

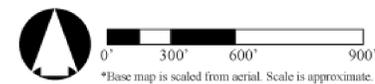
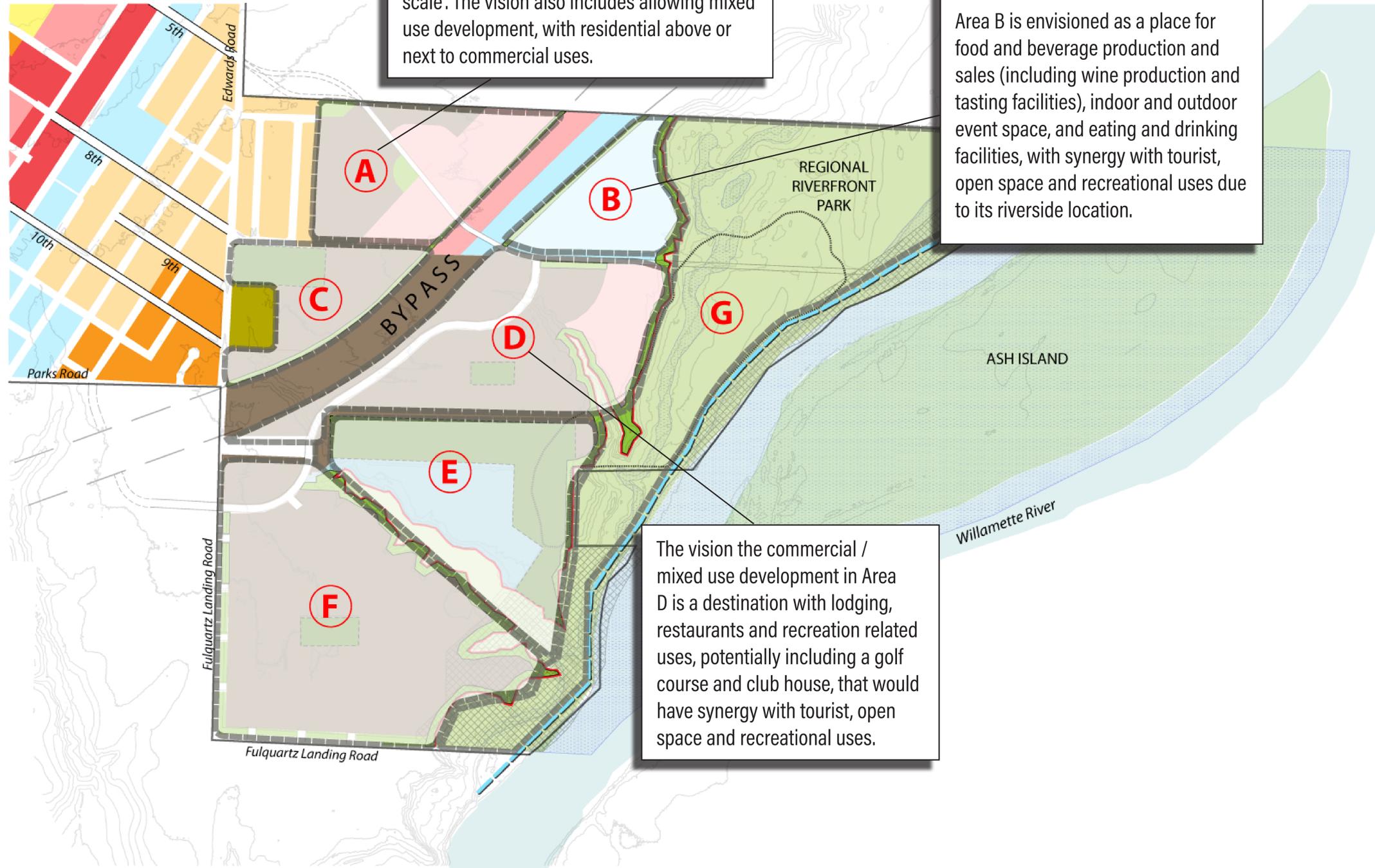


Dundee Riverside Zoning Code Community Meeting

The vision for the commercial / mixed use development in Area A includes smaller-scale neighborhood commercial uses, including a variety of retail, service and office uses (but not drive-through facilities) with a "village scale". The vision also includes allowing mixed use development, with residential above or next to commercial uses.

Area B is envisioned as a place for food and beverage production and sales (including wine production and tasting facilities), indoor and outdoor event space, and eating and drinking facilities, with synergy with tourist, open space and recreational uses due to its riverside location.

The vision the commercial / mixed use development in Area D is a destination with lodging, restaurants and recreation related uses, potentially including a golf course and club house, that would have synergy with tourist, open space and recreational uses.



*Base map is scaled from aerial. Scale is approximate.

