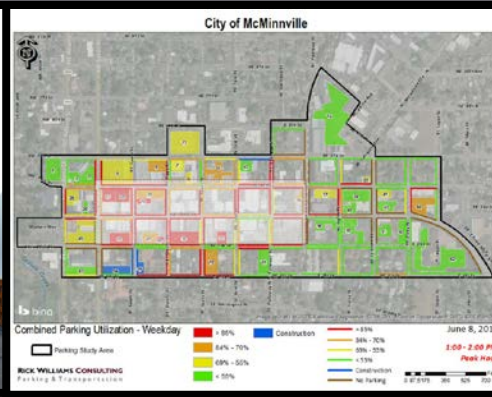


MCMINNVILLE URBAN RENEWAL ADVISORY COMMITTEE Annual Update



URBAN RENEWAL BOARD, 02.26.19



TONIGHT'S UPDATE

- ☐ Review of the Urban Renewal Plan
- ☐ Why is there an Advisory Committee?
- ☐ Who is on the Committee?
- ☐ Accomplishments in the Past Year
- ☐ Next Steps

URBAN RENEWAL BOARD, 02.26.19



ADVISORY COMMITTEE (MURAC)

Resolution No. 2013-01:

Purpose: Citizen advisory committee that makes recommendations pertaining to POLICY, BUDGET and IMPLEMENTATION of the URBAN RENEWAL PROJECTS and PROGRAMS identified in the Urban Renewal Plan.

URBAN RENEWAL BOARD, 02.26.19



MURAC MEMBERSHIP

Comprised of Nine Members:

Walt Gowell, Chair

Wendy Stassens, Vice-Chair

Ossie Bladine

Kyle Faulk

Ed Gormley

Peter Kircher

Kelly McDonald

Cassie Sollars

Marilyn Worrix

John Dietz, Ex-Officio

Scott Hill, Ex-Officio

Bradly James, Ex-Officio

URBAN RENEWAL BOARD, 02.26.19



McMINNVILLE URBAN RENEWAL PLAN

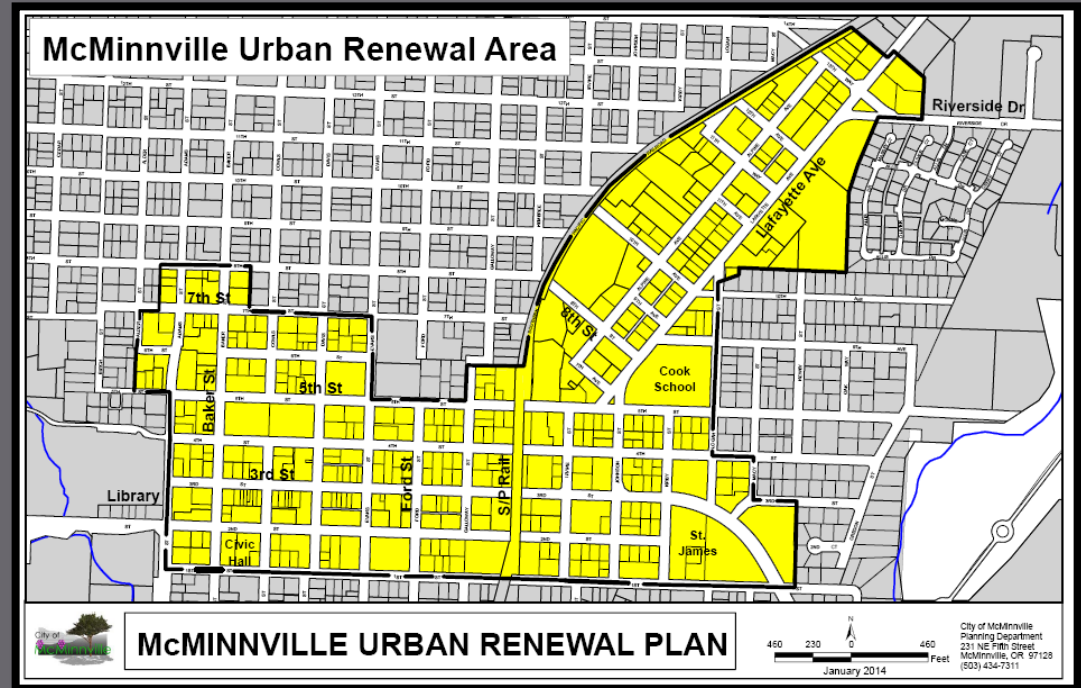
JUST THE FACTS:

Adopted July 23, 2013

13 Projects

\$20,000,000

25 Year Plan



URBAN RENEWAL BOARD, 02.26.19



PLAN PROJECTS

PROJECT	UR AMOUNT	TIMEFRAME	STATUS
5 th Street	\$1,200,000	2023-2024	2017 – TSBO
1 st /2 nd Streets	\$1,000,000	2025-2030	2018 - Partial, TSBO
Downtown Signals	\$700,000	2017-2026	2017 - Partial, TSBO
2 nd Street	\$1,100,000	2037-2039	2017 - Partial, TSBO
Alpine Avenue	\$5,300,000	2016-2032	2017 - \$2.2 MM (7 th –11 th)
3rd Street Streetscape	\$2,325,000	2016-2022	
Adams/Baker	\$600,000	2021-2024	
Lafayette Avenue	\$1,500,000	2034-2038	
Public Parking	\$1,000,000	2025, 2032-2035	Utilization Study
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Property Acquisition	\$450,000	As Needed	On-Going
Development Assist Programs	\$940,000	Incremental	On-Going
Debt Service / Administration			
• Financing Fees	\$218,895	As Needed	On-Going
• Administration	\$1,229,996	Annual	On-Going
• Reimbursement of UR Plan	\$50,000	2017-18	2017 - 2020

URBAN RENEWAL BOARD, 02.26.19



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URBAN RENEWAL BOARD, 02.26.19



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URBAN RENEWAL BOARD, 02.26.19



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URBAN RENEWAL BOARD, 02.26.19



5 YEAR FINANCIAL FORECAST

Fiscal Year	Revenue	Non-Project Related		Debt Service		Net Funds	Fund
		M&S	Grants	City Loan	Alpine Ave Loan	Available	Balance
2015	82,212	-	-	(5,000)	-	77,212	77,212
2016	118,465	(14,728)	(5,400)	(5,000)	-	93,337	170,549
2017	141,262	(32,330)	(10,000)	(10,000)	-	88,932	259,481
2018	172,294	(38,200)	-	(10,000)	(91,028)	33,066	292,547
2019	241,765	(40,900)	-	-	(143,499)	57,366	349,913
2020	314,448	(43,800)	-	-	(187,288)	83,360	433,273
2021	390,473	(46,900)	-	-	(187,293)	156,280	589,553
2022	469,975	(50,300)	-	-	(187,296)	232,379	821,933
2023	553,094	(53,800)	-	-	(187,288)	312,006	1,133,939
2024	639,975	(57,700)	-	-	(187,295)	394,980	1,528,919
2025	730,767	(61,800)	-	-	(187,286)	481,681	2,010,600
2026	825,628	(66,200)	-	-	(187,292)	572,136	2,582,736
2027	924,721	(70,900)	-	-	(187,299)	666,522	3,249,258
2028	1,028,213	(75,900)	-	-	(187,287)	765,026	4,014,284
2029	1,136,281	(81,400)	-	-	(187,304)	867,577	4,881,861
2030	1,249,108	(87,200)	-	-	(187,288)	974,620	5,856,481
2031	1,324,008	(93,400)	-	-	(187,300)	1,043,308	6,899,788
2032	1,401,559	(100,000)	-	-	(93,645)	1,207,914	8,107,702
	11,744,248	(1,015,458)	(15,400)	(30,000)	(2,575,688)	8,107,702	43,260,028

URBAN RENEWAL BOARD, 02.26.19



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URBAN RENEWAL BOARD, 02.26.19



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URBAN RENEWAL BOARD, 02.26.19



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URBAN RENEWAL BOARD, 02.26.19



