

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Friday, March 14, 2025 8:26 AM
To: DRux11@yahoo.com
Cc: Oren Eshel; Cynthia Thompson; BERMAN Jenna
Subject: PMPA 25-04
Attachments: Sander_stops.pdf

Hi Doug,
On behalf of Cynthia Thompson and Yamhill County Transit, please see below and attached.
Thank you,
Robin

Yamhill County Transit (YCT) is the transit service provider for the City of Dundee, and Yamhill County. Thank you for the opportunity to comment on case file #PMPA 25-04.

As I understand, this project is being reviewed by the City of Dundee as an Amendment request to the approved 2021 Park Master Plan for Sander Estate Park. The project is located at 359 SW 5th Street in the City of Dundee.

Among other requests, the Applicant is requesting a deferral for construction of the sidewalk in the 50' future street R.O.W. (west) and has proposed installing a temporary pathway until the street is designed and built. The Applicant is also requesting some internal pathway revisions to respond to grading and other concerns. The provisions for future street improvements and pathways help to facilitate pedestrian connections through the site and to neighboring amenities.

We are generally supportive of this project, but would like to draw the City's attention to the location and proximity of two Yamhill County Transit stops in the vicinity of this project. YCT has two stops located just to the east of this project, at the intersection of Highway 99W and SW 5th for Westbound and Eastbound routes of the 44 and 44X bus service.

The future ROW dedications and improvements proposed as part of the Master Plan will help facilitate pedestrians gain access to these existing stops along Highway 99W. We would like to encourage the City to continue to do all that they can to help facilitate safe and convenient pedestrian access to these bus stops and to this new amenity.

For illustrative purposes, we have provided a diagram which illustrates the location of the two transit stops to the estimated location of the proposed Park.

Thank you for the opportunity to comment on this project.

Cynthia Thompson

Robin Scholetzky, AICP, LEED AP

Principal, UrbanLens Planning

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Oregon certifications DBE, ESB, WBE #9794



UrbanLens Planning Land Acknowledgment Statement

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YCT stop locations

● 784524 Dundee - EB Hwy 99W & 5th



● 784525 Dundee - WB Hwy 99W & 5th

