



**City of
McMinnville**

MacPAC UPDATE

City Council
July 21, 2021



Project Timeline



Why?

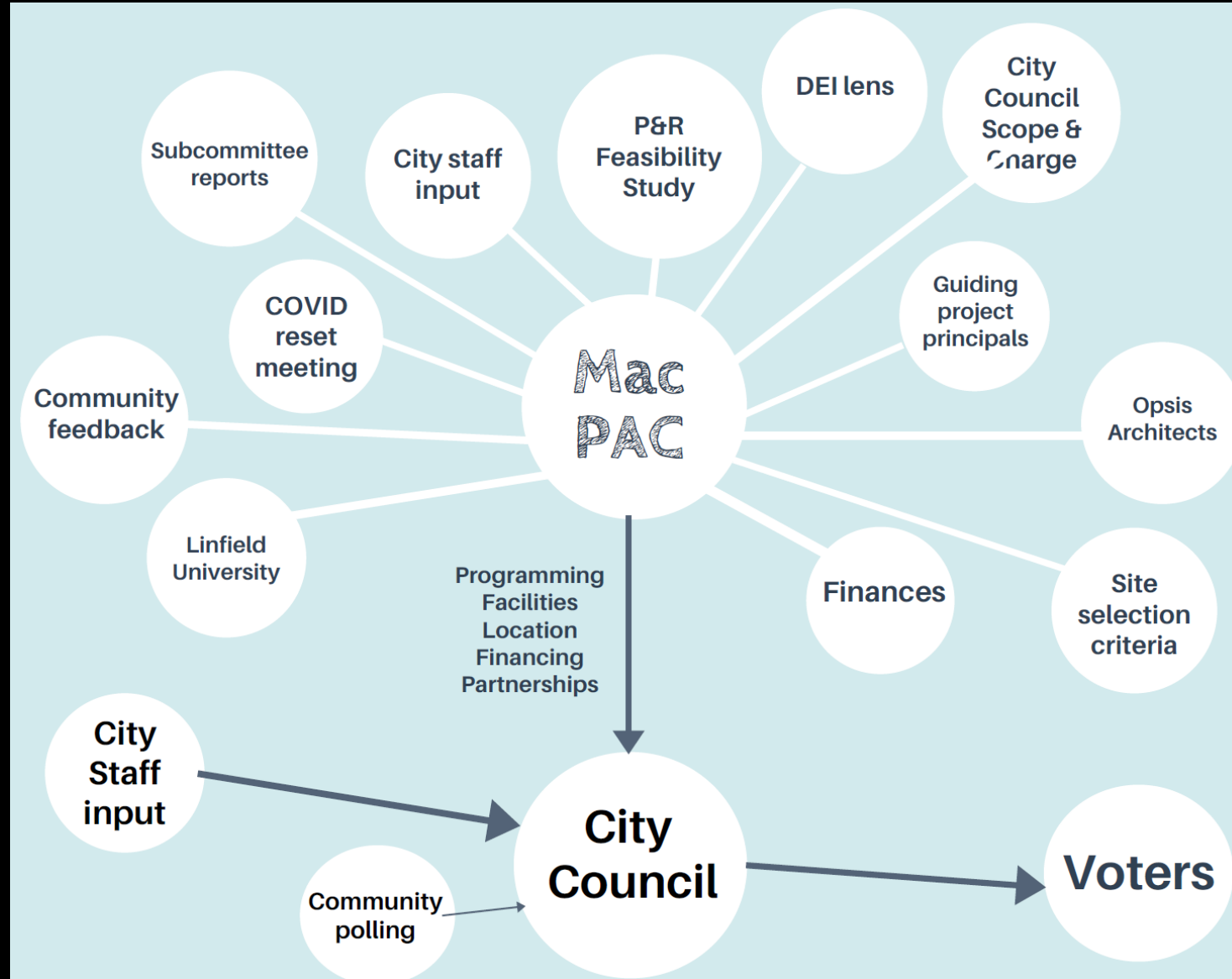
@ kick off:

- Deferred Maintenance
- Aging Buildings
- Facility Condition Assessments
- Return on Investment
- Programming overlap and opportunities between Library & Parks and Rec

Plus:

- Broader and more programming
- Expanding hours
- Inclusive programming / removing barriers (DEI)
- Partnership growth (existing and future)
- Outdoor needs
- Energy savings/green buildings