LAST YEAR ACCOMPLISHMENTS

URBAN RENEWAL BOARD, 02.26.19



DEVELOPMENT ASSISTANCE



2018

9 Loans/Grants Awarded

Loan/Grants = \$214,650

Projects = \$2,538,000

URBAN RENEWAL BOARD, 02.26.19



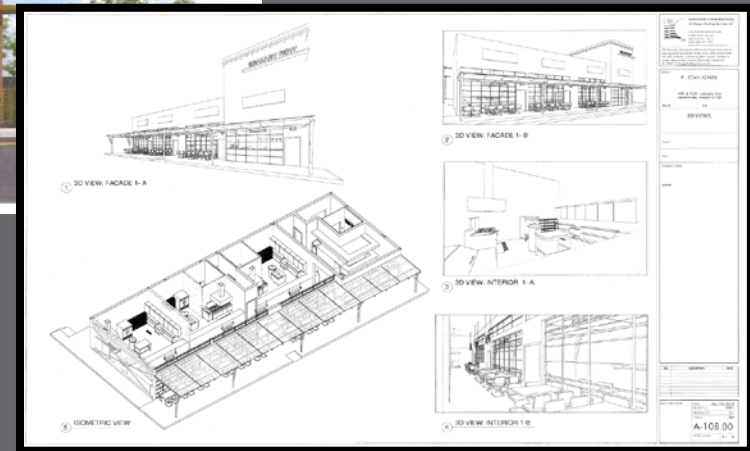
DEVELOPMENT ASSISTANCE



URBAN RENEWAL BOARD, 02.26.19



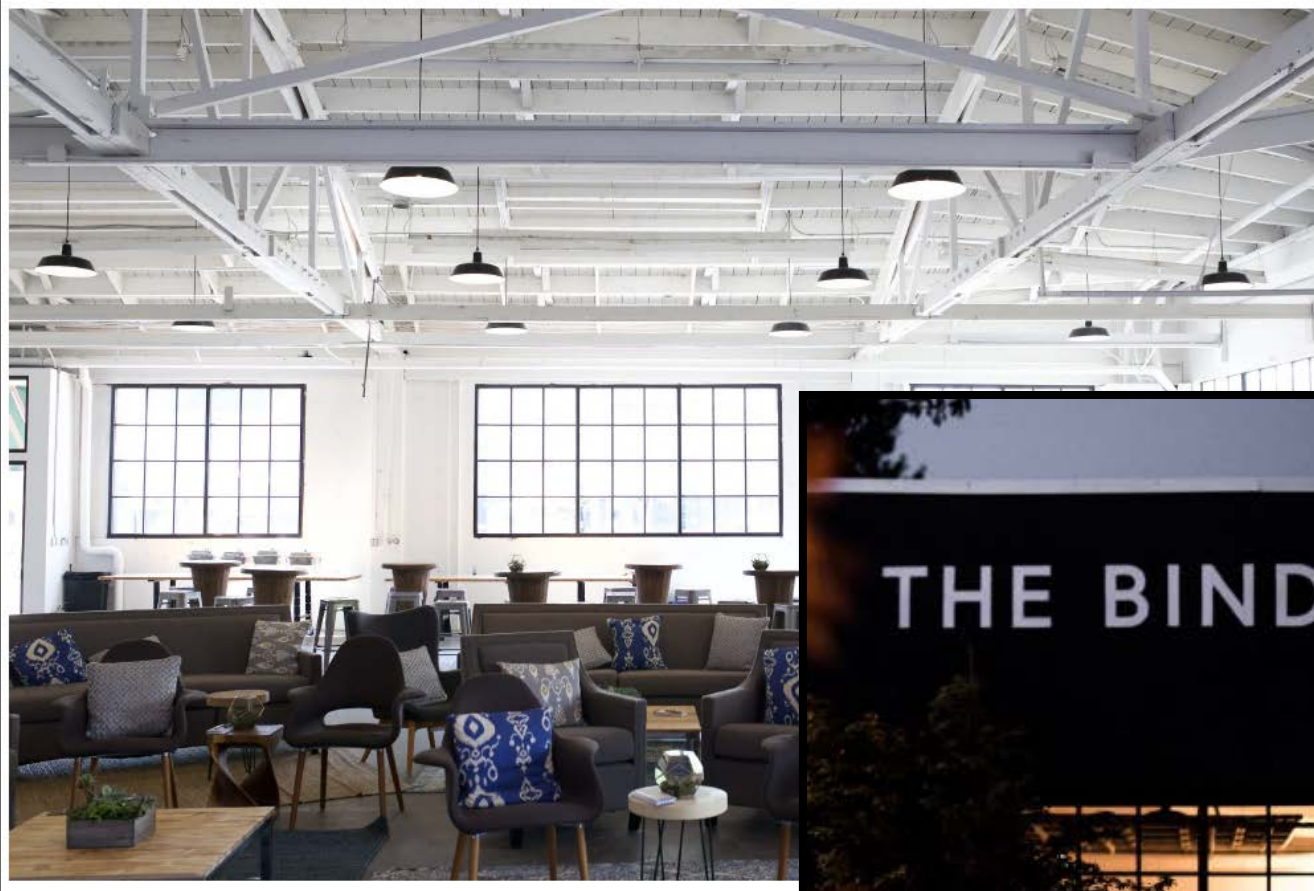
DEVELOPMENT ASSISTANCE



URBAN RENEWAL BOARD, 02.26.19



DEVELOPMENT ASSISTANCE



URBAN RENEWAL BOARD

DEVELOPMENT ASSISTANCE



URBAN RENEWAL BOARD, 02.26.19



DEVELOPMENT ASSISTANCE



URBAN RENEWAL BOARD, 02.26.19



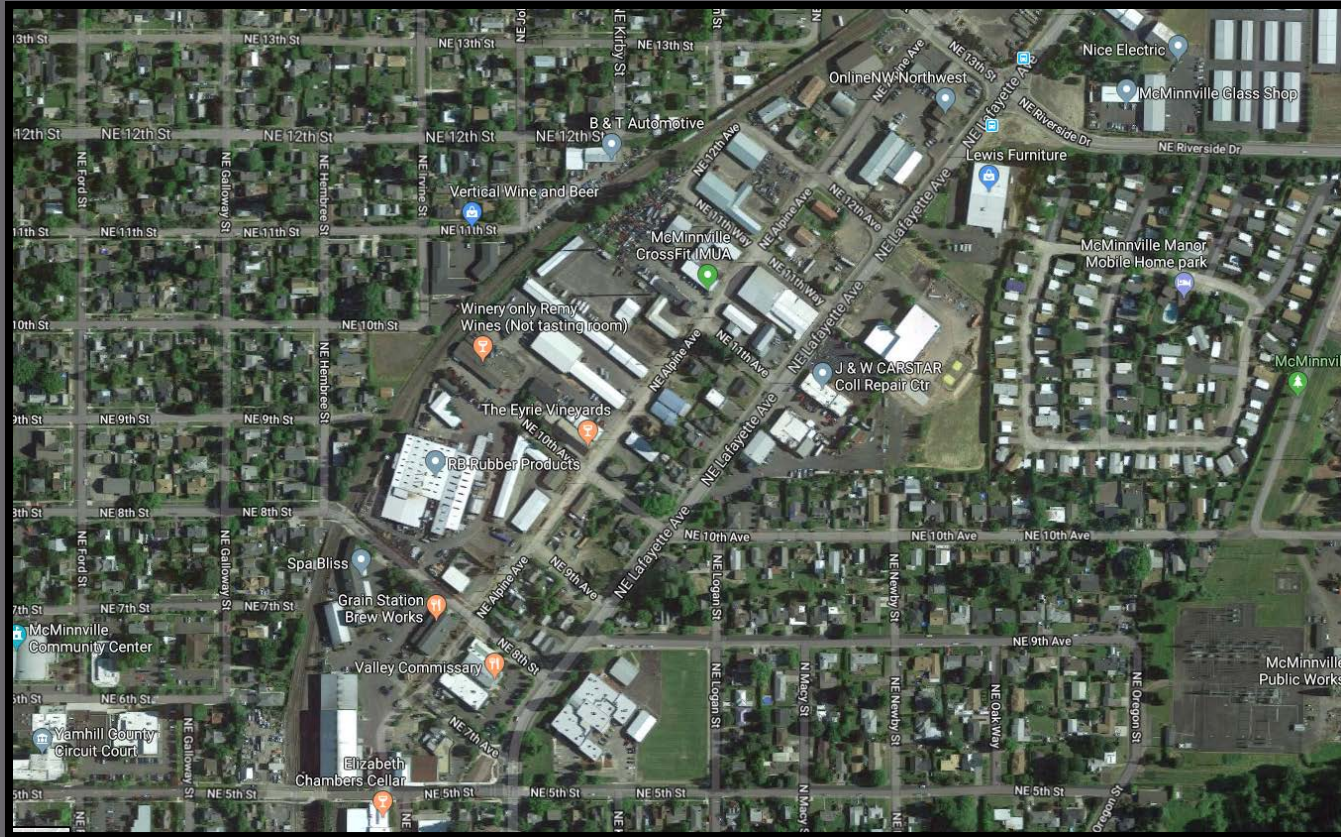
DEVELOPMENT ASSISTANCE



