

SoFar, LLC
32230 NE Old Parrett Mountain Road
Newberg
OR 97132

December 1, 2023

Dear Members of Dundee Urban Renewal Committee:

Re: Application for Urban Renewal Funds

We are writing to request that the Dundee Urban Renewal Committee consider and approve our request for Urban Renewal funds to support the development of our project, Willamette Valley Wine Village on our land at the intersection of 9th Street and Alder Street. This project is designed to enhance the livability of Dundee by creating 84 units of much-needed workforce housing and 6 units of retail/office space to provide local amenities. The location of homes and retail/office spaces will also meet the City's transportation goals with the construction of a walk-able neighborhood with facilities for bicycle traffic. The project will complement the construction of the 9th Street Boulevard and local emerging businesses. Based on an estimate by a third party appraiser, the final market value of the project will be over \$26 million, thereby significantly increasing the tax revenues paid to the City. The target residents for the newly constructed homes will be medium income households from the surrounding area within a two-to-five mile radius. This will meet anticipated housing needs in the expected growth of the City of Dundee.

Please see attached documents that describe and explain the project and how it meets the City's Urban Renewal Vision and Goals:

- a. Statement demonstrating the ways that Willamette Valley Wine Village addresses the City's Urban Renewal Vision and Goals and meets the criteria for Urban Renewal funding.
- b. Overall master plan for Willamette Valley Wine Village.
- c. Preliminary plat indicating the dedication of private land to the City of Dundee (an updated environmental report and Geotech report will be provided as part of the City's acquisition of the land).

- d. Construction cost estimates from HBH Civil Engineers and Todd Construction Inc. for the extension of the Linden Street public road including the upgrade of public utilities.
- e. Demographic data for the City of Dundee and surrounding area.

In the Committee's deliberations, it will be important to consider the use of Urban Renewal funds to compensate the developer for dedication of private land for a public street, i.e. the Linden Street extension. This will meet the requirements of the City of Dundee Master Transportation Plan for connectivity. In order to consider this, the value will need to be determined by a third party appraisal based on the documents we are sharing here. This will ensure that there are no unknown issues that could affect the creation of this public road.

The Committee will need to consider the following in determining an Urban Renewal funding award:

1. The cost of construction and upgraded utilities to benefit the overall development of underutilized land.
2. Cost of land compensation.
3. Whether the 10th Street ROW can be included as part of the Urban Renewal funding to create and upgrade the stormwater system and public off-street parking and prepare for the future Linden Street extension to 11th Street.
4. Funding for the extension of on 10th Street and public parking.

Thank you for considering this request. We will be happy to provide any additional documentation that could be helpful in your decision making.

Sincerely,



Saj Jivanjee
SoFar, LLC, Managing Member

To: Dundee City Council

From: SoFar LLC/Willamette Valley Wine Village/Saj Jivanjee

Date: November 25, 2023

Thank you for considering this project for the Urban Renewal grant program. We are proposing a Public/ Private partnership between City of Dundee and Willamette Valley Wine Village that will use Urban Renewal and private funds in alignment with the City of Dundee Urban Renewal Plan Vision Statement and to meet goals laid out in the Urban Renewal Plan.

Dundee Urban Renewal Vision Statement: To revitalize the business district corridor to serve as the primary cultural, tourist, commercial core serving Dundee's citizens and visitors: encourage continued growth and development of the business district corridor; and enhance Dundee's distinct character and sense of place. The redevelopment of the business district corridor should create a vibrant area that can attract the public during both day and evening, create a pleasant multi-modal environment with connectivity to other areas of the community and attract a diverse mix to the commercial corridor.

The Willamette Valley Wine Village at 495 SW 9th Street will be a Mixed Use development that includes 90 units of micro retail and attainable housing for the workforce that supports the hospitality and wine industries, local businesses and public facilities such as schools, colleges, and medical facilities, and other supporting industries. The creation of housing and business spaces in the heart of Dundee on underutilized land adjacent to the new 9th Street Boulevard will address transportation goals, especially the expansion of foot traffic by placing new residents close to their places of employment.

