

CHEHALEM

PARK & RECREATION DISTRICT

SANDER ESTATE



ABOUT THE PROPERTY



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Location: SW 5th St., Dundee, OR 97115

- Sander Estate is located directly across from CPRD's Dundee-Billick Park.
- Acquired in February 2017 via legacy donation by owner and longtime Dundee resident Janis Sander.
- Approximately 6.7-acres
- The masterplan has been conditionally approved, created by Scott Edwards Architecture (SEA).
Other CPRD projects SEA has handled include Chehalem Cultural Center and Chehalem Aquatic and Fitness Center.



ABOUT THE PROPERTY

A brief history

- The Sander family raised prunes, hazelnuts, and berries from 1903 to the 1970s, and operated a hazelnut nursery business from the 1930's to the 1970's.
- Jan's intention is that this property be used in a way to benefit the citizens of Dundee.
It is CPRD's intention to work closely with park neighbors and the broader community, to consider the recreational needs and concerns of the residents, while respecting the natural resources of the park and respecting its historical heritage.

PROJECT NARRATIVE



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A gift for the community

- Acquisition was achieved in large part through a legacy gift donation, thus CPRD acted immediately to accept this donation and begin processes for public visioning, design, and planning.

Together with the benefactor, municipal partners, and the public, this is at the stage for development to begin.

The current state of the site is a mostly retired orchard with a few large, mature oak and walnut trees.

- This idyllic family-farm property is located centrally to City of Dundee municipalities:

City Hall · Post Office · Dundee Elementary School



SANDER ESTATE PARK IMAGERY - PLAZA

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PROJECT NARRATIVE

CPRD and City of Dundee partnership

CPRD and the City of Dundee have been working together for five years to take advantage of an amazing opportunity to shape its own destination estate-style community park, carrying into the future the spirit of agricultural family heritage of Willamette Valley through:

Modernizing

Landscaping

Transforming – Into an open, outdoor gathering place with easy, smooth walkways, beautiful, varied gardens with park benches, children's play features including a splashpad, and events and activities to be staged in the barn and house.

PROJECT NARRATIVE

Development to begin soon

The proposed project will transform it into a 6.7-acre public outdoor park and recreation area that is open and accessible to the public, featuring:

