



City of McMinnville
 Community Development
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311
www.mcminnvilleoregon.gov

AGENDA

Fox Ridge Road Area Plan – Project Advisory Committee (PAC) Meeting

**Hybrid Meeting: In-Person and ZOOM Online Meeting
 Wednesday, June 28, 2023, 6:30pm-8:00pm**

You may attend in-person or via ZOOM meeting software.

**In-Person: McMinnville Police Department Training Room, 121 SW Adams St.
 ZOOM Meeting: You may join online via the following link:**

<https://mcminnvilleoregon.zoom.us/j/88254013182?pwd=ZTIhS2cyUIJqL2NpUWN3Nk1LbEZWZz09>

Zoom ID: 882 5401 3182

Zoom Password: 473064

Or call in and listen via zoom: Dial 1-253-215-8782, Meeting ID: 882 5401 3182

Members	Time	Agenda Items
Jim Culbert	6:30pm	1. Call to Order / Roll Call
Sid Friedman	6:35pm	2. Welcome and Introductions
Malcolm Greenlees		
Sam Justice	6:40pm	3. Information Sharing and Action Items, <i>Exhibit 1:</i>
Ellen Kersting		
Allan Larsen		
Stephen Leonard		
Denise Murphy	6:45pm	a. Project Status Update
Miriam Peterson	7:10pm	b. Draft Preferred Concept
Sean Rauch	7:35pm	c. Goals and Policies Discussion
Brian Ruden	7:45pm	d. Next Steps
Steve Ryan	7:50pm	4. Citizen Comments
Sara Tucholsky		5. Task Force Member Comments
Peter Van Patten		6. Adjournment
<u>Liaisons:</u>		<i>Next PAC Meeting: August 2, 2023</i>
<i>City Council:</i> Kellie Menke		
<i>Planning Commission:</i> Gary Langenwalter Sylla McClellan		

Please note that meeting materials are also available on the City’s website at:
www.mcminnvilleoregon.gov/planning/page/fox-ridge-road-area-plan-project-g-1-22

You may also request copies from the Planning Department at the Community Development Center, 231 NE 5th Street, 503-434-7311.

EXHIBIT 1 – STAFF REPORT

DATE: June 28, 2023
TO: Fox Ridge Road Area Plan – Project Advisory Committee
FROM: Tom Schauer, Senior Planner
SUBJECT: Fox Ridge Road Area Plan – Project Update & Review of Draft Concepts

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsibly & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The purposes of this meeting are as follows:

- To provide a project status update to the Project Advisory Committee (PAC),
- To summarize the work completed to date, key findings, and the results of the most recent public engagement activities.
- To review the draft preferred land use concept developed following guidance from the PAC provided at PAC Meeting #2 and public input received through Community Design Workshop #2.
- To obtain input and guidance regarding draft goals, policies, and implementation measures for the area plan.

At the meeting, staff and the consultant will provide a PowerPoint presentation that will go through a summary of the items above and lead into the discussion regarding the preferred draft land use concept as well as draft goals and policies for the draft area plan document.

(Graphics presented at reduced scale in this report and attachments will be presented with full-sized graphics in the PowerPoint presentation, and large-format hard copies of graphics will be available).

Background:

The major project phases for the Fox Ridge Road Area Plan are shown below in **Figure 1**, and the schedule of upcoming key meetings/events is shown below in **Figure 2**.

Figure 1. Major Project Phases.

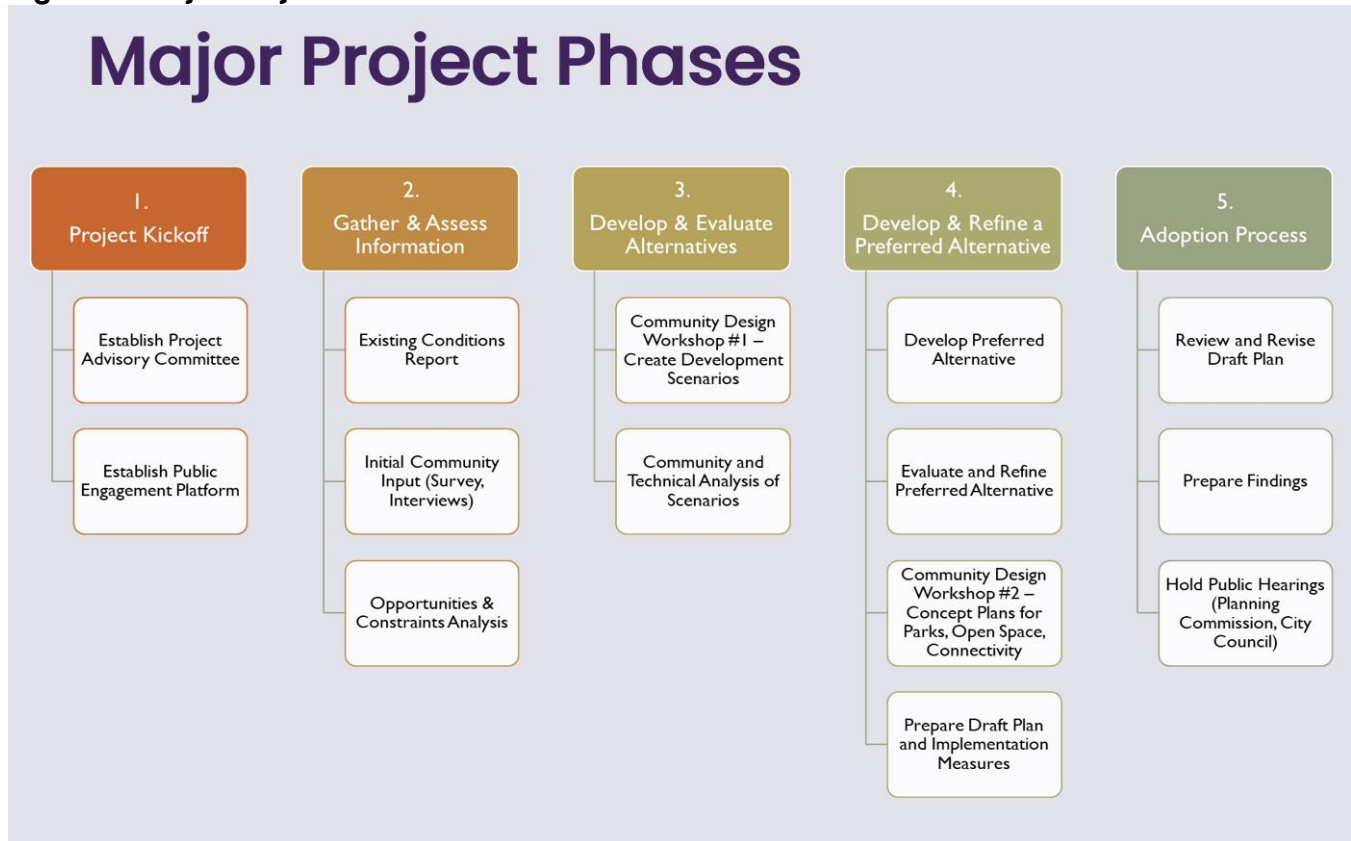


Figure 2: Key Meeting/Event Dates

Phase and Meeting/Event	Previous	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Project Kick-Off									
PAC Meeting #1	-								
PAC Bus Tour	-								
2. Gather & Assess Information									
Stakeholder Interviews	-								
Community Survey	-								
3. Develop & Evaluate Alternatives									
Community Design Workshop #1 and PAC Debrief	-								
Joint City Council/School Board Work Session	-								
Planning Commission Work Session		May 4							
PAC Meeting #2 (Draft Scenarios)		May 10							
4a. Develop & Refine a Preferred Alternative									
Community Design Workshop #2 & PAC Debrief			Jun 6						
PAC Meeting #3 (Draft Preferred Scenario)			Jun 28						
(Possible Additional Planning Commission Update - Staff)				Jul					
4b. Prepare the Draft Plan									
PAC Meeting #4 (Draft Plan, Goals, Policies, Implementation Measures)					Aug 2				
City Council/Planning Commission Joint Work Session					Aug 16				
5. Adoption Process									
Planning Commission Public Hearing								Nov 2	
City Council Meeting									Dec 12