URBAN RENEWAL BOARD, 02.26.19



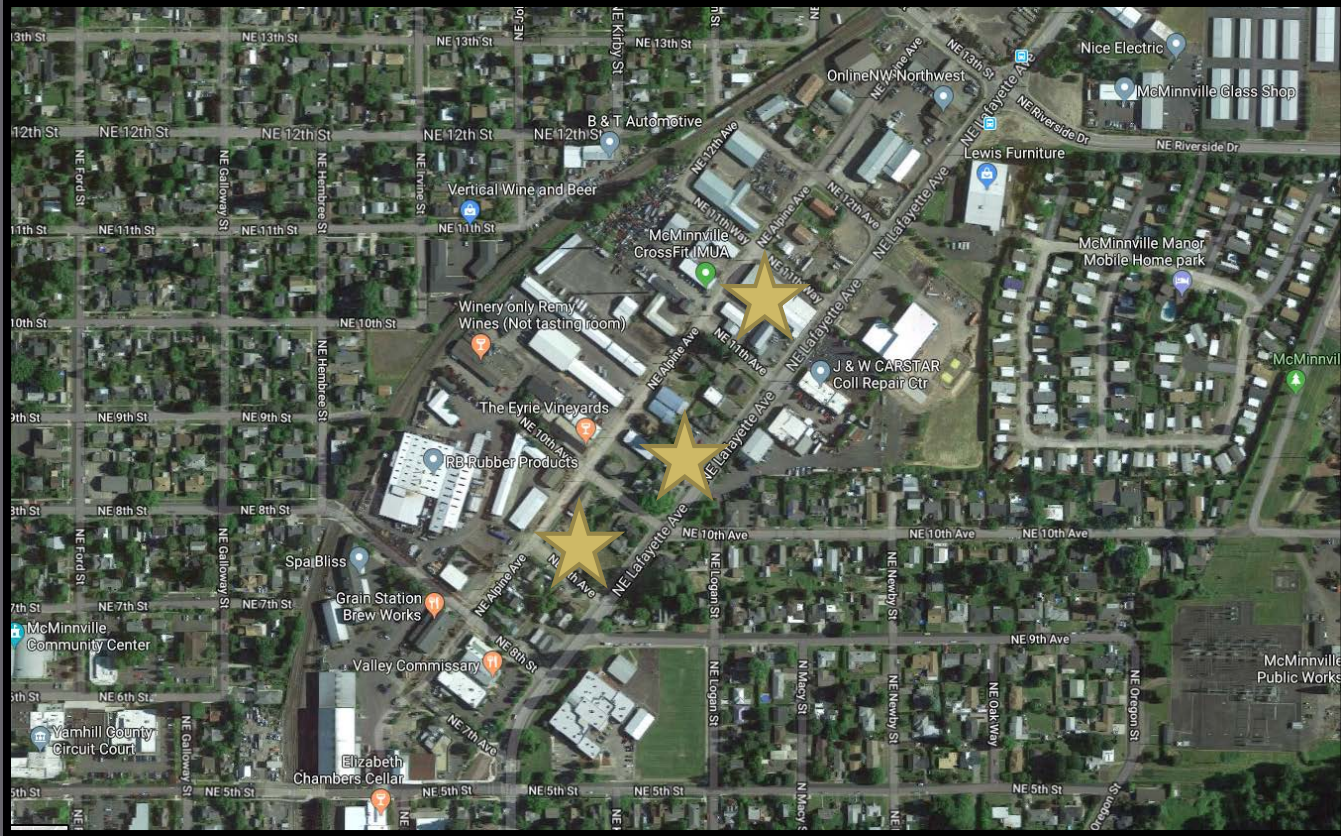
NE GATEWAY DISTRICT - Redevelopment



URBAN RENEWAL BOARD, 02.26.19



Redevelopment



LION'S CLUB PRESENTATION, 06.27.18



NEW DEVELOPMENT

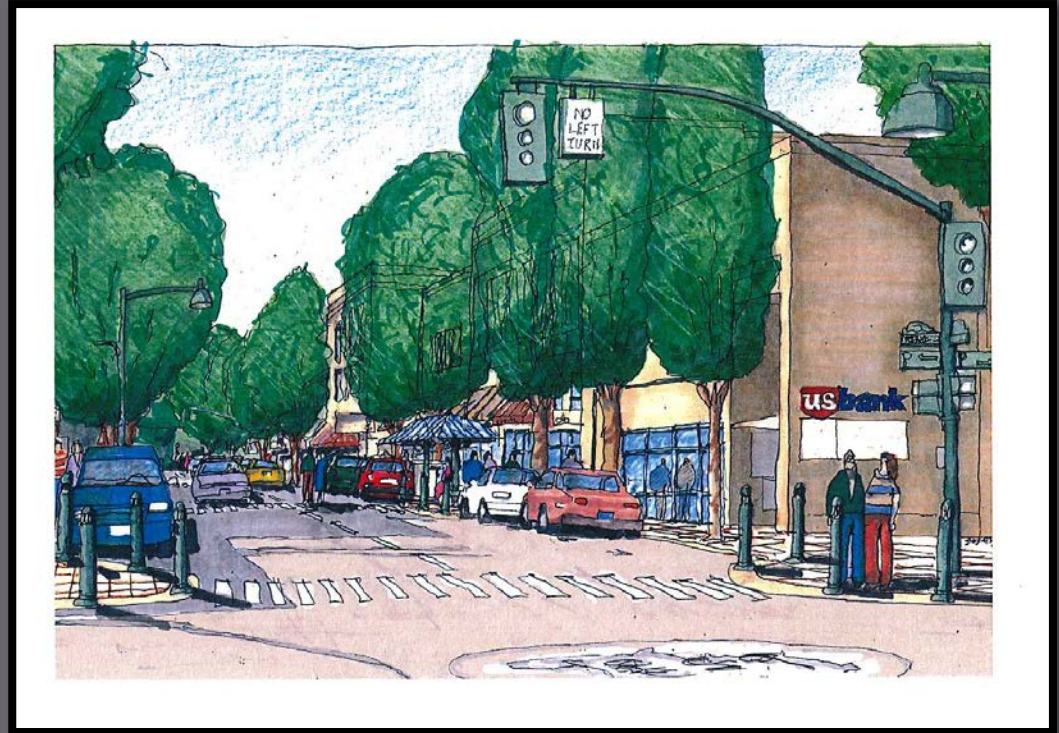


LION'S CLUB PRESENTATION, 06.27.18



3RD STREET PROJECT (\$2.3 M)

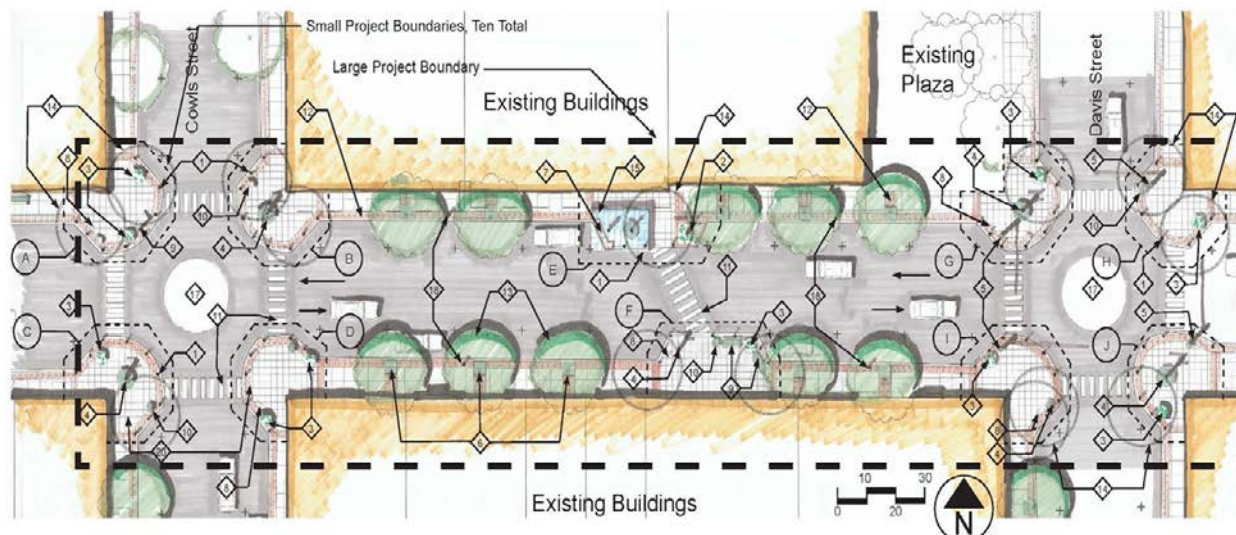
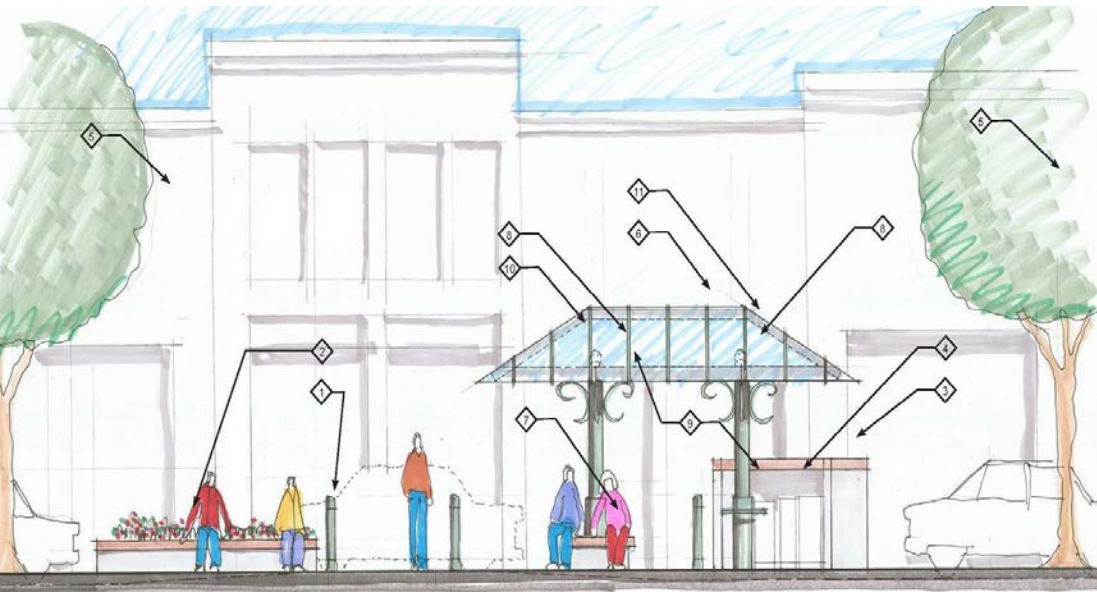
- Community Engagement
- Thoughtful and Inclusive Design
- Engineering for Future Opportunities
- Urban Design / Fun / Brand
- Construction Document Development
- Business Community Preparation
- Construction



