

FOX RIDGE ROAD COMMUNITY SURVEY SUMMARY

City of McMinnville Fox Ridge Road Area Plan

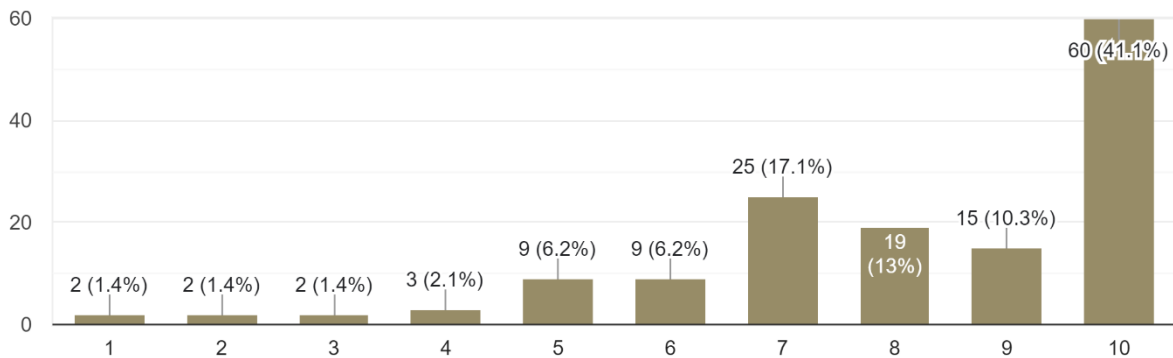


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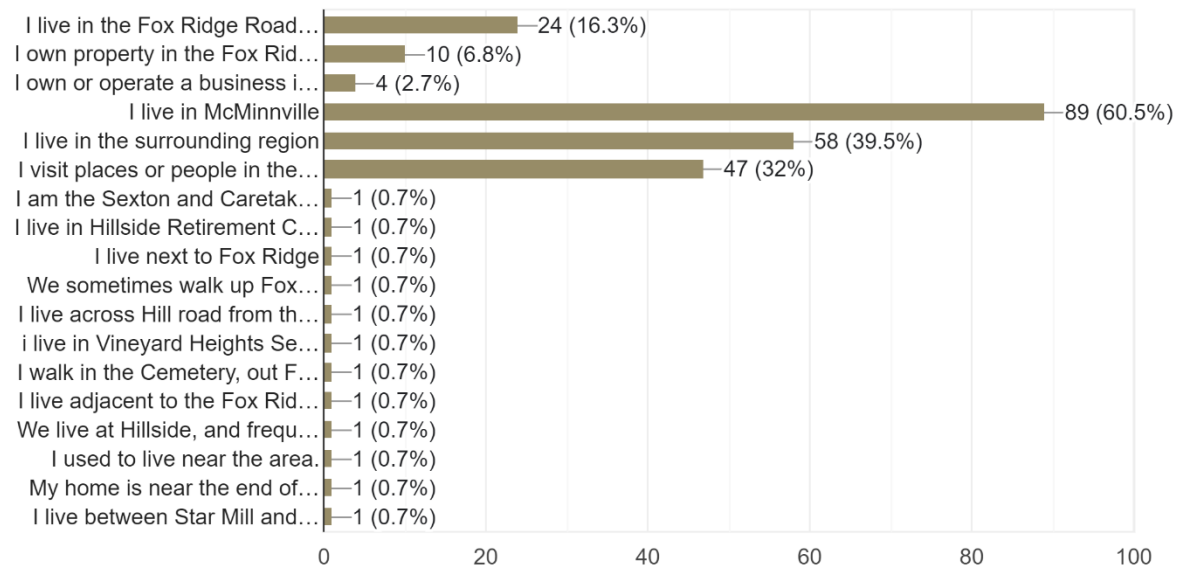
Date: April 13, 2023
To: Tom Schauer, City of McMinnville
From: Chris Green, HHPR
Subject: Fox Ridge Road Community Survey Responses and Summary

QUESTION 1 – How are you familiar with the Fox Ridge Road Area? [146 responses]



QUESTION 2 – What is your relationship to the Fox Ridge Road Area? Select all that apply. [147 responses]

[147 responses]



QUESTION 3 - Imagine 20 years from now there are new neighborhoods and features in the Fox Ridge Road Area, as shown on the Framework Plan. What would you like to see? [143 responses]

