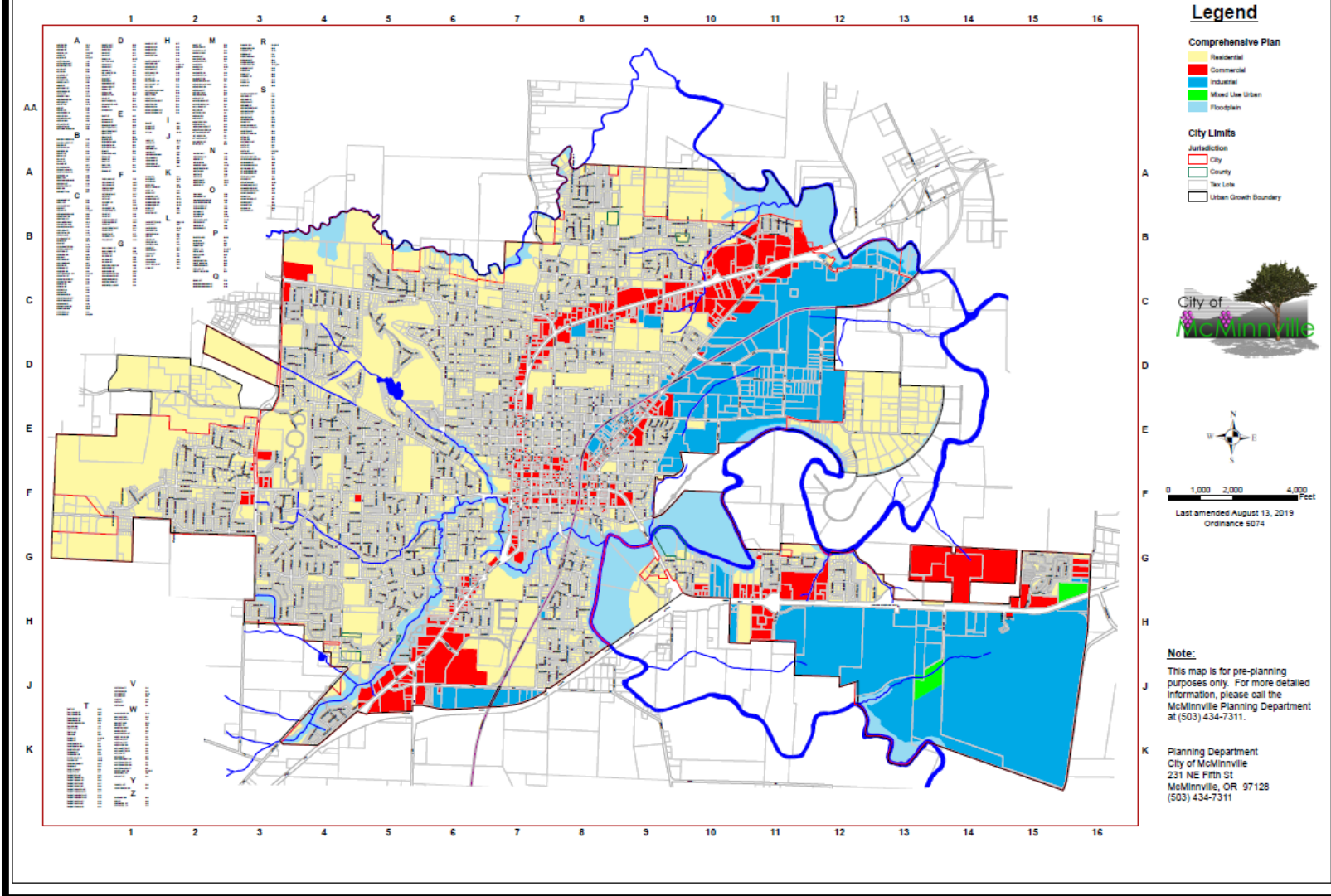


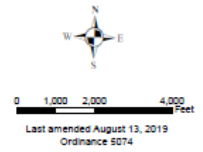
MAC PAC SITING DISCUSSION

City of McMinnville Comprehensive Plan



Legend

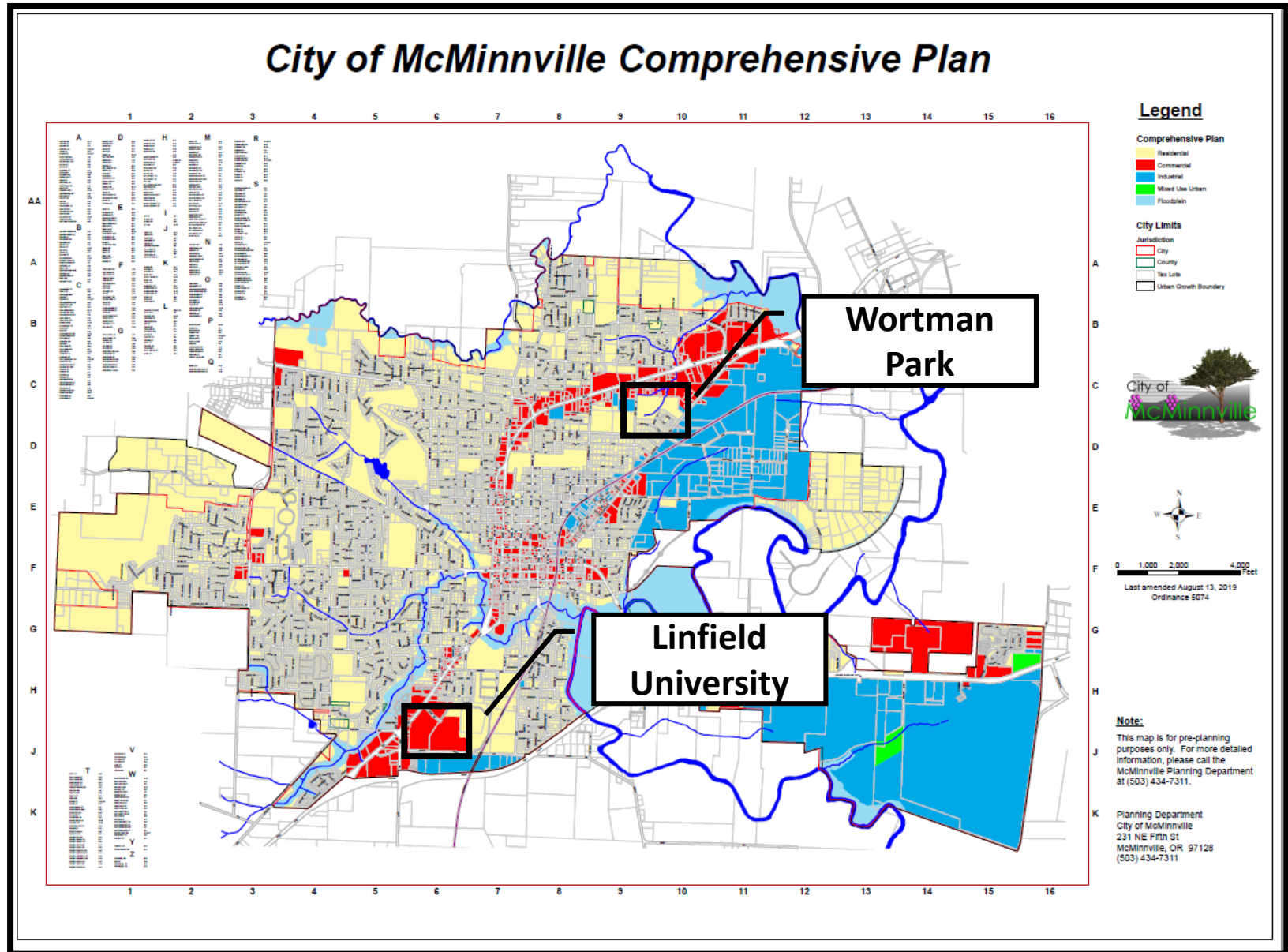
- Comprehensive Plan**
- Residential
 - Commercial
 - Industrial
 - Mixed Use Urban
 - Floodplain
- City Limits**
- Jurisdiction
 - City
 - County
 - Tax Lots
 - Urban Growth Boundary



Note:
This map is for pre-planning purposes only. For more detailed information, please call the McMinnville Planning Department at (503) 434-7311.

Planning Department
City of McMinnville
231 NE Fifth St
McMinnville, OR 97128
(503) 434-7311

A Deeper Dive: Wortman Park and Linfield University



MAC PAC SITING DISCUSSION

Development Capacity

- Accommodates Space Program Needs
- Accommodates Parking Requirements
- Potential for Expansion
- Optimal and Effective Use of Site

Economic Viability

- Cost Recovery Potential
- Prominent Street Frontage
- Proximity to Compatible Amenities
- Partnership Potential
- Opportunity to stimulate tourism and economic development

Stewardship of Funding

- Site Cost (acquisition, on-site / off-site improvements)
- Project Development Cost
- Value Added Design

Supports Diversity, Equity and Inclusion

- Central Location
- Access to Variety of Transportation Modes
- Proximity to Underserved Communities

Regulatory Approval

- Within Urban Growth Boundary
- Avoids Potential Environmental Impact
- No Extended Approval Process

MAC PAC SITING DISCUSSION

DEVELOPMENT CAPACITY		FINANCIAL STEWARDSHIP	
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)		<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	
<u>Expansion Potential</u> (Ability to expand 1-5Acres)		SUPPORTS DIVERSITY, EQUITY AND INCLUSION	
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 		<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	
ECONOMIC VIABILITY		<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 		<u>Proximity to Underserved Communities</u> (Proximity to lower income census tracts and census block groups)	
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 		REGULATORY IMPACT	
<u>Partnership Potential</u>		<u>Within UGB</u>	
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 		<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	
		<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	

RATING SYSTEM:

- 0 = Poor** (does not meet siting criteria)
- 1 = Marginal** (barely meets siting criteria)
- 2 = Good** (meets siting criteria)
- 3 = Great** (really meets siting criteria)

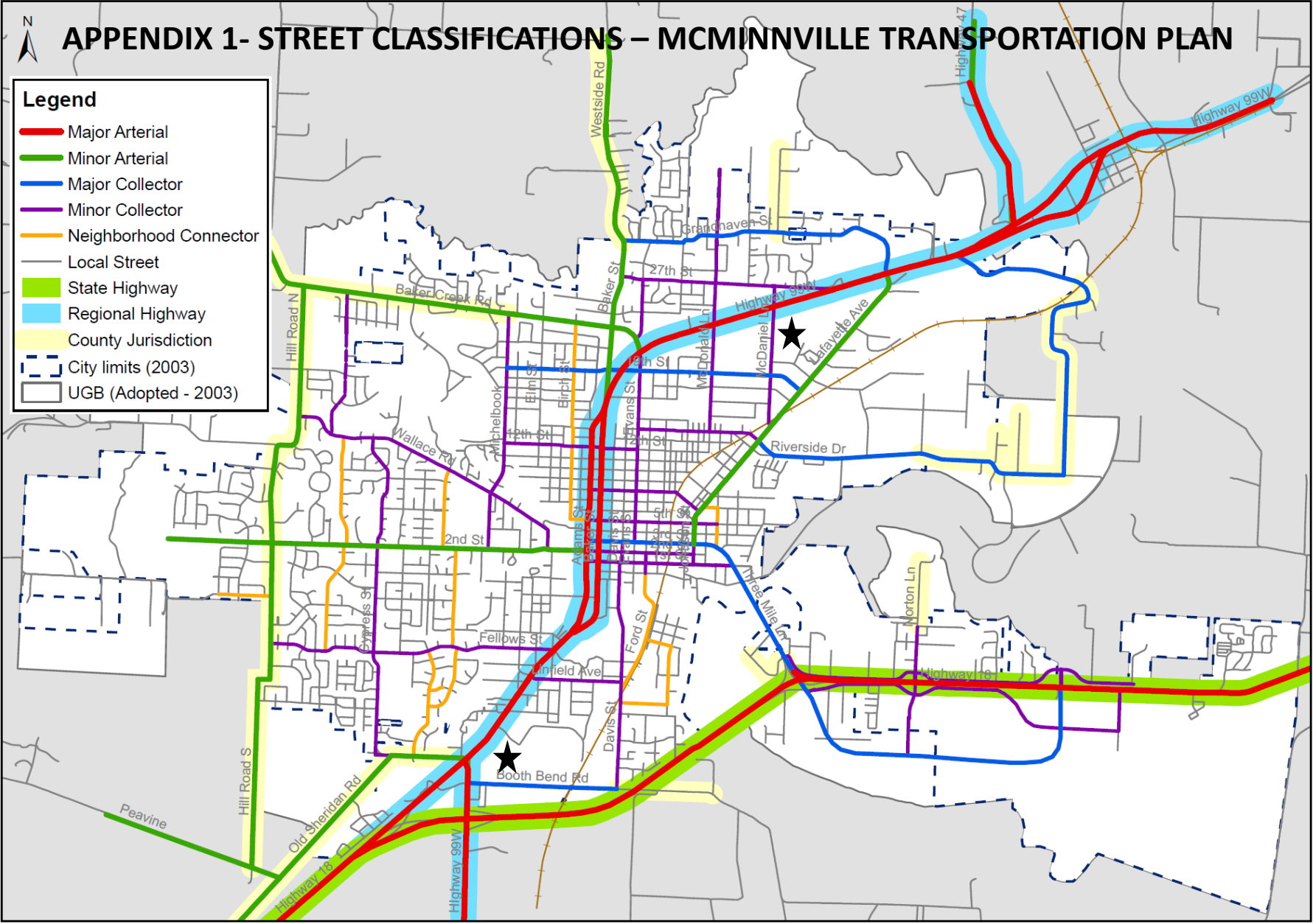
Notes:

- Some of the siting criteria are clear and objective standards and some are discretionary. Where criteria are discretionary, some notes are provided for clear and objective standards associated with that criteria.
- A rating system was developed to help rate the siting criteria (see above). Comments on the rating sheets help to explain the rating.
- The committee's value of ***prioritization of preserving existing park land*** was added as a standard of review to the "Optimal and Effective Use of Site" criteria.
- The committee's value of ***Highway / Arterial Access*** was added to the "Prominent Street Frontage" criteria.

