

2025 Transportation Growth Management Grant Application

Instructions

Be sure to download and review the [2025 Application Packet](#) before filling out this grant application.

You can save your progress and revisit this form at any time by clicking the "Save" button at the bottom of the page.

Applications must be received by July 31, 2025 at 11:59 p.m. (PDT)

Applicant information

Instructions: Complete this information for the applicant. Provide both a designated contact and an authorized representative (if different than the designated contact) for your entity.

Response instructions are on page 9 of the 2025 Application Packet.

Primary applicant jurisdiction

City of Dundee

Mailing address

PO Box 220

Address Line 1

Address Line 2

Dundee

City

Oregon

State

97115

Zip Code

Website

<https://www.dundeecity.org/>

Contact person name

Sondra

First

Storm

Last

Contact person title

Unpaid Consultant

Contact phone

(503) 704-6776

Contact email

sondra.storm@gmail.com

Name of person empowered to sign the agreement with ODOT, if different from the applicant contact

David

First

Ford

Last

Title of above named person

Mayor

Phone

(503) 449-6957

Email

David.Ford@dundeecity.org

List co-applicants (if a joint project)

List co-applicants (if a joint project)

Providing match?

Upload your resolution or meeting minutes from the governing body of applying jurisdiction(s) here:

Resolution No. 2025-12; TGM Grant.pdf

PDFs only. Max 2mb per file.

Project information

Response instructions are on page 10 of the 2025 Application Packet.

Project title

Dundee TSP Update: Planning for Growth and Connection

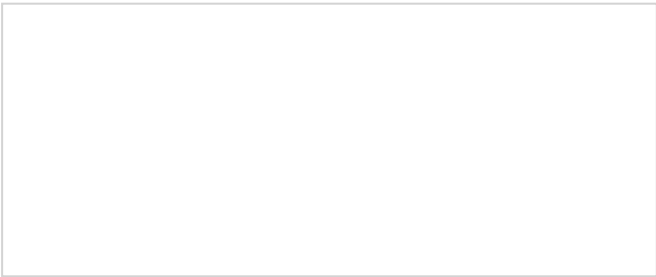
Project area: *Using either of the two fields below, attach a map of the project area or describe the area your project is located in.*

Option 1: Project area map

Dundee Area Map.pdf

PDFs only, 1 file maximum, 2mb file size limit.

Option 2: Project area description



ODOT region (1-5)

Region 2

[ODOT Region Map](#)

Refer to the region map if you are unsure of your region.

Type of grant

Category 1: Transportation System Planning

Summary description of project

The City of Dundee is at a pivotal moment. Transportation decisions made today will shape the city's long-term livability, identity, and economic vitality. With the Phase I Newberg-Dundee Bypass altering traffic patterns, rising wine tourism, and major development underway, Dundee has a rare opportunity to reimagine Highway 99W—not as a pass-through, but as a walkable, multimodal Main Street. This project builds on the community-led Destination Dundee Plan (2024) and will update the City's Transportation System Plan to support safer travel, climate-friendly mobility, and regional access to downtown, trails, and the planned 900-unit Riverside District—strengthening connections across the wine country corridor.

Describe the purpose of your project and how the expected outcomes will address a transportation problem, need, opportunity, or issue. (Maximum characters: 750)

Project cost table

Response instructions are on page 11 of the 2025 Application Packet.

| | | | |
|---|-------------------|----------------------------|----------------------------------|
| TGM funds requested for the work identified in Criterion 3 | Consultant | Local reimbursement | Total TGM funds requested |
| | \$250,000.00 | | \$250,000.00 |

| | |
|--------------------|---|
| Local match | Minimum Match (Calculated) |
| | \$28,613.62 |
| | <i>Approximately 11.5% of requested funds</i> |

| | | |
|-----------------------------|--|---|
| Match to be provided | Labor, supplies and services during project | Payment when Intergovernmental Agreement is signed |
| | \$40,000.00 | |

Total Match to be Provided
\$40,000.00

Award criteria

Criterion 1: Proposed project addresses a need and supports TGM objectives (up to 40 points)

The application demonstrates the proposed project clearly and effectively addresses a local or regional transportation or transportation-related land use issue, problem, need, or opportunity and will achieve one or more of the TGM Objectives.

Response instructions are on page 13 of the 2025 Application Packet.

What is the transportation or transportation-related land use issue, problem, need, or opportunity the proposed project will address?

Dundee's current Transportation System Plan (TSP) reflects a past that no longer exists. Adopted in 2015, it was created when Highway 99W was congested with through-traffic enroute to the Coast. The plan prioritized vehicle throughput. But with the construction of the Newberg-Dundee Bypass, that dynamic has shifted: traffic patterns have changed, congestion has eased, and Dundee now has an opportunity to fundamentally reimagine 99W—not as a pass-through, but as the walkable, multimodal spine of a growing city and wine country hub.

Highway 99W bisects Dundee and defines both its challenges and opportunities. It has the potential to serve not just as a local Main Street, but as a regional corridor that supports economic vitality, tourism, and access for residents and visitors. However, the current TSP remains rooted in an outdated, auto-centric framework. It lacks the tools to support today's goals: safe pedestrian crossings, right-sized street design, improved bicycle infrastructure, and context-sensitive access management. Some street connections no longer reflect community priorities—including roads planned through parks, which residents have called to convert to trails or walking paths.

Updating the TSP is urgent, as Dundee faces rapid growth and transformation across three fronts:

1. **Housing demand and smart growth:** The region is experiencing intense development pressure from tourism growth and a broader housing shortage. Dundee must plan for significant population growth—especially with the 900-unit Riverside District—an increase of nearly two-thirds in population. A modernized TSP is essential to ensure safe, multimodal access between this new neighborhood and schools, downtown jobs, services, and regional destinations.
2. **Tourism and economic opportunity:** Dundee is a gateway to Oregon wine country and draws thousands of annual visitors, yet infrastructure has not kept pace. Fragmented walkability, limited crossings, and weak pedestrian connections on 99W constrain economic potential. That is changing: 181 new hotel rooms have been approved and are expected to break ground in 2025. These developments demand an updated plan that supports walkable, visitor-friendly environments and connects them to downtown and regional attractions.
3. **Community-driven vision:** In 2024, Dundee completed “Destination Dundee,” a community visioning process that engaged over 300 residents. The top priorities were clear: a more walkable, vibrant downtown; safe routes to schools (especially since the elementary school relocated across 99W); and better access to parks, trails, and the riverfront. The current TSP is out of alignment with these community goals.

This project responds directly to those priorities. Updating the TSP will allow Dundee to manage growth proactively, coordinate with nearby communities like Newberg and Lafayette, and align future transportation investments with the region's shared goals for mobility, climate, and economic resilience.

Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

What are the proposed Project Objectives? How will the Project Objectives achieve one or more of the TGM Objectives?