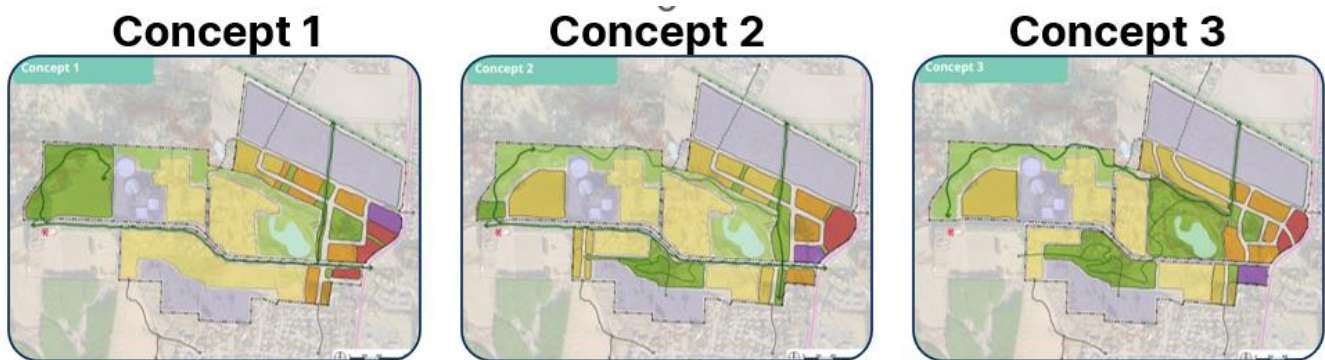
For the last PAC meeting (PAC Meeting #2: May 10, 2023), staff and the consultants provided the following information to the PAC:

- Project Update and Overview
- Summary and Results of the Stakeholder Interviews, Community Survey, and Community Design Workshop #1
- Summary of joint work session held with City Council and School Board on March 22, 2023.

- Summary of work session held with the Planning Commission on May 4, 2023.
- Draft Market Feasibility Analysis
- Background Information, including the Existing Conditions mapping and the Opportunities and Constraints Diagram.
- Three Draft Preliminary Concept Diagrams and Summary

At the May 10, 2023 PAC meeting, with the background information to inform the work, the PAC reviewed the three preliminary land use concepts and provided direction to staff and the consultants for development of a draft preferred concept, drawing from the preferred elements of the three preliminary concepts to inform the work.

The three concepts were intended to present a range of options for discussion and evaluation by the PAC. With these three concepts, different combinations of land use and urban design ideas were presented. The concepts were developed drawing on the Framework Plan, input from the project objectives, background information, and input provided through the public engagement work. Thumbnail diagrams of the three concepts are excerpted below, and the concepts are also provided as **Attachment 1**.



In addition, Community Design Workshop #2 was held on June 6, 2023. The focus of Community Design Workshop #2 was discussion and public input regarding preferred elements of the parks and open space vision and elements for the plan.

Discussion:

The three land use concepts presented at the May 10, 2023 PAC Meeting #2 are provided as **Attachment 1**. The preliminary draft preferred land use concept which was developed based on guidance from PAC Meeting #2 is provided as **Attachment 2**. A memo summarizing the results of Community Design Workshop #2 is provided as **Attachment 3**.

At PAC Meeting #3, we will be seeking PAC guidance regarding:

- Potential refinements to the preliminary draft land use concept that was developed based on guidance at PAC Meeting #2, and any further direction based on the additional public input.
- Development of draft goals, policies, and implementation measures of the Fox Ridge Road Area Plan.

There has also been significant public comment regarding “rural character.” The PAC will discuss what this means within the parameters of the Framework Plan and Fox Ridge Road Area Plan project objectives.

This information will be used to refine concepts associated with the preferred land use plan, information development standards for future development, and be reflected in the development of the draft Fox Ridge Road Area Plan document.

We will guide the PAC through the work and key issues with a PowerPoint presentation.

Attachments:

1. Three Draft Land Use Concepts from May 10, 2023 PAC Meeting
2. Preliminary Draft Preferred Land Use Concept
3. Community Design Workshop #2 Summary Memo

Action Requested:

- PAC direction regarding draft preferred land use concept and potential refinements
- Direction regarding development of draft goals, policies, and implementation measures of the Fox Ridge Road Area Plan.

This will be used to refine the preferred land use concept and prepare a preliminary draft plan for review by the PAC at the next PAC meeting on August 2, 2023.



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

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

The open spaces are concentrated on the west and east ends of the planning area with a greenway connection through the school district property and parallel to Fox Ridge Road.

High density: 5.2 ac
(target: 2 acres)

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

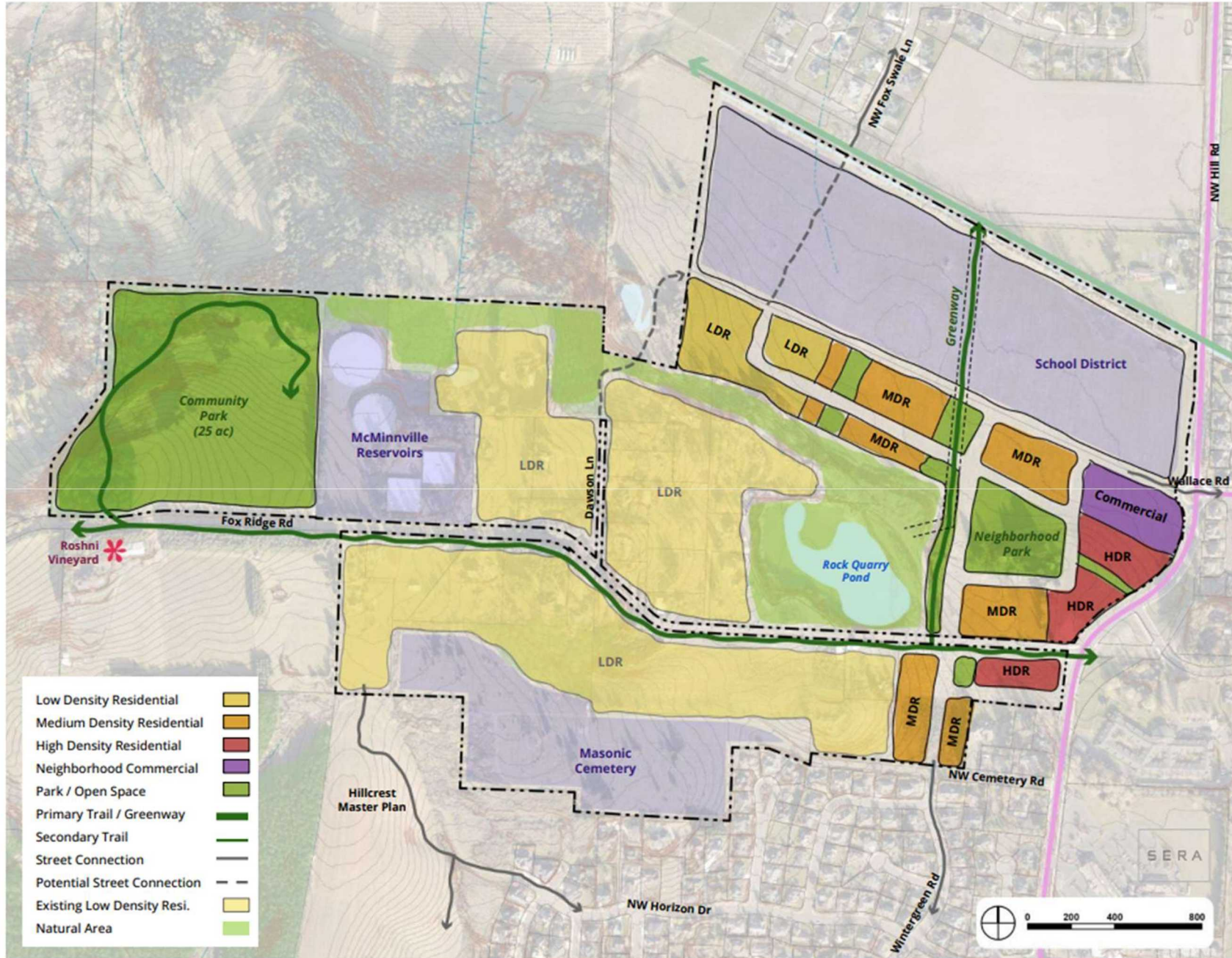
Commercial: 2 ac
(target: 1-2 acres)

