or 6 or for The Glen at Oak Knoll
NORTHWEST NEWBERG
SPECIFIC PLAN
Final Report

Prepared by OTAK in cooperation with the Leland Consulting Group and Kittelson & Associates

This project was funded in part through an Urban Growth Management demonstration grant from the Oregon Department of Land Conservation and Development

AUGUST 199
THE NORTHWEST NEWBERG SPECIFIC PLAN

INTRODUCTION

The Northwest Newberg Specific Plan is a blueprint for a new mixed-use neighborhood in Newberg. The Specific Plan establishes a detailed master plan for land use, streets and utilities for a 150-acre area adjacent to the city within the Newberg Urban Growth Boundary.

The Plan is intended to coordinate ten to twenty years of growth. Smaller lots and land for medium density attached housing are included to provide for the housing demands of today and the next twenty years. The Plan also provides key street connections, parks and a neighborhood commercial center so that incremental growth leads to a cohesive, mixed use neighborhood.

The needs of the property owners, developers and the community have been woven into the Plan. It was developed by a broad-based Steering Committee consisting of the twelve property owners, City Council and Planning Commission members, neighborhood representatives and local real estate professionals. The Steering Committee built consensus for the Plan by constantly balancing community needs with development realities and the wishes of the owners.

In summary, the Specific Plan includes:

- A predominantly single-family residential neighborhood of up to 514 dwellings.

- Opportunities for up to 175 units of medium density attached housing at 8.8 units per gross acre.

- A 1.5-acre neighborhood commercial parcel.

- Two parks: a 3.8 acre multi-use neighborhood park and a 0.3 acre "tot-lot" park.

- A plan for implementation that allows administrative approval of developments that conform to the Specific Plan.
PLAN PURPOSE AND OBJECTIVES

The Specific Plan's primary purpose is to create a coordinated network of land uses, transportation and utilities. The Steering Committee developed nine planning objectives to guide the planning process.

The Specific Plan objectives are to create:

- A unique pedestrian-oriented neighborhood that is compatible with the larger Newberg community.
- A cohesive neighborhood that can be developed in phases.
- An equitable plan for all property owners.
- A connected street pattern that is integrated into the Newberg Transportation Plan.
- A mix of land uses, including parks.
- A variety of housing.
- Safe and convenient routes for walking and bicycling.
- A coordinated utility plan.
- Good access for fire, medical and police vehicles.

There were two recurrent themes throughout the meetings of the Steering Committee: (1) creation of a quality, lasting neighborhood; and (2) feasibility of implementing phases of the plan in the Newberg land development market.

THE SITE AND ITS CONTEXT

Specific Plan Area and Ownership

The Specific Plan site is 150 acres. It is located at the northern edge of the city, within the Newberg Urban Growth Boundary. The twelve property ownerships are illustrated in Figure 2.
Natural Features

The southern two-thirds of the site are gently rolling filbert orchards. See Figure 3, On-Site Analysis. The northern portion of the site includes slopes which range from 10 to 20%. The high point of the site is at elevation 352', approximately 127 feet above the lowest elevation near Henry Road. The higher portions of the site offer spectacular views of the Willamette River, Oregon Coast Range and Cascade Mountains.

Hess Creek runs through the Klus property in the northeast corner of the site. A wetland of approximately one-third acre is located adjacent to the "S"-curve in College Avenue. The wetland is fed by the adjacent highway drainage and groundwater seepage on site. This wetland drains south through the Wardin Property and back to the College Avenue ditches.

Approximately 80% of the site is covered by a mature filbert orchard. A grove of Oregon white oak covers a portion of the high knoll on the Hagglund property. Clusters of mature fir and cedar are located along the Wardin property lines and the Mountainview Road right-of-way.

Circulation

Figure 4 illustrates Newberg's Transportation System Plan. The Specific Plan site is surrounded by arterial streets (College Avenue and Mountainview Drive) and collector streets (Villa Road and Aspen Way). These streets form a grid that creates excellent connections from the site to much of the city.

