

Date: November 13, 2020

To: Carrie Martin, Yamhill County and Michael Duncan, ODOT

From: Mary Stewart and Grace Stainback, Alta Planning + Design

Re: Yamhelas Westsider Trail Master Plan – DRAFT TM#1

Appendix: Right-of-Way Maps

## Introduction

The purpose of this memorandum is to introduce the Yamhelas Westsider Trail (YWT) Master Plan, providing an overview of the project area and project right-of-way maps. Additionally, the memorandum provides project goals and objectives that will guide the planning process.

## Project Purpose

The YWT Master Plan project will provide a detailed blueprint to convert a portion of the historic Westsider rail line adjacent to Highway 47 into a multi-use transportation corridor, connecting the communities of Carlton, Yamhill, Cove Orchard and Gaston. The Trail will provide a link to current and future trails and scenic byways leading to Forest Grove, Henry Hagg Lake and beyond. The YWT Master Plan will act as a guide for Yamhill County, community stakeholders, and participating state and federal agencies to work together on this vision.

## Project Area Overview

The Project Area is the former Union Pacific Railway right-of-way from the northern edge of Yamhill County south to Gun Club Road (Figure 1). The project aims to convert the right-of-way into an active transportation corridor, eventually leading north through Gaston and ending at Scoggins Creek in Washington County (outside the scope of this project).

The trail corridor passes through three cities and one unincorporated area. The city of Gaston is located at the northern most point of the trail, with a population of 715 (2018). The city’s northern section is part of Washington County and the southern boundary falls within Yamhill County. To the south of Gaston is Cove Orchard, an unincorporated area with an approximate population of 560 that is partially managed and maintained by Yamhill County. Located just over eight miles south of Gaston is the City of Yamhill, a farming community with a population of 1,033 (2018). The largest local high school, Yamhill-Carlton High School, as well as the Middle School and district offices are located in Yamhill. Three miles south of Yamhill is the City of Carlton, with a population of 2,183 (2018). Carlton is a hub for rural wine tourism and production with over one million visitors a year to its local wineries.

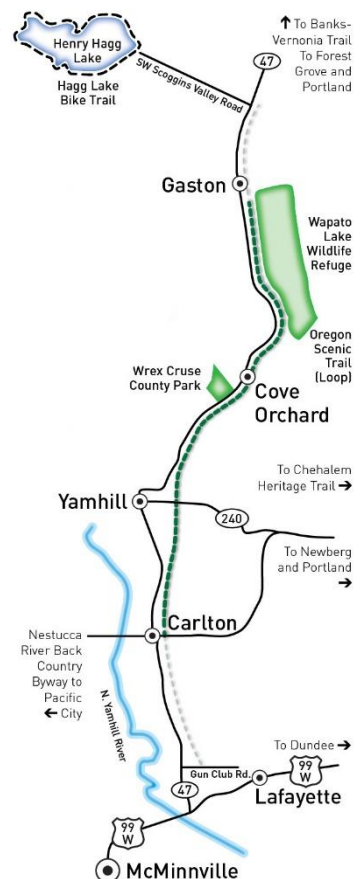


Figure 1. YWT Project Map

There is a long-term vision to connect the trail corridor to the City of McMinnville, the largest city in Yamhill County approximately seven miles south of Carlton. To the north, the trail will connect to planned trail systems connecting to Henry Hagg Lake, Forest Grove, and Chehalem Ridge Regional Park.

Situated in the northwestern most extent of the Willamette Valley, the Yamhelas Westsider Trail corridor lies on relatively flat land with the exception of the gently rolling hills that stretch between the towns of Yamhill and Cove Orchard. The Wapato Lake National Wildlife Refuge lies along the northern stretch of the corridor northeast of Cove Orchard, and about a half mile east of Gaston.