Dundee is rapidly changing. The Newberg-Dundee Bypass has shifted traffic patterns, and new development—including 181 hotel rooms, commercial space, and a planned 900-unit neighborhood—is reshaping the city. Residents want safer streets, better access, and a walkable Highway 99W. This project will update Dundee’s Transportation System Plan (TSP) to reflect current conditions, guide infrastructure investment, and achieve multiple TGM objectives. Core project objectives include:

1. Modernize the TSP to reflect post-bypass conditions and community vision.

The current TSP prioritized vehicle throughput. Today, the City seeks to manage local circulation and safety, shift freight to the bypass, and support a walkable, multimodal Main Street environment.

TGM Objectives: 1.1 (balanced system), 1.4 (walk/bike access), 2.3 (appealing environment)

2. Reevaluate outdated street connections that no longer reflect community goals.

Some planned street extensions would fragment parks or natural areas. Residents have called for these segments to be reconsidered or repurposed as trails or greenways for public use.

TGM Objectives: 4.1 (smart growth), 4.2 (minimize new infrastructure)

3. Incorporate recommendations from the 2024 Walkability and Accessibility Study.

The study identified specific needs—safer downtown crossings, improved pedestrian access in neighborhoods, and better trail connectivity. Incorporating these community-driven insights will ensure input informs transportation policy and project priorities in the updated TSP.

TGM Objectives: 1.1 (balanced system), 2.2 (access to centers), 5.1 (reduce emissions)

4. Improve multimodal access for students, workers, and underserved travelers.

The elementary school’s relocation across 99W has made walking less safe. Meanwhile, 700+ new hospitality jobs downtown will rely on workers, many whom lack car access. The TSP will prioritize pedestrian, bike, and transit infrastructure. In coordination with ODOT, the City will develop a detailed 99W cross-section to support walkability and multimodal use.

TGM Objectives: 1.3 (mobility for underserved), 3.3 (housing near services)

5. Align transportation codes and policies with long-term mobility goals.

The project will identify potential updates to street design standards, parking requirements, access management, and pedestrian/bike infrastructure. It will also inform future zoning or corridor planning work—supporting code and policy changes through a follow-up DLCD grant if needed.

TGM Objectives: 1.1 (balanced system), 2.3 (appealing environment), 4.1 (smart growth)

Together, these objectives position Dundee to guide growth, prioritize infrastructure investments, reduce emissions, and ensure transportation decisions support a vibrant city center and a connected regional corridor. With major development underway, this is an inflection point—an opportunity to shape a transportation system that reflects local values and supports long-term goals.

Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Criterion 2: Proposed project is timely and urgent (up to 25 points)

The application demonstrates timeliness and urgency. The project is needed now to:

- address pressing local transportation and land use issues
- make amendments to local plans or regulations necessitated by changes in local conditions or in federal regulations, state requirements, or regional plans
- build on, complement or take a necessary step toward completing or implementing other high priority community initiatives, including Governor's Regional Solutions Team priority
- resolve transportation or land use-related issues affecting the project readiness of local, regional or state transportation projects for which funding is expected to be obligated within the near future

Response instructions are on page 15 of the 2025 Application Packet.

Why is it important to do the proposed project in this grant cycle?

Now is a critical moment for Dundee to undertake this planning effort. A wave of private development is already shaping the city's future—three fully entitled hotel projects representing 181 new rooms (a nearly tenfold increase over the current 22-room supply) are expected to break ground in 2025 and open by 2027. These include commercial mixed-use components and will bring significantly more vehicle and foot traffic to Highway 99W. Additional development is under exploration; one hotel developer has acquired adjacent land and commissioned a feasibility study for a grocery store and market. This growth—combined with more than a dozen vacant lots along the one-mile 99W corridor—makes it essential to update Dundee's transportation plan before new projects outpace the city's ability to guide them.

Dundee's outdated TSP has already caused tangible issues. One prominent example: delays to the development of Sander Estate Park, due in part to conflicts with obsolete street connections in the current plan. The TSP does not reflect recent infrastructure investments or the city's evolving land use priorities. It also lacks integration with the 2024 Walkability and Accessibility Study and the community-led Destination Dundee plan.

The relocation of Dundee's elementary school across Highway 99W has further underscored the need for safe, multimodal connections. While some sidewalks have been added, crossings remain limited, and broader pedestrian infrastructure is still needed. These concerns were consistently raised by residents during the Destination Dundee planning process, which engaged more than 300 people and emphasized strong support for a walkable, connected, and welcoming downtown.

Tourism pressure is also accelerating. Dundee's wines continue to earn international acclaim, yet the visitor experience remains underdeveloped. Improved traffic flow, walkability, and downtown access will help Dundee better serve visitors and strengthen the regional tourism economy.

Finally, this effort supports broader regional transportation goals. It will reinforce use of the Newberg-Dundee Bypass for freight and through-traffic, reduce congestion, and ensure that new growth supports a safer, more livable city core. The project also complements regional planning efforts—advancing a more connected wine country corridor through coordinated infrastructure investment.

Maximum characters: 2,500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

What local actions are needed to move the proposed project forward? Have these actions been

taken and if so, when? If those efforts are underway, when will they be completed?

City staff are familiar with the TGM program, and the City Council formally endorsed this proposal through a resolution of support. Dundee's Tourism Committee and participants in the Destination Dundee initiative are aligned with the project's goals, as are more than 50 community members involved in the city's Main Street program.

In 2025, the City retained a consultant team to help implement Destination Dundee priorities. Already under contract and funded by the City, this team will support the TSP update by coordinating community engagement and working closely with advisory stakeholders. Their involvement will reduce public outreach costs, avoid duplication of consultant effort, and help ensure continuity between past visioning and this planning effort.

City staff and the consultant team have also met with ODOT, the Governor's Regional Solutions team, and other partners to align goals. These early actions position Dundee to move quickly and effectively upon award.

Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

How does the proposed project relate to other planning efforts, developments, or initiatives? Which of those are completed, underway, or waiting on the completion of this project?

No appeals or contentious land use issues are anticipated that would impact this project. Local plans and priorities are strongly aligned. Dundee completed "Destination Dundee" in 2024, a community-led vision shaped by over 300 residents focused on downtown revitalization and transformation of the 99W corridor. Implementation is underway through a Safe Routes to School initiative, a Main Street USA program, and a Travel Oregon-funded wayfinding effort. The City coordinates with Regional Solutions and has consulted with Beth Wytoski to align with housing, workforce, and economic development priorities. Dundee engages with the Mid-Willamette Valley Council of Governments and tracks Metro's 2040 Growth Concept. The project supports state planning goals tied to the Willamette River Greenway and aligns with the Willamette Valley Visitors Association's regenerative tourism strategy. If Bypass Phase 2A proceeds, this project will complement it by enhancing mobility and downtown access.

Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Criterion 3: Proposed project approach supports policy decision (up to 20 points)

The application demonstrates a clear approach to achieving the expected outcome and includes consideration for adoption. Where substantial coordination with other local, regional, and state planning efforts will need to occur, the mechanisms and responsibilities for the coordination are clear.

Response instructions are on page 16 of the 2025 Application Packet.