Scenic walkways

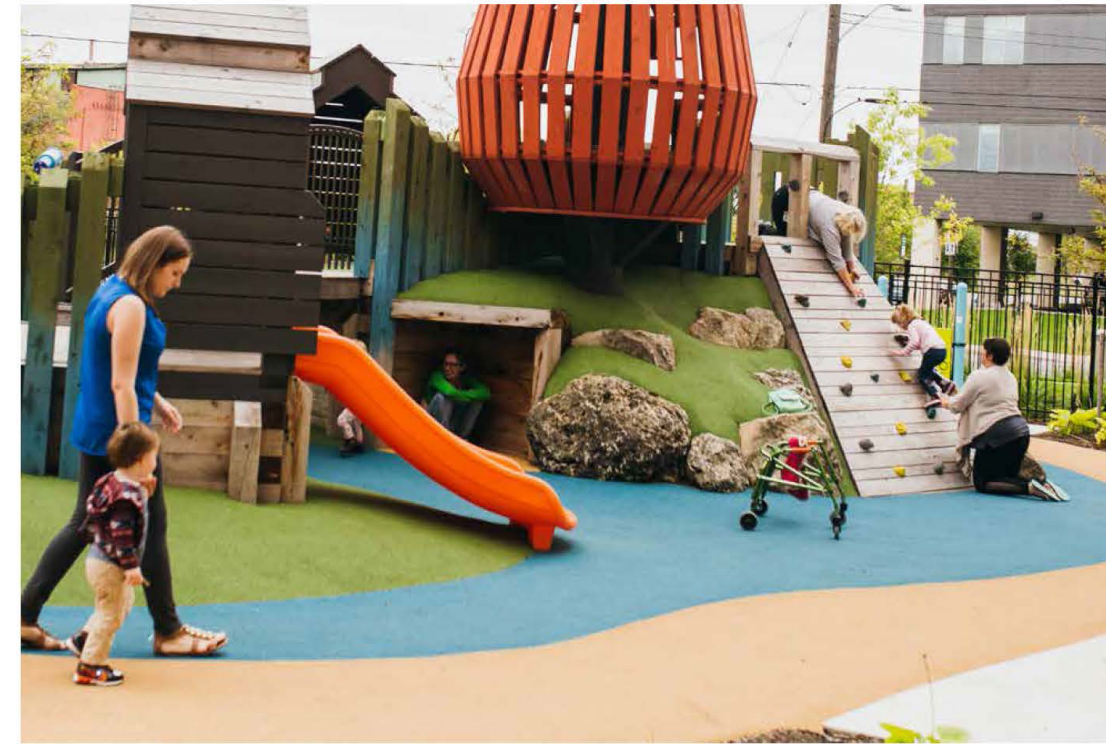
Gardens with benches

Picnic and play areas

Restrooms

Lighted parking

Some indoor facilities



INSPIRATIONAL CONCEPTS



SANDER ESTATE PARK IMAGERY - PLAY AREA

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CURRENT USE OF PROPERTY



CURRENT USE OF PROPERTY

Outdoor and indoor recreation

This property has included:

Dundee Friday Night Market

Dundee Country Holiday Market

Dog costume contest

Private rental

Public walking paths



NEEDS TO BE MET



NEEDS TO BE MET

Community needs and desires.

This project satisfies a number of SCORP priorities and community needs and desires:

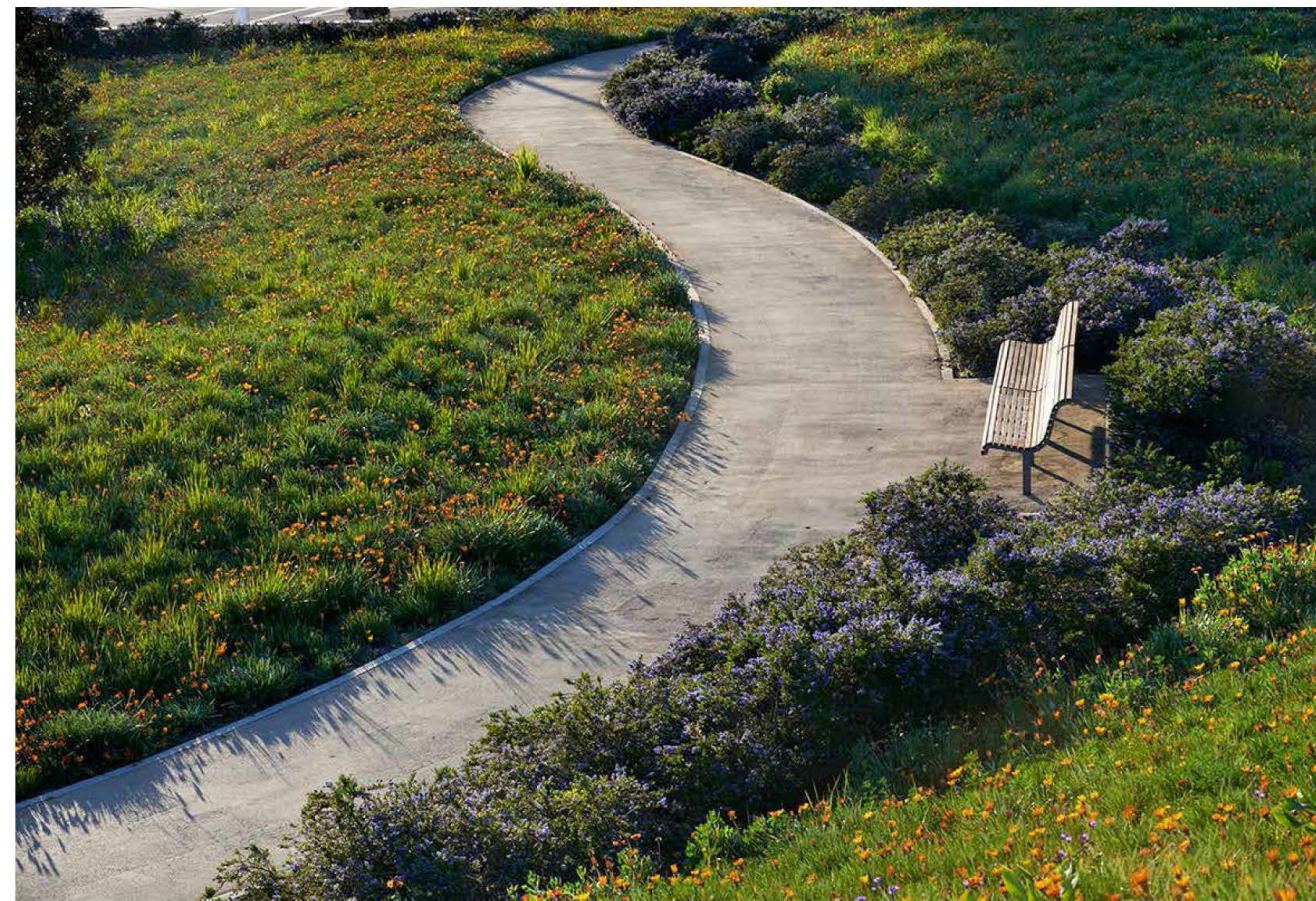
Walking and sitting for pleasure

Picnicking

Sightseeing

Playing on a playground

Playing in water feature



SANDER ESTATE PARK IMAGERY - PATHWAYS

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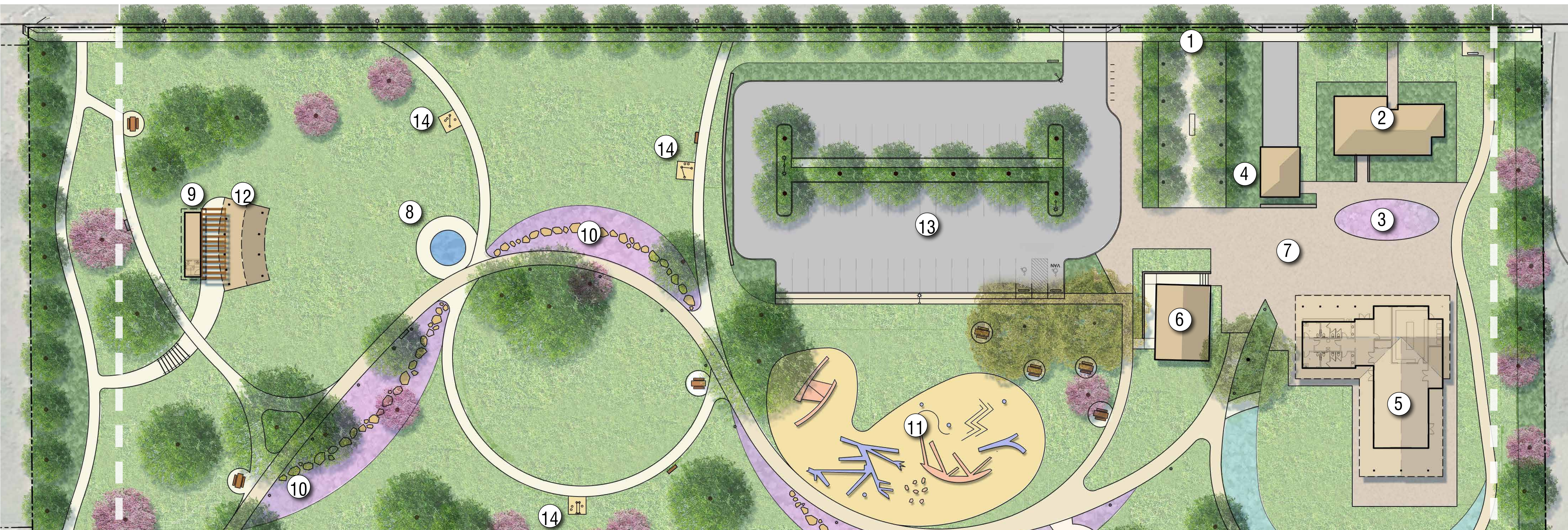
JANIS SANDER

Benefactor

This is a priority due to the nature of the legacy bequeathment of the property and CPRD's commitment to doing everything possible in order to break ground during the lifetime of the benefactor.



