

Attachment B

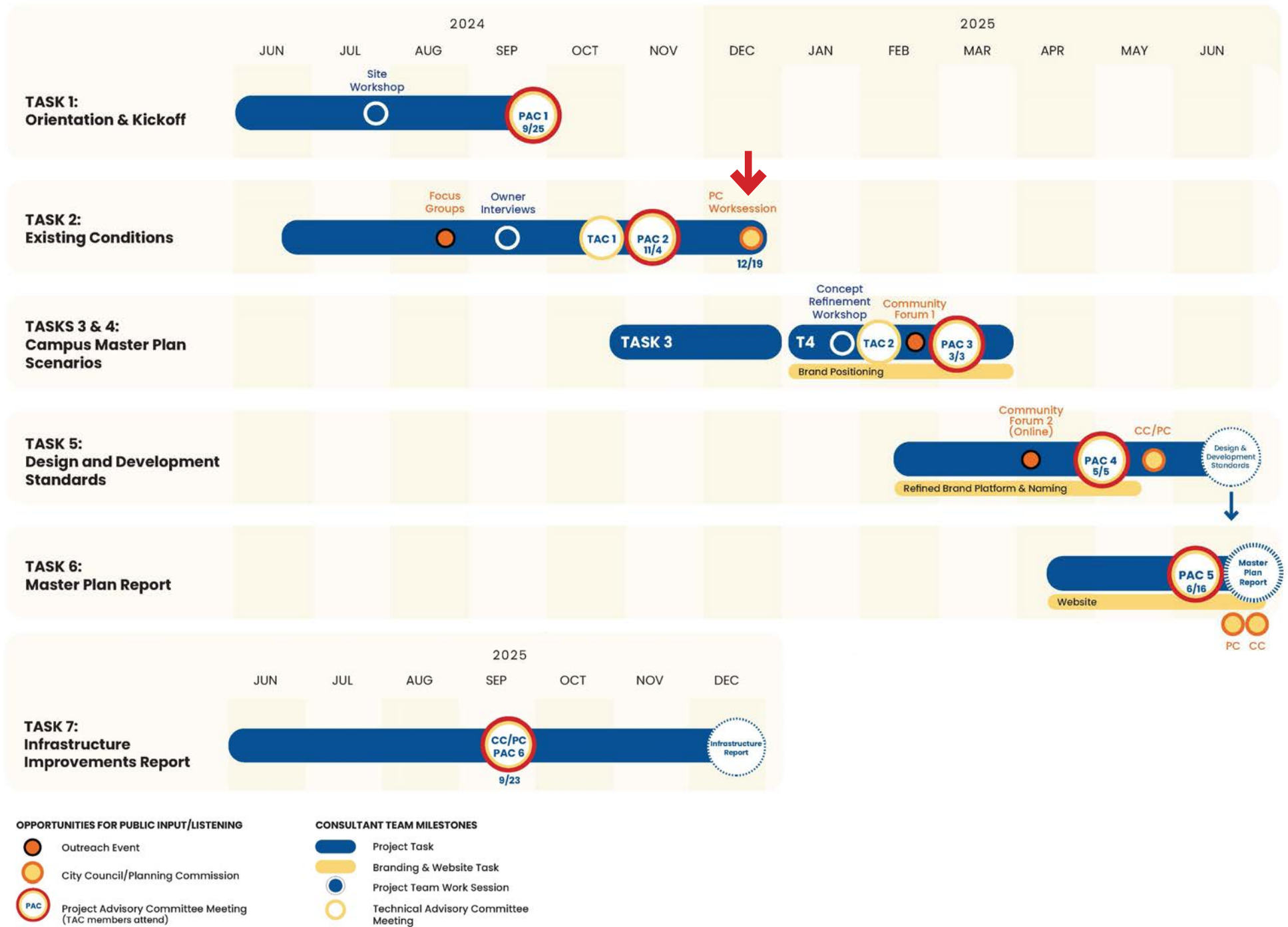
Innovation Campus Master Plan

Project Introduction & Existing Conditions

McMinnville Planning Commission

December 19, 2024





SCOPE & SCHEDULE

Innovation Campus Master Plan
McMinnville Planning Commission Work Session
December 19, 2024

Walker Macy

Urban Design and Landscape Architecture, Team Lead

JLA Public Involvement

Public Outreach and Engagement

JET Planning

Design Standards and Zoning

Atwell LLC

Civil Engineering and Infrastructure

FINE

Branding and Marketing

Lancaster Mobley

Transportation Planning


TVA Architects

Architecture for Design Standards

PROJECT TEAM

- 
- Master planning for three different growth scenarios (high-density, medium-density, and low-density).
 - Master planning will include the planned Innovation Campus and adjacent Retail Center.
 - Infrastructure feasibility analysis, including transportation, wastewater, water, power, natural gas, and broadband.
 - Preferred growth option with estimated costs, phasing, and suggested funding plan.
 - Marketing and branding campaign.
 - Campus design standards.
 - Summary report

DELIVERABLES



This Innovation Campus is envisioned to be a **collaborative space** that supports and nurtures **entrepreneurial aspirations and fosters high wage employment opportunities**, while offering **public spaces and green spaces** for community members to enjoy.

The campus is intended to be a **high-density employment campus** responding to the **next generation of industrial and entrepreneurial jobs** where research and development are nurtured and supported in a **thoughtful and intentional campus design** in partnership with product manufacturing. The campus will house a **variety of commercial and industrial spaces** to serve diverse industrial and entrepreneurial development needs, including **class “A” office space, flex spaces, incubator spaces and manufacturing facilities, and a mixed-use retail center**, interconnected with **trails and public open spaces**.



GOAL 1: A Transparent & Inclusive Process

GOAL 2: Economic Vitality

GOAL 3: Mixed Land Uses

GOAL 4: Multi Modal Transportation

GOAL 5: Aesthetics and Design

GOALS

AN INNOVATION CAMPUS IS:

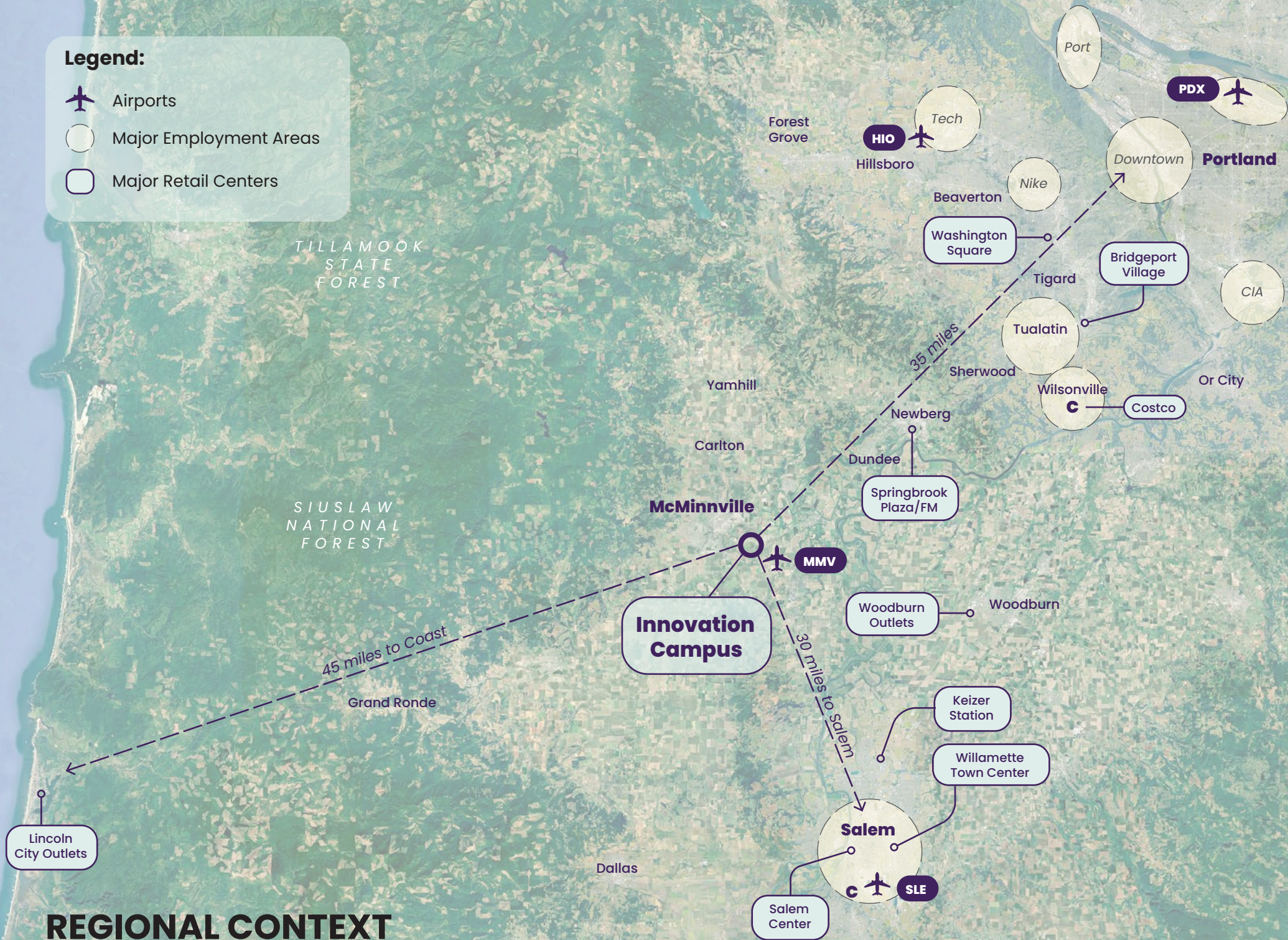
- An opportunity to **connect** the area to the rest of the city...and create something **uniquely McMinnville**.
- A **synergistic** space that provides resources to **support trade development**, small businesses, and entrepreneurs and **foster economic growth**.
- An opportunity to create **partnerships for different sectors and industries**, including education, small businesses, and **community gathering** spaces.
- A place that serves a **mix of uses**...where people can feel **comfortable and safe** to walk through.
- A place designed with **cohesion**, offering comfortable spaces for people to **connect and share ideas**.



Existing Conditions

Legend:

-  Airports
-  Major Employment Areas
-  Major Retail Centers



REGIONAL CONTEXT

Nearby Colleges & Universities:

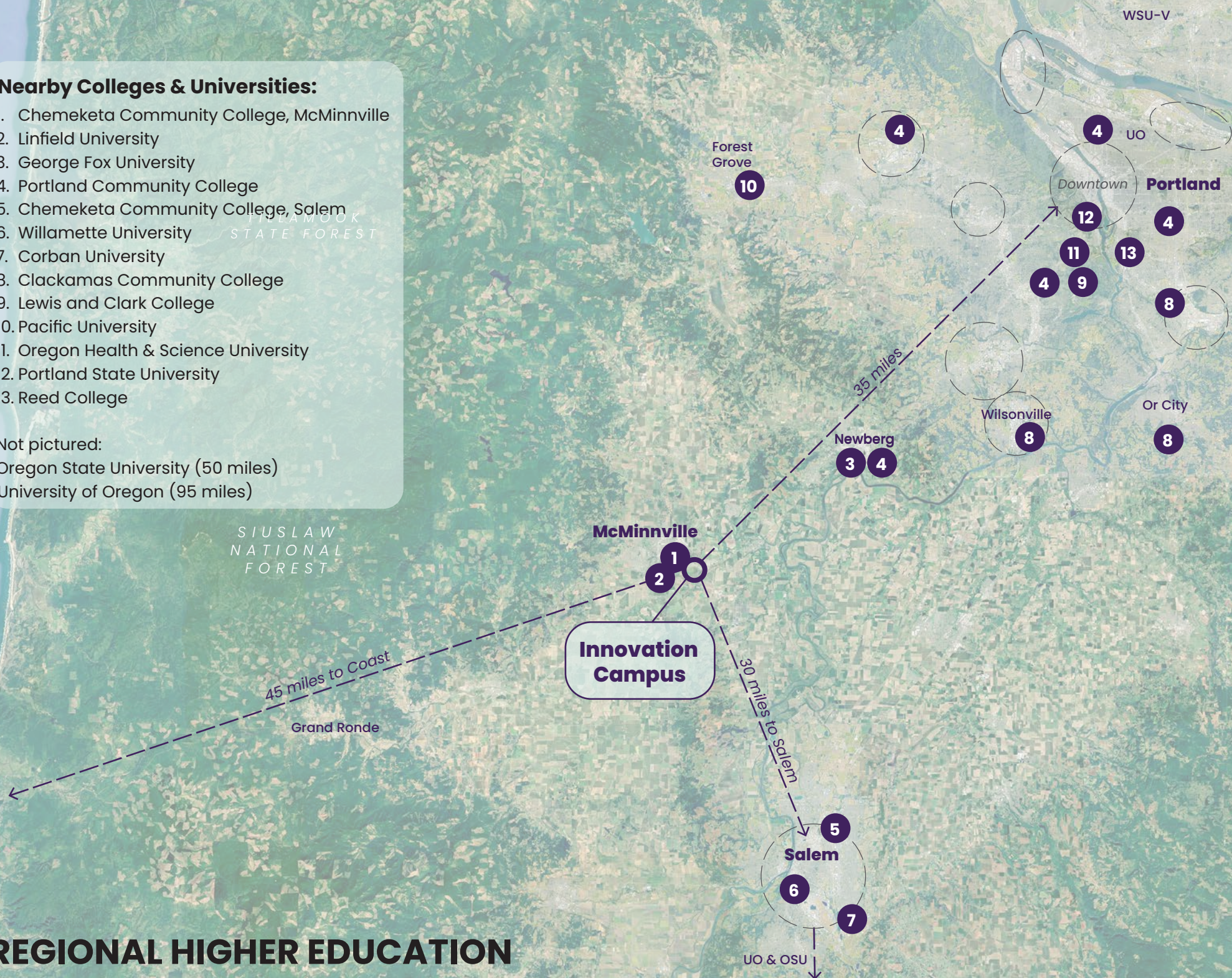
1. Chemeketa Community College, McMinnville
2. Linfield University
3. George Fox University
4. Portland Community College
5. Chemeketa Community College, Salem
6. Willamette University
7. Corban University
8. Clackamas Community College
9. Lewis and Clark College
10. Pacific University
11. Oregon Health & Science University
12. Portland State University
13. Reed College

