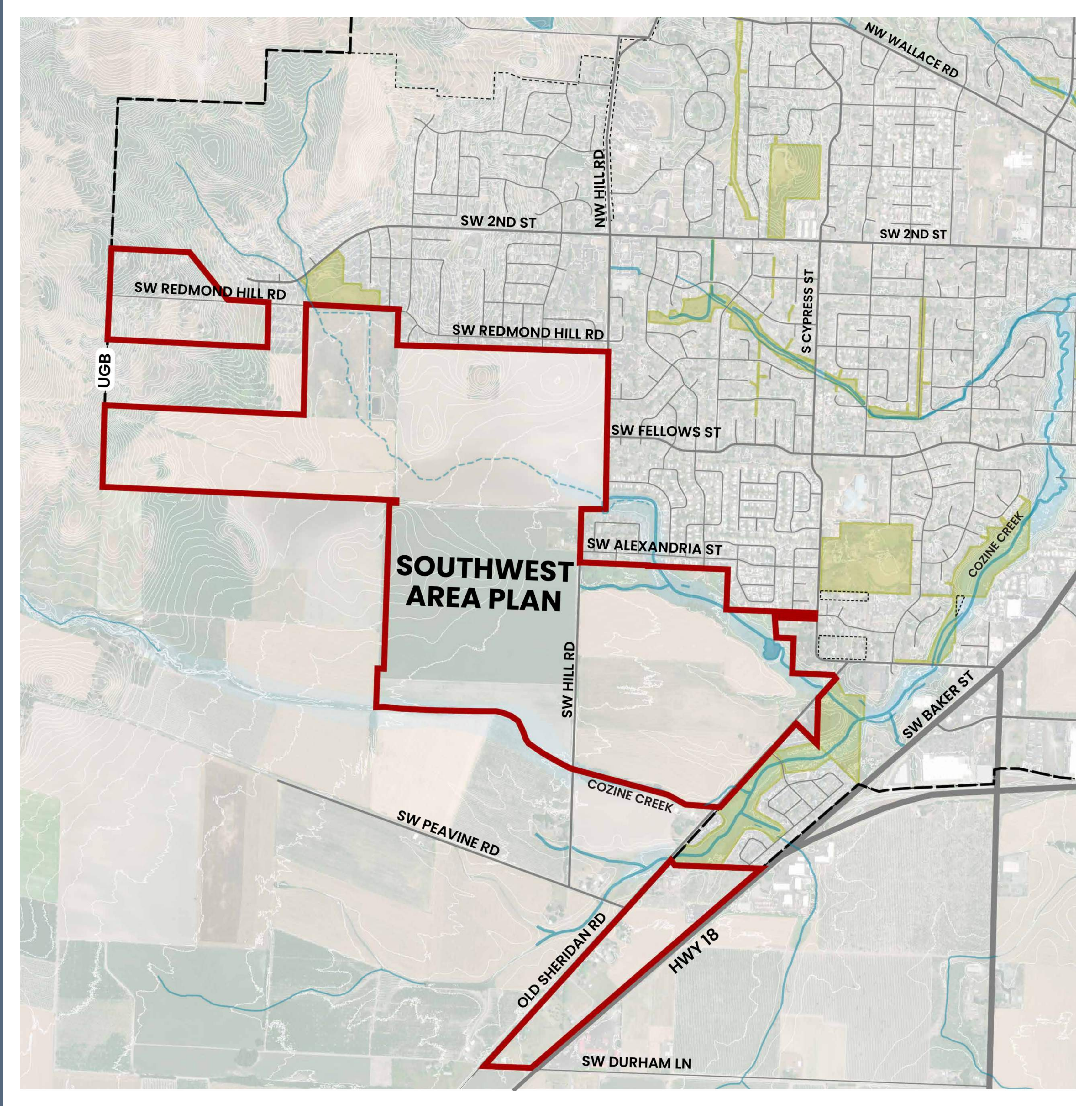


SOUTHWEST AREA PLAN COMMUNITY OPEN HOUSE



Welcome in!

Thank you for joining us for this Community Open House!

The City of McMinnville is creating an Area Plan for the southwest part of McMinnville’s Urban Growth Boundary (UGB), nearly a square mile of land designated for the City’s future growth.

The Area Plan. The plan builds on the community’s shared vision and will help shape future neighborhoods, which will include a mix of homes, parks, greenways, neighborhood shops, and space for future school needs.

As properties in this area look to join the city and develop, they’ll need to show how their development plans fit into the community vision reflected in the Area Plan.

The Community Open House. This Open House builds on work completed in the first phase the project. Based on public input and ideas shared in 2025, we have developed three preliminary concepts for the plan.

At today’s open house, we want to hear from you about the concepts and which concept, or which parts of each concept, you like the most. Your input will help guide the creation of a preferred alternative for the plan.

PURPOSE OF THE PLAN

This plan will guide development of McMinnville's Next Great Neighborhoods. What will that look like for McMinnville?

In 2020, the City adopted a new three step process that guides how areas within the Urban Growth Boundary (UGB) area planned for future annexation and development.



