

# DUNDEE DEVELOPMENT OPPORTUNITY



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CANTERBURY  
COMMERCIAL, LLC.

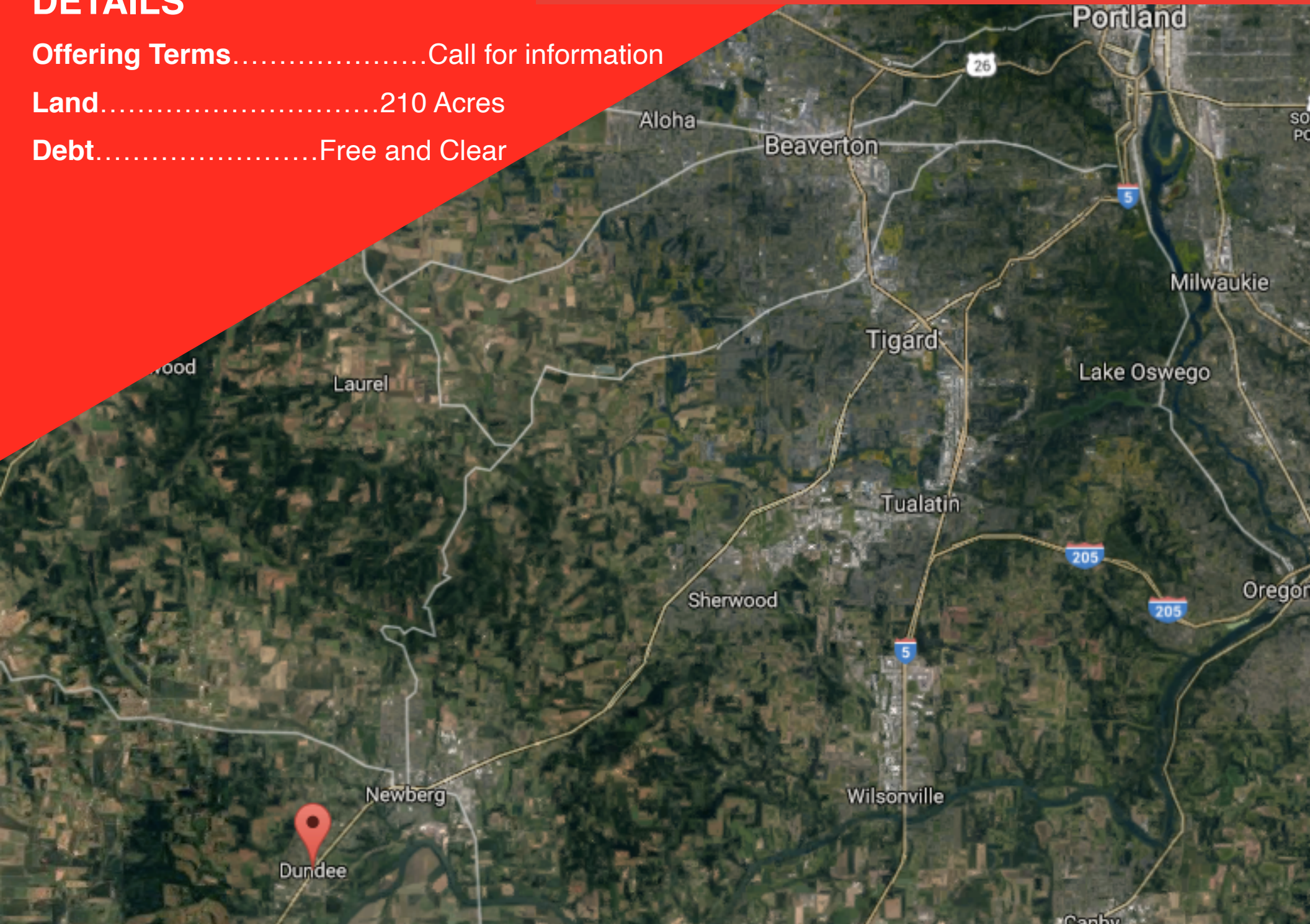
# The Property

## DETAILS

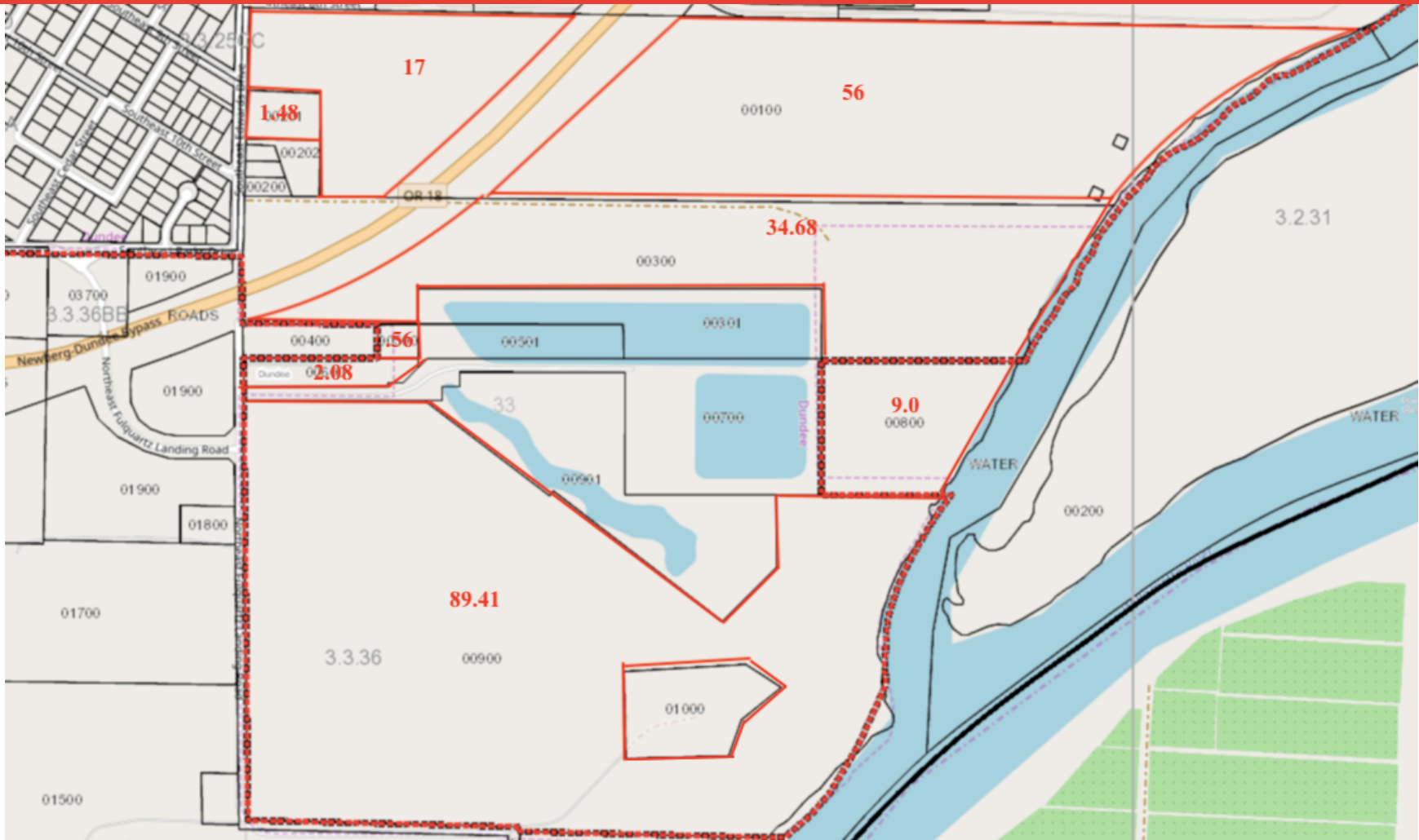
Offering Terms.....Call for information

Land.....210 Acres

Debt.....Free and Clear



# Acreage



Parcel	Acreage
R3336 00900	89.41
R3336 00600	2.08
R3336 00300	Approximately 34.68
R3336 00800	9
R3336 00500	0.56
R3336 00100	Approximately 56 acres and 17 acres
R3336 00201	1.48

# Usable Acreage

The following is a summary of approximate areas for the Lindquist properties in Dundee, Oregon. These areas are taken from tax maps, provided topo maps, and ODOT exhibits. A final survey would be required to confirm exact areas.