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

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

Lower Density Residential

Open Space



Concept 2

This concept is closer to the minimum required housing capacity for the area, but assumes the areas along NW Hill Road will still develop at higher densities, given the constraints in the remainder of the plan area. For high density residential land (HDR), this concept is the middle of the three options.

The open spaces are spread throughout the plan area with greenway connections that create a "looped" open space network.

High density: 3.8 ac
(target: 2 acres)

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

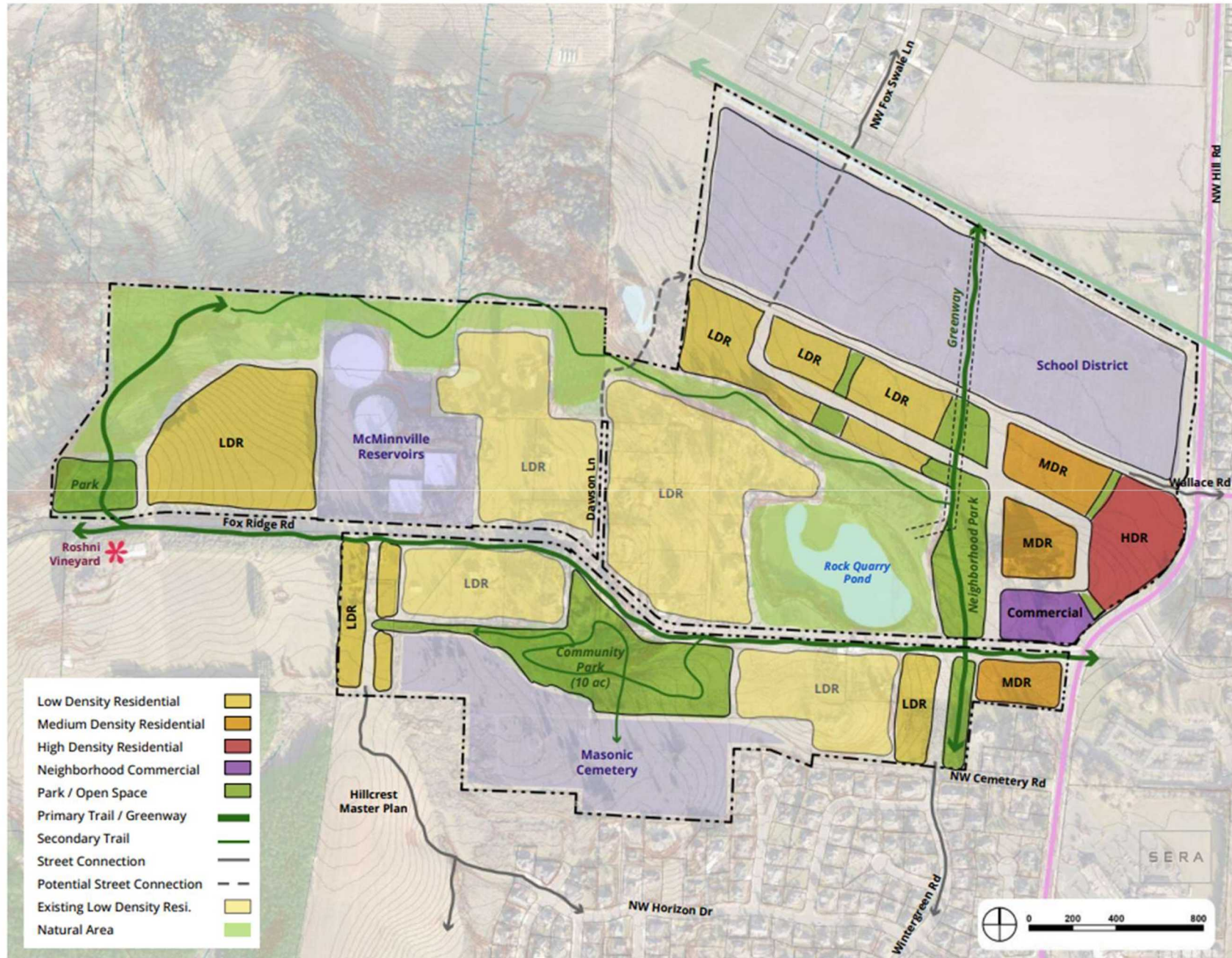
Commercial: 2 ac
(target: 1-2 acres)

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

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

Lower Density Residential

Open Space



Concept 3

This concept is a variation on Concept 2, but with more medium-density residential land. This option also has the lowest amount of high-density residential acres of the three concepts.

The open spaces are spread throughout the plan area with greenway connections that create a "looped" open space network.

High density: 2.5 ac
(target: 2 acres)

