

The Dundee Parks and Open Space Plan
March 2005 Draft



Dundee Parks and Open Space Plan

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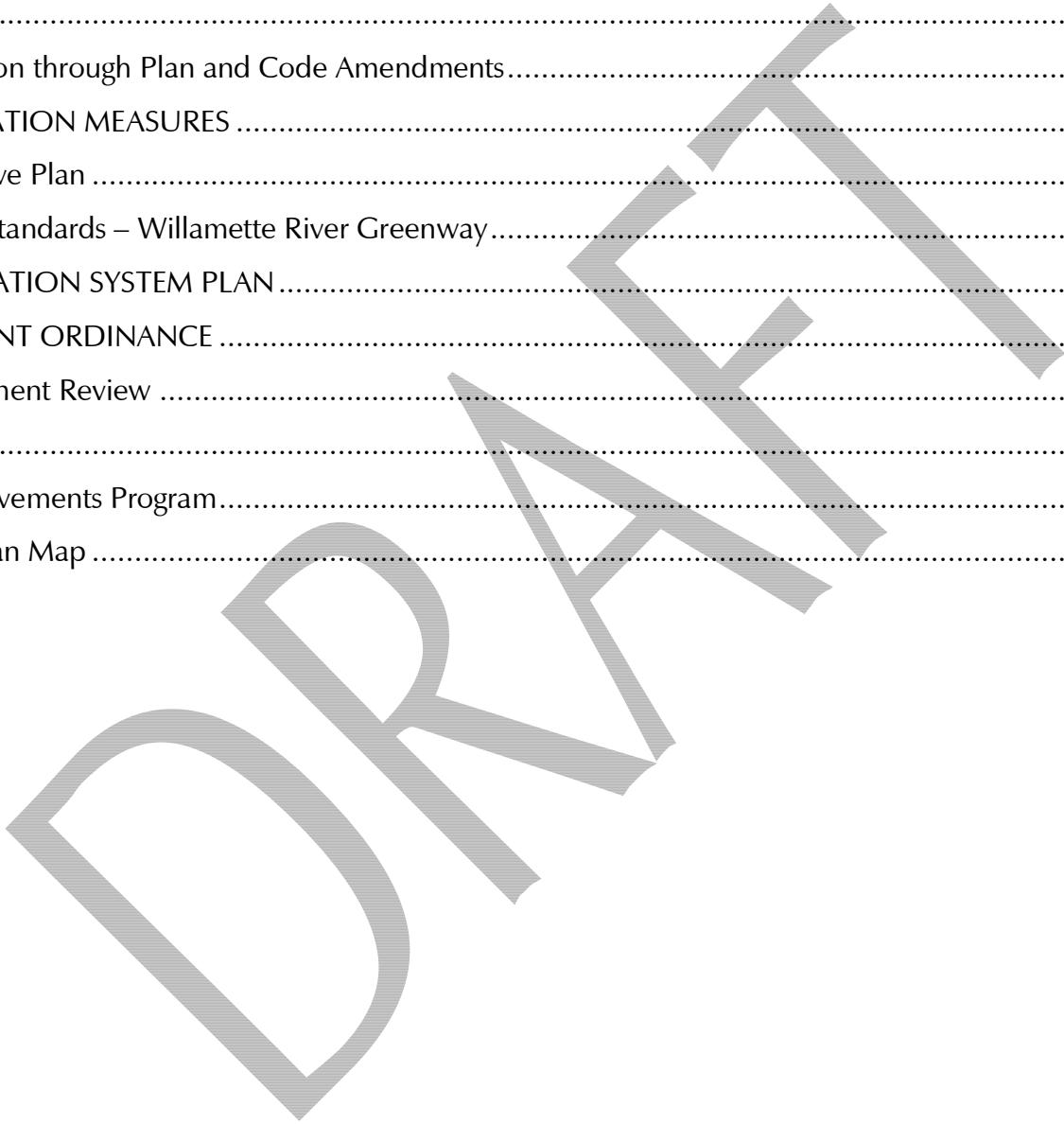
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Dundee Parks and Open Space Plan

Introduction

Dundee is a remarkable community. It has existed for decades as a relatively minor agricultural center with a secondary role to Newberg a short distance north on Highway 99. But, it has emerged as a highly desirable community for living within and is seeing growth rates reflecting this desirability. Rather than be over come by growth and becoming a faceless community, Dundee has grasped an opportunity to define itself and to set standards and expectations for how it manages its residential growth, how it encourages the development and redevelopment of its main commercial area along Highway 99, and how it manages traffic. It is working to change from a “wide spot on the highway” to a freestanding and wonderful small city.

In 2002, the City Council adopted a Vision statement that helps set the framework for this plan and other planning efforts so that they all work to accomplish common goals and leverage each other in those achievements. The relevant elements of that Vision Statement are quoted below:

The Year is 2022. Dundee is a rural city noted for its freshness and harmony with nature.

Pedestrian friendly paths follow the Willamette River, while scenic picnic areas and nature parks add to the serene environment. Wildlife corridors, walking trails and bicycle paths

further enhance the opportunities for enjoying nature. A citywide system of pedestrian walkways and greenways are unimpeded by motorist traffic. Preservation of views, parks and greenways is paramount in planning and building. Hillsides remain lush green sentinels to be visually enjoyed by all.

The business district has been expanded and redesigned to encourage leisurely pedestrian movement throughout the shopping area.

There is not another place in the country like Dundee that has succeeded in creating such an attractive and harmonious atmosphere.

This vision statement sets the stage for this Parks and Open Space Plan. This Plan will focus on creating extraordinary parks, open spaces, and corridors so that by 2022 these elements of the vision will be in place.

Dundee Parks and Open Space Plan

Goals and Objectives

Goals –

- To plan for, develop, and manage a network of parks, paths, and open space keeping pace with the growth of the City.
- To create a comprehensive plan for development and management of a network of parks, paths, greenways and open space that support local citizens' desires to re-create and enjoy local natural resources.
- To compliment Dundee's unique rural character with a park and open space system that contributes to an extraordinarily livable community.
- To provide active and passive recreational opportunities integrated into neighborhood centers and into Downtown.

Objectives

- Provide active and passive recreational opportunities integrated throughout the community and into Downtown.
- Develop and maintain a multi-purpose park system enriching the community's livability while remaining cost-effective.
- Create a citywide system of interconnecting pedestrian walkways and greenways with minimal impediment by motorized traffic.
- Assure convenient, safe access for pedestrians,

cyclists, and vehicles across Highway 99E and the Bypass.

- Create and enhance opportunities for enjoying nature with walking trails and bicycle paths.
- Establish goals and standards to be used in the development of the future Riverside Master Plan, including setting the foundation for planning for a riverfront park.
- As part of the development of the Riverside Master Plan, develop an award winning design for Dundee's Willamette Riverfront Park that integrates inter-modal transportation, scenic picnic areas, and river recreational opportunities within a tranquil and natural environment.
- Foster a pedestrian, equestrian, and bicycle path along the Willamette River connecting Willamette Riverfront Park with Newberg's Riverfront Park and Champoeg State Park, and connecting with the Yamhill County parks system.
- Integrate the City's Willamette Riverfront Park with the Willamette River Greenway.
- Provide a landing for non-motorized craft on the Willamette River.
- Anticipate and provide developed parks and open spaces prior to or concurrent with the development of neighborhoods.
- Fund the maintenance and development of new parks through grants where possible, and through locally generated funds raised in an appropriate

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balance between existing and new residents for community wide facilities. Additional facilities provided to accommodate growth should be funded through the development process.

- Leverage public and private funds by partnering as much as possible with other agencies, organizations, and foundations.
- Cooperate as needed in providing land for recreational uses administered in cooperation with the School District, the Chehalem Parks and Recreation District, and other agencies.

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Dundee Parks and Open Space Plan

Summary of Recommendations

Park Development

The Plan identifies a need for four new neighborhood parks, all in the area east of Highway 99. This area includes the developed residential area between the Highway and Edwards Road, and the undeveloped area between Edwards Road and the River, known as the Riverside area. The details of locations and specifics of these parks will be developed in the Riverside Master Plan.

New Special Purpose Parks include the Cemetery Watershed Park, Canyon Lake Park, and the Willamette Waterfront Park.

The Willamette Riverfront Park will be fully defined in the Riverside Master Plan and subsequent specific planning and design processes, but it is intended to be a major regional park that takes full advantage of access to the Willamette River.

Open Spaces

Important open spaces to be preserved and enhanced include the Cemetery area as a quiet open space focusing on the view to the southeast and access to the watershed area to the northwest. Also planned is development of the Maple Creek Greenway as a wetlands restoration project and a new open space corridor through the middle of a future business-park area.

Pedestrian/Bicycle Corridors

The Plan envisions a major looping pedestrian path system that connects all parts of the City including all of the park system. It is anchored at the top of the hill in the City's northwest corner by the cemetery open space and at the Willamette River by the new Willamette Riverfront Park. The pathway system will include a

newly developed dedicated open space corridor along the Viewmont Greenway.