Boundaries for developable area used in the summary below include the following:

- Right-of-way lines
- Property lines
- 150' contour defined by River District Master Plan as the limits of the Urban Growth Boundary.
- Steep slopes at drainage channels / ravines

## Lot 100:

Original Lot Area	= 84.18 acres
ODOT Acquisitions	= 11.1 acres
Bypass	= 9.21
"Access Road"	= 1.49
Slope Easement	= 0.4
Outside UGB	= 30.05 acres
Slopes	= 4.56 acres
Developable Area	= 38.47 acres
West of Bypass	= 15.5
East of Bypass	= 22.97

## Lot 201:

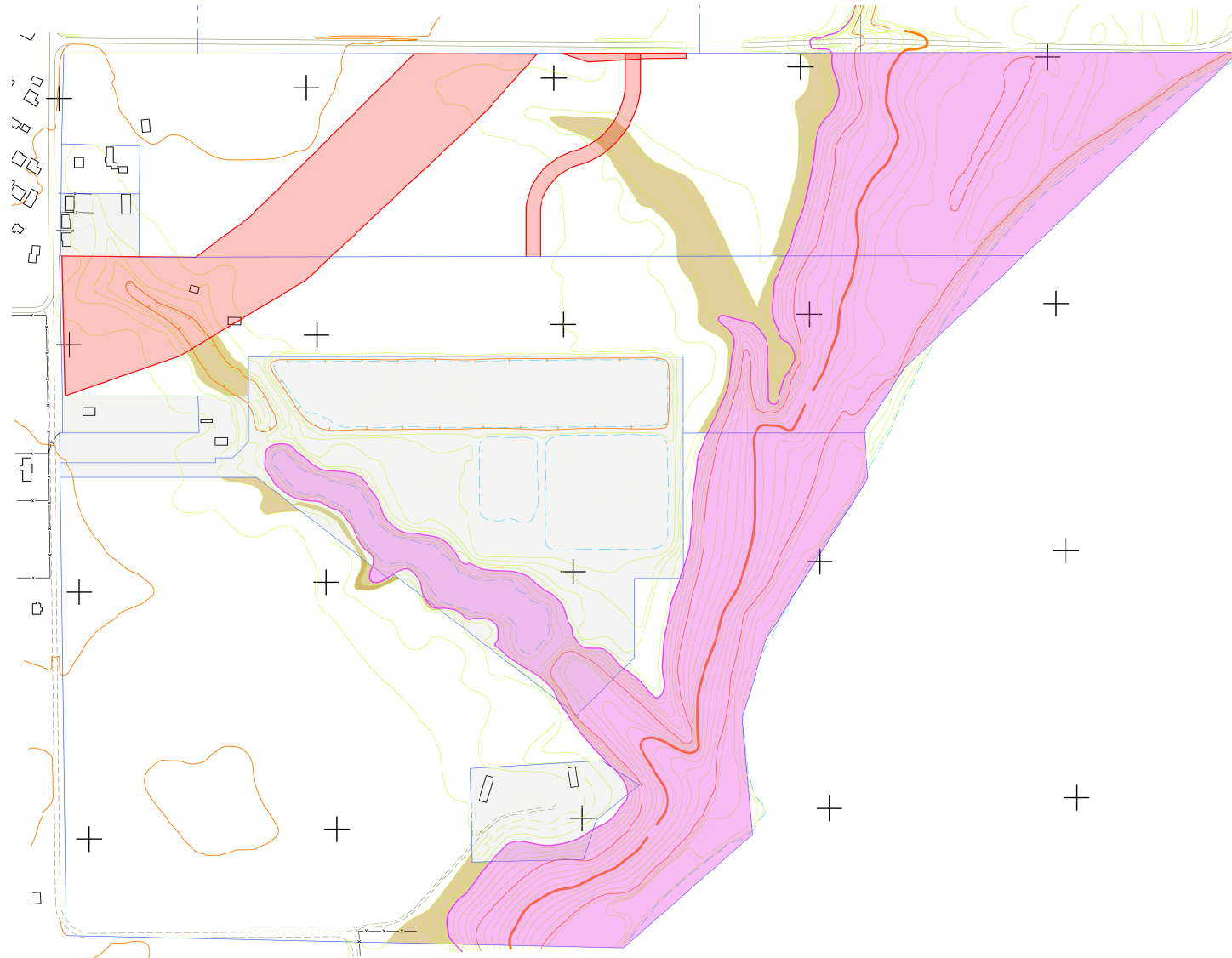
Developable Area	= 1.45 acres
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## Lot 300:

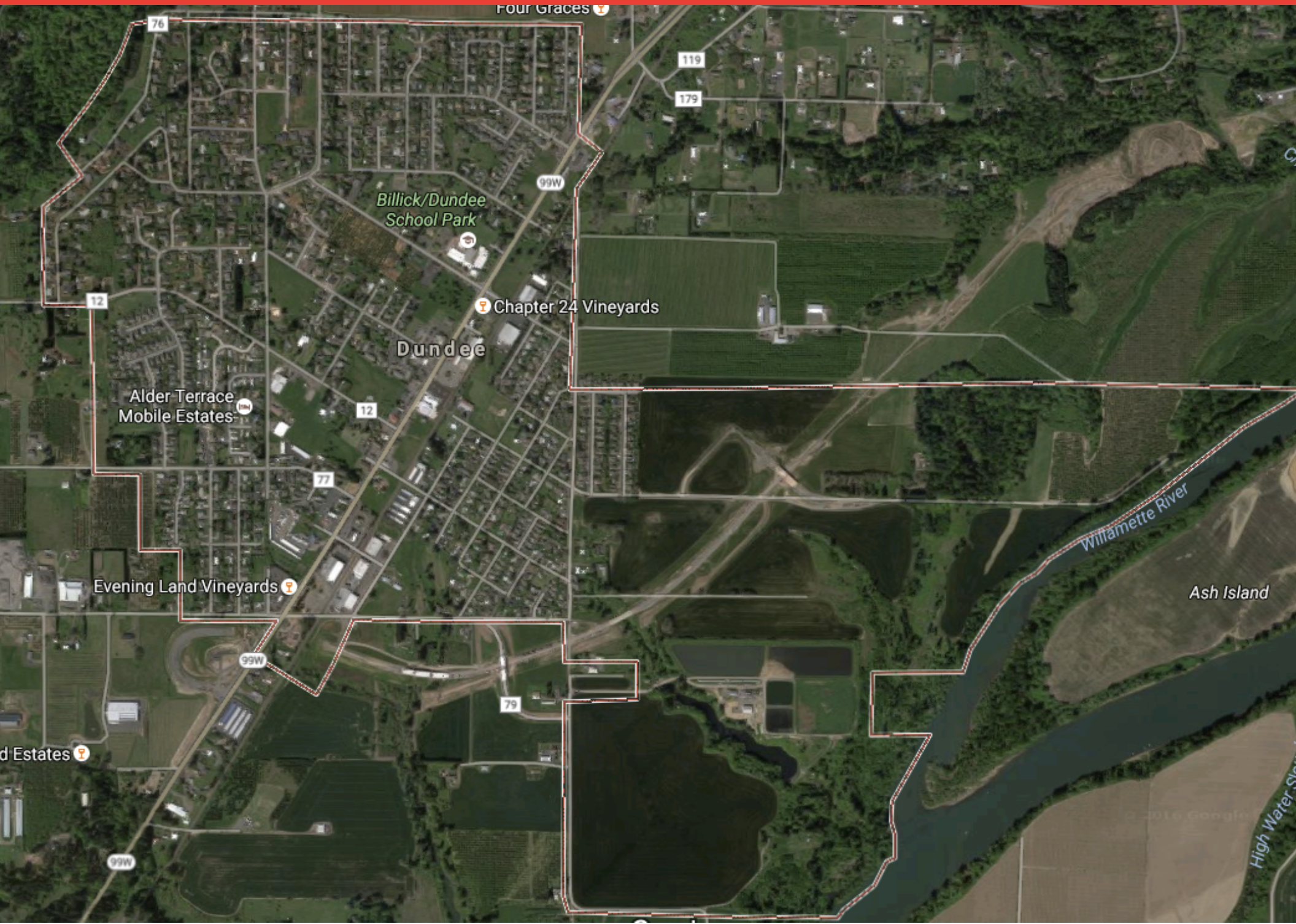
Original Lot Area	= 43.25 acres
ODOT Acquisitions	= 8.57 acres
Bypass	= 8.57
"Access Road"	= 0
Slope Easement	= 0
Outside UGB	= 12.26 acres
Slopes	= 3.42 acres
Developable Area	= 19.0 acres