Not pictured:

Oregon State University (50 miles)

University of Oregon (95 miles)

REGIONAL HIGHER EDUCATION



Community*

35K

Population

47.5K Forecast (2041)

38

Median Age

\$68K

Median Income

27%

Bachelor's Degree +

**Data Source: Applied Geographic Solutions,
Oregon Prospector, 2024*

***Data Source: McMinnville Economic
Development Partnership, 2020*

Economy*

15K

Labor Force

1,688

Businesses

\$2.6B

Revenue

13,824

Employees

Top Private Employers**

Willamette Valley
Medical Center

Linfield University

Cascade Steel

Parker Meggitt

Empwr Foods

Oregon Mutual
Insurance

World Class
Technology

Skyline Homes

Walmart

Freelin-Wade

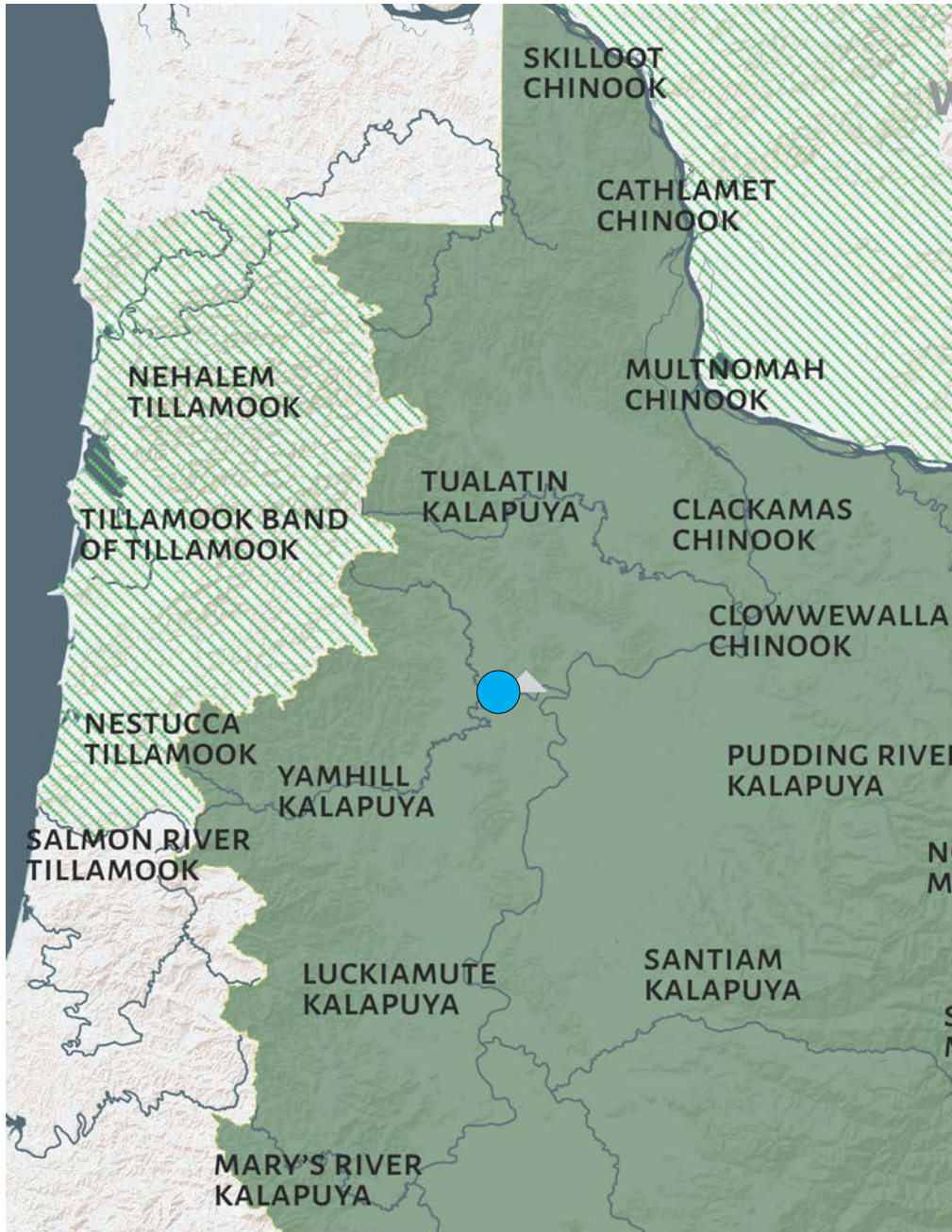
NWUAV

DEMOGRAPHICS



Key Points:

- Frontage on HWY 18
- Close proximity to Airport
- Proximity to regional higher education institutions
- Thriving Downtown
- Diverse and growing local employers



The Innovation Campus site is located on what is the traditional territory of the Yamhill band of the Kalapuya. After the 1855 Kalapuya Treaty, the Kalapuya people were forcibly removed and are now members of the Confederated Tribes of Grand Ronde.

The Tribal Homelands of the Confederated Tribes of Grand Ronde include the historic Grand Ronde Reservation, ceded lands, aboriginal homelands, and usual and accustomed areas of the Tribe. The antecedent tribes and bands that make up the modern-day Tribe have ancestral homelands ranging from southwest Washington, through most of western Oregon, to northern California.

In the 1850s the tribes and bands were forcibly relocated to the Grand Ronde Indian Reservation in northwest Oregon, in most cases after signing treaties with the United States that promised them certain rights and benefits. After federal termination in 1954, the Tribe was left virtually landless and only retained the Tribal Cemetery.

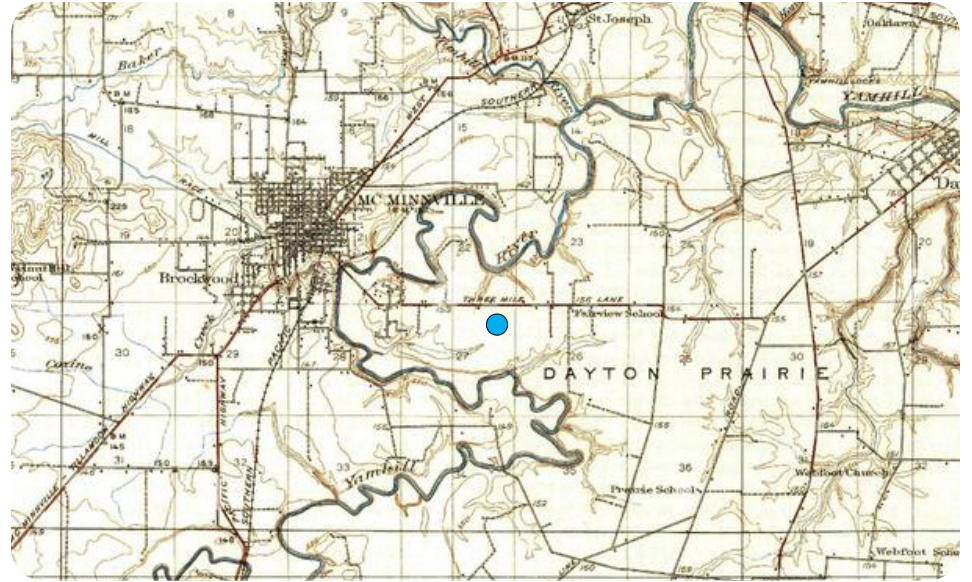
*Since restoration in 1983, the Tribal Government has made the re-acquisition of its lands a priority. The re-acquisition of lands allows the Tribe to improve and expand its services to Tribal Members, expand tribal housing, broaden their economic base, improve infrastructure, and much more.**

* <https://www.grandronde.org/services/lands/>

LAND ACKNOWLEDGMENT



1879 Map



1926 Map (note, Fairview School)



Model airplane competition at McMinnville Airport, 1947.