The Transportation System plan includes a new collector street shown conceptually to extend west from Aspen Way through the Specific Plan site. The two other key street extensions adjacent to the site are the northern extension of Villa Road and the westward connection of Mountainview Drive.

The existing street pattern shown on Figure 4 reveals a marked contrast between older and newer parts of Newberg. The downtown area and close-in neighborhoods were platted in the late 1800's and early part of this century. They generally follow a grid pattern of 300' by 300' and larger blocks. In this area, there are many alternative routes for cars, pedestrians and bicyclists to follow.
Low-Density Residential

Detached single family homes will define the primary character of the neighborhood. The smallest lots are approximately 5000 square feet, located mainly in the flatter portions of the site and near College Avenue and Mountainview Drive.

These smaller lots provide for affordable housing and a choice for the growing segment of the market that doesn't want a large lot to care for. Portions of the plan include lots in the 10,000 square foot range in response to slope conditions and view potential. In a few locations, larger lots than initially recommended by the consultant team were included at the request of individual property owners.

Medium Density Residential

Four blocks and a linear area adjacent to College Avenue are planned for duplexes, townhomes and other attached housing types. The maximum density is 8.8 units per gross acre (1 unit per 3750 net square feet), corresponding to the City's R-2 zone. These areas are intended to provide an affordable housing choice. The maximum density is relatively low to attract owner-occupied housing or low density rental housing.

The location of the Medium Density parcels were specifically selected in internal areas of the site. The intent is to provide time for the attached housing market in Newberg to grow, as it is currently in Portland and adjacent cities. The R-2 zoning that will be applied to the Medium Density areas provides flexibility for either attached or detached housing. Therefore, if the market is suitable for attached housing, the plan allows it. If the market favors single family detached housing, the plan also allows it.

Parks

Two parks are planned: a neighborhood park and a "tot-lot" park. The neighborhood park is 3.8-acres and intended as a multi-use park. It will have a soft-surface playground, basketball court, and large grass field. No ballfields or parking are planned because organized sports will occur at a new park to be developed adjacent to Crater Elementary School. This park provides an opportunity to preserve some remnant of the existing orchards if the City wishes.
PEDESTRIAN CONNECTIONS

NEIGHBORHOOD STREET

COLLECTOR STREET

CROSS-SECTIONS

Northwest Newberg Specific Plan
Standard #1

Porch can be as close as 10' from R.O.W.

Driveway

15' minimum front yard setback to house

(20' minimum front yard setback to garage)

Covered porch can be at the 25' setback line allowing the house to be set further back

25' maximum front yard setback-no maximum garage setback

Minimum Front Setbacks

10'-Porch
15'-House
20'-Garage

Garage may not be closer to the front property line than the front of the house.

Maximum Front Setbacks

25'-Porch
25'-House (without porch)
None-Garage

Garage may not be closer to the front property line than the front of the house.

Standard #2

Porch can be as close as 10' from R.O.W.

15' Minimum

Garage must be set back 20' minimum

House can be set back as far as necessary to accommodate slope limitations

Porch can be as close as 10' from R.O.W.

Garage must be set back 20' minimum-flush garage is not required

Minimum Front Setbacks

10'-Porch
15'-House
20'-Garage

Maximum Front Setbacks

None

SETBACK STANDARDS

March 27, 1958, Specific Plan
Specific Plan Street Trees

Foothills Drive:
Ulmus 'Homestead'/Homestead Elm*

Main north-south local street:
Cladrastis lutea/Yellowwood*

Large island in Foothills Drive:
Acer macrophyllum/Oregon Maple
Pseudotsuga menziesii/Douglas Fir
Tsuga heterophylla/Western Hemlock

Other islands:
Amelanchier alnifolia/Western Serviceberry
Thuja plicata/Western Red Cedar
Alnus rubra/Red Alder