## Lot 900:

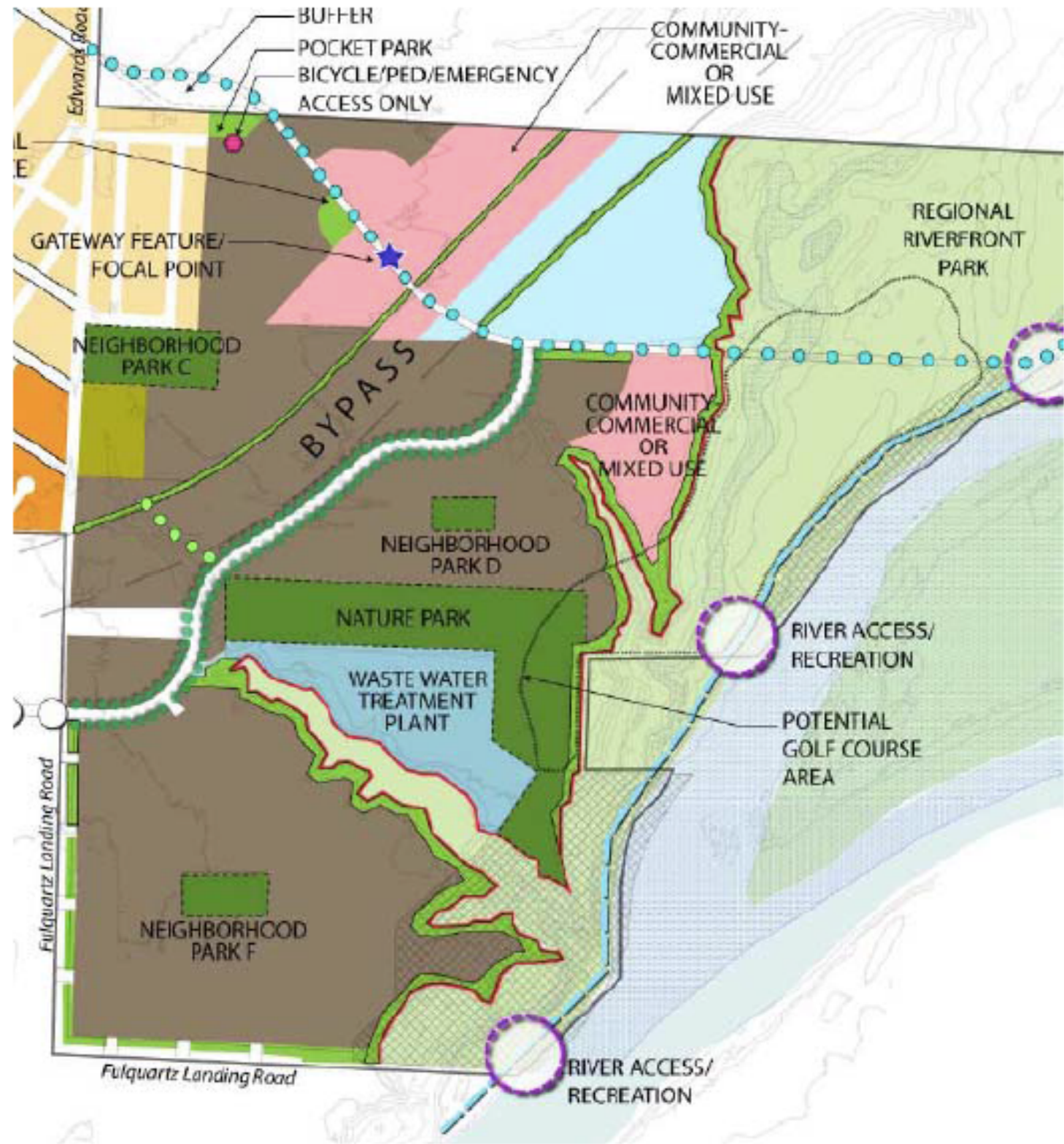
Original Lot Area	= 89.41 acres
Outside UGB	= 21.57 acres
Slopes	= 1.48 acres
Developable Area	= 66.36 acres



