

## RIVERSIDE DISTRICT

GOAL: Adopt a new Riverside District comprehensive plan designation and master plan to provide a land use and transportation framework to guide long-term development of the Riverside District.

### OBJECTIVES

1. Apply a new Riverside District comprehensive plan designation to the approximately 360 acre planning area within the city limits shown in Figure 1.
2. Adopt the Riverside District Master Plan (June 2011) by reference as a support document to the Dundee Comprehensive Plan. Figure 2 shows the conceptual land use and transportation framework for the area within the Riverside District plan designation.
3. Adopt comprehensive plan policies specific to the Riverside District.
4. Recognize that adoption of the comprehensive plan framework (text and map amendments) represents the first steps in a multi-step process required prior to development. Future actions will include, but not be limited to:
  - Preparation of more detailed infrastructure and financial plans to assure adequate public facilities and services to support the master plan;
  - Development Code text amendment to adopt new Riverside District Zone;
  - Zone Change(s) to apply the new Riverside District Zone;
  - Detailed master plans (by subarea) to establish local street network, identify specific park sites and trail connections, lay out blocks, refine mix of land uses and set range of densities, mix of housing types and lot sizes, establish phasing schedule, etc.
  - Subdivision(s) to divide land in accordance with detailed master plans; dedicate local streets, parks and trail and utility easements; install public and private improvements, etc.
  - Potential site design review for non-residential buildings, unless clear and objective design standards are adopted as part of the detailed master plan for a particular subarea.

## EXISTING CONDITIONS

The Riverside District was annexed to the City of Dundee in 1969, prior to adoption of Senate Bill 100 and Oregon's statewide planning program. When the Dundee Comprehensive Plan was adopted in 1977, the majority of the Master Plan area was included in Dundee's Urban Growth Boundary (UGB). The city applied an Agriculture (A) holding zone to approximately 235 acres within the UGB and plan policies called for incremental rezoning of the agricultural land for residential use based on need.

Agricultural and undeveloped lands on the lower terrace near the Willamette River were not included in the 1977 UGB. The city applied an Exclusive Farm Use (EFU) zone to preserve approximately 125 acres within the city limits for farm uses.

The Riverside District is still largely undeveloped, with the exception of the wastewater treatment plant and a few single family dwellings. In 2008, Dundee City Council re-zoned about 54 acres in the northerly portion of the Riverside District from the Agriculture holding zone to a mix of residential (R-2 and R-3), commercial (CC) and light industrial (LI) zones. Conditions were attached to the zone change approval to limit certain uses, require submittal and approval of a master plan and assure adequate public facilities prior to development of the subject property. During the zone change process, the City Council expressed interest in using the master planning process to ensure integrated planning and development of the entire Riverside District instead of piecemeal rezoning.

Plans for the Newberg-Dundee Bypass also have significant implications for development in the Riverside District. After a lengthy federal environmental review process, Yamhill County and the cities of Newberg, Dundee and Dayton all approved the Bypass alignment and adopted comprehensive plan policies to support the Bypass. The Bypass alignment fragments the Riverside District. The Bypass will have full access control and ODOT will build two overcrossings in the vicinity of 8<sup>th</sup> Street and Fulquartz Landing Road/Parks Drive to provide connectivity across the Bypass and maintain access to the Willamette River.

The master plan document summarizes background information and existing conditions for the Riverside District planning area. A Background Conditions Report (August 2010) provides more detailed information on existing conditions.

## FINDINGS OF FACT

The Riverside District 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 Department of Transportation and Growth Management (TGM) Program.

The Riverside District 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 the master planning process.

The Riverside District master plan reflects substantial input from the public involvement process, including opportunities for on-going coordination with the major property owners. A key step in the planning process was a design charrette, held October 10-14, 2010, to identify land use and transportation plan alternatives for the Riverside District. A market study and a transportation analysis informed the selection of the preferred alternative.

A preliminary, planning-level analysis of public facilities and services needed to implement the preferred alternative was prepared and included in the Land Use Alternatives Report. However, that report was very clear that more analysis of costs and financing mechanisms and responsibilities will need to be conducted to implement the master plan.