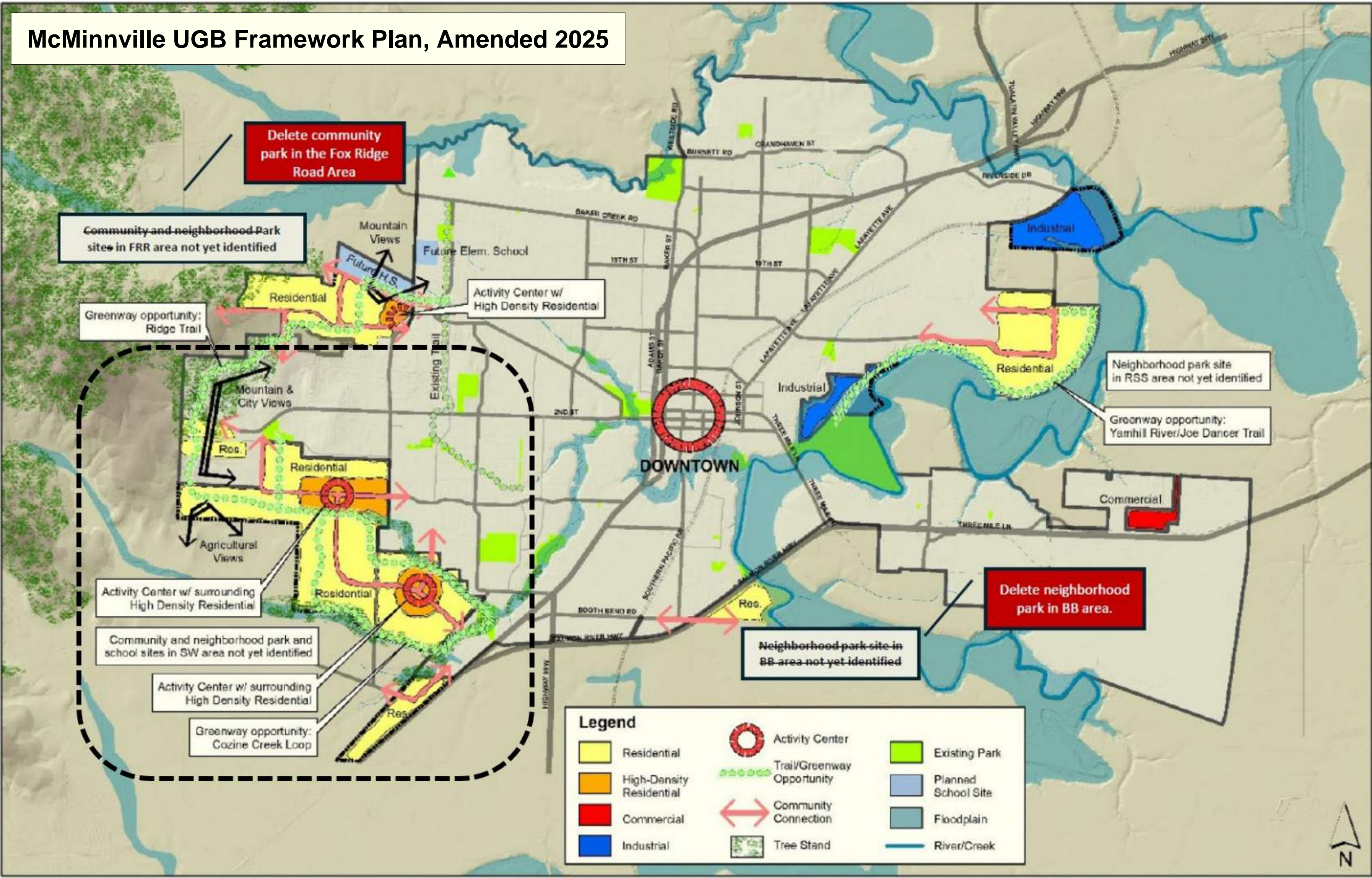
The City has adopted a Framework Plan that identifies the types of land uses expected within different Urban Growth Boundary areas, along with a high-level framework map. This planning framework is guided by the City’s adopted Great Neighborhood Principles.

The area plan provides a more detailed plan. Once the plan is adopted, property owners seeking to annex into the city and develop must prepare a master plan that shows how the specific property will be consistent with the identified land needs and community vision in the adopted area plan.

***Note:** This plan does not annex property, require property owners to annex, or rezone properties. Property owners may continue to use their land under existing County zoning unless and until they choose to pursue annexation. This plan is not a detailed site design or development plan.*



FRAMEWORK PLAN



The City’s Growth Management and Urbanization Plan (MGMUP) provides a high-level framework for how different areas within the Urban Growth Boundary are expected to grow over time, including general land use types and activity areas. The framework is intended to guide future planning, not to show specific development or site designs.

The three concepts shown today build on and refine the framework elements for the Southwest Area Plan area. We’re asking for your feedback on how these concepts interpret the framework and what elements you think should be carried forward as the preferred concept is developed.

Framework Plan Elements

Land Use		Area Need
Commercial		40 acres <i>Area includes 2 Neighborhood Activity Centers (NACs) with 10-20 acres of retail/employment in each. Additional commercial outside NACs to meet the identified 40 acre total</i>
Residential	High Density Residential	30 acres (15 acres within each NAC)
	Lower & Medium Density Residential	Significant area of residential development to achieve average density of 5.7 units per acre overall
*Parks and Open Space	Public Space within NACs	4 acres (2 acres within each NAC)
	Community Park	20 acres min.
	Neighborhood Park	5 acres min.
	Greenways & Trails	To be determined based on site conditions
	Natural Areas (Wetlands/Unbuildable Floodplains)	To be determined based on site conditions
**Early Learning Center		10 acres
TOTAL SITE AREA: 640 ACRES		

*Parks to be within ½ mile of every residence; could be partially within NAC if meeting this provision, but not required

**Early learning center could be within NAC, but not required

If these uses are within/partially with NAC, total land use needs would be balanced accordingly

The NACs can be approximately the same size or different sizes within the specified land use ranges

What is a Neighborhood Activity Center (NAC)? Neighborhood Activity Centers are intended to be small, walkable neighborhood hubs that provide nearby services, housing, and gathering places to support daily needs. As identified in the MGMUP, NACs are designed to serve surrounding neighborhoods and help create complete, connected, and livable communities.

GREAT NEIGHBORHOOD PRINCIPLES (GNPs)

The City's adopted Great Neighborhood Principles guide this work. These reflect community priorities and help guide how the concepts are refined into a preferred concept. As you review the boards, consider how well each concept aligns with these principles.