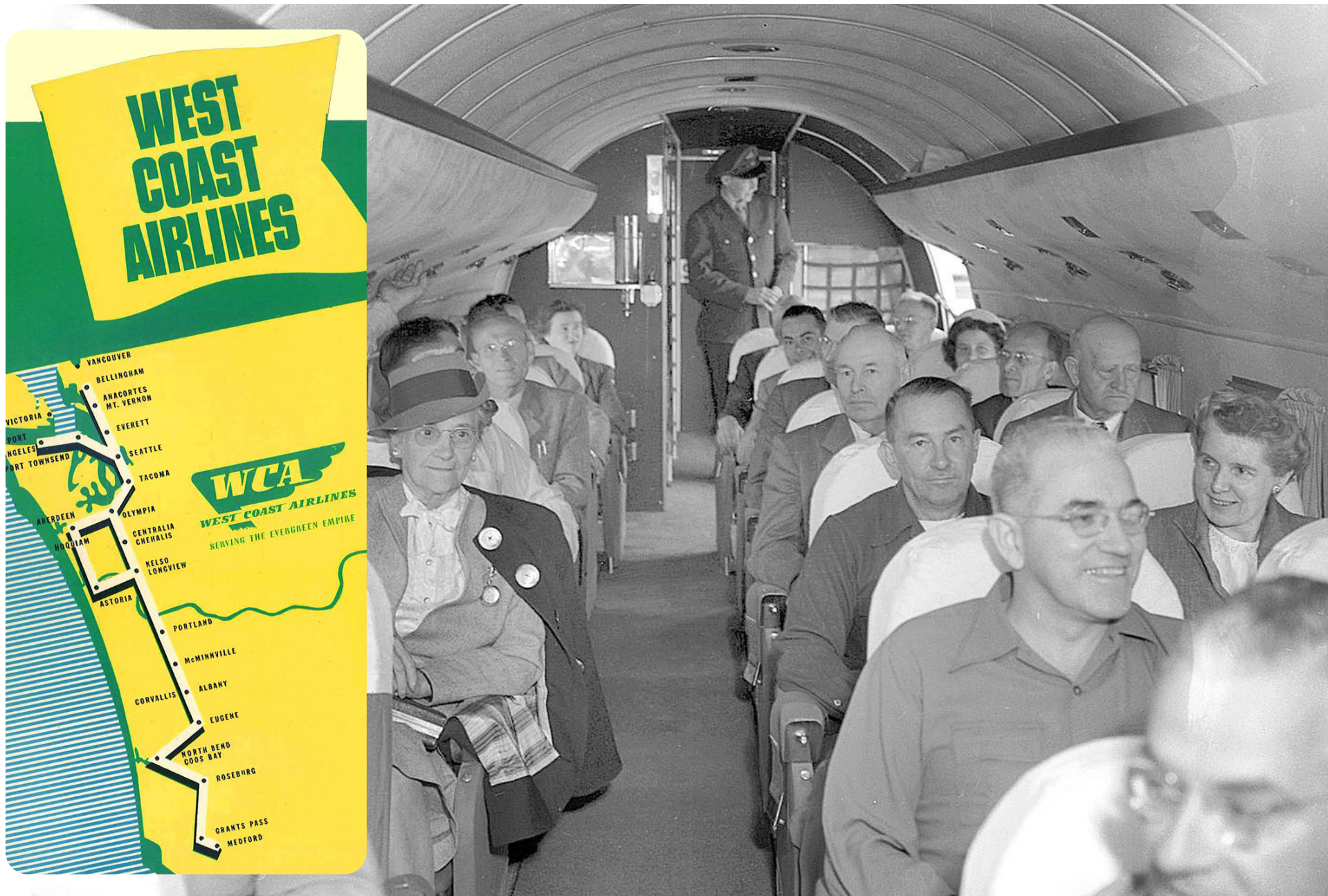


1940s Aerial



Spruce Goose Arrives, 1993

HISTORY

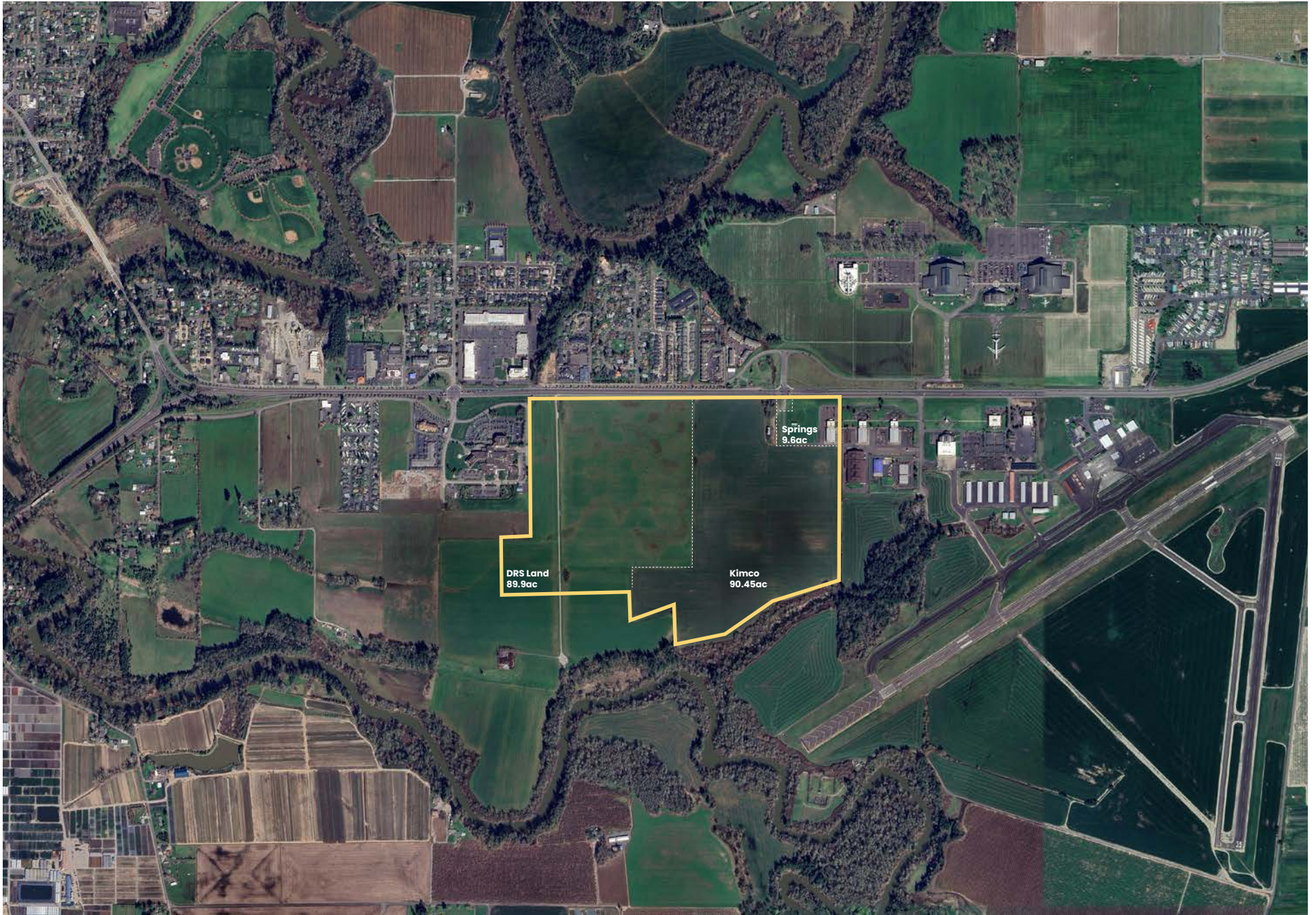


West Coast Airlines, Service from McMinnville to Portland, 3 flights/day 1947

HISTORY



1994





Flat, Open



Agricultural Legacy



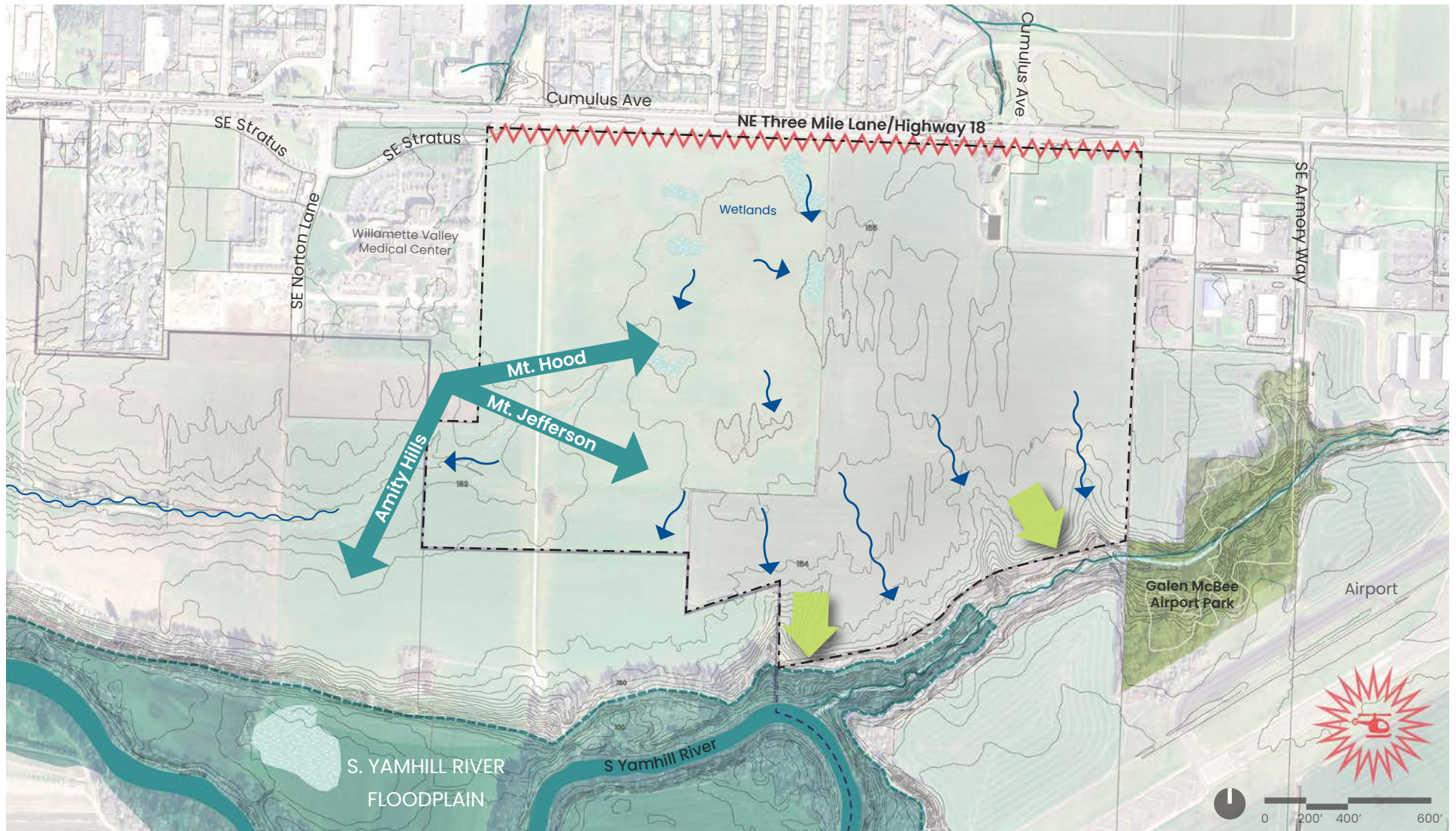
Cascade Views



Forested Edges

IC SITE ESSENCE

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Views to Mt Hood, Mt Jefferson, and Amity Hills

Prevailing winds are west-southwest, with seasonal strong southerly winds

Site soils are predominantly silty loam with good drainage

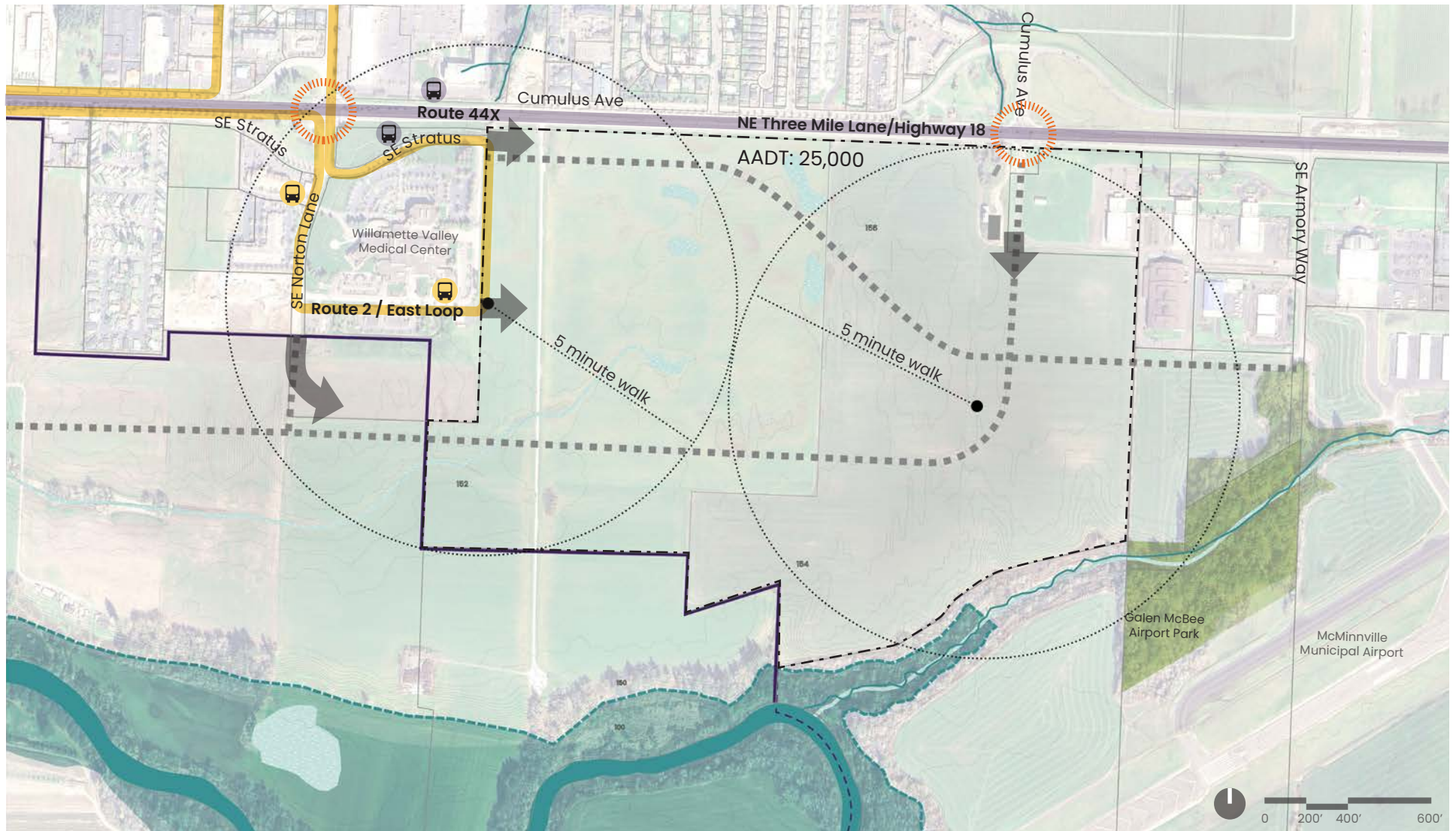
Site is predominantly flat with some slope at south towards Yamhill River

Yamhill River floodplain at south edge of site

Legend

- - - Site Boundary
- Drainage direction
- Potential access to open space
- Views
- ⚡ Noise Pollution