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

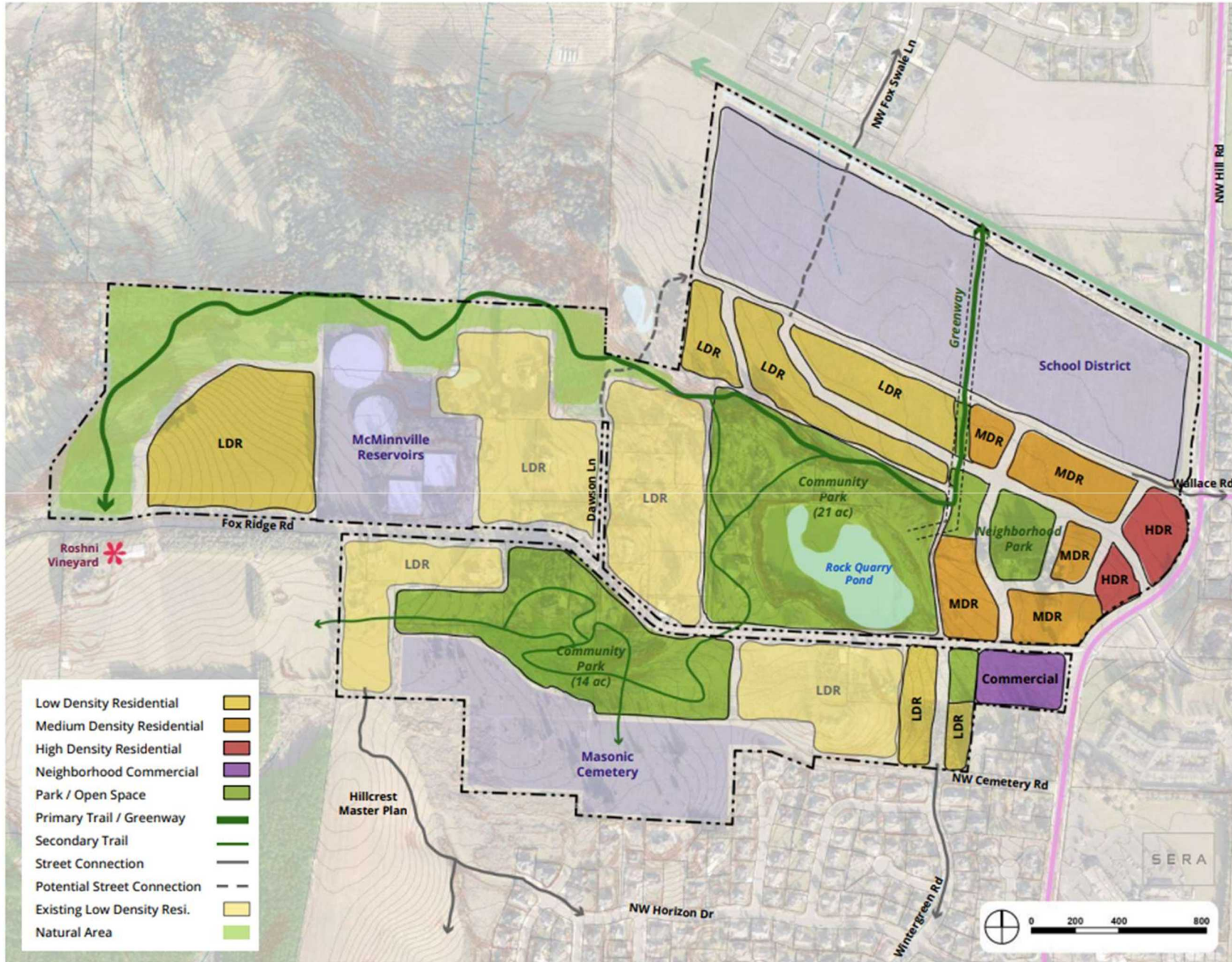
Commercial: 2 ac
(target: 1-2 acres)

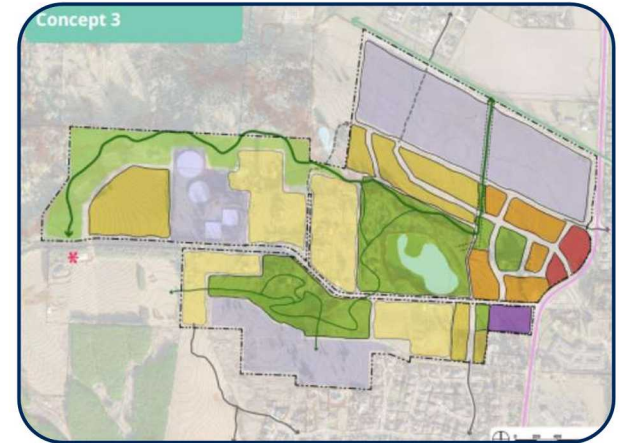
Neighborhood Park: 2.2 ac
(target: 3-5 acres)

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

Lower Density Residential

Open Space





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

Concept 2

Western portion:
Community Park next to Masonic Cemetery
Greenway loop along northern ridge

Eastern portion:
North-south greenway emphasis

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 pond

Preferred Land Use Concept

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

The community and neighborhood parks are located on the east end of the planning area with a greenway connection through the school district property and parallel to Fox Ridge Road. A smaller park on the west end will offer viewpoint access and basic amenities, such as benches.

High density: 4.6 ac
(target: 2 acres)

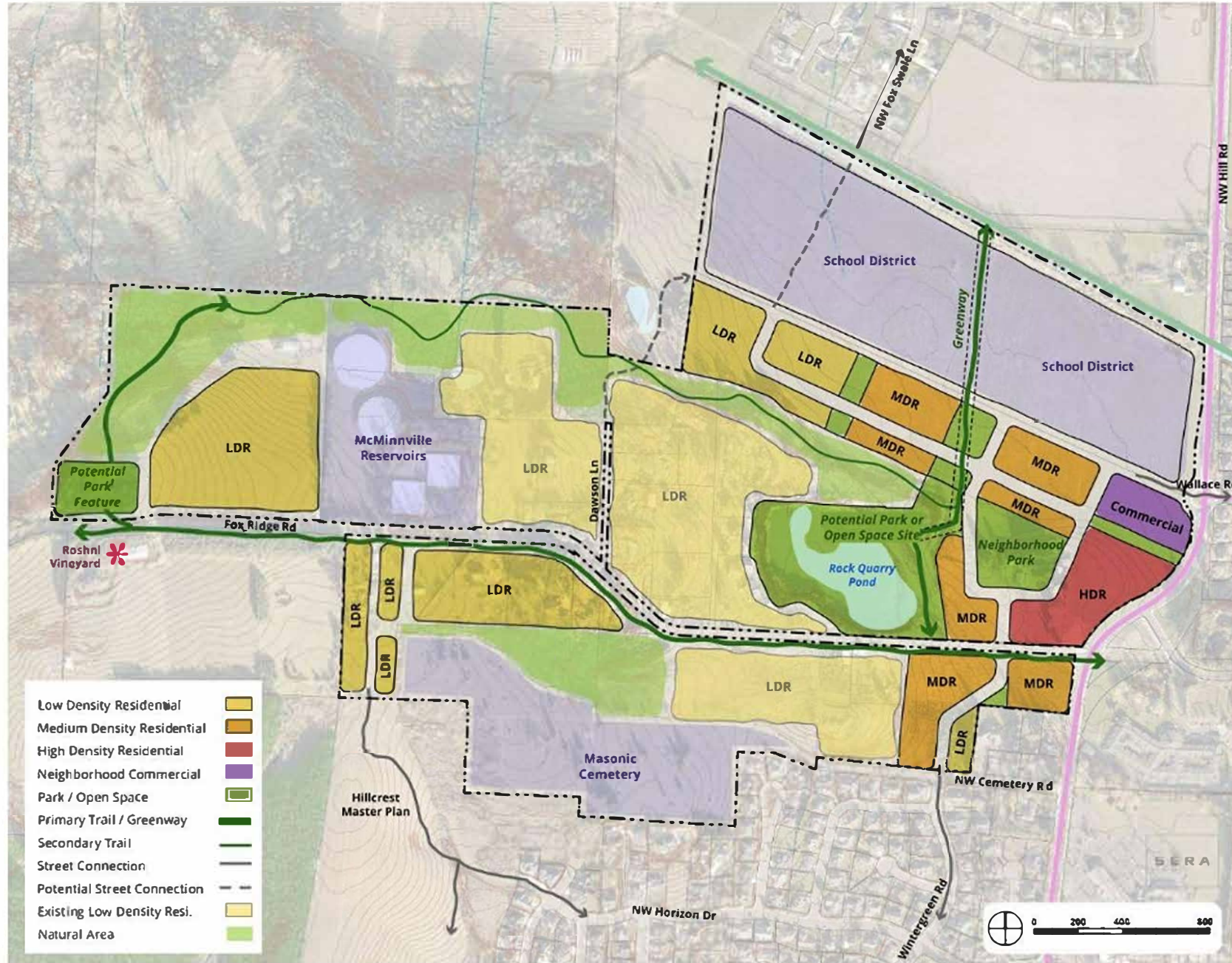
Medium density: 12.6 ac
(target: 2-5 acres)