URBAN RENEWAL BOARD, 02.26.19



2005 Third Street Streetscape Plan



2005 Third Street Streetscape Plan



Street Light

Manufacturer: Sternberg
Style: similar to installed at McMinnville News Register
Color: Park Green



Bollards and Lit Bollards

Manufacturer: Sternberg
Style: Norwood
Color: Park Green



Concrete Pattern

2' x 2' and 4' x 4' grid pattern



Brick Accent

Color: Red Vanstone
Manufacturer: Mutual Materials or approved



Concrete Planters

Manufacturer: Nitterhouse, Wausau, Tile, or approved
Style: 3', 4', or 5' Round Planter



Bike Racks

Manufacturer: Kay Park Recreation Group, Madrax or approved
Style: Loop Style Bike Rack
Color: Black or approved



Benches

Custom bench to match construction type of above only round.



Street Signage

Historical, similar to current signage



Trash Receptacles, including recycling

Trash Receptacle similar to picture above
Recycling Receptacle Manufacturer: Windsor Barrel Works or approved



URBAN RENEWAL BOARD, 02.26.19



1976 THIRD STREET STREETScape IMPROVEMENT PROJECT



DOWNTOWN BLOCKADE -- Third Street is being blockaded a block at a time this week, as construction begins on the improvements. Scene above was for work between Cowls and Davis on Monday, which was

followed by Davis to Evans blockade Tuesday. Downtown work will continue for several weeks. More pictures appear on page 11.

N-R photo by Tom Ballard

URBAN RENEWAL BOARD, 02.26.19





WORK BEGINS — Jeff Kizer of Kizer Excavating ears up Third Street, making way for drainage system as initial work in downtown improvement for McMinnville. Work started Monday, after many months of work by Committee on Redevelopment and

city staff. Pictured at right are most of the COR committee, standing in the first downtown ditch dug by Kizer. In the ditch are (l to r) Donna Jean McDaniel, Lee Perry, Glen Macy, Ernie Beckett, Chairman Bill Rutherford, Larry Wildman and



Chamber Manager John Desmarteau. Behind them are Al Beeler, Jim Stanard and City Public Works Director Bill Blum (standing). Not pictured are CO members Phil Bladine, Wally Wright, Paul Durblesh Duckett and Gale Johnson. N.R. photos by Tom Baily

URBAN RENEWAL BOARD, 02.26.19





THIRD STREET ISLANDS -- Concrete forms are set in place for the curved islands which will be located in each block along Third Street. The COR beautification program for Third Street will include trees, benches, sections of new sidewalk and, at the end, a new overlay of Third Street.

N.R. photos by Tom Ballard



NEW HYDRANTS -- As part of the downtown work this week members of city water and light crew replaced a number of fire hydrants with those such as pictured above, which have larger water outlets. Work being done above is at Third and Ford Streets at about 11 p.m. Wednesday.

N.R. photo by Job Bladen



N.R. photo by Tom Ballard

Karen Lamertin, 13, drinks from a fountain recently installed on Third Street in McMinnville

Antique fountain added downtown

Third Street shoppers in McMinnville now may stop for a refreshing drink of water courtesy the city.

A new -- or rather old -- fountain recently was installed along the sidewalk between Ford and Evans streets.

Although no one at City Hall knows the origin of the fountain, Parks and Recreation Director Allen McBee said it came into the city's possession in 1956, when it was installed at the

Deemed a hazard at that location, the fountain was removed in 1969 and installed in City Park in 1970.

It promptly was vandalized twice and within a month, an attempt had been made to steal it, so the city removed the fountain and placed it in mol balls.

Last week the fountain again made an appearance, providing liquid refreshment for those

URBAN RENEWAL BOARD, 02.26.19





DARK AND DAMP -- Third Street in McMinnville looks cold, dark and damp during the early morning hours of a foggy day this week. Some extremely dense fog has greeted early risers for the past few weeks, with the fog lifting slightly during the day. The bright lights of downtown McMinnville keeps the area well-lit.

N-R photo by Tom Ballard

URBAN RENEWAL BOARD, 02.26.19



EDITORIAL COMMENT

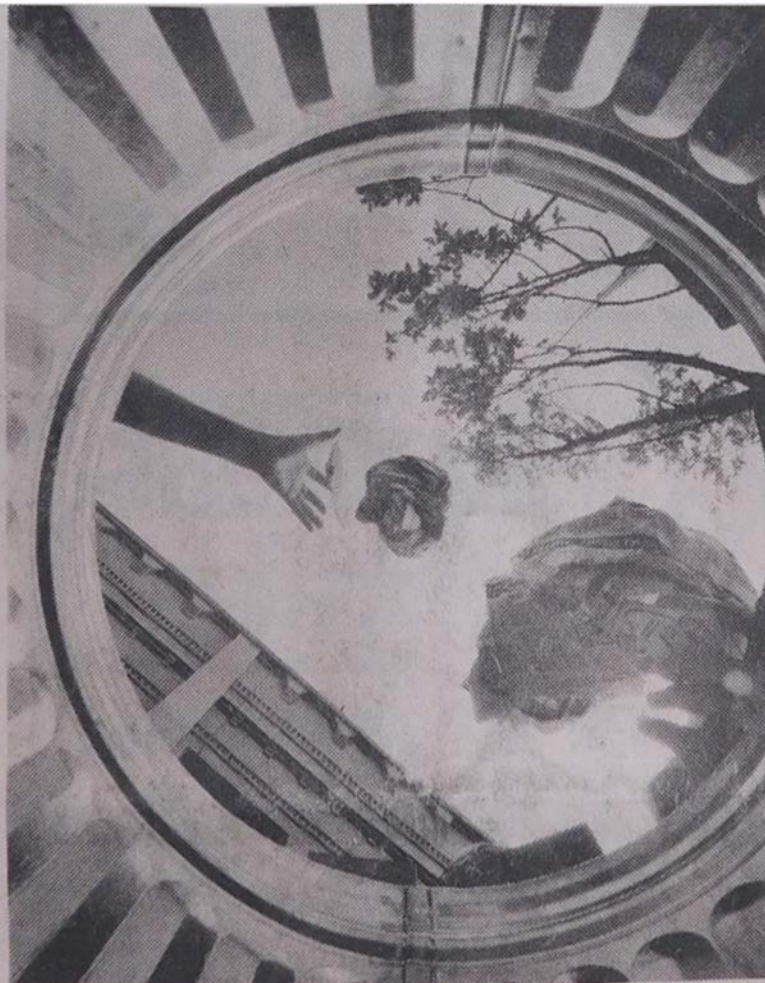


THIS IS THE GOAL -- The News-Register is going to start printing photographs, taken at various times during the day, of the Third Street rest area between Cowls and Davis Streets (north side). Pictured above is an example of how we would prefer our photos to look, at least as regards a pack of smart-mouthed young people who have been hanging out there. McMinnville authorities, it seems, have found no way to deal with the public nuisance which those young people create for shoppers and downtown business owners. The build-up of activity culminated in an incident Tuesday afternoon in which the youth

started throwing water (from the puddle which is created from poor construction of the new sidewalk) on downtown shoppers. When one woman came to the aid of shoppers being doused, she also was deluged with water. The foul language, the pig pen those kids create of a public sidewalk, the general distaste which that entire crowd leaves in our mouth -- it all adds up to a series of photographs which will be taken and published, so we all get a good look at the group to which we apparently have deeded a portion of our downtown.

URBAN RENEWAL BOARD, 02.26.19





THIRD STREET CANS -- Waste receptacles are being installed in the Third Street area of McMinnville. The City of McMinnville designed the cans, which were built by Mid-Valley Workshop. COR buys the cans and allows merchants to maintain them in front of their particular place of business.

N-R photo by Tom Ballard

URBAN RENEWAL BOARD, 02.26.19





DE-PAVING THE WAY -- Trees are being planted throughout the downtown area this week as part of Committee on Redevelopment beautification plans. That work follows last week's efforts by Don Stapleton, employee of Jack Squires Construction, pictured above with sidewalk cutter making necessary cuts for curbside planting areas. Other work downtown this week includes undergrounding of utilities, which is closing off two blocks at a time of Third Street and is progressing at the rate of about one block per day.