### Existing and Planned Segments in Street Rights-of-Way

Access to the trail corridor is readily available from the existing roads that the rail right-of-way crosses. The trail will cross the following roads, some of which will require implementing an enhanced crossing to be determined during the YWT Master Planning process:

1. Gun Club Road (south of Carlton)
2. Pekkola Road (south of Carlton)
3. Polk Street (Carlton)
4. Main Street (Carlton)
5. Monroe Street (Carlton)
6. Lincoln Street (Carlton)
7. Merchant Road (north of Carlton)
8. Fryer Road (north of Carlton)
9. Yamhill-Newberg Highway 240 (Yamhill)
10. Cove Orchard Road south (Cove Orchard)
11. Graham Ave (Cove Orchard)
12. Cove Orchard Road north (Cove Orchard)
13. Wapato School Road (north of Cove Orchard)
14. Flett Road (north of Cove Orchard)
15. Potential trail alignment on east side of Highway 47 (approximately 255 ft) (North of Cove Orchard)

These locations are identified on the maps provided in the Appendix at the end of this document. The five maps included illustrate the right-of-way dedicated to the Yamhelas Westsider Trail project from south to north, as well as other boundaries and key features.

### Project Goals and Objectives

The following section includes proposed goals and objectives for the YWT Master Plan. These goals and objectives are informed by previous planning processes including the 2015 Yamhill County Transportation System Plan (TSP), the Oregon Metro 2014 Regional Active Transportation Plan, and the 2017 Yamhelas Westsider Trail Concept Plan. These previous planning efforts identified key priorities and issues, and documented public feedback that will shape the approach of the YWT Master Plan. These draft goals and objectives will be reviewed and refined through conversations with the County and relevant stakeholders during Fall/Winter 2020.

#### GOAL: Land Use Supportive

Objective: Provide safe and convenient traffic and circulation options for all modes of travel along the corridor.

Objective: Determine the most suitable trail type and location based on adjacent land use practices.

Objective: Minimize impacts on adjacent private property, and prioritize win-win design features that improve the experience of both adjacent landowners and trail users.

**GOAL: Feasibility**

Objective: Design a trail that facilitates ease of permitting and minimizes regulatory constraints.

Objective: Identify opportunities to leverage existing funding resources and establish partnerships to support trail development, management, and maintenance.

Objective: Articulate a phased approach to trail development, and identify short-term vs long-term priorities.

