

# Memorandum



**Date** 3/28/2023  
**Project Name** Fox Ridge Road Area Plan

**To** Chris Green, HHPR  
**cc** Tom Schauer, City of McMinnville  
**From** Margaret Raimann, SERA Design

**Subject** Fox Ridge Road Area Plan Community Design Workshop #1 Summary

As part of the planning process for the Fox Ridge Road Area Plan, the City of McMinnville hosted a community design workshop on March 21<sup>st</sup>, 2023 from 6 to 8 p.m. SERA Design led the workshop with assistance from the prime consultant on the project, Harper Houf Peterson Righellis Inc. (HHPR). The purpose of the workshop was to present the findings from the opportunities and constraints analysis and gather feedback from community members on the preferred development scenarios for the Fox Ridge Road area. Over 50 people attended and participated in the design workshop, and community members also have an opportunity to provide input through a survey open through April 10<sup>th</sup>, 2023. This memorandum summarizes the workshop event and the key themes that emerged from the community input.

## Workshop Summary

The format of the workshop included a 30-minute presentation with an opportunity for questions from community members. The City of McMinnville and HHPR started the presentation with an introduction to the project and previous planning efforts that led to the development of the Fox Ridge Road Area Plan. They provided an overview of the consultant team and the project phases. This event was the first of two community design workshops with the first focusing on development scenarios and the second focusing on plans for parks, open space, and connectivity.

SERA Design presented background information that helped to guide community members in the workshop activity following the presentation. This section of the presentation included an overview of potential development typologies for the area; land use guidelines provided in the Fox Ridge Road Framework Plan; an overview of existing conditions in the area; and a draft of an opportunities and constraints area for consideration in the development scenarios. Prior to starting the small-group workshop activity, community members were welcomed to ask questions to help clarify the purpose and potential development scenarios.

Following the presentation, City staff and the consultant team facilitated small-group discussions in table groups with about 8-10 community members at each table. Each table was provided with a map of the Fox Ridge Road area, precedent imagery with potential development typologies, and tools for drawing and envisioning the location of land uses for future development. Facilitators asked questions to guide the discussion including:

- Are there opportunities or constraints we missed in the draft map?
  - What opportunities are you excited about?
  - What other ideas do you have for this area?
- Given the opportunities and constraints where would you like to see the following land use development typologies?
  - High-density residential
  - Medium-density residential
  - Low-density residential
  - Neighborhood-service commercial / office
  - Parks / open space

After about one hour of small group discussions, the workshop concluded with a representative from each group sharing a few ideas with all workshop participants. The key themes that emerged from the workshop activity are summarized in the next section, and images of each map that the groups produced are provided in Appendix A. Community Design Workshop #1 Notes.

## Key Themes

The key themes that emerged from the community design workshop are summarized below. The project team will use these themes to guide the draft development scenarios and further discussions with the Project Advisory Committee.

- **Offer a range of housing types.** The Framework Plan outlines minimum acreages for medium and high-density housing. Some groups stated they preferred to meet the minimum acreage for these housing types while other groups proposed exceeding these minimums. One rationale given for exceeding these limits was to bring a greater variety of housing density to an area of McMinnville with existing residential densities that are generally lower than other areas of the city.
- **Locate medium higher density housing types near eastern boundary of area.** Most groups agreed that the medium and high-density housing types would fit best along Hill Road or other areas along the eastern boundary of the Fox Ridge Road area, given physical constraints and limited capacity of Fox Ridge Road.
- **Focus on design of new development.** Many groups raised concerns about creating well-designed developments with the new housing proposed for this area. They asked whether certain design standards could apply to the planning area to ensure this goal is achieved.
- **Connect open spaces.** This area will include substantial acreage for parks and open space due to the constraints that may restrict development and overall community need for more areas for recreation. The workshop participants suggested that the open spaces should also be connected via greenways and include connections to the existing multimodal network in the City of McMinnville. Open green spaces were suggested to preserve existing community resources including the masonic cemetery, rock quarry pond, and key viewpoints. Many groups proposed that the neighborhood park should be accessible by a range of residents living in all housing types. The second community workshop will focus on open spaces and will provide another opportunity for the community to provide input.
- **Consider traffic impacts of new development.** Many of the concerns related to increased development along Hill Road focused on increased traffic demand and the existing function of intersections along Hill Road that border the area. A future task of this planning effort will include analysis of transportation infrastructure and an identification of needs for the preferred development scenario.
- **Provide alternative access and connectivity.** Related to the traffic concerns, some groups suggested alternative access points to reduce demand on Hill Road and Fox Ridge Road. Community members raised concerns about the existing capacity and condition of Fox Ridge Road as a narrow right of way with sight distance issues and no shoulders. Future work on this project will include a more detailed look at these potential connections as well as another opportunity for the community to provide input on this topic.