This system incorporates bicycle facilities in the central and southeastern portions of the community where grades are not too steep for bicycle travel.

The central part of the pedestrian and bicycle system will focus on Downtown Dundee, tying directly into the redeveloping main street area.

Implementation

Implementation of this Plan will take place in several ways.

The Plan will be refined for the east side of the community through the Riverside Master Plan which will be completed in 2006.

Parks System Development Charges will be developed adequate to implement the appropriate elements of the Parks Capital Improvements Program.

Amendments to the Development Code will be made to establish standards and procedures for requiring the dedication and development of parks and open space land as part of private development projects in lieu of parks system development charges.

The City will take a more active role with the Chehalem Parks and Recreation District in advocating for implementation of this Plan through the Districts annual budgeting process, capital improvement programming, assessment of Parks system development charges, grantsmanship, and through a strong partnership in achieving this Plan's goals and objectives.

Dundee Parks and Open Space Plan

Inventory

Existing Parks

■ Billick/Dundee School Park

- Community Park
- 9.9 acres
- Owned by School District
- Administered and Maintained by CPRD
- Adjoins and blends with Dundee Elementary School
- Facilities - Park

Basketball Court

Tennis Courts (2)

Large Play Structure

Small Play Structure

Baseball Fields (2)

Covered picnic shelter

Picnic tables

Paved trails

Lawn areas

Paved parking near School off 5th

Gravel parking off 3rd

- Facilities – School

Large play structure

Sheltered play area

½ court basketball courts (2)



Dundee Parks and Open Space Plan

■ Falcon Crest

- Neighborhood Park
- 2.5 acres
- Play structure
- Paved trails
- Lawn areas
- Owned by CPRD
- Maintained by CPRD



✚ Undeveloped Park Lands

■ Falcon Crest Overlook Park

- .8 acre
- No improvements
- Bare ground with steep slope up to street
- Owned by CPRD

■ Dundee Landing

- 5 acres
- No improvements
- Heavily forested
- Only access is privately owned
- Owned by CPRD
- Only designated park land on east side 99W



Dundee Parks and Open Space Plan

■ Parcel adjacent to City Cemetery

- 20 acres
- No improvements
- Heavily forested
- Steep slopes
- Owned by City of Dundee
- City watershed
- Outside of UGB



✚ Other Open Space Lands

■ Cemetery

- 5 acres ±
- Owned by Cemetery Association

■ Viewmont Greenway

- Public right of way
- Formally designated as a Greenway & Open Space
- Approximately 1,200 feet long and 60 feet wide

■ Riverfront

- 100+ acres
- Three large ownerships
- No public street access
- Uses

Orchard
Tilled crops



Dundee Parks and Open Space Plan

Lowland forest
Significant riparian vegetation along bank

■ Ash Island

- Within Willamette River
- Adjacent to City
- 100+ farmed acres
- Private ownership



■ Canyon Lake

- Owned by City
- Dammed drainage swale
- Significant wildlife habitat
- Being separated from sewerage treatment process

■ Falcon Crest Retention Pond

- CPRD owned and maintained

■ Maple Creek Swale

- Private ownerships
- Crosses several vacant parcels
- Industrial zoning
- Probable wetland



■ Oaks Park

- Heavily forested



corridor

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- 1.25 acres
- One house
- One owner
- 12 platted lots

■ Watershed north of Cemetery

- 20 acres
- Owned and managed by City
- Sensitive land

■ Watershed area off Warden Road

- 100+ acres
- Sensitive land

■ Bypass created open space

- Dayton Ave to 1st Street
- Along Bienz Road

■ Other Community Facilities

■ Women's Club Building

- Private Ownership
- Willing to CPRD
- CPRD intent is to rent it out

■ Town Square

- Part of Downtown Development planning
- No specific plans at this time



Dundee Parks and Open Space Plan

Population Projections (from TSP)

- Year 2000 – 2,600
- Year 2020 – 5,700
- Year 2025 – 6,600

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Policy Context and Analysis

Comprehensive Plan

Open Space Chapter

- Calls for adequate open space and preservation of scenic and historic resources
- Identifies Watershed land as open space
- Identifies views of valley and mountains as significant
- Identifies views of river as significant
- Calls for Old Log Dump as a park site

Recreation and Greenway Chapter

- Sets park land standard of 15.5 acres per 1,000 population
- Calls for establishing and setting aside land for parks
- Calls for combining public and private development

City Zoning and Subdivision Ordinances

Willamette River Greenway

- Properties along river
- Generally the same as floodplain boundary
- Allows uses through conditional use process
- Requires minimization of impacts on river and bank

Flood Plain

- All low land near river
- Conditional Use required for most new uses
- Requires elevation of all uses for human habitat 1 above 100 year flood plain level
- Restricts uses in floodway

Subdivision

- No park dedication required
- No capability to required dedication
- Needs appropriate legislation

PUD

- 20% open space
- May be dedicated as public space

Transportation System Plan

99W Bypass

- To be built between current developed area and river
- 10 to 12 years in future
- Limited access and crossings
- No specific plans for pedestrians/bikes

Riverfront Drive

- Parkway collector

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- Between bypass and river
- Parallel to river

■ Sidewalks

- Planned to be added to existing through streets without sidewalks
- Required with all new construction

■ Bicycle System

- Looping bike route planned
- Connection to rural areas and wineries to west planned

■ SDC

■ Funds

- Collected by CPRD
- Used by CPRD

■ Uses

- Acquisition of parks land and facilities
- Development of parks land and facilities

■ Charges

- SDC is \$662 per unit
- On January 1, 2004 Parks SDC increased to \$1,471

■ Chehalem Parks and Recreation District

■ History

- Joined in 1979

- Voters approved tax base

■ Dundee's Role

- Dundee is about 8% of District's tax base revenues (2000)
- CPRD Total Assessed Value \$1,450,064,559
- Dundee Total Assessed Value \$121,254,426
- Dundee is about 10% of District's population (2000)
- CPRD 26,500
- Dundee 2,600

■ Functions

- Own and Manage Parks and Facilities
- Purchase and Develop Parks
- Provide Recreation Program
- Recreation and sports programs
- Maintain Little League Fields
- Other programs in Newberg

Dundee Parks and Open Space Plan

Assessment

✚ Park Acreage

- Less than one third the acreage established by the Comprehensive Plan Criteria is now developed into park land.
- 75 to 90 additional acres of park land are needed over the next two decades.

	2000	2020	2025
Developed	12.4		
Undeveloped	26.0		
Population	2,600	5,700	6,600
Standard – 15.5/1,000	40.3	88.35	102.3
Deficiency in Developed Parks	27.9	75.95	89.9

✚ Park Locations

- The City has two distinct halves now with developed park facilities only found in the western half.
- The fastest growing area, and that with the greatest growth potential over the planning period, is the eastern half.

✚ Park Potential

- Future Neighborhood Parks
 - Integrated into neighborhoods
 - Integrated with school sites if possible
 - Combination of green open space and active recreation
- Special Purpose Parks
 - Take advantage of unique environment or opportunity
 - Preserve significant resources

- May have passive, active, or both elements

■ Opportunities for Park Development

- Watershed Area behind Cemetery

*Must preserve watershed values
Passive open space with low-impact improvements*

- Watershed Area off Warden Road

*Must preserve watershed values
Passive open space with low-impact improvements*

- Maple Creek

*Preserve wetland corridor
Evaluate potential loss of industrial land*

- Oaks Park

Preserve forested area within existing neighborhood

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Significant potential of loss to development activity

- Dundee River Park

Preserve large forested area

CPRD has no plans for development

May be impacted by Bypass

- Canyon Lake

Significant lake/riparian area

Significant wildlife habitat

City ownership

Potential for fishing/wildlife viewing/walking paths

- Ash Island

Privately owned

Bridge to island would be required

- Willamette Riverfront

Unique opportunity for urban riverfront development

Development potential constrained by Greenway and floodplain restrictions

Currently no access by public streets

- Town Square

Urban plaza style park facility

Integrated into downtown design

May include community center

Women's club may be integrated

- New Developments

PUD's require 20% land dedication for parks. May be dedicated to public.

