



Fox Ridge Road Area Plan

**PC & CC Joint Work Session
October 18, 2023**

Tonight's Meeting

Purpose:

- Information and Discussion
- Provide Feedback for the Project Advisory Committee (PAC)
- Next Steps



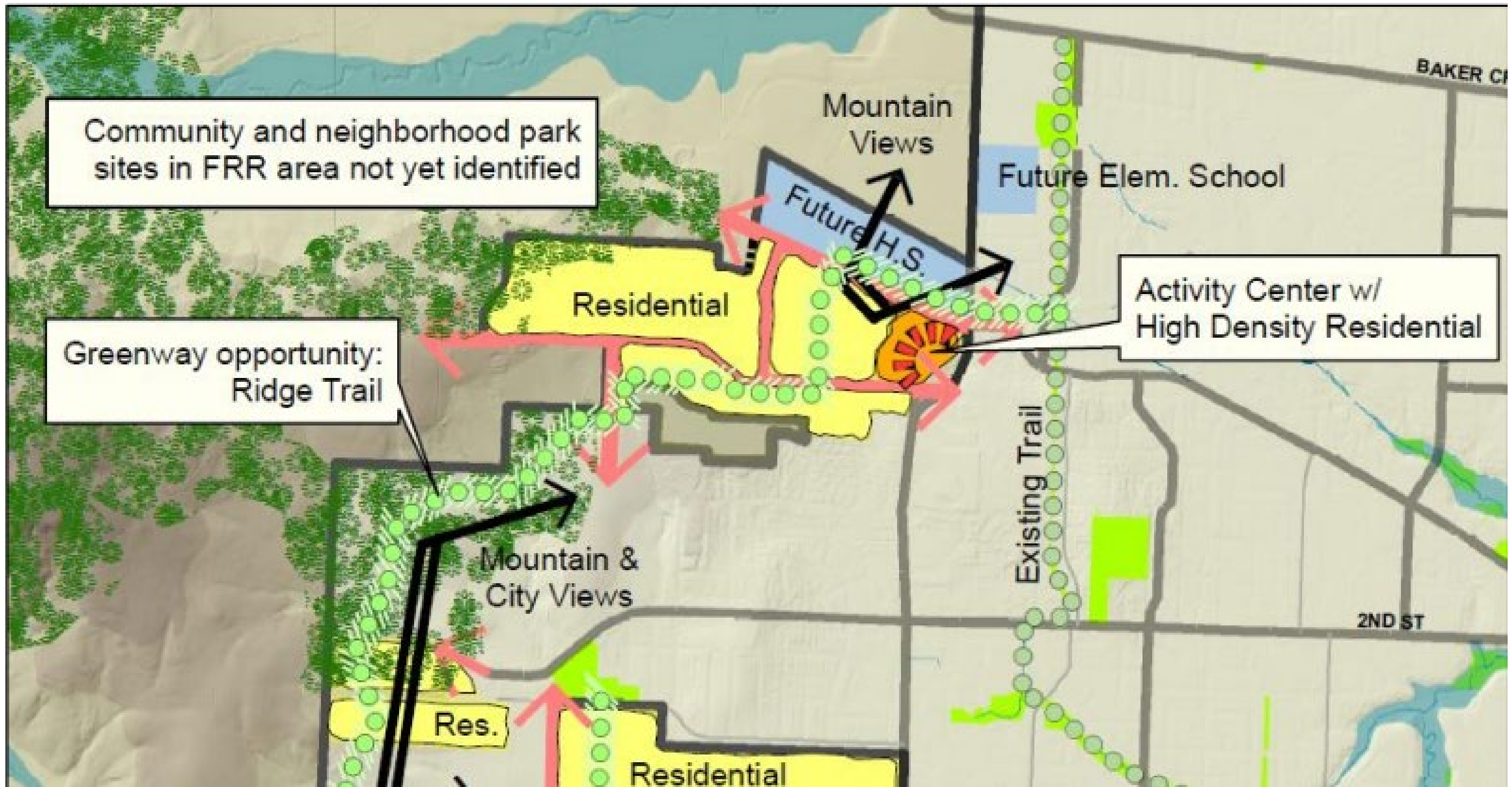
Project Background



Project Background: Project Area



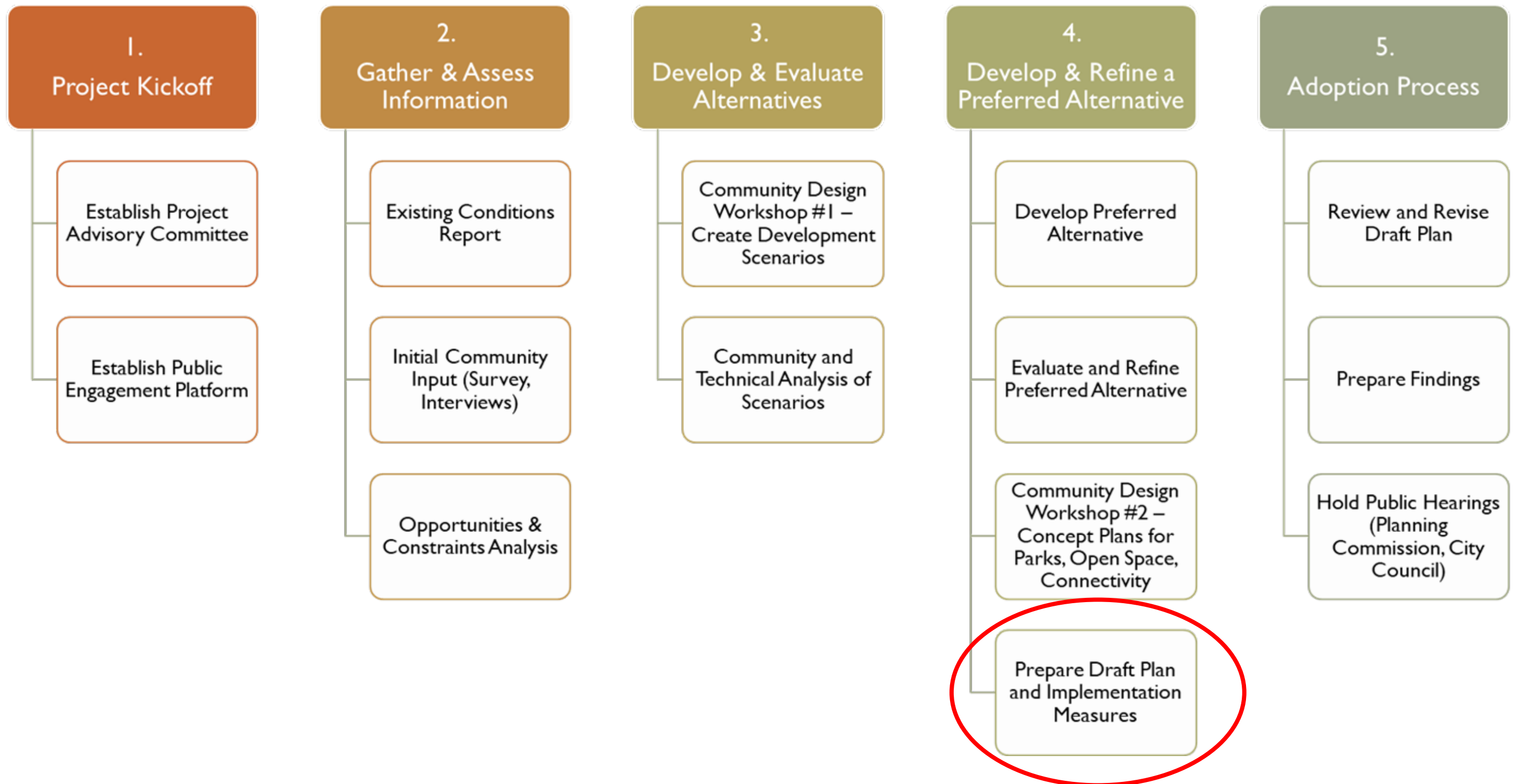
Project Background: Framework Plan





Project Update

Project Update: Upcoming Phases

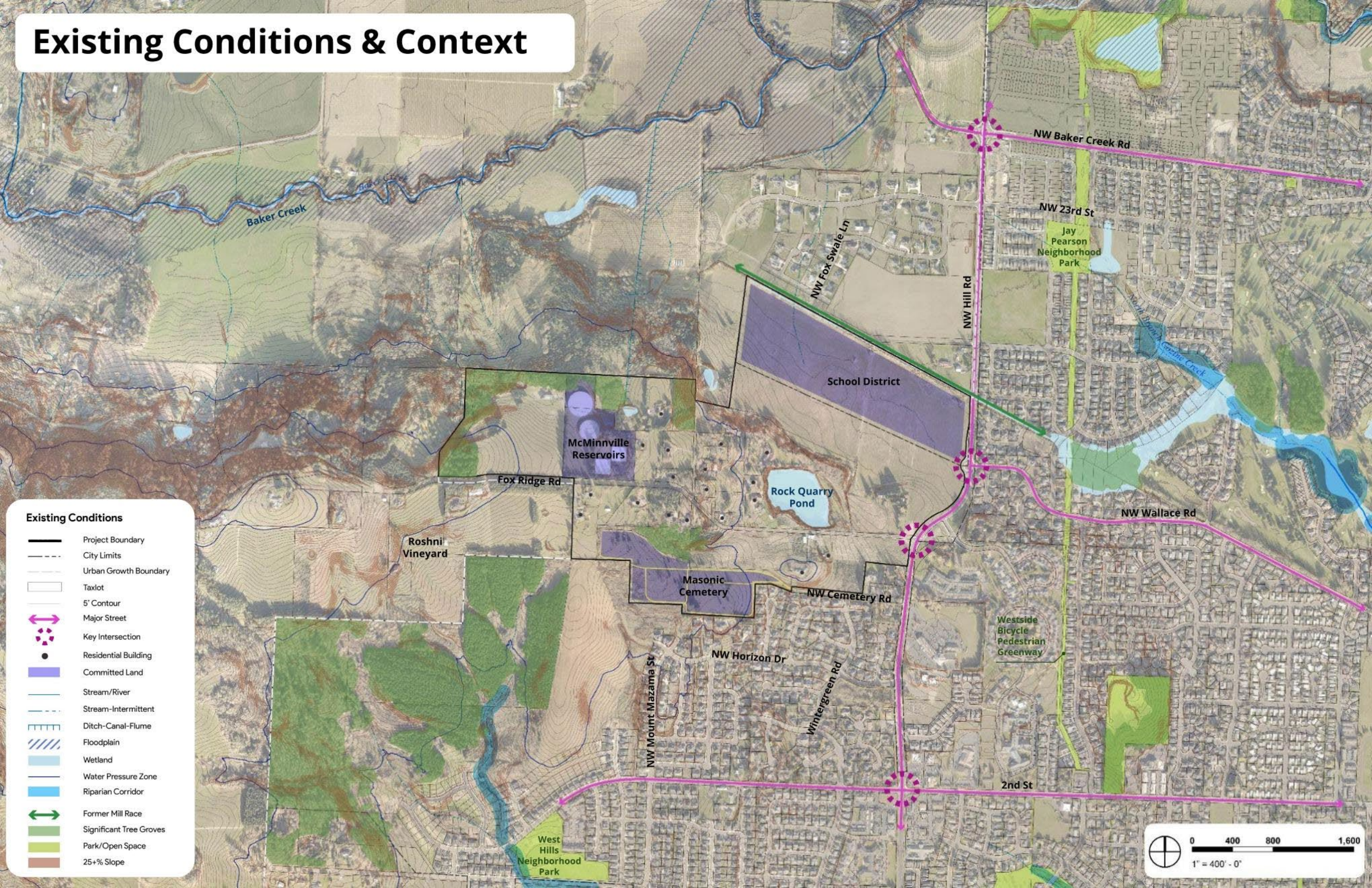




Existing Conditions