Local street tree options:
Fraxinus oxycarpa/Ash (excluding 'Golden Desert')
Fraxinus pennsylvanica/Green Ash
Gleditsia triacanthos/Honey Locust (Use seedless, thornless variety and not 'Sunburst' or other gold varieties.)
Prunus avium 'Plena'/Double-Flowering Mazzard Cherry
Sophora japonica/Japanese Pagodatree
Tilia cordata/Little-Leaf Linden
Tilia tomentosa/Silver Linden
Zelkova serrata/Japanese Zelkova

*Note - It will be wise for developers/contractors to place orders in advance for Homestead Elm and Yellowwood. They are commercially available, but may not be in the quantity and size necessary at the time unless some effort is made in advance. The City planning department may wish to be proponents of this advance tree-shopping in order to ensure that the important streets have the character desired.

IMPLEMENTATION

One of the advantages of Specific Plans is that they provide predictability of future development. Land owners and developers benefit from knowing the development potential of their land. Neighbors and the community benefit from the assurance that needed streets and parks will be provided. The "risk" associated with land development and community change is reduced for all parties.
In reviewing Specific Plan amendments, the City should assure that the land use and transportation network remain consistent with the original purpose and objectives.

- Lots on the plan which are smaller than 7500 square feet may be increased to 7500 square feet, at the choice of the property owner.

- Lots may be increased above 7500 square feet as long as the overall density of the Specific Plan area remains at or above 80% of the original planned density. In other words, each owner is allowed to build to 80% of the planned density. For a given property, less than 80% build-out is allowed if other built or platted parcels have developed at greater than 80% of their density. For this calculation, the maximum density for R-2 areas is calculated at 4.4 units per acre to recognize that single-family development is allowed in R-2.

Permitted and Conditional Uses

These uses will be the same as those listed in the Zoning Ordinance for the respective zone district.

Approval of Subdivisions

No Planning Commission hearing is required if the proposed subdivision complies with the Specific Plan. Approval criteria adopted for administrative reviews must be clear and objective. The City may attach conditions as currently authorized by the Subdivision Ordinance.

How to Amend the Specific Plan

A change of use or major change of the street pattern should require an amendment to the Specific Plan. The definition of a "major change" of the street pattern will need to be clear and objective.

Applications for amendments must meet the approval criteria for a Comprehensive Plan Amendment and/or Zone Map Amendment, depending on which map is used during initial adoption of the Specific Plan. Regardless, applicants should be required to show that the area of the Specific Plan not being amended still "works", i.e. that the purpose, objectives, and functioning of the Specific Plan are not significantly and adversely changed.
APPENDIX A

PROJECT PARTICIPANTS

Steering Committee Members:

Kathy Anderson, Property Owner
Dale and Mildred Byers, Property Owners
    Mart Storm, representing Dale & Mildred Byers
Ann and Tom Gail, Property Owners
Justin and Marianne Hagglund, Property Owner
Betty Johnson, Property Owner
Tim Klus, Property Owner
Mr. and Mrs. John Loehner, Property Owner
Steve Rosen, Property Owner
Earl Sandager, Property Owner
Frieda Sasse, Property Owner
    Mike Harring, representing Frieda Sasse
Mr. and Mrs. John Wardin, Property Owners
Mike and Gail Wilhoit, Property Owners

Dan Findley, Neighboring Property Owner
Sonja Haugen, Austin Industries
George Howard, Neighboring Property Owner
Donna McCain, City Council Member
Rob Molzahn, At-Large
Steve Roberts, Planning Commission Member

Consultants:

Joe Dills, Project Manager, OTAK
Patty Freeman, Site Planner, OTAK
David Leland, Real Estate Economist, Leland Consulting Group
Andy Mortensen, Transportation Planner, Kittelson & Associates

Technical Advisors:

Dennis Egner, Project Manager, Planning Director
Duane Cole, City Manager
Larry Anderson, Engineering Manager
Sara King, Associate Planner
Barb Mingay, Planning Secretary
Michael Shurman, Fire Chief
Bert Teitzel, Public Works Director
Don Clements, Chehalem Park and Recreation District
Lainie Smith, Oregon Department of Land Conservation and Development