Subdivisions have no dedication requirement

All builders pay SDC's which are used to acquire and develop parks

Subdivider cannot be compelled to donate land under City's current ordinances

General Sites must be identified in advance

General sizes and configurations must be identified in advance

Preferable to acquire before development

■ Transportation System Plan Effects

■ Roadways

- Bypass cuts Dundee into 3 distinct areas
- Residential development will occur in each
- Each needs neighborhood park or equivalent facilities
- New and improved collector streets provide for access into heart of each neighborhood

■ Pedestrian System

- Planned sidewalk system does not integrate with Viewmont Greenway
- Planned sidewalk system does not extend to Riverfront

■ Bicycle System

- Planned bicycle system does not integrate with parks
- Planned bicycle system does not extend to Riverfront

Dundee Parks and Open Space Plan

Regional Context

Parks

- Chehalem Parks and Recreation District (CPRD)
 - The Chehalem Park and Recreation District encompasses 68 square miles of Yamhill County, based in the communities of Newberg and Dundee. The District is responsible for administering programs which enrich leisure time, foster physical and mental well-being and provide positive free time opportunities for its roughly 25,000 residents.
 - Operates all parks in Dundee
 - Owns most park land, other land owned by School District and City of Dundee
 - Logical provider of park facilities and programs due to expertise, skills, and resources
 - Collects system development charges for new park acquisition and development
- Oregon State Parks - Champoeg State Heritage Area
 - 640 acres
 - Major park of statewide scale and scope
 - 9 Miles drive east of Dundee
- Yamhill County Parks - Crabtree Park
 - 12.4 acres
 - Located approximately 4 miles north of

Dundee off Worden Hill Road

- Leased to the City of Dundee and is operated and maintained by CPRD

Recreation

- Chehalem Parks and Recreation District
 - Diverse Recreation Programs in Newberg and Dundee
 - Aquatics and Recreation Center in Newberg
 - Youth field sports in Dundee in Billick School Park.
- Willamette River
 - No direct access in Dundee
 - Rogers Landing Park in Newberg approximately 2 river miles downstream is the nearest river access. It features a multi-lane boat ramp but few recreation facilities. Champoeg is approximately 8 river miles downstream and features river access and extensive recreational facilities. 20 miles downstream in the Wilsonville area several river access facilities are found along with developed park lands.
 - The nearest river access upstream is at Hess Creek Landing a short distance from Dundee. The nearest developed recreation facilities are at Willamette Mission State Park and

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Wheatland Ferry just north of Keizer approximately 20 river miles upstream from Dundee. Salem's Riverfront Park and Wallace Marine Park are approximately 30 river miles from Dundee in Salem.

- Ash Island, one of the largest islands in the Willamette River, is located immediately adjacent to Dundee. The major current is on the eastern side of the island leaving the western side next to Dundee's riverfront with much slower water flows.

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Analysis and Conclusions

✚ Parks Standards

- The National Recreation and Parks Association publishes national standards for parks classifications and characteristics. These standards are used by the Chehalis Parks and Recreation District and will serve as the basis of this plan's

analysis of Dundee's needs.

- An additional classification is also established for Regional Parks recognizing the specific role of a potential Willamette Riverfront Park. This is discussed in Section N.4 below.

NRPA/CPRD Parks Classification Standards

Park Classification	Size Standard	Area Served Standard	Facilities	Other Standards
Neighborhood	1 to 5 acres	¼ mile radius without barriers such as highways or arterial streets	Playground, outdoor multipurpose court with basketball backboards, picnic tables, open space accessible by walkways, water fountain, may or may not have restrooms	Off-street parking not required. Tied into open space corridor system. Centrally located within neighborhood area.
Community	5 to 25 acres	1 to 3 mile radius	Same as neighborhood park plus picnic shelter, restrooms, sports fields & courts, natural outdoor areas, trails	Tied into open space corridor system. Located on Collector or Arterial Street. Off street parking required.

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District	25+ acres	15 mile radius	Same as community park plus specialized facilities such as marina, beach, camping, & aquatics	Major focus of open space corridor system. Located on arterial street. Off street parking required.
Regional	100+ acres	50 mile radius	Same as district park plus major attraction facilities such as marinas and docks, amphitheaters, and large scale sports facilities. Private concessionaires and facilities may be included to support Park activities and operations.	Major focus of parks system and community character. Located on arterial street. Off street parking required. Note that a Regional Park should be operated by a regional provider such as the Parks District or State Parks rather than the City.

- NRPA further recommends that a park system, at a minimum, be composed of a “core” system of park lands with a total of 6.25 to 10.5 acres per 1,000 population. The Dundee Comprehensive Plan sets a higher standard appropriate for Dundee of 15.5 acres per 1,000.

Recreation and Facilities Standards

- CPRD is the recreation provider for Dundee, Newberg and the surrounding area. CPRD provides active recreation facilities for the most part in conjunction with School District facilities. In Dundee sports field and other major recreation facilities are located at Billick School Park.
- The City does not intend to take on the provision of recreation programs, but will seek to provide

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Facility	Standard/ People	Current Supply
Softball/Youth Baseball	1/5,000	1
Soccer	1/10,000	1
Basketball	1/5,000	1
Tennis	1/2,000	2
Horseshoe	1/5,000	0
Community Center	1/15,000	0
Gymnasiums	1/10,000	1
Picnic Shelters	1/3,000	1
Playground	1/3,000	2
Picnic Tables	1/300	?

	2000	2020	2025
Developed	12.4		
Undeveloped	26.0		
Population	2,600	5,700	6,600
Standard – 15.5/1,000	40.3	88.35	102.3
Deficiency in Developed Parks	27.9	75.95	89.9

support recreation programs within the parks if needed and as jointly agreed with the Parks District and the School District. It is noted that the major recreation facilities, such as baseball fields, are located in Newberg which has a greater population to support the facilities. These facilities are within a short driving distance of Dundee.

- The NRPA standards for facilities appropriately sized for Dundee’s neighborhood and community parks are listed below.

■ Park Acreage

- Less than one third the acreage established by the Comprehensive Plan Criteria is now developed into park land.
- 38.4 acres of land are in publicly owned open space, effectively meeting the standard. However, 26 acres are not developed. Most of that land is the hillside north of the cemetery, which is not developable for park space due to terrain.
- 75 to 90 additional acres of park land are needed over the next two decades.

■ Park Locations

- The City has two distinct halves now with developed park facilities only found in the western half. Billick School Park and Falcon Crest Park adequately meet the current and future needs of the hillside residential neighborhoods
- The fastest growing area, and that with the greatest

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growth potential over the planning period, is the eastern half, known as the Riverside neighborhood. No developed parks exist now to serve the existing residents of this neighborhood. Nor is there any land set aside for future park development other than the five acre CPRD piece which will likely be impacted by the future bypass.

Using the ½ mile radius criterion, as well as a criterion of planning for park locations where they can be accessed by nearby residents without crossing busy streets, no less than three neighborhood parks should be developed in this area.

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The Plan

General Theme

- The Plan is composed of three types of outdoor facilities: parks, open spaces, and corridors. The Plan is based on providing park land in a manner that benefits each neighborhood areas, on preserving and enhancing significant natural and open space areas, and on connecting these parks and open spaces with an extraordinary system of pedestrian corridors.
- The Plan reflects the Community Vision by providing a network of open space elements defining the neighborhoods and community and enhancing livability by providing an extraordinary environment in which to live.
- The gem of this effort is the proposed Willamette Riverfront Park which not only presents a remarkable park and recreation opportunity on a regional scale, but also presents a remarkable economic development opportunity for new businesses that take advantage of and support the Park's water oriented activities.
- This Plan also embraces the Community initiative to prepare a detailed neighborhood plan for the Riverside area, the Riverside Master Plan. This Parks Plan purposefully does not propose specific neighborhood park sites within the Riverside area, nor does it propose any specific design for a future Willamette Riverfront Park. Rather, this plan establishes the standards and guidelines that

should be utilized in preparing the Riverside Master Plan and sets the stage for the major community undertaking necessary to develop the Riverfront Park.

Formal Parks

- To plan for parks in a cohesive manner means utilizing standards focused on what the community wants to achieve. The Goals and Objectives identified earlier in this Plan call for the park system to enrich the community livability by being integrated making the outdoor environment part of the fabric of the city. To that end, standards are established to guide park planning and development.
- This Plan utilizes the Comprehensive Plan's 15 acres per 1,000 population standard as a benchmark to help gauge adequacy of park acreages, but finds it is not an adequate standard in truly matching need to facilities. One large regional park can bring the City up to the acreage standard while leaving many parts of the community underserved. The acreage standard may be met, but parts of the community can be cut off by barriers from park access.
- This Plan builds off the Comprehensive Plan, NRPA, and CPRD standards with a refined set of park standards to be used in meeting local needs. The following standards are set for new park planning and development utilizing the following

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three primary location principals:

- All residential areas should be within a five minute walk of a neighborhood, community, or regional park. A five minute walk is considered to be a quarter mile.
- No residential area should be within a quarter mile of a park yet be separated from it by a physical barrier such as a highway or arterial street. In such cases, the quarter mile standard shall be reduced to reflect the physical barrier.
- If a community or regional park serves a residential area not served by a neighborhood park, a playground and associated improvements should be located within the 1/4

mile standard, even if the balance of the park is not.

- Within a neighborhood area, a park should be centrally located if possible.
- Construction of any new school shall include development of new park land incorporating playground facilities, open space, and sports fields.
- Recreation fields for organized sports will be located in cooperation with the Chehalem Parks and Recreation District and the School District. The focus for new field development will be first on school sites and second on community or regional parks.