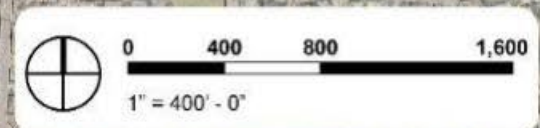


Existing Conditions & Context

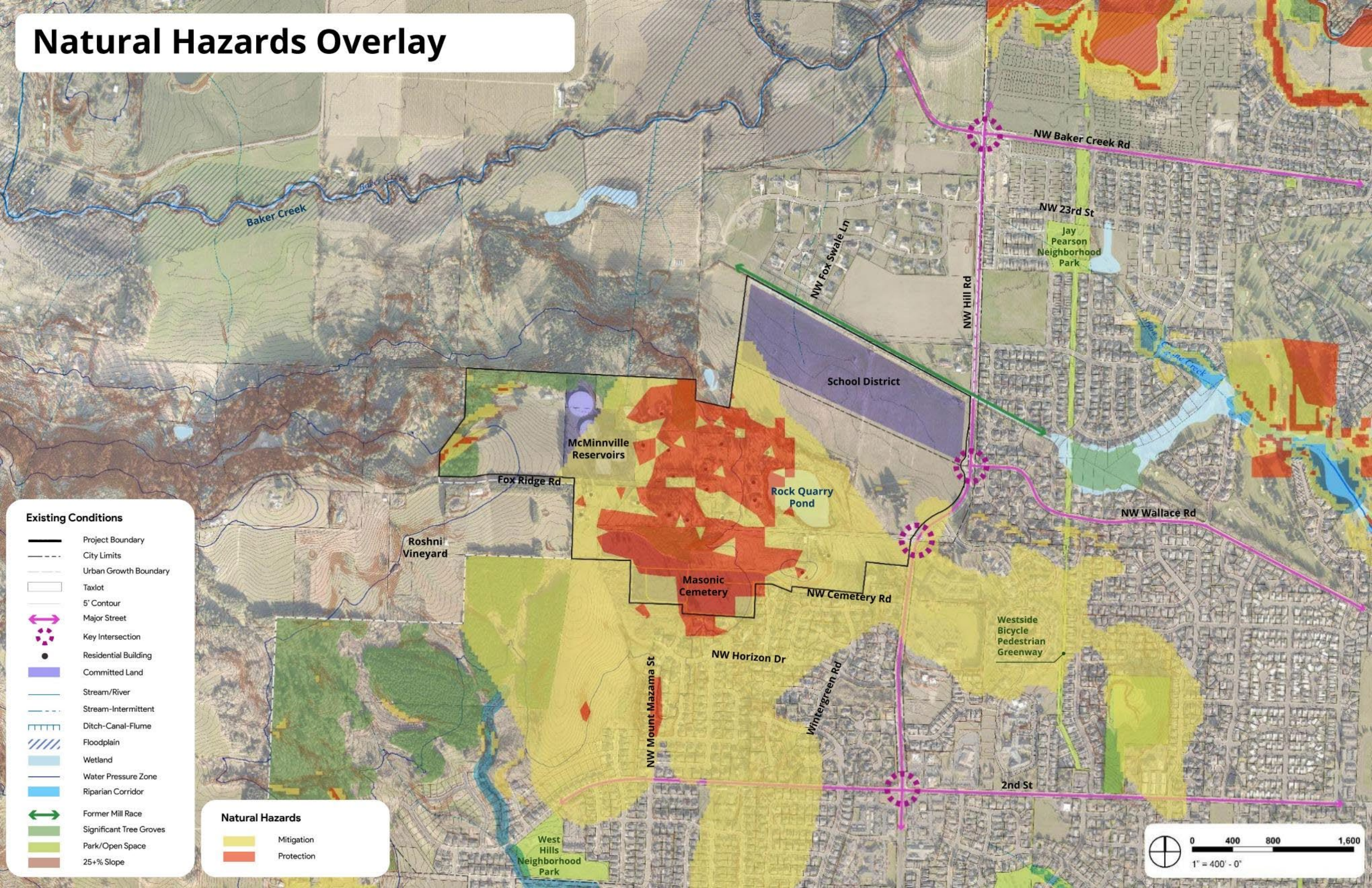


Existing Conditions

- Project Boundary
- City Limits
- Urban Growth Boundary
- Taxlot
- 5' Contour
- Major Street
- Key Intersection
- Residential Building
- Committed Land
- Stream/River
- Stream-Intermittent
- Ditch-Canal-Flume
- Floodplain
- Wetland
- Water Pressure Zone
- Riparian Corridor
- Former Mill Race
- Significant Tree Groves
- Park/Open Space
- 25+% Slope