**GOAL: Desirability**

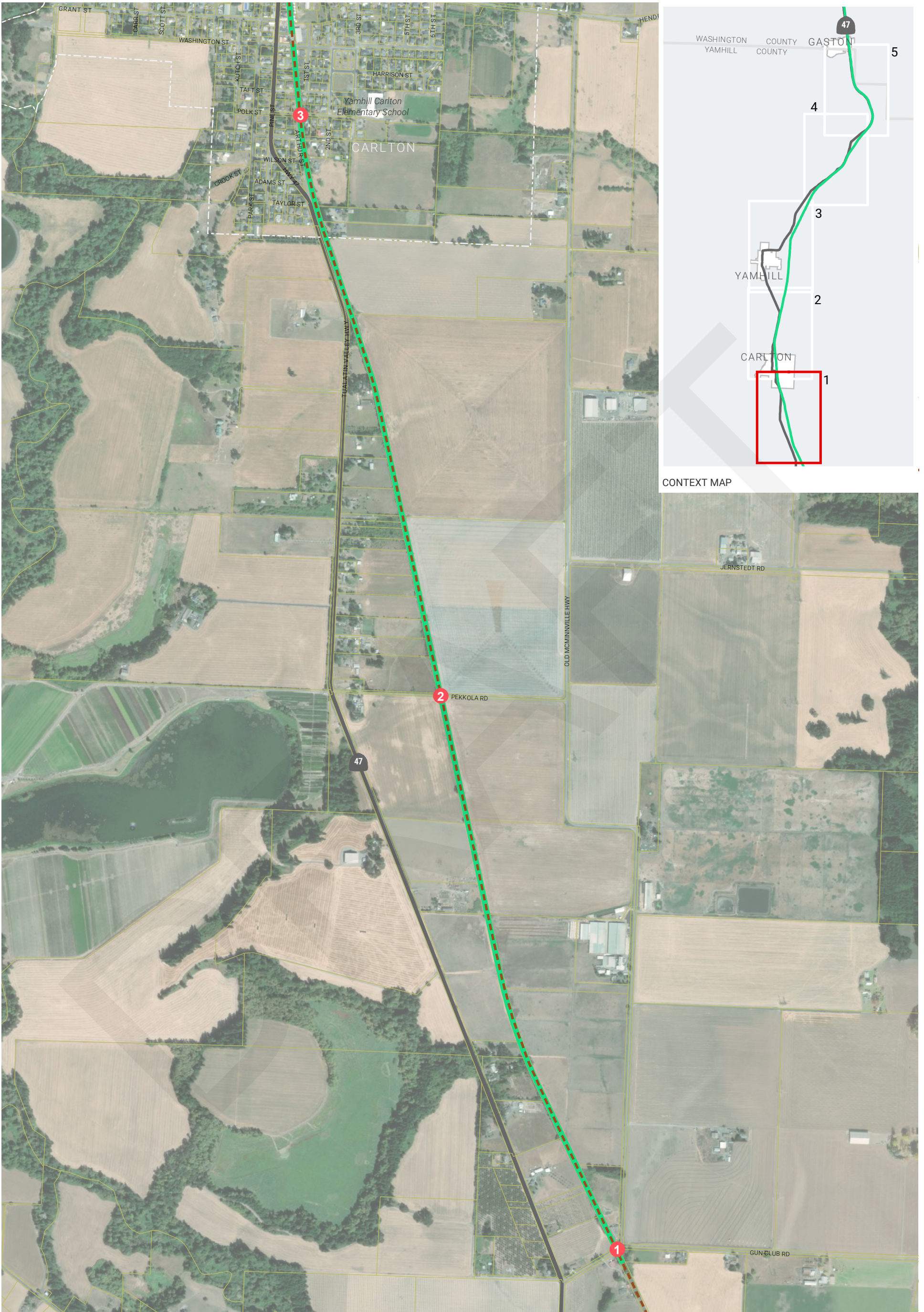
Objective: Identify trail types most suitable along different sections of the trail based on context.

Objective: Prioritize trail design elements and amenities that foster a quality user experience and provide opportunities for users to recreate and observe nature, considering access for all ages, abilities, and backgrounds.

Objective: Design a trail that contributes to a safe and secure environment, and discourages crime.

Objective: Improve connectivity to surrounding community destinations, including schools, neighborhoods, parks, and retail.

Objective: Where route alternatives are considered, prioritize the most direct route of travel between trail access points.