■ Parks Planning and Development Standards

Park Classification	Size Standard	Area Served Standard	Facilities	Other Standards
Neighborhood	1 to 5 acres	1/4 mile radius without barriers such as highways or arterial streets	Playground, outdoor multipurpose court with basketball backboards, picnic tables, open space accessible by walkways, water fountain, may or may not have restrooms	Off-street parking not required. Tied into open space corridor system. Centrally located within neighborhood area.

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Community	5 to 25 acres	1 to 3 mile radius	Same as neighborhood park plus picnic shelter, restrooms, sports fields & courts, natural outdoor areas, trails	Tied into open space corridor system. Located on Collector or Arterial Street. Off street parking required.
District	25+ acres	15 mile radius	Same as community park plus specialized facilities such as marina, beach, camping, & aquatics	Major focus of open space corridor system. Located on arterial street. Off street parking required.

- The Parks Plan is presented in Figure 1. This plan is based on the application of the criteria. Each element is described below:

✚ Neighborhood Parks

■ Existing Parks

- The City currently has two neighborhood parks, both of which are within the same neighborhood. However, only one is developed. The Parks District also owned one undeveloped park site.
- Falcon Crest Park was developed as part of the Falcon Crest Subdivision. It is a typical neighborhood park with playground equipment, open lawns, and a pathway system.
- Also as part of the Falcon Crest Subdivision is a small area called Overlook Park. This is a remnant parcel at the corner of 9th Street and Viewcrest Drive which is the major entrance to

the neighborhood from the north. This parcel is undeveloped. It mostly incorporates the slopes down from the streets to the grade level at which houses are being built. Due to its size and topography it has little potential to be developed into a park and will likely remain part of the City's open space system. It is undeveloped.

- The Parks District's park site is labeled Dundee Landing Park on the inventory map. This five acre partially wooded area was acquired by the District as part of an earlier development negotiation. It is heavily wooded. Despite its obvious appeal due to its wooded nature, this park site is redundant given the Willamette Riverfront Park to be developed immediately to the east and the new neighborhood park to be developed in the middle of the neighborhood to the west. Also, the park site is adjacent to the planned Bypass right-of-way, lowering its desirability as a future park site. It

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is proposed this site be sold by the District for residential development with the proceeds used to assist in the development of the parks envisioned in this Plan.

■ Planned Parks

- The Plan identifies a need for four new parks, all in the area east of Highway 99. This area includes the developed residential area between the Highway and Edwards Road, and the undeveloped area between Edwards Road and the River, known as the Riverside area.
- Within the developed residential area, options for adding parks are few and difficult. This Plan identifies two opportunities. The first is labeled Oaks Park on the Plan map. It is a privately held 1.25 acre parcel in the center of this neighborhood. It contains a single house. The thing that makes the property remarkable other than its size is the significant stand of trees that occupies the site. Dominated by mature Douglas Fir trees and with a full forest of understory vegetation, this site is a landmark beacon for the neighborhood. It is proposed that if the City could acquire the property, it could be converted to a neighborhood park consistent with preservation of the tree cover to the greatest extent possible.
- The second option for the established residential area is acquisition and development of a small neighborhood park on one of the vacant parcels east of the railroad tracks north

of 6th Street.

- Three proposed neighborhood parks are indicated for the Riverside area between the existing neighborhoods and the River. These neighborhoods will be defined by the extension of 8th Street and 10th Street through to the bypass and then on to the River. These streets will be major streets with through traffic and difficult to cross especially by young children.
- The indicated neighborhood parks are to be developed as residential development occurs within each of the areas bordered by the major streets. They will become the visual focus of each of the new neighborhood areas.

■ Riverside Master Plan

- It is very important to note that subsequent to the adoption of this Parks Plan, the City in cooperation with the property owners will be developing a detailed master plan for the Riverside area, as noted on the Parks Plan map. This detailed master plan will create the framework of streets, pedestrian and bicycle facilities, land use patterns, and parks and open space for this large growth area. This master planning process will allow the specific sites, sizes, and characteristics of future neighborhood parks to be determined in the best manner to serve and support the developing neighborhood.

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- This Parks Plan does not establish specific sizes or locations for future neighborhood parks in the Riverside area. Rather, it establishes parks planning criteria to guide the detailed neighborhood planning. With the adoption of the Riverside Master Plan as an element of the Comprehensive Plan, it will supersede this Parks Plan relative to the specific plans for parks in the area.

Community Parks

Existing Parks

- Billick School Park is the single existing community park in Dundee. It includes all the elements of a neighborhood park plus sports fields, tennis courts, and an extensive lawn area and pedestrian paths. It serves the neighborhood park function for much of the existing developed residential area west of Highway 99.

Proposed Parks

- No additional community parks are proposed. However, if a new school is built, then a community park should be incorporated into the school plans providing the park facilities and sports fields expected of such a park.

Special Purpose Parks

Existing Parks

- Cemetery Watershed Park is a 20 acre tract owned by the City. It is located outside but

immediately adjacent to the City Limits sloping to the northwest from the Cemetery. The property is almost all steep hillside. It is not suitable for normal park development due to its topography. It is covered with a typical Willamette Valley forest of mixed conifer and deciduous trees though it has been partially deforested and needs to be replanted with fir. Also noxious species such as blackberry and scotch broom need to be removed and controlled. This land is owned by the City for its watershed value. Therefore, it is not proposed the property be developed. In fact, this Plan calls for additional safeguards to keep motorized vehicles from attempting to climb the slope. However, the development of a trail using switchbacks down the slope to reach the road at the bottom will allow the area to be more fully enjoyed by Dundee citizens and allow pedestrian connections to roads and trails northwest of the City.

Proposed Parks

- Canyon Lake Park is the reclamation of part of the City's original sewage treatment facility. This is a drainage swale that has been dammed up for decades to form a linear lake now marked with significant riparian vegetation along its shore and fish and aquatic animals abundant along its shore and in its waters. The riparian vegetation provides a habitat for the wildlife, especially the northeast shore grassy area which is required for the nesting and

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continued existence of the animals that live in or near the lake. While it was originally used as an overflow for the sewage treatment lagoons, it has not been used as such in several years. With the near term construction of a new wastewater treatment plant, Canyon Lake will be cut off from any role in the City's utility service. This beautiful lake and setting will form an important linear park. Invasive species, especially blackberries, will be removed to be replaced with native riparian species. A pathway along the southern shore will provide access to the water for fishing and wildlife viewing. This path will also be part of the City's corridor system connecting between the new neighborhood to the west and the Willamette Riverfront Park to the east. The grassy area should be maintained in its natural state and roads should not be developed through this portion when the sewer plant or other future development occurs.

- Willamette Riverfront
- Dundee has the potential for a regional park in excess of 100 acres fronting on the Willamette River. This is remarkable as no other location exists along the entire stretch of the river where an urban park can be developed that focuses on river views and access. Yet, while it is a riverfront park, there are several other elements that make this a once-in-a-city's-lifetime opportunity. This potential park fits into a much larger web of outdoor recreation

opportunity.

- The specific concepts, location, and development strategy for the Willamette Riverfront Park will be formulated and adopted as part of the Riverside Master Plan. This Plan, which is being undertaken jointly by the City and affected property owners, will determine the overall land use, transportation, and parks and open space plan for the large growth area between 10th Street and the Willamette River. This master plan will formally determine the role and scope of the Willamette Riverfront Park as part of the fabric of Dundee and the region.
- What is adopted in the Riverside Master Plan for the Willamette Riverfront Park will supersede this Plan. However, this Plan establishes the following concepts to guide planning for this major new park:
- First, Willamette Riverfront Park will be an exceptional open space focusing on the natural environments adjacent to the river, preservation of significant open space, and access to the Willamette River itself. It is envisioned the park will have two major components.
- The Edwards Woods Natural Area is a typical upland forest spanning approximately 30 acres of sloped land leading down from the upper terrace of the valley floor to the floodplain area along the river. This forest contains mature

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maple, ash, Douglas fir, and other trees as well as understory species such as vine maple and native shrubs, ground cover, and wild flowers. It also has year-round ponds and wetlands. A trail is cut through the forest that circles north from the main road through the woods and



then back again. The Edwards Woods Natural Area is proposed to be maintained in its natural state, with improvements to allow hiking and nature study.

- The Willamette River Greenway area makes up the majority of the remaining park acreage. Three distinct zones are within this area. Along the bank of the Willamette is found a typical shoreland ecosystem with cottonwood and ash trees as well as other riparian species. The shoreline is thick with large trees and plant materials and offers no open access or beach areas. Toward the north end of the riverfront is the site of an old log dump that was used for many years as the terminus of log trucking from forests of the Coast Range. Here the logs were dumped into the River and formed into rafts for floating downstream to sawmills. There are still pilings in the river as the final remnants of the log dump facilities. A significant amount of open and somewhat level land is in the flood plain area at the northern portion. Toward the south end of the riverfront

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is the outfall from the City's wastewater treatment plant.