Natural Hazards Overlay

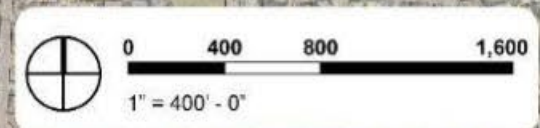


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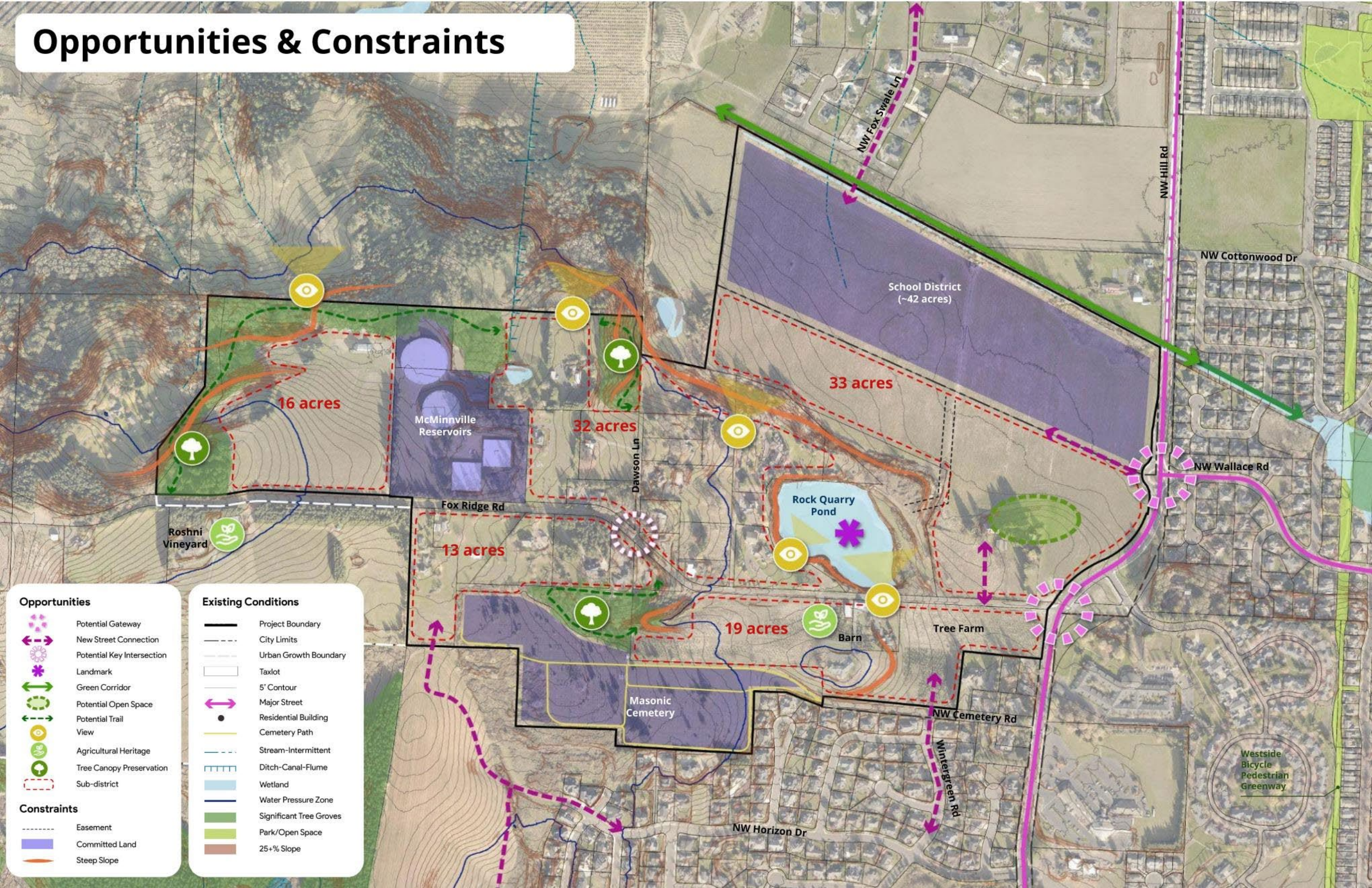
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Natural Hazards

- Mitigation
- Protection



Opportunities & Constraints



- Opportunities**
- Potential Gateway
 - New Street Connection
 - Potential Key Intersection
 - Landmark
 - Green Corridor
 - Potential Open Space
 - Potential Trail
 - View
 - Agricultural Heritage
 - Tree Canopy Preservation
 - Sub-district
- Constraints**
- Easement
 - Committed Land
 - Steep Slope

- Existing Conditions**
- Project Boundary
 - City Limits
 - Urban Growth Boundary
 - Taxlot
 - 5' Contour
 - Major Street
 - Residential Building
 - Cemetery Path
 - Stream-Intermittent
 - Ditch-Canal-Flume
 - Wetland
 - Water Pressure Zone
 - Significant Tree Groves
 - Park/Open Space
 - 25+% Slope

16 acres

32 acres

33 acres

13 acres

19 acres

School District (~42 acres)

Roshni Vineyard

McMinnville Reservoirs

Dawson Ln

Fox Ridge Rd

Rock Quarry Pond

Barn

Tree Farm

Masonic Cemetery

NW Cemetery Rd

NW Horizon Dr

Wintergreen Rd

NW Hill Rd

NW Cottonwood Dr

NW Wallace Rd

Westside Bicycle Pedestrian Greenway

Study Area Analysis

Market Analysis for Residential and Commercial Uses

- Identified most feasible development types for commercial and higher density residential land in the Neighborhood Activity Center
- Report provides market overviews and outlines feasible uses, scale and development forms
- Indicates there is adequate market support for rental apartments, rental and ownership townhomes, and commercial space in the Neighborhood Activity Center

Transportation Planning Rule (TPR) Analysis

- Existing conditions traffic analysis conducted with a 20-year forecast for future growth
- Based on PM Peak Hour growth assumptions from a model provided by the City
- Includes a future 20-year no-build and build analysis
- Identifies transportation infrastructure needs based on preferred land use concept