# PROJECT BOUNDARIES

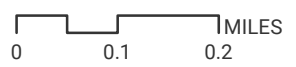
## YAMHELAS WESTSIDER TRAIL MASTER PLAN

### TRAIL SYSTEM

- - - Planned Trail
- YWT Right-of-Way Boundary
- Crossing/Trail in Road ROW

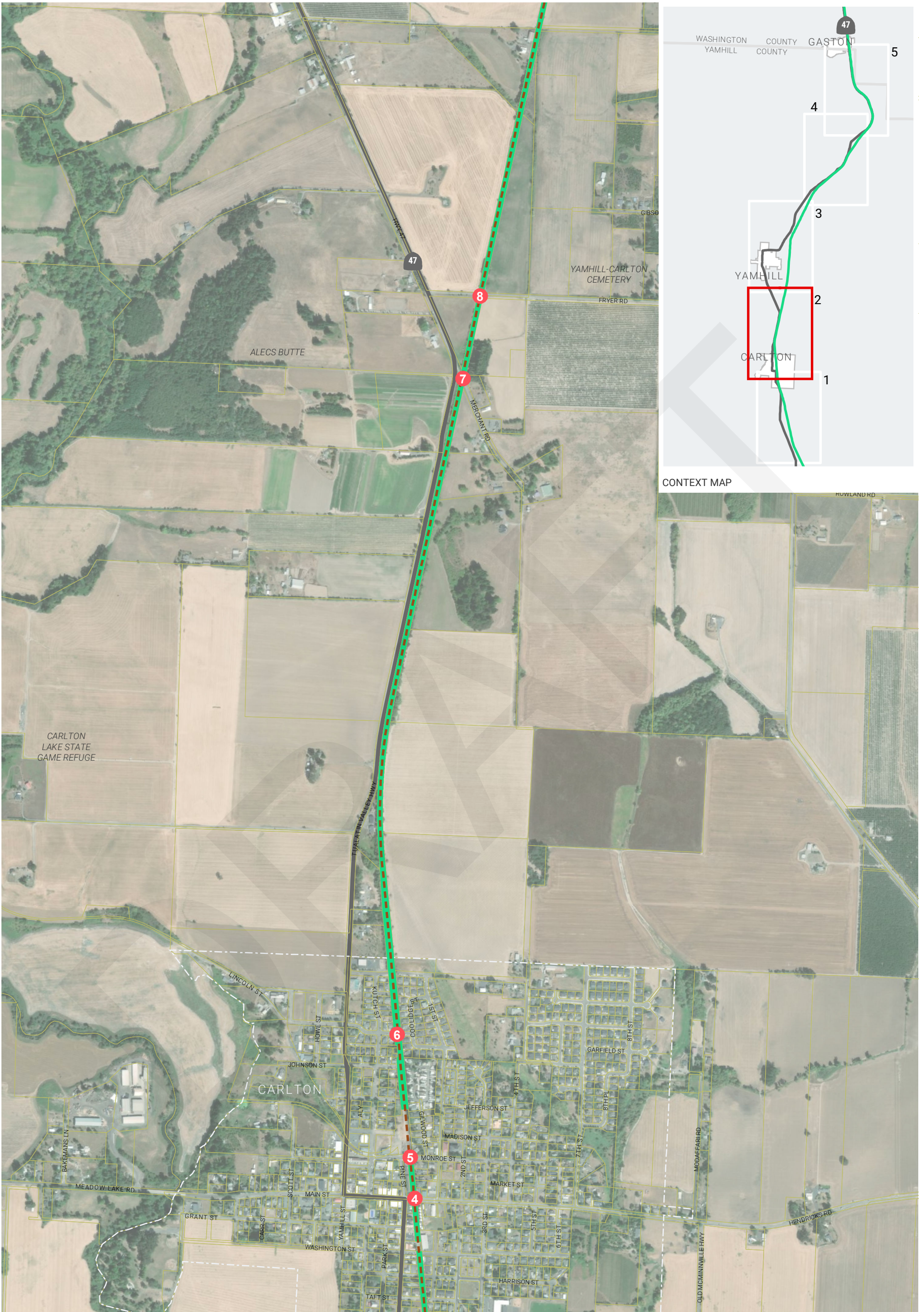