1. Natural Feature Preservation



2. Scenic Views



3. Parks & Open Spaces



4. Pedestrian Friendly



5. Bike Friendly



6. Connected Streets



7. Accessibility



8. Human Scale Design



9. Mix of Activities



10. Urban-Rural Interface



11. Housing for Diverse Incomes and Generations

12. Housing Variety



13. Unique and Integrated Design Elements



WHAT WE'VE HEARD

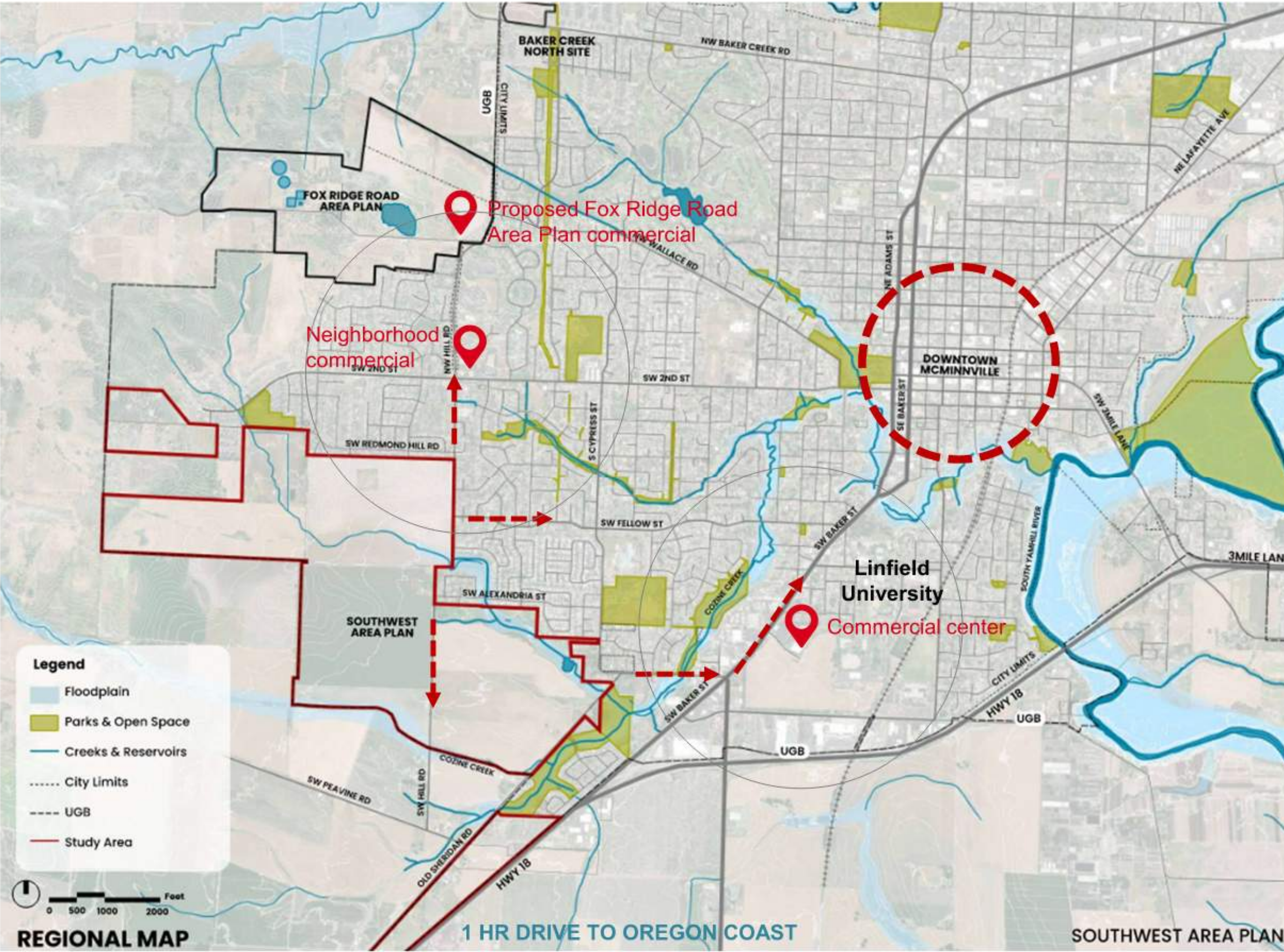
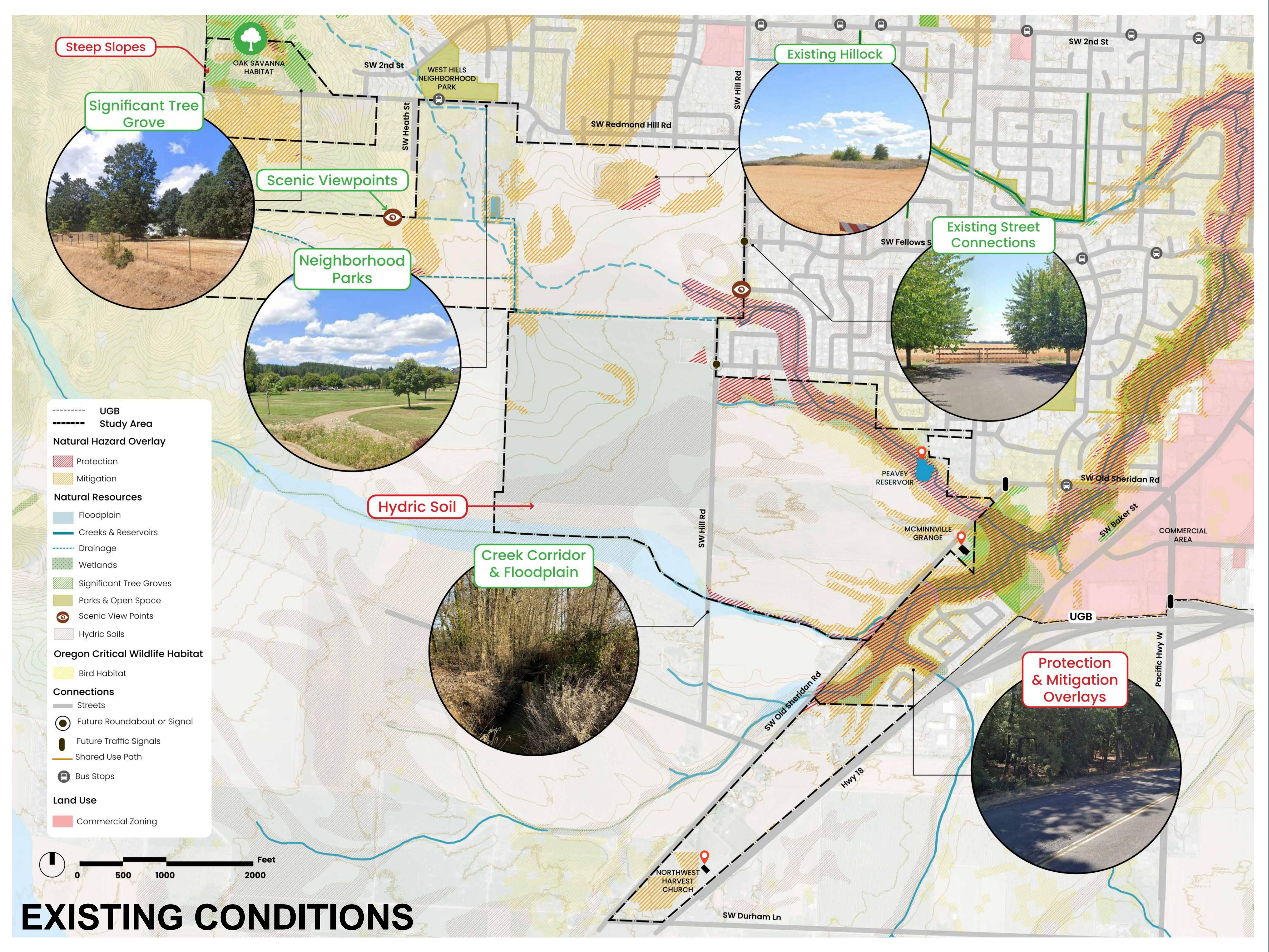
Through surveys, workshops, meetings, and community conversations, we’ve heard several shared priorities for the Southwest Area Plan:

Housing Types	Parks & Open Spaces	Connections	Neighborhood Commercial
			
Range of housing types for affordability and aging in place	Well-connected and centrally located parks, trails, and greenways.	Walkable and bike-friendly neighborhoods with safe multimodal connections.	Everyday neighborhood commercial services located near housing.