# City of Dundee



# Master Plan



# Master Plan

## Executive Summary

The Riverside District Master Plan area is comprised of about 360 acres in the City of Dundee, Oregon. The planning area fronts the Willamette River for over 6,000 linear feet across from Ash Island in the Chehalem Valley area of Yamhill County. The planning area is primarily undeveloped with the exception of a few single family dwellings and the wastewater treatment plant. The planning area encompasses the majority of the city's buildable land inventory. The City of Dundee initiated the master planning process in 2010 to provide a more detailed land use and transportation plan to guide coordinated development of this special area. The project was funded by a grant from the Oregon Transportation and Growth Management (TGM) Program consistent with Statewide Planning Goals that require cities to plan for future growth, including providing adequate land and facilities to meet long term (20-year) growth projections.

The Riverside District planning area features a number of unique assets and opportunities:

- A relatively small number of property owners and large parcels of undeveloped land, making master planning easier;
- A prime location along the Willamette River, with outstanding views of the river and surrounding areas in addition to access to water-based recreation;
- Natural resources that provide intrinsic natural values as well as amenities to future residents and visitors; and
- Community support for a creative, sustainable master plan and planning process.

The adopted Riverside District Master Plan reflects substantial input from the public involvement process, including opportunities for input from the major property owners. The Master Plan will guide future development of the planning area with a coordinated mix of residential, commercial, tourism and open space and recreational uses that are cohesive and connected with Dundee's larger community vision. The adopted Master Plan provides more detail regarding future development than can typically be provided through basic comprehensive plan designations and zoning. The Dundee Comprehensive Plan includes a new Riverside District plan designation and policies to provide a framework to implement the Riverside District Master Plan. Text of the Riverside District Comprehensive Plan Chapter is included in Appendix A of this Master Plan.

Adoption of the Master Plan concludes the following steps in a multi-step process required prior to development in the Riverside District:

1. Amendment of the Dundee Comprehensive Plan text to include a new chapter and policies relating to the Riverside District.
2. Amendment of the Comprehensive Plan Map to change existing designations for the Master Plan area from Agricultural, Residential, Commercial, Light Industrial and Public to the Riverside Plan District.
3. Adoption of the Riverside District Master Plan by reference as a support document to the Dundee Comprehensive Plan.

The City had initially hoped to amend the Development Code and the Zoning Map to apply the new Riverside District Zone (with seven subareas) to implement the master plan. However, following consideration of a March 2011 memo from the City's consulting engineer (Murray, Smith & Associates, Inc.) that documented the severity of the constraints on the existing water supply, the City decided to defer adoption of the Riverside District Zone and rezoning land in the Riverside District until more detailed infrastructure and financial plans are prepared to support the master plan, with a specific emphasis on water supply improvements.