- Approximately 35 acres of floodplain to the north of Dundee Landing Road (the extension of 8th street) are planted in filberts or grass. The brush along the river has been cleared and there is good access to the river. This area would be suitable for ball fields, an outdoor amphitheatre, picnicking, non-motorized boating facilities, parking, and other marine park uses.
- Proposed by private parties for the land within the floodplain but outside the Greenway is a golf course. While very much in the tentative planning stages, such a facility can be integrated with the Riverfront Park to form a much larger and valuable open space amenity.
- Concepts for the riverfront park include a network of bicycle and pedestrian paths with the primary path running along the side of the river. This path will continue north and south



along the River, connecting downstream to Roger's Landing Park in Newberg and on to Champoeg State Park, and upstream ultimately to Salem and beyond.

- Ash Island is centered in the Willamette River immediately adjacent to the Riverfront Park site. The major current is on the far side of the island leaving the portion adjacent to Dundee

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as the slackwater. This unique situation gives the City the opportunity to develop a significant marina, which is planned to focus on non-motorized water craft including canoes and kayaks. Other riverfront activities will include wildlife viewing, picnicking, and cycling.

- Second, Willamette Riverfront Park will be part of a much larger system of parks and trails all along the Willamette River. Many efforts at the state and local levels are underway now to create the Willamette River Water Trail. This trail is identified in the by the Oregon Parks and Recreation Department as a prime water trail opportunity in its 1995 State Trails Plan.
- The Mid-Willamette River Connections workgroup was formed in 2001 to advocate for and support the trail. It has members from local governments, non-profit groups, tourism organizations, and state and federal agencies, representing interests from Corvallis to Newberg. The group sees four major benefits from its work:
 - improved stewardship of the Willamette resources;
 - increased recreation and tourism for river towns;
 - enhanced understanding of the human and natural history that makes the Willamette so special;
- And maybe even new ways to commute between our rapidly growing towns.
- This trail will involve maps, signs, pull-outs, marinas and other facilities to encourage and support people traveling on the water enjoying the experience of the Willamette River. The first planned phase will go from Buena Vista Ferry, near Independence, to Wheatland Ferry, north of Keizer at Willamette Mission State Park. Dundee can be a key element of later phases as the trail is extended downriver.
- It is envisioned that the completed trail will provide a cohesive system of parks, marinas, campgrounds, and other facilities that will support boaters of non-motorized and motorized craft to travel from the headwaters of the Willamette River above Eugene all of the way to the Columbia. This trail will highlight the natural environment of the River as well as the human created features that dot its shores. Dundee can have a major role in this important project.
- Third, the Dundee Riverfront Park is an anchor of the City's open space corridor system. This is described in more detail later in this Plan. In summary, the Riverfront will connect to the balance of the City through a series of trails and enhanced sidewalks that will allow citizens and visitors to travel through a variety of open space corridors from the top of the hill at the northwest edge of the City to the river at its

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southeast extent.

- Fourth, the Dundee Riverfront Park can play a significant role in the City's economic development efforts. The Park itself can become a significant tourist draw because of its size, beauty, and relationship to the Willamette River. This can be greatly enhanced and leveraged by the community in four ways:
 - One, creating the open space corridor system that links the river to a series of exquisite trails and spaces tying together the entire community and to other destinations such as the wine country to the northwest and Champoeg downriver.
 - Two, celebrating the River in the redevelopment of Main Street by emphasizing the connections to the Park.
 - Third, creating commerce that is river-oriented and river-dependent such as restaurants and tourist facilities that face the river. With Dundee as part of the Willamette River Water Trail, significant business opportunities emerge for support services such as accommodations, restaurants, sales and repairs of non-motorized craft, and rentals and tours.
 - Fourth, the River Front Park will be a significant amenity for those who live in the new neighborhoods to its west. This will stimulate development in the area as it will be a major market draw for new housing.
- This Plan envisions Dundee taking advantage of its unique situation of having a large riverfront park, full city services, and the slackwater portion of the Willamette River as its riverfront to become the premier location for non-motorized boating on the River.
- Implementation of the visions for the Dundee Riverfront Park can not be undertaken by the City of Dundee alone. The scale and scope of the potential park render it unfeasible for a City of Dundee's size to acquire, develop, and operate. However, as a matter of public policy, Dundee can pursue this park by becoming its advocate and champion. A six-point plan is proposed:
 - The Riverfront Park is adopted as part of this Parks Plan, making its official genesis and foundation.
 - The Riverside Master Plan process is used to fully define the size, scope, location, and design of the Riverfront Park working to best integrate the Park into the surrounding neighborhood including into an adjacent golf course if one is developed. The Plan will focus on using the Riverfront Park as an amenity to greatly increase the livability of this newly developing area, the community of Dundee, and the entire region.
 - The City joins the Mid-Willamette River Connections Workgroup to establish a broad awareness of the potential Dundee Riverfront

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Park and to help advocate for funding and development of the Willamette River Water Trail as well as the City's park.

- The City convenes and advocates strongly with other agencies that may more appropriately be the organizations to develop this park, including the Chehalem Parks and Recreation District, Yamhill County, and Oregon State Parks, for inclusion of the park in their respective plans and for potential action in a collaborative manner for its funding, planning, development, and operation.
- The City works with the land owners to secure opportunities for acquisition of needed land for the park, including land purchase or leasing.
- The Riverside Master Plan shall be guided by the following principals for planning the Willamette Riverfront Park:
 - The Park shall be no less than 100 acres in size.
 - The Park shall include at a minimum:
 - an area of upland forest,
 - floodplain areas devoted to open space,
 - active recreation, and passive recreation,
 - the Willamette River Greenway area,
 - the Canyon Lake Natural Area,
 - parking,

- restrooms,
- walking trails and bicycle trails integrated into the City's pathway system,
- a bicycle and pedestrian trail connection to a regional trail system paralleling the River both upstream and downstream from the Park,
- a central gathering area possibly including an amphitheater,
- marina and dock facilities, and
- wildlife and river viewing areas and facilities
- The pathway along the River shall be separated from the adjacent developed areas by a buffer of native trees, shrubs, and other landscaping. In no area shall the Park be any narrower than the Willamette River Greenway width of 150 feet but in most areas the Park width shall be at least 300 feet wide parallel to the River.

Open Spaces and Corridors

- A key element of this Plan is the proposed system of open space corridors that will link the City's parks and major open spaces with a cohesive system of pedestrian and bicycle paths. The proposed paths form a natural extension of the parks so that the presence of parks and open space infuses throughout the Community rather than existing as discrete "spots" on the City's map.
- The vision is that one can leave one's home or accommodations and get on a path within a very short distance. This path will be present several

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opportunities for a looping route of differing distances tying together the City's parks, major open spaces, the Willamette River, and Main Street. Living in Dundee is defined by many unique factors, but one will be this extraordinary system of paths, open spaces, and parks that makes the outdoor living experience part of one's daily life.

■ Cemetery

- The City's Cemetery is located at the apex of the hill at the northwest edge of town. It is owned and operated by a non-profit cemetery association. This linear open space presents a quiet and beautiful setting with a remarkable view of the City and the Willamette Valley. It is often used by walkers today. The "back side" of the hill sloping to the northwest away from the City is the City owned land proposed to be formalized as a park that will be used primarily for open space preservation. This will tie in with the Cemetery and help to protect it.

■ Viewmont Greenway

- In 1999 the City declared by resolution the designation of the unimproved right of way of Viewmont Drive as a greenway and open space. This corridor is approximately 1,200 feet long extending from Laurel Street on the west to Lone Street on the east. This is a 60 foot right-of-way without any street improvements but with a drainage ditch. It had a fairly steep grade down toward the Highway.

The Citizens Committee supporting the designation of the Viewmont Greenway established the following vision"

- "A greenway surrounding and buffering the City of Dundee, connecting to the regional /coastal greenway system, to the Willamette River greenway and to greenways, walking paths, and parks within the City"
- This Plan continues the 1999 discussion of the Viewmont Greenway's design by calling for a serpentine eight foot trail descending down the corridor so as to avoid steep grades. The non-trail portions will be planted primarily with low native ground cover and shrubs with some trees planted so as to preserve the view from the greenway.
- The greenway ties into the over corridor system at each end with connections to on-street sidewalks.

■ Maple Creek Greenway

- This drainage swale extends from 11th Street south to the City limits. It passes through primarily vacant land zoned for Industrial Use. It is marked by heavy blackberry growth with several other wetland and riparian species.
- Two options for the corridor have been raised. Historically, with the land zoned industrial, it was expected the drainage swale would be placed in a culvert underground and serve as the primary storm drainage conduit for a new

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industrial development area. The other option has been to place all the land crossed by the swale in park use with the swale being improved to an open stream in a setting of native vegetation.

