

# Dundee

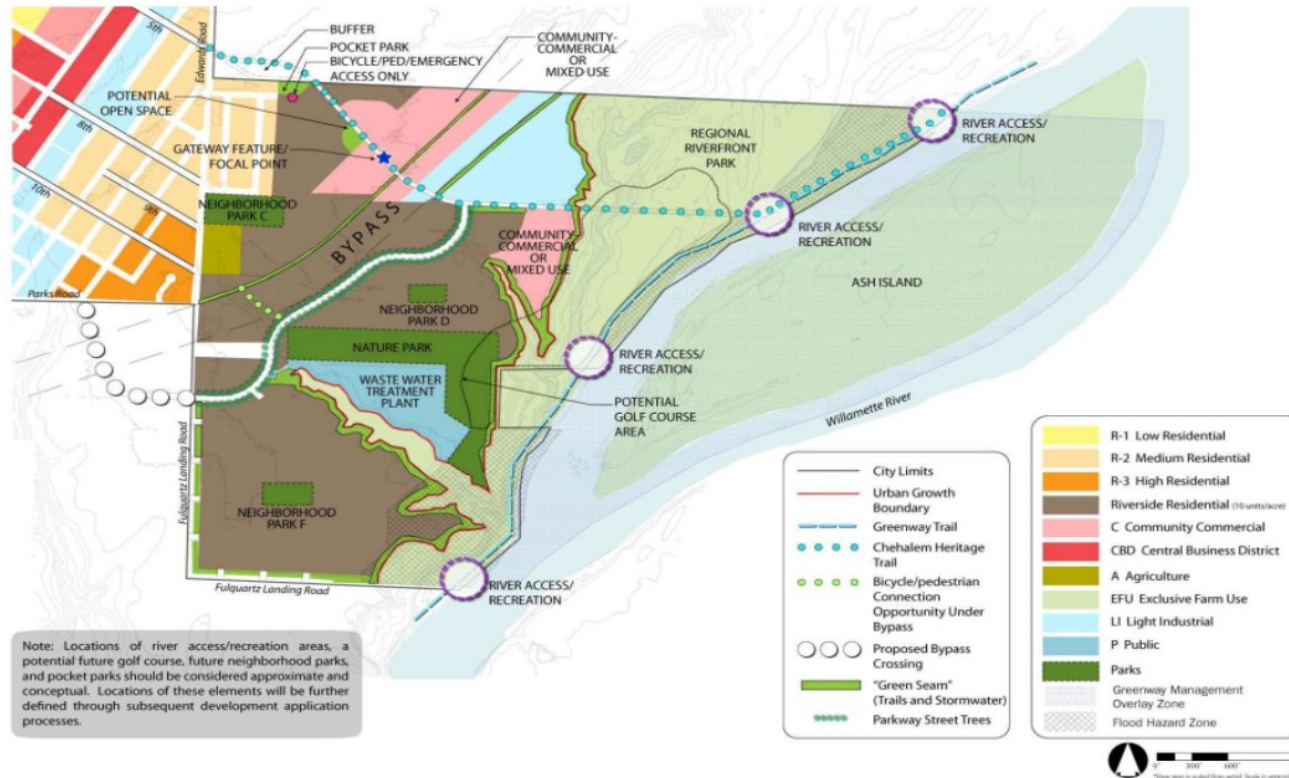
# Bypass Interchange

# Options

**All Cost Estimates on these drawings  
are several years old.**

# Riverside Plan

Figure 1 - Riverside District Land Uses



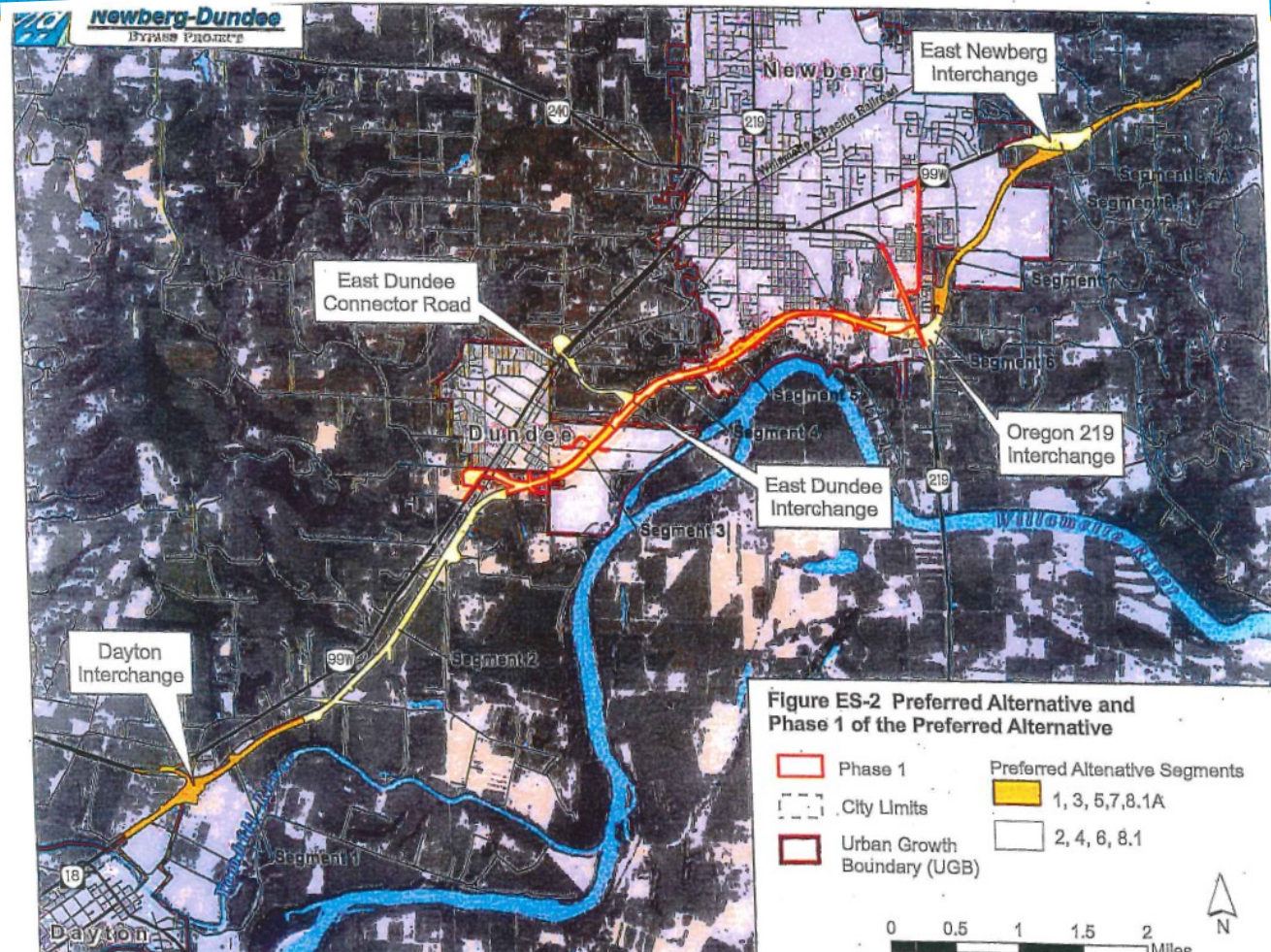
# Dundee Bypass Interchange Options

## Conclusion / Analysis

### **Best Solution needs to:**

- “Bypass” Dundee
- Serve Dundee’s Future Vision
- Use as little future viable lands as possible
- Stay within the EIFS as much as possible
- Condemn as little private lands as possible
- Help encourage development of the Riverside District
- Provide the best traffic pattern for both Dundee Residents, and Travellers
- Serve Emergency Response needs of Dundee and the Bypass