## Next Steps

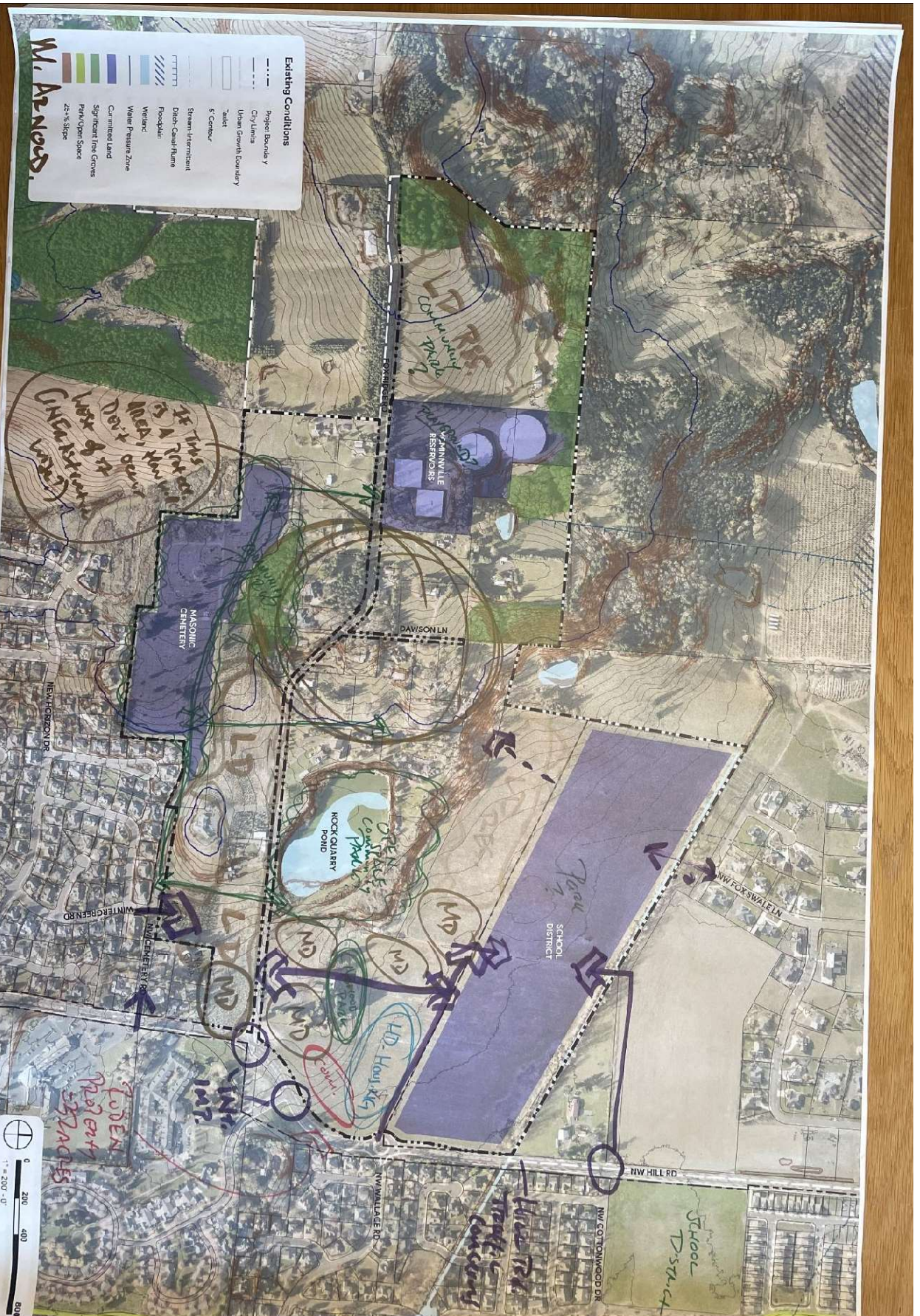
The next step in this process is for the SERA team to develop the draft development scenarios based on the community input provided in the design workshop and the survey (open through April 10<sup>th</sup>). City staff and the Project Advisory Committee will provide further input on the development scenarios, leading to a preferred scenario for the Fox Ridge Road Area Plan. The community will have another opportunity to provide feedback at the second community design workshop in June 2023.

# Memorandum

## APPENDIX A. COMMUNITY DESIGN WORKSHOP #1 NOTES

This appendix includes images of notes taken on maps for the small-group activity at the March 21, 2023 workshop.