### FEATURES AND BOUNDARIES

- County Boundary
- City Boundary
- Parcel Boundary
- Highway 47



Data sources:  
Yamhill County, Metro RLIS  
Date Saved: 11/14/2020





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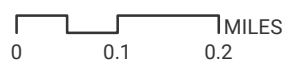
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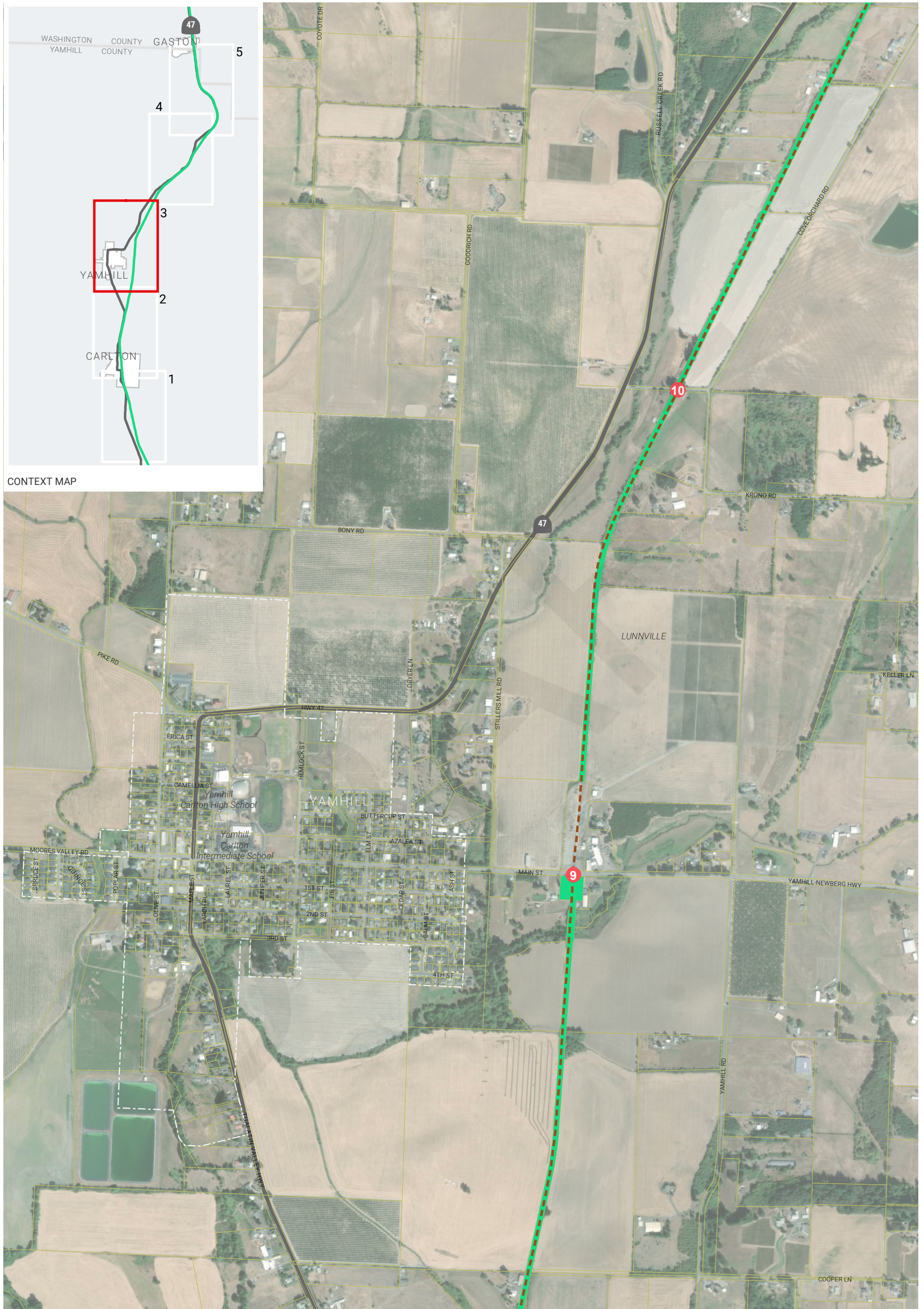
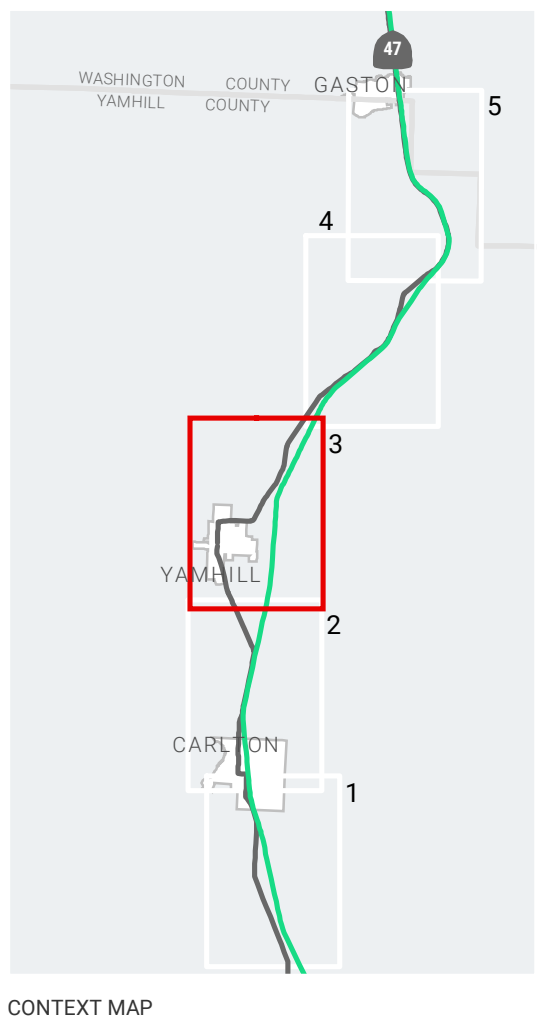
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