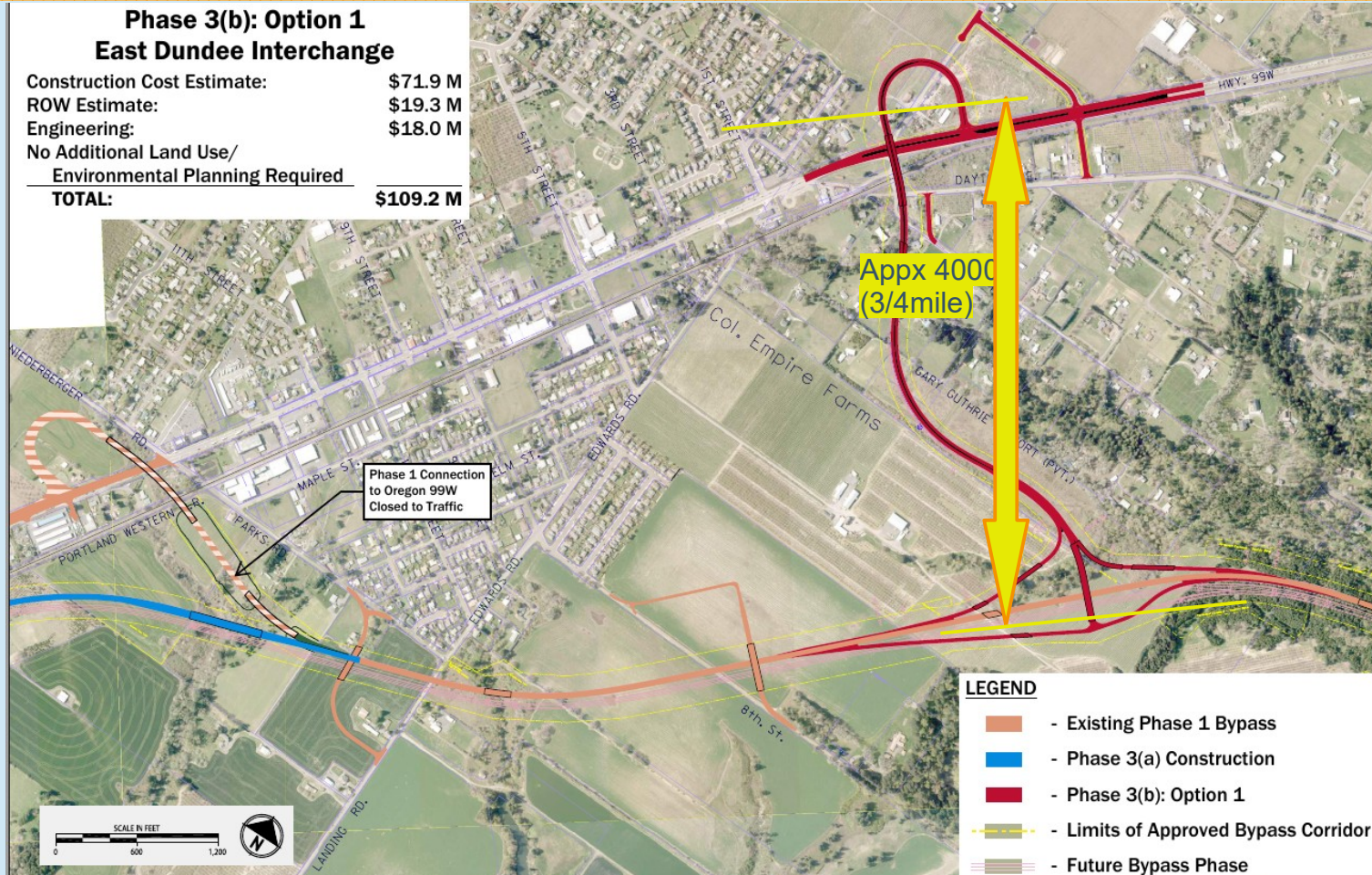
# Original Bypass Plan



# East Dundee Interchange

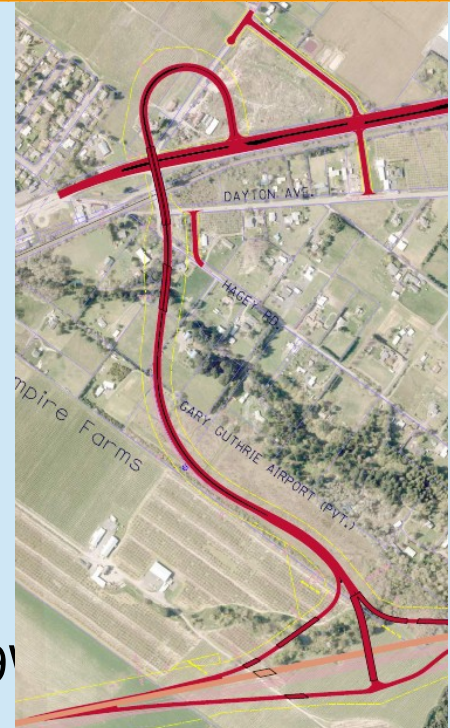
## Phase 3(b): Option 1 East Dundee Interchange

Construction Cost Estimate:	\$71.9 M
ROW Estimate:	\$19.3 M
Engineering:	\$18.0 M
No Additional Land Use/ Environmental Planning Required	
<b>TOTAL:</b>	<b>\$109.2 M</b>