# Opportunities & Constraints

**Opportunities**

- Potential Gateway
- New Street Connection
- Potential Key/Interaction
- Landmark
- Green Corridor
- Potential Open Space
- Potential Trail
- New
- Agricultural Heritage
- Tree Canopy Preservation
- Sub-drain

**Existing Conditions**

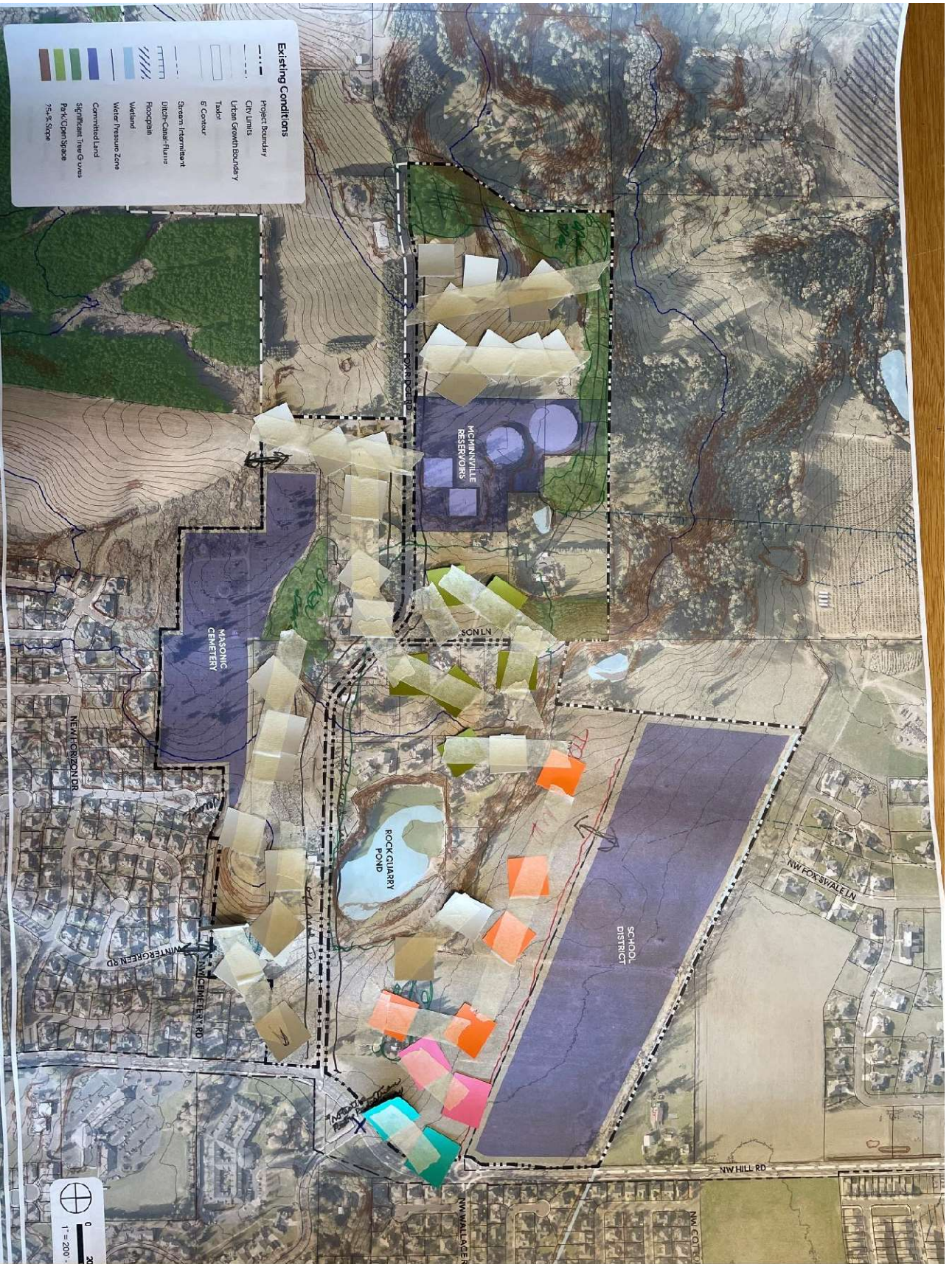
- Project Boundary
- City Limits
- Urban Growth Boundary
- land
- 5' Corridor
- Major Street
- Residential Building
- Carriway/Rain
- Street-Intermittent
- Shrub-Corridor
- Wetland
- Water Pressure Zone
- Significant Tree Groves
- Park Open Space
- 25%+ Slope

**Constraints**

- Essex
- Conservation Land
- Steep Slope









City of McMinnville  
**Fox Ridge Road Area Plan**  
Memorandum



ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS  
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**Date:** June 14, 2023  
**To:** Tom Schauer, City of McMinnville  
**From:** Chris Green, HHPR  
**Subject:** Community Design Workshop #2 Summary

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### 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.