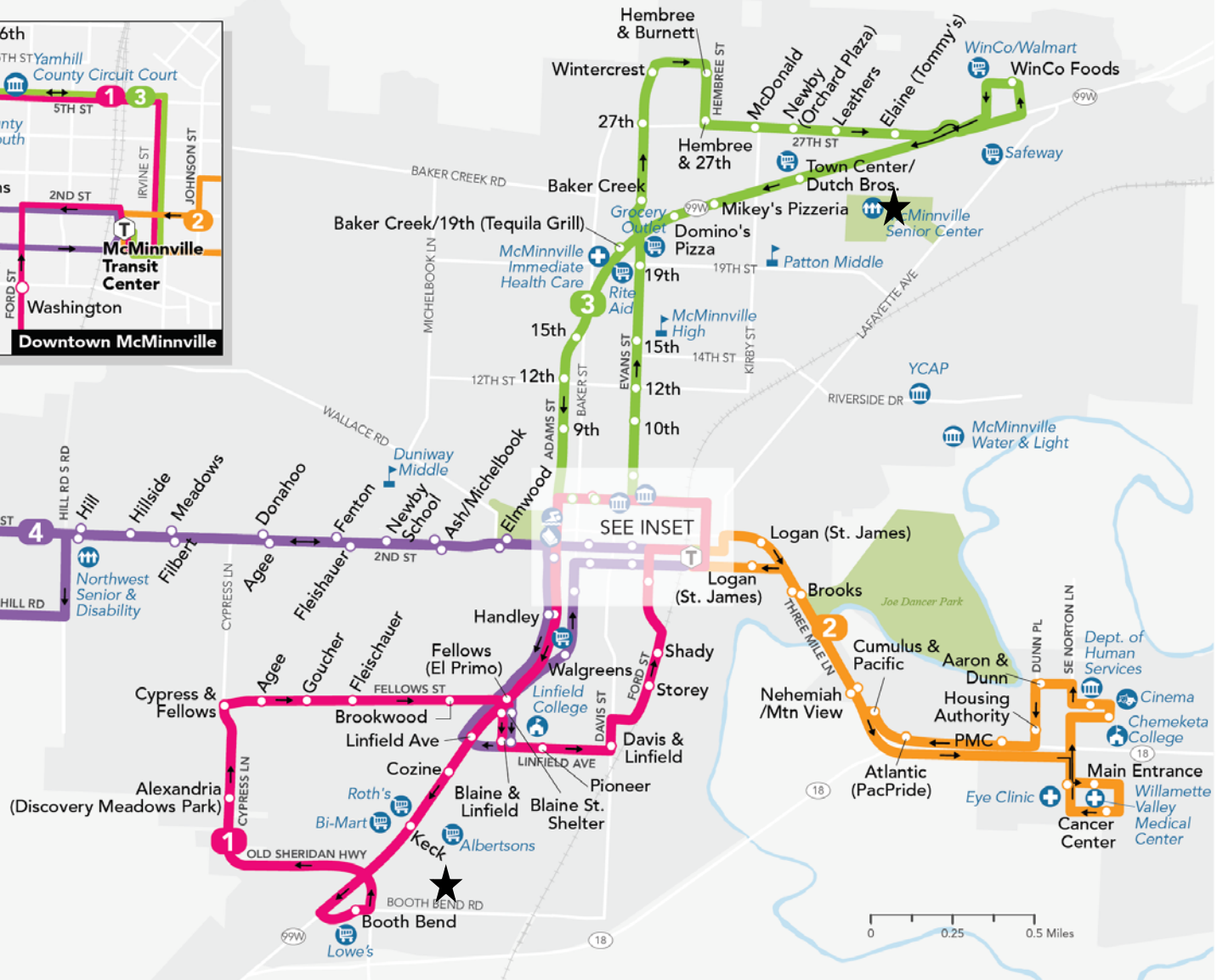
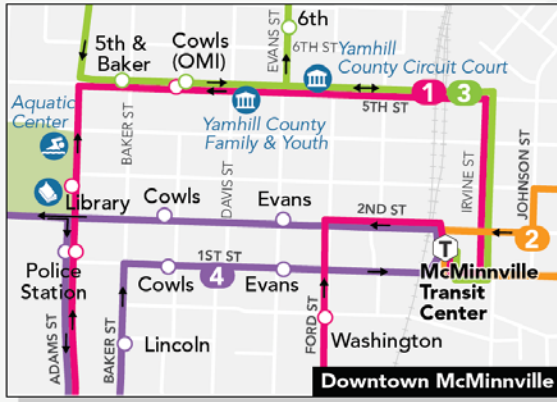
APPENDIX 1- STREET CLASSIFICATIONS – MCMINNVILLE TRANSPORTATION PLAN

Legend

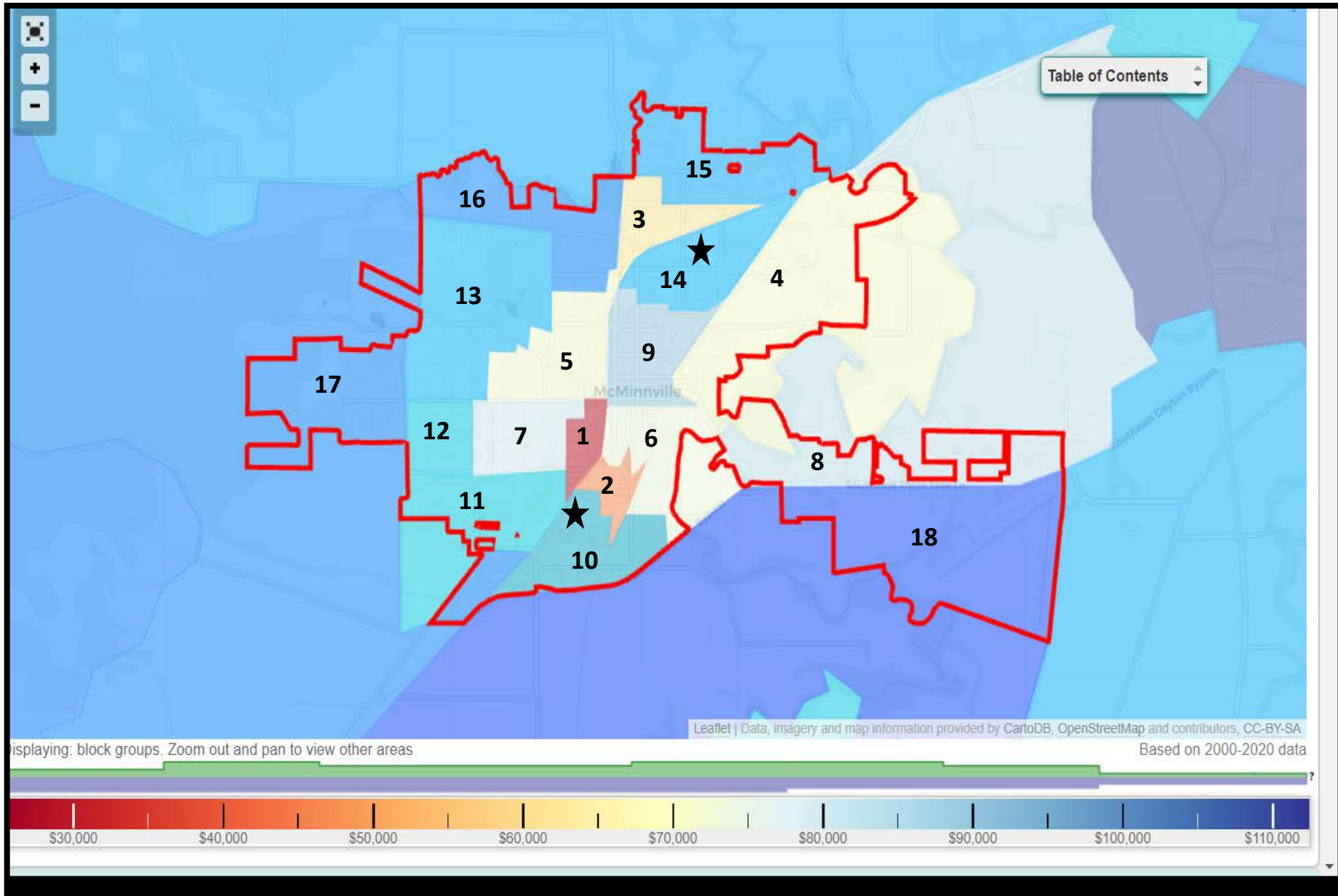
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Neighborhood Connector
- Local Street
- State Highway
- Regional Highway
- County Jurisdiction
- City limits (2003)
- UGB (Adopted - 2003)



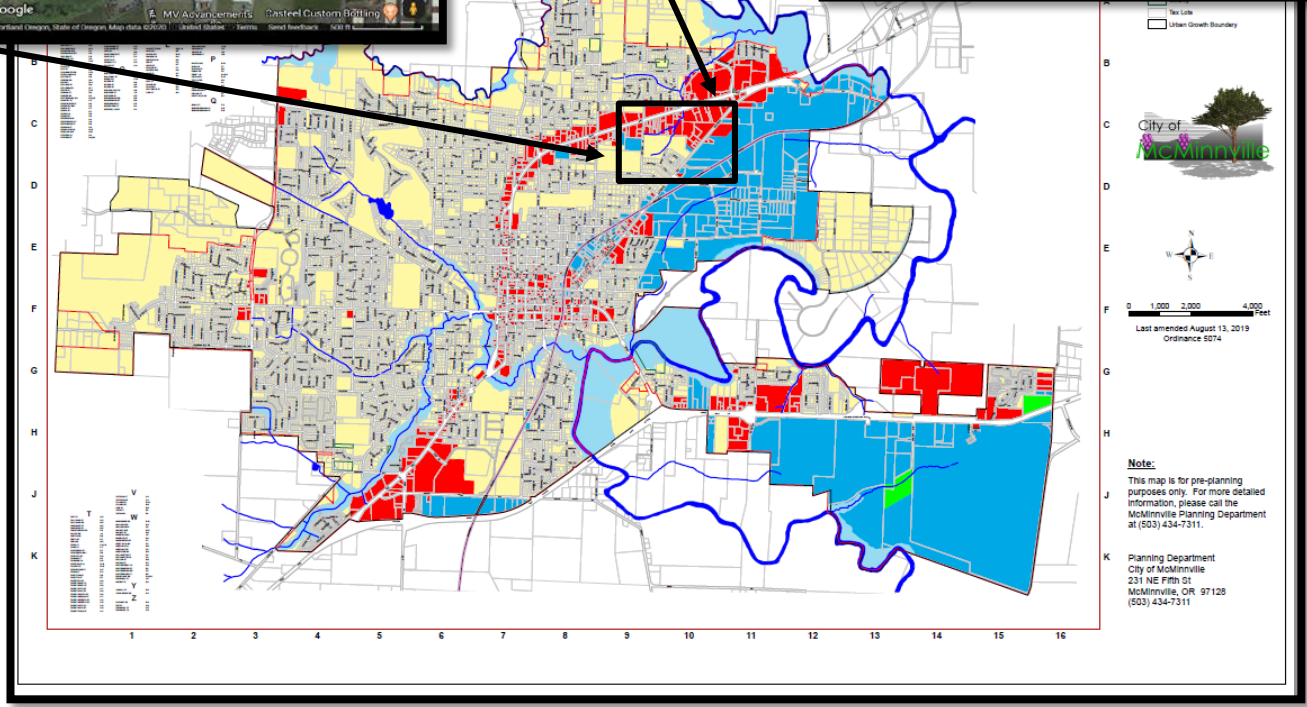
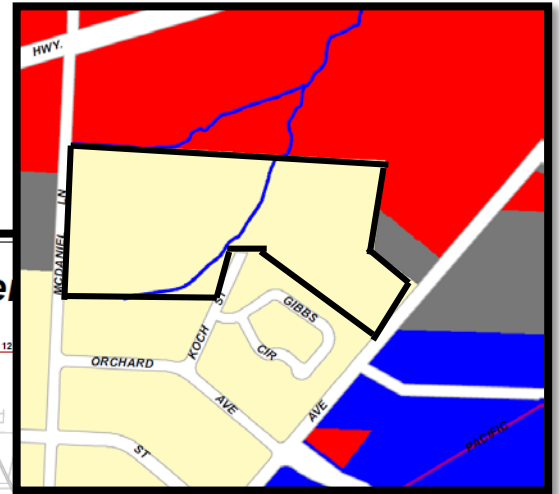
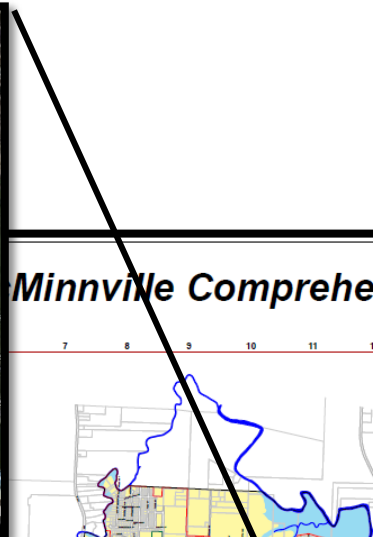
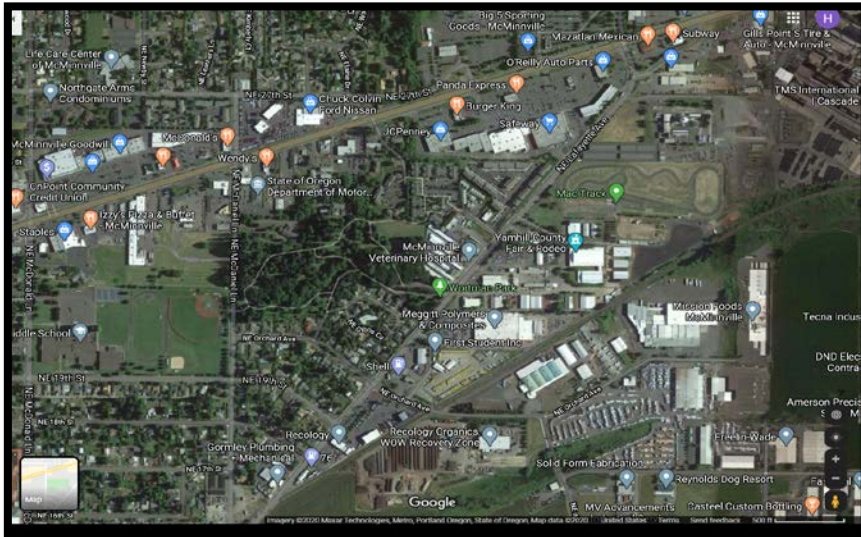
APPENDIX 2 - YAMHILL COUNTY TRANSIT – MCMINNVILLE FIXED ROUTES



APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA (Ranked by lowest family median income to highest family median income)



Wortman Park, 21.6 Acres



Wortman Park, 21.6 Acres

Existing Conditions: Currently a city-owned park that includes the Senior Center, parking lot, picnic shelters, public restrooms and natural trails through open fields and tree stands. Serves as a community park.

Surrounding Neighborhood: 99W commercial Strip to the north, residential and industrial to the south, Patton Middle School to the west and industrial to the east.



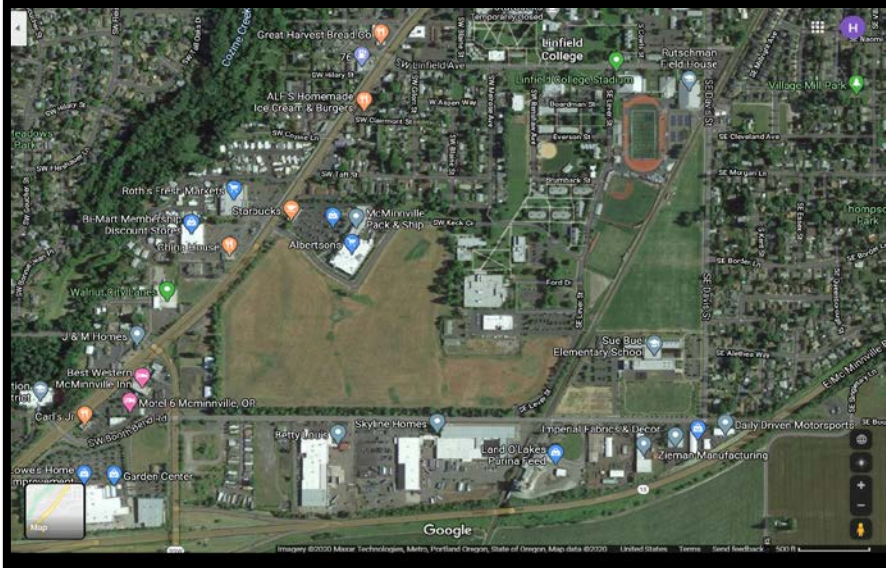
Wortman Park, 21.6 Acres

DEVELOPMENT CAPACITY		Comments
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	Appears to have 10 developable acres just south of the Senior Center adjacent to NE McDaniel Lane, that have the depth and breadth needed for a facility plan. Opportunity for shared parking with Senior Center
<u>Expansion Potential</u> (Ability to expand 1-5 Acres)	2	Expansion would probably need to occur eastward further into the existing tree stands of the existing park, and would be limited by the parcel configuration.
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 	0	Currently a community park and special-use park for McMinnville, achieving a needed park level of service for residents in this northern area of McMinnville. If redeveloped into a MAC PAC facility, the natural recreational area would be lost to the community and surrounding neighborhoods, leaving this area of McMinnville with very limited park and open space amenities.
ECONOMIC VIABILITY		
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 	1	Access and visibility from Lafayette Avenue. Lafayette Avenue is a minor arterial but not necessarily a prominent street for through-put traffic. Frontage to Lafayette Avenue is limited in size. NE McDaniel Street is the primary frontage and is a minor collector street. (See Appendix 1 – Street Functional Classification Map from the Transportation System Plan)
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 	2	MAC PAC facility would be located within the park, and depending upon the location could either be adjacent to or eliminate existing trail system and park amenity. Facility plan would need to incorporate existing park amenities into site plan – tree stands, nature trails, open spaces, etc., which could be both an opportunity and a challenge. No other park facilities or recreational trails nearby. Adjacent to Senior Center. Across the street from Patton Middle School athletic fields.
<u>Partnership Potential</u>	1	Limited financial partnership potential outside of corporate sponsorships etc, as Wortman Park is currently a city-owned facility and asset, and no neighboring partner needs have been identified. Could be utilized to expand senior center programming.
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 	1	99W is most prominent street and commercial corridor in adjacency to this site. 99W is comprised of large strip commercial highway frontage. Site does not have visibility or access to 99W. Connection to downtown would be via 99W or Lafayette Avenue., both of which are not attractive corridors for connectivity to downtown.