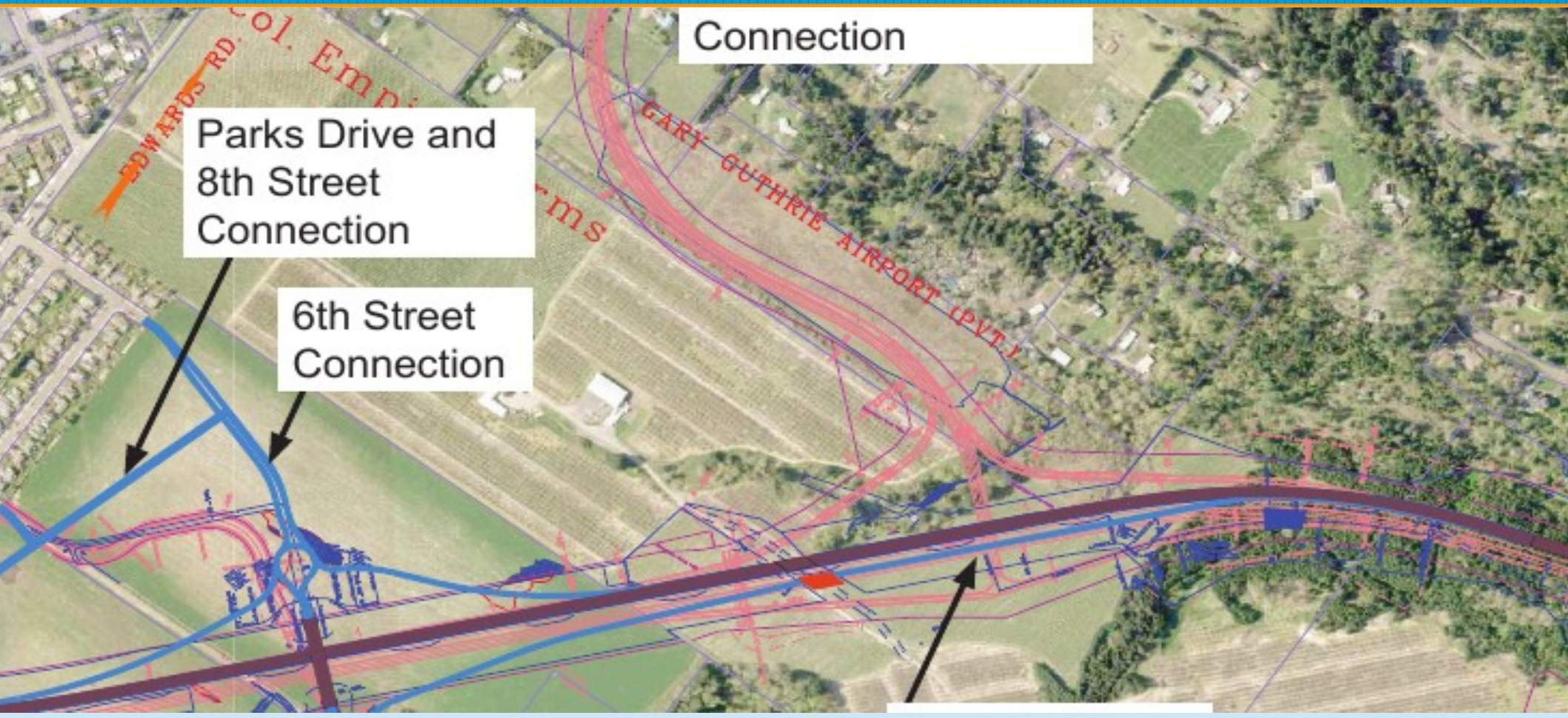


# East Dundee Interchange

- \* Within the EIFS
- \* Requires Condemnation of at least 7 full lots
- \* Requires Partial Condemnation of 5 lots
- \* Total Condemnation appx 22 acres
- \* Condemnation includes 4 Graces Vines & Old Tasting Room and Dundee Hills Resort Tasting Room & Clubhouse
- \* Requires additional ROW acquisition South of Bypass
- \* Does not actually “Bypass” Dundee
- \* Requires new road to be constructed East of Interchange @ 99'
- \* Requires new Hagey Rd connection
- \* No Direct Access to Riverside District
- \* No specific plan for Fishhook