Master Plan Subareas

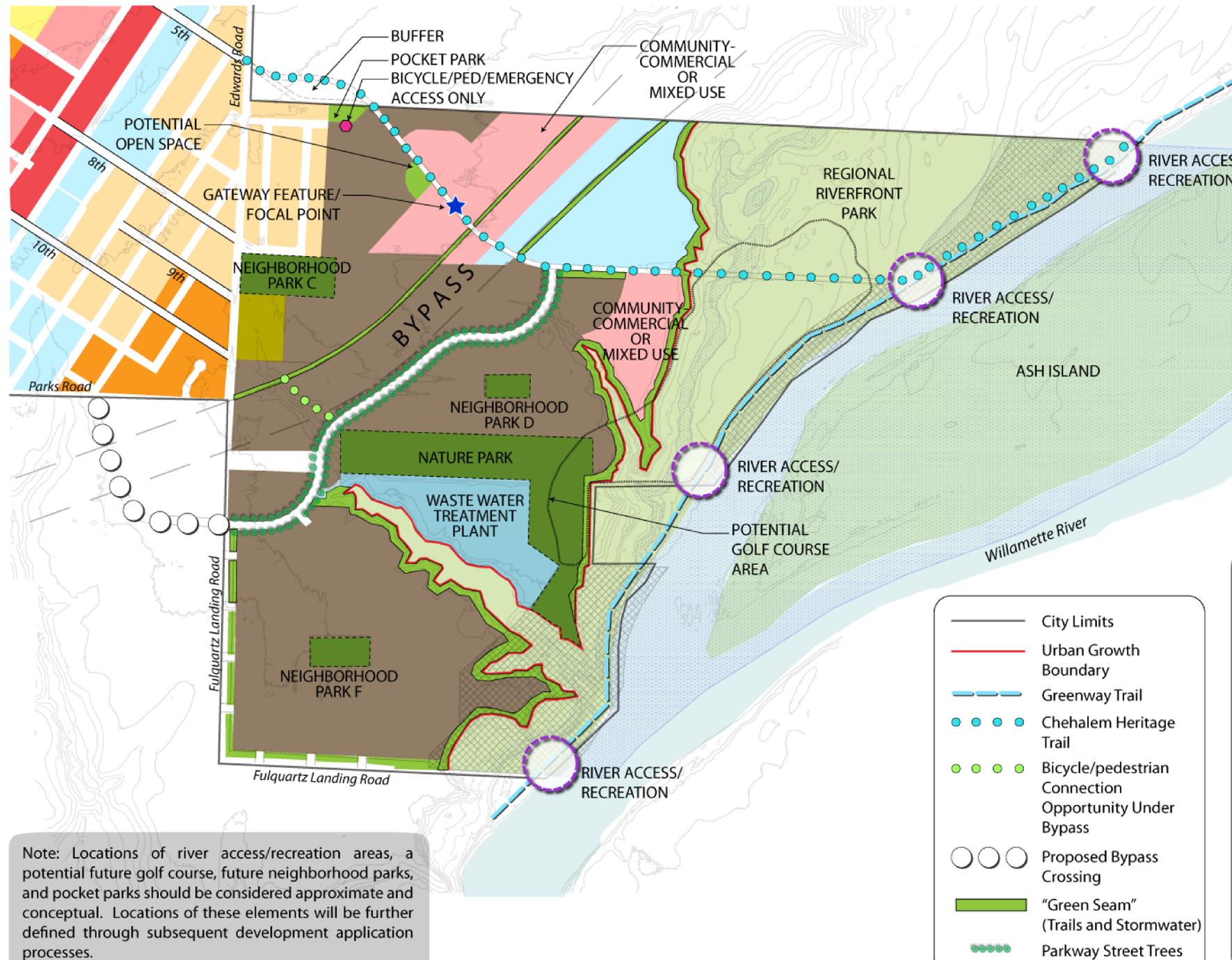
RIVERSIDE DISTRICT AND SUBAREAS MASTER PLAN - CITY OF DUNDEE

June 10, 2011





Dundee Riverside Zoning Code Community Meeting



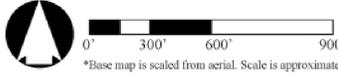
VISION...

- Housing
- Businesses
- Tourism
- Recreation
- Neighborhood Parks
- Open Space & Natural Resource Protection
- Streets & Trails
- Sustainable Development

Note: Locations of river access/recreation areas, a potential future golf course, future neighborhood parks, and pocket parks should be considered approximate and conceptual. Locations of these elements will be further defined through subsequent development application processes.

- City Limits
- Urban Growth Boundary
- Greenway Trail
- Chehallem Heritage Trail
- Bicycle/pedestrian Connection Opportunity Under Bypass
- Proposed Bypass Crossing
- "Green Seam" (Trails and Stormwater)
- Parkway Street Trees

- R-1 Low Residential
- R-2 Medium Residential
- R-3 High Residential
- Riverside Residential (10 units/acre)
- C Community Commercial
- CBD Central Business District
- A Agriculture
- EFU Exclusive Farm Use
- LI Light Industrial
- P Public
- Parks
- Greenway Management Overlay Zone
- Flood Hazard Zone





Dundee Riverside Zoning Code
Community Meeting

What type of businesses and other development should be allowed in the Commercial / Mixed Use and Light Industrial areas in the Riverside District?