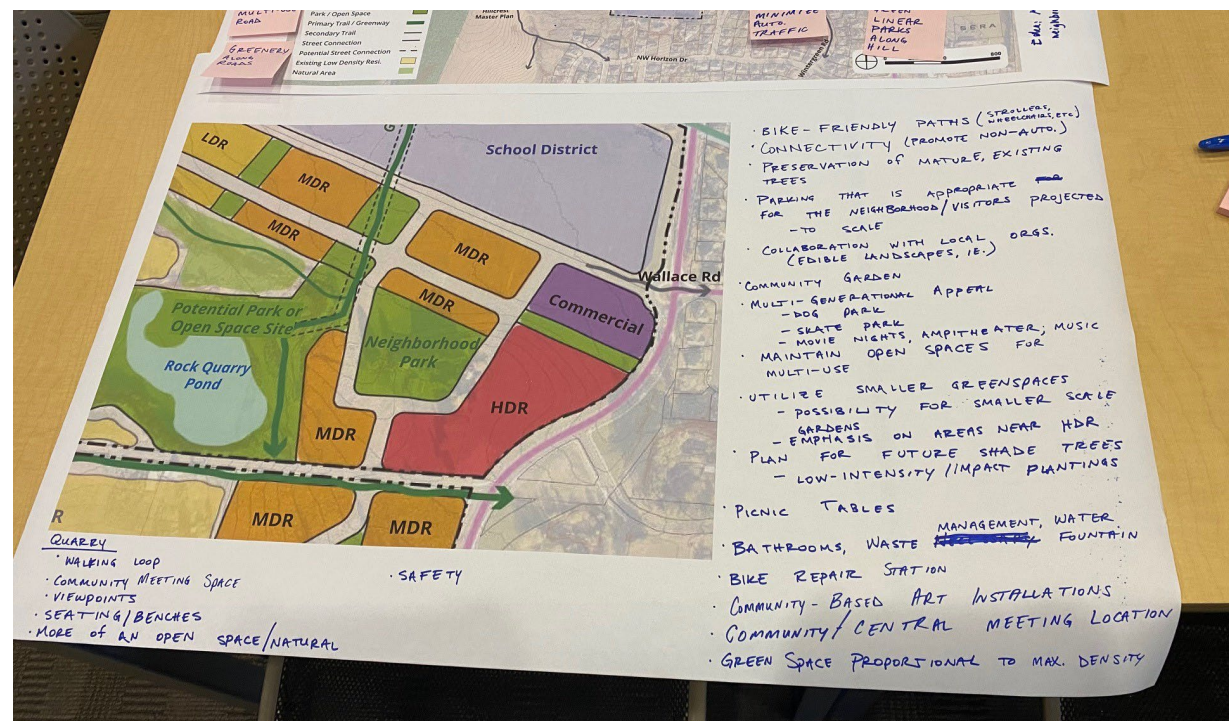
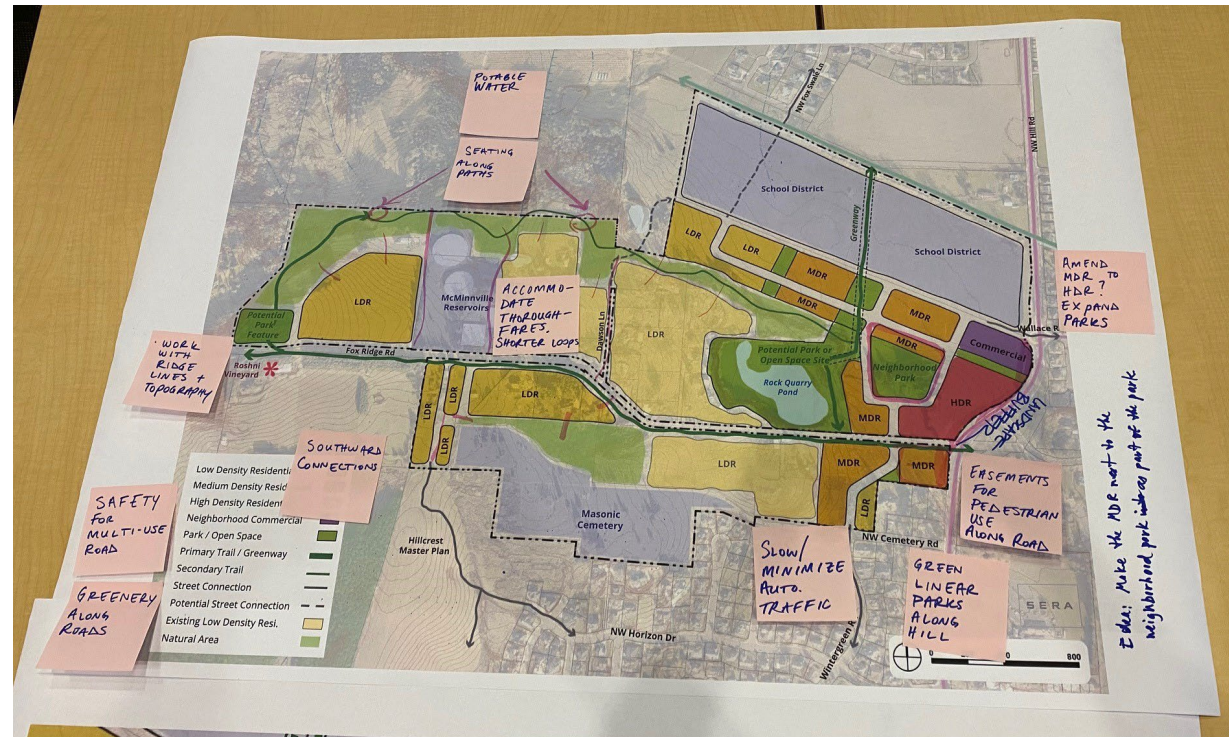


Community Engagement

Methods of Community Engagement

- **Project Website:** Public resource for information and updates on the project.
- **Stakeholder Interviews:** Conducted interviews with key stakeholders including property owners, developers, and representatives from the McMinnville School District, McMinnville Water and Light, and the Oregon Dept. of Fish and Wildlife
- **Online Survey:** Total of 147 responses were submitted and received a wide range of input from the Fox Ridge Road neighborhood and surrounding community.
- **Community Design Workshops:** Two workshops held to engage stakeholders, City staff, and citizens in interactive design sessions around potential development scenarios or land use concepts for Fox Ridge Road.
- **Project Advisory Committee Meetings:** Starting in December 2022, the PAC has held five meetings to review project goals, key findings, outcomes of community engagement, and provide input on land use concepts, goals, and policies.

Community Engagement: Key Themes



- Offer a range of housing types
- Focus on design of new development
- Locate medium and higher density residential housing types near the eastern boundary of the area
- Address traffic impacts of new development
- Identification and incorporation of assets
- Provide alternative access and connectivity
- Emphasize accessible pedestrian/bike only pathways
- Relationship of neighborhood to school site
- Create safe trail system with view and rest opportunities
- Neighborhood park should serve the immediate neighborhood and provide community gathering spaces

Potential Features for Neighborhood Parks



Greenways and Shared Use Paths



Trails and Natural Areas



Connecting Open Spaces



Relating Land Uses





Draft Land Use Concepts

- Stream-Intermittent
- Ditch-Canal-Flume
- Floodplain
- Wetland
- Water Pressure Zone
- Committed Land
- Significant Tree Groves
- Park/Open Space
- 25+% Slope



Concept 1

Western Portion:

Community Park and existing lower density residential

Eastern Portion:

Neighborhood park at heart of the NAC

Commercial area at Hill Road & Wallace Road intersection

High density: 5.2 ac
(target: 2 acres)

Medium density: 9.7 ac
(target: 2-5 acres)

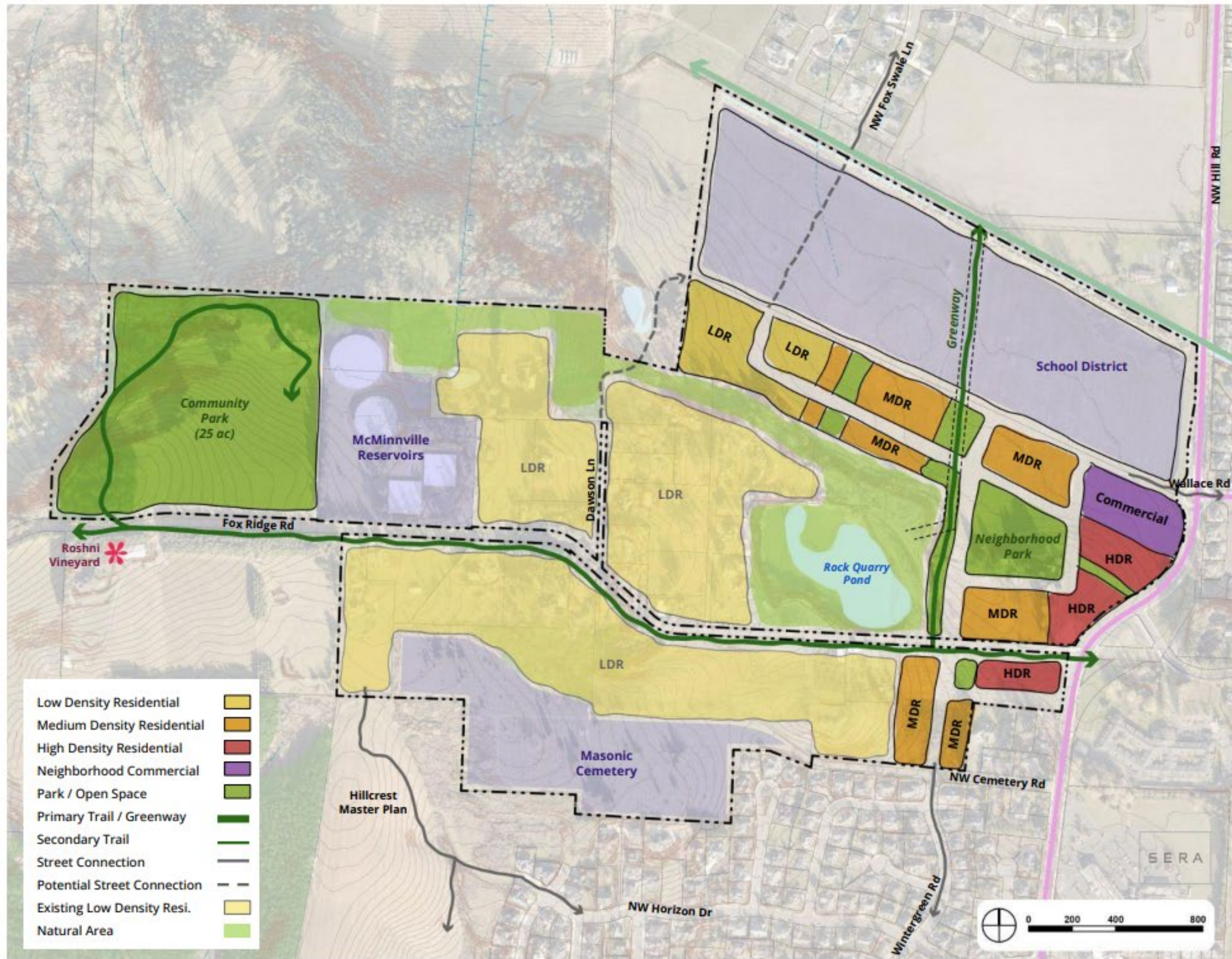
Commercial: 2 ac
(target: 1-2 acres)