### 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 21, 2023
- Project Advisory Committee (PAC) Meeting #4 – August 2, 2023

**ANNOTATED BASE MAP NOTES**

[Refer to Appendix A]

"Special" part - Forest/Theme Park

Nature / educationally / industrial / green spaces, greenways

Trail + view point to larger park?

Parking for trail & viewpoint

Important natural feature - need public access

View Point \* band

loop trail

View Point \* band

Education - features re: H2O

Respect of the utility of the pond / infiltration

Walking trails, benches, viewpoints

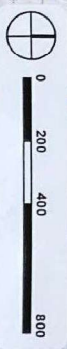
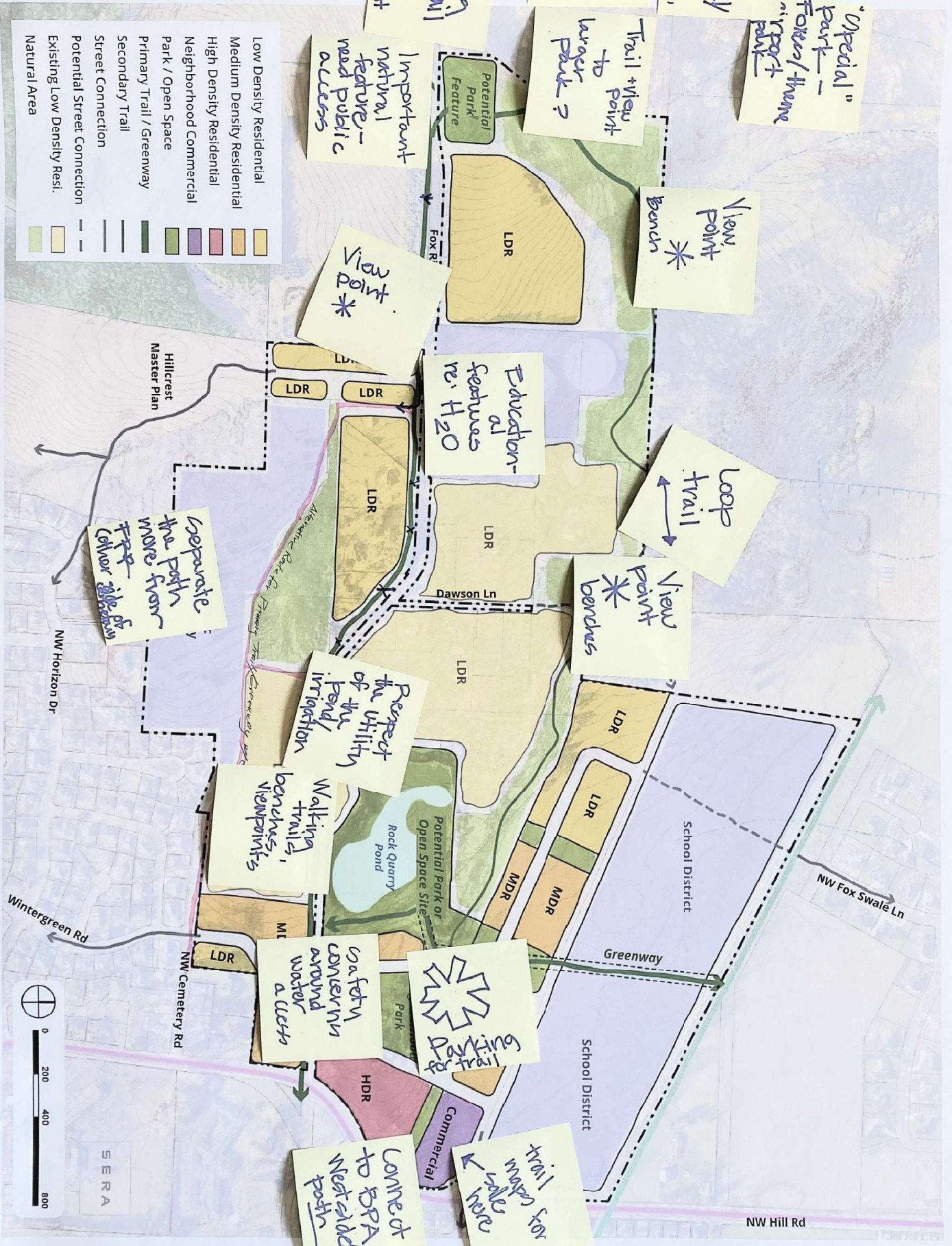
Walking safety concerns around water access