# East Dundee Interchange



# East Dundee Interchange

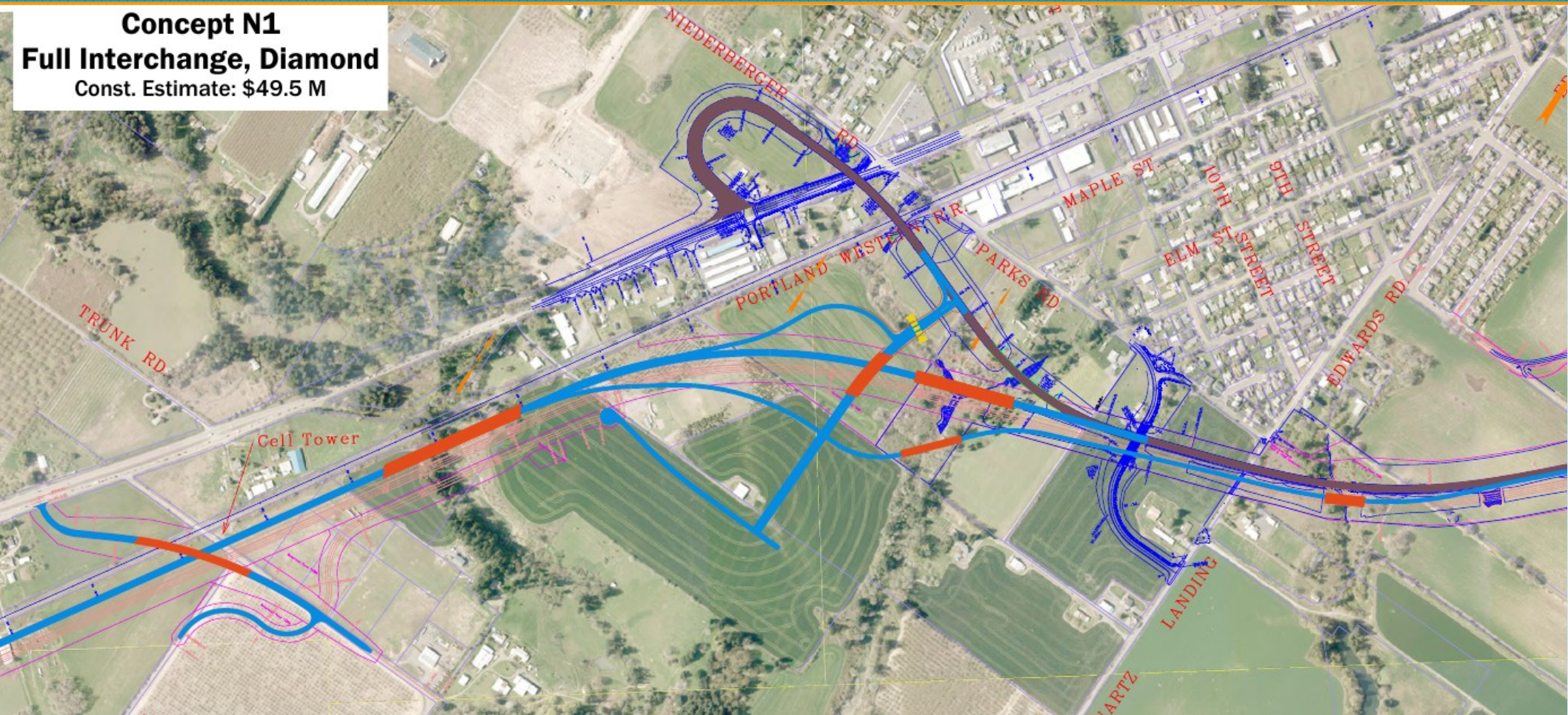


# Concept N1

## Concept N1

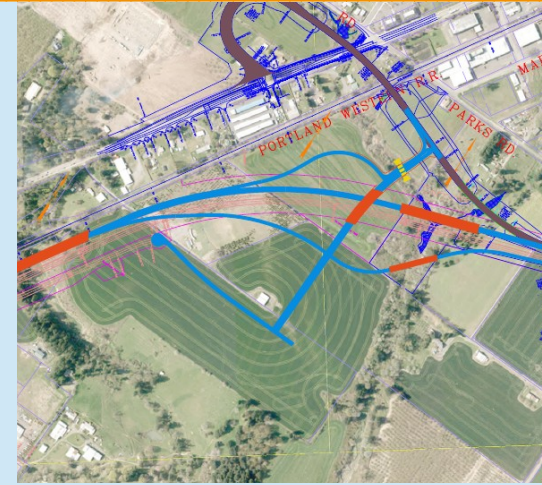
### Full Interchange, Diamond

Const. Estimate: \$49.5 M



# Concept N1

- \* Requires Condemnation of additional 12(?) Acres
- \* Requires 3 additional bridges over Wetlands
- \* Requires additional Bypass Overpass
- \* Will create an eyesore for Dundee Hillside Residents
- \* Interchange contains two 3-4 way stop signs
- \* Requires Condemnation and Relocation of Newberg Rod & Gun Club
- \* Nearly all of the Interchange is outside of original EIFS
- \* Requires Additional ROW to accommodate 4 lane expansion