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

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

Community Park: 11.4 ac
(target: 10-20 acres)

Lower Density Residential



City of McMinnville
Fox Ridge Road Area Plan
Memorandum



Date: June 14, 2023
To: Tom Schauer, City of McMinnville
From: Chris Green, HHPR
Subject: Community Design Workshop #2 Summary

COMMUNITY DESIGN WORKSHOP #2

On June 6, 2023, City of McMinnville hosted a second Community Design Workshop to gather feedback on opportunities for potential park sites and connection points in the Fox Ridge Road Area and begin developing concept plans for future parks, trails, and connections. Planners and landscape architects from Harper Houf Peterson Righellis Inc. (HHPR) led the workshop with assistance from City staff. Over 30 people attended and participated in the design workshop. Building from the workshop feedback and land use concepts developed in the first Community Design Workshop (March 21, 2023), the project team will develop concept plans for future parks, trails, and connection opportunities in the Fox Ridge Road Planning Area. This memorandum summarizes the workshop event and the key themes that emerged from the community input.

The project team noted that this work will need to be coordinated with the Parks, Recreation, and Open Space Master Plan update work which is also underway.

WORKSHOP FORMAT

The format of the workshop included a 30-minute presentation by HHPR with opportunities for questions from community members. Workshop attendees were presented with the background of the project, the project timeline, goals, and the purpose of the workshop. Following the presentation, the consultant team and City staff facilitated small-group discussions with about 8-10 community members at each table.

Each table was provided with one base map of the draft preliminary land use concept for the Fox Ridge Road area, one base map of the neighborhood activity center (focused on the neighborhood park site identified in the preliminary land use concept), and smaller maps for reference of the opportunities and constraints, existing conditions, and natural hazard overlays of the area. Tools such as markers, trace paper, and sticky notes were provided for participants to draw and annotate the base maps with suggestions for future parks, trails, open space and connections within the Fox Ridge Road area. Facilitators guided the small groups through two exercises with 30 minutes allocated for each exercise. The first group exercise focused on looking at the neighborhood park centered within the neighborhood activity center, ensuring that the park was both well-connected and accessible. The second exercise focused on open space and trail opportunities throughout the overall Fox Ridge Road area based on the draft preferred land use concept map, including potential features and linear parks. Both exercises sought out input for suggested amenities and important features to preserve in the area plan.

After discussion, a representative from each small group shared their ideas with all workshop participants for consideration. The workshop concluded with final questions from the community and a regroup of the PAC to review the results of the community design workshop.

KEY THEMES

The key themes that emerged from the community design workshop are summarized below. Images of each annotated map produced by the workshop groups are provided in Appendix A. The project team will use these themes to guide the park, trails, and open space concepts for the area.

Neighborhood Park

- **Pedestrian connections.** Among all the groups, bike and pedestrian friendly connections were agreed to be a priority of the neighborhood park. These pathways were discussed as pedestrian only connections and accessible for all age groups and uses such as bikes, pedestrians, strollers, and wheelchairs. All groups also mentioned that these connections should connect the proposed residential units adjacent to the neighborhood park within the neighborhood activity center, as well as the school district site and Fox Ridge Road area. However, it was also discussed that the neighborhood park should primarily serve the community within the neighborhood itself.
- **Community gathering area.** Most groups mentioned the need for a community gathering area or space within the neighborhood park. Ideas that were proposed include a large gazebo, auditorium built into the topography of the park landscape, or other picnic and barbeque areas for community members to gather.
- **Amenities.** Each group had their recommendations on different amenities that should or needed to be provided. Restrooms and potable water stations were considered necessary within the park, and other recreational amenities were suggested such as smaller sport courts (tennis, basketball, pickle ball, etc.), casual outdoor games (horseshoe, bocce ball, etc.), large children play areas and play structures, shade structures, and even a bicycle repair station was proposed for passing bicyclists. All groups notes that amenities should be accessible to all age groups and provide diverse uses in activity types.
- **Tree preservation and shade trees.** There are many existing mature trees within the proposed neighborhood activity center area, which each group noted as an important natural feature of the area and should be made as a priority to preserve as many mature trees as possible. The additional planting of shade trees was also mentioned as another priority of the neighborhood park. Additional tree planting would not only provide shade but also a buffer to the surrounding residential uses as well.
- **Community garden.** Several groups mentioned using available open green areas as community garden space for the neighborhood activity center. Specifically, for residents who may live in future medium- to high-density residential units that may not have access to private yard space.
- **Traffic safety/traffic calming on surrounding streets.** Among the largest concerns for the neighborhood park was traffic safety and parking. Many groups voiced their concerns with the existing traffic issues within the area and expressed that those issues should not be exacerbated by visitors to the neighborhood park. Several groups expressed that no parking or parking lots should be proposed for the park and that access to the parks should be primarily through pedestrian connections.