Give trail map here

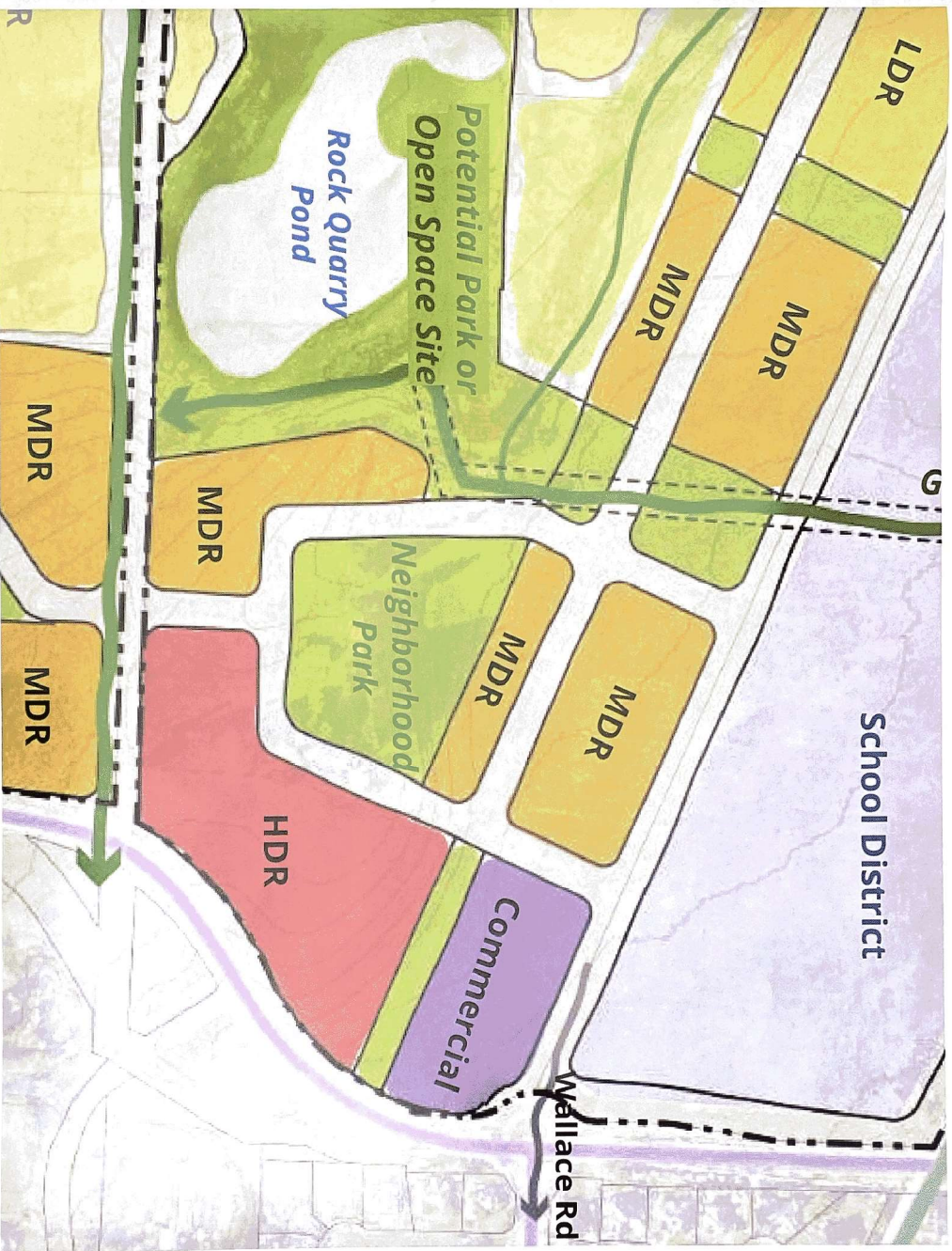
connect to BPA / westside path

Separate the path from other side of hillcrest master plan

- 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



SERA



- MIXED AGE / MIXED AGE ACTIVITIES

- WATER FEATURES
- VIEW OF MOUNTAINS
- DOG PARK
- BASKET BALL
- PLAYGROUND
- PICKLE BALLS?
- GARAGE
- TREES / SHADE
- OUTDOOR ROOMS / PICNIC
- SAFE PLAY/STORAGE (BAG)
- AS BIG AS POSSIBLE
- WIDE STREETS / SAFE STREET
- VAULTED PORCHES / LINEN ROOMS
- MULTIPLE DECK AND PORCHES VS. A SINGLE LARGE SPACE
- CUMBRINGS
- REST ROOMS
- HORSE STABLE