WHO WILL DO THE WORK



WHO WILL DO THE WORK

CPRD, City of Dundee, and more

- The work to date has included:

Dundee Parks Advisory Committee

Citizens of Dundee

City of Dundee

Chehalem Park & Recreation District staff

Jan Sander

John Kester

Greg Mears

Terra Calc Land Surveying

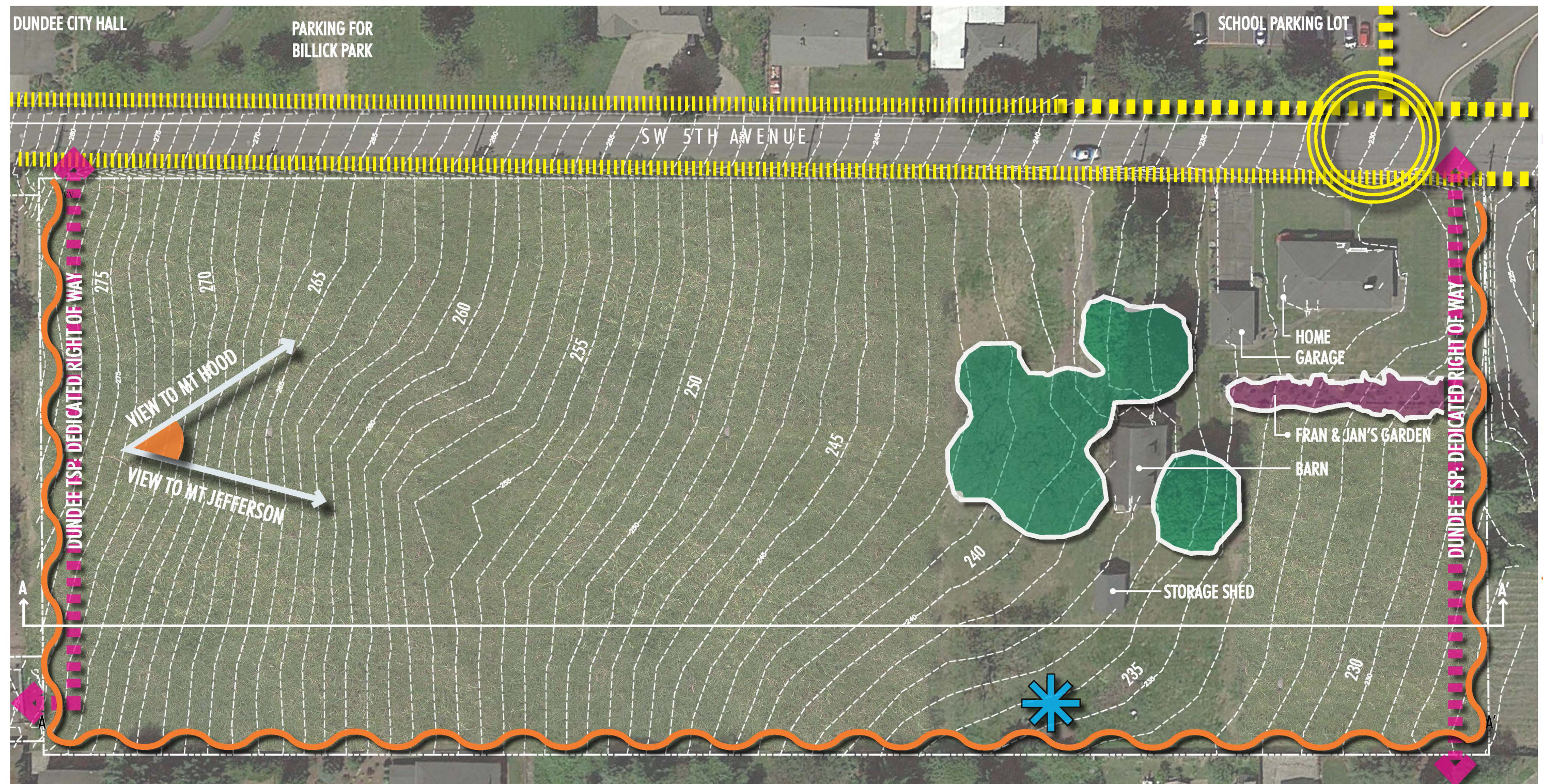
Scott Edwards Architecture

Lango Hansen

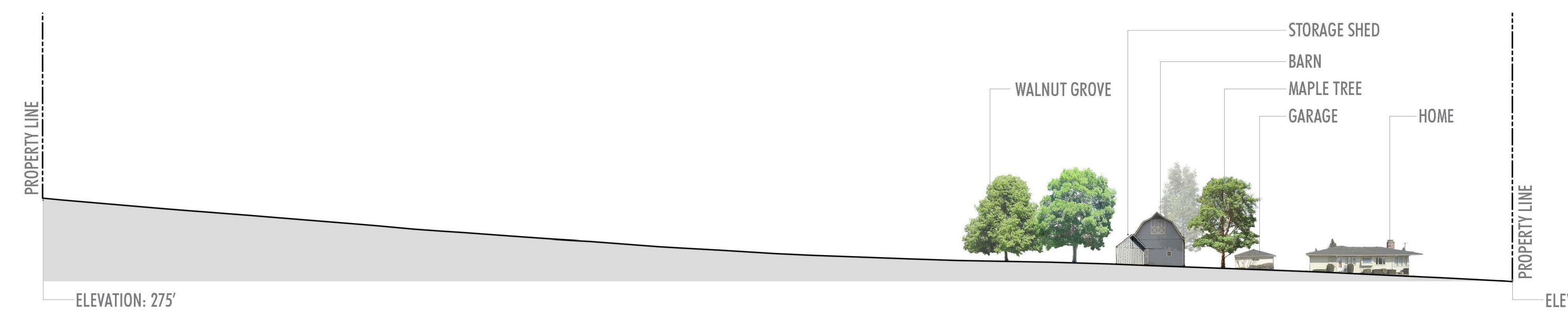
Parker Houf Peterson Righellis Inc.,

Cost analysis based on Schematic Design by DCW Cost Management

- Project: Traditional low bid, minimum of (5) qualified General Contractors for Competitive bid pricing
- Utilities: PGE, North West Natural Gas, City of Dundee