Neighborhood Park: 3 ac
(target: 3-5 acres)

Community Park: 25 ac
(target: 10-20 acres)

Lower Density Residential

Open Space



Concept 2

Western Portion:

Community Park next to Masonic Cemetery

Greenway loop along northern ridge

Eastern Portion:

North-south greenway emphasis

High density: 3.8 ac
(target: 2 acres)

Medium density: 6.6 ac
(target: 2-5 acres)

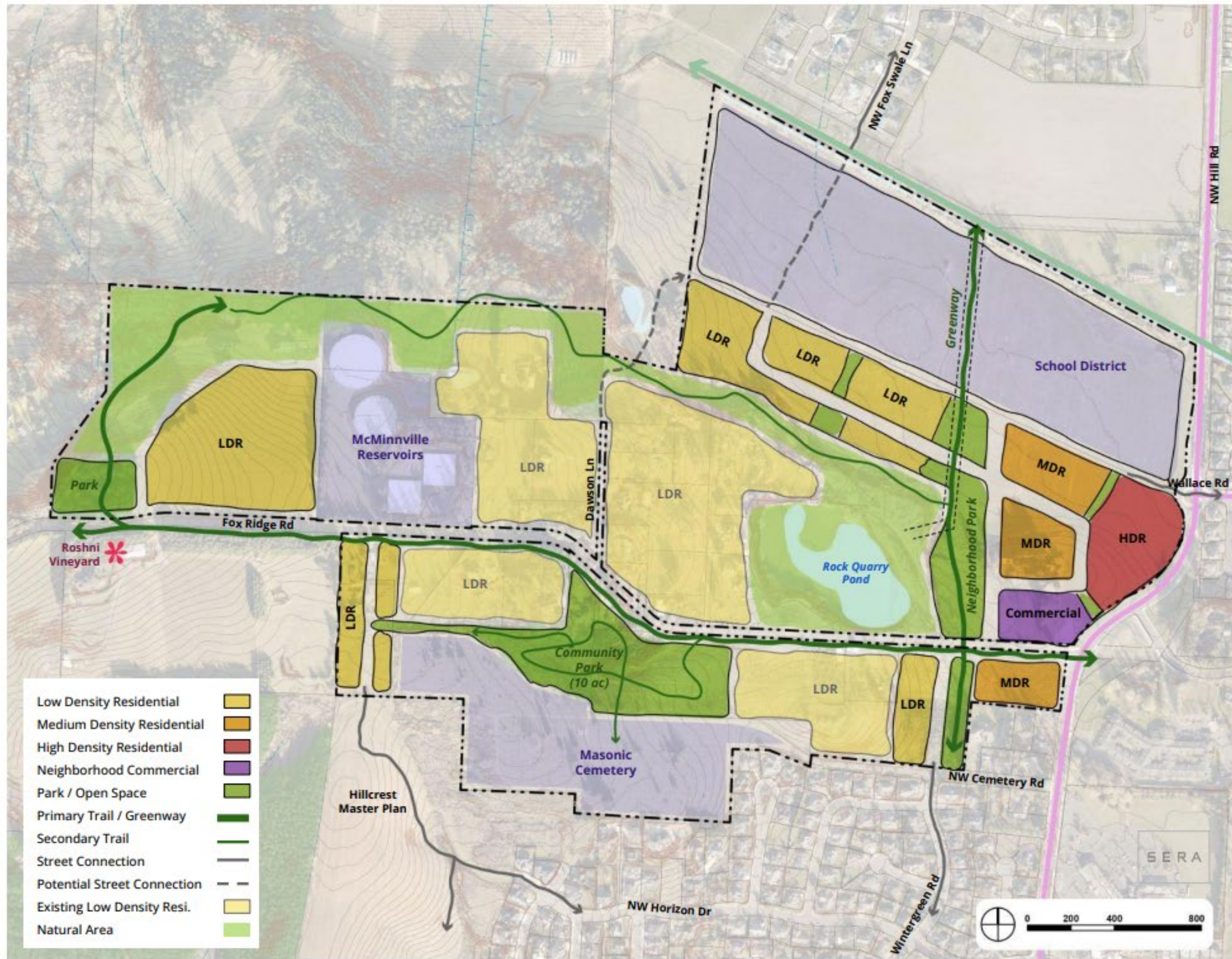
Commercial: 2 ac
(target: 1-2 acres)

Neighborhood Park: 4.4 ac
(target: 3-5 acres)

Community Park: 10 ac
(target: 10-20 acres)

Lower Density Residential

Open Space



Concept 3

Western Portion:

Community Park next to Masonic Cemetery

Community Park around rock quarry pond

Eastern Portion:

Neighborhood park at heart of the NAC

Neighborhood park in NAC linked to rock quarry pod

High density: 2.5 ac
(target: 2 acres)

Medium density: 9.1 ac
(target: 2-5 acres)

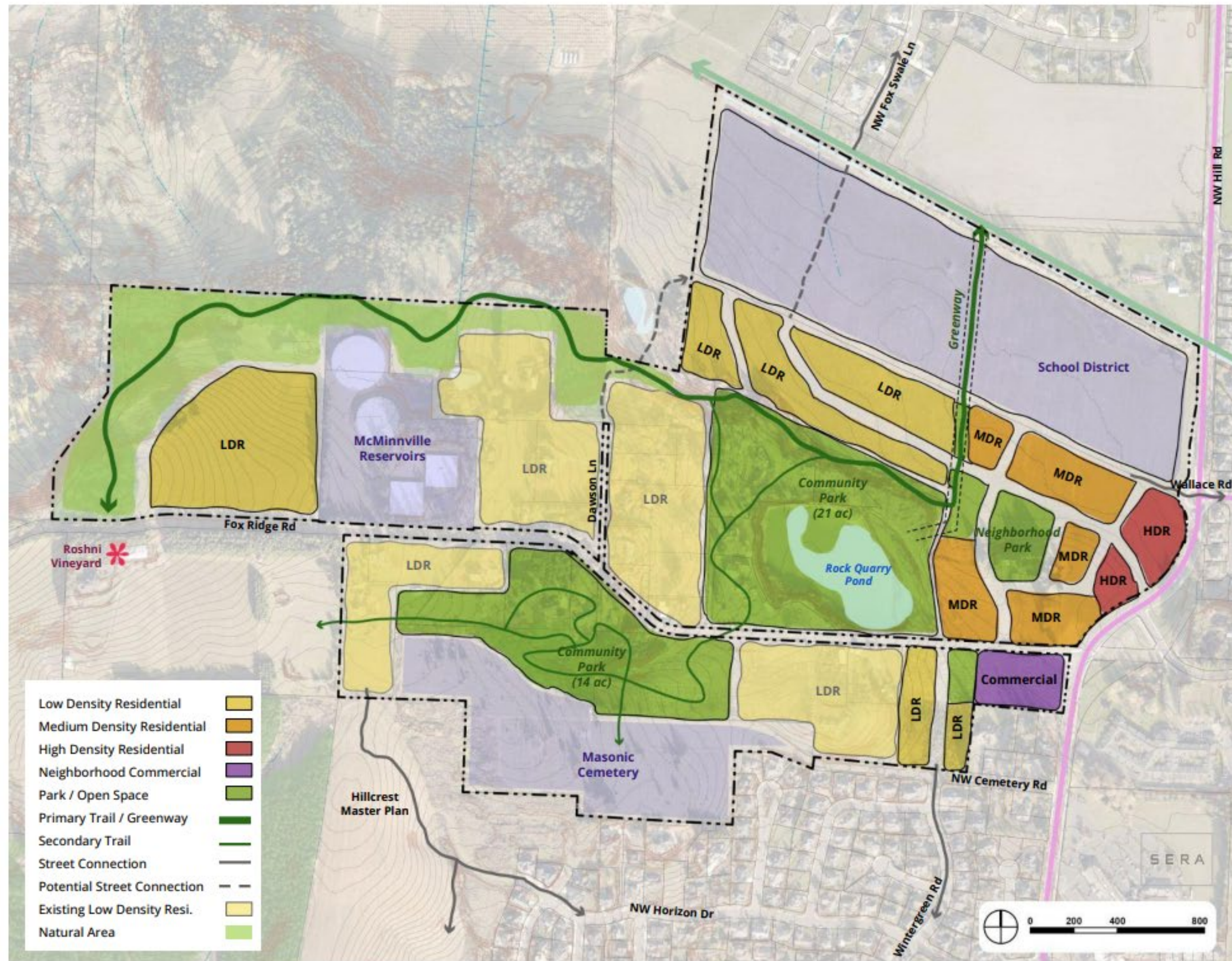
Commercial: 2 ac
(target: 1-2 acres)