SAFETY  
FOR  
MULTI-USE  
ROADS

GREENERY  
ALONG  
ROADS

WORK  
WITH  
RIDGE  
LINES +  
TOPOGRAPHY

SOUTHWARD  
CONNECTIONS

SEATING  
ALONG  
PATHS

POTABLE  
WATER

ACCOMMODATE  
DATE  
THROUGH-  
THAPS,  
SHORTER LOOPS

SLOW/  
MINIMIZE  
TRAFFIC

GREEN  
LINKER  
PARKS  
ALONG  
HILL

EASEMENTS  
FOR  
PEDESTRIAN  
USE  
ALONG  
ROADS

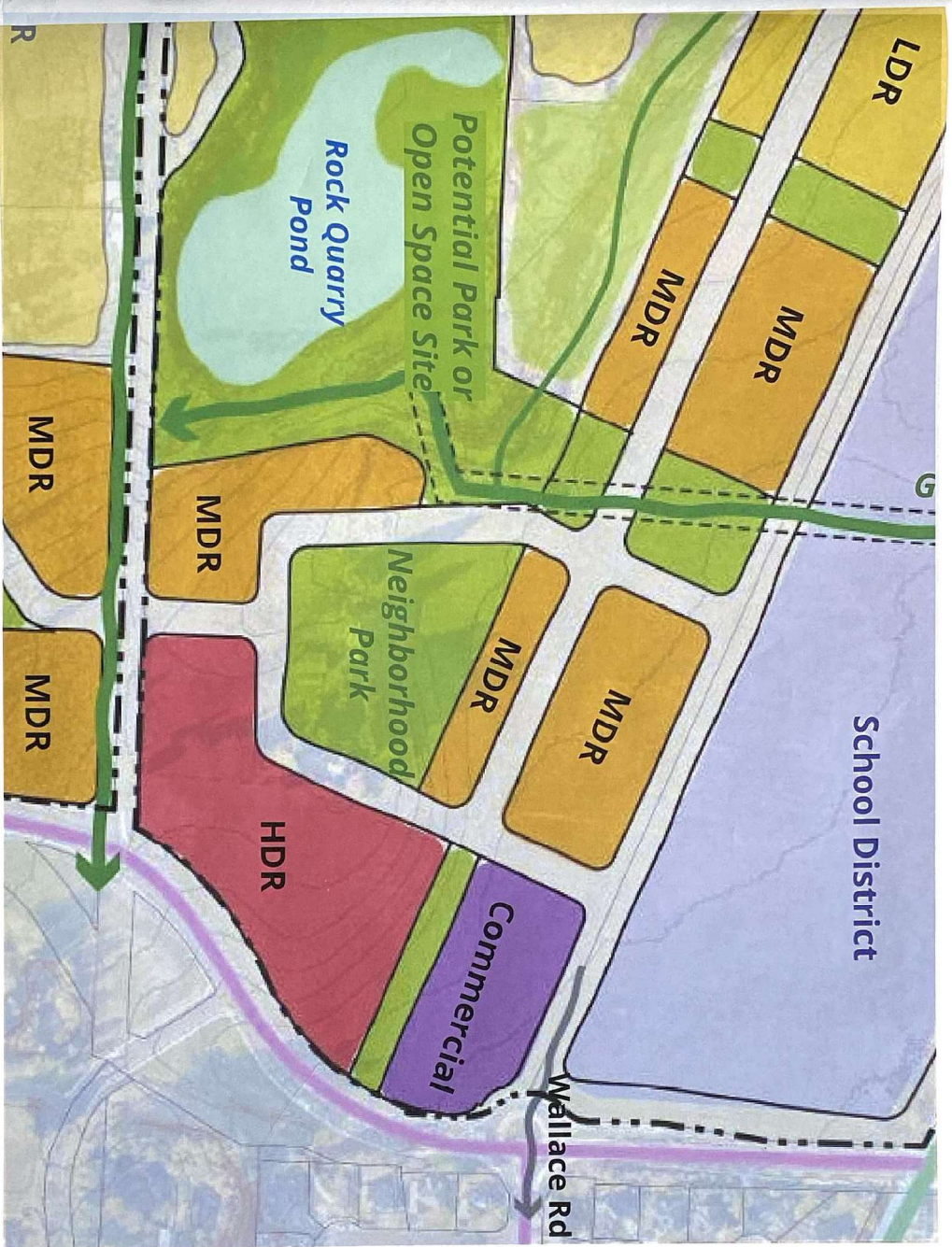
AMEND  
MDR TO  
HDR.  
EXPAND  
PARKS

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

- Low Density Residential
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- Natural Area