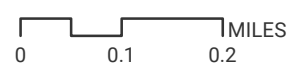
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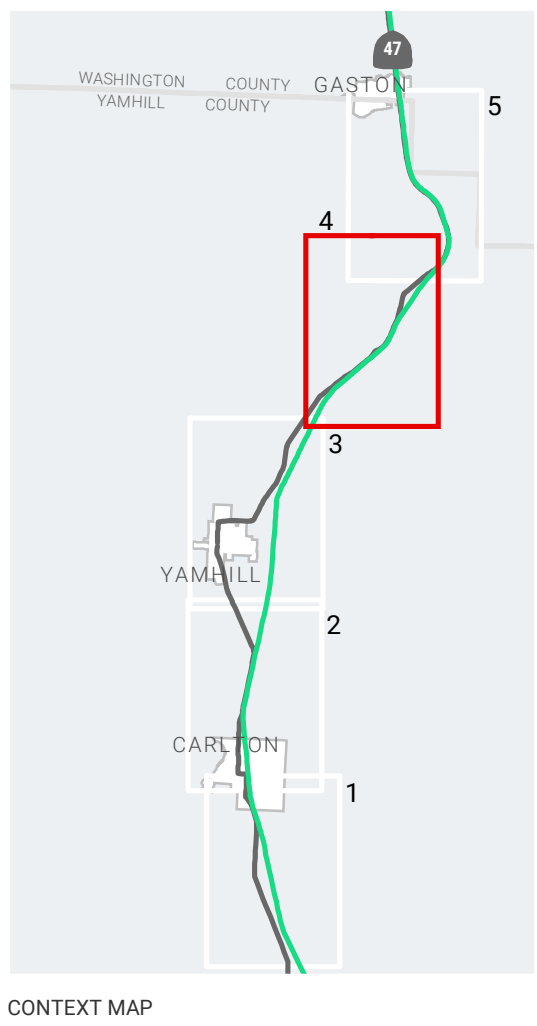
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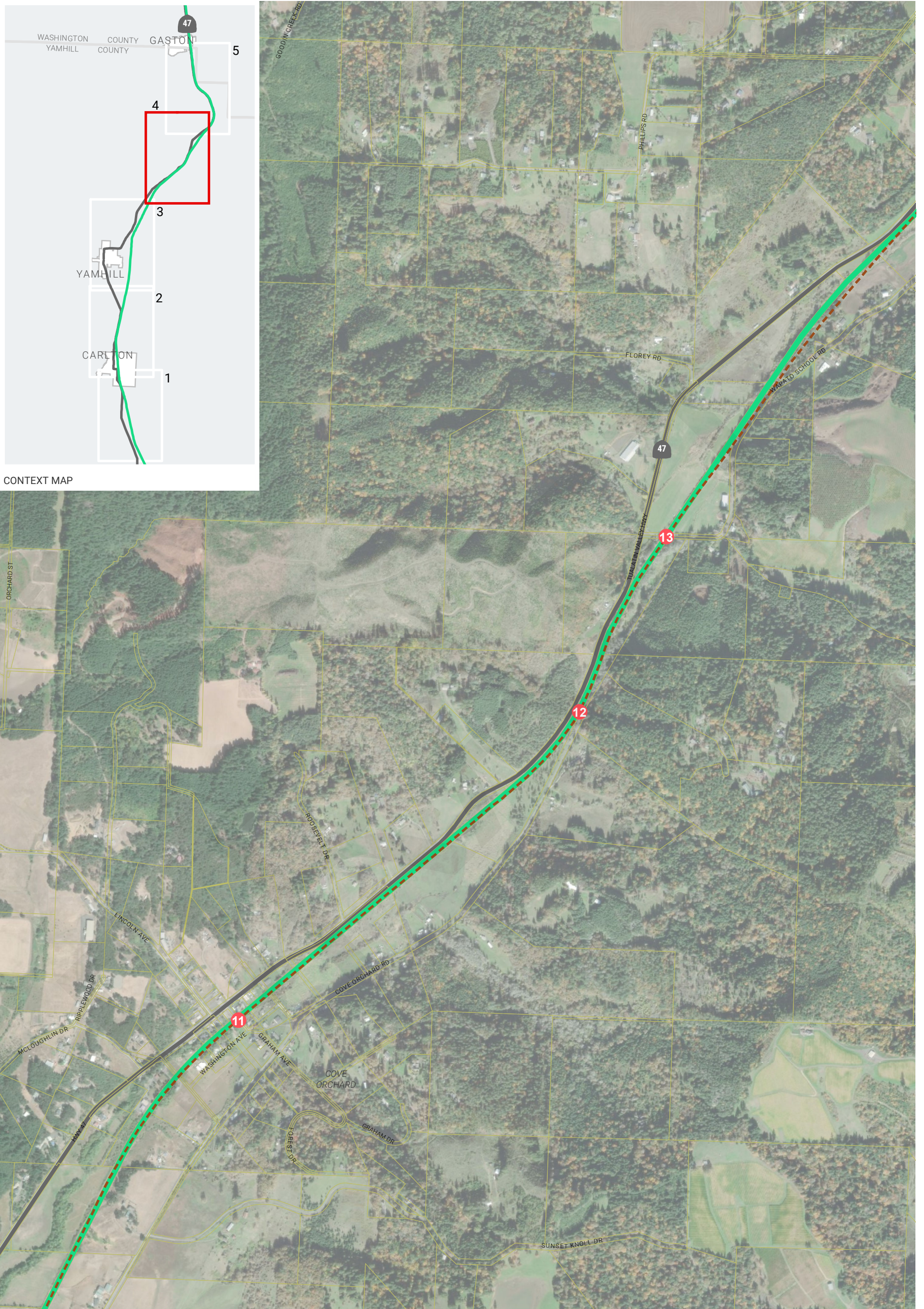