Neighborhood Park: 2.2 ac
(target: 3-5 acres)

Community Park: 35 ac
(target: 10-20 acres)

Lower Density Residential

Open Space





Land Use Concept Evaluation

- Stream-Intermittent
- Ditch-Canal-Flume
- Floodplain
- Wetland
- Water Pressure Zone
- Committed Land
- Significant Tree Groves
- Park/Open Space
- 25+% Slope



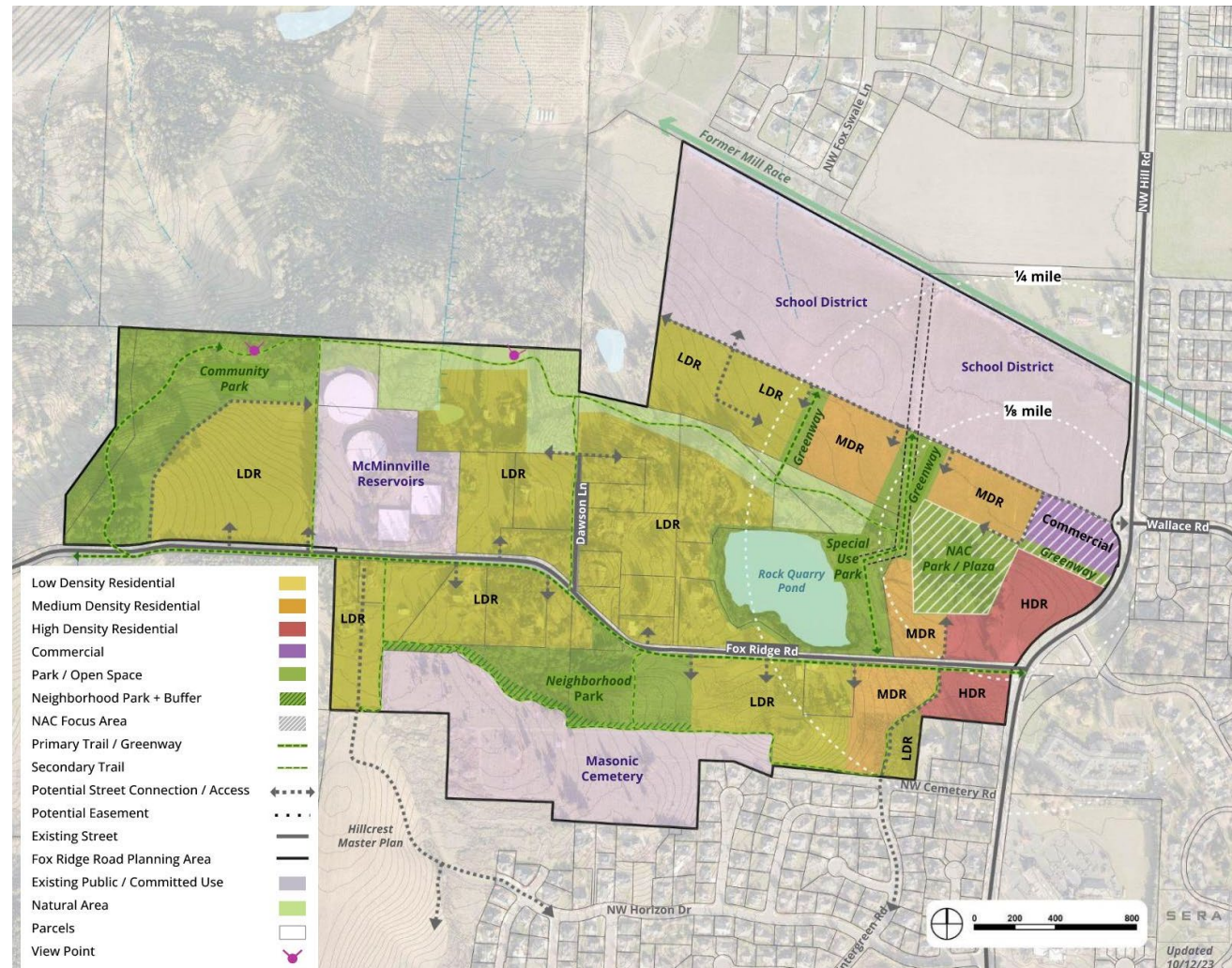
Regulatory and Planning Framework

The Fox Ridge Road Area Plan will be adopted as part of the McMinnville Comprehensive Plan as a guiding land use document.

The preferred land use concept must not only reflect the interests of the public, but also meet the regulatory standards and planning goals set through the following adopted documents:

- 1) McMinnville Growth Management and Urbanization Plan (MGMUP)**
- 2) MGMUP Framework Plan**
- 3) McMinnville Comprehensive Plan**
- 4) Parks, Recreation and Open Space Master Plan**

DRAFT Preferred Concept



Plan Highlights

- Maximizes capacity of NAC with high-density housing.
- Greenway provides access through planning area.
- “Looped” and connected pedestrian trail network.
- Community and Neighborhood Parks exceed minimum requirements and provides recreation.
- Commercial location accessible to all residences and High School Site.
- Street connections provided to surrounding area.
- Rock Quarry Pond designated as a Special Use Park.
- Masonic Cemetery preserved and buffered from park.

Existing Constraints

- Limited ability to achieve street connectivity in some locations due to existing conditions such as existing public/committed lands, parcelization, topography, and other adjacent developments.
- **Solution** – Provide street connections where there are opportunities present and supplement with Greenways to provide bike and pedestrian connections where connectivity may not be possible.