IC ENVIRONMENTAL CONDITIONS



No bike lanes or trails in the study area

No pedestrian connections/sidewalks between site and downtown

Route 2 connects hospital to downtown

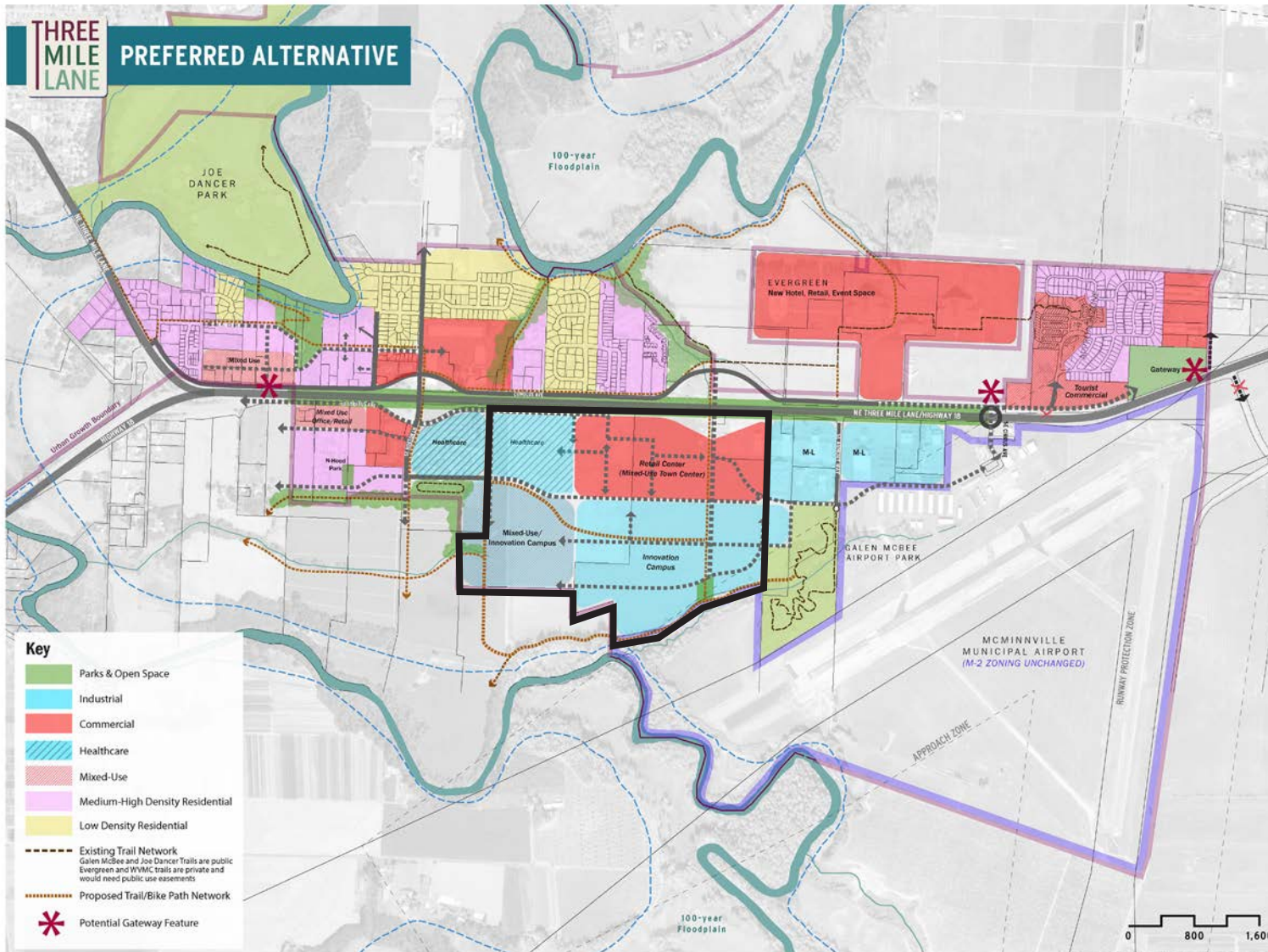
Route 44X connects from McMinnville to Tigard, one stop per day at hospital

HWY 18 Average Annual Daily Traffic (AADT) is 25,000 cars per day

IC CIRCULATION

Legend

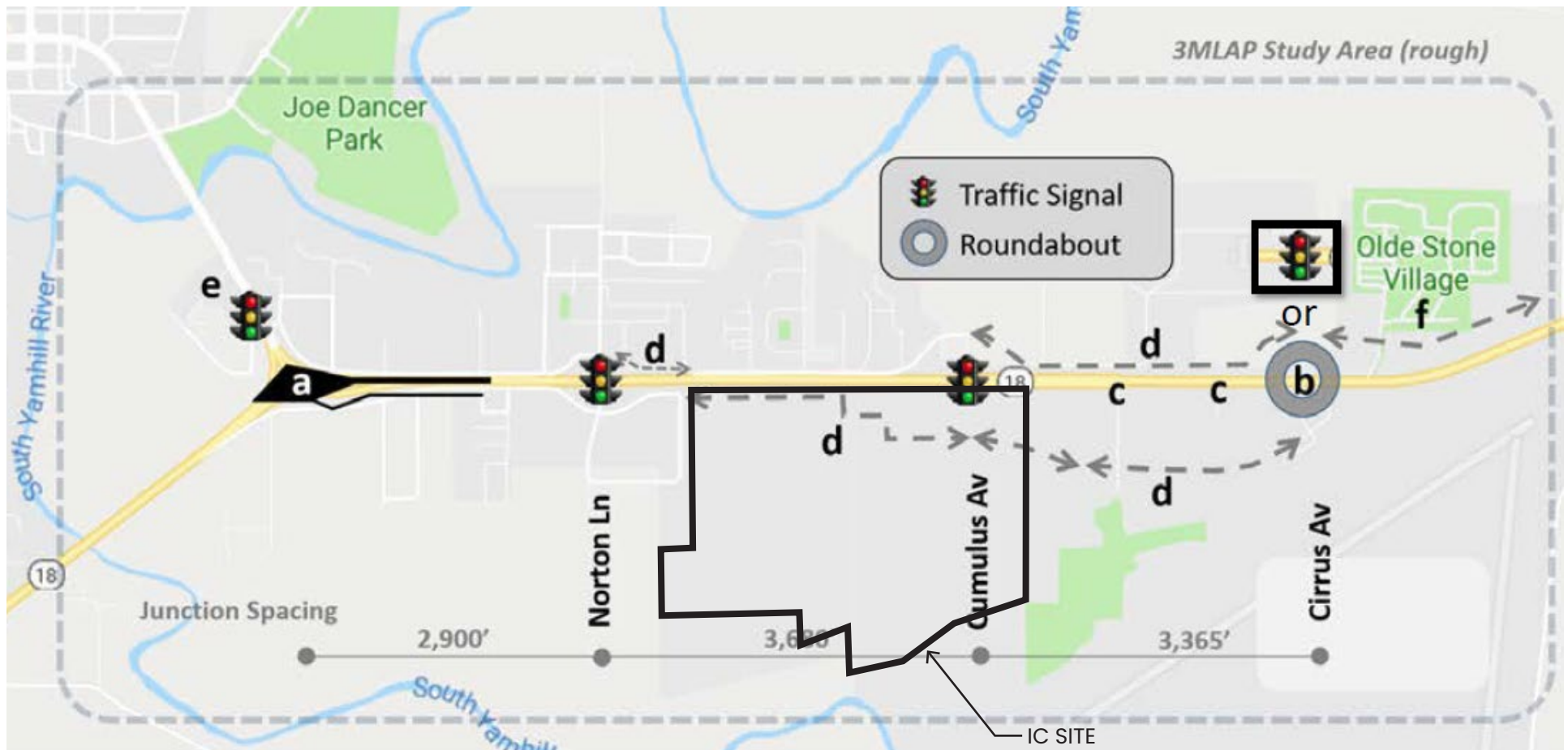
- Site Boundary
- ⊘ Signal & Pedestrian Crossing
- ➔ Potential Site Access
- Optional Location for Collector Access Road in TSP



Overview:

Analysis will build on and refine work from the Three Mile Lane Area Plan (3MLAP).

Innovation Campus envisions higher-intensity development than considered in transportation analysis from 3MLAP; related updates will be coordinated with ODOT.



Study will:

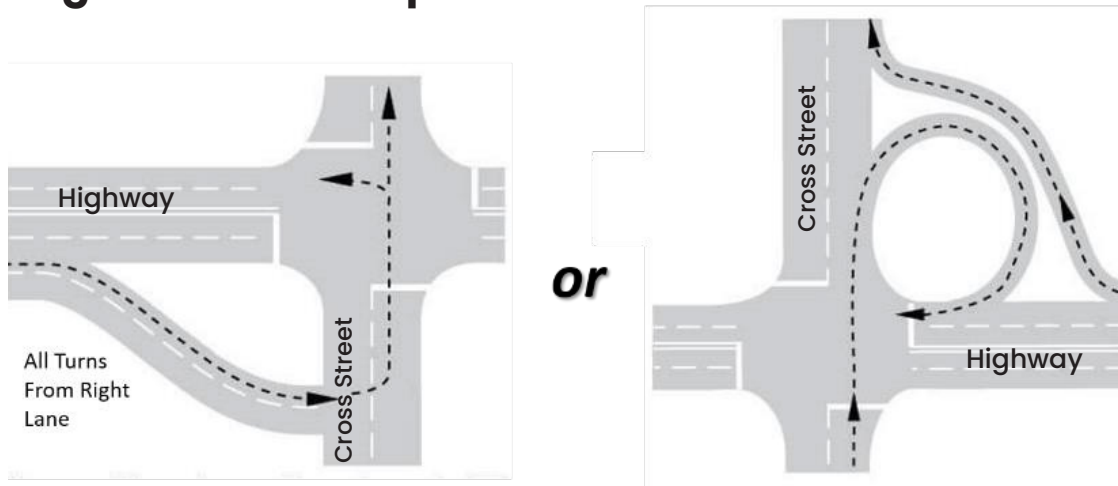
Identify any additional infrastructure needed as result of updated traffic forecasts.

Include conceptual infrastructure designs to identify the necessary footprint of Right-Of-Way that may impact the IC plan area

- a. Three Mile Lane Interchange
- b. Cirrus Ave signal/roundabout
- c. Removal of driveways
- d. New frontage streets
- e. New signal/roundabout
- f. Realign Loop Road

IC TRANSPORTATION PLAN

Jug Handle Concept



The Jug Handle concept removes all turn movements from the highway and shifts them to a cross street via a right-turn lane.

Study will include:

- Connection of the Stratus frontage road from the existing terminus by the hospital east to Cumulus
- Queuing and operations on Cumulus will dictate the location of the frontage road intersection
- Determine necessity of jughandles at the Hwy 18/Cumulus intersection considered in the 3MLAP report
- Recommend signal or roundabout at Hwy 18/Cirrus intersection

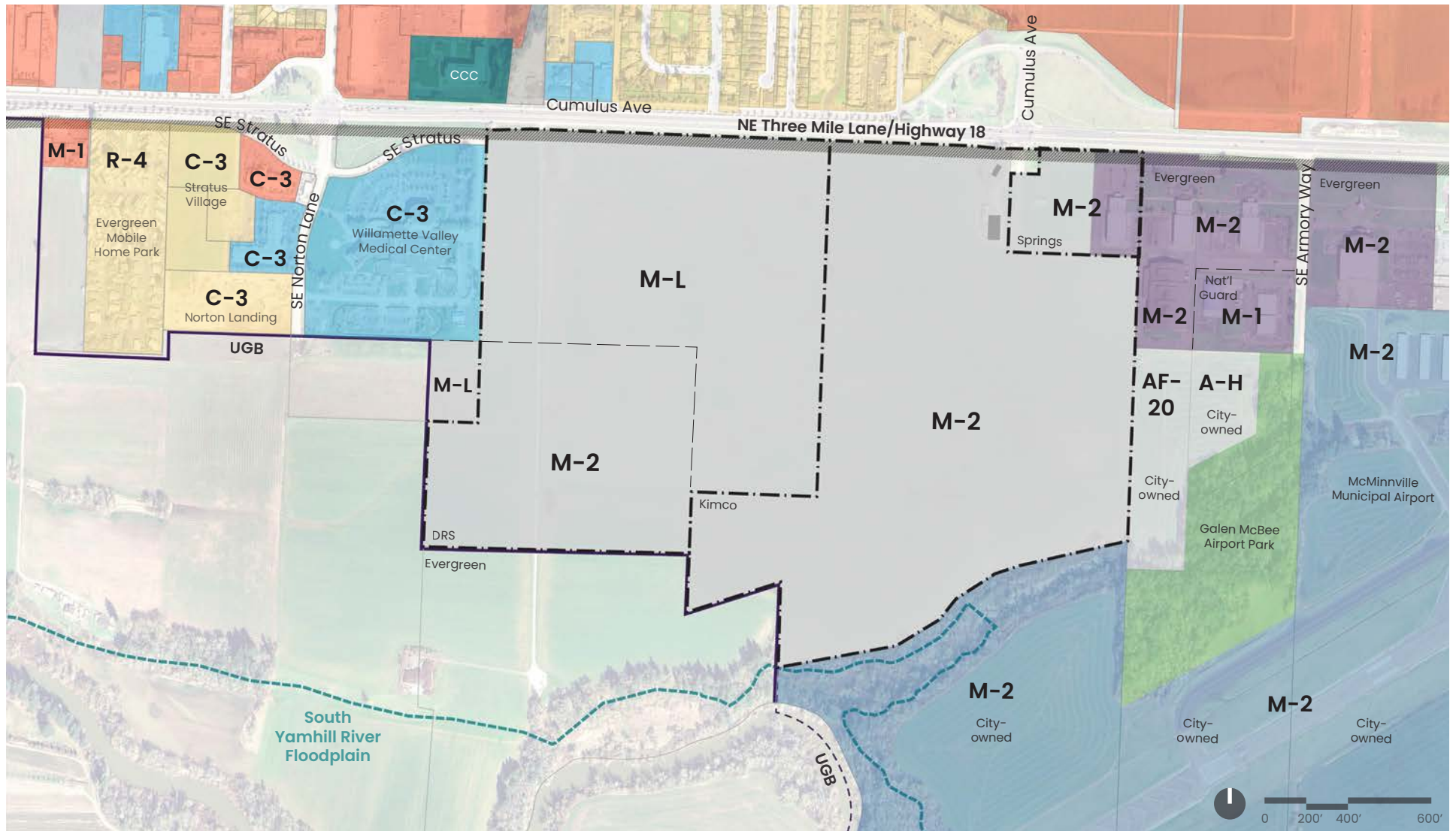


Aerial view of Cumulus/Hwy 18 intersection



View east from Stratus street end at Medical Center

IC TRANSPORTATION PLAN



Zoning:

M-L: Limited Light Industrial Zone
M-1: Light Industrial Zone
M-2: General Industrial Zone
C-3: General Commercial Zone
A-H: Agricultural Holding Zone
AF-20: Agricultural Forestry
(Yamhill County Zoning)

Existing Land Use:

 Agriculture/Undeveloped	 Light Industrial
 Residential	 Institutional
 Commercial	 Medical/MOB
 Airport	 Park

Legend

Site Boundary

120' ROW Highway Setback (from CL of Three Mile Lane)

IC ZONING & LAND USE CONTEXT

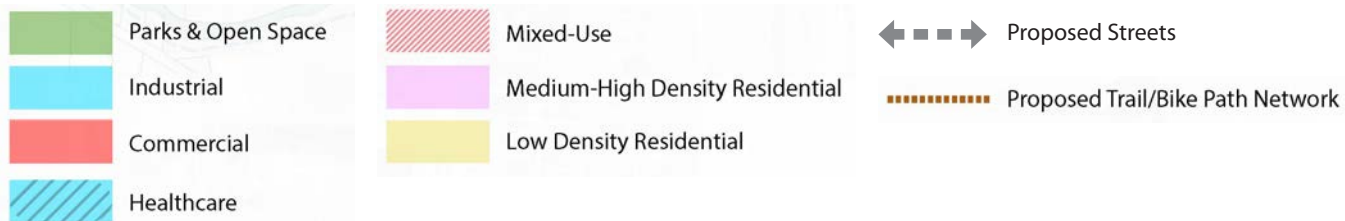
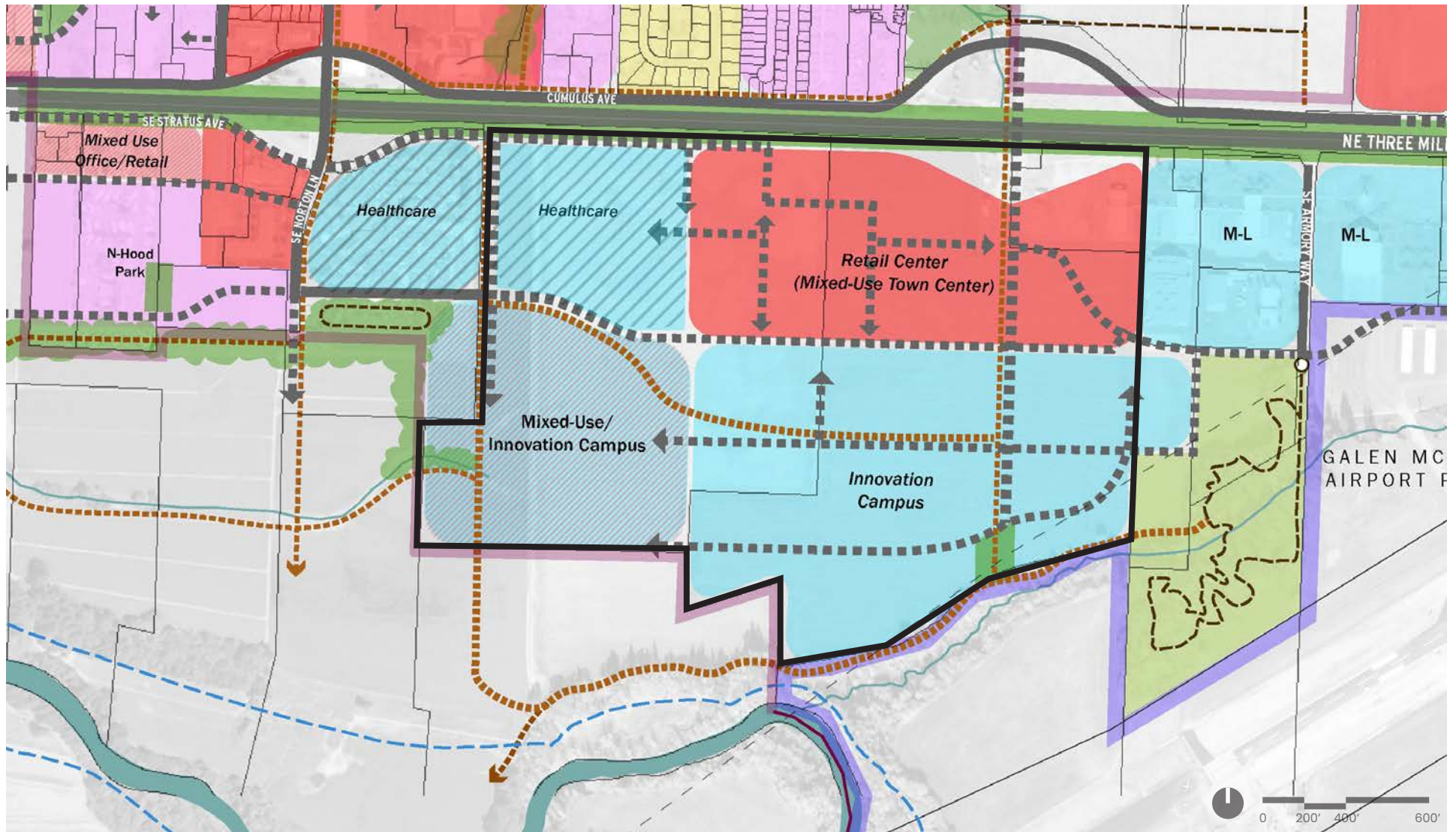
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Zone		Maximum Building Height (non-residential)	Select Permitted Uses
M-L*	Limited Light Industrial Zone	60'	Light manufacturing and industrial uses, office, hospital/healthcare, communications facilities, equipment storage, business/trade school, freight depot, research/laboratory, child care**
M-1	Light Industrial Zone	80'	Manufacturing and industrial uses, packaging facilities, greenhouse/nursery, medical laboratory, industry-related office, tool and equipment rental, machine shop, truss manufacturing**
M-2*	General Industrial Zone	80'	All M-1 permitted uses, manufacturing and fabrication uses which have not been declared a nuisance, airport, manufacturing/processing of grain or fertilizer; some conditional uses**
3MLAP recommendation:			Rezone subject site M-2 lands to M-1 and commercial portion to C-3.
C-3	General Commercial Zone	80'	Retail, Medical/Dental office, Child Care, Automobile Service Station, Hotel, Restaurant, Existing Single Family Housing, Multifamily Housing, Mixed Use, Public Assembly, Vehicle Rental/Repair, Bank, Community/Civic Uses**
AH	Agricultural Holding Zone	25% of lot depth or 60' max	Agriculture, Single Family, Sewage Pump Station**
AF-20	Agricultural Forestry-20 (Yamhill Co. Zoning)	45'	Mix of agricultural and forest management operations and compatible uses, including: farms, farm stands, wineries, processing of farm crops or biofuel production, recreational facilities.***

*Current Innovation Campus Zones highlighted

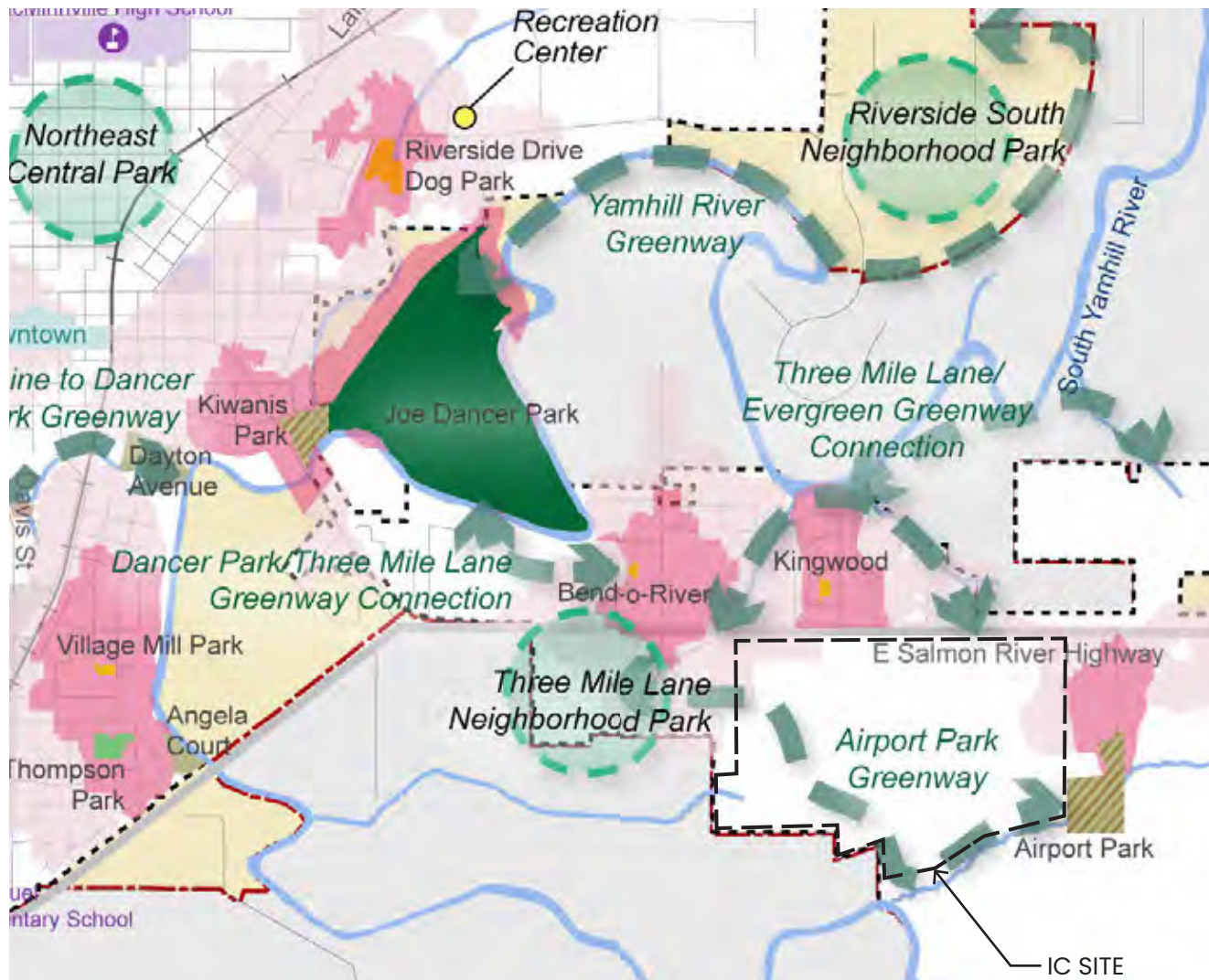
**For full list of permitted and conditional uses, see Chapter 17 of McMinnville Municipal Code

***Section 403.02 of Yamhill County Zoning Ordinance



3 MILE LANE AREA PLAN

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City of McMinnville Parks, Recreation and Open Space Plan (2024)

THREE MILE LANE NEIGHBORHOOD PARK:

A 5-acre minimum park will be developed to serve future development in this growth area along Three Mile Lane. Community engagement highlighted the need for additional parks and open space opportunities adjacent to existing and future residential areas. The park will prioritize gathering spaces that incorporate natural areas and views.