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CONTEXT MAP



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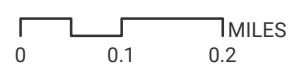
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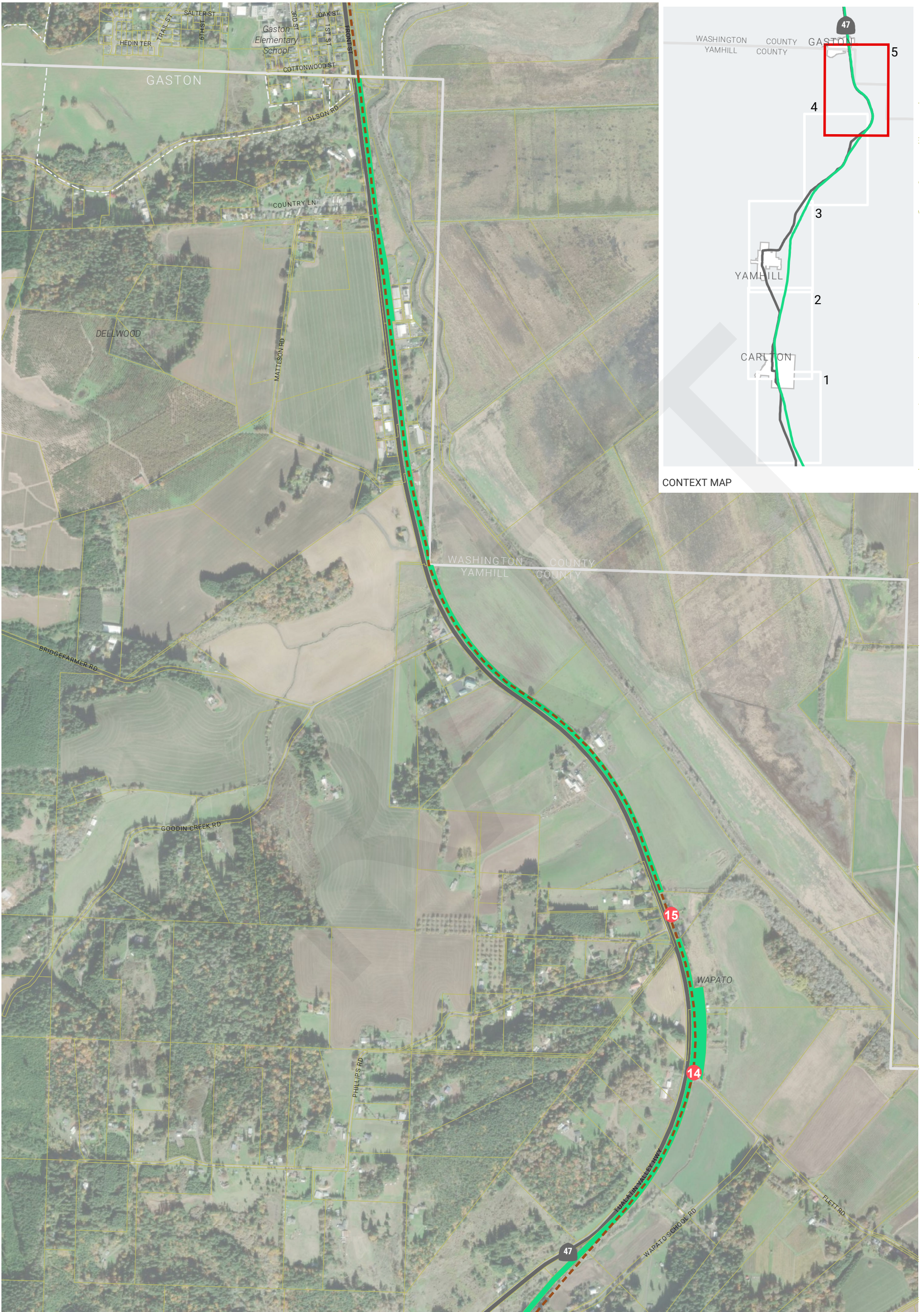
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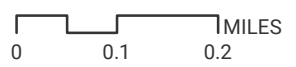
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