Tasks and deliverables table

What are your proposed tasks and deliverables

Task 1: Project Management and Community Engagement (Months 1–18)

The project will begin with a kickoff meeting including ODOT, City staff, and the consultant team to confirm scope, schedule, responsibilities, and expectations. A Project Charter will define roles, goals, and performance measures. A Public Engagement Plan will outline strategies for inclusive outreach—2–3 community workshops, online surveys, stakeholder meetings (e.g., Parkway Committee, Chehalem Parks and Rec., Tourism, Main Street and Destination Dundee committees), and coordination of a Project Advisory Committee. A formal midpoint check-in with ODOT and the City will ensure alignment with TPR and TGM goals.

Deliverables: Kickoff Meeting Summary, Project Charter, Public Engagement Plan, Community Engagement Materials, ODOT Midpoint Memo

Responsible Parties: City Staff, Consultant, ODOT

Plans Affected: TSP

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Task 2: Goals, Objectives, and Evaluation Criteria (Months 2–3)

The team will develop draft goals and objectives to guide the TSP update, building on state and regional policy (e.g., TPR, OTP, and RTP), the City's Comprehensive Plan, and community input gathered through Task 1. Goals will address multimodal mobility, equity, safety, land use integration, and climate-friendly outcomes. The team will also establish evaluation criteria to assess future alternatives, using both quantitative and qualitative measures. A workshop with City staff, ODOT, and the Project Advisory Committee will refine the goals and confirm the evaluation framework.

Deliverables: Draft and Final Goals and Objectives, Evaluation Criteria Memo

Responsible Parties: Consultant with input from City Staff, ODOT, and Advisory Committee

Plans Affected: TSP, Comprehensive Plan (reference only)

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Task 2: Goals, Objectives, and Evaluation Criteria (Months 2–3)

The team will conduct an inventory and assessment of existing transportation conditions, including traffic volumes, safety and operational metrics, and travel modes as required by OAR 660-012-0020. This technical analysis will be paired with a synthesis of existing planning documents—including Dundee's current TSP, zoning map, development code, and comprehensive plan—to identify inconsistencies and outdated assumptions. Findings will be informed by stakeholder input from the Destination Dundee Committee, Chehalem Parks and Recreation, the Tourism Committee, and Regional Solutions partners.

Deliverables: Existing Conditions Report, Synthesis of Prior Planning Documents

Responsible Parties: City Staff; Consultant will lead this effort

Plans Impacted: TSP (primary); zoning and comp plan reviewed for context

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Task 4: Existing and Future Conditions Analysis (Months 3–6)

This task will assess current transportation system conditions and future needs over a 20-year horizon. Topics will include roadway classification, safety, pedestrian and bicycle gaps, freight movement, ADA access, traffic volumes, crash history, and environmental constraints. Demographic trends and housing/employment forecasts will be used to assess future transportation demand and equity implications.

Deliverables: Existing and Future Conditions Report, GIS Map Set

Responsible Parties: Consultant

Plans Affected: TSP, Comprehensive Plan (reference only)

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Task 5: Solution Development / Alternatives Analysis (Months 6–9)

Based on deficiencies identified in Task 3, the consultant will develop a range of policy, programmatic, and infrastructure alternatives. These may include updated cross-sections for 99W, improved multimodal connections, code amendments, or future study recommendations. Alternatives will be evaluated using the criteria established in Task 2, with input from ODOT and the community.

Deliverables: Draft Alternatives Memo, Evaluation Matrix, Conceptual Designs

Responsible Parties: Consultant with City and ODOT feedback

Plans Affected: TSP

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Task 6: Funding Strategy and Implementation Plan (Months 10–12)

A financial analysis will forecast available funding using historical City revenue data, state/federal sources, and projected growth. The consultant will prepare a fiscally constrained list of projects, programs, and policies, with phased priorities and responsible entities. Cost estimates will be planning-level.

Deliverables: Funding Forecast Memo, Prioritized Implementation Matrix

Responsible Parties: Consultant

Plans Affected: TSP

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

Task 7: Draft TSP and Review (Months 13–15)

The consultant will prepare a complete draft of the updated TSP, including recommended improvements, cross-sections, policies, project lists, and performance measures. The document will be distributed for agency review and public comment.

Deliverables: Draft TSP Document, Summary of Comments

Responsible Parties: Consultant, City Staff

Plans Affected: TSP

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

and which entity or entities will need to take action to adopt them.

Task 8: Plan Adoption (Months 16–18)

The City will initiate adoption proceedings, including public notice, staff reports, and Planning Commission and City Council hearings. The consultant will support staff in preparing final revisions and adoption ordinances.

Deliverables: Adopted TSP, Staff Reports, Ordinances

Responsible Parties: City Planning Staff, Consultant, Legal Counsel

Plans Affected: TSP

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

How will the project approach support investment decisions that align with Oregon's Transportation Plan and Transportation Planning Rules?

This project will update Dundee's TSP to reflect current conditions, community vision, and regional coordination. The revised plan will guide future transportation investments toward multimodal travel, reduced vehicle miles traveled (VMT), and efficient use of public infrastructure—key goals of both the Transportation Planning Rule (TPR) and Oregon Transportation Plan (OTP).

The TSP will support TPR compliance by reducing reliance on vehicles, identifying safe and accessible pedestrian, bicycle, and transit networks, and aligning transportation investments with expected land use patterns and population growth. While land use code amendments are outside the project scope, the TSP may recommend changes to reinforce multimodal connectivity.

The plan will also advance OTP goals by promoting equity, climate-friendly mobility, and safety—particularly for school access and essential workforce connections—while enhancing regional mobility through coordination with the Newberg-Dundee Bypass.

Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

If adoption hearings will be held as part of a larger project, when will that be and as part of what project? (optional)

The City of Dundee does not intend for TSP adoption hearings to occur as part of a larger project. The City Council will receive regular updates from the City's consultant team during project workshops. Adoption hearings are expected in Months 17–18 and will include at least one Planning Commission and one City Council public hearing to consider final approval of the updated TSP.

Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Criterion 4: Proposed project has community support (up to 5 points)

The application demonstrates that there is local support for project objectives, a commitment to participate, and a desire to implement the expected outcome.

Response instructions are on page 17 of the 2025 Application Packet.

Upload letters of support here

Dundee Letters of Support Package.pdf

PDFs only. Max 2 mb per file.

Criterion 5: Proposed project sponsor is ready and capable (up to 10 points)

The application demonstrates that the local government is ready and able to begin the project within the TGM timetable and that there is local commitment and capability to manage and complete the project. The application demonstrates, if applicable, successful performance on previous TGM projects.

Response instructions are on page 18 of the 2025 Application Packet.

Describe the experience and availability of key staff

The City of Dundee has retained a team of experienced consultants to serve in staff-support roles and provide capacity for implementation, public engagement, and technical coordination throughout the project. These consultants are not part of the Prime Consultant team to be hired by ODOT, but will support the City's involvement in the TSP update. City oversight will be provided by the City Administrator, Contract Planner, and Public Works Foreman with coordination and support from this extended team.

John Southgate (Urban Revitalization) brings over 35 years of experience in land use, zoning, and placemaking. He led the Destination Dundee planning process and previously held leadership roles with the Portland Development Commission, Hillsboro, and other Oregon communities.