Other Opportunities for Parks, Trails, Open Space, and Connectivity

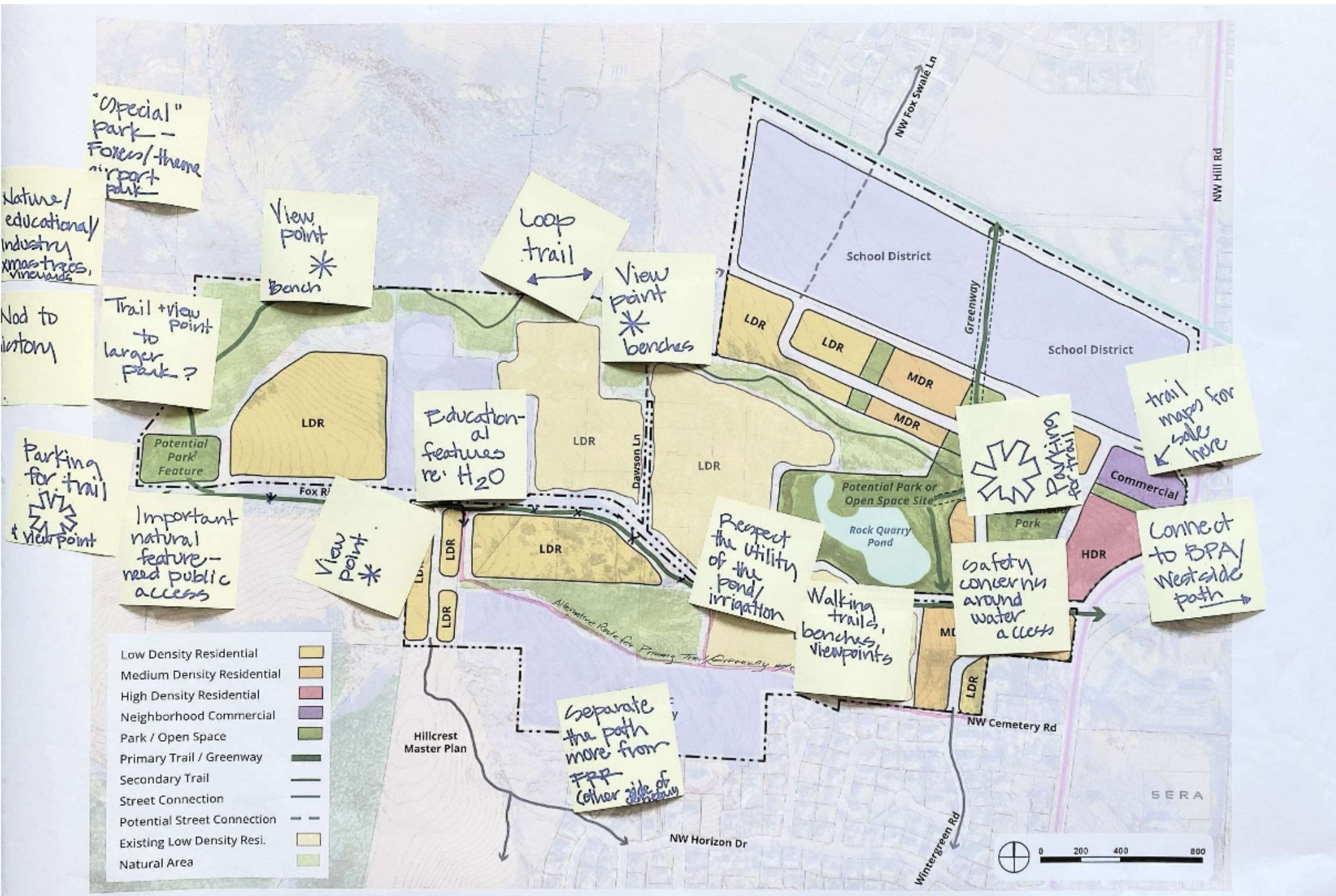
- **Pedestrian connections.** Most workshop groups shared that pedestrian and bike friendly connections are a priority for the Fox Ridge Road area. These proposed trail or pathway connections should provide safe access to all users and connectivity to both the Fox Ridge Road area and the surrounding neighborhoods. Groups discussed the concept of a trail or sidewalk connection along Fox Ridge Road further, and many groups proposed a pedestrian connection further south, at the north boundary of the Masonic Cemetery rather than along Fox Ridge Road itself, due to traffic safety concerns along the roadway.
- **Trails and viewpoints.** All groups were asked to consider natural trails and open spaces throughout the project area, with many groups agreeing with the proposed location of trails along the northern boundary and connecting back to the neighborhood activity center to the east. Many groups emphasized prioritizing the viewpoints along the trail loop at the northern end where expansive views of McMinnville can be seen and enjoyed by the community. Amenities such as trail benches for seating and potable water stations were recommended at these scenic viewpoints. Some groups also suggested that north to south connections should be considered throughout the project area, especially for the areas marked for low-density residential north of Fox Ridge Road in order to connect the trails back to the public street system and provide varying levels of trail opportunities.
- **Park around the Rock Quarry.** Each group considered the rock quarry pond for possible preservation as a notable natural feature, or even for development as a natural park space with a trail surrounding the pond, with access to the area from both Fox Ridge Road and the bottom of the slope where the neighborhood activity center is proposed, and some smaller amenities such as benches for additional seating opportunities. Some groups expressed safety concerns about topography around the pond, both for accidents around the water and lack of visibility to allow monitoring from other public spaces.
- **Preserve natural topography.** Along with the preservation of natural features, the general topography of the area was discussed and favored for preservation. Ensuring that the land is not graded in a way that diminishes the natural landscape and that park or open spaces work to preserve that topographical feature.
- **Traffic safety and parking.** Again, among the largest concerns for the area was traffic safety and parking. Many groups voiced their concerns with the existing traffic issues along Hill Road and Fox Ridge Road, stating that drivers not only exceed the speed limit creating dangerous conditions, but also the increasing traffic impact of congestion to the area. Many groups emphasized that pedestrian connections through linear parks and trails should be utilized to encourage access to the area, rather than parking lots that would only increase existing traffic issues and concerns. Specifically along Fox Ridge Road, groups agreed that any potential park features at the top of Fox Ridge Road to the west should be very careful about providing parking, if any, at all.

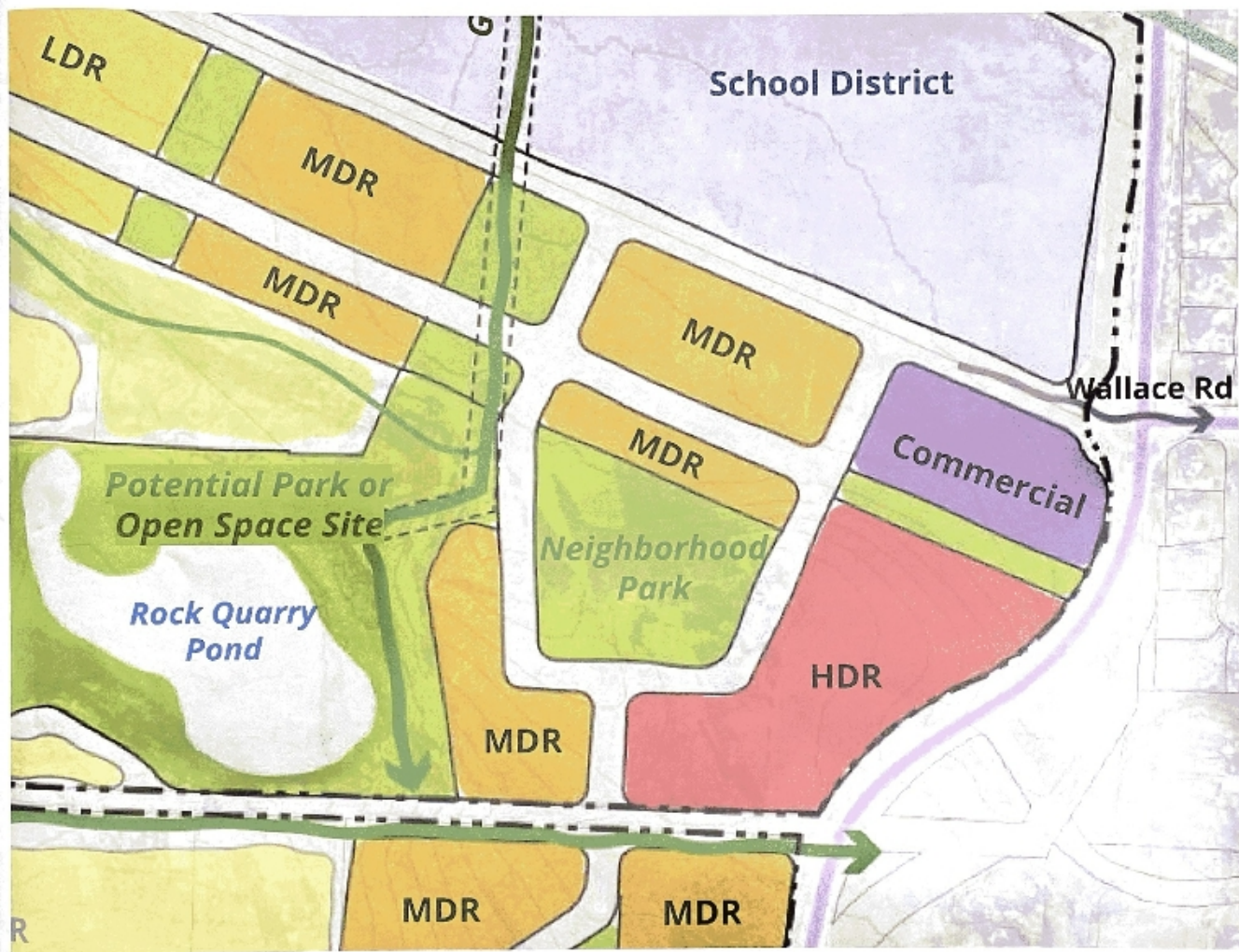
NEXT STEPS

- Project Advisory Committee (PAC) Meeting #3 – June 28, 2023
- Project Advisory Committee (PAC) Meeting #4 – August 2, 2023