- \* Eliminates potential future Dundee Commercial/Industrial Land

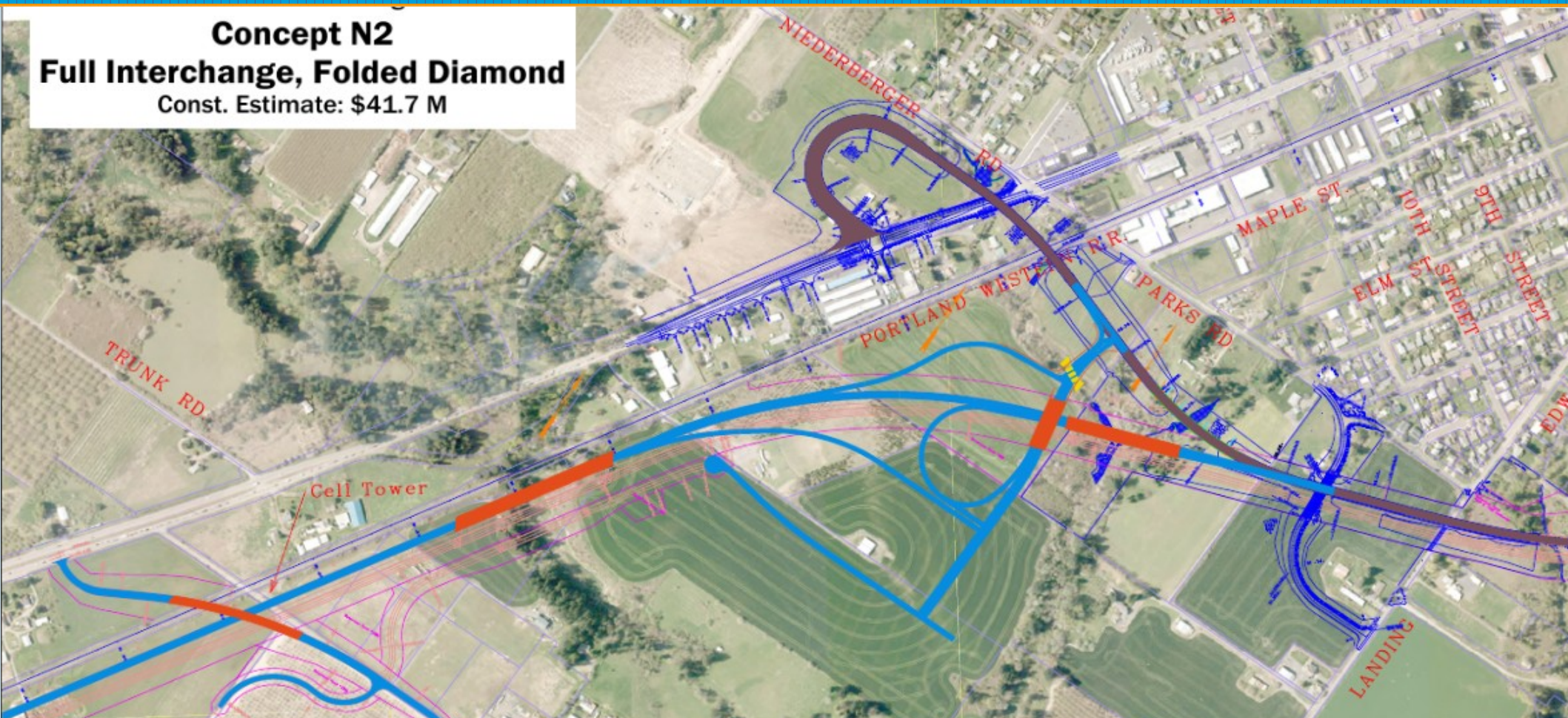


# Concept N2

## Concept N2

### Full Interchange, Folded Diamond

Const. Estimate: \$41.7 M



# Concept N2

- \* Requires Condemnation of additional 16(?) Acres
- \* Requires 3 additional bridges over Wetlands
- \* Requires additional Bypass Overpass
- \* Requires Condemnation and Relocation of Newberg Rod & Gun Club
- \* Nearly all of the Interchange is outside of original EIFS
- \* Will create an eyesore for Dundee Hillside Residents
- \* Requires Additional ROW to accommodate 4 lane expansion
- \* Interchange has two 2 way stop signs
- \* Eliminates potential future Dundee Commercial/Industrial Land