Lloyd Purdy (Ec. Dev), former Ec Dev. Manager for the City of Tigard, secured over \$11 million in funding for multimodal projects, and authored a successful TGM grant focused on multimodal options in Tigard.

Bethany Caruso (Engagement), a Dundee business owner, is leading the city's volunteer-based Main Street and Safe Routes to Schools initiatives and brings trusted community relationships.

Together, this team strengthens the City's capacity to guide and implement this project.

Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Explain how the applicant has the capacity to scope the proposed project during the next 15 months and manage it to completion within 3 years

The City of Dundee is a small but capable organization with budgeted staff time and consultant resources to support project scoping and manage the TSP update through completion. A City Administrator will be in place before project initiation and will serve as the primary staff lead and point of coordination with ODOT and the Prime Consultant.

Dundee’s Contract Planner (Doug Rux) and Public Works Foreman (Chuck Simpson) will provide continuity and technical support. The City’s existing consultant team—already under contract—will assist with engagement logistics, stakeholder coordination, and review of draft deliverables once implementation begins.

While project scoping will be conducted by City staff in coordination with ODOT, Dundee has a strong network of local partners who are ready to engage in later phases. Many served in advisory roles during Destination Dundee and bring valuable perspective to public involvement efforts.

With staffing capacity in place, dedicated budget support, robust support from City Council, and a trusted consultant team, Dundee is well positioned to scope this project within the next 15 months and complete it within the 18-month implementation window.

Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

If applicable, list applicant’s TGM projects within last 10 years and their status

If applicable, list local jurisdiction’s TGM projects within last 10 years and their status

| TGM File Code | Project Title | Status |
|---------------|-----------------------------------|---|
| 2G-97 | Land Use and Urbanization Project | Complete. The 1997 Land Use and Urbanization Project (TGM File 2G-97) produced a transportation impact report, congestion management plan, and collector/connector street framework. These tools remain in use to guide Dundee's growth and infrastructure planning. <small>300 character limit.</small> |

2A-09

Southeast Dundee Riverfront Masterplan

Complete. The Southeast Dundee Riverfront Master Plan (TGM File 2A-09) was adopted in 2009, offering a long-range vision for the Riverside area. While full implementation is pending, the plan remains a valuable foundation for future infrastructure and development planning.

300 character limit.

Bonus points: Housing (up to 10 points)

Response instructions are on page 19 of the 2025 Application Packet.

How will the adoption of the final document(s) address barriers to a broad range of housing types and affordability or work to link the location of future workforce housing to walkable/bikeable areas with good transit?

A key driver of the TSP update is to meet housing needs by planning multimodal infrastructure that connects future housing—like the 900-unit Riverside District—to downtown jobs and services. Many new jobs, particularly in hospitality, will be in the city center, and the TSP will prioritize safe, walkable, transit-supportive access. The plan builds on the 2009 TGM-funded Riverfront Masterplan and 2024 Walkability Study to reduce costs and support equitable housing.

Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)

Required forms

Title VI: Racial & Ethnic Impact Statement form
Dundee TGM - Racial-Ethnic-Impact-Statement.pdf

[Download the Racial & Ethnic Impact Statement form here](#)

PDFs only. Max 2 mb per file.

Certifications

Response instructions are on page 20 of the 2025 Application Packet.

Eligibility criteria

- ☒ This application demonstrates a clear transportation relationship
- ☒ This application demonstrates adoption of products to meet project objectives
- ☒ This application demonstrates the support of local officials

Preparation of application

- ☐ This application was prepared by staff of the primary applicant or staff of one of the involved jurisdictions
- ☐ This application was prepared by the following COMPENSATED consultant (indicate below)
- ☒ This application was prepared by the following UNCOMPENSATED consultant (indicate below)

Name of consultant who prepared this application

| | |
|--------|-------|
| Sondra | Storm |
| First | Last |

Would you like to receive TGM news and updates?

☒ Yes ☐ No ☐ I am already subscribed

Clicking "Yes" authorizes us to add your email to our e-newsletter mailing list. You can unsubscribe at any time.

Today's date

| |
|-----------|
| 7/31/2025 |
|-----------|

If you encounter any issues with the submittal process, please contact:

Rachael Levasseur
Planning Section Web Coordinator
Rachael.LEVASSEUR@odot.oregon.gov

CITY OF DUNDEE

RESOLUTION 2025-12

A RESOLUTION SUPPORTING AN APPLICATION TO THE STATE OF OREGON'S TRANSPORTATION AND GROWTH MANAGEMENT PROGRAM, A JOINT PROGRAM ADMINISTERED BY THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT AND THE DEPARTMENT OF OREGON TRANSPORTATION FOR A CODE ASSISTANCE GRANT TO UPDATE THE CITY OF DUNDEE'S TRANSPORTATION SYSTEM PLAN AND ADDRESS ISSUES CONCERNING NEW DEVELOPMENT WITHIN THE CITY

WHEREAS; The Oregon Transportation and Growth Management (TGM) program offers assistance to help local government to develop and update their transportation system plan (TSP), and

WHEREAS; It has been ten years since the City of Dundee developed and updated their (TSP), and,

WHEREAS, The City of Dundee is currently seeing rapid development along Highway 99W with the intended building of two resort hotels, a ninety-unit apartment complex, and multiple retail outlets, and

WHEREAS, The Dundee Elementary School has moved from the corner of 99W and 5th Street to a SE 8th and Edwards. Changing the traffic patterns around 99W and the new location, and

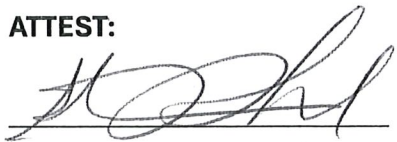
WHEREAS, As part of the Destination Dundee Plan it was recommended to the City Council of Dundee that the city should apply for a TGM TSP grant to help the city effectively update the city's TSP to develop a plan to effectively solve these issues.

THE CITY OF DUNDEE RESOLVES AS FOLLOWS:

The City Council authorizes the City Administrator to submit an application to the Transportation and Growth Management program for a Transportation System Plan grant to develop and update the City of Dundee's Transportation System Plan.