PUBLIC PARKS AND GREENWAYS



1. Natural Feature Preservation
2. Scenic Views
3. Parks & Open Spaces

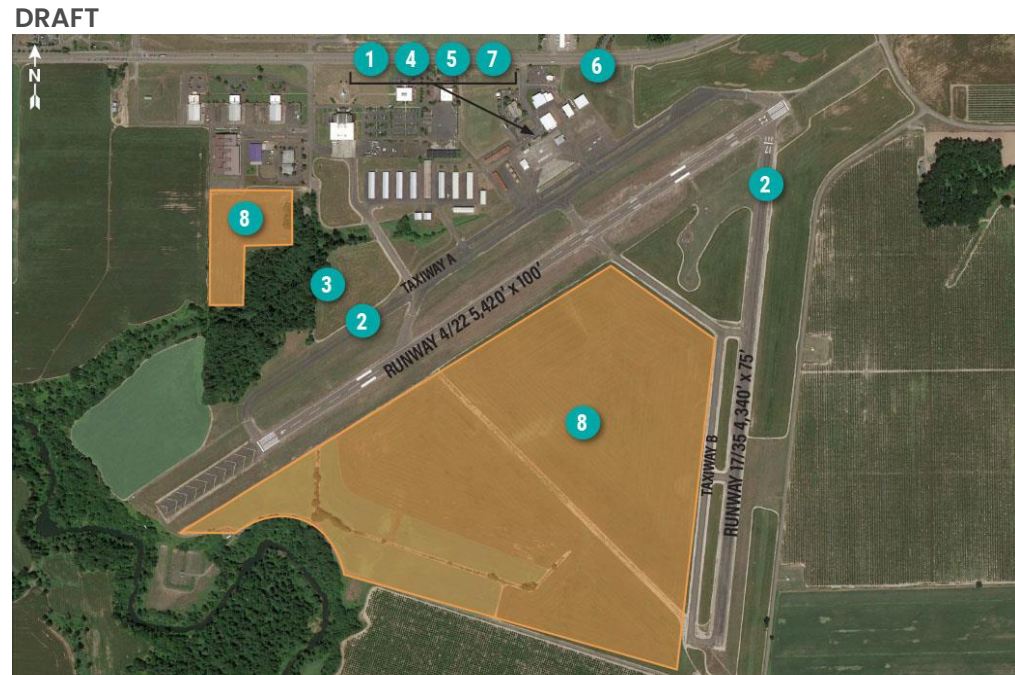
4. Pedestrian Friendly
5. Bike Friendly
6. Connected Streets
7. Accessibility
8. Human Scale Design
9. Mix of Activities

10. Urban-Rural Interface
11. *Housing for Diverse Incomes & Generations*
12. *Housing Variety*
13. Unique & Integrated Design Elements

GREAT NEIGHBORHOOD PRINCIPLES

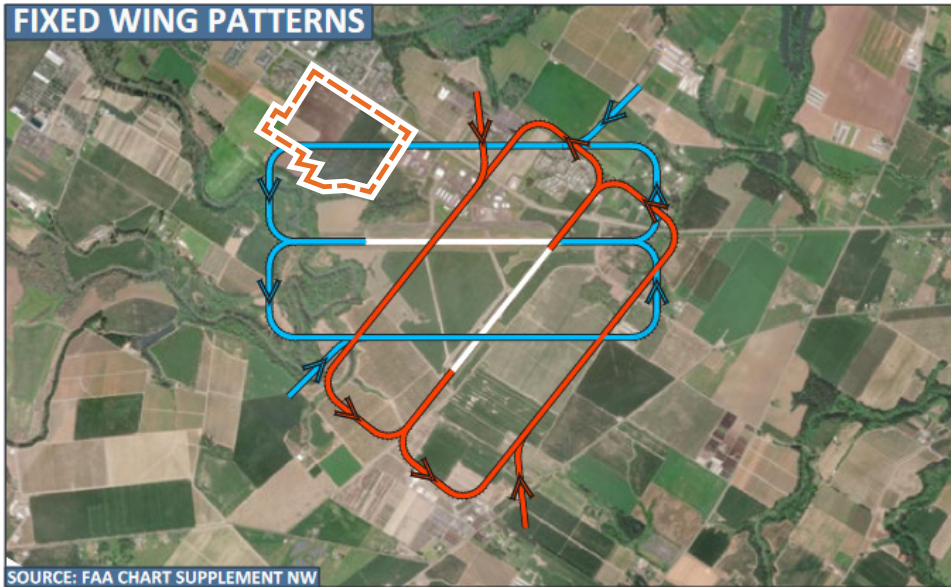
Known Issues & Opportunities from Airport Master Plan:

1. Terminal Area Pavement rehabilitation
2. Airfield lighting
3. Airport Fence Extension (North Section)
4. Airport Fuel Storage
5. Hangar development areas
6. Helicopter Facilities & Operations
7. Terminal Area Facilities (Terminal/FBO Building)
8. Aeronautical/Non-Aeronautical Development

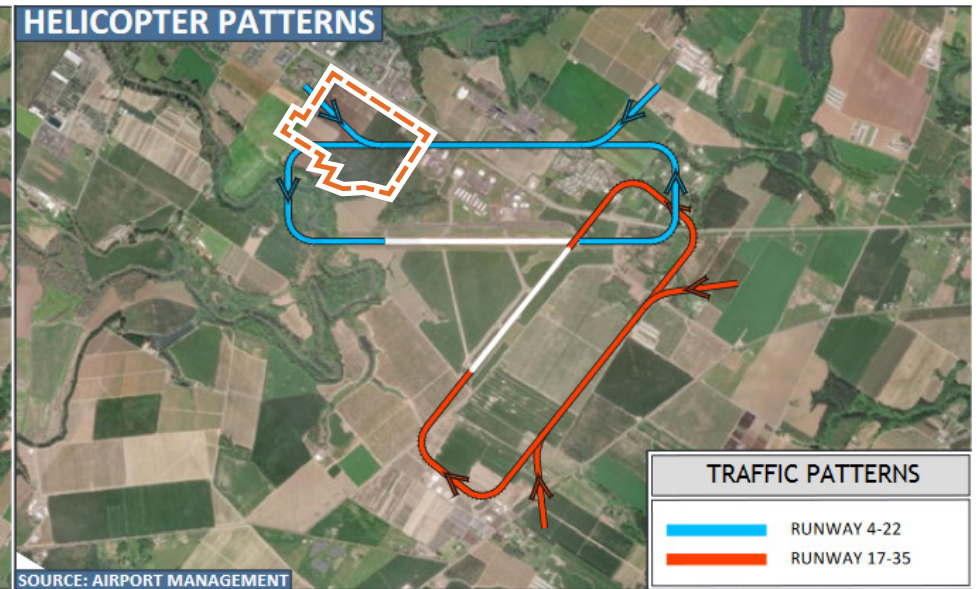


Flight Paths

FIXED WING PATTERNS



HELICOPTER PATTERNS

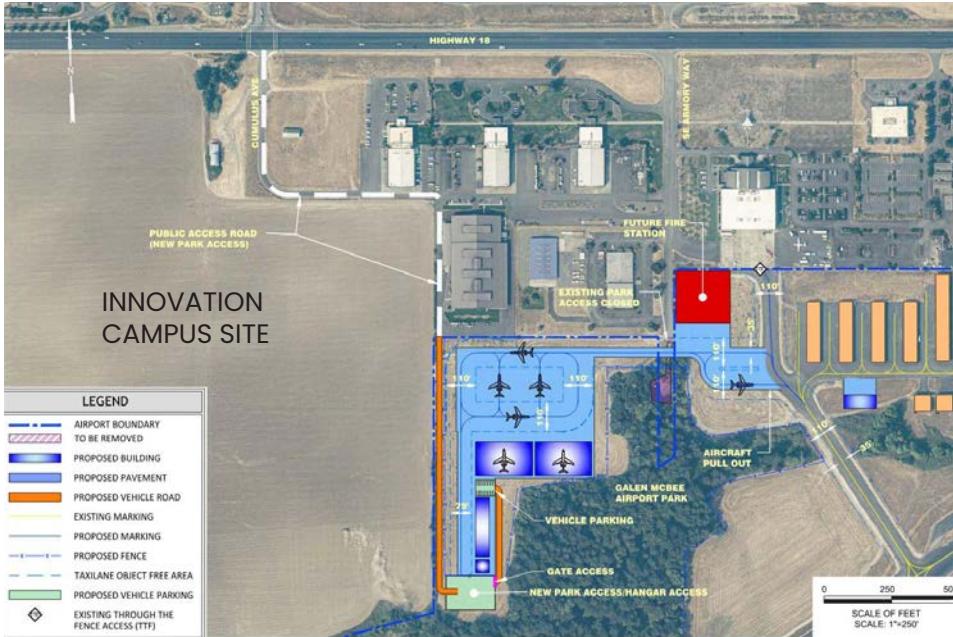


MCMINNVILLE AIRPORT MASTER PLAN

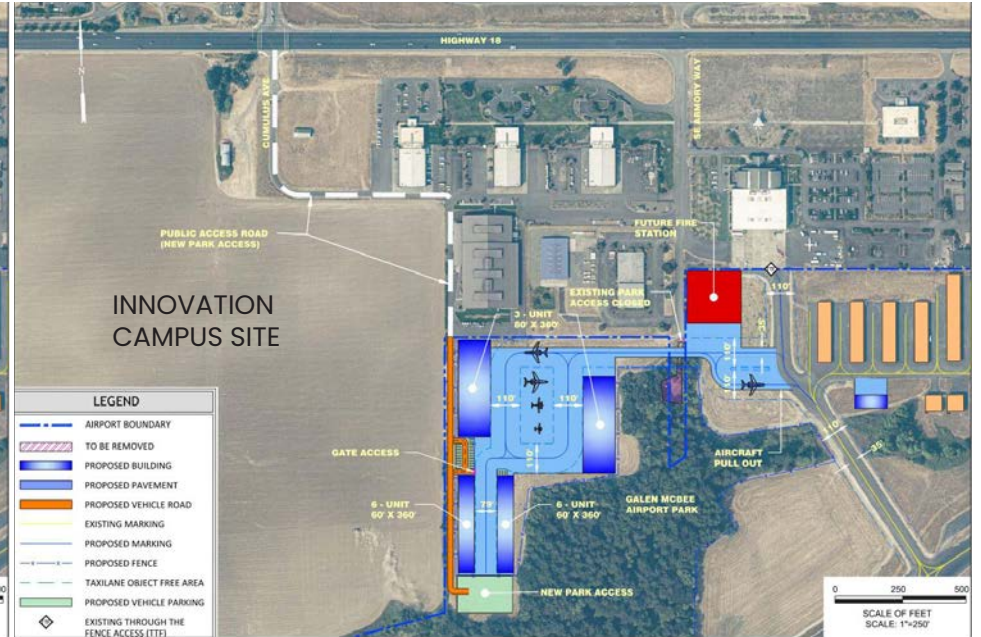


POTENTIAL AIRPORT LANDSIDE EXPANSION SITE (LOOKING NW)

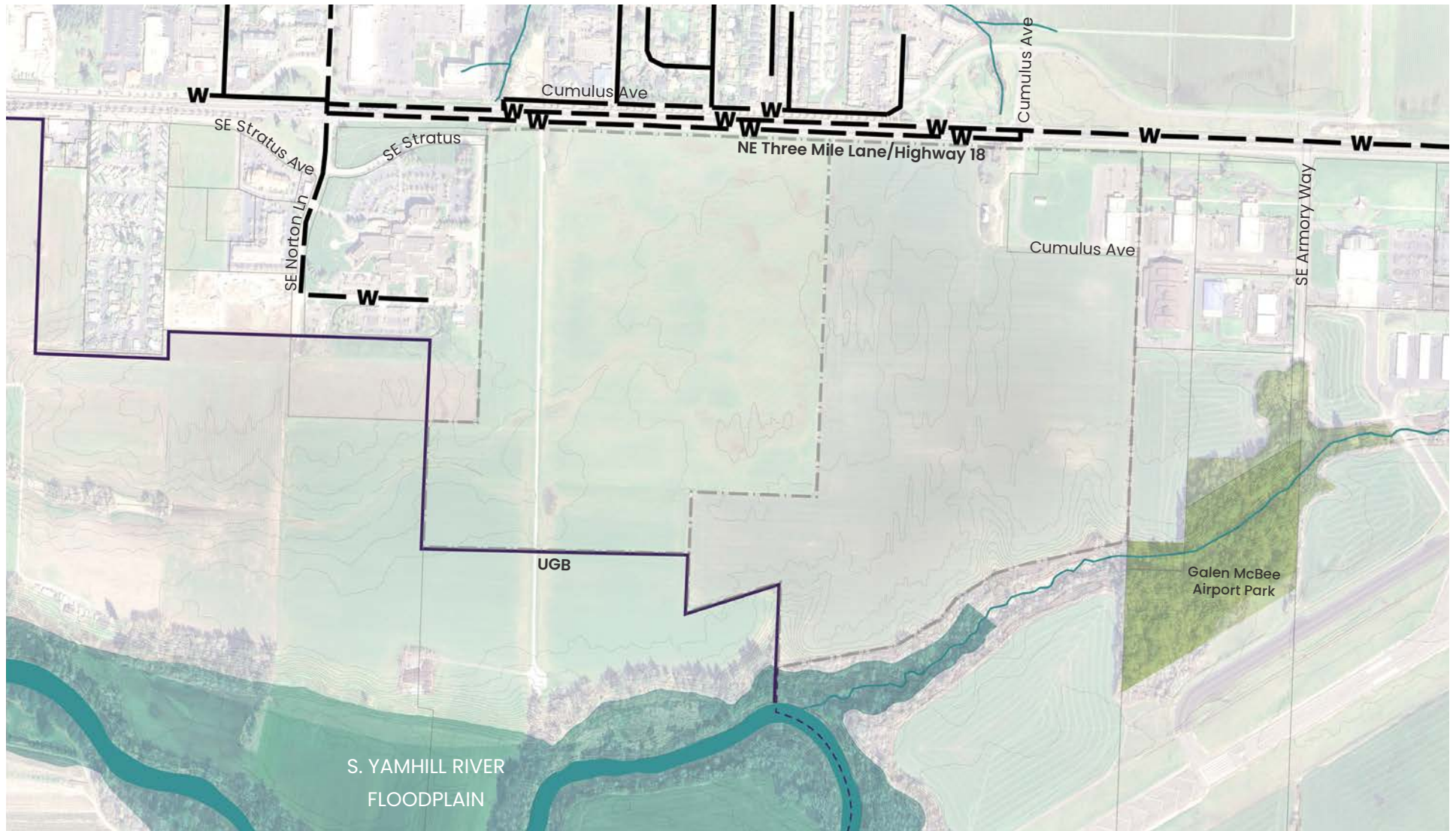
DRAFT AIRPORT MASTER PLAN
DRAFT WEST LANDSIDE ALTERNATIVE 1