SERA



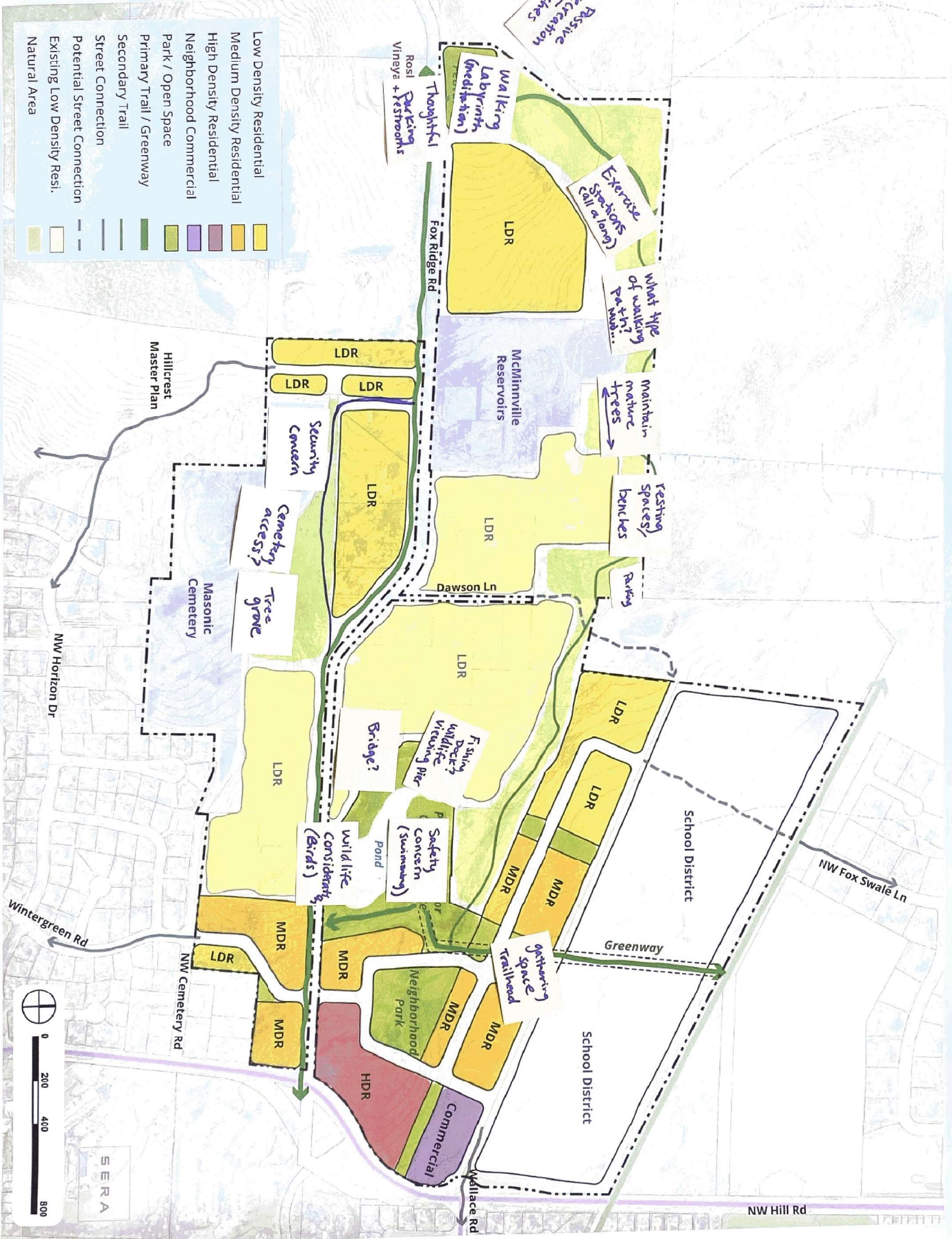
QUARRY

- WALKING LOOP
- COMMUNITY MEETING SPACE
- VIEWPOINTS
- SEATING/BENCHES
- MORE OF AN OPEN SPACE/NATURAL

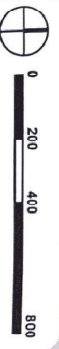
SAFETY

- BIKE-FRIENDLY PATHS (STROBELIAS, ETC.)
- CONNECTIVITY (PROMOTE NON-AUTO.)
- PRESERVATION OF NATURE, EXISTING TREES
- PARKING THAT IS APPROPRIATE FOR THE NEIGHBORHOOD/VISITORS PROJECTS
  - TO SCALE
- COLLABORATION WITH LOCAL ORGS. (EDIBLE LANDSCAPES, ETC.)
- COMMUNITY GARDEN
- MULTI-GENERATIONAL APPTL
  - BOG PARK
  - SLATE PALE
  - MOVIE NIGHTS, MUSIC
  - MAINTAIN OPEN SPACES FOR MULTI-USE
- UTILIZE SMALLER GREENSPACES
  - POSSIBILITY FOR SMALLER SCIE
  - EMPHASIS ON AREAS NEAR HDR
  - PLAN FOR FUTURE SHADE TREES
  - LOW-INTENSITY / IMPACT PLANTINGS
- PICNIC TABLES
- BATHROOMS, WASTE MANAGEMENT, WATER FOUNTAIN
- BIKE REPAIR STATION
- COMMUNITY-BASED ART INSTALLATIONS
- COMMUNITY/CENTRAL MEETING LOCATIONS
- GREEN SPACE PROPORTIONED TO MAX. DENSITY