NEW TREES PLANTED DOWNTOWN -- City Parks Department crews have begun planting nearly 50 new trees and installing decorative brick blocks along McMinnville's Third Street and will continue the planting for another two to three weeks. The Committee on Redevelopment (COR) is funding the project, in which city workers have completed the area between Baker and Evans Streets. Under the COR project, the parks department is making the red decorative blocks being placed as a base, but this process is time consuming, according to the parks department, and this part of the project may not be completed until September or October. Pictured planting a Third St. tree in front of the News-Register are city employees Marvin Williams (left) and Arnold Kralitz.

N-R photo by Tom Ballard



SHAPE 'N TRIM -- Marv Williams prunes trees along Third Street as ongoing maintenance program under jurisdiction of McMinnville City Recreation Department. The biggest loss of trees, according to department, is due to careless motorists who hit the trees while parking.

N-R photo by

URBAN RENEWAL BOARD, 02.26.19





URBAN RENEWAL BOARD, 02.26.19





URBAN RENEWAL BOARD, 02.26.19





URBAN RENEWAL BOARD, 02.26.19



DISTRICT IDENTITY - LIGHTS



URBAN RENEWAL BOARD, 02.26.19

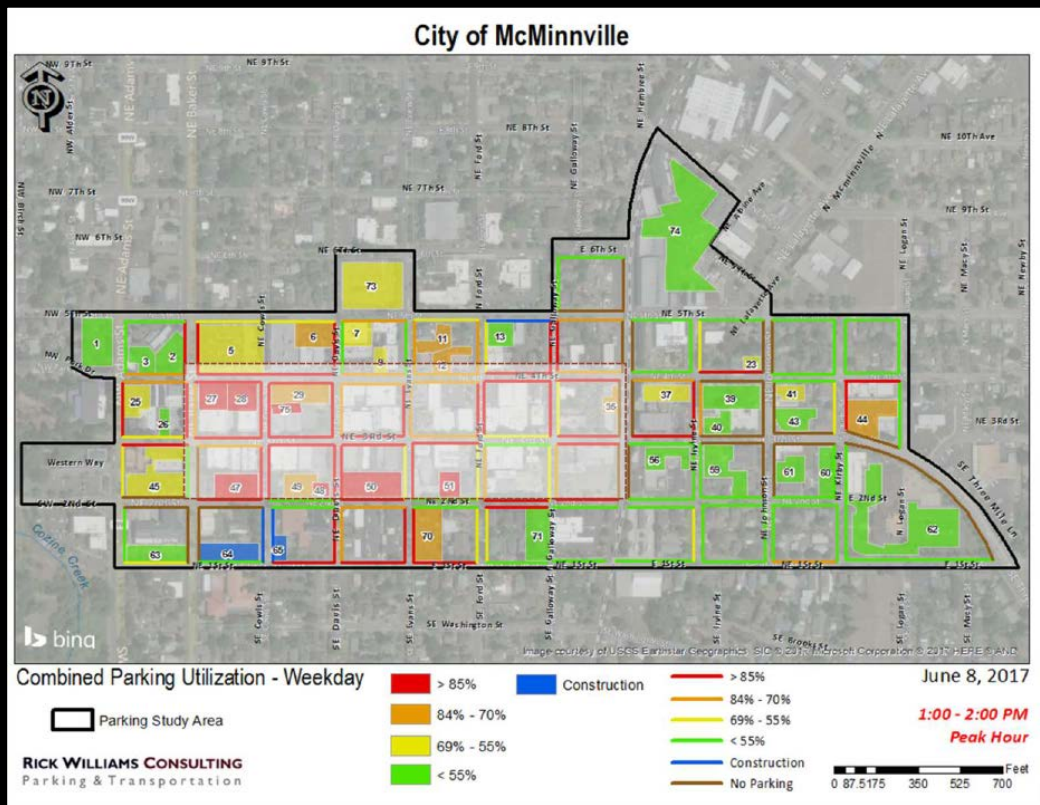


DISTRICT IDENTITY - LIGHTS



URBAN RENEWAL BOARD, 02.26.19

PARKING



URBAN RENEWAL BOARD, 02.26.19



PLANNING FOR THE FUTURE - 2032

HOUSING:

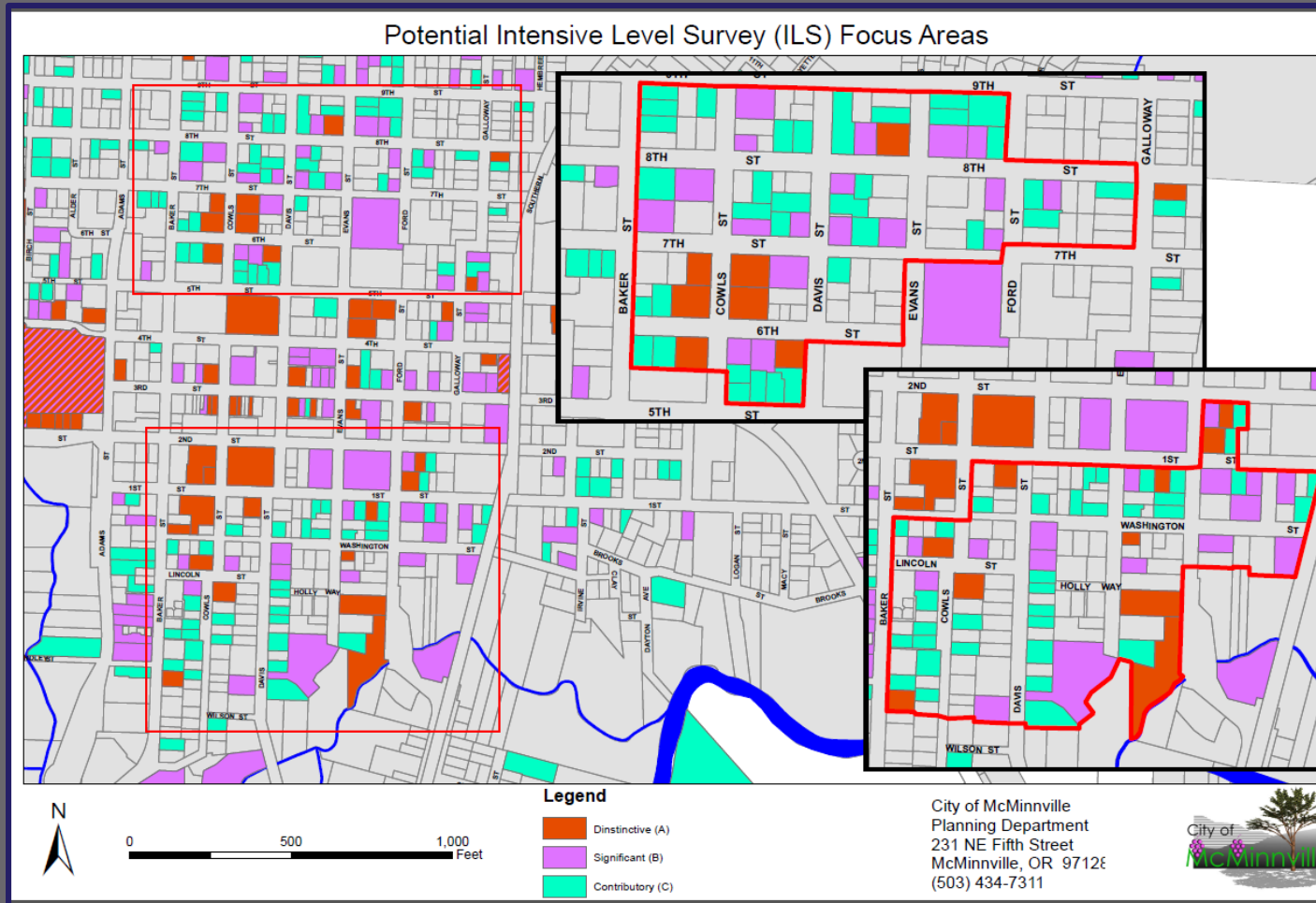
- ❖ Higher density housing needed in McMinnville should it be located in proximity to the downtown?
- ❖ Millenials and Retirees
- ❖ Affordable to Higher End
- ❖ Balancing Historic District with new construction.



URBAN RENEWAL BOARD, 02.26.19



NEW HISTORIC DISTRICT



URBAN RENEWAL BOARD, 02.26.19



PLANNING FOR THE FUTURE - 2032

HOUSING:

- ❖ Higher density housing needed in McMinnville should it be located in downtown?
- ❖ Millennial
- ❖ Higher End
- ❖ Balancing Historic District with new construction.