- New development should fit well with existing neighborhoods and reflect the character of McMinnville.
- Thoughtful transitions are important where new development meets existing homes and rural or natural areas.
- People want a well-connected network of streets, trails, and paths so traffic is spread out and walking and biking feel safe and convenient.
- Transportation connectivity should avoid over-reliance on a limited number of street connections.
- The plan should consider traffic, speed, and circulation implications for adjacent areas.
- Parks, open spaces, and access to nature are highly valued and should be easy to reach for both new and existing residents.
- Natural features such as trees, creeks, hillsides, and views should be protected and incorporated into the design.
- Building scale, appearance, and placement matter, especially along neighborhood edges and key corridors.
- There is support for a mix of housing types and neighborhood-serving uses, paired with safe access and good design.
- While growth is expected, people want change that is carefully planned, well designed, and responsive to community input.

**Emphasis on protecting natural resources, especially tree groves and creek corridors.*

SOUTHWEST AREA PLAN



The study area is bordered by existing neighborhoods to the north and east and rural areas to the south and west, where careful planning is needed to manage transitions and connections to larger parks and greenway networks.

Existing Conditions

- The plan area includes a **mix of natural features and developed edges**, including existing neighborhoods, parks, and street connections.
- Environmental constraints such as **steep slopes, hydric soils, creek corridors, and protection/mitigation overlays** influence where development and infrastructure can occur.
- **Significant tree groves, wildlife habitat, and scenic viewpoints** are key features that shape how the area functions and feels today.
- **Existing street connections and access points** help inform future circulation, connectivity, and traffic distribution.
- **Open spaces, hillocks, and views** contribute to the character of the area and present opportunities for thoughtful transitions and buffering.
- These existing conditions help identify opportunities and constraints that guide refinement of the concepts and development of the preferred concept.

CONCEPT DIAGRAMS: THE BIG PICTURE

Concept	<p>Concept 1: Central Destinations</p> <p>"Destination" land uses organized around Hill Road</p>	<p>Concept 2: Loop Connects Greenways</p> <p>Higher density and commercial organized along Greenways and an internal loop street</p>	<p>Concept 3: Dispersed Destinations</p> <p>Density organized around three "nodes" of activity and destinations</p>
Key Organizing Idea			
Key Attributes	<ul style="list-style-type: none">• Activity organized along Hill Road• Larger NAC at north, smaller NAC serving southern area• Small commercial area off Old Sheridan Rd• Centrally located Community Park, activated by higher density and connecting the Greenways• Neighborhood Park with views	<ul style="list-style-type: none">• Commercial activates Greenways• Community Park along Greenway, adjacent to commercial• Neighborhood Park near community assets like the grange and reservoir• Density distributed along proposed primary loop street and Old Sheridan Road	<ul style="list-style-type: none">• Activity distributed in three nodes• NACs activate major crossroads• Small commercial area within the neighborhoods, activating Community Park on rural edge• Neighborhood Park along Greenway and rural edge, close to NAC