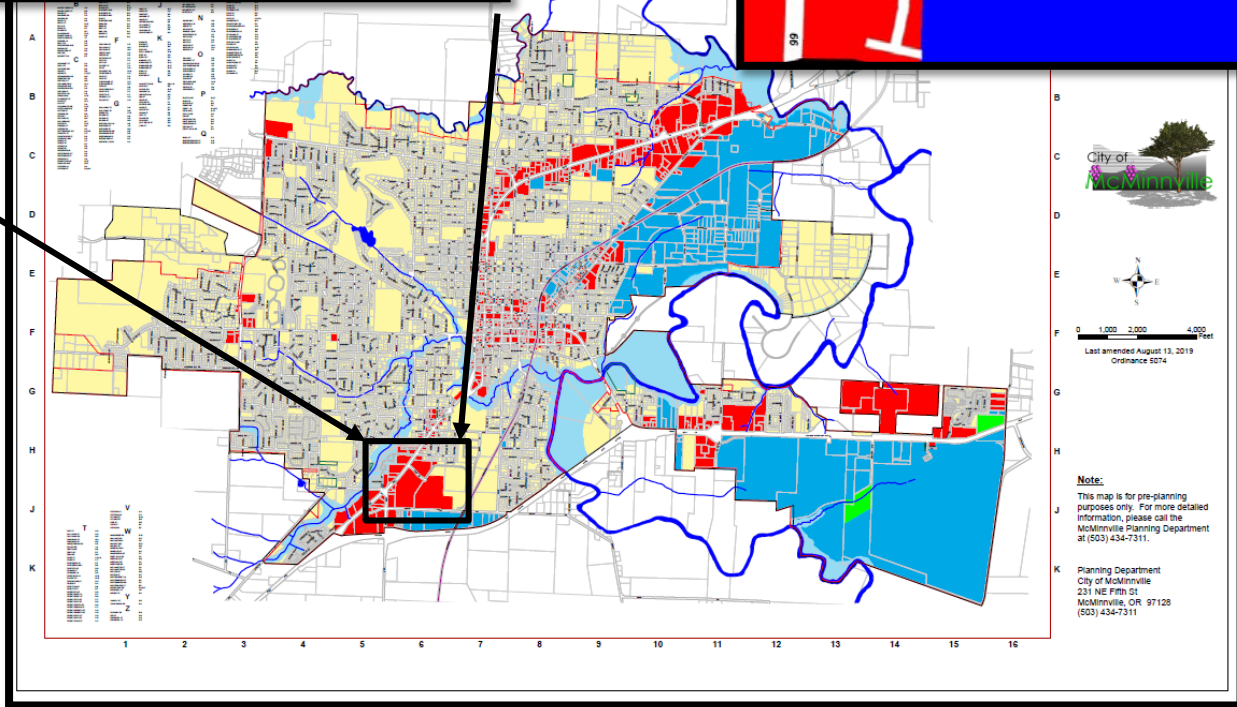
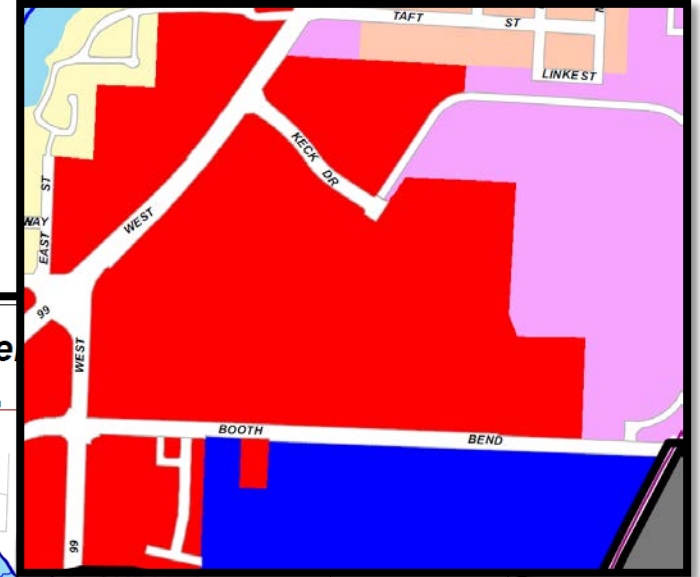
Wortman Park, 21.6 Acres

FINANCIAL STEWARDSHIP		Comments
<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	Site is owned by the City. No land acquisition costs. Depending upon traffic impact analysis could be impact to the intersection of McDaniel Lane and 99W, and McDaniel Lane for facility. Depending upon design of the facility could be site preparation costs in terms of removal of trees, wetland delineation, etc.
SUPPORTS DIVERSITY, EQUITY AND INCLUSION		
<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	1	Not centrally located. Across the street from Patton Middle School. One mile north of McMinnville High School. Separated from four elementary schools by 99W, (0.8 miles to Grandhaven, 1.6 miles to Memorial, 2.4 miles to Newby, 3.1 miles to Columbus) One elementary school is on the same side of 99W, on the southern side of the community, 2.5 miles away. Located off of a signalized intersection of 99W on a minor collector street, NE McDaniel Lane, with access off of Lafayette Avenue as well a minor arterial.
<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	1	Bicycle and pedestrian access is limited to on-street system. Signalized intersection on 99W and McDaniel for controlled, safe crossing from northern residential neighborhoods. Closest transit route is on 99W. (See Appendix 2 – Yamhill County Transit – McMinnville Fixed Routes)
<u>Proximity to Underserved Communities</u> (Proximity to lower income census block groups per Appendix 3)	2	In proximity to Census Block Group 41071.30801.1, and 41071.30601.1, the third and fourth lowest family median income Census Block Group in McMinnville with median family incomes of \$40,903 and \$44,402, and 22.6% and 16.5% of households living in poverty.
REGULATORY IMPACT		
<u>Within UGB</u>	3	Yes
<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	0	Potential impact to riparian corridor Definite impact to tree copses to support development of facility.
<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	2	Underlying zoning is R2 residential. Outright permitted use is public park and recreation area. Community building is a conditional use. Senior Center is operating under a conditional use permit. Surrounding neighborhood impact would be examined for a conditional use permit.

Linfield, 63 Acres



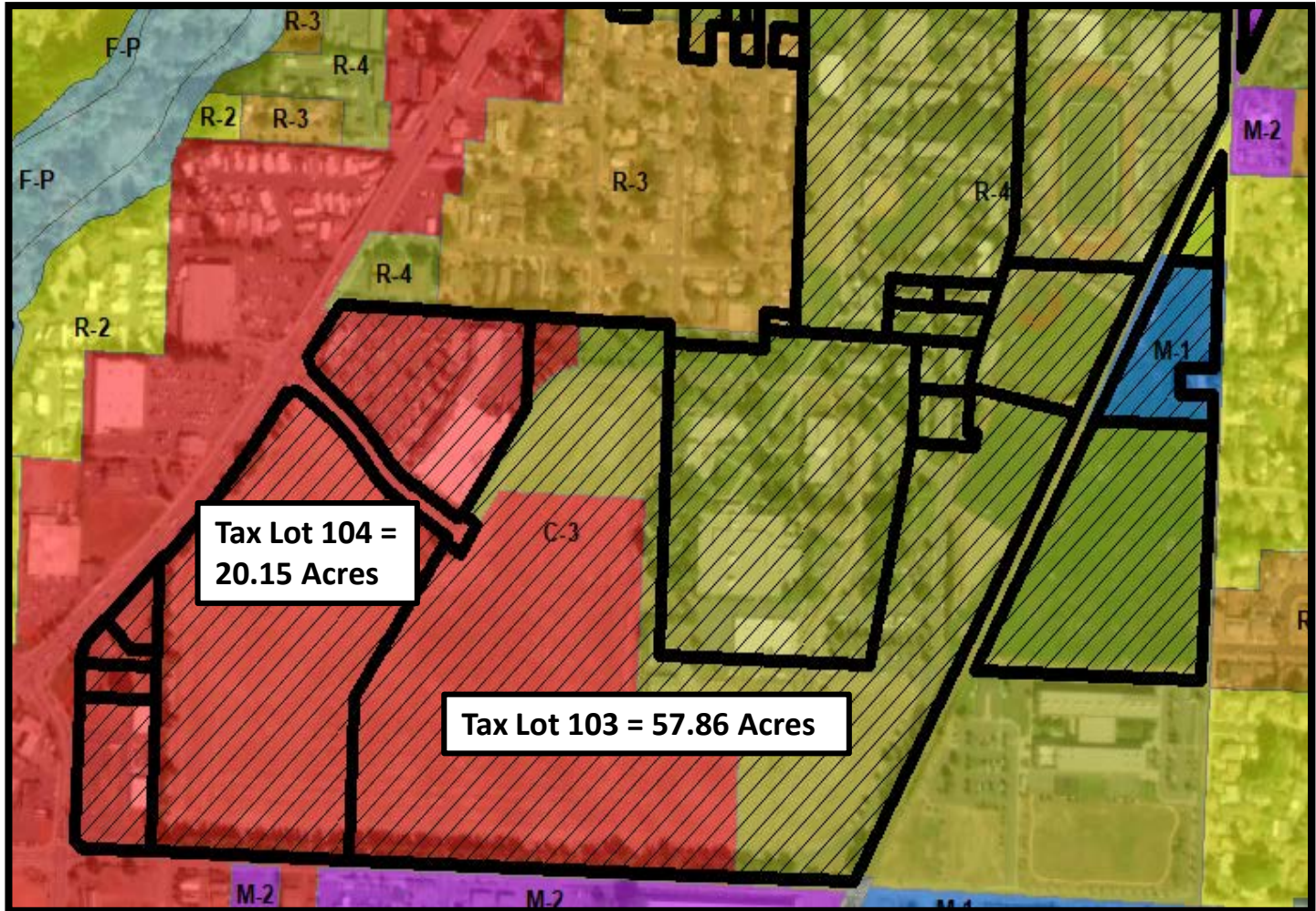
ville Compre



Linfield, (tax lot 103 + tax lot 104 = 78 Acres)

Existing Conditions: Currently a vacant parcel owned by Linfield University, with direct access to 99W, zoned C3 (General Commercial).

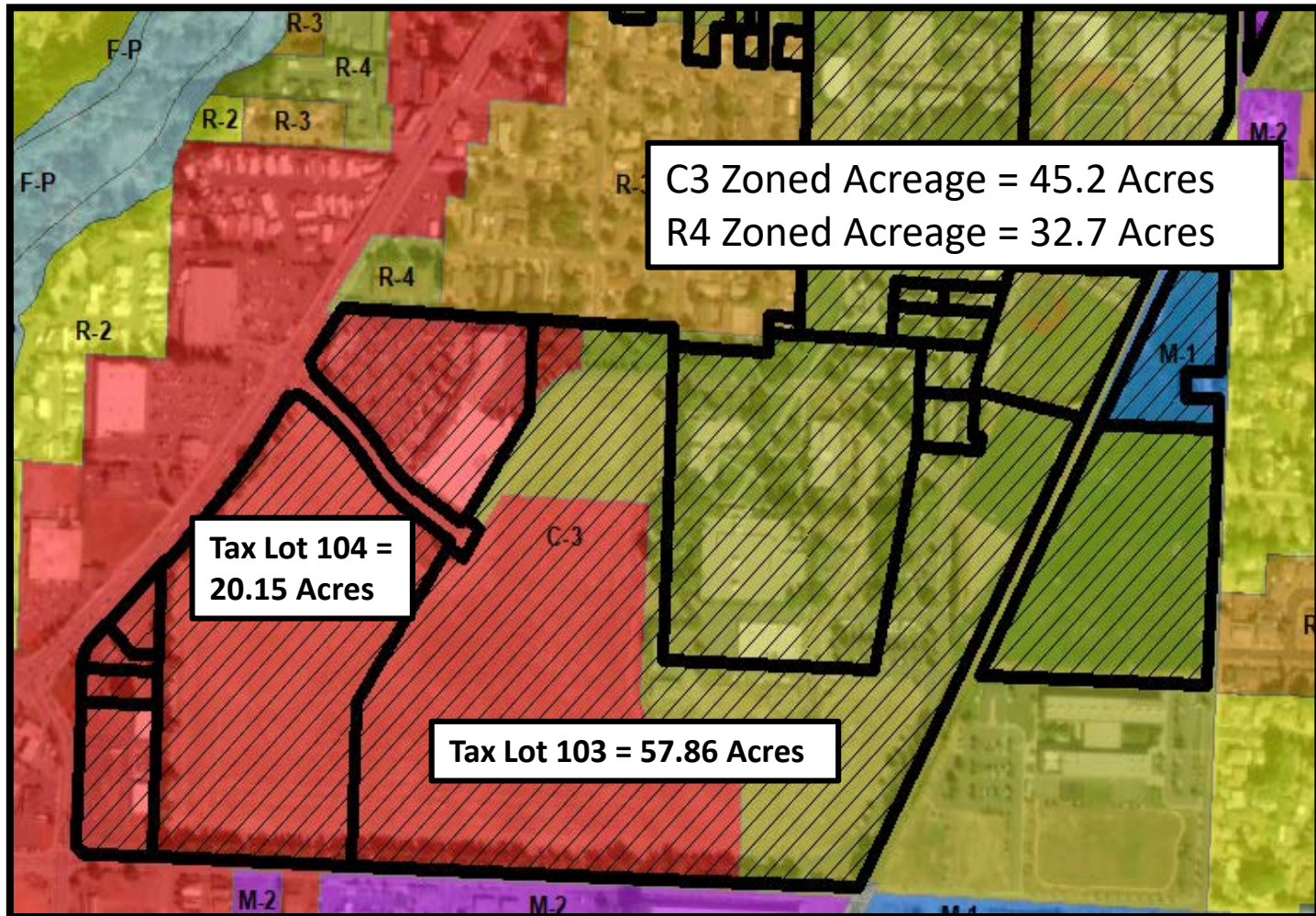
Surrounding Neighborhood: 99W commercial Strip to the west, Linfield University Campus to the north, Linfield University athletic fields and campus buildings to the east and industrial campus to the south.



Linfield, (tax lot 103 + tax lot 104 = 78 Acres)

Existing Conditions: Currently a vacant parcel owned by Linfield University, with direct access to 99W, zoned C3 (General Commercial).

Surrounding Neighborhood: 99W commercial Strip to the west, Linfield University Campus to the north, Linfield University athletic fields and campus buildings to the east and industrial campus to the south.



Linfield, 63 Acres

Existing Conditions: Currently a vacant parcel owned by Linfield University, with direct access to 99W, zoned C3 (General Commercial).

Surrounding Neighborhood: 99W commercial Strip to the west, Linfield University Campus to the north, Linfield University athletic fields and campus buildings to the east and industrial campus to the south.



Linfield, 63 Acres

DEVELOPMENT CAPACITY		Comments
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	Easily has 10 acres of flat developable land for facility planning. Opportunity for shared future master plan of entire site with Linfield University.
<u>Expansion Potential</u> (Ability to expand 1-5Acres)	3	Expansion could be easily accommodated on the site.
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 	3	Currently a flat, vacant developable site adjacent to the Linfield University campus. As a long-term asset, opportunity for a thoughtful and intentional master plan of the site that serves the community and the University values.
ECONOMIC VIABILITY		
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 	3	Access and visibility from Highway 99W, a major arterial. (See Appendix 1 – Street Functional Classification Map from the Transportation System Plan) Potential visibility from Highway 18. If visibility is important, would need to master plan with Linfield University location on the site for the facility.
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 	2	MAC PAC facility would be located adjacent to the Linfield University campus with the ability to leverage community gathering spaces, recreational trails and open space.
<u>Partnership Potential</u>	2	Opportunity for partnership with Linfield University to leverage facility needs and to share improvement costs (public improvements necessary for transportation enhancements, utility infrastructure, equipment, parking, etc.)
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 	2	Frontage on 99W. Easy access and potential visibility from Highway 18. Connection to downtown would be via 99W or Davis Street., both of which would need enhanced connectivity to downtown.