On March 31, 2011, Murray, Smith & Associates, Inc. (MSA) presented a memorandum to the City Administrator to provide an estimate of the available capacity of the City of Dundee's existing water supply sources to serve additional development within the City's Urban Growth Boundary (UGB). The memorandum clearly documented the severity of the constraints on the existing water supply.

Following consideration of the water supply issue, the City decided to proceed with the first steps in the planning process (adoption of the Riverside District plan designation and this Comprehensive Plan chapter) and defer adoption of the Riverside District Zone and rezoning land in the Riverside District until adequate public facilities and services can be assured.

## POLICIES

1. The policies in this Riverside District chapter shall replace and supersede any policies in the Dundee Comprehensive Plan that relate to the area within the new Riverside District plan designation.
2. The City will identify the boundaries of the Riverside District plan designation on the Comprehensive Plan Map as shown in Figure 1.
3. The City will retain existing zoning that applies within the Riverside District plan designation. Existing zoning shall be considered consistent with the Riverside District plan designation because existing zones allow less intensive, lower density development than anticipated in the Riverside District Master Plan. Uses and development allowed under existing zoning regulations will be allowed, consistent with the provisions of the Dundee Development Code, statewide administrative rules and statutes, all of these policies, and any conditions of prior zoning and development approvals.
4. The waterfront uses are integral to and needed to support the overall development and open space vision of the Master Plan. The City will support the concept of expanding the UGB to coincide with the existing city limits and provide more appropriate zoning to accommodate the urban park, open space and recreational uses identified in the Riverside District Master Plan.
5. The City will adopt the Riverside District Master Plan (June 2011) by reference as a supporting document to the Dundee Comprehensive Plan. The Master Plan is intended to identify 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 Master Plan includes additional policies that will be applicable to review and approval of future zone changes, detailed master plans and subdivisions within the Riverside District.
6. Because the Master Plan is considered a concept document, the City will consider refinements to the location and arrangement of land uses and other aspects of the Master Plan prior to or in coordination with implementation of Riverside District zoning. Any changes to the concept Master Plan must include the following limitations and components:
  - A maximum of 20 acres designated for Commercial uses.
  - A maximum of 13 acres designated for Light Industrial uses.

- A mix of housing types and densities, with a target of 970 units in the Riverside District.
  - In areas where the Riverside District is adjacent to developed, lower density residential areas, the development standards of the lower density zone (maximum heights and setbacks) shall apply to new housing on abutting lots in the Riverside District.
  - Neighborhood park sites shall be required based on the target of 970 dwelling units according to the standards of the Dundee Parks and Open Space Plan.
  - A connected trail system shall be required to accommodate the Willamette River Trail, the Chehalem Heritage Trail, and connecting local trails within the Riverside District that link to the larger community trail system.
  - Cross-sections for trail improvements shall accommodate linear stormwater quality facilities, particularly along the top of the bluff.
  - A connected local street system with cross-sections specified to encourage sidewalks, planter strips, and street trees. Blocks shall not exceed a maximum length of 400 feet in commercial areas or 600 feet in residential areas.
  - A parkway collector shall be required to provide a north-south link of development subareas to the east of the Bypass and connections to the two Bypass overcrossings. The cross-section for the parkway collector shall be consistent with the standards in the Dundee TSP.
  - Riparian corridors shall be protected with a minimum 50-foot setback from the top of bank elevation.
7. All development within the Riverside District shall be adequately supported by the required facilities and services, including parks, schools, transportation, water, stormwater and wastewater infrastructure. Implementing ordinances shall provide that:
- Required facilities and services must be available concurrent with development; and
  - No implementing zoning map amendment may be granted except upon a finding that all required facilities and services are available, or can be made available, concurrent with development.

## IMPLEMENTATION

The Riverside District Master Plan includes an Action Chart that identifies implementation action issues that will need to be addressed by the city, property owners, and/or other local and state agencies and stakeholder to support development of the Riverside District. The Action Chart does not reflect City budget commitments but is intended to highlight the scope of some of the action items.

**Figure 1. Comprehensive Plan Map – Riverside District**