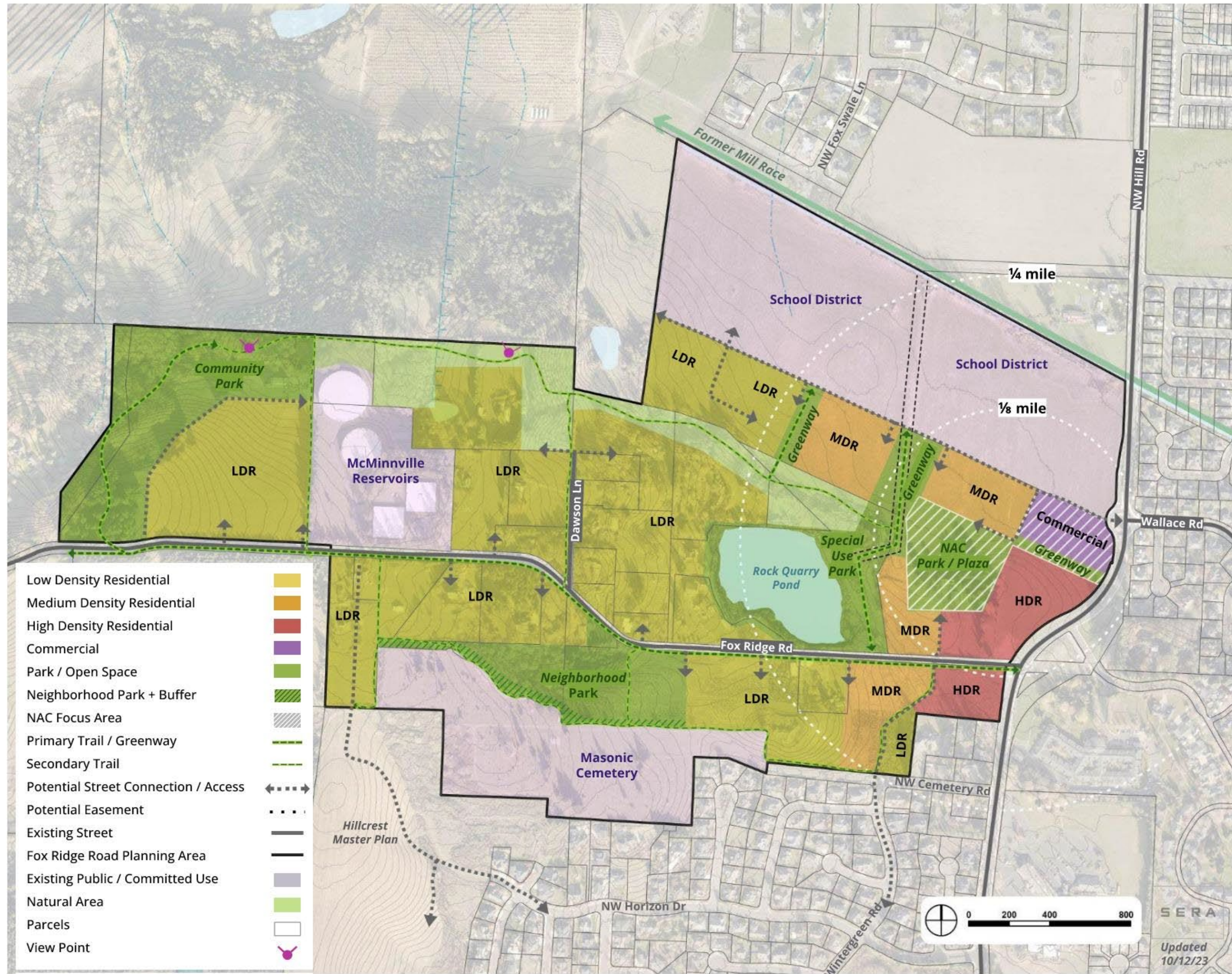
Draft Preferred Land Use Concept

This concept maximizes capacity on the eastern and northern portions of the planning area, where the land is generally flatter, less constrained, and has closer access to NW Hill and Wallace Roads.

Parks and open spaces are distributed throughout the planning area with greenway connections, including those along the northern boundary, and parallel to Fox Ridge Road

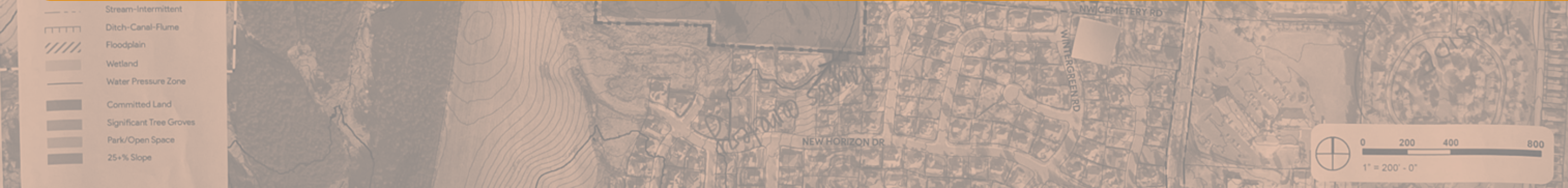
- High Density:** 7.4 ac
Framework Plan target: 2 acres
- Medium Density:** 12.9 ac
Framework Plan target: 2-5 acres
- Low Density:** 69.9 ac
- Commercial:** 2.5 ac
Framework Plan target: 1-2 acres
- Neighborhood Park + Buffer:** 8.7 ac
Framework Plan target: 3-5 acres
Parks Master Plan target: 5-13 acres
- Community Park:** 14.6 ac
Framework Plan target: 10-20 acres
Parks Master Plan target: > 13 acres
- Special Use Park:** 12.6 ac
- NAC Park / Plaza:** 5.0 ac
- Greenway Area (between bldgs):** 3.0 ac
- Natural Areas:** 14.9 ac
- Existing Public / Committed Use:** 72.5 ac

Note: Acreage is reported as gross and does not assume any rights-of-way deductions.





Goals and Policies Discussion



Goals

Broadly-based statements intended to set forth the general principles on which all future land use decisions will be made.

Fox Ridge Road Area Plan:

- **GOAL 1: COHESIVE LAND USE PLAN** – Ensure future development reinforces the framework plan and great neighborhood principles *with a connected Neighborhood Activity Center.*
- **GOAL 2: OPEN GREEN SPACES** – Create well programmed and connected park, trails, and open spaces that aim to help preserve existing natural resources.
- **GOAL 3: AESTHETICS AND DESIGN** – Encourage well designed and aesthetically pleasing developments that help meet land use goals while preserving the character of the area.
- **GOAL 4: TRANSPORTATION** – Enhance local connectivity and pedestrian accessibility throughout the area.
- **GOAL 5: HAZARD AREAS** – Protect wildlife species, significant tree stands, and hazard areas that have been identified for mitigation or protection.

Policies

More precise and limited statements intended to further define the goals.

Great Neighborhood Principles:

- 1. Natural Feature Preservation** – Protect the Rock Quarry Pond and Masonic Cemetery, as well as any significant tree stands and identified wildlife corridors.
- 2. Scenic Views** – Protect and provide significant viewpoints to the scenic vistas along the northern ridge. Gathering spaces to incorporate scenic views.
- 3. Parks and Open Spaces** – The parks and open spaces are located to protect natural resources, open spaces, and provide gathering spaces within neighborhood and community parks.
- 4. Pedestrian Friendly** – Provide a trail system and pedestrian corridors that provide connectivity and safe access for pedestrians in the plan area.
- 5. Bike Friendly** – integrate the trail system, streets, and greenways to provide safe routes for residents and cyclists.
- 6. Connected Streets** – Connected local street systems within the NAC and School District site. In the southwest portion of the Fox Ridge Road area plan, connect to the existing local street grid and improve Fox Ridge Road and local streets to better serve the area.

Great Neighborhood Principles (cont.):