Linfield, 63 Acres

FINANCIAL STEWARDSHIP		Comments
<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	Site is owned by Linfield. Would need to negotiate terms of land tenure. Should not be significant traffic improvements as the site is already zoned for commercial development. Site preparation costs should be standard. It is a flat site devoid of significant wetlands, trees and other site barriers.
SUPPORTS DIVERSITY, EQUITY AND INCLUSION		
<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	2	Not centrally located. Adjacent to Sue Buel Elementary school, separated by railroad tracks. 2.2 miles south of McMinnville High School. Separated from four elementary schools by 99W, (3.0 miles to Grandhaven, 2.0 miles to Memorial, 1.4 miles to Newby, 1.2 miles to Columbus) One elementary school is on the same side of 99W, on the southern side of the community, 2.5 miles away. Duniway Middle School is on the other side of 99W, 1.5 miles away, and Patton Middle School is 2.5 miles to the north on the same side of 99W. On the southern side of McMinnville where the residential development is concentrated and expected to continue to grow. (See Appendix 4 – McMinnville UGB)
<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	2	Bicycle and pedestrian access is limited to on-street system. Signalized intersection on 99W and Keck for controlled, safe crossing from western residential neighborhoods. Transit stop at frontage access.
<u>Proximity to Underserved Communities</u> (Proximity to lower income census block groups per Appendix 3)	3	In proximity to Census Block Group 41071.30702.2, and 41071.30802.2, the first and second lowest family median income Census Block Group in McMinnville with median family incomes of \$27,117 and \$34,117 respectively, and 29.1% and 70.5% of households living in poverty. Also in proximity to the fifth and sixth lowest family median income Census Block Groups out of a total of 18 Census Block Groups in McMinnville.
REGULATORY IMPACT		
<u>Within UGB</u>	3	Yes
<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	3	No known environmental impact.
<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	3	Underlying zoning is C3, for 45.2 acres. General Commercial which allows a Community Building and Commercial Recreation Facility as an outright permitted use. 17.8 Acres is R4, which allows a Park/Recreation Area and Community Building is a conditional use.

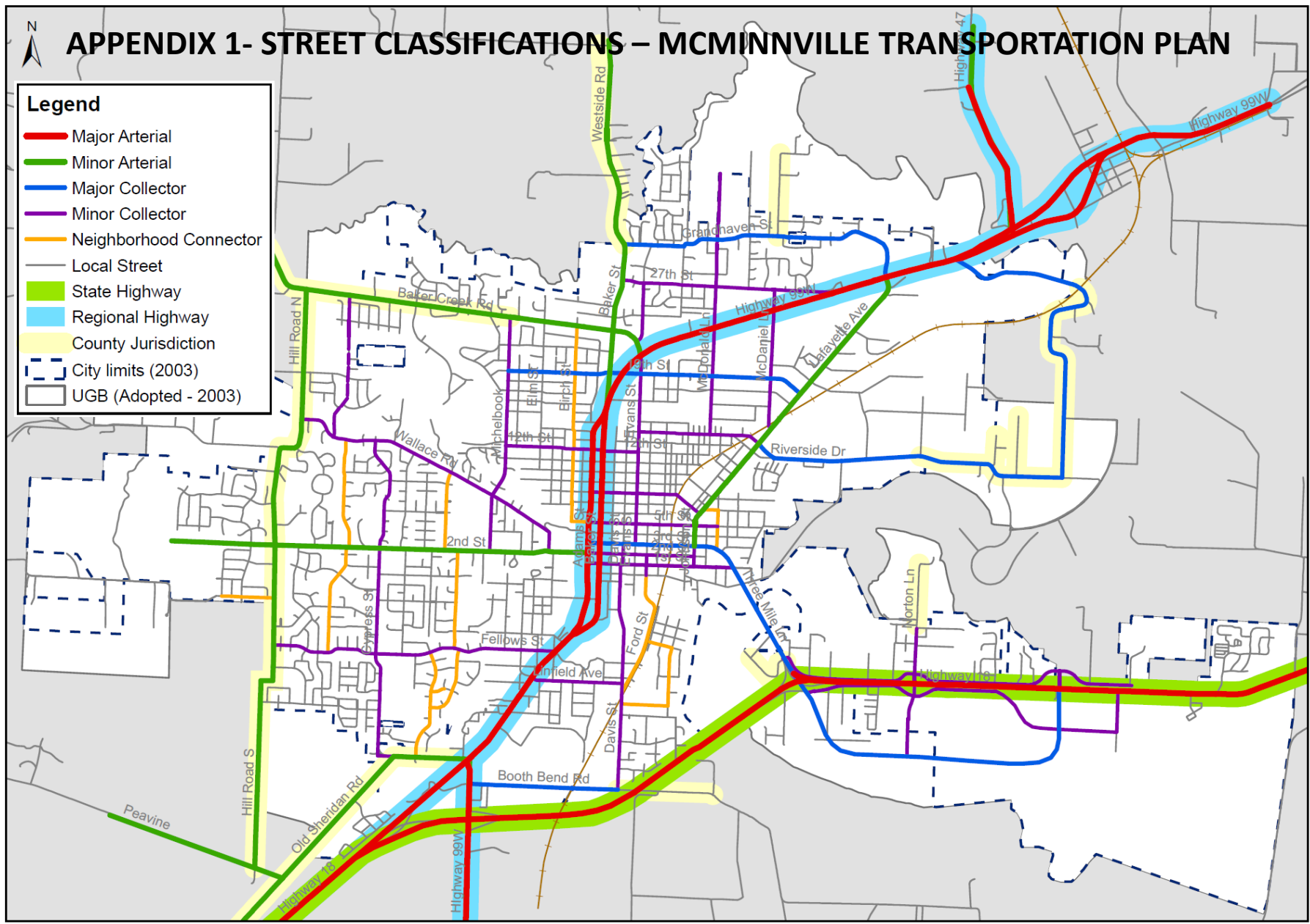
COMPARING THE TWO SITES

DEVELOPMENT CAPACITY	LU	WP	FINANCIAL STEWARDSHIP	LU	WP
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	3	<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	2
<u>Expansion Potential</u> (Ability to expand 1-5Acres)	3	2	SUPPORTS DIVERSITY, EQUITY AND INCLUSION	LU	WP
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 	3	0	<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	2	1
ECONOMIC VIABILITY	LU	WP	<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	2	1
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 	3	1	<u>Proximity to Underserved Communities</u> (Proximity to lower income census tracts and census block groups)	3	2
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 	2	2	REGULATORY IMPACT	LU	WP
<u>Partnership Potential</u>	2	1	<u>Within UGB</u>	3	3
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 	2	1	<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	3	0
			<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	3	2

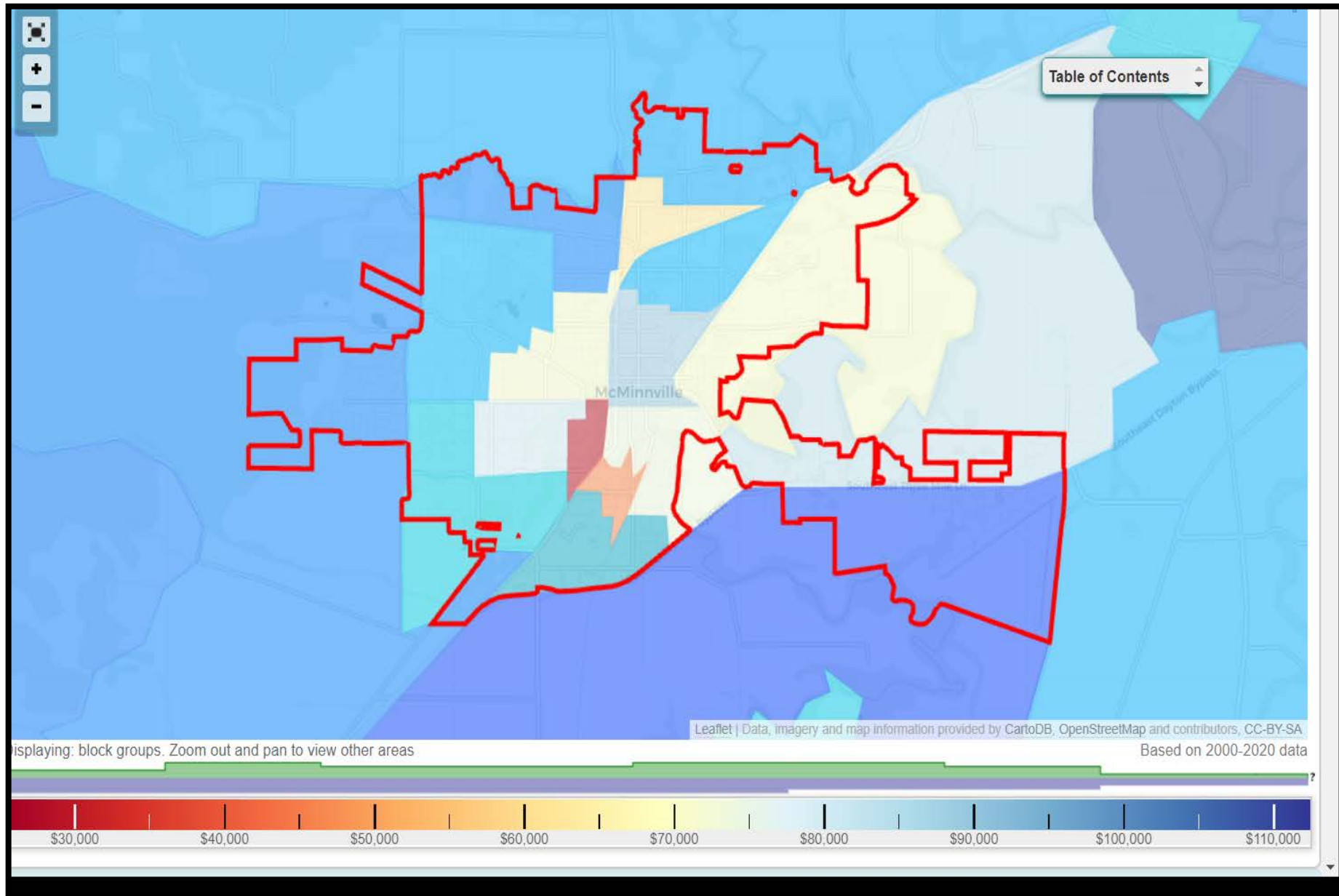
APPENDIX 1- STREET CLASSIFICATIONS – MCMINNVILLE TRANSPORTATION PLAN

Legend

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Neighborhood Connector
- Local Street
- State Highway
- Regional Highway
- County Jurisdiction
- City limits (2003)
- UGB (Adopted - 2003)

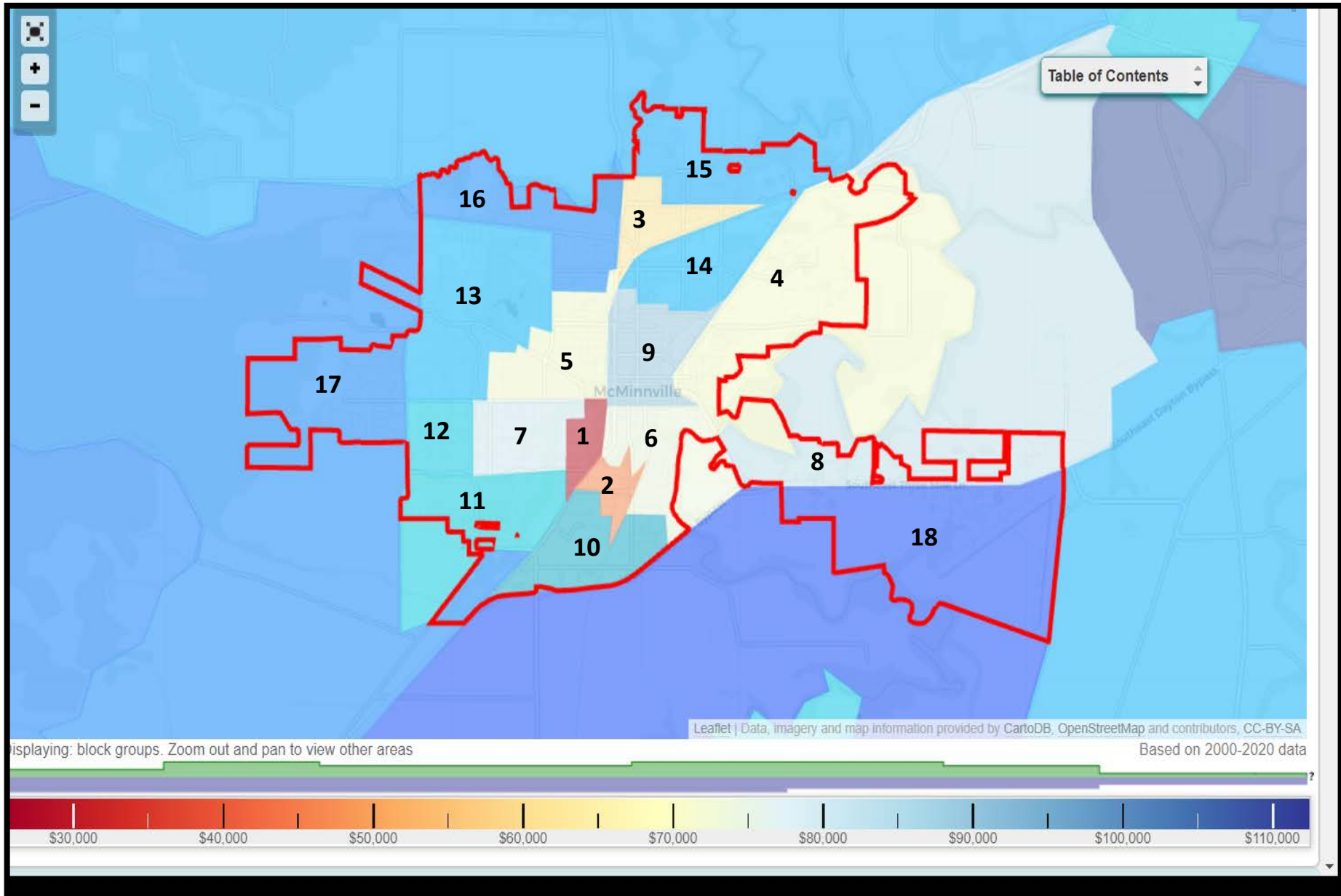


APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA

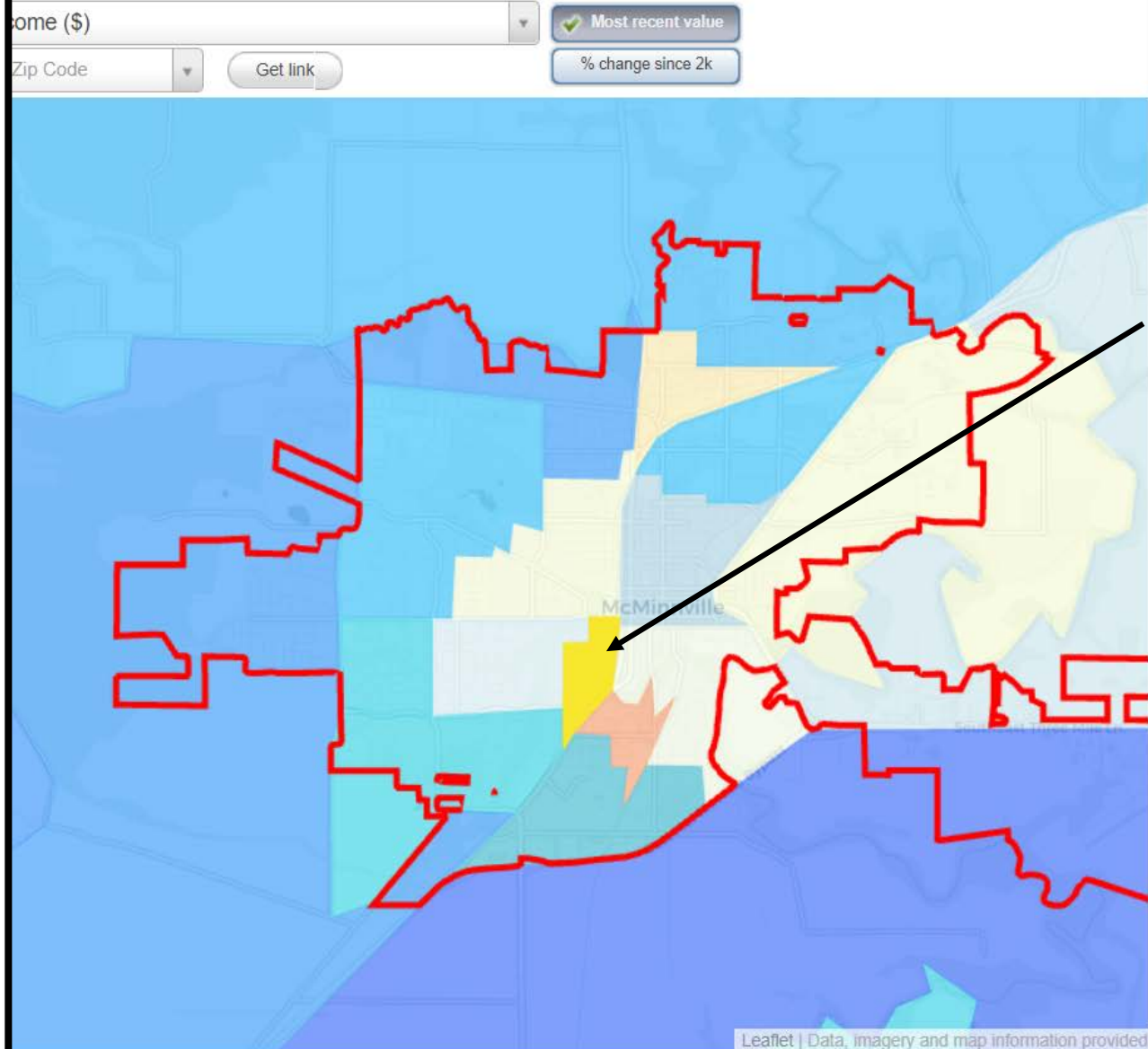


APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA

(Ranked by lowest family median income to highest family median income)



APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.2



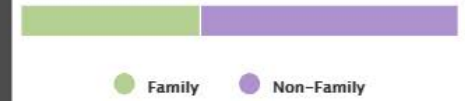
Census Block Group 41071.30702.2

Median family income : **\$27,117**

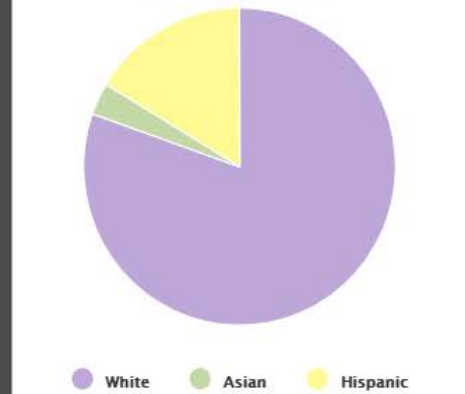
[McMinnville, OR \(income\)](#)
97128

Population: **695**
Households: **370**

Households by type



Population by race



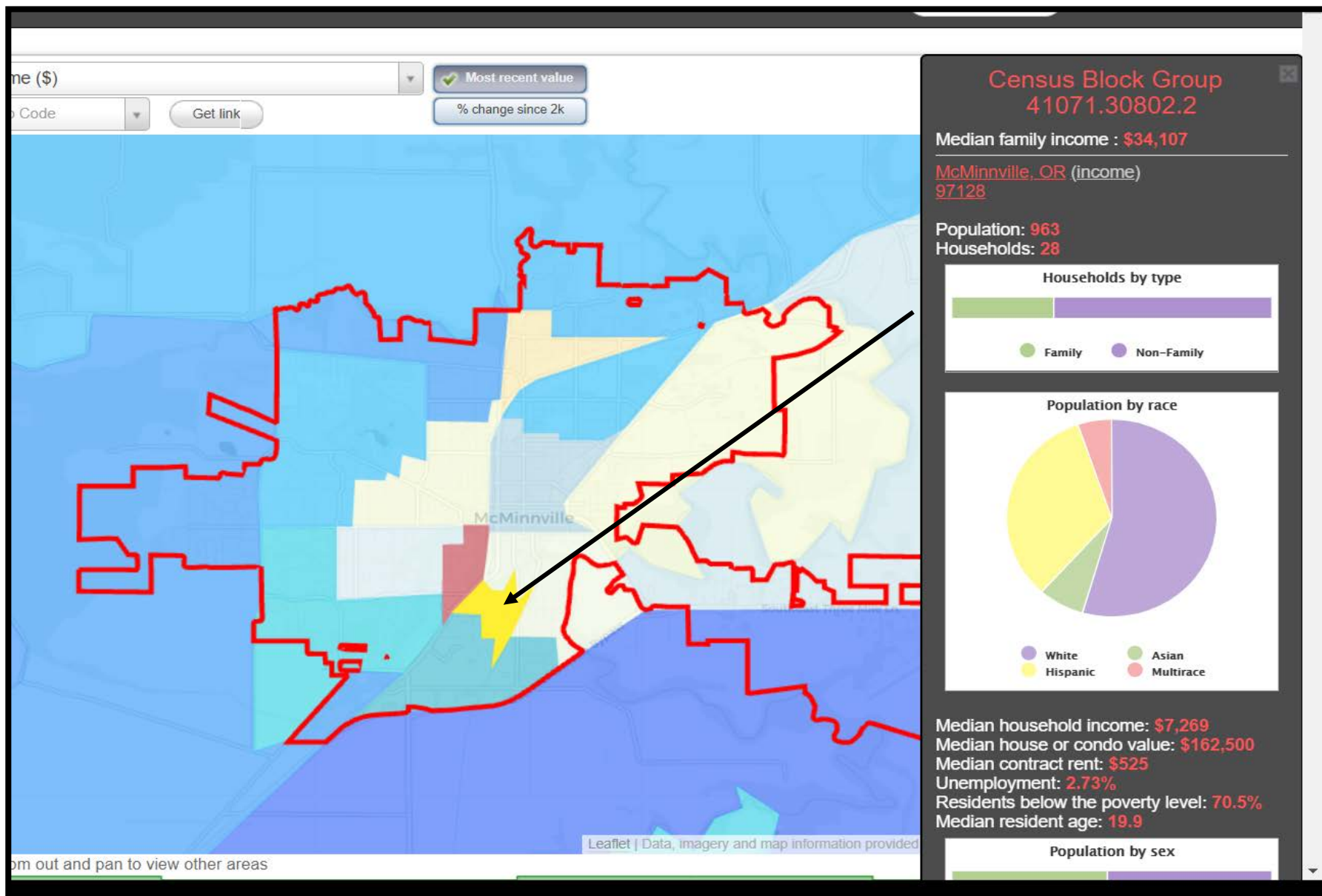
Median household income: **\$26,250**
Median house or condo value: **\$9,999**
Median contract rent: **\$841**
Unemployment: **6.74%**
Residents below the poverty level: **29.1%**
Median resident age: **28.2**

Population by sex

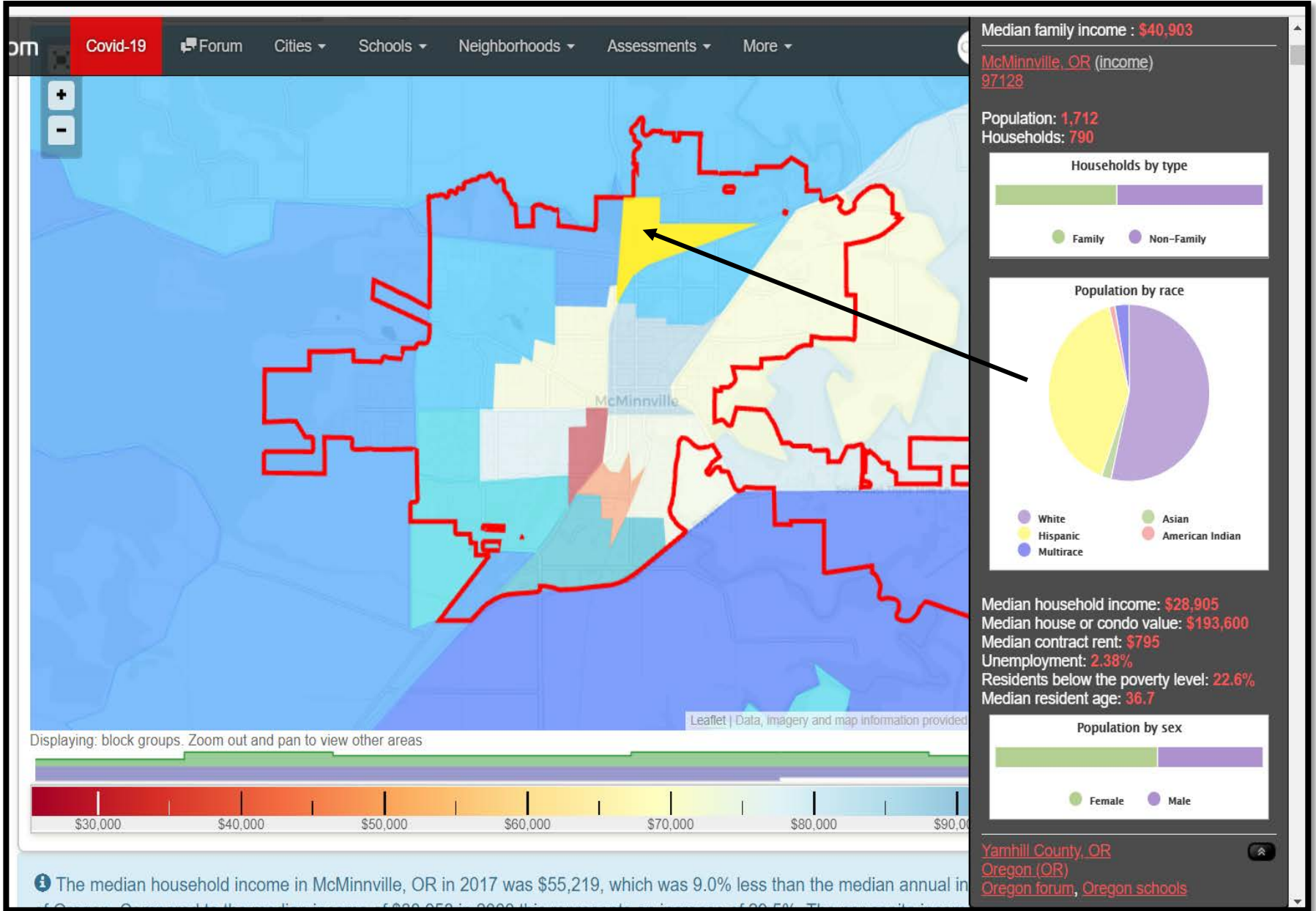


Zoom out and pan to view other areas

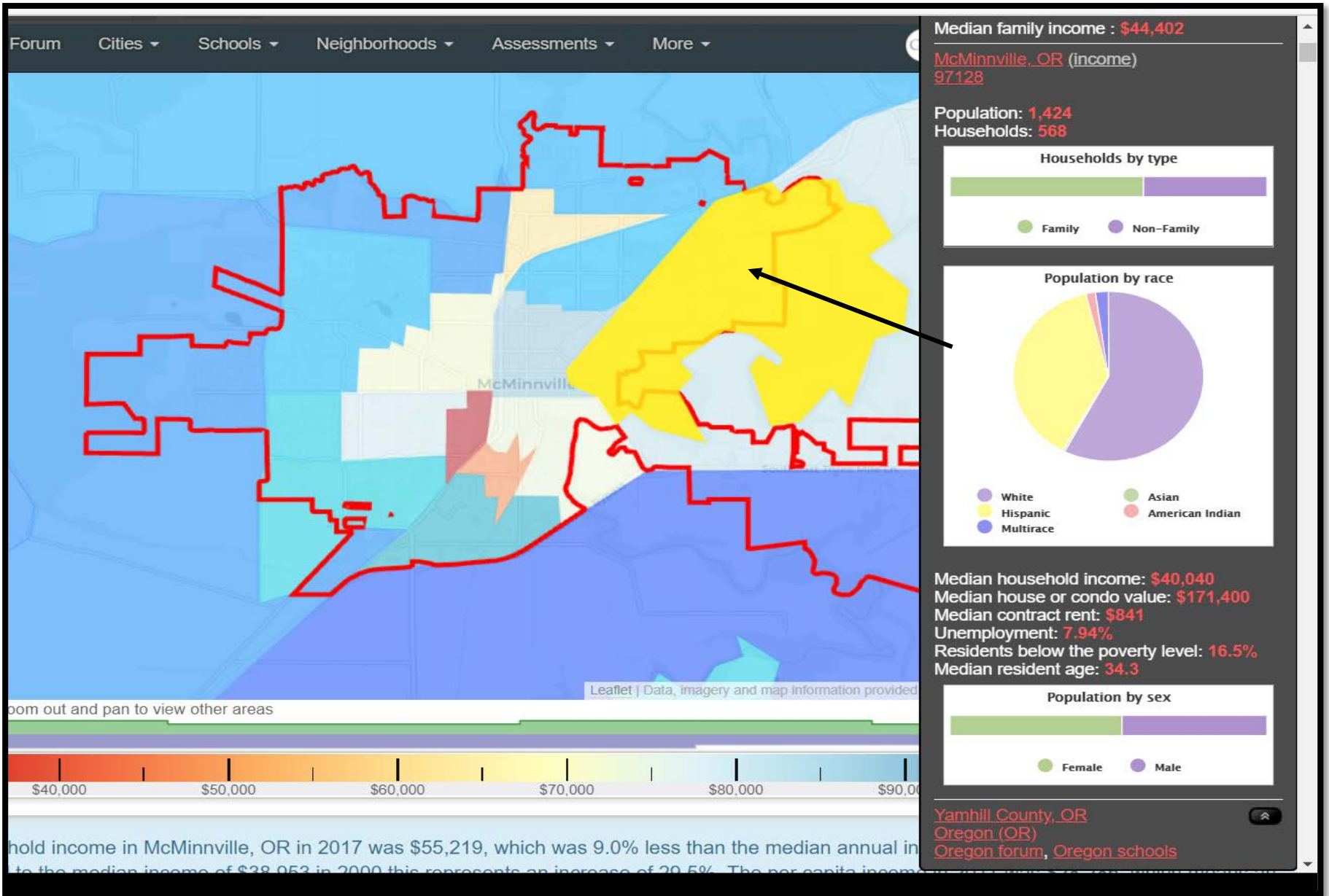
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.2



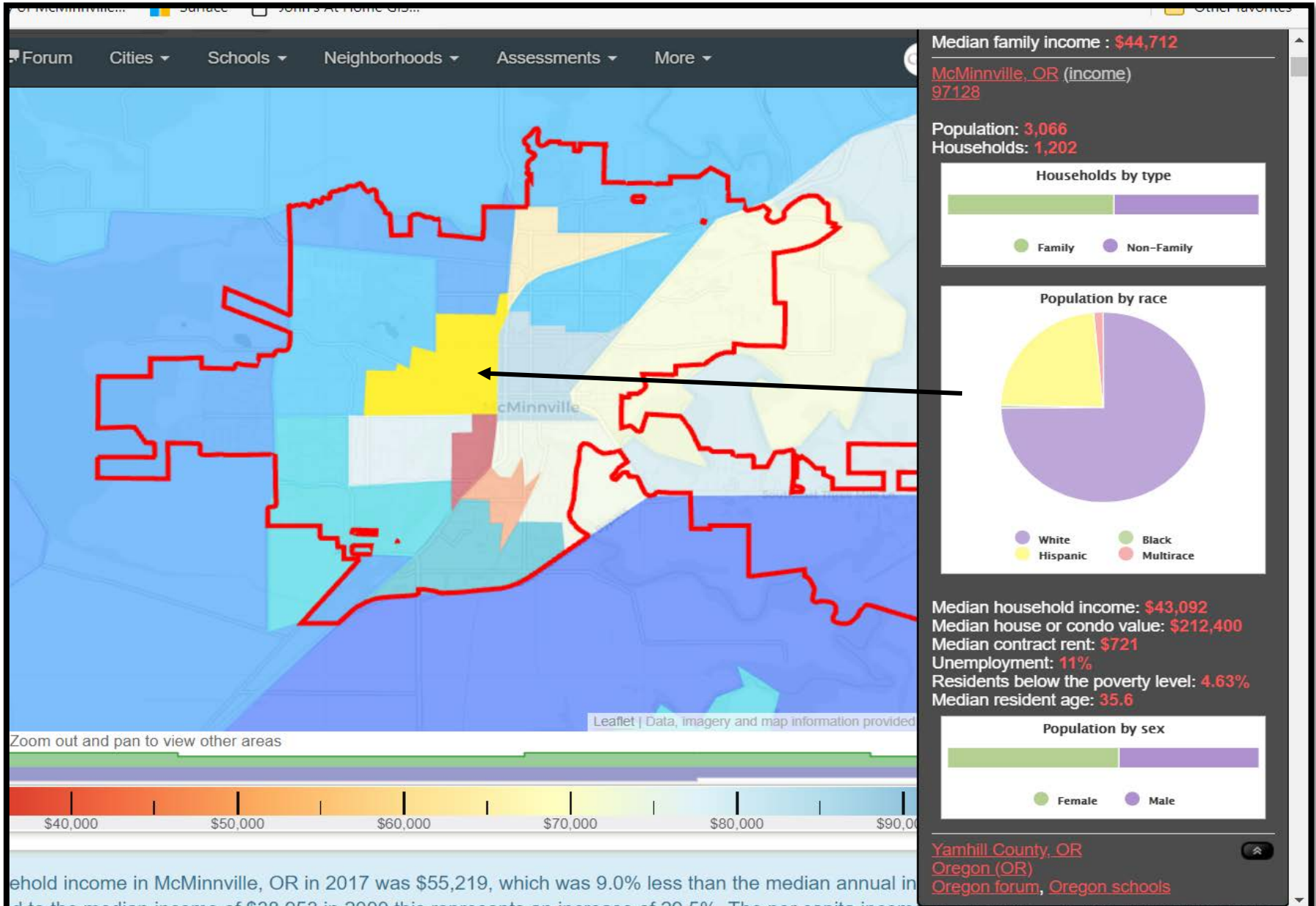
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.1