Here we provide a summary of the public benefits of the project to demonstrate how the investment of Urban Renewal funds will enhance the community followed by an overview of the ways that WVWV will meet City of Dundee Development Goals One, Two, Three and Four with supporting documents attached.

Public Benefit

1. Provide much needed rental units and retail/live work spaces for local public and private business/small businesses employees for City of Dundee community and Yamhill County.
2. Meet livability goal of local street connectivity, which will include extending Linden Street through the private property project to encouraging pedestrian/bicycle traffic and reducing environmental impact. There is also the opportunity to increase future connect with 11th Street to encourage future development of undeveloped land.
3. Create economic benefit for local businesses when residents use local businesses and services.
4. Upgrade public utilities to allow private development on undeveloped land.
5. Provide opportunity to City of Dundee to realign 10th Street ROW by WVVV to transfer it private property to City of Dundee proportional with private property to alignment with 10th Street with private property.
6. Remove unpermitted structural fill that was allowed by the City of Dundee on private property related to previous industrial underground storage. Remove all buried concrete and repurpose it for structural fill to ensure that Linden Street is extended according to City of Dundee engineering standards for public streets. There was no environmental impact on private property.
7. Increase property taxes and business taxes.

Goal One: To promote the revitalization of existing properties and development of underdeveloped or vacant properties within the Urban Renewal Area to meet the adopted Dundee design theme and standards.

Objectives:

- A. Support properties with technical and financial assistance in rehabilitation and redevelopment and achievement of adopted design standards through the Dundee façade renewal grant program.
- B. Support the development of affordable/attainable housing units.
- C. Support adjustment and consolidation of lot sizes/depths of parcels.

- D. Help improve local investment climate by reducing development costs.
- E. Explore public/private partnerships to leverage investments where there is a clear public benefit.
- F. Support the implementation of adopted design standards to encourage a unified design theme in the urban renewal area.

In accordance with the City zoning requirements, the ground floors will feature 6 retail/professional service units to meet community needs, for a total of 9,800 sq. feet. While the final mix of occupants will be determined by businesses/organizations available to lease spaces, it will be designed to meet community needs for banking, grocery store, medical, or retail facilities. The project will meet the Dundee Municipality Code DMC 17.202.060 C, D, E and F.

Upper floors will provide much needed housing units designed for local working individuals and families. These incoming residents will also support local businesses and pay local taxes. The entire development will be designed with facades that are consistent with Dundee's adopted design standards.

Goal Two: To improve public facilities and utilities within the Urban Renewal Area to encourage development and improve the visual appearance of the urban renewal area.

Objectives:

- A. Provide new and upgraded facilities and utilities to help support public and private development and amenities.
- B. Support and assist in the undergrounding of overhead utilities in compliance with Dundee Municipal Code section 12.28.070(A)(2) and Dundee Municipal Code section 17.305.040(G).
- C. Leverage private investment with urban renewal funds to support upsized/expanded public facility and utility improvements.

As noted above, our project will provide new facilities to meet public needs for housing and retail/work spaces. The Linden Street extension will be dedicated to the City of Dundee to allow the installation of upgraded underground utilities to serve the surrounding under-utilized/undeveloped land.

Goal Three: To promote a safe and convenient multi-modal transportation system within the Urban Renewal Area.

Objectives:

- A. Facilitate multi-modal movements throughout the urban renewal area and outward toward other areas of the City, including support of public transit facilities.
- B. Provide new and upgraded streets, including streetscape, lighting, landscaping, and other amenities, to encourage a unified visual theme throughout the project area.
- C. Provide public parking opportunities within the project area.
- D. Support the acquisition of additional public right-of-way needed to facilitate connectivity within the project area.