ANNOTATED BASE MAP NOTES

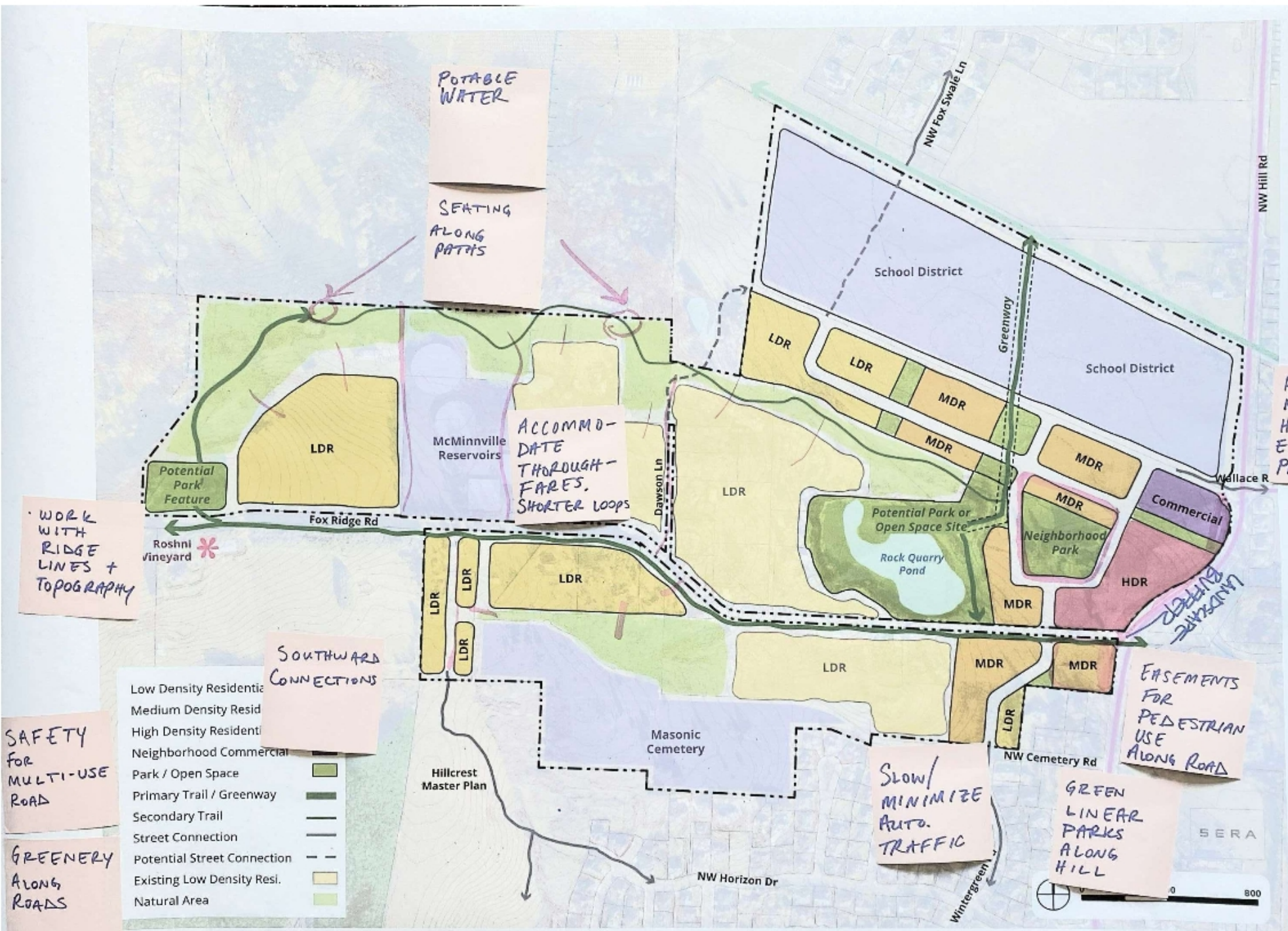
[Refer to Appendix A]