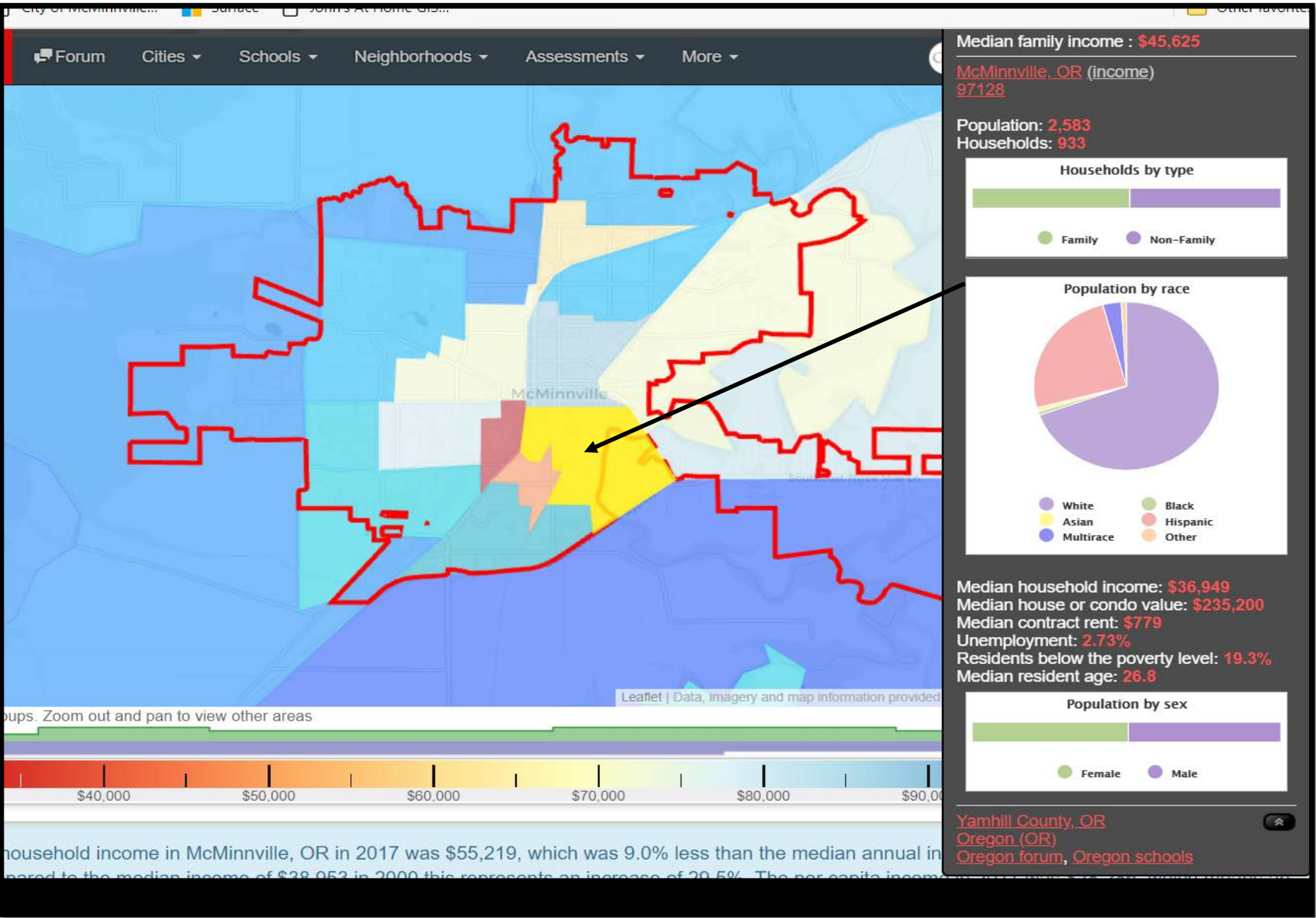
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.1



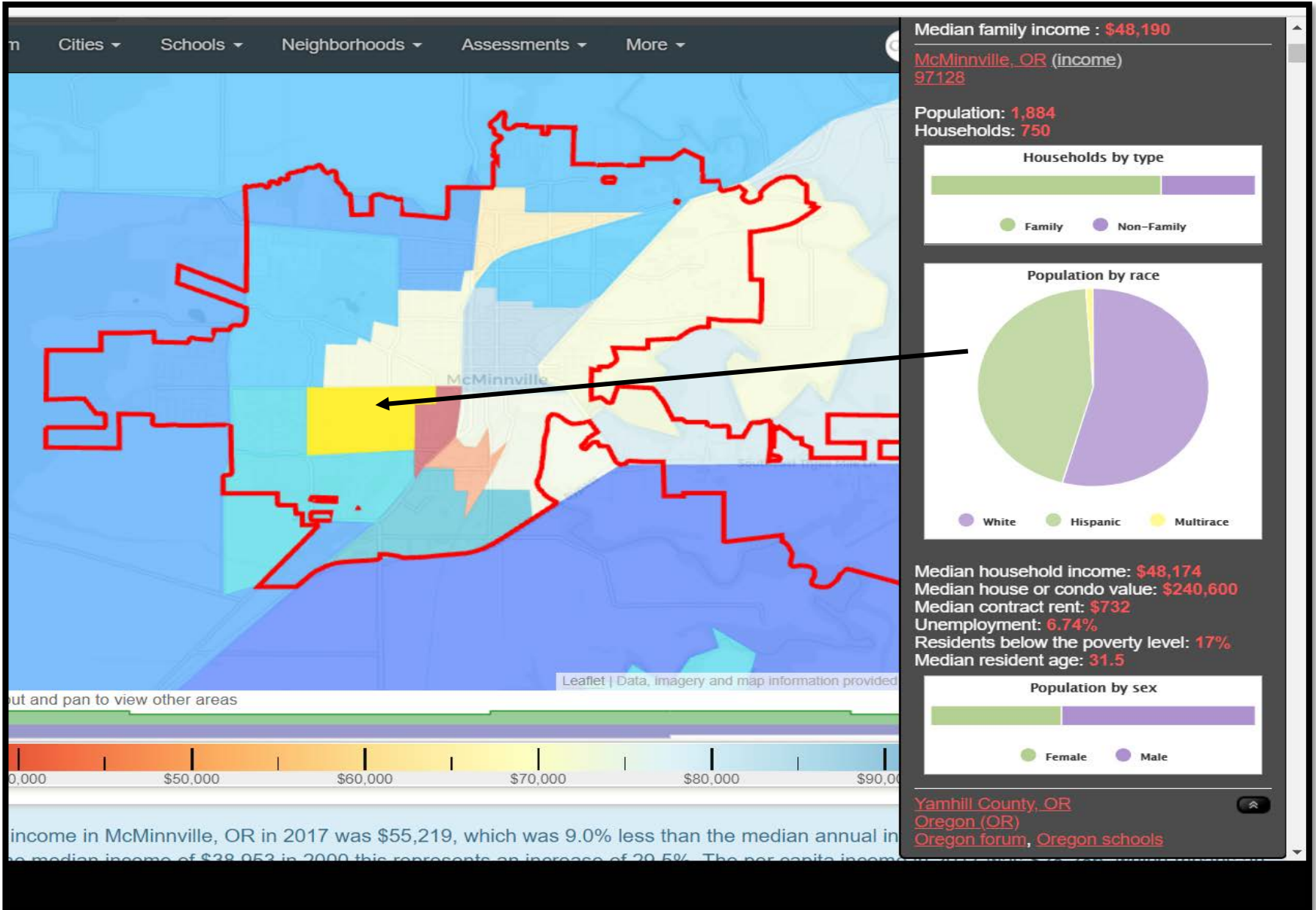
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.1



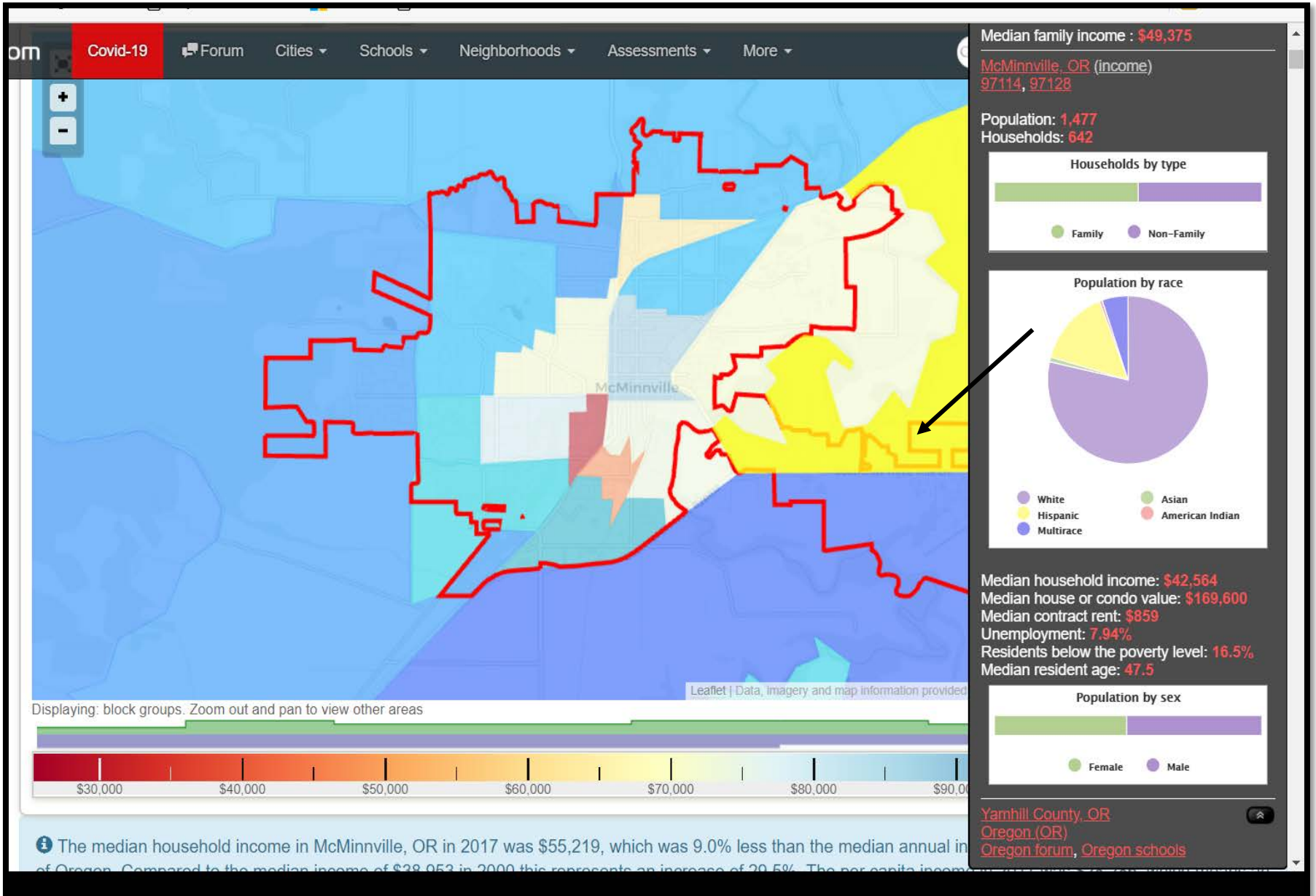
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.1



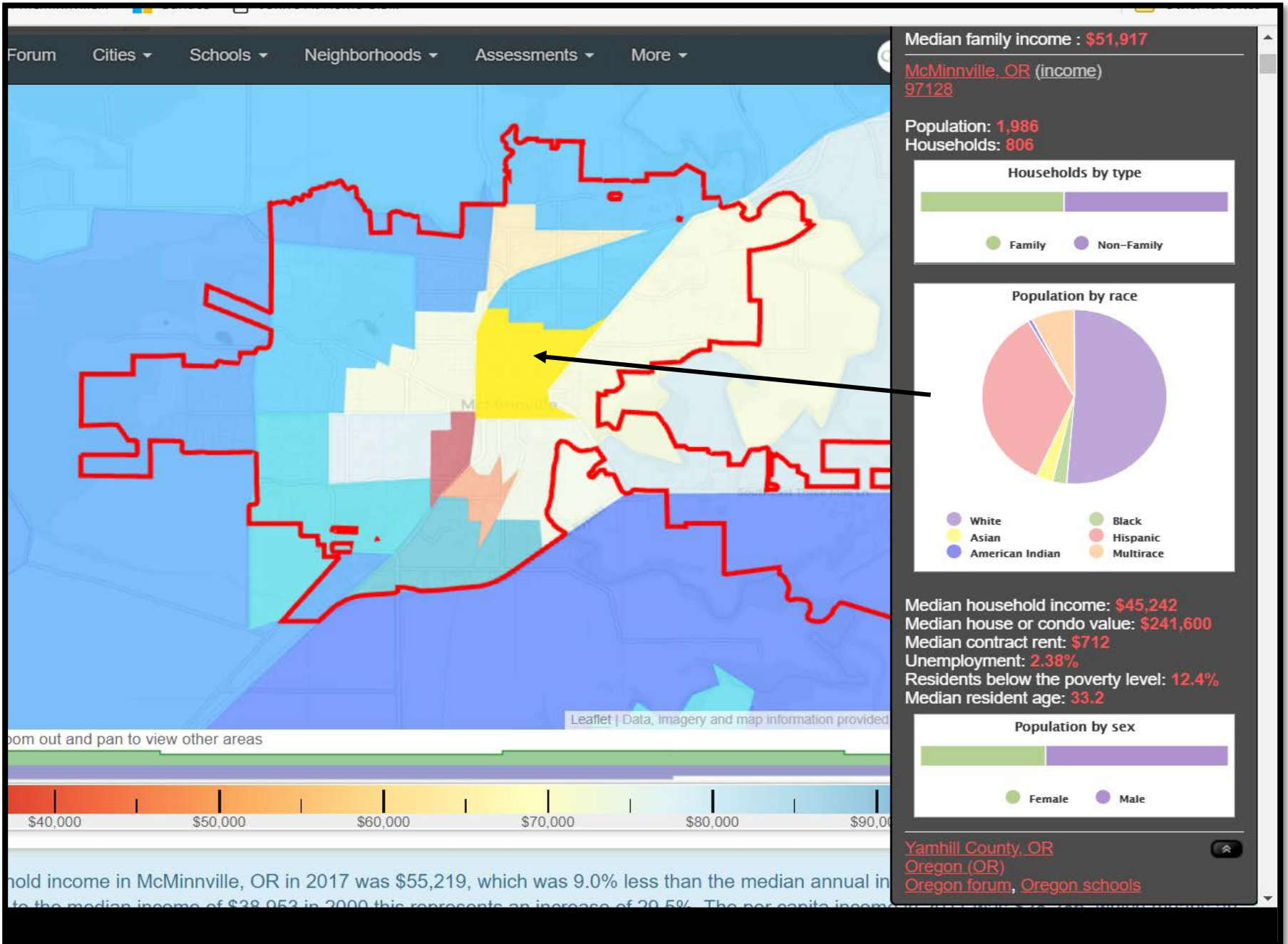
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.4