Passed the 15th day of July 2025

ATTEST:

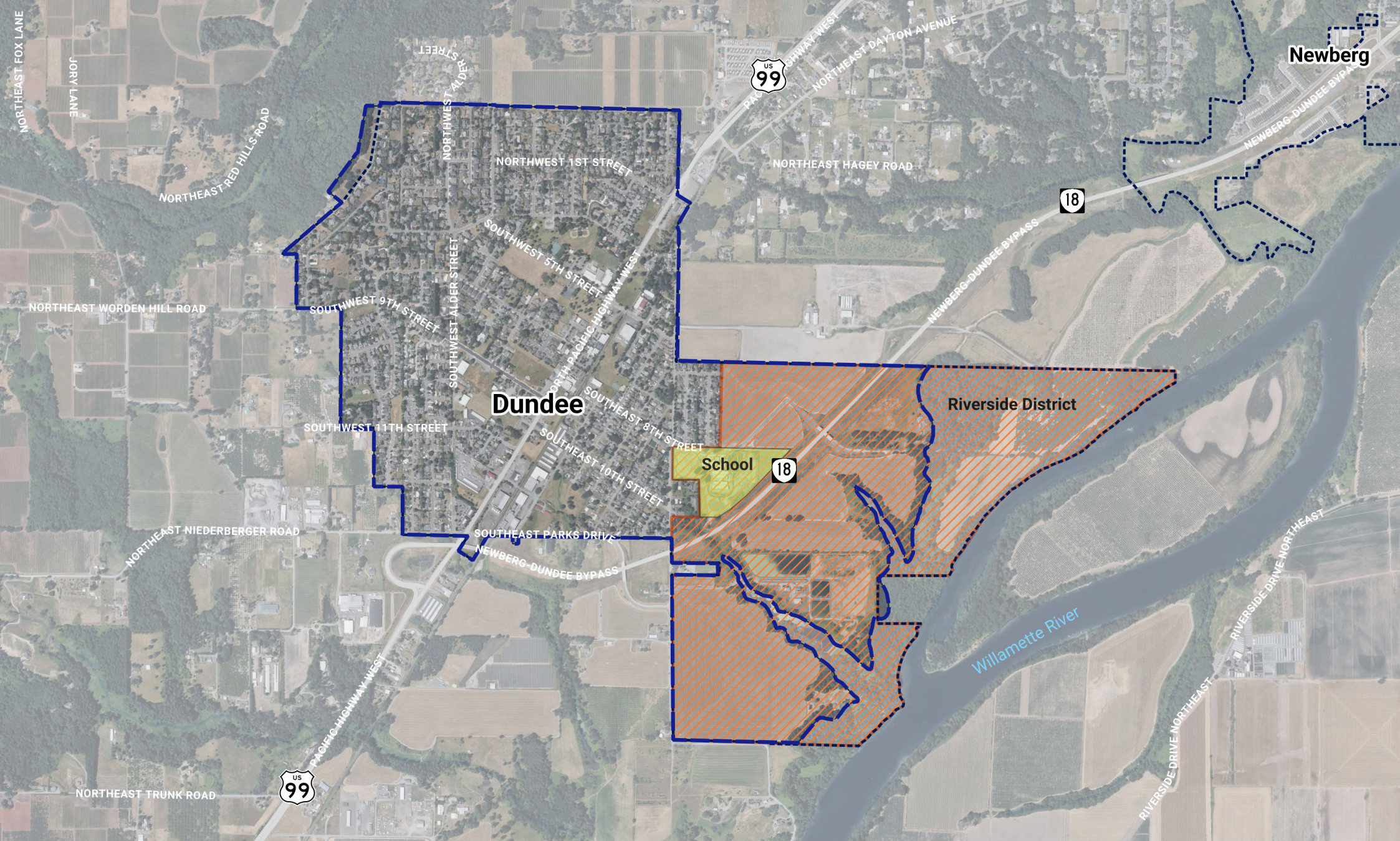


Steve Dahl, City Administrator/Recorder

APPROVED:



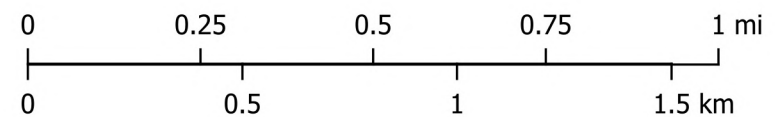
David Ford, Mayor



Legend

 City Limits  Dundee UGB  Riverside District  School

Note: the Project Area is the same as the UGB boundary.



List of Letters of Support Included for The City of Dundee's TGM Application

- U.S. Representative for Oregon's 6th Congressional District, Congresswoman Andrea Salinas
- Oregon State Representative, District 12 Bruce Starr
- Yamhill County Commissioner David "Bubba" King
- Yamhill Board of County Commissioners Kit Johnston (Chair)
- Yamhill Board of County Commissioners Mary Starrett (Vice Chair)
- Newberg- Dundee School District, Dave Parker (Interim Superintendent)
- Dundee Hills Winegrowers Association, Lucia Walker (Chair)
- Mayor David Ford (Mayor of Dundee)
- The Dundee Tourism Committee (Travel Dundee), City Councilmember Alex Chiper (Chair)
- Yamhill County Parkway Committee, Dave Haugeberg (Chair)
- Destination Dundee, Economic Development Committee, Jacob Waibel (Resident, Committee Member)
- Red Hills Market, Michelle Kropf (Proprietor, CEO)
- The Dundee Hotel, Mark Keller (Business Owner/Operator)
- Reveries Hotel, Sondra Storm (Business Owner/Operator)
- Lifestyle Properties, Pinot Car, Destination Willamette, Megan Carda (Business Owner, Operator)
- Olive Branch, Mary Gregoire and Lisa Bakke (Business Owners, Operators)
- AllByOly, Olga Chiper (Business Owner, Designer)

Congress of the United States
House of Representatives
Washington, DC 20515

July 17, 2025

Kris Strickler, Director
Oregon Department of Transportation (ODOT)
355 Capitol Street NE
Salem, OR 97301

RE: Dundee Transportation & Land Use Plan

Dear Director Strickler:

I write in support of the City of Dundee's application to the Transportation and Growth Management (TGM) Program under the Oregon Department of Transportation (ODOT), which will fund essential upgrades to local transportation infrastructure, enhance multimodal travel options for residents, and support economic development in the area.

Currently, the City of Dundee and its Riverside District, lack sufficient options for walking, biking, and transit. Modifications to Highway 99W, as outlined in the City's Transportation System Plan, are designed to transform the corridor into a walkable, multi-modal street featuring new sidewalks, pathways, and bikeways. Expanding alternatives to motor vehicle travel will help reduce local traffic congestion and decrease pollution in the surrounding area.

Grant funds will also support updates to the City of Dundee's development code, ensuring that future growth aligns with both legal requirements and the community's vision for thoughtful commercial development. Proposed zoning revisions along Highway 99W and in the Riverside District would allow for a wider range of housing options and encourage vibrant, mixed-use development. These changes would foster the expansion of storefronts and locally owned businesses, helping to stimulate long-term economic growth.

Thank you for your full and fair consideration for this application. If you have any questions, please reach out to our office at (503) 385-0906 or to our Grants Coordinator at alexander.okeefe@mail.house.gov.

Sincerely,



U.S. Representative for Oregon



SENATOR BRUCE STARR

July 23, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

It is my sincere pleasure to offer my ardent support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. As a former City Councilor in Dundee, I know that there is broad support in the City to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

While serving on the City Council, I was honored to play a lead role in the development of *Destination Dundee*, a Travel Oregon-funded strategy for revitalizing the City, both to make it a better place to live and own a business, and also render it as a great destination for visitors to our region, many of whom are drawn by the world class wines in the hills above town.

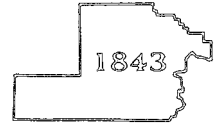
Destination Dundee lays out a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities.