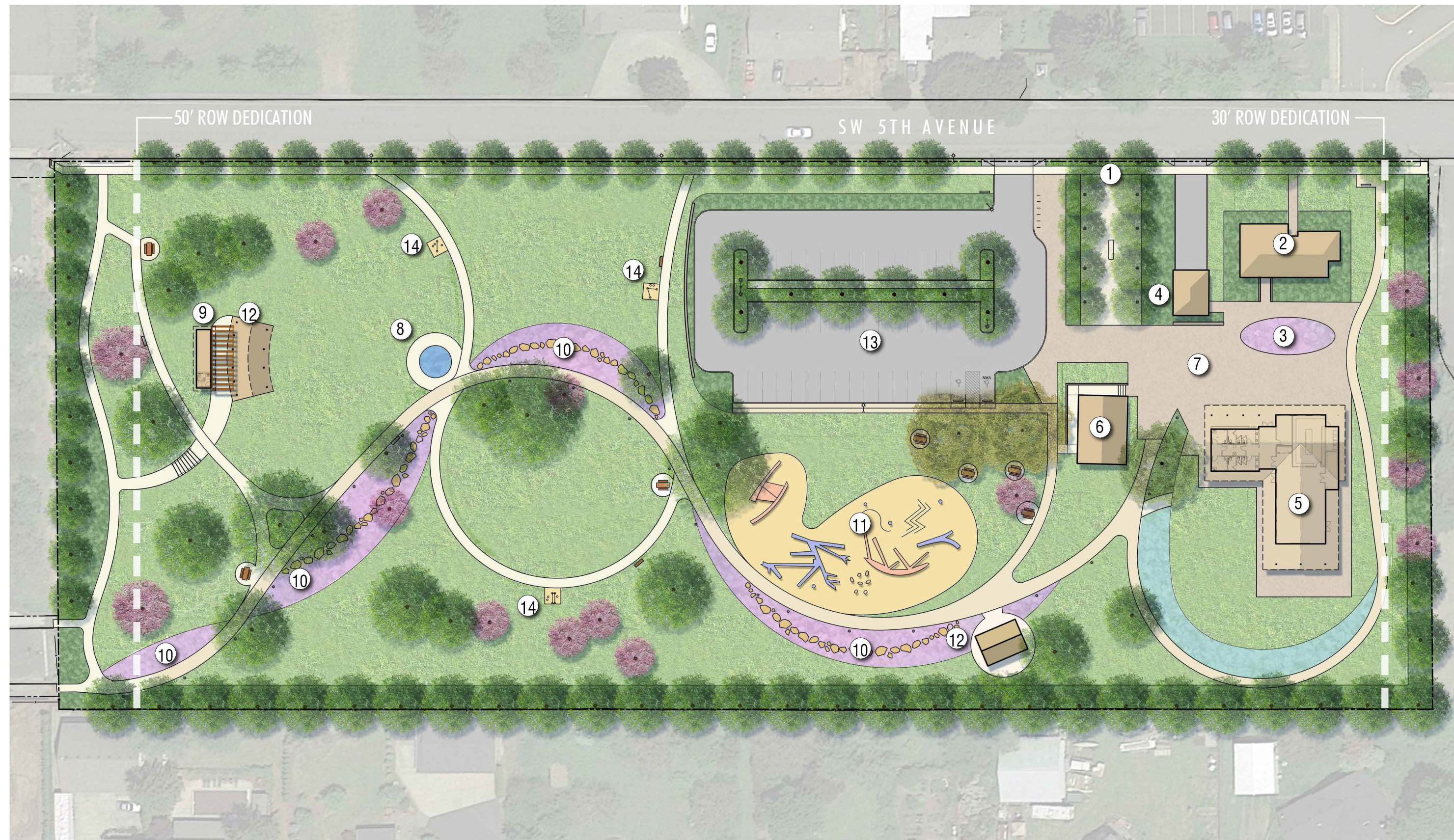


- LEGEND**
- DRAINAGE CONCERN AREA
 - POTENTIAL STREET CONNECTION
 - EXISTING TREES
 - EXISTING FRAN & JAN'S GARDEN
 - EXISTING PEDESTRIAN WALKWAY
 - FUTURE PEDESTRIAN WALKWAY
 - POTENTIAL SCHOOL CONNECTION
 - DESIRED BUFFERING
 - VIEW-POINT



SANDER ESTATE PARK SITE ANALYSIS AND SECTION

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LEGEND

- ① ENTRY GROVE
- ② EXISTING FAMILY HOME
- ③ FRAN AND JAN'S GARDEN
- ④ EXISTING GARAGE
- ⑤ RECEPTION HALL
- ⑥ EXISTING BARN
- ⑦ PLAZA
- ⑧ WATER FEATURE
- ⑨ BATHROOM AND STORAGE
- ⑩ ORNAMENTAL GARDENS
- ⑪ PLAY AREA
- ⑫ PICNIC SHELTER
- ⑬ PARKING LOT
- ⑭ PAR COURSE

WHO WILL BENEFIT



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The City of Dundee and beyond

- Our total service area includes a population of 27,405 (figures based on 2020 census):
 - Dundee 3,285*
 - Newberg 24,120*
- This project will become a community park and promoted for use by all residents of our District plus visitors and tourists.

WHAT THE NEXT STEPS WILL BE



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Beyond the LGGP

The next steps in the process would be:

Have the Easements legally documented for the ROW requirements

Full design of the Water Feature with public input

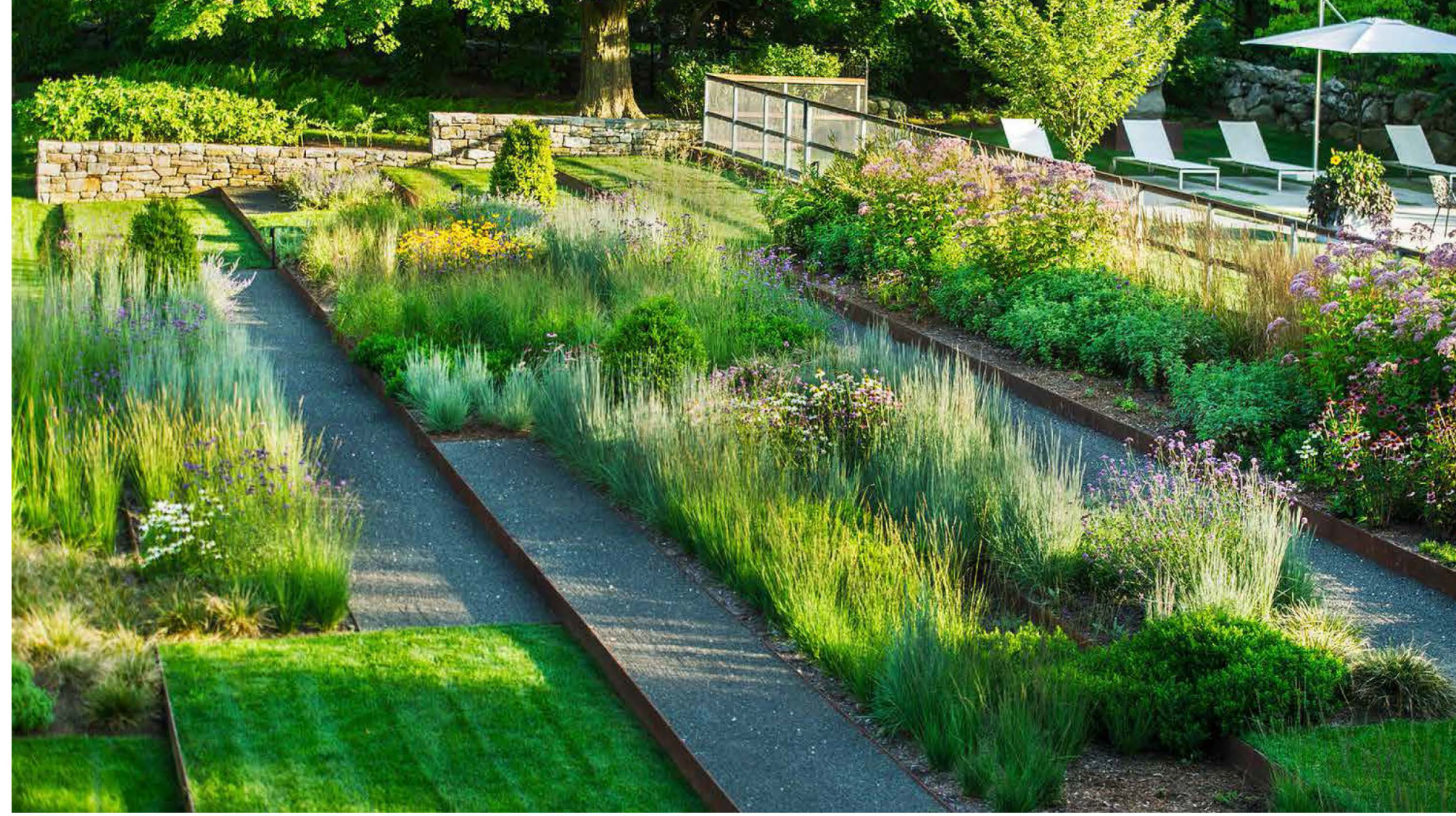
Revise the Masterplan showing the conditions remedied for TYPE I Checklist Review approval

Construction Drawings

Bid Documents

Permitting

Solicitation for bids and Construction



SANDER ESTATE PARK IMAGERY - ORNAMENTAL PLANTING

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Sander Estate • What the Next Steps Will Be • cprdnewberg.org

COMMUNITY SUPPORT



COMMUNITY SUPPORT

Active engagement

Community support has been actively engaged and demonstrated by:

Public meetings

Survey by City of Dundee

Survey evaluation by City of Dundee Parks Committee

Public Comments collaboratively collected by City of Dundee and CPRD

Public hearing

COMMUNITY SUPPORT

Endorsements

Jeanette Adlong, Dundee City Councilor & Parks Advisory Committee

Jill Bilka, CHT Chairperson, Dundee Parks Committee, Hike it Baby, Dundee resident

Steve Dahl, City of Dundee Administrator (Manager)

Casey Kulla, Yamhill County Commissioner

Rick Roger, City of Newberg Mayor

PROJECT BUDGET

Total project cost: \$2,235,000.00

Pathways – 26000 sq. ft. concrete, 3500 sq. ft. decomposed granite \$200,000

Splashpad and water feature \$540,000

Value of Property used as match (2016 appraisal update) \$1,145,000

Parking – asphalt, ADA curb ramp, curb and gutter, stripin,
wheel stops, stormwater treatment and overflow, lighting \$200,000

Playground and surfacing \$150,000

THANK YOU FOR YOUR
CONSIDERATION