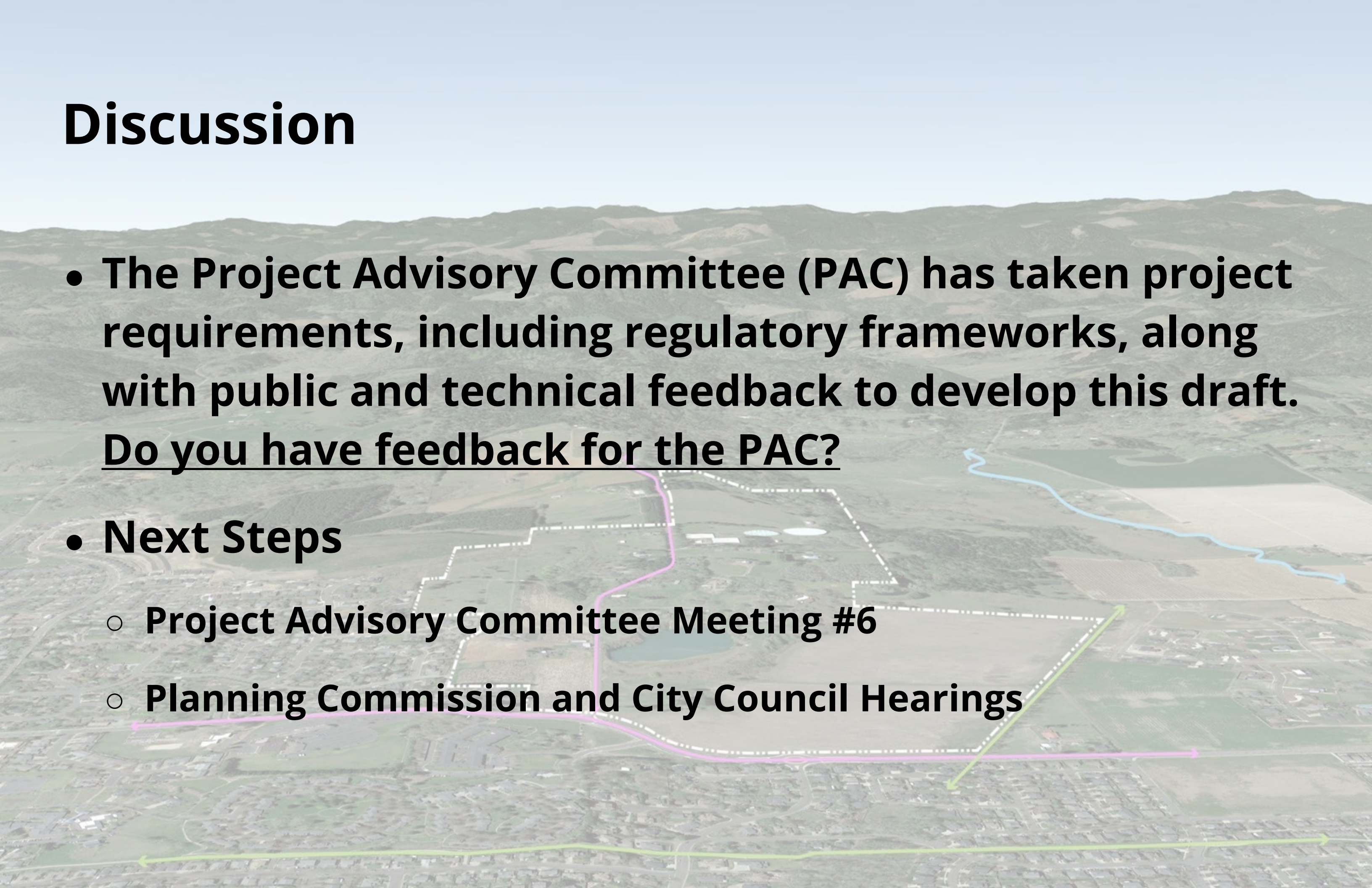
- 7. Accessibility** – Design new developments with pedestrian corridors for ease of use by all ages and abilities. Create connected and accessible secondary trail loops.
- 8. Human Scale Design** – Design buildings and public spaces based on the small-town character of McMinnville. Promote opportunities for inclusion and interaction within right-of-way.
- 9. Mix of Activities** – Design the NAC to provide mixed-use development where feasible and encourage accessibility and community activities through the design of the NAC.
- 10. Urban-Rural Interface** – Preserve the small-town character in development and design of public spaces and consider the existing heritage of the area.
- 11. Housing for Diverse Incomes and Generations** – Allow for a mix of housing types that serve a variety of household incomes and age groups.
- 12. Housing Variety** – Encourage a diversity of housing forms and types for future housing developments that reflects the existing character of McMinnville.
- 13. Unique and Integrated Design Elements** – Unique public art, public furnishing, and design elements should be incorporated into public places, parks, and commercial areas.

Discussion

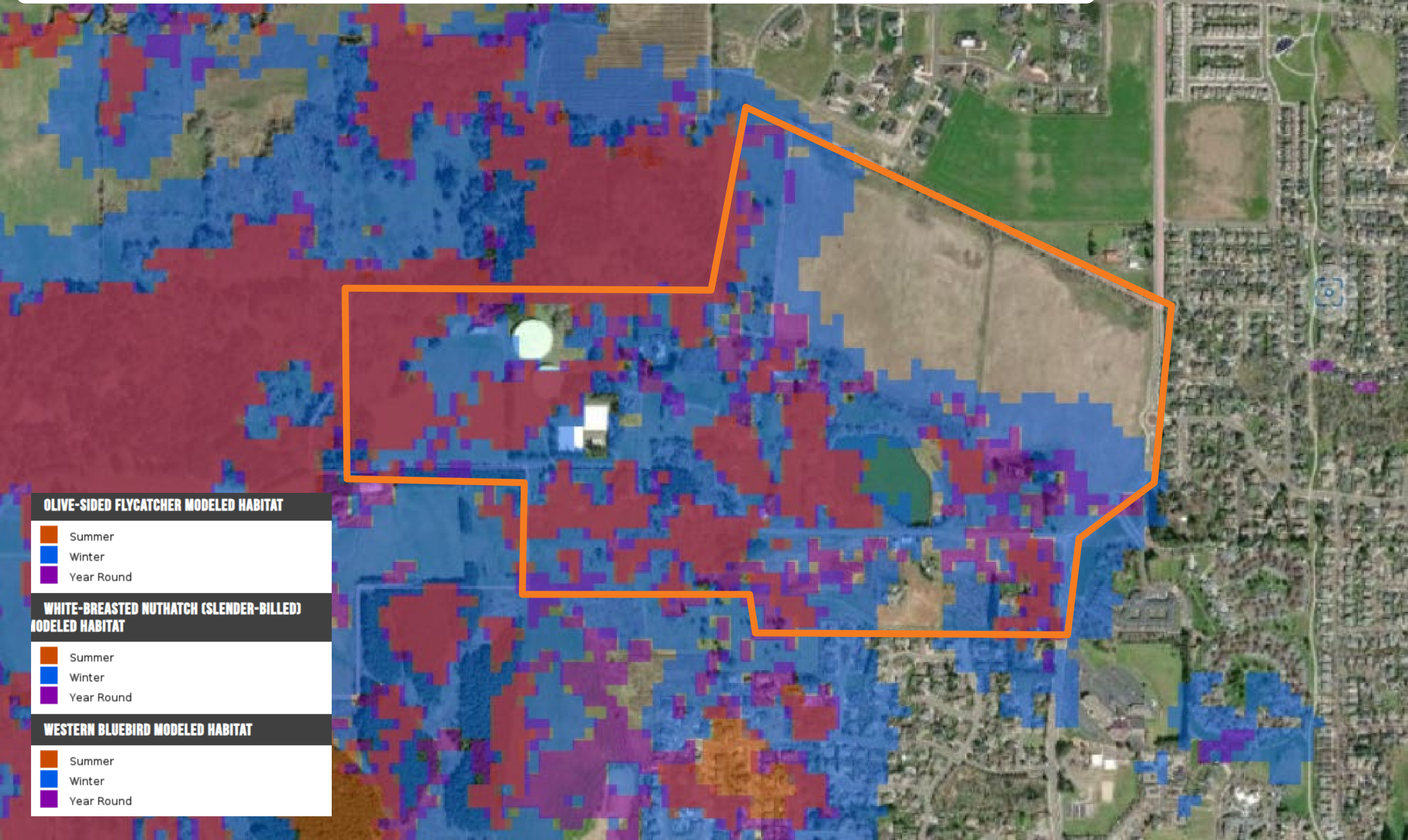
- **The Project Advisory Committee (PAC) has taken project requirements, including regulatory frameworks, along with public and technical feedback to develop this draft. Do you have feedback for the PAC?**

- **Next Steps**

- **Project Advisory Committee Meeting #6**
- **Planning Commission and City Council Hearings**



Oregon Department of Fish and Wildlife: Species of Concern



OLIVE-SIDED FLYCATCHER MODELED HABITAT

- Summer
- Winter
- Year Round

WHITE-BREASTED NUTHATCH (SLENDER-BILLED) MODELED HABITAT

- Summer
- Winter
- Year Round

WESTERN BLUEBIRD MODELED HABITAT

- Summer
- Winter
- Year Round

Landforms (looking West)



Site High point

Roshni Vineyard

Ridge

Fox Ridge Rd

Rock Quarry Pond

NW Hill Rd

Baker Creek

Mill Race

Westside Bike/Ped Greenway