Thanks for your consideration of my support for this timely and much-needed study.

Respectfully Submitted,

Senator Bruce Starr, District 12
900 Court Street NE, S-303
Salem, Oregon 97301
(503) 986-1712

Yamhill County



Location: 434 NE Evans St, McMinnville • Mailing: 535 NE Fifth St, McMinnville, OR 97128
(503) 434-7501 • Fax (503) 434-7553
TTY (800) 735-2900 • www.yamhillcounty.gov

OFFICE OF COMMISSIONER DAVID “BUBBA” KING

July 17, 2025

TGM Program Staff
Oregon Department of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

It is my pleasure to offer my support for the City of Dundee’s application for a TGM (Transportation & Growth Management) grant. It is my understanding that the City’s aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

In 2024, Travel Oregon funded a study to make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City’s Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City’s extant TSP. Related improvements to other rights of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of my support for this timely and much-needed study.

Respectfully Submitted,

David “Bubba” King
Yamhill County Commissioner
503-434-7501
kingb@yamhillcounty.gov



BOARD OF COUNTY COMMISSIONERS

KIT JOHNSTON • MARY STARRETT • DAVID "BUBBA" KING

535 NE Fifth Street • McMinnville, OR 97128-4523

(503) 434-7501 • Fax (503) 434-7553

TTY (800) 735-2900 • www.yamhillcounty.gov

July 17, 2025

TGM Program Staff

Oregon Department of Land Conservation & Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern,

It is my pleasure to offer my support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. It is my understanding that the City's aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

In 2024, Travel Oregon funded a study of make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City's extant TSP. Related improvements to other rights-of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of our support for this timely and much-needed study.

Sincerely,

Kit Johnston

Chair



BOARD OF COUNTY COMMISSIONERS

KIT JOHNSTON • MARY STARRETT • DAVID "BUBBA" KING

535 NE Fifth Street • McMinnville, OR 97128-4523

(503) 434-7501 • Fax (503) 434-7553

TTY (800) 735-2900 • www.yamhillcounty.gov

July 17, 2025

TGM Program Staff
Oregon Department of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

It is my pleasure to offer my support for the City of Dundee's application for a Transportation & Growth Management (TGM) grant. It is my understanding that the City's aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

In 2024, Travel Oregon funded a study to make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City's extant TSP. Related improvements to other rights-of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of our support for this timely and much-needed study.

Sincerely,

Mary Starrett
Vice-Chair



July 14, 2025

TGM Program Staff
Oregon Department of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

On behalf of Newberg Dundee Public Schools, it is my pleasure to offer our support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. It is our understanding that the City's aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

Our district is strongly supportive of the City's efforts to improve and expand walkways and sidewalks throughout our community. These investments are critical to the safety, health, and well-being of our students, families, and staff.

In 2024, Travel Oregon funded a study of make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City's extant TSP. Related improvements to other rights-of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of our support for this timely and much-needed study.

Respectfully Submitted,

Dave Parker, Interim Superintendent
Newberg Dundee Public Schools
503-554-5000



the
**DUNDEE
HILLS**

July 18, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern,

As President of the Dundee Hills Winegrowers Association, I am writing to express our board's unanimous strong support for the City of Dundee's application for the Transportation and Growth Management (TGM) Grant.

Our organization represents over 40 wineries within the Dundee Hills AVA, producing some of the most acclaimed wines in Oregon and establishing this region as the epicenter of Oregon Wine Country. While our wines and tasting experiences are internationally recognized, the broader tourism infrastructure in Dundee—particularly in the downtown core—has not yet caught up to meet that same standard.

The TGM Grant presents a vital opportunity to change that. Our members enthusiastically support investments that will make downtown Dundee more walkable, safe, and inviting, especially for the thousands of wine country visitors who pass through our region each year. Improvements to pedestrian access, infrastructure, and commercial activation will not only elevate the guest experience but will foster economic development that benefits the entire community and encourage visitors to stay in Dundee, reducing traffic and supporting local businesses.

Specifically, we support efforts for an updated Traffic Plan and Corridor planning that allow for thoughtful food, beverage, and retail development, along with safe walking paths that connect wineries and key destinations downtown. These improvements are essential to creating an experience that matches the quality of our wines and reinforces Dundee's identity as a premier destination in Oregon.

We urge your full consideration of the City's application and are excited by the potential this grant holds for Dundee's future.

Sincerely,

Lucia Walker

Lucia Walker
President, Dundee Hills Winegrowers Association



July 28, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: Support for City of Dundee 2025 TGM Grant Application

To Whom It May Concern:

I am writing to express my full support for the City of Dundee's Transportation and Growth Management (TGM) grant application to update the City's Transportation System Plan (TSP). This update will build upon a community-driven vision for a more walkable and livable Dundee—one characterized by multi-modal transportation options, mixed-use development, affordable housing, and a strong sense of place, particularly along and near the 99W corridor.

In November 2024, I was elected Mayor after eight years on the Dundee Budget Committee and four years as a member of Council. I ran for Mayor because I believe Dundee is at a pivotal moment. Our city has tremendous potential for growth and re-vitalization as the epicenter of the finest wine and outstanding recreational opportunities in the country. The decisions we make now will have an outsized impact on our future. We can either embrace our potential with intention and vision—or allow unplanned growth to define us, potentially undermining what makes Dundee special for its residents and businesses.

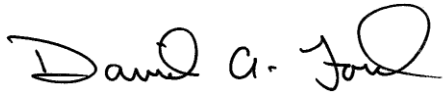
We already have a strong foundation. In 2024, Travel Oregon funded a community strategy now known as Destination Dundee. This strategy outlines initiatives designed not only to enhance the visitor experience but also to reflect and fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the planning process and consistently prioritized transforming 99W into the City's Main Street. Their vision includes more pedestrian crossings, calmer traffic, wider sidewalks, and the undergrounding of utilities.

The TGM-funded TSP update will build on this momentum. It will further engage the community in planning a multi-modal future for 99W—especially in light of the Newberg-

Dundee Bypass, which did not exist when the current TSP was adopted. The project will also explore related improvements to other rights-of-way throughout the city.

Thank you for your consideration of this timely and much-needed grant funding. I am proud to support this application and the City's vision for a vibrant, connected future.

Respectfully,

A handwritten signature in black ink that reads "David A. Ford". The signature is written in a cursive style with a large, looped "D" and a stylized "F".

David Ford
Mayor
City of Dundee

July 11, 2025

TGM Program

ODOT/DLCD

355 Capitol Street NE

Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

My name is Alex Chipper, and I serve as a member of the Dundee City Council and as Chair of the City's Tourism Committee—a citizen- and business-led advisory group formed by the City Council to help guide Dundee's long-term tourism strategy and recommend the use of transient lodging tax (TLT) revenues. I am writing to express the Tourism Committee's full support of City of Dundee's 2025 application for a Transportation and Growth Management (TGM) grant to update our Transportation System Plan (TSP).

The Tourism Committee recently established priorities to guide Dundee's tourism and economic development. These include activating vacant parcels, attracting independent businesses, expanding park and river access, improving walkability, and enhancing placemaking and branding. Many of these goals depend on thoughtful transportation planning — particularly along the Highway 99W corridor.