DRAFT WEST LANDSIDE ALTERNATIVE 2



MCMINNVILLE AIRPORT MASTER PLAN

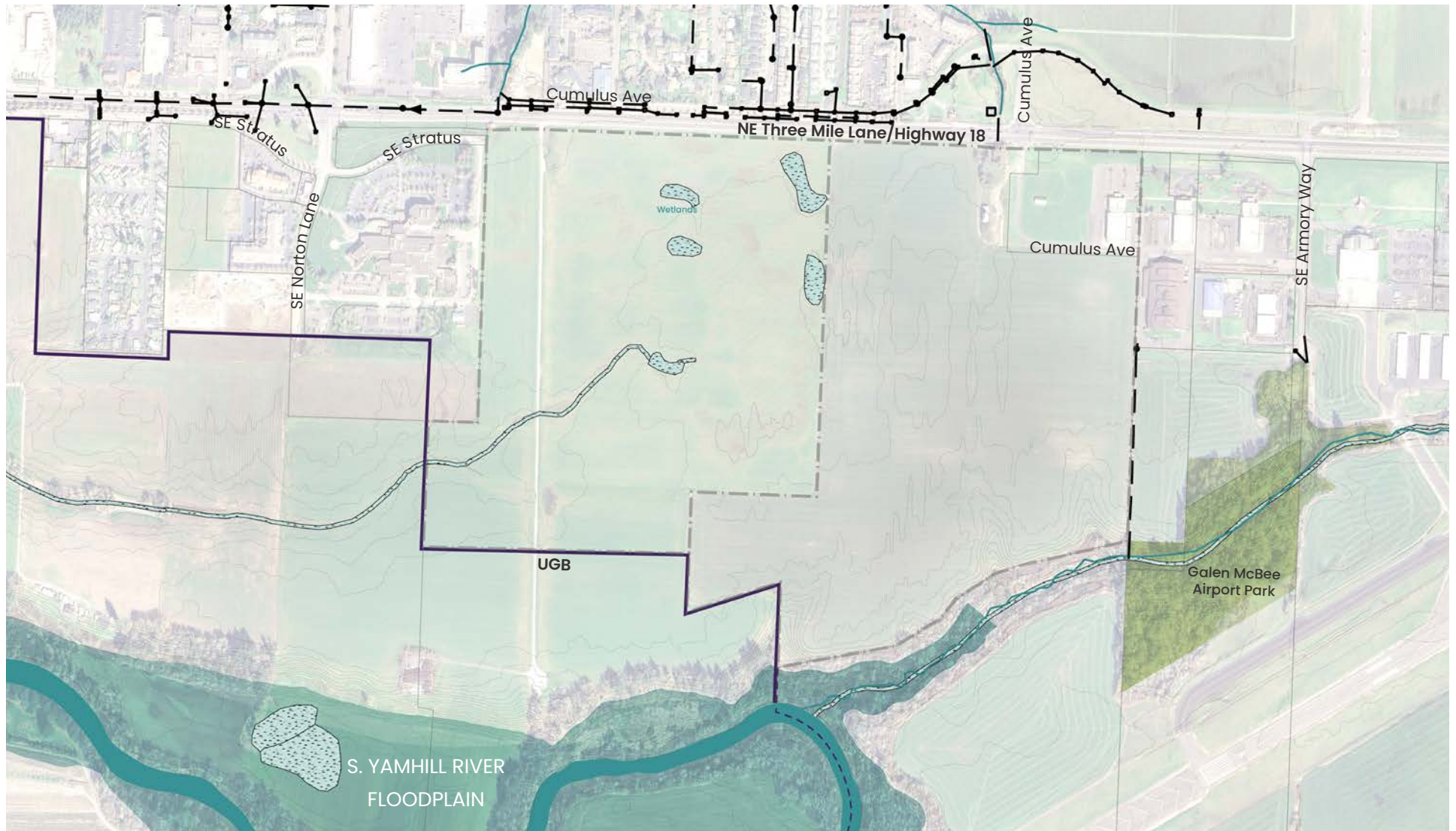


Water system owned and operated by McMinnville Water and Light (MWL)
 Existing water infrastructure is of sufficient size and capacity to serve the proposed IC
 No off-site improvements will be required to support development
 Innovation Campus will need to extend public water infrastructure into the property
 MWL long range plan (20–30 years) anticipates a new water treatment plant in the area

Legend

— W — Existing Water Main

IC INFRASTRUCTURE: WATER





Site is not currently served by a municipal storm sewer system

Existing storm sewer in NE Three Mile Lane is not sufficient to accommodate full IC buildout

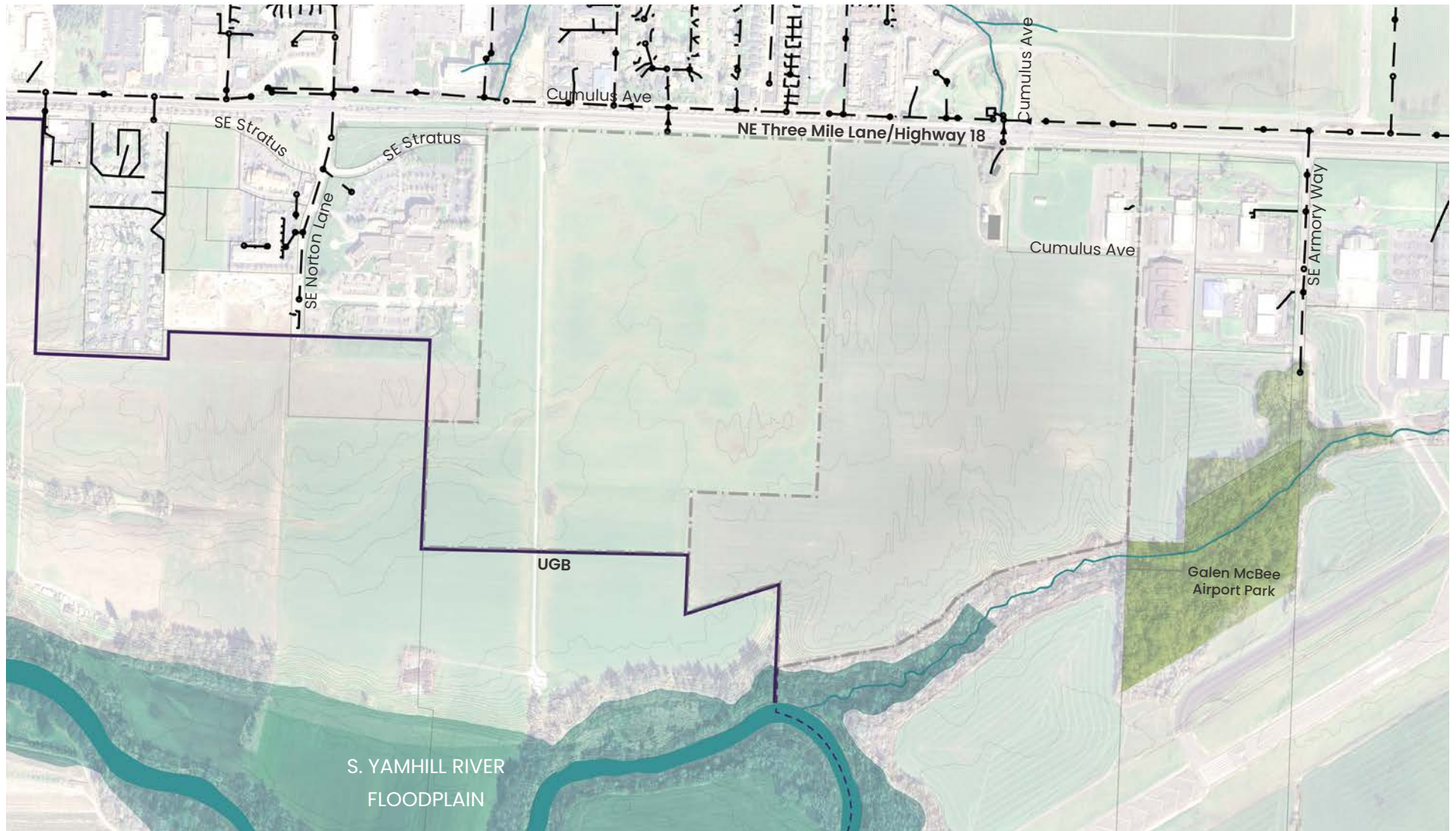
Site contains several wetlands that drain to the southwest of the IC site, may need wetland delineation. Wetlands can be incorporated into stormwater design

Regional stormwater facility will detain and treat site water

Legend

-  Existing Storm Sewer
-  Wetlands

IC INFRASTRUCTURE: STORM



Sanitary sewer infrastructure owned and operated by City of McMinnville

Existing gravity sewer infrastructure in both NE Three Mile Lane and NE Norton Lane

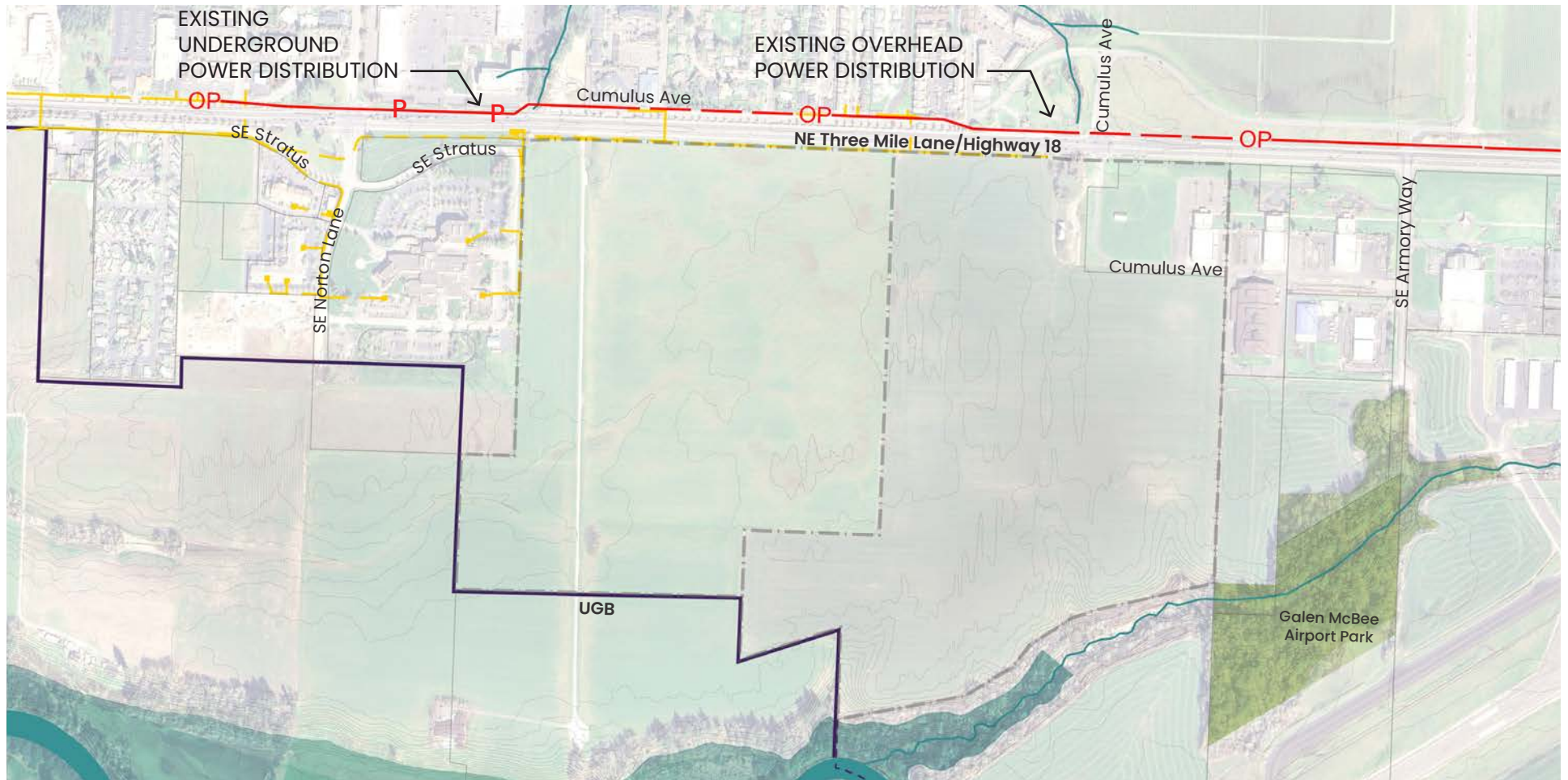
Sanitary sewer master plan will be provided in final report, with potential off-site improvements