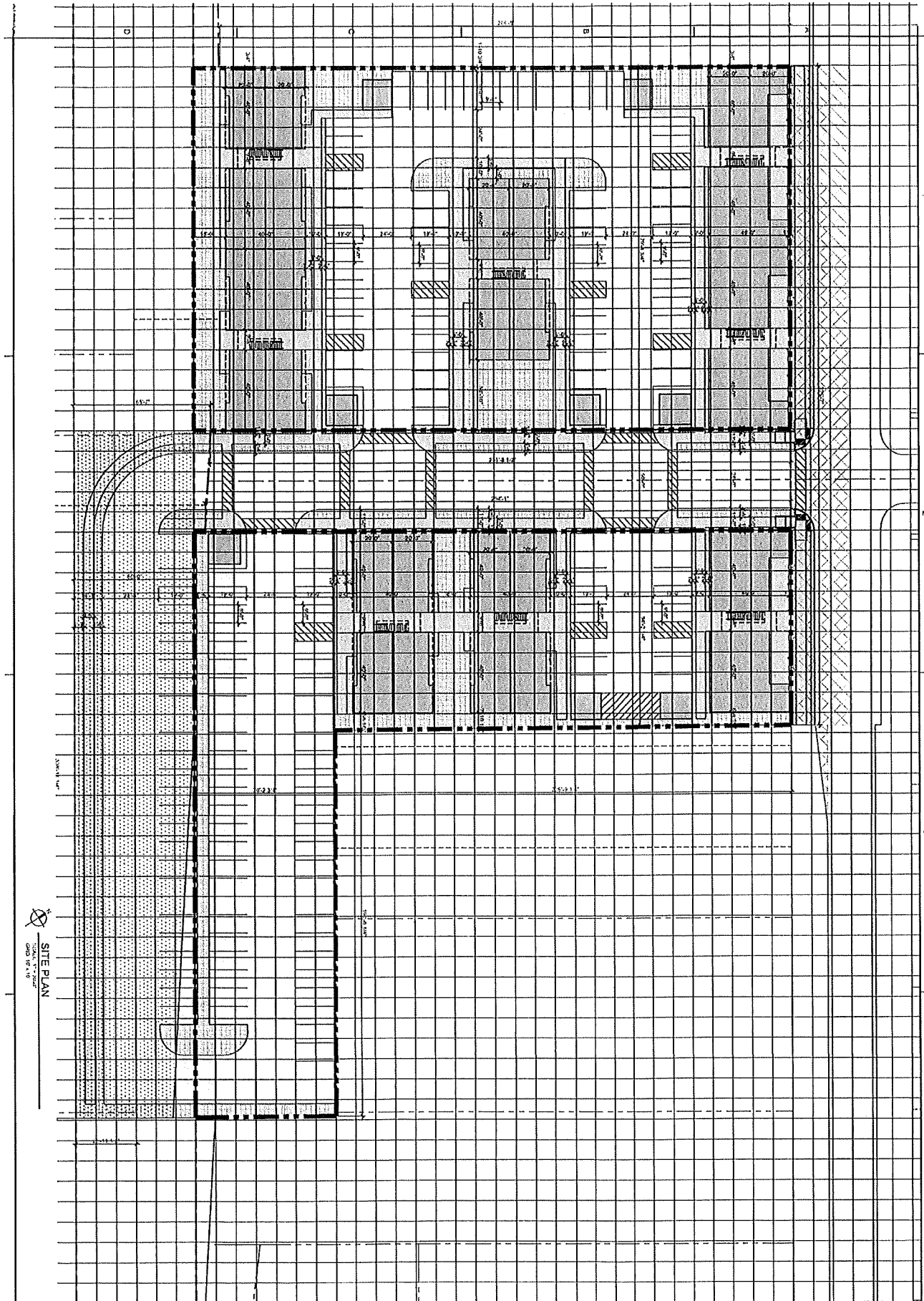
Our new development places new residents and businesses in the heart of Dundee and is designed to maximize foot and bicycle traffic. Adequate parking will be created for residents and for visitors to businesses within the Mixed Use development. Street connectivity will be enhanced by the creation of the Linden Street extension through the project.


Goal Four: To improve cultural, recreational and civic amenities and resources for community members and visitors to promote a vibrant business district and improve the quality of life in the City of Dundee.

Objectives:

- A. Encourage and support development of community and civic gathering spaces, amenities and resources.
- B. Support the preservation and revitalization of historic and cultural resources.
- C. Encourage development of tourism facilities that support the economic vitality of the business district.

The Willamette Valley Wine Village will provide amenities and resources to meet the needs of community members and visitors.