Dundee's current TSP predates the Newberg-Dundee Bypass and no longer reflects the city's growth or vision. The TGM-funded update would engage residents and businesses in shaping a transportation system aligned with our values: safety, livability, character, and sustainability.

The 2024 *Destination Dundee* planning effort—funded by Travel Oregon—showed our community's strong support for transforming Highway 99W into a walkable, vibrant main street. Hundreds of residents and business owners participated, emphasizing priorities like safer crossings, wider sidewalks, underground utilities, and better connections to trails and green spaces.

As Chair of the Tourism Committee, I believe that the TGM grant is an essential next step in aligning Dundee's transportation systems with its economic development goals, quality of life values, and vision for a thriving future. I strongly urge you to support this timely and strategic initiative.

Sincerely,



Alex Chipper

City Councilor, City of Dundee

Chair, Dundee Tourism Committee

YAMHILL COUNTY PARKWAY COMMITTEE

**MAILING ADDRESS:
13951 N.W. WILLIS ROAD
McMINNVILLE, OR 97128
PHONE: (503) 435-7532**

**DAVID C. HAUGEBERG, CHAIR
DAVID FORD, MAYOR-DUNDEE
MIKEY CARUSO, COUNCILOR-DUNDEE
BRUCE STARR, OREGON STATE SENATOR
KIM MORRIS, MAYOR - MCMINNVILLE
CHRIS CHENOWETH, COUNCILOR – MCMINNVILLE
BILL ROSACKER, MAYOR - NEWBERG
DENISE HARVEY, COUNCIL MEMBER
THE CONFEDERATED TRIBES OF GRAND RONDE**

**KIT JOHNSON, YAMHILL
COUNTY COMMISSIONER
BRETT BAKER
CURTIS WALKER
BOB ANDREWS**

July 29, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

It is my sincere pleasure to join my colleagues in Dundee and around the region in offering the support of the Yamhill County Parkway Committee for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. As Chair of the Parkway Committee, I am well aware that the City of Dundee has always advocated for the Parkway (also known as the Newberg/Dundee Bypass), recognizing the benefits of the Parkway both to regional transportation needs along with the local considerable benefits to Dundee's (and other City's) economic development and livability objectives.

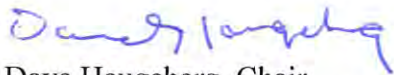
This is an auspicious time for Dundee to undertake a TSP Update. The City's extant TSP is more than ten years old, and pre-dates the opening of the Bypass in 2018. As such, the City's transportation system lacks a framework that acknowledges the region's most important transportation investment in generations – the Bypass. As well, there is a desire in Dundee to build on the considerable momentum that has emerged from the recent completion of *Destination Dundee*, a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

Destination Dundee lays out a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business

owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into a truly multi-modal street, with safe and convenient pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in the context of the Newberg/Dundee Bypass. Related improvements to other rights-of-way are also part of the effort.

Thanks for your consideration of my support for this timely and much-needed study.

Respectfully Submitted,



Dave Haugeberg, Chair
Yamhill County Parkway Committee
13951 N.W. Willis Road
McMinnville, Oregon 97128

July 11, 2025

TGM Program

ODOT/DLCD

355 Capitol Street NE

Salem, Oregon 97301-3871



Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

As a resident of Dundee, I am writing on behalf of the Economic Development Committee, which was formed through the *Destination Dundee* strategic planning process. Our committee—comprised of local residents and business owners—is committed to revitalizing our downtown core and driving sustainable economic growth for our community.

A key priority is to increase downtown business occupancy by 20% within the next two years. To achieve this, we are working to activate underutilized spaces and support small businesses through a combination of infrastructure improvements (such as parking, signage, and walkways), targeted incentives, streamlined permitting, and coordinated marketing efforts. All of these actions are guided by the shared vision outlined in the *Destination Dundee* plan.

Central to that vision is the transformation of Highway 99. This corridor is not just a major thoroughfare—it is the face and spine of Dundee. Its form and function shape how residents connect to their community and how visitors experience our city. The improvements we envision—including enhanced walkability, traffic calming, safety infrastructure, and a streetscape that reflects Dundee's unique character—are essential to attracting and sustaining the kind of development that fuels a thriving downtown.

The Economic Development Committee enthusiastically supports the City of Dundee's TGM grant application. This effort will play a pivotal role in creating the conditions necessary for growth that reflects our values and aspirations—growth that supports small businesses, strengthens community identity, and improves quality of life.

Thank you for considering this important and timely initiative.

Sincerely,

Resident, Dundee

On behalf of the Economic Development Committee

Destination Dundee



July 11, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern,

On behalf of Red Hills Market, it is my pleasure to express our full support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. We understand the City's goal is to update its Transportation System Plan (TSP), building on a community-driven vision for a more walkable, livable town—especially along the 99W Corridor—through enhanced multi-modal transportation options, mixed-use development, and a strengthened sense of place.

We are particularly supportive of this proposal because, after nearly 15 years in business, we have seen little to no improvement in parking, walkability, or pedestrian safety along the 99W Corridor, despite the continued growth of Dundee's winery and tourism economy.

In 2024, Travel Oregon funded a study to help make Dundee more inviting to visitors. The resulting plan, *Destination Dundee*, reflects a community-wide desire for change that benefits both residents and tourists. Hundreds of locals and business owners contributed their voices to this process, with a clear and consistent message: transform 99W into Dundee's true Main Street. Their vision includes safer pedestrian crossings, slower traffic, wider sidewalks, and underground utilities. A TGM-funded plan will carry that vision forward—especially considering the impact and opportunities presented by the Newberg-Dundee Bypass, which was not in place when the current TSP was developed.

In addition to planning for 99W, this effort would also address improvements to surrounding rights-of-way and adjustments to the zoning code that support a more walkable, mixed-use corridor.

Thank you for considering our strong support for this timely and much-needed study.

Sincerely,

Michelle Kropf
Proprietor & CEO
Red Hills Market
(503) 550-8194



July 11, 2025
TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

My name is Mark Keller, and I am the owner and manager of The Dundee Hotel, located on Highway 99 in downtown Dundee. We purchased the hotel in 2019, motivated by our strong belief in Dundee's potential—not only as a premier wine tourism destination, but also as a walkable, vibrant community centered around a revitalized Highway 99 corridor.

I am writing in enthusiastic support of the City of Dundee's application for a Transportation and Growth Management (TGM) grant to update its Transportation System Plan (TSP). This initiative represents an important step toward realizing a long-term vision for a more livable, multimodal, and economically resilient Dundee.

Since purchasing The Dundee Hotel, we have made significant investments in renovating the property—efforts that have more than doubled our revenue. This growth is a testament to Dundee's appeal and untapped potential. A more pedestrian-friendly, activated downtown will have a direct and lasting impact on our business and the broader local economy. While tourism is a key driver for us, we're equally committed to seeing Dundee evolve in a way that benefits residents, workers, and future generations.