- This Plan calls for a combination of both of these options. First, it is noted that the land is not needed for park purposes. This area will be adequately served by other neighborhood parks, it is primarily non-residential in character, and it is at the edge of the City.
- The Plan is to restore the swale to an open creek surrounded by native vegetation within a corridor 100 feet wide centered on the creek. Development consistent with the industrial zoning can occur within the balance of the lands. However, the City may wish to amend the zoning to allow more of a business park that can take advantage of the creek as an attractive amenity for the site. This plan also allows Maple Creek and its surrounding open space corridor to serve as a storm water management facility cleaning, slowing, and managing rainfall and surface water consistent with applicable environmental regulations.

Downtown and Main Street

- Dundee is currently under taking a downtown planning project focusing on designs and land use patterns for Main Street, or the Highway 99 corridor. This work is anticipating a change in the character of Main Street when the Highway 99

Bypass is built, which is anticipated to occur within 10 years.

- The preliminary Main Street work, as of the preparation of this draft of the Parks and Open Space Plan, focuses on creating a commercial core between 7th and 9th Streets, creating a civic space with a possible new city hall, near 7th Street, and creating a pattern of wide, attractive sidewalks and plazas along Main Street.
- In order to complement the Parks and Open Space Plan, it is recommended the Main Street Plan include the following elements:
- Major intersections at 5th and 10th Streets tying strongly into street and sidewalk connections perpendicular to Main Street and emphasizing the open space corridor connections outlined in this Plan.
- A remarkable pedestrian experience along Main Street, thereby completing its role as part of the looping open space corridor elements outlined in this Plan.

The Open Space Corridors

- This Plan calls for the outdoor experience to be integrated fully into the living environment of Dundee. This means that the formal parks and the informal open spaces are not just discrete spots within the neighborhoods, but are rather way-stations and destinations along a continuous system of pedestrian and bicycle paths.
- These pathways will create an environment where

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a person can walk along a continuous path system that allows walks of varying distances through interesting environs, looping back to the point of origin. If people take the full loop going from the cemetery at the top of the hill to the Willamette River and back it is a distance of almost three miles. But one can take smaller loops within the system as well.

- The system is designed to allow one to visit all of the City's parks and major open spaces along its route. It creates the opportunity to leave a tourist accommodation on Main Street, cycle or walk to the River for a kayak trip, then return for an afternoon ride through the agricultural area west of the City all via the City's corridor system.
- The City should promote the open space corridor system by publishing a map and promoting it through the City's various publications, especially those targeted to visitors. The sidewalks and pathways that are part of the open space corridor system are to be distinguished by the use of distinctive identification and directional signage and possibly distinctive pavement material. The system should be given a name; possibly something like: "The Vineyard Trail."
- The routes for the corridor system are shown on the Figure 1. These routes were selected to provide the most direct links between the parks and open spaces and to provide the most interesting walking experience. In most cases, the routes follow streets where the path will take the

form of a sidewalk. In other cases, the opportunity exists to have a separated path that may have a differing character. Each is described below.

Sidewalks

- The corridor system will utilize sidewalks when adjacent to local streets and within the downtown area. In many cases, as noted on the map, these sidewalks already exist. In many other areas, there is no sidewalk.
- In order to create a distinctive and safe walkway system, the sidewalks are to be at least eight feet wide where at all practical, especially with new construction. The sidewalks may have distinctive concrete patterns or colors to distinguish them.

Pathways

- Pathways form important connectors between sidewalk segments. These generally are to be located in areas where no right-of-way exists or within right-of-way when a street is not needed or practical. Major new pathways will include the following:
- Viewmont Greenway - This will be a serpentine path down the Viewmont right-of-way between Laurel and Lone Streets.
- Bypass to Riverfront Park connector - This pathway will cross agricultural lands to connect to the Park.
- Willamette Riverfront Park - This Park will have

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numerous pathways, but a primary pathway will follow along the river bank, not only connecting to the City's corridor system, but also extended up and down river to other regional park facilities.

- Canyon Lake Natural Area - A pathway will connect along the bank of the Lake providing access to the lake's features and the connection to the newly developing neighborhood to the west and south.
- Red Hills Way to Cemetery Connector – In order to create a through pathway system that allows one to pass by the Cemetery using Viewmont Drive as part of a loop route, a path is proposed to connect via a currently vacant lot between Viewmont and Red Hills Drive. In order to maintain a reasonable grade, this path will need to either serpentine taking up much of the lot, or utilize a staircase preserving the

bulk of the lot for future construction. Issues with access for the disabled will have to be resolved.

- 3rd Street – A pathway connector on this street will help line the lands to the northwest to the park and recreation facilities at Billick Park.
- 7th Street – A link on this street will tie a neighborhood area that is focused to the south to a pedestrian link allowing neighbors in this area to access the open space corridor system and have a more direct line to Billick Park.
- 5th to 7th Street – This is an important link that ties together two through streets that parallel each other without any connection for a distance of over one quarter mile. The pedestrian path will help define the edge of the revitalized downtown area.

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Implementation

Strategy

- Implementing this Parks Plan involves a multi-faceted strategy. However, the single most important element is the City, for the first time, having its own plan for parks and open space rather than leaving the provision of these important facilities up to other agencies. This does not mean the City will become a provider of parks and recreation services, but it does mean the City has identified the system that it desires to create, prioritized its elements, and put in place those tools that will allow it to advocate and partner with the agencies needed to accomplish the Plan.
- Actions to be taken by the City include:
 - Charge the Parks Advisory Committee with the responsibility to lead the implementation of the recommendations of this Plan through continued planning and refinement, advocacy, and assistance to the City Council in decision making on priorities and funding
 - Show strong leadership in advocating for parks development with the Chehalem Parks and Recreation District, Yamhill County, and Oregon State Parks using this Plan as a statement of public policy on park and open space needs and development
 - Proceed with the development of the Riverside Master Plan as soon as possible in order to refine plans for neighborhood parks in the developing area before development occurs and to develop a specific plan for the Willamette Riverfront Park.
- In particular promote the development of the Willamette Riverfront Park by active participation in the Mid-Willamette River Connections workgroup, by seeking funds to develop a detailed Park Master Plan, by seeking funds for acquisition and development, and by working with the property owners to secure needed lands.
- Request the Chehalem Parks and Recreation District create the funding programs to acquire, build, and operate the needed park spaces as listed in the Capital Improvements Program below. This will include revising System Development Charges to reflect new projects and priorities.
- Work closely with the Parks District and other agencies in jointly seeking grants and other funds.
- Revise the Transportation System Plan to incorporate the open space corridor system in order to identify and prioritize sidewalk and pathway improvements. Include sidewalk and pathway construction in the Capital Improvements Program thereby making them part of the computation for transportation

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system development charges and eligible for SDC funding. This is discussed in detail in Section S, below.

- Amend the Development Code to require dedication of land for parks and open space purposes as a condition of development when it is necessary to acquire land to fulfill the recommendations of this Plan. In these cases, developers will be eligible for appropriate SDC credits in exchange for the dedication and any improvements for which they are responsible. However, the decision on the size, location, and improvements will be solely the City's. This is discussed in detail in Section S, below.

Implementation through Plan and Code Amendments

Existing Planning Documents

- The City's Comprehensive Plan, Development Ordinance and recently adopted Transportation System Plan all address park and open space issues. Specific language, and commentary, is reviewed in the following sections.
- Comprehensive Plan
- The City's Comprehensive Plan has a number of Sections devoted to parks, recreation and open space issues. Each applicable element is reviewed below:
- Open Spaces, Natural and Cultural Resources

- Goal: To conserve open space and preserve natural and cultural resources.

- Objectives:

Ensure adequate open space to meet the needs of Dundee's citizens.

Preserve scenic, historic, and natural resource areas.

Promote a healthy, clean, and aesthetic environment.

- The "Existing Conditions" section identified three primary areas to provide open space. The first area included the agricultural holding lands located on the southeast side of the City. The second area included existing orchards within the community, although it was assumed these would be developed residentially. The third area included the steeply-sloped area to the west of the Dundee cemetery. The Plan recognized recreational opportunities were limited but also recognized this area is suitable for open space.
- This Plan Element also details the location of fish and wildlife habitat, scenic views, historic resources, as well as *potential* recreational trails along Chehalem Creek and the Willamette River. This Element also discusses the possibility of creating a scenic waterway designation.
- Policies and Standards

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The city supports the use of the old log dump as a potential park site.

Standards for open space lands will be developed when the State publishes its findings on needs and demands. The standard shall be reviewed periodically to meet the changing nature and character of open space demands.

Fish and wildlife habitat, water resources and groundwater sources will be protected and preserved.

- Implementation
- The Plan supports the use of the log dump site for recreation and inclusion of this property within the Willamette River Greenway Boundary.
- Recreation and Willamette River Greenway
- Goal: To provide adequate park land and recreation facilities for area residents and visitors and preserve land within the Willamette River Greenway.
- Objectives:

To establish and set aside areas for parks and other recreational facilities and uses in a manner compatible with surrounding areas.