City Center Housing Study

URBAN RENEWAL BOARD, 02.26.19



THE NEXT FIVE YEARS

URBAN RENEWAL BOARD, 02.26.19



5 YEAR STRATEGIC PLAN

PROJECT	2018	2019	2020	2021	2022
Administration	X	X	X	X	X
Downtown Plan			X	X	
<i>(Housing, Office Development, City Center Park, Connection to NE Gateway District, Parking)</i>					
Development Assistance	X	X	X	X	X
<i>(Loans and Grants – Incentivize new projects, jobs, tax base)</i>					
Public Parking	X	X	X	X	X
<i>(Implement parking management and garage improvements)</i>					
3 rd Street Improvement Project	X	X	X	X	X
<i>(Scope of Project, Design, Implementation Strategy, Community Engagement – Construction Start in 2021 or 2022)</i>					

URBAN RENEWAL BOARD, 02.26.19



5 YEAR STRATEGIC PLAN

PROJECT	2018	2019	2020	2021	2022
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URBAN RENEWAL BOARD, 02.26.19



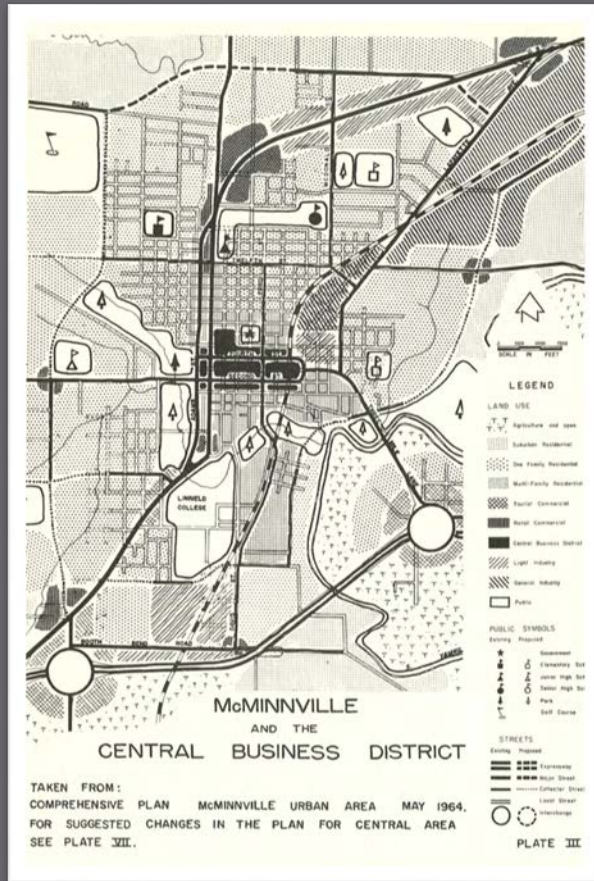
DOWNTOWN MASTER PLAN

- ☐ IT'S DUE
- ☐ MANY MOVING PARTS
- ☐ CITY CENTER HOUSING STRATEGY
- ☐ BUSINESS RETENTION – OFFICE SPACE
- ☐ BUSINESS RECRUITMENT – TECH TERROIR
- ☐ BIKE/PED CONNECTIVITY