- Parks/trails/open space
- Housing (wide range of opinions on density/affordability)
- Neighborhood-serving retail
- Preserving views

Many of the responses from residents included reoccurring themes such as the need for additional community spaces, achieving walkability with appropriate neighborhood retail development and the need for green open spaces incorporated throughout the area plan with connecting trails and pedestrian passages. Generally, those who participated in the survey want to see walkable neighborhoods that eliminate the need for cars, as there is an already existing concern for traffic in the surrounding area. The wide range of housing opinions included the preservation of low-density housing to the inclusion higher density, multi-unit housing options that are affordable for residents. Many survey responses mentioned the location of any medium to high-density housing developments should remain in or near the proposed Neighborhood Activity Center area at the intersection of Fox Ridge Road and Hill Road. Several responses also mentioned the need for a grocery store in the area to serve the existing and any new neighborhood residents and prevent additional traffic impacts. In addition to a grocery store or neighborhood-serving retail, most responses to this question have mention of parks, open space, and trails to make the area more walkable and accessible. Many residents of McMinnville walk within the area, and with observed increases in surrounding traffic, responses appear to prioritize the walkability of the neighborhood. Recreational opportunities and community spaces were also mentioned in several responses.

The responses from residents who live in the Fox Ridge Road Area highlighted the preservation of open space and natural habitats that currently exist or surround the area, especially the scenic views that the area's higher elevation is able to afford. More specifically, residents who live in the Fox Ridge Road Area would like to see careful attention to architectural features and details for any new development, as there were mixed responses regarding the density of housing for the area. Some examples of specific features include parkway and landscaping, requiring undergrounded utilities to preserve the scenic landscape, or the requirement of architectural standards that may break up building planes, add neighborhood character and preserve the unique features of the area.

Question 4 — As this area transitions from rural to urban uses over time, are there assets or distinctive features within the area that you think should be conserved and/or incorporated into the plan? [136 responses]

- Impacts on nature, wildlife and mature tree stands
- Preservation of rural lifestyle, local views
- Conservation of rock quarry, masonic cemetery and tree farms
- Incorporate community parks, green spaces as buffers

Generally, many responses to this question pose a concern for impacts due to urban development. Many of the responses have the same themes that include the preservation of nature, wildlife, and the areas rural charm and lifestyle. Distinctive features of the area were notably the existing dense

tree stands, open rural land, and several responses specifically mention the conservation of the rock quarry with potential use as a community park, as well as the existing masonic cemetery. Along the theme of rural preservation, new commercial development was suggested to be appropriate for the area in scale and use, such as small-scale or multi-use retail development with attention to architectural features. Residents also mentioned creating buffers between development of neighborhoods with green spaces, preserving existing trees that line the area and provide natural habitat for wildlife. This also includes the incorporation of open green spaces throughout the majority of the Fox Ridge Road Area Plan.

Question 5 — What else should we know or consider as we move forward with the Fox Ridge Road Area Plan? [116 responses]

- Traffic impacts
- Walkability and pedestrian/bike paths
- Open green spaces
- Various opinions about housing affordability
- Concerns for new development density, utilities and aesthetics

Moving forward with the Fox Ridge Road Area Plan, residents expressed their concerns for traffic impacts from new urban development. There is existing concern for traffic near the roundabout on Hill Road, and the general increase of traffic on Hill Road. Responses specified consideration to traffic impacts as the plan moves forward, with suggestions on how to mitigate existing and new traffic conditions. Much of these suggestions also revolve around increasing the walkability of the area through the inclusion of carefully planned pedestrian and bike paths that connect the existing features of the Fox Ridge Road area. These connections were also suggested to include neighborhood green spaces in order to consider connectivity between open space and any new development. Especially considering the potential future development of the high school site, residents expressed further concern for traffic impacts and circulation along Hill Road.

There were also many varying opinions about housing affordability, whether or not new units should be market rate or primarily affordable. Some responses expressed the need for affordable housing options for residents within the City of McMinnville, while others expressed concerns for density and a desire to preserve the rural nature of the area. Overall, there is consistent responses regarding the overall density of new units in their appearance, ensuring that any new development does not appear to be out of place from the existing neighborhood character. When discussing medium to high-density developments, considerations to new utilities and their impacts, and overall aesthetics were noted. The survey responses emphasize community and neighborhood-oriented development for residents of Fox Ridge Road the surrounding area.