 SITE PLAN

 Scale: 1/4" = 1'-0"

A00

 PRELIMINARY

 SITE PLAN

Job No. 2764

 Date: 06/29/2023

 Designer: [Signature]

 Checker: [Signature]

9th STREET DEVELOPMENT


 495 SW 9th St Dundee, Oregon Yamhill Co.

EXHIBIT ON 503-2803

 CLIENT:

 3220th Street Dundee, OR

 97122

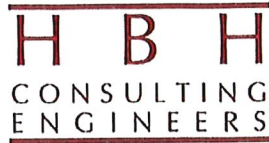


Jungbrunn PC

 Architecture • Planning

 307 N. Lombard St. S.W.

 Portland, Oregon 97201



501 E First Street
Newberg, Oregon 97132
Ph. 503-554-9553 | Fax 503-537-9554

TECHNICAL MEMORANDUM

Date: **November 29, 2023**
To: **Saj Jivanjee, Jivanjee Group of Companies**
From: **Robert M. Henry, PE**
RE: **Cost Estimate for Linden Lane Improvements**

Project Number: **2018-012.01**

Dear Saj,

HBH Consulting Engineers has prepared (attached) a preliminary engineers estimate of cost for the construction of full street improvements of SW Linden Lane (50' ROW), from SW 9th Street to approximately 300 feet to the southwest. The Attached estimate is based on the Preliminary Site Plan provided by Jivanjee Architect, PC.

The cost estimate includes construction, engineering, review/inspection, and soft costs. Soft costs include Survey, geotechnical, and environmental. Additionally, a 15 percent contingency has been added to the budgetary cost to accommodate any inflationary costs throughout design and construction.

Should you have any questions, please contact me.

Sincerely,
HBH Consulting Engineers, Inc.

Robert M. Henry, PE
Principal Engineer

HBH Consulting Engineers, Inc
Engineers Estimate
Linden Lane Improvements

Date: 11/28/2023
 Project: 9th and Linden Development
 Job No.: 2018-012.01
 Client: Saj Jivanjee
 Estimated By: MCC

Item No.	Item	Quantity	Unit	HBH Unit Price	HBH Total Amount
Linden ROW Improvements					
General					
1	Engineering	1	LS	\$ 66,327	\$ 66,327
2	Mobilization (5%)	1	LS	\$22,109.05	\$22,109
				Subtotal	\$ 88,436
Erosion Control					
3	Erosion Control	1	LS	\$10,000.00	\$10,000
				Subtotal	\$10,000
Earthwork					
4	Strip Topsoil 6" & Haul - Off	318	BCY	\$7.00	\$2,226
5	Cut / Fill to Subgrade	900	BCY	\$10.00	\$9,000
				Subtotal	\$11,226
Streets					
6	3" Asphalt	150	TON	\$200.00	\$30,000
7	2" Crushed Rock - Leveling Course (3/4" - 0)	50	CY	\$100.00	\$5,000
8	8" Crushed Rock - Base Course (1 1/2" - 0)	200	CY	\$75.00	\$15,000
9	Standard Curb and Gutter	574	LF	\$30.00	\$17,220
10	5' Separated Sidewalk	2900	SF	\$20.00	\$58,000
11	Commercial Driveway	4	EA	\$10,000	\$40,000
12	Street Lights	2	EA	\$5,000	\$10,000
13	Landscaping	1	LS	\$25,000	\$25,000
14	Striping & Signs	1	LS	\$3,000	\$3,000
				Subtotal	\$203,220
Storm					
15	12" ADS Sanitite Pipe	1000	LF	\$80.00	\$80,000
16	10" C900	95	LF	\$100.00	\$9,500
17	48" Storm Manhole	4	EA	\$6,325.00	\$25,300
18	Catch Basin	2	EA	\$2,675.00	\$5,350
				Subtotal	\$120,150
Sewer					
19	8" D3034 Sanitary Main	246	LF	\$95.00	\$23,370
20	Lateral Sanitary Service	110	LF	\$78.00	\$8,580
21	Lateral Cleanouts	4	EA	\$500.00	\$2,000
22	48" Sanitary Manholes	2	EA	\$7,000.00	\$14,000
				Subtotal	\$47,950
Water System					
23	8" DI Water Main	270	LF	\$95.50	\$25,785