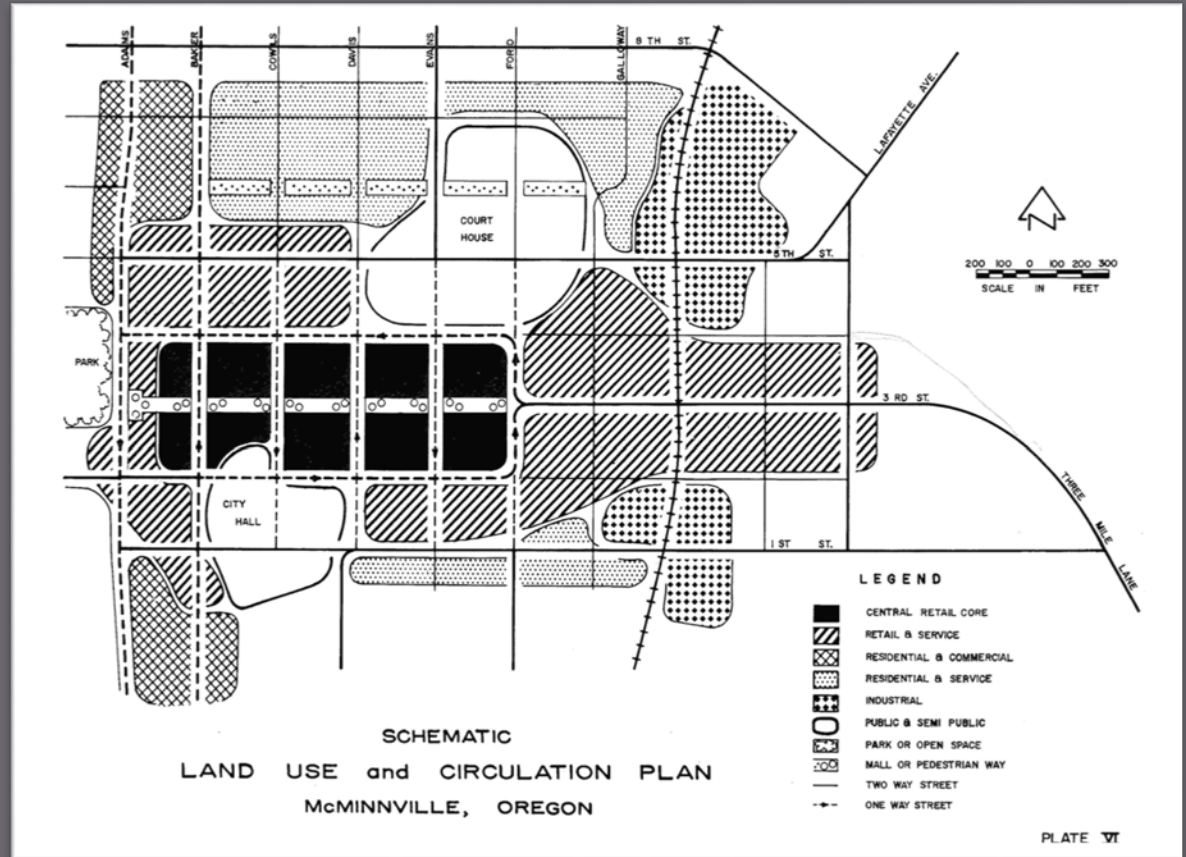
URBAN RENEWAL BOARD, 02.26.19



DOWNTOWN MASTER PLAN



1964

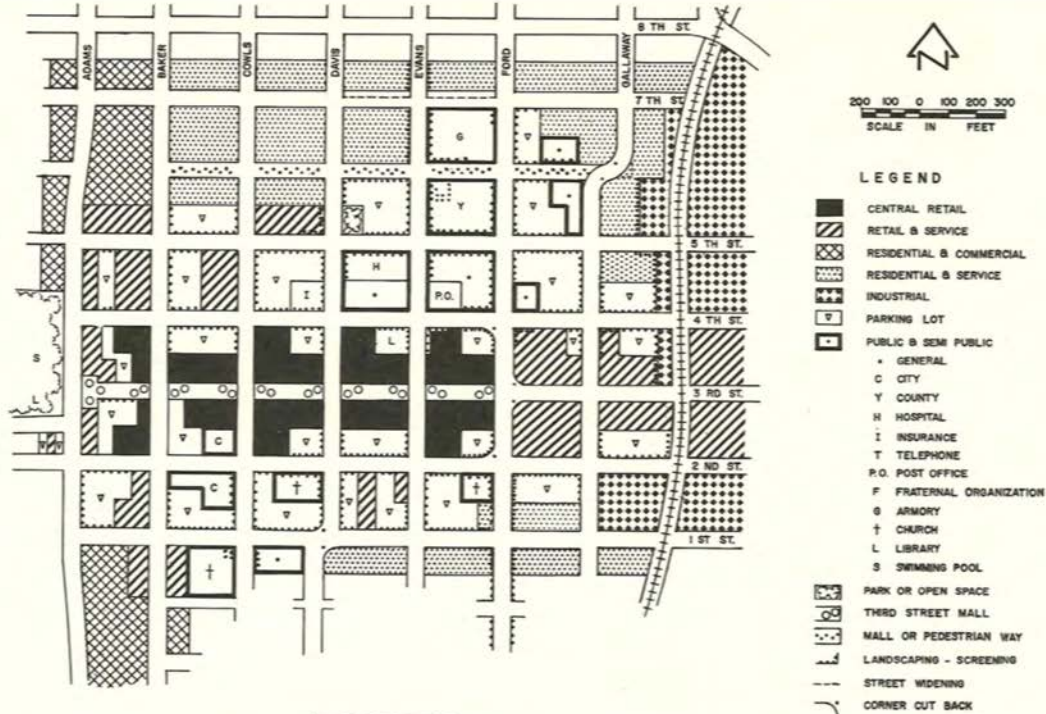


1968

URBAN RENEWAL BOARD, 02.26.19



DOWNTOWN MASTER PLAN



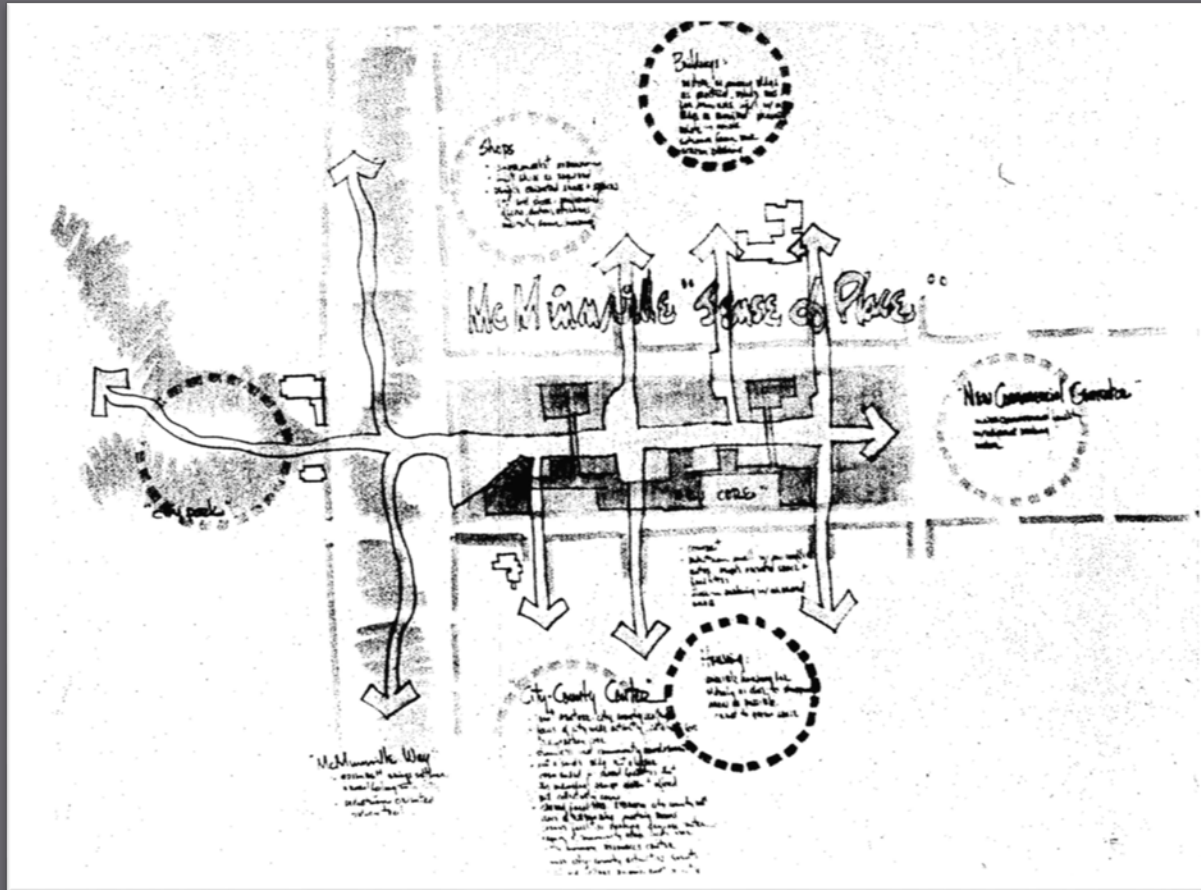
SUGGESTED
PLAN FOR CENTRAL McMINNVILLE

1968 Plan

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DOWNTOWN MASTER PLAN



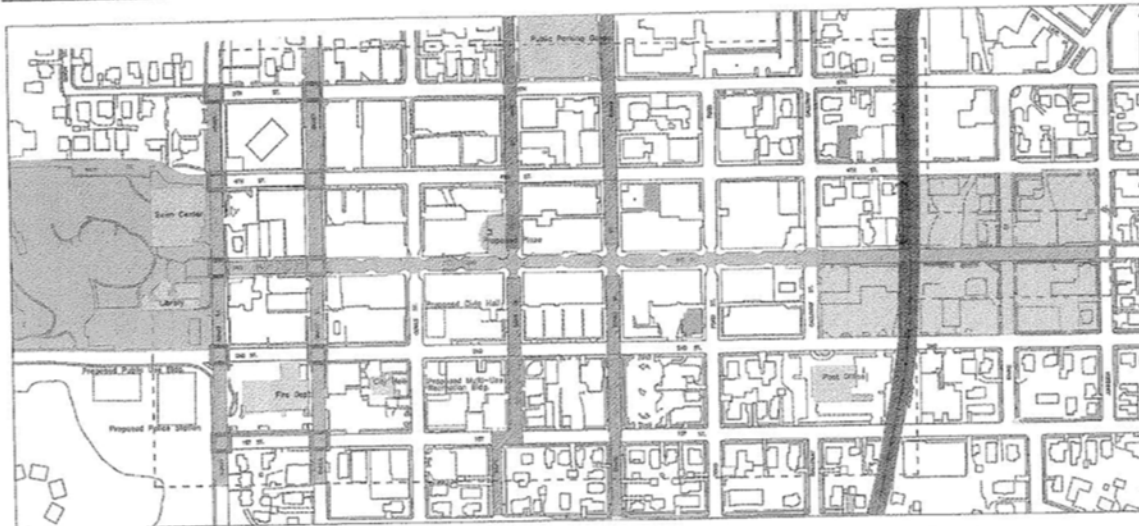
1973 Plan

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DOWNTOWN MASTER PLAN

EXECUTIVE SUMMARY



Partnerships

- Yamhill County
- Railroad
- ODOT
- US Bank
- Chamber of Commerce
- McMinnville Water & Light
- McMinnville Downtown Association
- Community Development Department

Programs/Strategies

- Economic Strategies
- Infill Strategies
- Public Parking Management
- Downtown Events/Activities
- Youth Programs
- Design Guidelines
- Streetscape Improvement Program

Improvement Projects

- 3rd Street
- Adams / Baker
- Evans / Davis
- District Lighting
- Directional Signage
- District Parking
- Public Plaza
- District Streetscape

Legend

- Improvement Areas
- Potential Redevelopment Areas
- Upgrade Area
- Proposed Public Plaza
- Pedestrian Crossing Improvements
- Existing Public Buildings
- Proposed Public Buildings
- Public Park
- Parking Lot Buffer

2000 Downtown Improvement Plan

URBAN RENEWAL BOARD, 02.26.19



PLANNING FOR THE FUTURE - 2032

ECONOMY:



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PLANNING FOR THE FUTURE - 2032

ECONOMY:

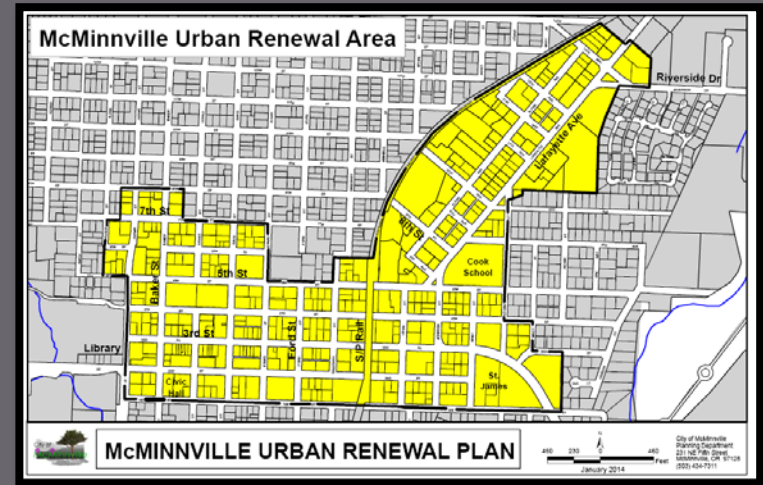
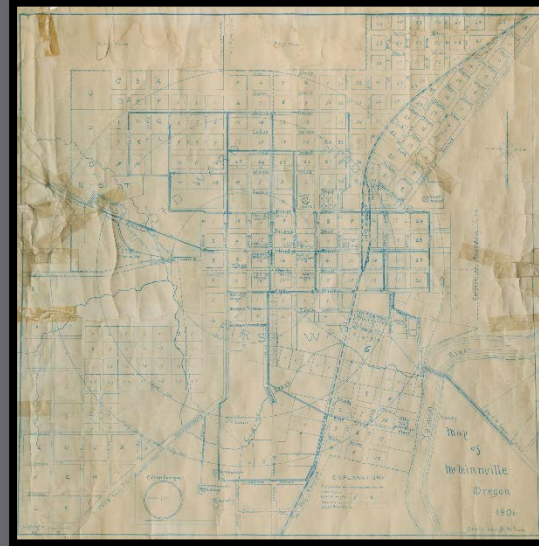
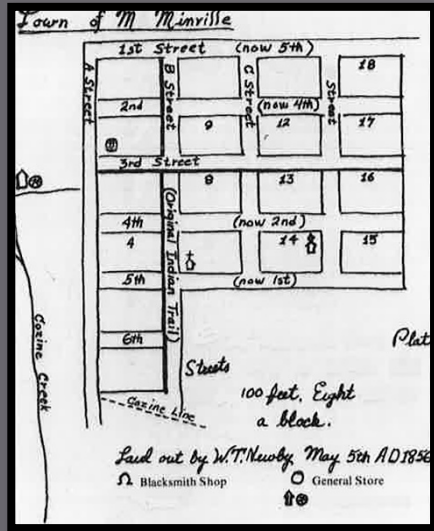


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PLANNING FOR THE FUTURE - 2032

OFFICE SPACE: Where does the next TTR go that wants to locate close to Third Street?