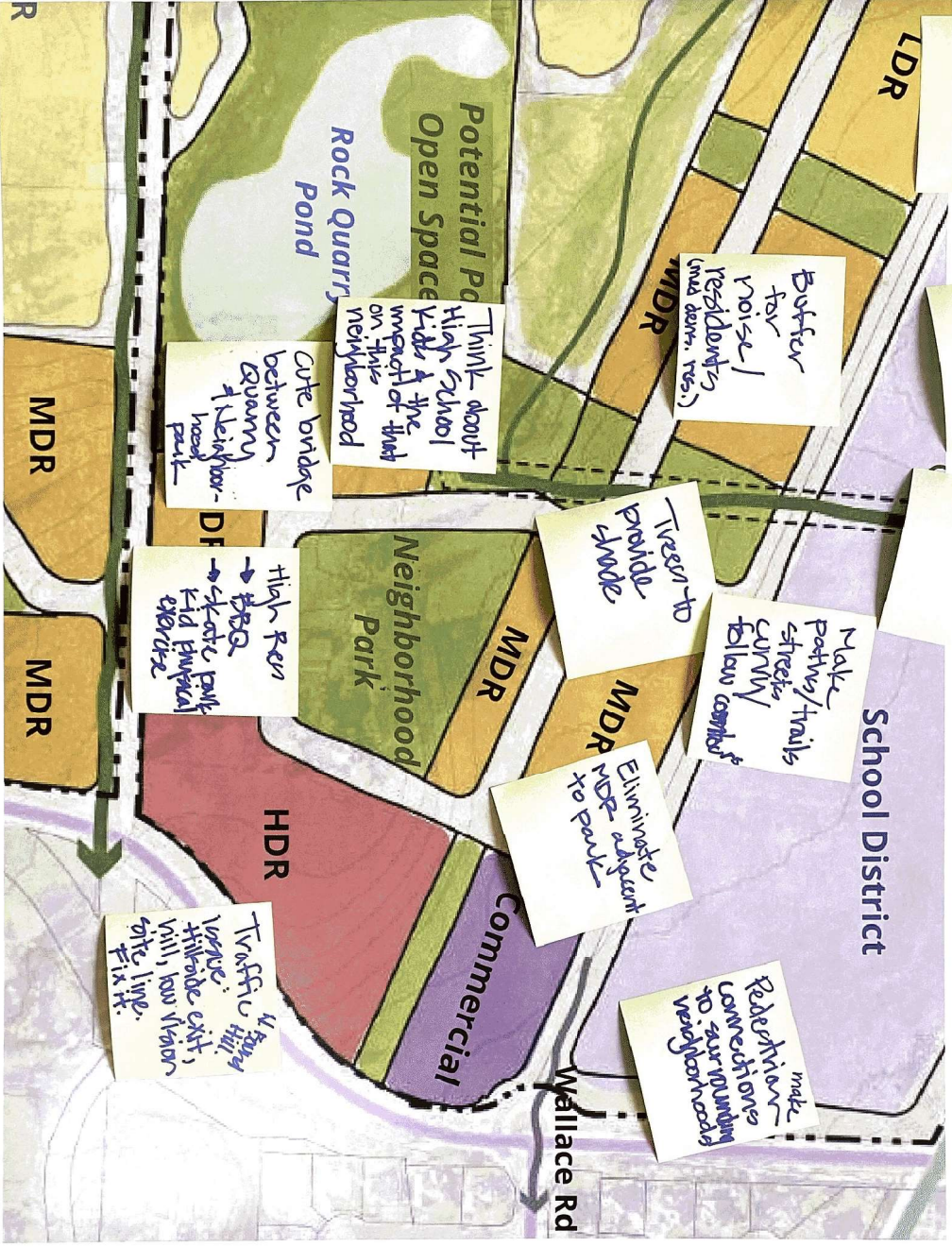




- Low Density Residential
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NW Hill Rd



Community gathering area

shaded shelter / play area

Like Jay Pearson

Buffer for noise / residents (and down. res.)

Trees to provide shade

Make paths/trails streets sunny / follow contours

Eliminate MDR adjacent to park

make Reservations connecting to surrounding neighborhoods

Think about High School Vids & the impact of that on this neighborhood

Cute bridge between Quarry & Neighbor-hood park

High Res → BBQ → skate park → kid municipal exercise

Traffic Hill. 4 ways: use: hillside exit, hill, low straton take line. fix it.

LDR

MDR

MDR

MDR

MDR

MDR

MDR

HDR

Commercial

School District

Wallace Rd

Potential Open Space

Rock Quarry Pond

Neighborhood Park