HBH Consulting Engineers, Inc
Engineers Estimate
Linden Lane Improvements

Date: 11/28/2023
 Project: 9th and Linden Development
 Job No.: 2018-012.01
 Client: Saj Jivanjee
 Estimated By: MCC

Item No.	Item	Quantity	Unit	HBH Unit Price	HBH Total Amount
24	8" Gate Valves	2	EA	\$2,000.00	\$4,000
25	Water Service	2	EA	\$3,500.00	\$7,000
26	Fire Hydrant	1	EA	\$9,000.00	\$9,000
27	Blow Off	1	EA	\$3,850.00	\$3,850
				Subtotal	\$49,635

TOTAL ESTIMATED COST		\$530,617
15% CONTINGENCY		\$79,593
10% REVIEW/INSPECTION FEES		\$53,062
SOFT COSTS (SURVEY, ENVIRONMENTAL, GEOTECH)		\$35,000
GRAND TOTAL		\$698,272

	A	B	C	D	E	F	G
1	Job:	LINDLEE STREET EXTENSION				Date:	12/1/2023
2		Division 1 - General Conditions	Units	Quantity	Unit Price	Total Amount	COMMENTS
3		TESTING - COMPLETE	LS	1	\$2,000.00	\$2,000	
4		TEMP-TELEPHONE	MTH	2	\$400.00	\$800	
5		TEMP-WATER AND CONNECTION	EA	1	\$500.00	\$500	
6		TEMP-TOILETS	MTH	2	\$450.00	\$900	
7		RENT PICKUP	MTH	2	\$750.00	\$1,500	
8		GAS-OIL PICKUP	MTH	2	\$750.00	\$1,500	
9		TEMP-PROJECT SIGNAGE	EA	1	\$500.00	\$500	
10		TEMP-OTHER SAFETY, BARRICADES	LS	1	\$750.00	\$750	
11		SUPERVISION / QC	HR	346	\$105.00	\$36,372	
12		CONSTR CLEAN	SF	15000	\$0.50	\$7,500	
13		FINAL CLEANUP	SF	15000	\$0.35	\$5,250	
14		AS-BUILT DRAWINGS/O&M'S	SET	1	\$5,000.00	\$5,000	
15						\$0	
16						\$0	
17						\$0	
18						\$0	
19						\$0	
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39						\$0	
40		Division 1 - General Conditions TOTAL				\$62,572	

	A	B	C	D	E	F	G
1	Job: LINDLEE STREET EXTENSION				Date:	Date:	12/1/2023
2		Division 31 - Earthwork	Units	Quantity	Unit Price	Total Amount	COMMENTS
3		SURVEYOR	LS	1	\$3,500.00	\$3,500	
4		CONSTRUCTION ENTRANCE/BIO BAGS	EA	1	\$4,000.00	\$4,000	
5		EROSION CONTROL FENCE	LF	650	\$4.50	\$2,925	
6		STRIP SITE	SF	15000	\$1.00	\$15,000	
7		- HAUL AWAY	CY	361	\$10.00	\$3,611	
8		MASS EXCAVATION	CY	500	\$12.00	\$6,000	
9		- HAUL AWAY	CY	500	\$10.00	\$5,000	
10		MASS BACKFILL	CY	500	\$15.00	\$7,500	
11		- IMPORT	CY	500	\$35.00	\$17,500	
12		FINAL GRADING	SF	15000	\$0.50	\$7,500	
13						\$0	
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39						\$0	
40		Division 31 - Earthwork TOTAL				\$72,536	

	A	B	C	D	E	F	G
1	Job:	LINDLEE STREET EXTENSION			Date:	Date:	12/1/2023
2		Division 32 - Exterior Improvements	Units	Quantity	Unit Price	Total Amount	COMMENTS
3		ASPHALT PAVING & BASE ROCK	SF	9725	\$5.00	\$48,625	
4		TRAFFIC MARKINGS/SIGNAGE	LS	1	\$5,000.00	\$5,000	
5		CIP CURBS	LF	558	\$22.00	\$12,276	
6		SIDEWALKS & BASE ROCK	SF	2884	\$14.00	\$40,376	
7		- STEPS & RAILS	EA	2	\$2,500.00	\$5,000	
8		CIP DRIVEWAYS	EA	4	\$10,000.00	\$40,000	
9		LANDSCAPE & IRRIGATION	SF	2605	\$10.00	\$26,050	
10		TOPSOIL	CY	63	\$30.00	\$1,881	
11						\$0	
12						\$0	
13						\$0	
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37						\$0	
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39						\$0	
40		Division 32 - Exterior Improvements TOTAL				\$179,208	