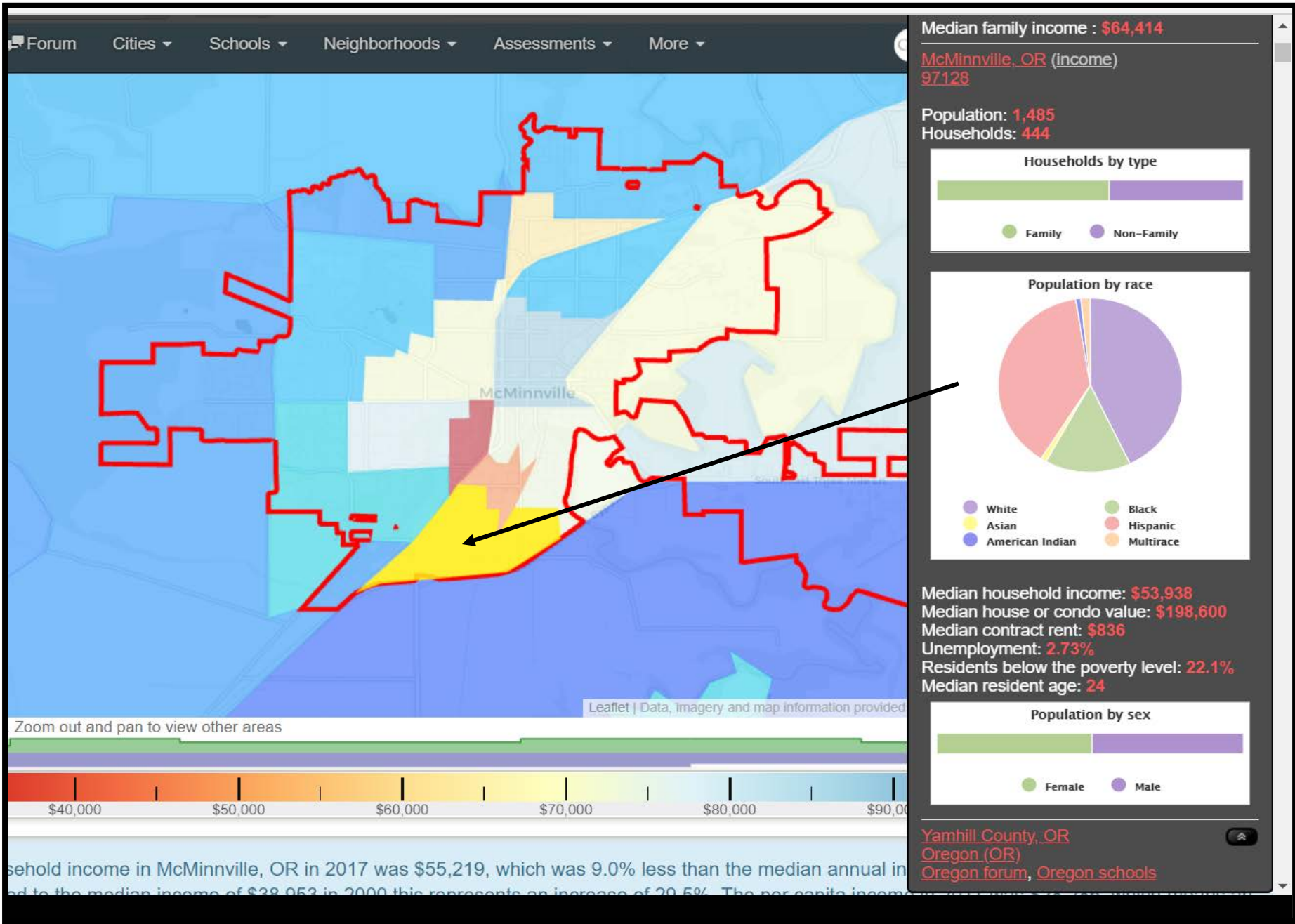
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.2



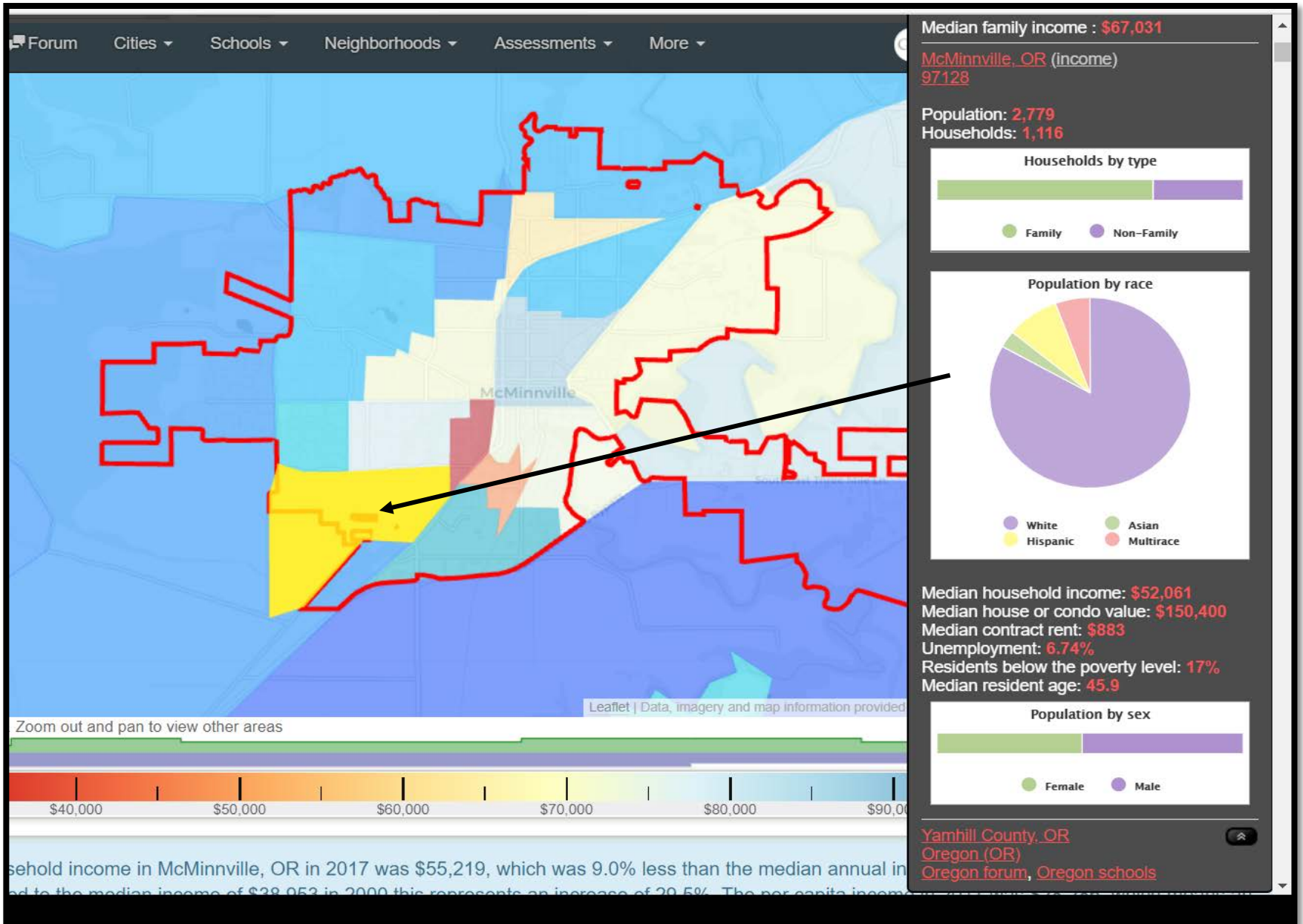
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.2



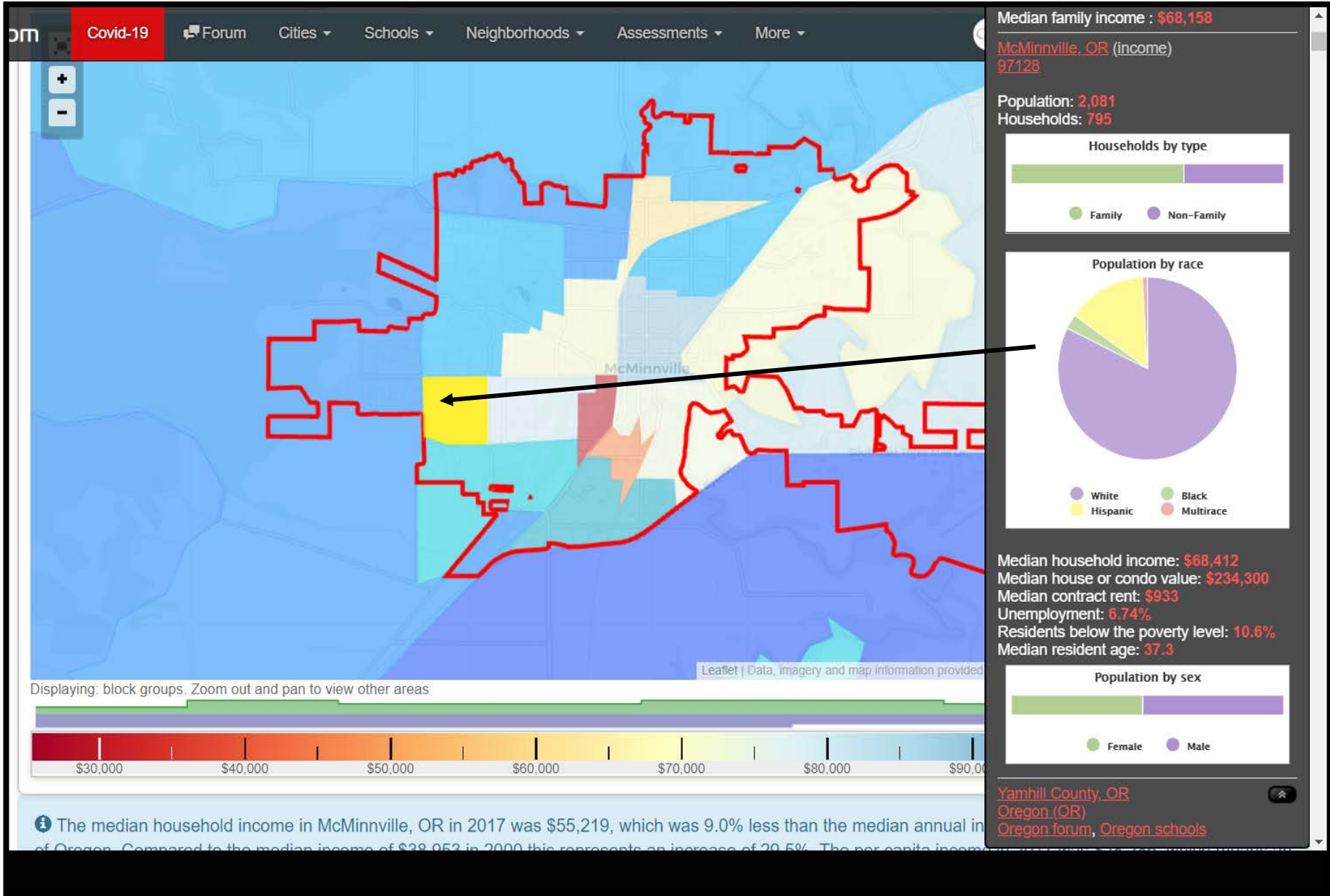
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.3



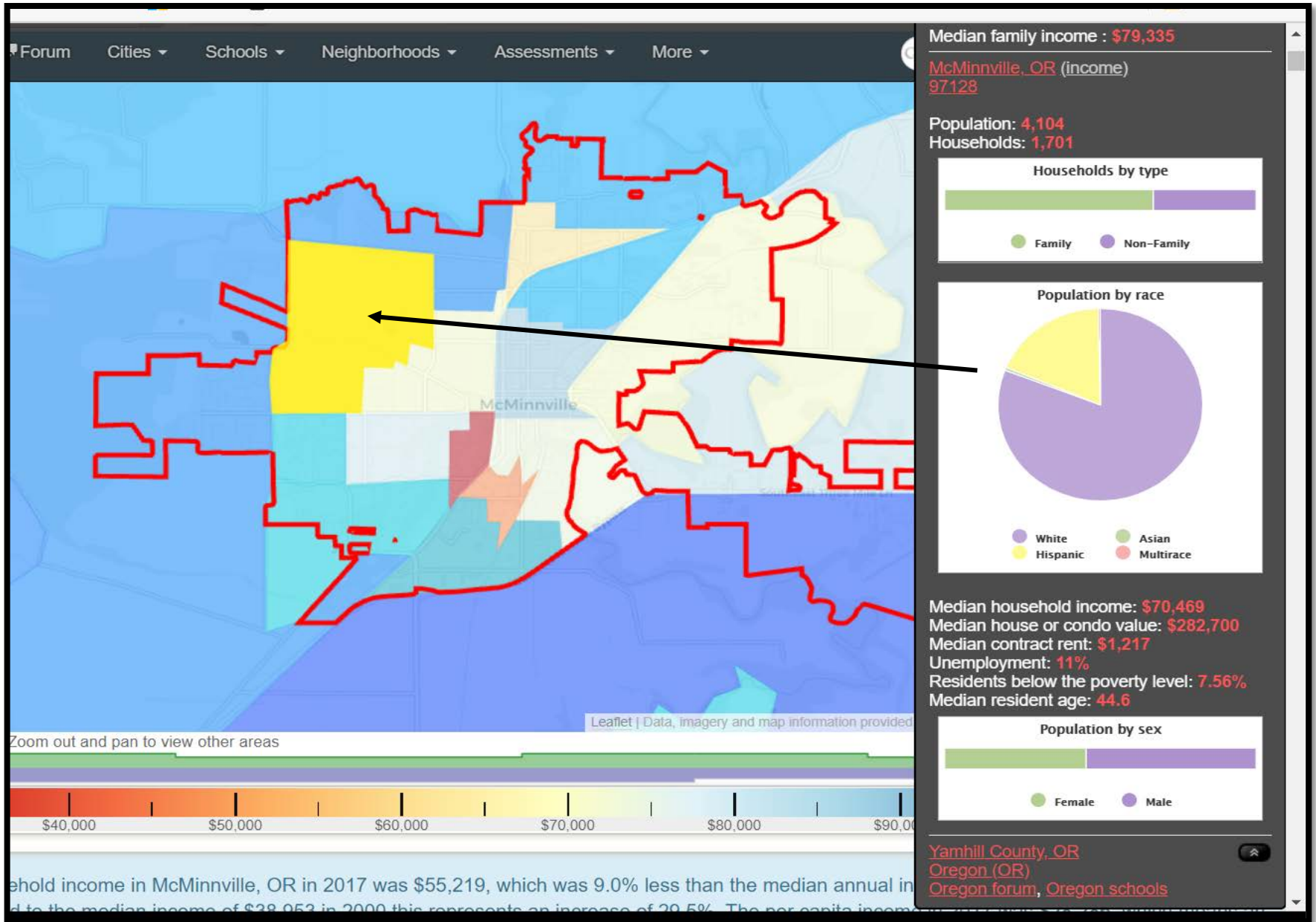
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.3



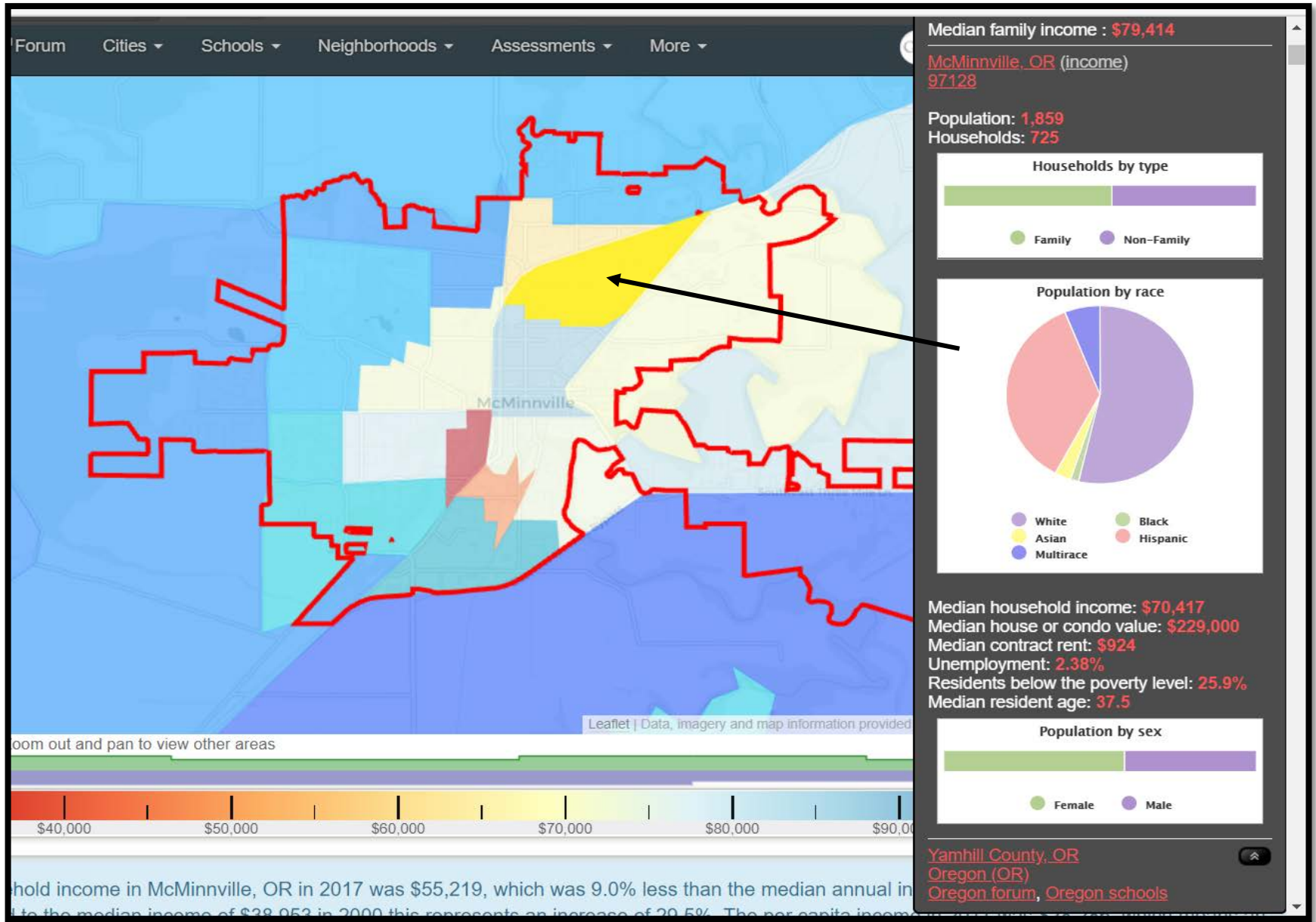
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.1