SITE AREA

PRIMARY STREETS

→

WALKABLE MAIN STREET WITH FRONTAGE

■

COMMERCIAL NODES

■

HIGHER DENSITY RESIDENTIAL

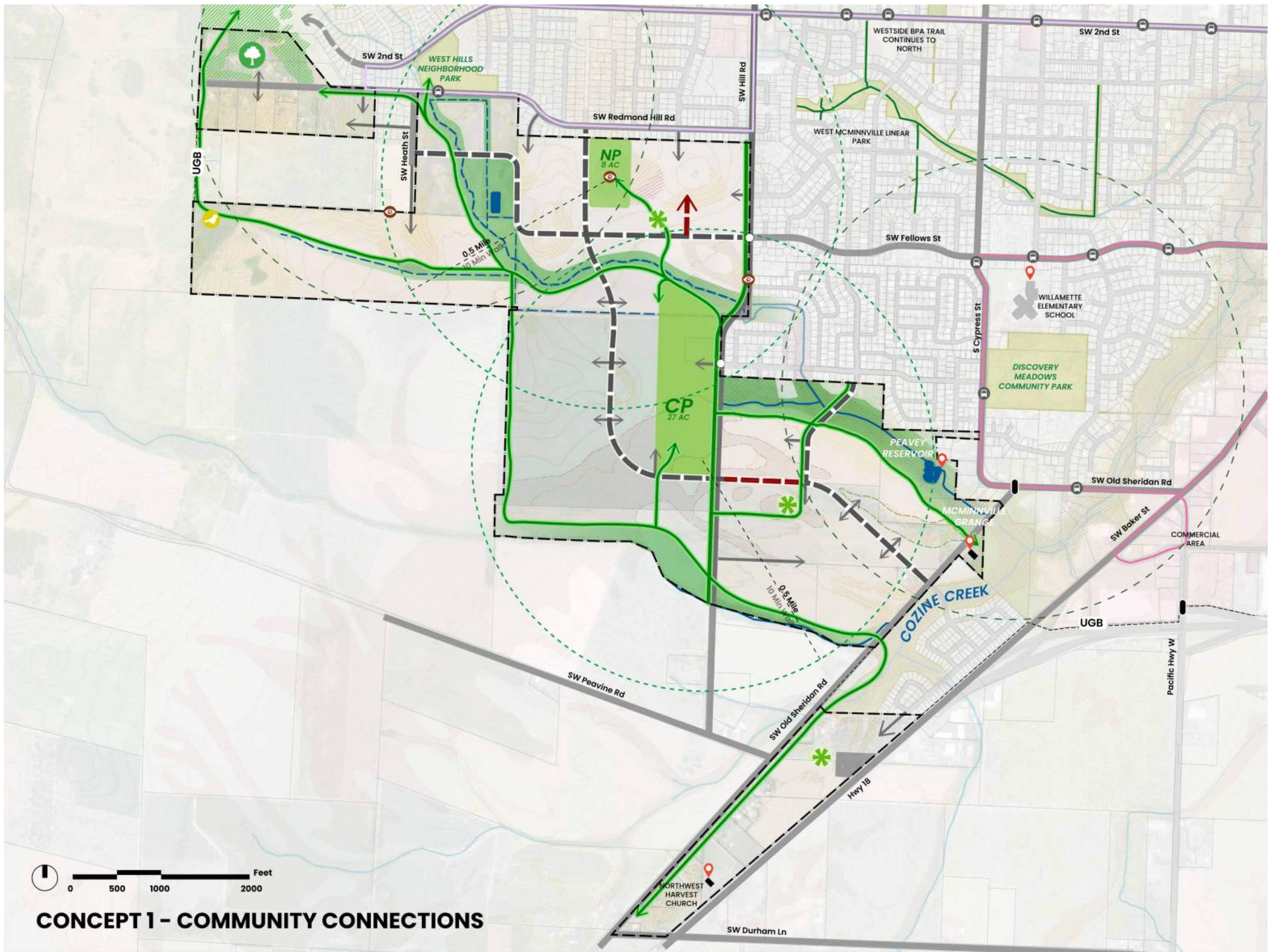
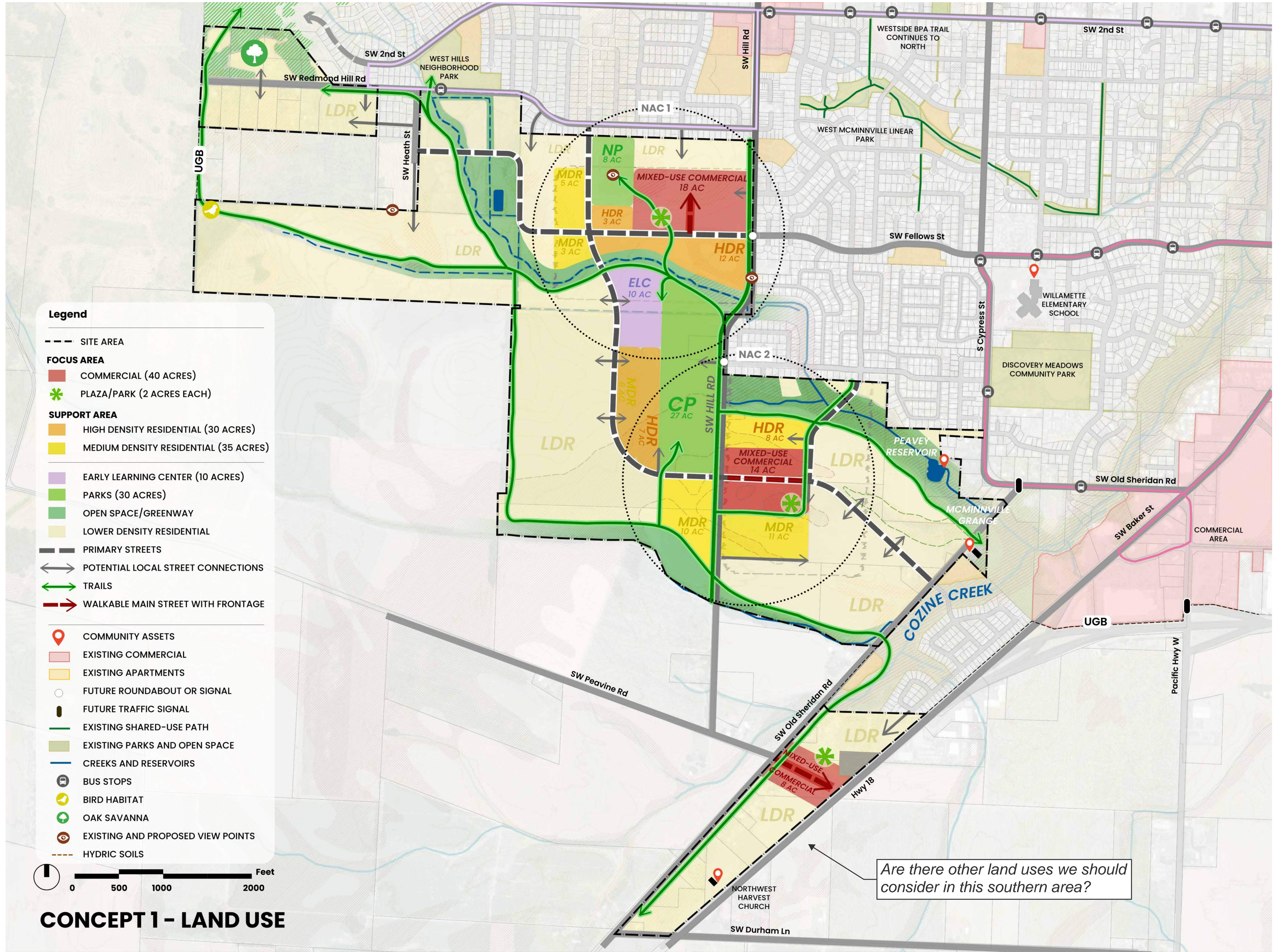
*

PARKS

■

TRAILS AND GREENWAY

CONCEPT 1: CENTRAL DESTINATIONS



- Which elements do you like?
- Activity organized along Hill Road
 - Larger NAC at north, smaller NAC serving southern area
 - Small commercial area off Old Sheridan Rd
 - Centrally located Community Park, activated by higher density housing
 - Neighborhood Park with views