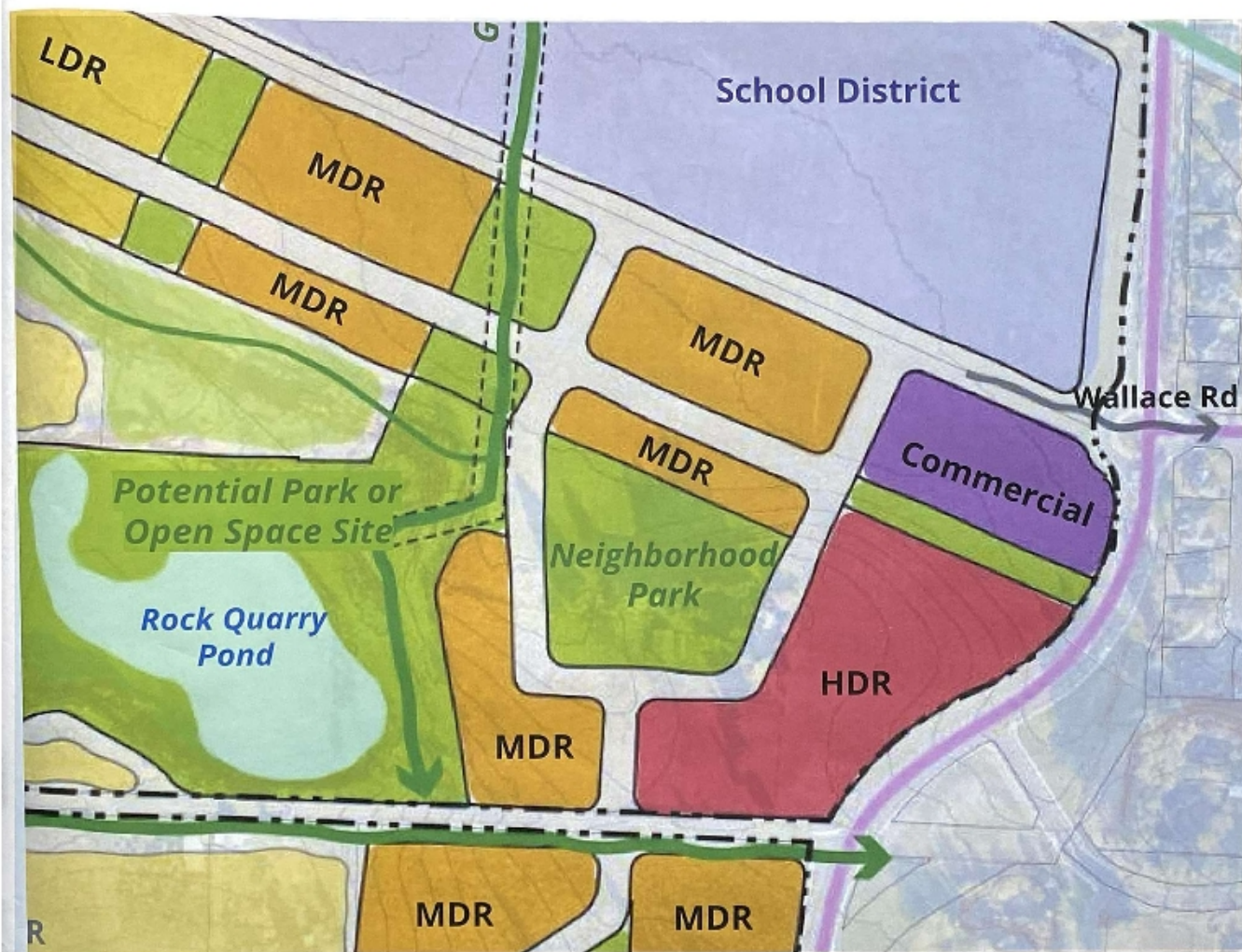


- MIXED AGE / MULTI AGE
ACTIVITIES

- WATER FEATURE
- VIEW OF MT.
- DOG PARK
- BASKET BALL
- PLAYGROUND
- PICKLE BALL?
- GAZEBO
- TREES / SHADE
- OUTDOOR ROOMS / PICNIC
- SAFE PLAY STRUCTURE (BIG)
- AS BIG AS POSSIBLE
- WIDE STREETS / SAFE STREET
- WALKING PATHS / LINK ROOMS
- MULTIPLE PICNIC AREAS VS.
A SINGLE LARGE SPACE
- CLIMBING
- REST ROOMS
- HORSE SHOE



Idea: Make the MDR next to the neighborhood park into part of the park

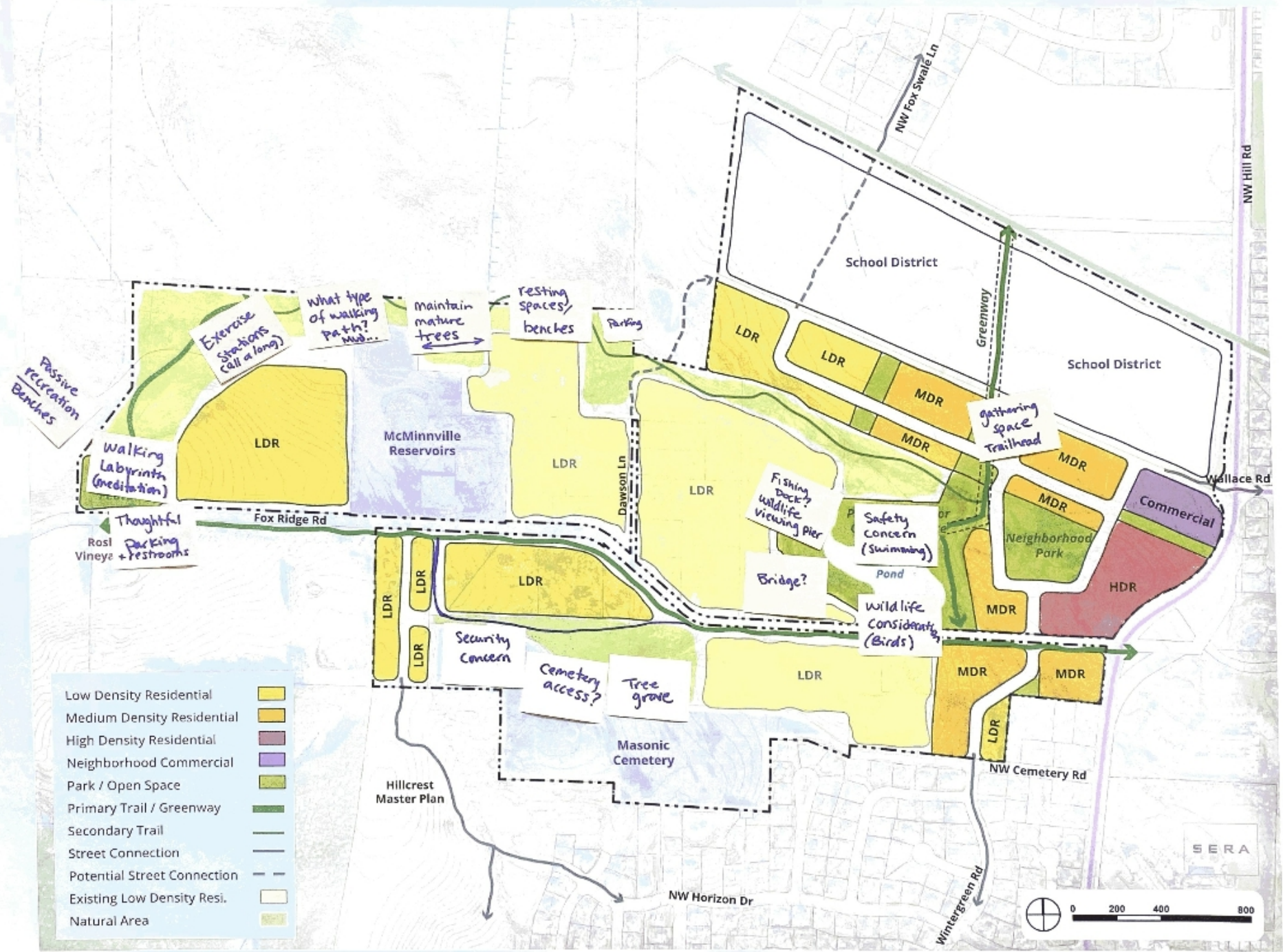


QUARRY

- WALKING LOOP
- COMMUNITY MEETING SPACE
- VIEWPOINTS
- SEATING / BENCHES
- MORE of an OPEN SPACE / NATURAL

• SAFETY

- BIKE-FRIENDLY PATHS (STROLLERS, WHEELCHAIRS, ETC.)
- CONNECTIVITY (PROMOTE NON-AUTO.)
- PRESERVATION OF MATURE, EXISTING TREES
- PARKING THAT IS APPROPRIATE FOR THE NEIGHBORHOOD / VISITORS PROJECTS - TO SCALE
- COLLABORATION WITH LOCAL ORGS. (EDIBLE LANDSCAPES, IE.)
- COMMUNITY GARDEN
- MULTI-GENERATIONAL APPEAL
 - DOG PARK
 - SKATE PARK
 - MOVIE NIGHTS, AMPITHEATER; MUSIC
- MAINTAIN OPEN SPACES FOR MULTI-USE
- UTILIZE SMALLER GREENSPACES
 - POSSIBILITY FOR SMALLER SCALE GARDENS ON AREAS NEAR HDR
- PLAN FOR FUTURE SHADE TREES
 - LOW-INTENSITY / IMPACT PLANTINGS
- PICNIC TABLES
- BATHROOMS, WASTE ~~NECESSARY~~ MANAGEMENT, WATER FOUNTAIN
- BIKE REPAIR STATION
- COMMUNITY-BASED ART INSTALLATIONS
- COMMUNITY / CENTRAL MEETING LOCATION
- GREEN SPACE PROPORTIONAL TO MAX. DENSITY



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Park / Open Space
- Primary Trail / Greenway
- Secondary Trail
- Street Connection
- Potential Street Connection
- Existing Low Density Resi.
- Natural Area