In 2024, Travel Oregon funded *Destination Dundee*, a community-driven effort to enhance the city for both visitors and residents. Hundreds participated, prioritizing the transformation of 99W into a true main street—with safer crossings, slower traffic, wider sidewalks, and underground utilities. The proposed TGM grant will build on this vision, updating the TSP to reflect current needs and the impact of the Newberg-Dundee Bypass.

Thank you for your consideration of this important and timely project. We are excited to be part of Dundee's continued evolution and fully support the city's application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Keller".

Mark Keller
The Dundee Hotel
(503) 956-4141



July 11, 2025
TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

My name is Sondra Storm, and I am the owner and manager of *Reveries Hotel*, a new 95-room hotel project approved by the City of Dundee. We are scheduled to break ground by the end of 2025, with plans to open our doors in 2027. I am also an active member of Dundee's Tourism Committee and have been deeply engaged in conversations about the city's future and its growing potential.

I am writing in strong support of Dundee's application for a Transportation and Growth Management (TGM) grant to update its Transportation System Plan (TSP). This grant represents an important opportunity to align land use and transportation planning with the city's goals for walkability, vibrancy, and long-term economic health.

Our decision to invest in a major new hotel in Dundee was driven by the promise of a dynamic, walkable main street environment along Highway 99. We see the potential for Dundee to become not only a renowned wine tourism hub, but also a destination known for shopping, dining, trail access, greenspace, and cultural experiences. We hope that *Reveries Hotel* will be a catalytic project that contributes to this broader vision— attracting more visitors, supporting local businesses, and encouraging thoughtful development that reflects the city's charm and values.

In 2024, the *Destination Dundee* initiative—funded by Travel Oregon—brought together hundreds of residents and business owners to shape a shared vision for the future. One of the clearest priorities to emerge was the transformation of 99W into a true main street, with safer crossings, slower traffic, wider sidewalks, and underground utilities. Updating the TSP will be an essential next step in implementing that vision, particularly in light of the Newberg-Dundee Bypass and the opportunities it creates for Highway 99.

As both an investor and an advocate for thoughtful tourism development, I strongly support this timely planning effort and urge you to fund the City of Dundee's application.

Sincerely,

A handwritten signature in black ink that reads "Sondra Storm".

Sondra Storm
Reveries Hotel
Member, Dundee Tourism Committee

July 15, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

On behalf of Destination Willamette Concierge Services, Lifestyle Properties Vacation Rentals and Pinot Car Wine Tours it is my pleasure to offer our support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. It is our understanding that the City's aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

We are strongly supportive of this grant proposal because enhancing the look, feel, and functionality of downtown Dundee, including efforts to tame traffic, is vital to the city's development as a unique and desirable destination. After nearly 12 years in business, we have seen little to no improvement in parking, walkability, or pedestrian safety along the 99W Corridor, despite the continued growth of Dundee's winery and tourism economy. These long-overdue improvements will not only help residents and business owners but will also create a more welcoming environment where visitors want to spend time and return.

In 2024, Travel Oregon funded a study of make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City's extant TSP. Related improvements to other rights-of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of our support for this timely and much-needed study.

Respectfully Submitted,

Megan

Megan Carda
Owner & Manager
Lifestyle Properties, LLC
100 N Springbrook Road

Newberg, OR 97132
Main: 971.832.3399
Direct: 503.564.0015
megan@lifestylepropertiesoregon.com



Working to bring an end to the "slow season" for tourism in the Willamette Valley!

Vacation Rental Management with a Purpose to S.H.I.N.E
Service. Harmony. Inspire. Notable. Entrust

July 14, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

On behalf of the olive branch it is my pleasure to offer our support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. It is our understanding that the City's aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

Our organization is particularly supportive of this proposal because improving the look and feel of downtown Dundee (including taming the traffic) will allow the city to develop into a unique and desirable location where visitors will enjoy spending time.

In 2024, Travel Oregon funded a study of make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City's extant TSP. Related improvements to other rights-of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of our support for this timely and much-needed study.

Respectfully Submitted,

Mary Gregoire and Lisa Bakke, the olive branch hotel
1226 Hwy 99, Dundee

503.341.8047



July 11, 2025

TGM Program
ODOT/DLCD
355 Capitol Street NE
Salem, Oregon 97301-3871

Re: City of Dundee – 2025 TGM Grant Application

To Whom It May Concern:

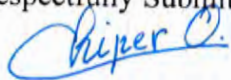
On behalf of All by Oly Design & Bridal Alterations, it is my pleasure to offer our support for the City of Dundee's application for a TGM (Transportation & Growth Management) grant. It is our understanding that the City's aim in seeking this grant is to update its Transportation System Plan (TSP), building on a community-based vision for a more walkable, livable community, characterized by multi-modal transportation options, mixed use development, and a strong sense of place, especially along and near the 99W Corridor.

Our organization is particularly supportive of this proposal because despite the continued growth of Dundee's small business, winery and tourism economy, we have seen very little improvement in parking, walkability, and most important safety of pedestrians, including local community and visitors. Besides helping the residents, the local business owners, the customers each business serves and the guests visiting from all over the world, these improvements are vital to the city's development as a desirable wedding, events, and travel destination, where you feel safe, welcomed and willing to return.

In 2024, Travel Oregon funded a study of make Dundee more appealing to visitors to the area. The planning effort that ensued, named *Destination Dundee*, represents a series of initiatives intended to not only benefit visitors, but also fulfill the aspirations of the broader Dundee community. Hundreds of residents and business owners participated in the development of the Plan, and they consistently prioritized the conversion of 99W into the City's Main Street. They envision more pedestrian crossings, slower traffic, more generous sidewalks, and undergrounding of utilities. The TGM-funded Plan will continue the conversation with the community, by generating a specific plan for 99W in light of the Newberg/Dundee Bypass, which did not exist at the time of the City's extant TSP. Related improvements to other rights-of-way, as well as modifications to the zoning code to reinforce a more walkable and mixed use corridor, are also part of the effort.

Thanks for your consideration of our support for this timely and much-needed study.

Respectfully Submitted,



Olga Chipper,
Owner & Designer
All By Oly, LLC
971-977-3800

RACIAL AND ETHNIC IMPACT STATEMENT

This form is used for informational purposes only and must be included with the grant application.

[Chapter 600 of the 2013 Oregon Laws](#) require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons¹ in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

| | |
|---------------------------|-----------------------------|
| Women | Asians or Pacific Islanders |
| Persons with Disabilities | American Indians |
| African-Americans | Alaskan Natives |
| Hispanics | |

2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

| | |
|---------------------------|-----------------------------|
| Women | Asians or Pacific Islanders |
| Persons with Disabilities | American Indians |
| African-Americans | Alaskan Natives |
| Hispanics | |

3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

If you checked numbers 1 or 2 above, please provide below the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

By checking this box, I hereby certify the information contained on this form is true, complete, and accurate to the best of my knowledge.

Dated:

Printed Name:

Title:

Agency Name:

¹ “Minority person” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African Americans, Hispanics, Asians, or Pacific Islanders, American Indians and Alaskan Natives.