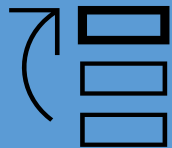
Ground Rules



Diversity Equity Inclusion



Project Guiding Principles



Site Evaluation Criteria

Value Driven Framework



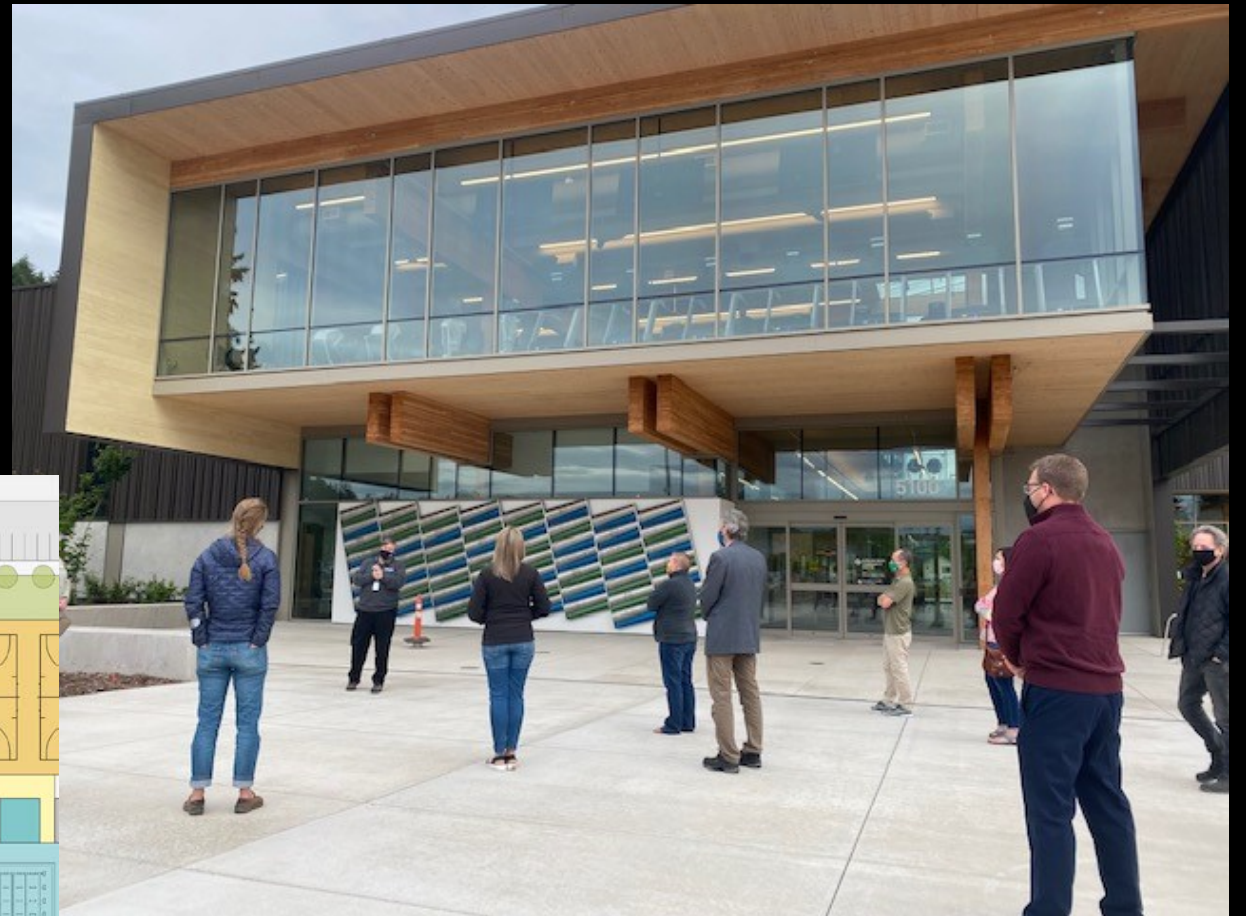
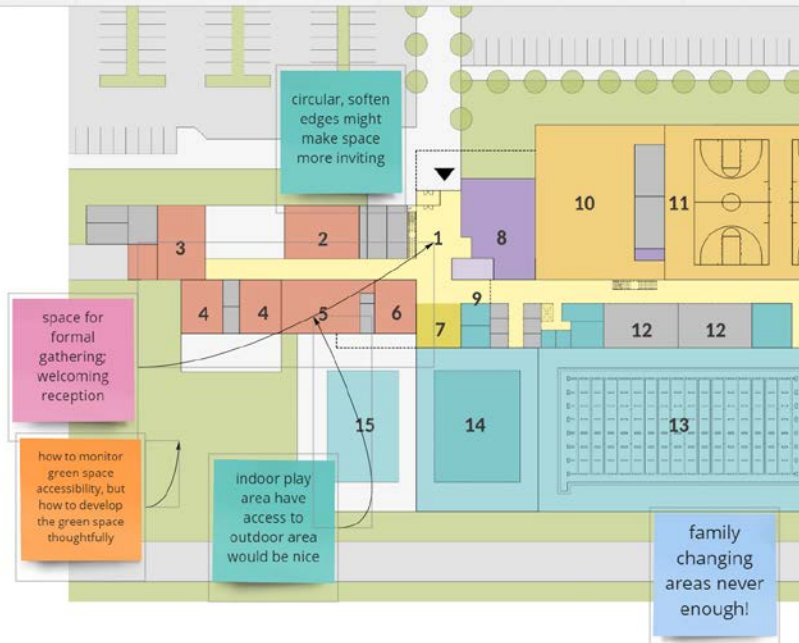