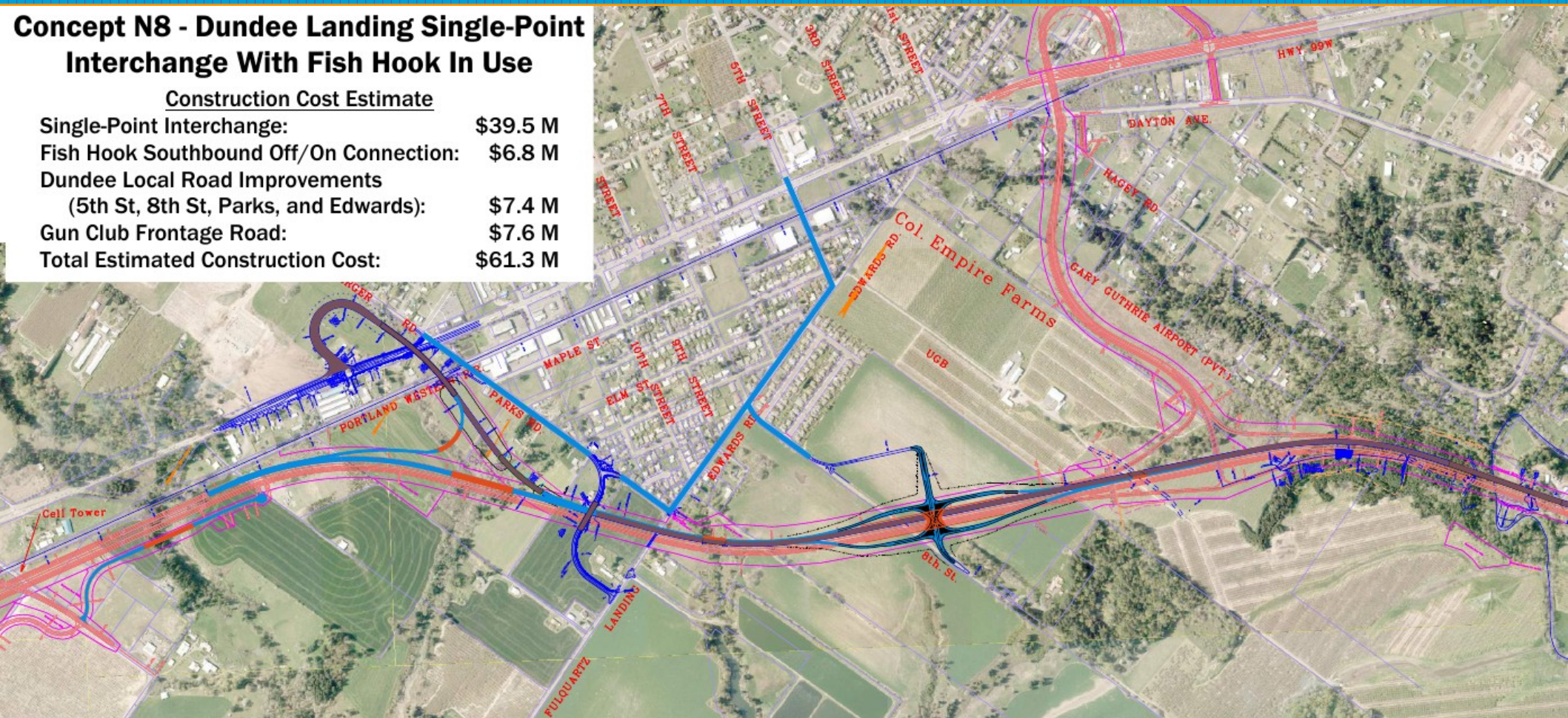


# Dundee Landing SPI

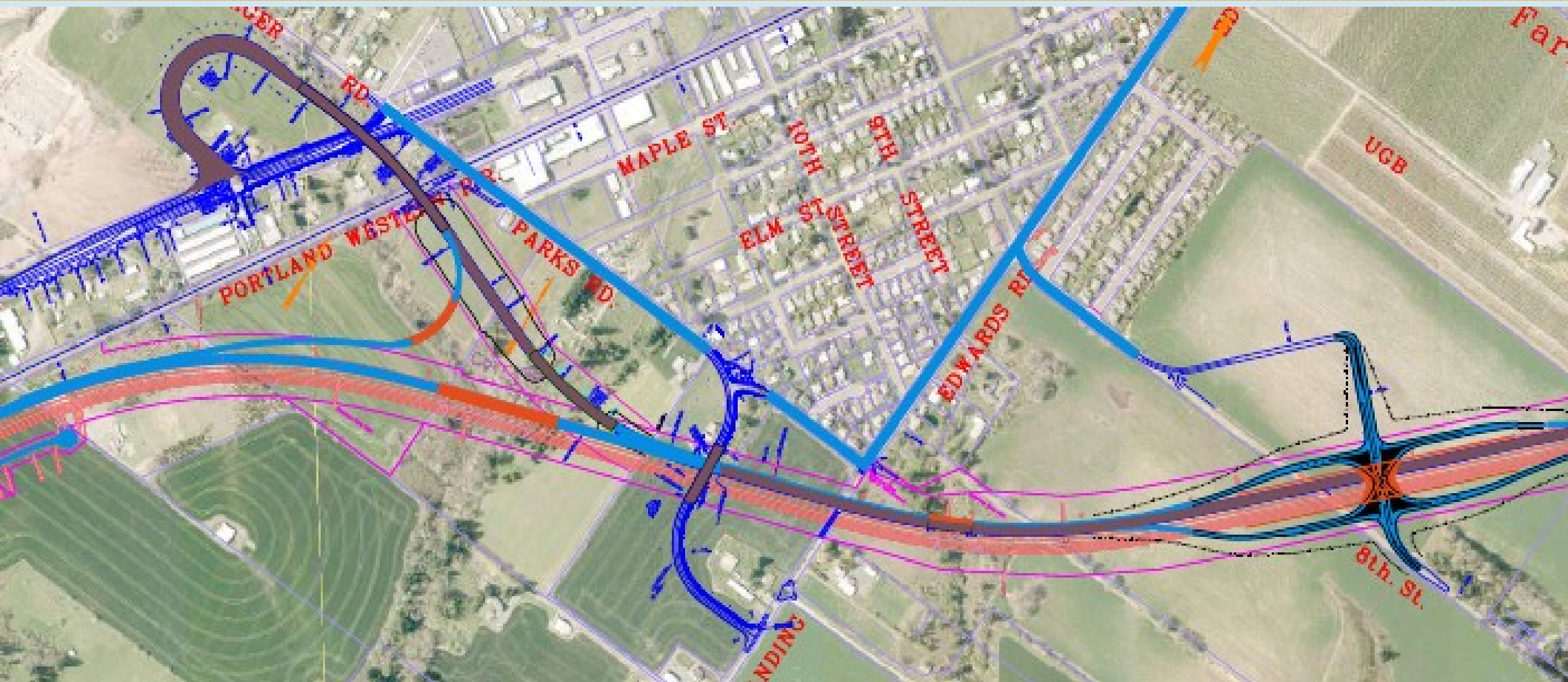
## Concept N8 - Dundee Landing Single-Point Interchange With Fish Hook In Use

### Construction Cost Estimate

Single-Point Interchange:	\$39.5 M
Fish Hook Southbound Off/On Connection:	\$6.8 M
Dundee Local Road Improvements (5th St, 8th St, Parks, and Edwards):	\$7.4 M
Gun Club Frontage Road:	\$7.6 M
<b>Total Estimated Construction Cost:</b>	<b>\$61.3 M</b>



# Dundee Landing SPI





# Dundee Landing SPI

- \* Requires Condemnation of additional 6.5 Acres
- \* Requires 1 additional bridge over Wetlands
- \* Requires rebuild of Dundee Landing Overpass
- \* Can avoid Condemnation and Relocation of Newberg Rod & Gun Club
- \* Only 1 bridge (appx 3.5 acres) is outside of original EIFS
- \* Provides Direct Access to Riverside District from Bypass
- \* Maintains operation of Fishhook serving as actual "Bypass" of Dundee
- \* Retains future prime Dundee Commercial/Industrial Land
- \* Will Launch Development in the Riverside District