Higher density residential facing parks and open space



Higher density residential along primary street

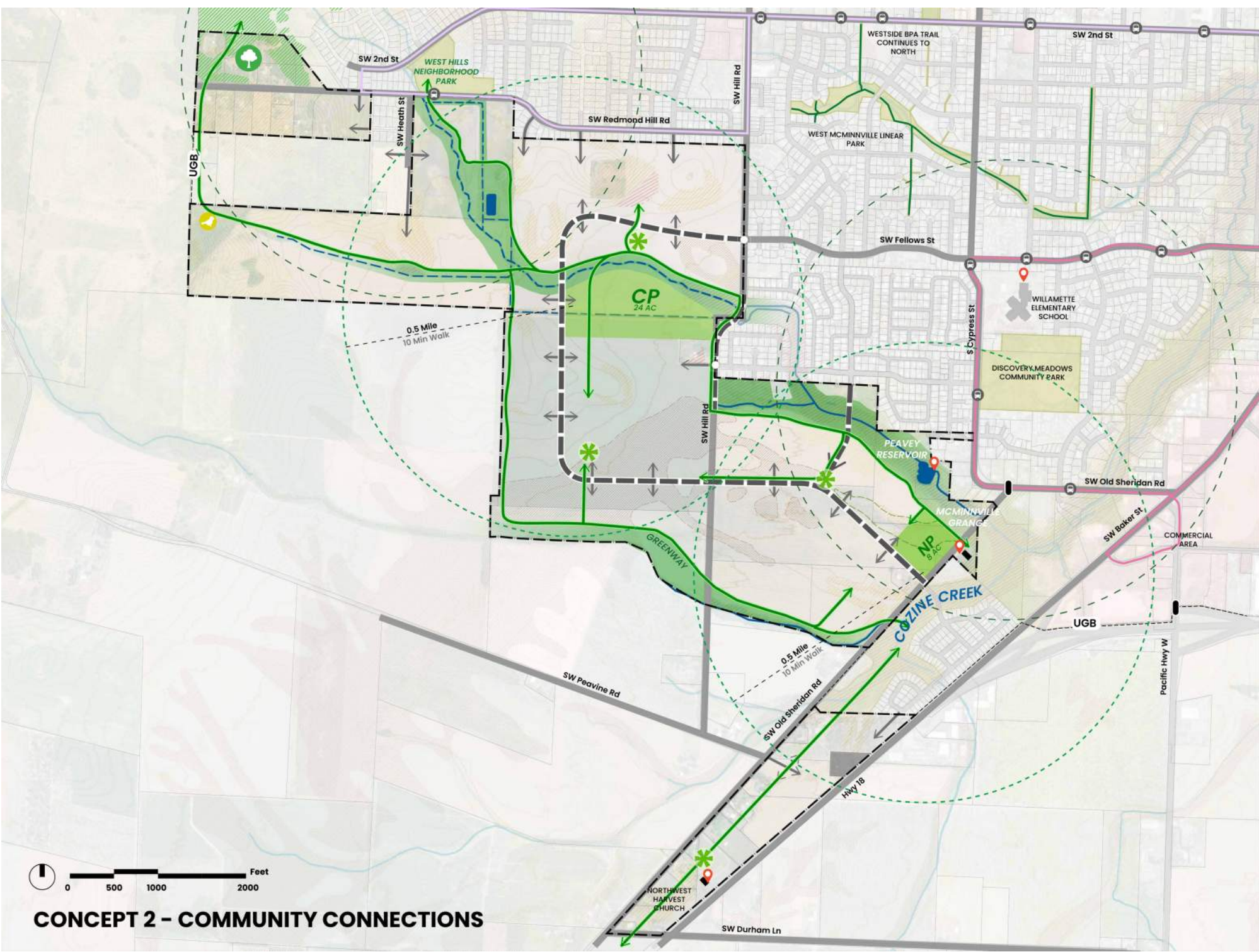
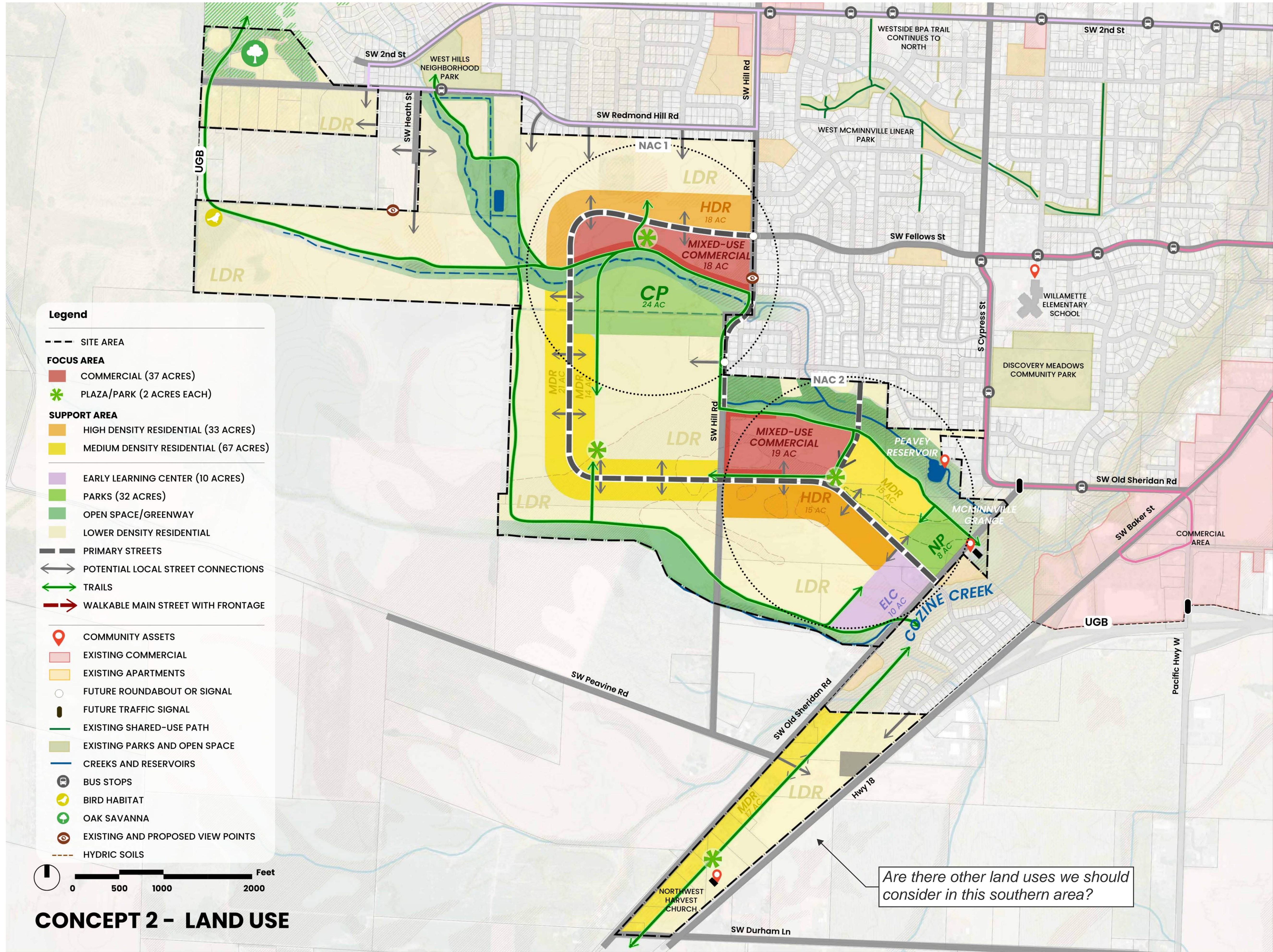


Commercial main street perpendicular to primary street



Higher density residential surrounding neighborhood commercial

CONCEPT 2: LOOP CONNECTS GREENWAYS



Which elements do you like?