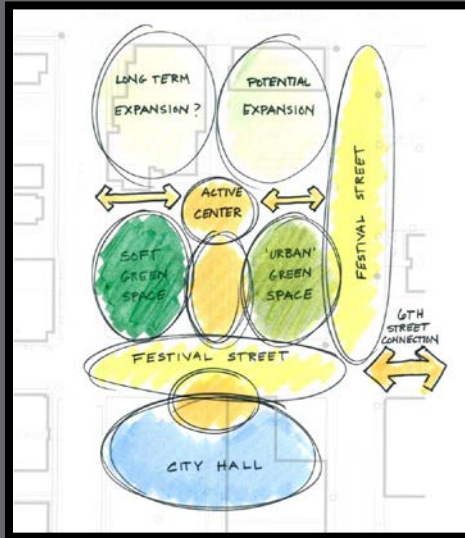


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PLANNING FOR THE FUTURE - 2032

PUBLIC GATHERING SPACES: Farmers Market, Festivals, Concerts, etc.



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PLANNING FOR THE FUTURE - 2032

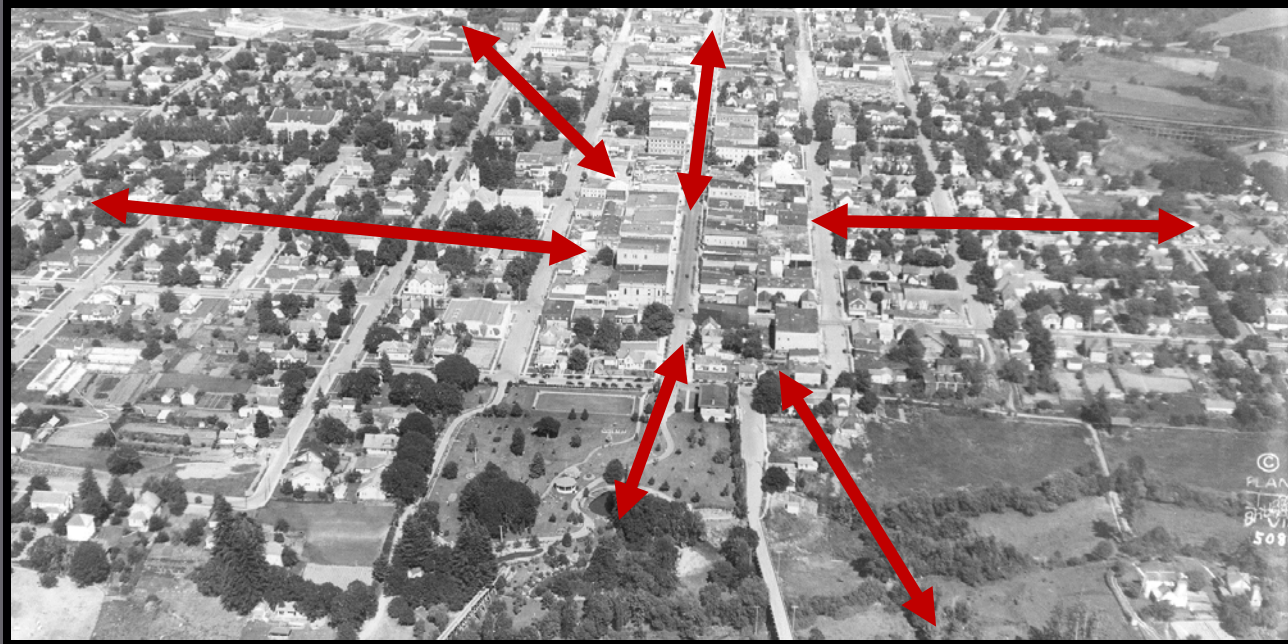


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PLANNING FOR THE FUTURE - 2032

CONNECTIVITY: Bike/Ped Connections to Linfield, High School, Watersheds, City Park, Library,

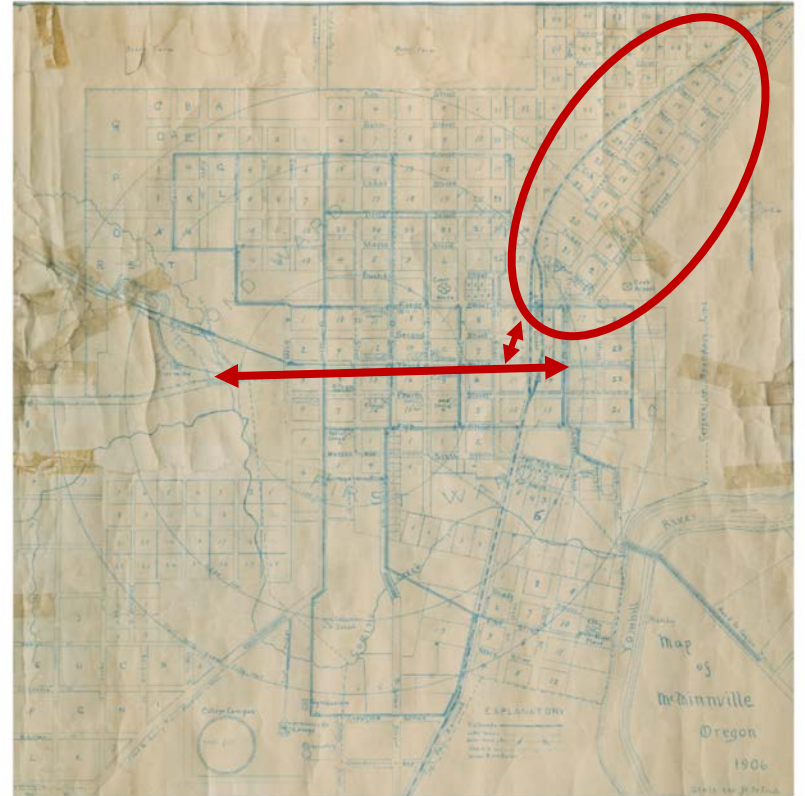
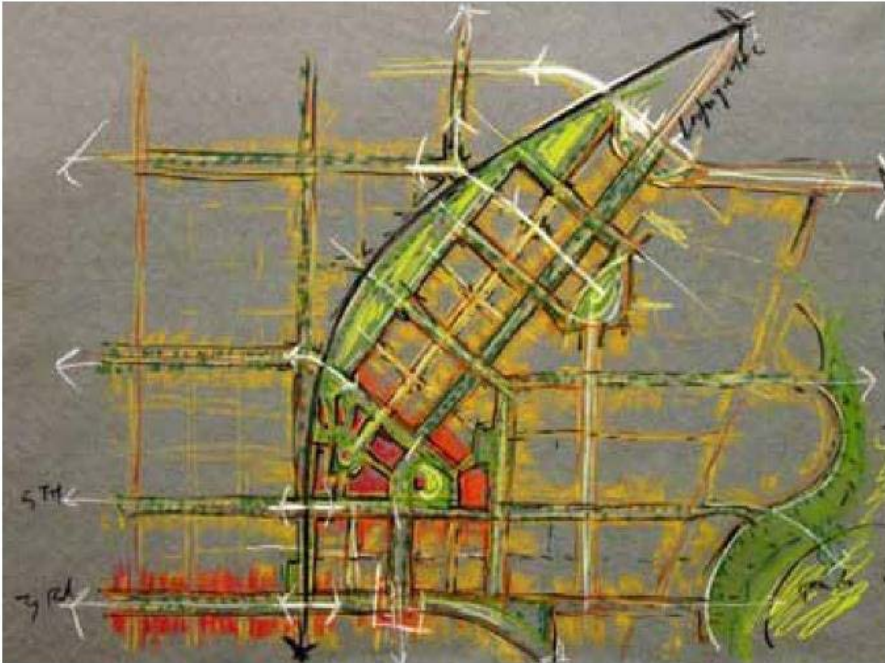


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CONNECTIONS

NORTHEAST GATEWAY PLAN



1906 Map

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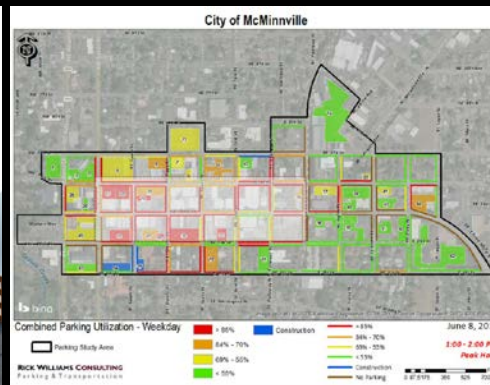
NEXT YEAR'S PROJECTS

Third Street Improvements
City Center Housing Strategy
Downtown Master Plan
Property Assistance
District Identity Improvements
Parking Management

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MCMINNVILLE URBAN RENEWAL ADVISORY COMMITTEE Annual Update



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