To establish a park and open space system that fulfills the needs and desires of local

citizens.

To achieve the maximum possible benefits from local recreational opportunities by combining both public and private development.

- The “Existing Conditions” section identified the possibility of a park development located adjacent to the elementary school. Additional areas of potential development included the steeply-sloped land behind the Dundee Cemetery and the old log dump near Ash Island. For the record, the “dump” was not so much an unloading area as a place where logs were formed into rafts and floated to sawmills down river. The term “dump” is more terminology than description.
- The “Issues and Problems” section clearly identified the lack of recreational opportunities within the community as well as the lack of funds necessary to develop such opportunities. The “Alternatives” section states the City will likely seek a combination of outside funding, local taxes (or similar measures) and property dedication - as part of residential subdivision developments - to provide park land. No mention was made as to financial methods to construct improvements or to maintain facilities.
- Policies and Standards

The City supports the 150-foot line

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from the ordinary low-water mark for the Greenway. The City will continue efforts to educate property owners on the purpose and intent of the Greenway, and will evaluate the boundary line when the Comprehensive Plan is reviewed.

As public funds permit, the acquisition of park sites in advance of actual need will be made to assure the availability of adequate, properly located sites.

Creeks and natural drainage channels will become increasingly important for storm drainage as development increases. Major alterations to these stream courses or building in their flood plains will be prohibited. At a future date, pedestrianways or bicycle paths might be developed along these creeks.

Developers of large subdivisions will be encouraged to use the Planned Unit Development concept and will be required to set aside lands for open space and parks within their developments or to make donations of money in lieu of land.

The plan supports the concept of acquiring scenic easements along the Willamette River to preserve it as part

of the Greenway system.

The city will support District 3 in meeting its anticipated demand for future park land and recreational uses. (Note: the demand estimate is 31 acres of recreational/open space per 1000 residents.)

- The “Implementation” section viewed the Planned Unit Development provisions as supplying open space and recreational facilities. The subdivision regulations are (or were) to provide for land dedication or payments to meet open space needs. Further, the City established a process to review development within the Willamette River Greenway.

■ Transportation System Plan

- The key transportation policy is “Newberg-Dundee Bypass” Policy #3 which states the following:

The City shall encourage the new bypass design to provide adequate access – including pedestrian, bicycle, vehicle and recreational to the Willamette River.

- Other policies encourage the creation and maintenance of pedestrian and bicycle facilities. While not directly related to parks and open space, such access is an important

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component for recreational access - especially with regard to younger citizens - and allows a means to connect various park sites with the community at large.

- Development Ordinance
- The Development Ordinance implements the goals and policies of the Comprehensive Plan. The following section identifies specific sections in the Ordinance referencing parks, open spaces and recreation. In effect, these are the City's current "tools" to meet Plan objectives.

- Agricultural Zone
- Conditional Uses

The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 3.103.

Private parks, playgrounds, hunting and fishing preserves, and campgrounds

Parks, playgrounds, or community centers owned and operated by a governmental agency or a non-profit organization

EFU Zone

Conditional Uses

The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 3.103.

Private parks, playgrounds, hunting and fishing preserves, and campgrounds

Parks, playgrounds, or community centers owned and operated by a governmental agency or a non-profit organization

SINGLE-FAMILY RESIDENTIAL ZONE (R-1)

Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the R-1 zone:

Public park and recreation area

Conditional Uses

The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 3.103.

Golf course except driving range, or miniature golf operated as a business

SINGLE-FAMILY RESIDENTIAL ZONE (R-2)

Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the R-2 zone:

Public park and recreation area

Conditional Uses

The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 3.103.

Golf course except driving range, or miniature golf operated as a business

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MEDIUM DENSITY RESIDENTIAL ZONE (R-3)

Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the R-3 zone:

Public park and recreation area

Conditional Uses

The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 3.103.

Golf course except driving range, or miniature golf operated as a business

COMMUNITY COMMERCIAL ZONE (C)

Permitted Uses

The following uses are permitted in the C zone, subject to a Site Plan Review:

Public and semi-public buildings, structures and uses, such as parks, municipal offices, libraries, police and fire stations and hospitals

PUBLIC ZONE (P)

Permitted Uses

The following uses are permitted in the P zone and subject to a Site Plan Review:

Publicly owned buildings and facilities such as city halls, community centers, libraries, schools, fire stations and police stations

Public outdoor recreation facilities such as parks, swimming pools, golf courses and playgrounds

Conditional Uses

The following uses may be permitted in then P zone when authorized under the procedures in Section 3.103:

Commercial recreational services with typical uses such as marinas, boating clubs, recreational vehicle or boat rentals, amusement parks, and race tracks

GM (GREENWAY MANAGEMENT OVERLAY) Zone

Review of Uses

Within the GM (GREENWAY MANAGEMENT OVERLAY) Zone, a conditional use permit shall be required for all use changes, intensification of uses or site alteration on land or water otherwise permitted in the underlying zone except for the following activities which are not subject to review in this overlay zone:

Activities to protect, conserve, enhance, and maintain public recreational, scenic, historical and natural uses of public lands, identified in a public park master plan approved by the City Council by order. If the responsible agency did not hold a public hearing prior to plan adoption, the City shall hold a hearing under the procedures for a conditional use permit and make findings that the

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criteria in this Chapter are satisfied before approving a park plan

PLANNED UNIT DEVELOPMENT

2.302.05 PUD

Community Option: The City may request the dedication of proposed open space in lieu of payment of park system development charges. The land must be reasonably suited for use as a City park or for recreation purposes, taking into consideration such factors as size, shape, topography, geology, access, location, and applicable Comprehensive Plan policies, when such dedication is consistent with the ability of the City to maintain such parks.

Submittal Requirements

The following submittal requirements shall apply to all major partition applications and to Preliminary Plan applications for subdivisions and PUDs.

The following supplemental information shall be required for all PUD Preliminary Plan applications:

Calculations justifying the proposed density of development as required by Subsection 2.302.05(C).

Proposed uses of the property, including sites, if any, for attached dwelling units, recreational facilities, parks and playgrounds or other public or

semi-public uses, with the purpose, condition and limitations of such reservations clearly indicated.

- These regulatory measures are primarily limited to identifying in which zones allow or conditionally permit parks, open spaces and associated recreational facilities. The sole exception is the PUD provisions which allow the City to request park land dedication to meet specific public needs. This provision, however, does not apply to subdivisions.

IMPLEMENTATION MEASURES

- Ultimately, the intent of the Parks and Open Space Plan is to implement proposed improvements. This is not a simple task and will involve the cooperation of many organizations and individuals as well as coordination of efforts between a variety of agencies and interests.

- The Plan envisions three general improvement categories:

Community, District, or Regional Park – This type of park will not only serve the community as a whole but provides recreational opportunities for the region and state. Efforts center on developing the Willamette River waterfront on the east side of Dundee.

Corridors – The Parks Plan features connecting corridors to effectively unite the entire park system. While some specialized corridors were identified (e.g., Viewpoint Greenway) many of the connecting corridors will utilize existing right-of-

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way as part of the local pedestrian and bicycle transportation system.

Neighborhood Parks – No less important are parks serving local neighborhoods. Due to their size, they represent a unique challenge in acquisition and improvement.

- Existing planning documents offer some opportunity to implement the Park Plan objectives. However, it is important to recognize that while planning will be important to the Plan's success, it is not the only "tool" available to the community nor the necessarily the best one to accomplish stated objectives.
- Cooperation and coordination among individuals and agencies will likely play a greater role, especially with regard to financing the acquisition, improvement and maintenance of parks and open space. Such cooperation will be especially critical in creating a community-wide and regional park. Fortunately, the proposed bicycle and pedestrian connections envisioned by the TSP will assist with the proposed corridors. Probably the one single issue is the acquisition of the necessary park land to meet neighborhood needs. This represents an important challenge to the success of any adopted park plan.
- With that, the following sections address possible revisions to existing planning documents to help implement the Parks Plan.

Comprehensive Plan

- The existing Plan document provided the framework for the Parks Plan. In many respects, the Parks Plan mirrors the objectives of the Comprehensive Plan, but in greater detail. For this reason, it would be appropriate to directly reference the Parks and Open Space Plan and recognize its primacy in park planning.

- *Open Spaces, Natural and Cultural Resources* - Policies under this Plan element - though somewhat archaic – can remain. The first Policy regarding the "log dump" could be removed without affecting the element's overall intent.

- *Recreation and Willamette River Greenway* – This is the key Plan element with regard to park and open space planning. The basic premise and objectives of the park plan should be outlined in this element. It is suggested the policy provisions be revised as follows:

- Policies and Standards - Parks

The City shall provide and promote recreational opportunities for the citizens of Dundee through the adoption of a Master Parks and Open Space Plan. The adopted Plan shall serve as a guide for development of a park system including location, potential improvements and methods of financing. The City envisions including the following concepts in developing the Plan

- The creation of a waterfront park along the Willamette River, designed to serve local, regional and potentially state recreational needs by

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providing amenities and opportunities unique to the river setting.