- Commercial activates Greenway
- Community Park along Greenway
- Neighborhood Park near community assets like the grange and reservoir
- Density distributed along primary loop street
- Medium-density housing along Old Sheridan Road



Neighborhood commercial along greenway



Mixed density housing facing primary street

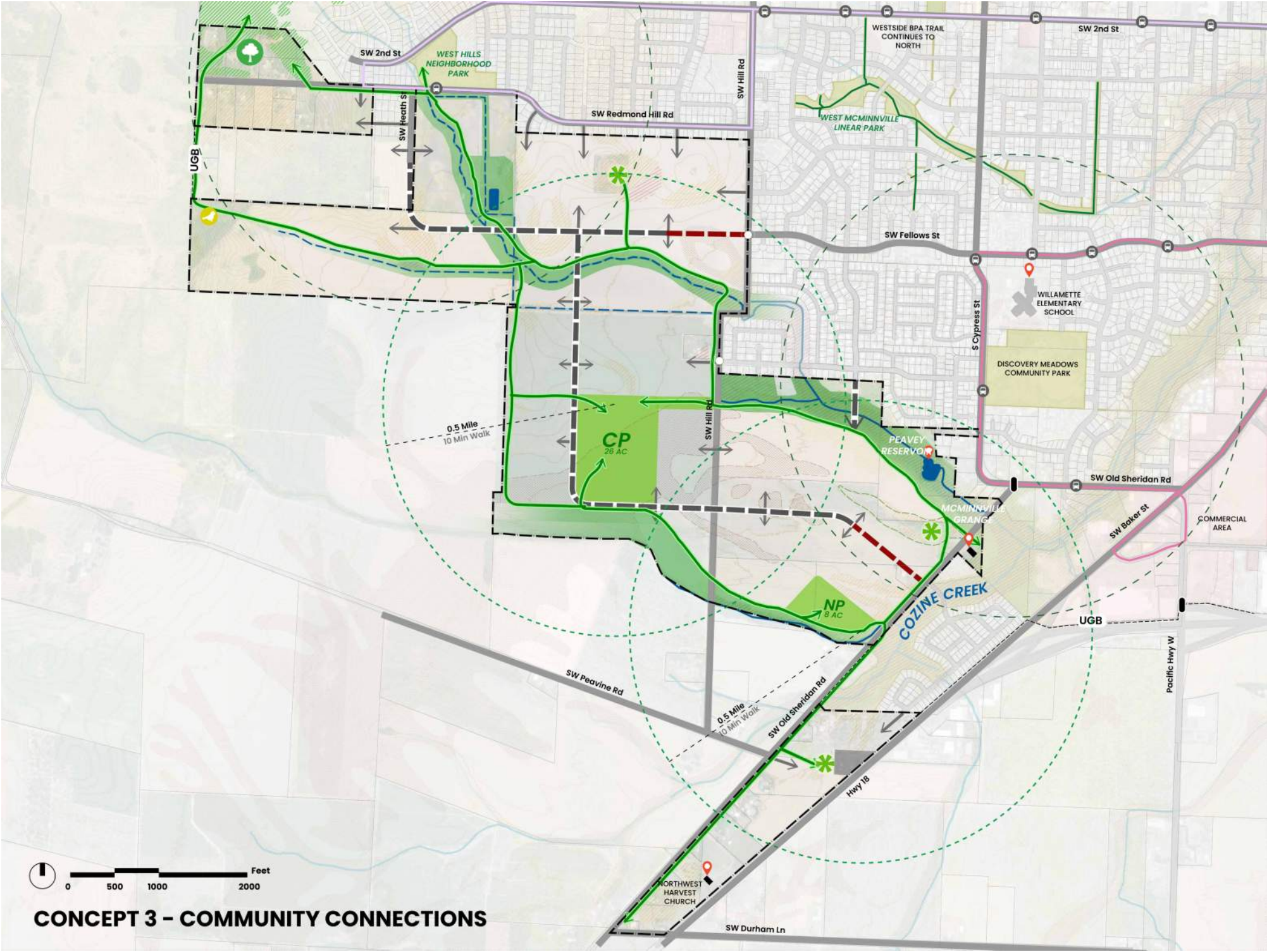
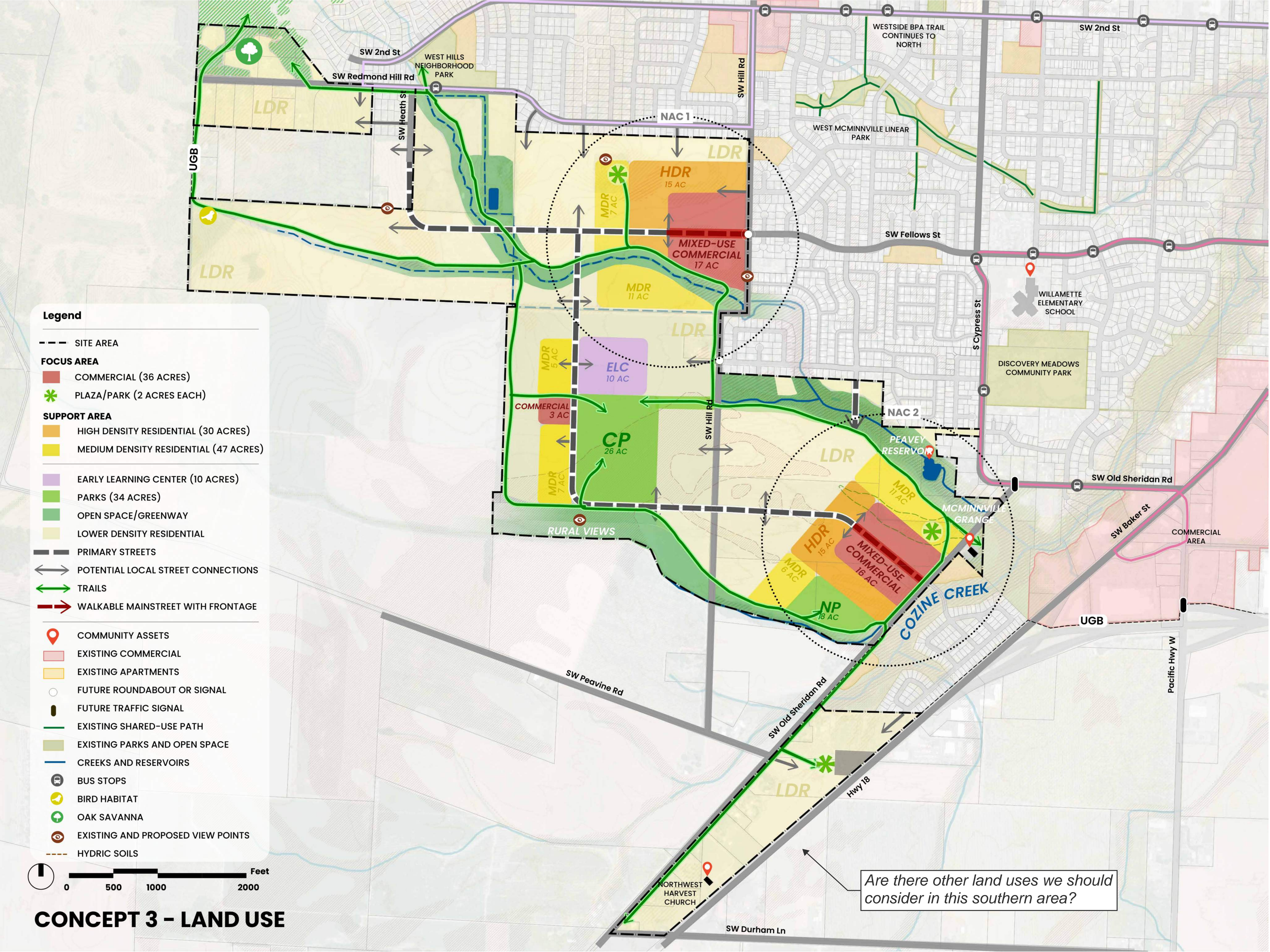