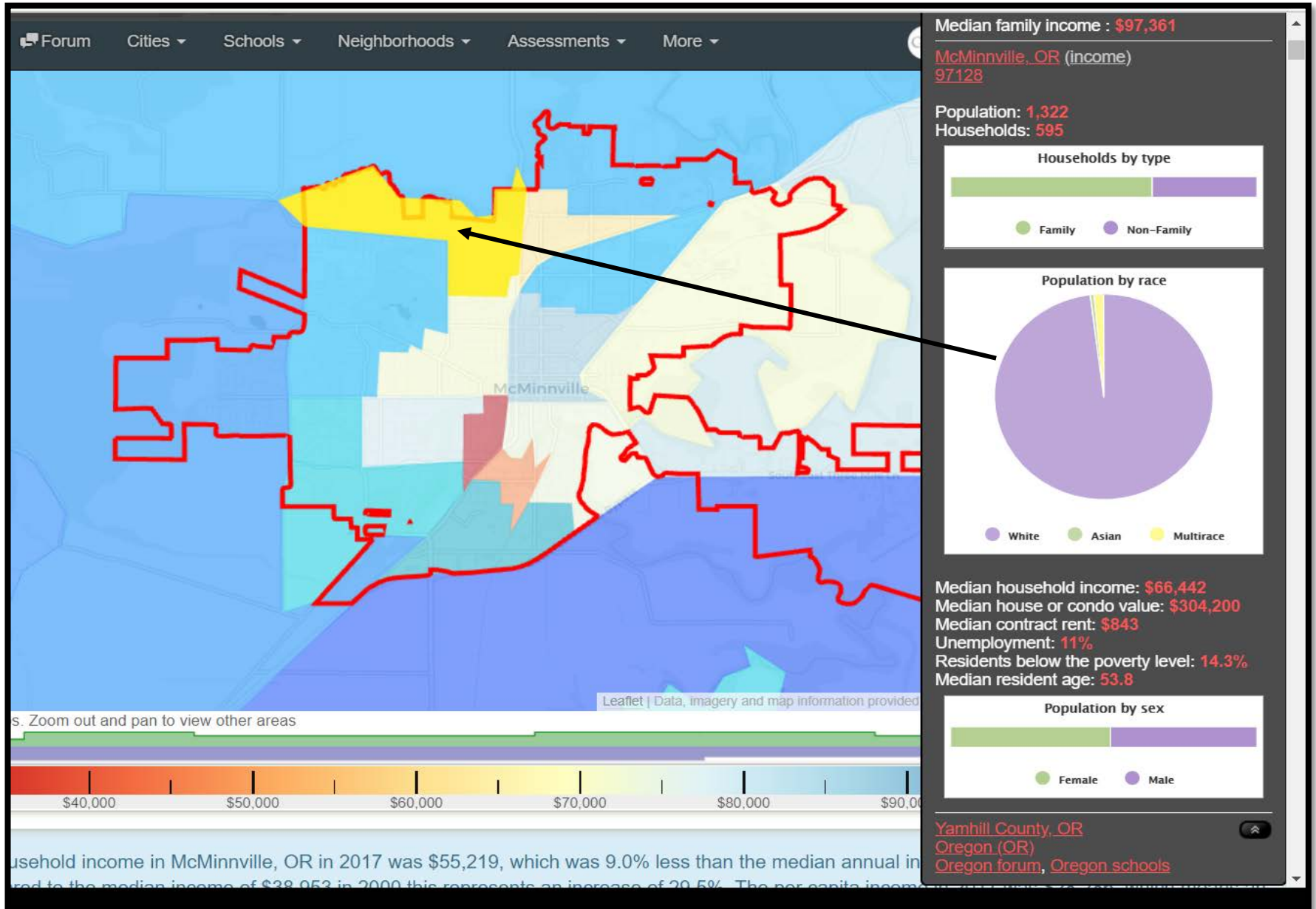
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.2



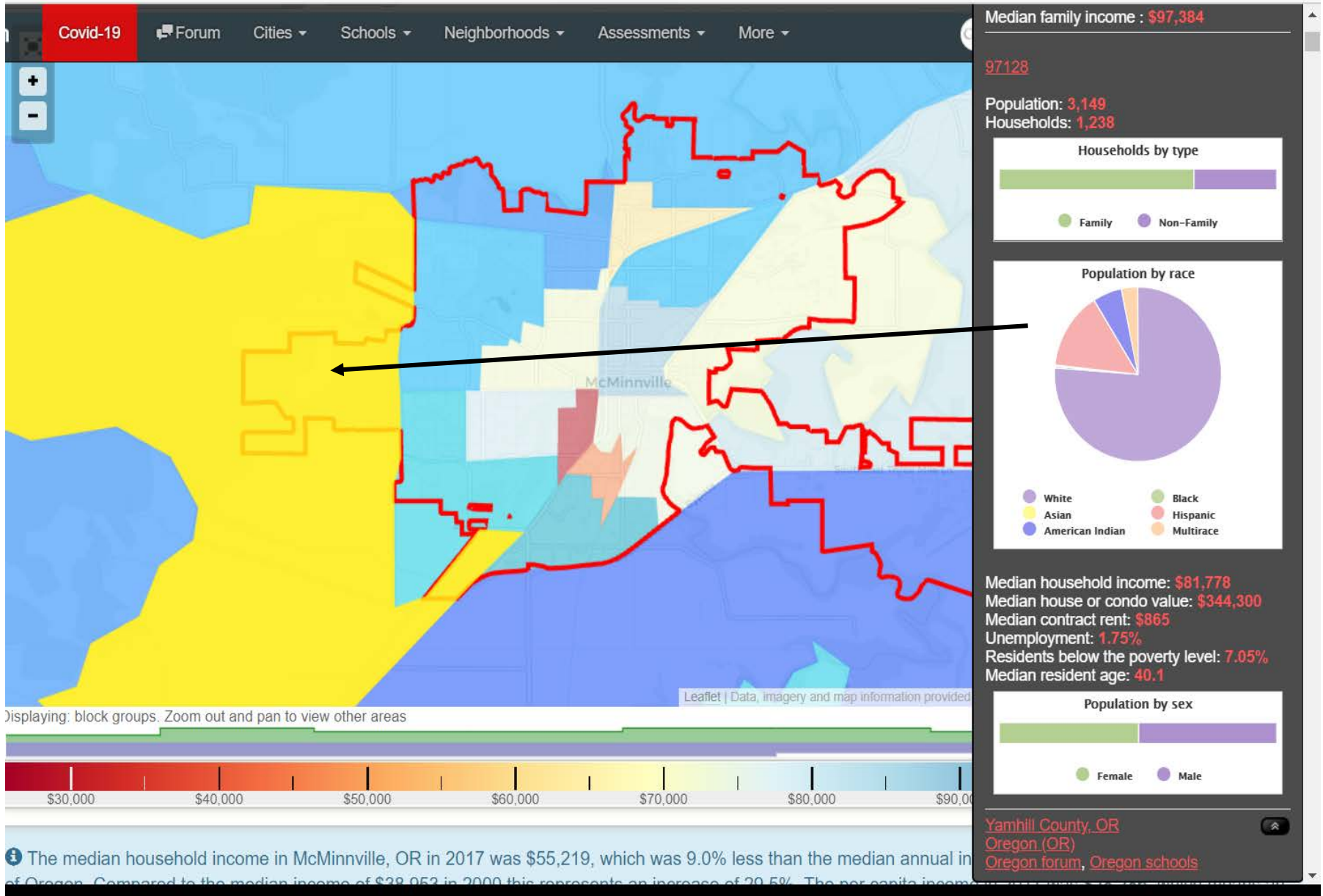
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.3



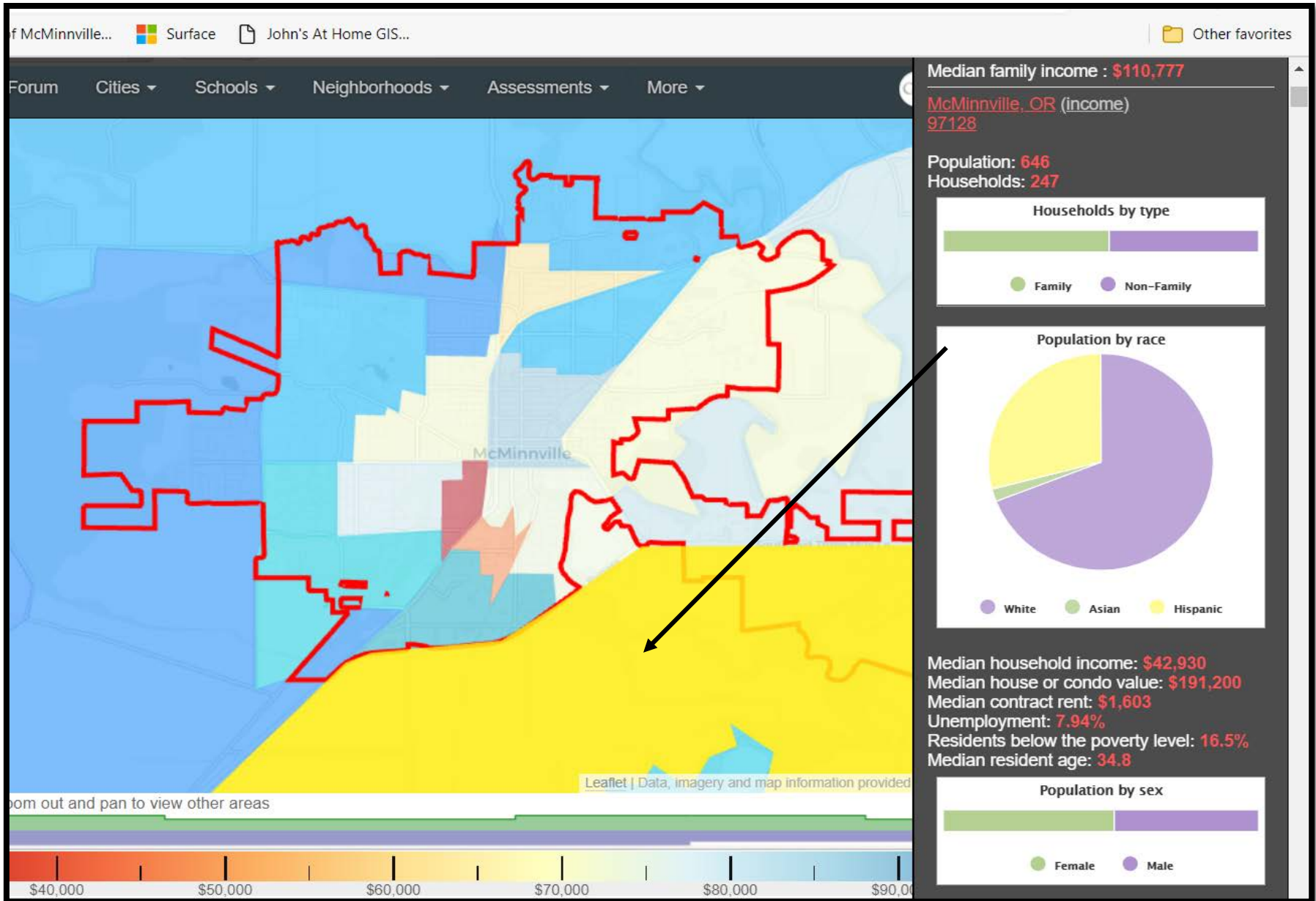
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.3



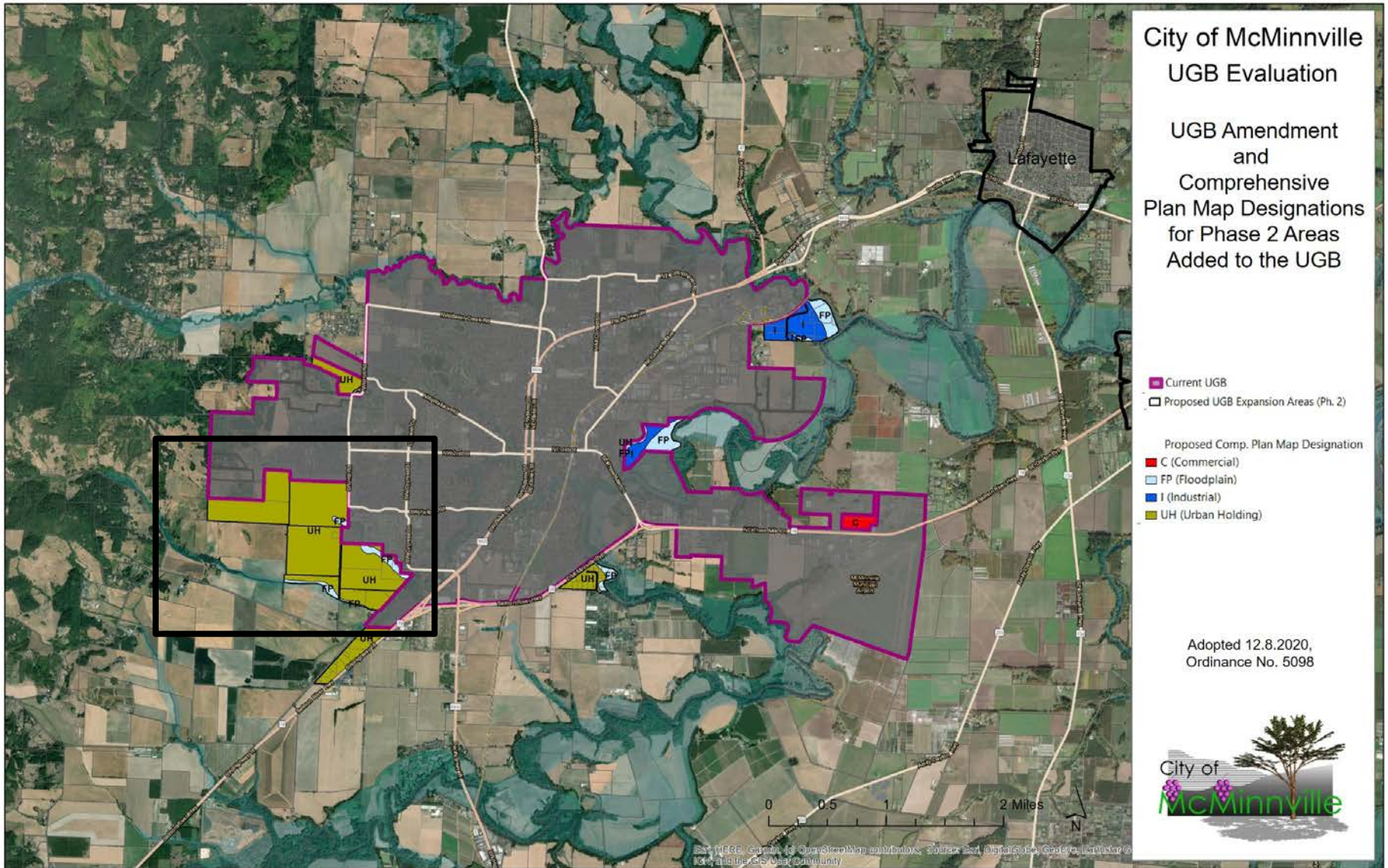
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30602.2



APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.3



APPENDIX 4 – FUTURE RESIDENTIAL GROWTH FOR MCMINNVILLE



MAC PAC SITING DISCUSSION

City of McMinnville Comprehensive Plan