zoom

MacPac - Shared screen with speaker view

Respond at [PollEv.com/macpac041](https://poll.evo.com/macpac041)

Rank the CURRENT youth programs that we should expand and diversify. (Top choices go to the top, lowest ranking move down))



MacPAC Subcommittees



PERFORMANCE
SPACE



AQUATICS



LIBRARY



FINANCE



MacPAC's
charge



Programming



Locations



Spaces and Design



Financing



Vision for the Senior Center



- Indoor greenhouse or courtyard
- Better internal circulation
- Fitness room
- Better street visibility
- Improved safety at night
- Improved entry
- Build a stronger connection to Wortman Park
- Expansion to the dining room



OPTION 3

McMinnville Senior Center

City of McMinnville

Concept Plans

opsis architecture / lango hansen



Vision for the Library



- Story time space
- Family restrooms
- Fine motor skill toys
- Group games
- Family and individual reading nooks
- Space for large gatherings
- Fort or other built spaces for play
- Kitchen equipment
- Tools
- Outdoor games
- Musical instruments
- Technology gadgets
- Puppets and toys
- Wifi hotspots
- Crafting equipment
- Outdoor equipment
- Video and sound equipment
- Quiet study space
- Group study space
- Meeting space for small groups
- Meeting space for large groups
- Computer lab
- Reading room
- More books and physical materials for borrowing
- Public bathrooms
- Social service staff
- Family specific space



Vision for the Library

CITY PARK READING ROOM



Vision for the new Rec Center



Current Programming

Adult
Aquatic
Events
Senior
Sports
Summer Camps
Youth

Future Programming

Adaptive
Adult
Adventure
Aquatic
Cultural
Events
Family
Homeschool
Intergenerational
Outdoor
Out of School Camps
Senior
Sports
Summer Camps
Teen
Youth



MacPAC Analyzed over a dozen sites looking for

- Expansion potential
- Optimal and Effective Use of Site
- Prominent Street Frontage
- Proximity to Compatible Amenities
- Partnership Potential
- Site cost
- Central Location
- Access from a variety of transportation modes
- Proximity to underserved neighborhoods
- Within the urban growth boundary
- No extended approval process

10 Acres	X	Site Cost	X
Expansion Potential	X	Central Location	
Optimal and Effective Use of Site	X	Access to Variety of Trans Modes	X
Prominent Street Frontage	X	Proximity to Underserved Communities	X
Proximity to Compatible Amenities	X	Within UGB	X
Partnership Potential	X	No Extended Approval Process	X

Linfield
80 Acres

MW&L Property A, 27.4 Acres

Existing Conditions: Currently a vacant property owned by the City of McMinnville – McMinnville Water and Light. Zoned M1 PD (Light Industrial Planned Development). 13.6 acres is not part of the floodplain or in steeper slopes of 15% plus slope.

Surrounding Neighborhood: Industrial to the west, north and east, Joe Dancer Park to the south.

Tax lot info...

Site Address: Null

Tax Lot Number: R4422 02200

Tax Lot Size: 27.4 acres

[View Assessor Map for this property.](#)

[View Tax Information](#)

Owner Name and Address:

MCMINNVILLE CITY OF

Null

PO BOX 638

MCMINNVILLE

97128

[Zoom to](#)



Vision for the Rec Center





	AQUATICS		COMMUNITY SPACES		ADMINISTRATIVE
	AQUATICS		RECREATION SPACES		CIRCULATION
	COMMUNITY SPACES		LOUNGE		BUILDING SUPPORT



Finances

- Draft project construction cost estimates
- Comparable project costs
- Operating budgets
- Reviewing past polls (May 2021)
- Potential new polling/ public feedback



Ongoing Challenges



What's next?

- Finance subcommittee continues
- Further discussion on rec center location
- Finalizing amenities to recommend to council
- Polling/public involvement
- MacPAC recommendation presented to City Council