Neighborhood park uses, complementing Grange



Community park along greenway

CONCEPT 3: DISPERSED DESTINATIONS



Which elements do you like?

- Activity distributed in three nodes
- NACs activate major crossroads
- Small commercial area within neighborhood
- Community Park on rural edge
- Neighborhood Park along Greenway and rural edge, close to the southern NAC



Centrally located community park activated by mixed uses



Main street style neighborhood commercial in NACs



Neighborhood park at rural edge



Neighborhood commercial with plaza at major crossroads

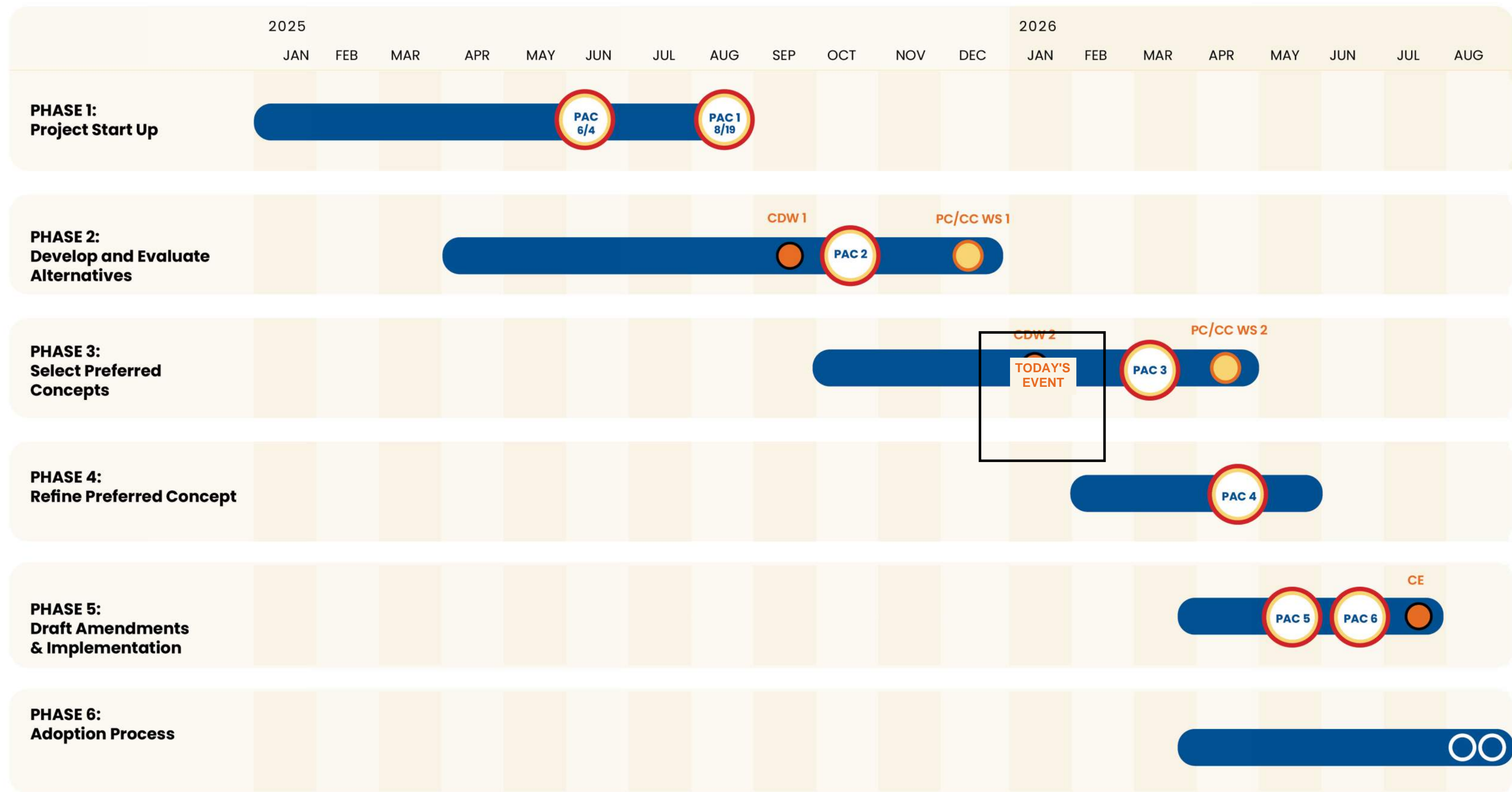
THANK YOU FOR YOUR PARTICIPATION!

Next Steps

Your input at this open house will help shape the preferred concept for the Southwest Area Plan. Next, the project team will:

- Review feedback from the community open house
- Identify common themes and priorities across the three concepts
- Combine elements that work best into a single preferred concept
- Share the preferred concept at a future public event for review and discussion

Project Schedule



Future Public Events

- **Phase 5:** Preferred Concept Community Event
- **Phase 6:** Planning Commission and City Council Hearings for Area Plan Adoption

OPPORTUNITIES FOR PUBLIC INPUT/LISTENING

- Outreach Event
- PAC Project Advisory Committee Meeting (TAC members attend)
- City Council/Planning Commission Work Session
- Public Hearing

PROJECT TEAM MILESTONES

- Project Task



STAY UP TO DATE

Scan the QR code to visit the City’s project webpage for updates, materials, and information on upcoming public meetings.

Online Comment Form

Want to share more thoughts? Use the online comment form to leave additional feedback after the open house. Printed copies are available at the sign-in table.

Comment Deadline:
February 9, 2026

Questions?
Tom Schauer
503-474-5108
tom.schauer@mcminnvilleoregon.gov



SCAN ME!