Unclear if the existing gravity infrastructure is sufficient to serve entire property

Legend

—●— Existing Sanitary Sewer

IC INFRASTRUCTURE: SANITARY



Power supply system owned and operated by McMinnville Water and Light (MWL)

Existing power distribution along Three Mile Lane does not have sufficient capacity to serve IC
MWL intends to construct a new substation in the plan area within the next 5 years

Overhead transmission lines will be installed to supply the substation, requiring a 50' power easement through the site, in a location that will be identified in this master plan

MWL will install fiber communications which will be available to the site area

Natural gas is supplied by Northwest Natural Gas Company (NWN)

Unclear if existing natural gas facilities in Three Mile Lane are of sufficient capacity to serve IC

Legend

- Existing Gas Main
- P— Existing Underground Power
- OP— Existing Overhead Power

IC INFRASTRUCTURE: POWER, GAS, FIBER



Discussion



Case Studies

- Opportunities for Sharing Ideas
- Flexible Space/Incubators
- Collaboration with Higher Education
- Sustainable Funding and Investment
- Philanthropic support



INNOVATION DISTRICTS: COMMON ELEMENTS

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- Sustainable design
- Mixed-use
- Open
- Flexible buildings
- Clean tech
- Contemporary, high-quality architecture
- Gathering spaces



DESIGN INNOVATION

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At A Glance:

- 260 acres
- Touts proximity to 'agricultural preserve' of 11,000ac
- Vibrant mixed use district with office, retail; 4M sf of commercial, 2000 housing units
- Plans for high-speed fiber
- *"A unique opportunity for employers to build their base close to an existing talent pool, and offer employees the housing and lifestyle they want."*



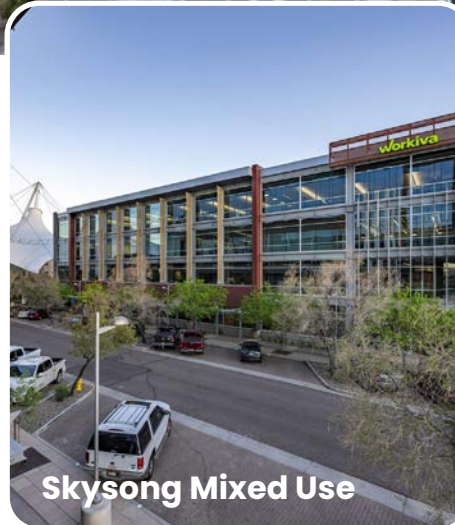
EXAMPLE: Innovation Center @ Brentwood

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At A Glance:

- 42 acres
- 1.2 million square foot mixed-use project
- Class A commercial office space, retail, restaurant, hotel components, and apartments.
- Arizona State U collaborations.
- 2500 employees



Skysong Mixed Use



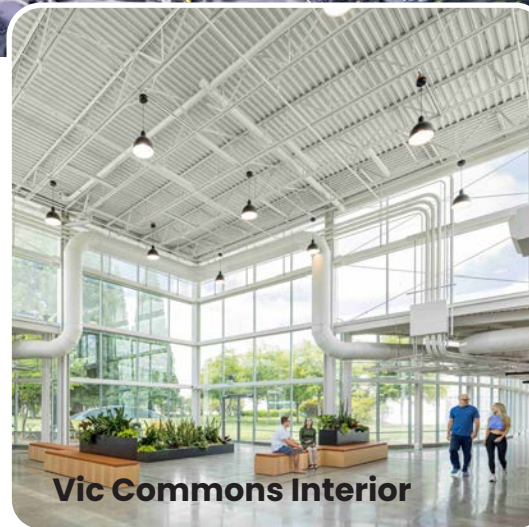
Skysong Shade Structure

EXAMPLE: Skysong



At A Glance:

- 179-acre site in East Vancouver
- Includes large industrial building
- Surrounded by development of new residential, commercial, and mixed-use buildings, including a plaza, a forested park, and a school.
- Billed as a "20-minute community" and a "24-7 Town Center"



Vic Commons Interior



Vic Streetscape Rendering

EXAMPLE: Vancouver Innovation Center

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At A Glance:

- 128 acre campus expansion on brownfield site
- Drives economic development through incubating and supporting startup businesses.
- Accessible and amenity-activated innovation district
- New 150,000sf complex with powerful supercomputer and cleanroom for team-based scientific research and experiential learning



EXAMPLE: OSU Cascades Innovation District

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QUALITY DESIGN

- Distinct character
- Inspired by context
- High-quality materials

CONNECTED

- Walkable, open air
- Prominent location (a **center**)
- Human-scale blocks
- A Main Street
- Connected to surrounding neighborhoods
- Plazas/gathering spaces

MIXED LAND USES

- Employment and office
- Range of retail and dining
- Unique, local small business
- Active day and night
- Experiential
- Civic uses

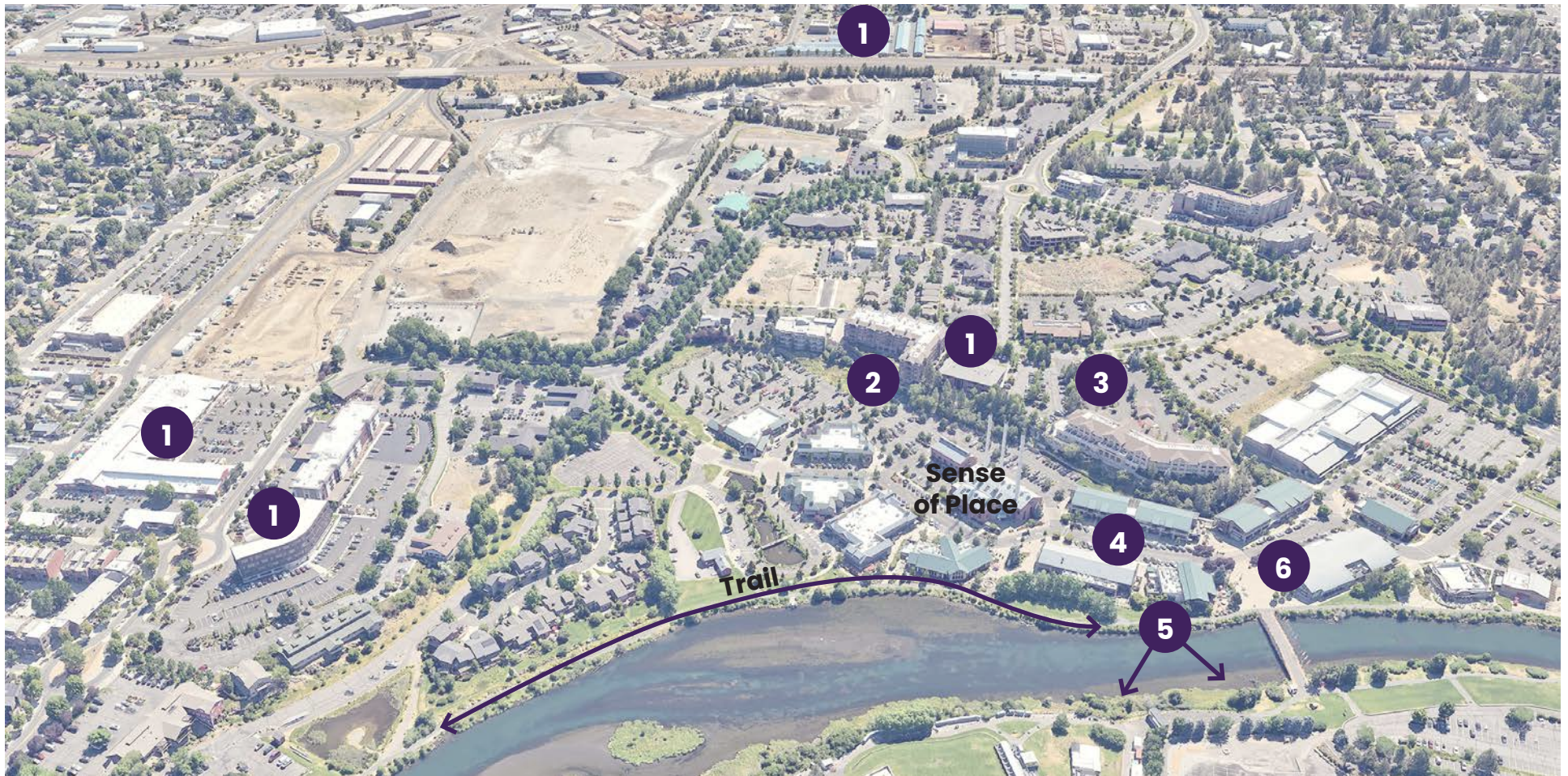
DE-EMPHASIZED PARKING

- Parking behind buildings
- No minimums
- On-street parking



Orenco Station

TOWN CENTERS: COMMON ELEMENTS



1. Adjacent office and employment

2. Landscape buffer

3. Parking behind buildings

4. Central 'Main Street' with wide sidewalks, street trees, on-street parking, and active ground floors

5. Access and orientation to natural features

6. Public gateway plaza

270 acres

TC EXAMPLE: OLD MILL DISTRICT, BEND



TC EXAMPLE: OLD MILL DISTRICT, BEND

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- 1. Springs Living Housing**
 - 2. Connection to Senior Housing**
 - 3. Parking behind buildings, landscaped**
 - 4. Public plaza/seating**
 - 5. Landscape/Street tree buffer; bike lane**
 - 6. Gateway to center**
- 13 acres**



TC EXAMPLE: CROSSROADS, HAPPY VALLEY

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- 1. Anchor at public corner with '4 sides' of architectural quality. Includes public plaza and landscaped edges**
 - 2. Adjacent multifamily**
 - 3. Parking behind buildings with pedestrian circulation through lots**
 - 4. Central 'Main Street' with wide sidewalks, street trees, on-street parking, and active ground floors**
 - 5. Adjacent hotel**
 - 6. Adjacent Senior Housing**
- 8 acres**

TC EXAMPLE: TIMBERLAND TOWN CENTER



1. Clear internal circulation and wayfinding
 2. Parking behind buildings
 3. Pedestrian circulation system
 4. Mix of commercial office, retail, and multifamily housing
 5. Kimco developer
- 18 acres

TC EXAMPLE: SUBURBAN SQUARE, ARDMORE



Discussion

Consultant Team:

Develop Draft Scenarios

- Review with Property Owners
- Review with PAC (Meeting #3)
- Community Forum

Refine Scenarios

Develop Draft Design Standards

- Review with PAC (Meeting #4)
- Online Open House (review standards)

Next Council/PC Work Sessions:

tbd, late May or early June
(depending on other agenda items)

NEXT STEPS

3ML Development Review Requirements as Currently Adopted in 3MLAP

13 Great Neighborhood Principles = Community Values for 3MLA

- Quality of Design that Reflects McMinnville Uniquely
- Parks and Open Spaces
- Natural Features Preservation
- Preserve the Scenic Views
- Pedestrian/Alt Trans Friendly
- Encourage a Mix of Activities
- Human Scale Design
- Unique and Integrated Design Elements

Industrial projects over 10 acres and retail and mixed-use projects over 10 acres must go through the design review committee.

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