	A	B	C	D	E	F	G
1	Job: LINDLEE STREET EXTENSION			Date:		Date: 12/1/2023	
2	Division 33 - Utilities		Units	Quantity	Unit Price	Total Amount	COMMENTS
3	SANITARY SEWER - MAINLINE		LF	300	\$100.00	\$30,000	
4	- MANHOLES		EA	4	\$6,000.00	\$24,000	
5	- TIE IN		EA	1	\$5,000.00	\$5,000	
6	STORM SEWER		LF	300	\$75.00	\$22,500	
7	- MANHOLES		EA	4	\$6,000.00	\$24,000	
8	- TIE IN		EA	1	\$5,000.00	\$5,000	
9	WATER MAIN		LF	300	\$100.00	\$30,000	
10	- TAP		EA	1	\$5,000.00	\$5,000	
11	FIRE WATER		LF	20	\$75.00	\$1,500	
12	- FIRE HYDRANT		EA	1	\$12,500.00	\$12,500	
13						\$0	
14						\$0	
15						\$0	
16						\$0	
17						\$0	
18						\$0	
19						\$0	
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36						\$0	
37						\$0	
38						\$0	
39						\$0	
40	Division 33 - Utilities TOTAL					\$159,500	

1225 SE Maple St

★

Light Manufacturing - Yamhill County Submarket
Dundee, OR 97115

6,858 SF FFA
20,000 SF Lot
1970 Built
Single Tenancy

Summary Lease Lease Analysis Site Tenant Analytics Loan Finances Charges Demographics Public Record Contacts Images Map My Data News

Summary Population Housing Daytime Employment Consumer Spending Traffic Data Currency: USD (\$) Radius: 2 mile, 5 mile, 10 mile

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2019 Population	4,679	34,362	79,359	2019 Households	1,687	12,053	28,022
2018 Population	4,598	30,463	67,852	2018 Households	1,808	14,005	31,280
2018 Population (Projected)	5,067	40,460	89,269	2018 Households (Projected)	1,833	14,378	31,818
Population Change (2018-2019)	0.5%	1.1%	0.8%	Annual Population Change	0.5%	1.2%	0.9%
Population Change (2018-2028)	0.3%	0.5%	0.3%	Annual Household Change	0.3%	0.6%	0.3%
Median Age	43.2	39.1	39.9	Median Household Income	1,536	10,241	22,877
Economic Complexity Index	27%	30%	31%	Home Ownership Rate	297	4,137	8,941
MSA Area Rank	0	37	37	Apartment Units	2.8	2.7	2.8
				Apartment Units (2019)	2	2	2
Population By Race				Total Population Change (2018-2019)			
	2 mile	5 mile	10 mile		\$72.4M	\$525.8M	\$1.2B
White	4,647	36,261	80,677	Income			
Black	36	361	800		2 mile	5 mile	10 mile
Asian or Pacific Islander	78	534	1,181	Median Household Income	\$98,216	\$100,390	\$102,196
Hispanic	84	934	2,039	Median Household Income	\$87,579	\$84,841	\$83,727
Two or More Races	7	60	178	< \$15,000	218	1,604	3,984
Native Male, Partner	146	1,279	2,977	\$15,000-\$24,999	217	1,931	4,485
Native Male, Other	537	5,729	13,623	\$25,000-\$34,999	311	2,497	5,514
				\$35,000-\$44,999	313	2,464	4,801
				\$45,000-\$54,999	171	1,664	3,418
Housing							
	2 mile	5 mile	10 mile	\$65,000-\$74,999	254	1,418	3,078
Median Home Value	\$378,876	\$374,696	\$369,887	\$75,000-\$84,999	255	1,428	3,423
Median Rent (2019)	1990	1990	1999	\$85,000-\$94,999	68	998	2,595