Project Team recommendations are shown in the table below (“Rec.”):

Use colored dots to “vote” on whether you think each land use (row) is appropriate in each of the areas (columns):

- ✓ = Yes
- ? = It depends / Unsure
- ✗ = No

- Green = Yes
- Yellow = It depends / Unsure
- Red = No

| LAND USE | COMMERCIAL / MIXED USE SUBAREA A | | COMMERCIAL / MIXED USE SUBAREA D | | LIGHT INDUSTRIAL SUBAREA B | |
|---|----------------------------------|-----------|----------------------------------|-----------|----------------------------|-----------|
| | REC. | YOUR VOTE | REC. | YOUR VOTE | REC. | YOUR VOTE |
| Food and Beverage with on-site sales | | | | | | |
| Restaurants, bars, coffee shops, bakeries and butcher shops | ✓ | | ✓ | | ✓ | |
| Retail Small-Scale Winery, Brewery or Distillery (with on-site sales and <5,000 sf of production space) | ✓ | | ✓ | | ✓ | |
| Retail Sales | | | | | | |
| Garden Supply, Greenhouses, Lumber Yards, Building / Contracting supplies | ? | | ✗ | | ? | |
| Marijuana Dispensary or Retail Facility | ? | | ? | | ? | |
| All other indoor-only retail | ✓ | | ✓ | | ? | |
| Arts, Entertainment and Recreation | | | | | | |
| Amusement and Recreation, including Theaters, Bowling Alleys, Concert Venues | ? | | ✓ | | ? | |
| Art galleries & studios | ✓ | | ✓ | | ? | |



Dundee Riverside Zoning Code
Community Meeting

| LAND USE | COMMERCIAL / MIXED USE SUBAREA A | | COMMERCIAL / MIXED USE SUBAREA D | | LIGHT INDUSTRIAL SUBAREA B | |
|---|----------------------------------|-----------|----------------------------------|-----------|----------------------------|-----------|
| | REC. | YOUR VOTE | REC. | YOUR VOTE | REC. | YOUR VOTE |
| Golf Course, Driving Range, Miniature Golf | ? | | ✓ | | ? | |
| Hospitality | | | | | | |
| Hotels and Motels | ✓ | | ✓ | | ? | |
| Bed and Breakfast Inn or Vacation Rental | ✓ | | ✓ | | x | |
| Personal & Professional Services | | | | | | |
| Banks and Other Financial Institutions | ✓ | | ✓ | | ? | |
| Barber or Beauty Shop, nail salons, and other personal services | ✓ | | ✓ | | ? | |
| Medical/Dental Clinic | ✓ | | ? | | ? | |
| Business and Professional Offices (e.g. lawyers, insurance agents, and other offices) | ✓ | | ? | | ? | |
| Public & Institutional | | | | | | |
| Churches, community buildings, lodges/fraternal organizations | ✓ | | ✓ | | ? | |
| Cemetery, mortuary | ? | | ? | | ? | |
| Daycare, preschool, or grade school | ✓ | | ? | | x | |
| College, vocational school, or commercial school | ? | | ? | | ? | |
| Nursing home (with skilled nursing care) | ? | | ? | | x | |
| Parks | ✓ | | ✓ | | ✓ | |



Dundee Riverside Zoning Code Community Meeting

| LAND USE | COMMERCIAL / MIXED USE SUBAREA A | | COMMERCIAL / MIXED USE SUBAREA D | | LIGHT INDUSTRIAL SUBAREA B | |
|---|----------------------------------|-----------|----------------------------------|-----------|----------------------------|-----------|
| | REC. | YOUR VOTE | REC. | YOUR VOTE | REC. | YOUR VOTE |
| Housing | | | | | | |
| Multifamily housing (i.e. apartments or condominiums) and assisted living facilities | ✓ | | ✓ | | ✗ | |
| Live/work housing (combines dedicated ground-floor work space with living quarters) | ✓ | | ✓ | | ? | |
| Vehicle-Related <i>* These uses are unlikely to want to locate in this area due to limited accessibility to major roads.</i> | | | | | | |
| Vehicle sales and rental (e.g. car dealerships and car rental agencies)* | ? | | ✗ | | ✗ | |
| Vehicle service & repair (e.g. auto body shops, service garages) | ? | | ✗ | | ? | |
| Gas stations* | ? | | ✗ | | ? | |
| Manufacturing, Production, and Distribution | | | | | | |
| Beverage and Bottling Facility, Winery, Brewery, or Distillery (>5,000 square feet of production) | ✗ | | ✗ | | ✓ | |
| Small-Scale Manufacturing (<5,000 square feet of manufacturing space) | ? | | ? | | ✓ | |
| Food Manufacturing and Processing | ✗ | | ✗ | | ? | |
| Other Manufacturing and Production | ✗ | | ✗ | | ? | |
| Other | | | | | | |
| Personal & Mini-Storage | ✗ | | ✗ | | ? | |
| Trade Contractor Facilities | ✗ | | ✗ | | ? | |
| Kennel | ? | | ✗ | | ? | |