- The creation of a series of parks designed to serve the local neighborhoods and within reasonable walking distance.
- The creation of a system of pedestrian and bicycle paths, walkways and the local street system, connecting the individual parks into a unified system.
- The use of the City's downtown area as a focal point within a park system as a means to unite public and private interests in the park amenity.

The City shall promote public/private coordination and cooperation to obtain park land, construct improvements and maintain facilities.

The City shall establish provisions in the implementing land use ordinances to assist in the acquisition of land and funding to support the adopted Parks Plan.

✚ Policies and Standards – Willamette River Greenway

- The City supports the 150-foot line from the ordinary low-water mark for the Greenway. The City will continue efforts to educate property owners on the purpose and intent of the Greenway, and will evaluate the boundary line when the Comprehensive Plan is reviewed.

- As public funds permit, the acquisition of park sites in advance of actual need will be made to assure the availability of adequate, properly located sites.
- Creeks and natural drainage channels will become increasingly important for storm drainage as development increases. Major alterations to these stream courses or building in their flood plains will be prohibited. At a future date, pedestrianways or bicycle paths might be developed along these creeks.

Developers of large subdivisions will be encouraged to use the Planned Unit Development concept and will be required to set aside lands for open space and parks within their developments or to make donations of money in lieu of land.

The plan supports the concept of acquiring scenic easements along the Willamette River to preserve it as part of the Greenway system.

The city will support District 3 in meeting its anticipated demand for future park land and recreational uses. (Note: the demand estimate is 31 acres of recreational/open space per 1000 residents.)

✚ TRANSPORTATION SYSTEM PLAN

- The TSP was recently adopted. The City recently amended the TSP to address issues related to the proposed Newberg-Dundee Transportation Improvement Plan. The proposed policies – in

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general – support a design concept that ensures continued access to the Willamette River. However, these adopted polices are currently under appeal. Regardless, the language reinforces the City’s – and certainly the Park Plan’s – desire to ensure vehicle, pedestrian and bicycle access to the Willamette River remains. Development of the community park is not possible without this access.

DEVELOPMENT ORDINANCE

- The Development Ordinance is the primary land use tool to implement the proposed Parks Plan. Certain modifications would appear appropriate to assist the City.

- Industrial Zone

There is some potential for certain Light Industrial zoned land to be included in the Park plan. For this reason, the park-related developed should be permitted within the zone. It is suggested Section 2.109.02.B., be amended as follows (new language in **bold**):

Public utility and public service installations, including repair and storage facilities, **and, parks and parks improvement identified in an adopted master park plan.**

- Planned Unit Development

The City recently amended the PUD provisions to require the dedication of land that is identified in a master park plan. Further, this land can be

credited to the open space requirement for a PUD. No further action is recommended.

Site Development Review

With few exceptions, a site development review application and approval is required for the development of vacant land. This provision also applies to park development. It is recommended that park projects supported by an adopted plan be exempt from this requirement. This recognizes the park planning process addressed design and compatibility issues. The suggested amendment to Section 3.105.03 is as follows (new language in **bold**):

Parks and park improvements included as part of an adopted master park plan.

Please note that parks that are not part of an adopted plan would still require a site development review application and approval.

Subdivisions

Park and open space demand is directly related to population growth. For Dundee, this is primarily through subdivision development. While PUD projects are required to dedicate land for public park development under specific circumstances, this requirement does not apply to subdivisions.

It is suggested that such language be incorporated into the subdivision development requirements. Recognizing that not all such projects contain land located within the master park plan, it is

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appropriate to consider a cash payment in lieu of land dedication. Section 2.208.03 could be amended with the addition of the following new Section:

Park Requirements for Residential Subdivisions.
Subdivisions shall provide for public parks by one of the following methods:

1. Dedication - The dedication of park land shall be subject to the following:
 - a. Area Calculation. Land shall be dedicated at an area equal to one acre per 100 potential residents. For the purposes of this section, the potential residential population shall be computed at the rate of 3.25 persons for each potential unit for single family homes and duplexes.
 - b. Location. The location of any dedicated park land shall be consistent with the adopted master parks plan.
 - c. Limitations. The land dedication shall not exceed the requirements established by an adopted master parks plan nor shall exceed more than 5% of the gross area of the subject project area.
2. Financial Contribution - If the project is not located within an area identified by an adopted master park plan for park or

open space development, the developer shall contribute toward a City park fund an amount equivalent to the amount of land that would have been required in item 1., above. The financial contribution shall be subject to the following:

- a. Appraisal Requirements: Market value shall be established by a professional land appraiser who is a member of the American Institute of Real Estate Appraisers or is certified by the State of Oregon as a certified appraiser. A date which is within 60 days of the final approval of the tentative plan shall be used for the purpose of fixing value.
- b. Responsibility: The City shall be responsible for securing the services of a professional appraiser. The selected individual shall be acceptable to both the City and the developer.
- c. Annexation: If the property is subject to an annexation the appraisal shall always be determined on a date subsequent to the parcel's annexation to the City.
- d. Payment Schedule: The sum of money established by this procedure shall be paid to the City

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prior to the approval and recording of the final plat.

This language has the possibility of obtaining park land – or necessary funds - but also has its limits. While the City can plan for parks, it cannot expect the unlimited dedication of land. Recognizing this, the provisions state the land dedication cannot exceed the amount anticipated by the park plan nor can it exceed 5% of the area of the project.

Under this scenario, the City may face a situation whereby more land must be dedicated to meet park plan expectations. For this reason, the City must be prepared to purchase this additional land. These funds will likely be generated by other subdivision projects that are located outside of identified park areas.

Capital Improvements Program

This Plan is primarily a policy document. However, it identifies several discrete parks and open space projects to be undertaken within the planning period. The most significant capital construction is anticipated in the Riverside Master Planning area, with that planning process providing the details on needed neighborhood and regional parks.

This plan is to be implemented by both public and private actions. Primarily, the City in cooperation with the Parks District will take the lead on development of community-wide facilities and on

facilities that are located within existing neighborhoods. In newly developing areas, neighborhood parks will be created in cooperation with the developers of new housing projects within the context of the Development Code and System Development Charge Ordinance standards for locating, developing, and contributing to the costs of these facilities.

The following table lays out the Capital Improvements Program for undertaking the projects in this Plan. It does not include the Willamette Riverfront Park as that project is not refined enough at this stage to be able to scope out elements and costs.

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Capitol Improvements Program					
Priority	Project	Description	Elements	Subtotal	Total
	Neighborhood Parks	Development of three new neighborhood parks in Riverside Neighborhood. Assumption of average size of 3 acres	Acquisition, development, and equipment costs averaging \$41 per square foot. Subtotal is for each park. Total is for all three	\$5,357,880	\$16,073,640
	Cemetery to Red Hills Drive Pedestrian Connection - Option One - Stairway	Develop a connection from the Cemetery to Red Hills Drive to complete the pedestrian loop. Option one is to acquire a vacant lot, install stairs on a public easement, and then resell the lot.	Lot Acquisition	\$ 100,000	
Stairway @ \$50/square foot of tread			\$ 37,500		
Lot Resale			\$ (80,000)	\$ 57,500	
	Cemetery to Red Hills Drive Pedestrian Connection - Option Two - Walkway on existing ROW	Develop walking paths along existing right-of-way.	Clearing and construction - estimated flat fee	\$ 100,000	\$ 100,000

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	Cemetery watershed hillside path	Develop walking path descending hillside to road at bottom	Clearing and construction – estimated flat fee	\$ 25,000	\$ 25,000
	Viewmont Greenway	Develop a meandering path and landscaping along the length of the Viewmont Greenway	Landscaping and pathway along 2,200 lineal feet of 50' ROW @ \$5/square foot	\$ 550,000	
			Storm drain system	\$ 350,000	\$ 900,000
	Pedestrian Trails and Sidewalks	Development of pedestrian system in accordance with Plan standards in developed areas where sidewalks do not currently exist and will not be constructed by other projects	12,000' of 8' sidewalk @ \$5/square foot	\$ 480,000	\$ 480,000
	Maple Creek Greenway	Development of a linear wetland and trail along Maple Creek (assuming acquisition is condition of development)	800'x100' area @ \$5/square foot	\$ 400,000	\$ 400,000
	Oaks Park	Acquisition of existing house and property and conversion to natural area	Acquisition cost of \$250,000 plus conversion @ \$5/square foot for 60,000 square feet	\$ 550,000	\$ 550,000
	Canyon Lake	Removal of invasive vegetation. Creation of a walking path around lake.	Estimate flat \$250,000	\$ 250,000	\$ 250,000

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Figure 1 - DRAFT Plan Map

