

## Staff Report

To: MacPAC – February 4, 2021 meeting

From: Parks & Recreation Manager: Anne Lane  
Parks & Recreation Director: Susan Muir

Date: January 28, 2021

Subject: New Recreation Facility Site Analysis

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### **Background:**

At the January 7<sup>th</sup> meeting, MacPAC received information related to 11 potential sites for a new recreation center. The maps that were presented at the meeting were emailed out to MacPAC on January 8<sup>th</sup>. In addition, MacPAC received more detailed analysis on the Linfield University site. At that meeting, staff asked 2 questions:

- Are there other sites you'd like to see more detailed information on?
  - MacPAC members requested detailed analysis on Wortman Park.
- Are there any other sites you'd like us to look at?
  - No additional sites were discussed.

In addition, MacPAC adopted the final version of the Guiding Project Principles and the Site Evaluation Criteria. One additional principle was added to the Guiding Project Principles list at the January meeting that had not been applied to the sites in the initial analysis. Staff has included the additional principle to the attached documents.

### **Attachments:**

1. Final version of Guiding Project Principles
2. Final version of Site Evaluation Criteria
3. Revised analysis of Linfield University site
4. Analysis of Wortman Park site



## Guiding Project Principles

### 13 GUIDING PROJECT PRINCIPLES

- Welcoming & Accessible to Everyone
- Passes through Diversity, Equity & Inclusion Lens
- Represents McMinnville's Identity & Character
- Offers Indoor & Outdoor Programming Opportunities
- Provides Highly Functional Multi-Use Spaces
- Provides Safe & Secure Environment
- Environmentally Sound & Energy Efficient
- Offers Potential for Partnership Opportunities
- Public Support for Successful Bond Measure
- Long-Term Vision with Enduring Quality to be a Legacy for our Community
- Potential for Phased Implementation & Expansion
- Optimizes Value of Budget (Capital & Operations)
- Prioritize Preservation of Existing Parkland



## Site Evaluation Criteria



## SITE EVALUATION CRITERIA

### **Criteria A: Development Capacity**

- Accommodates Space Program Needs
- Accommodates Parking Requirements
- Potential for Expansion
- Optimal & Effective Use of Site

### **Criteria B: Economic Viability**

- Cost Recovery Potential (regional attractor)
- Highway / Major Arterial Access
- Prominent Street Frontage
- Proximity to Compatible Amenities
- Partnership Potential
- Tourism & Local Business Enhancement

### **Criteria C: Stewardship of Funding**

- Site Cost (acquisition & site improvements)
- Project Development Cost
- Value Added Design (synergy w/ surroundings)

### **Criteria D: Supports Diversity, Equity & Inclusion**

- Central Location
- Access to Variety of Transportation Modes
- Proximity to Underserved Communities

### **Criteria E: Regulatory Approval**

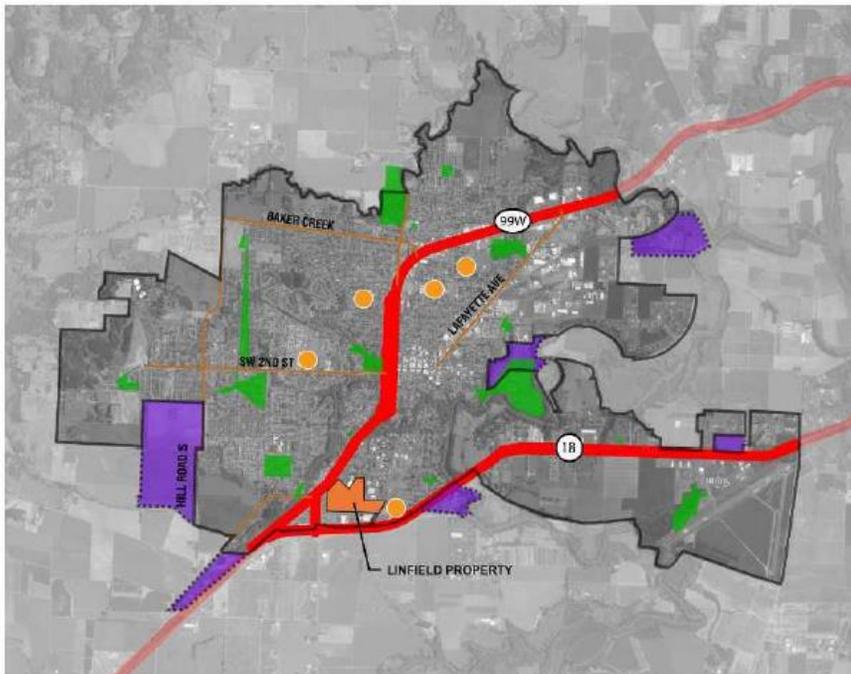
- Within Urban Growth Boundary
- Avoids Potential Environmental Impact
- No Extended Approval Process



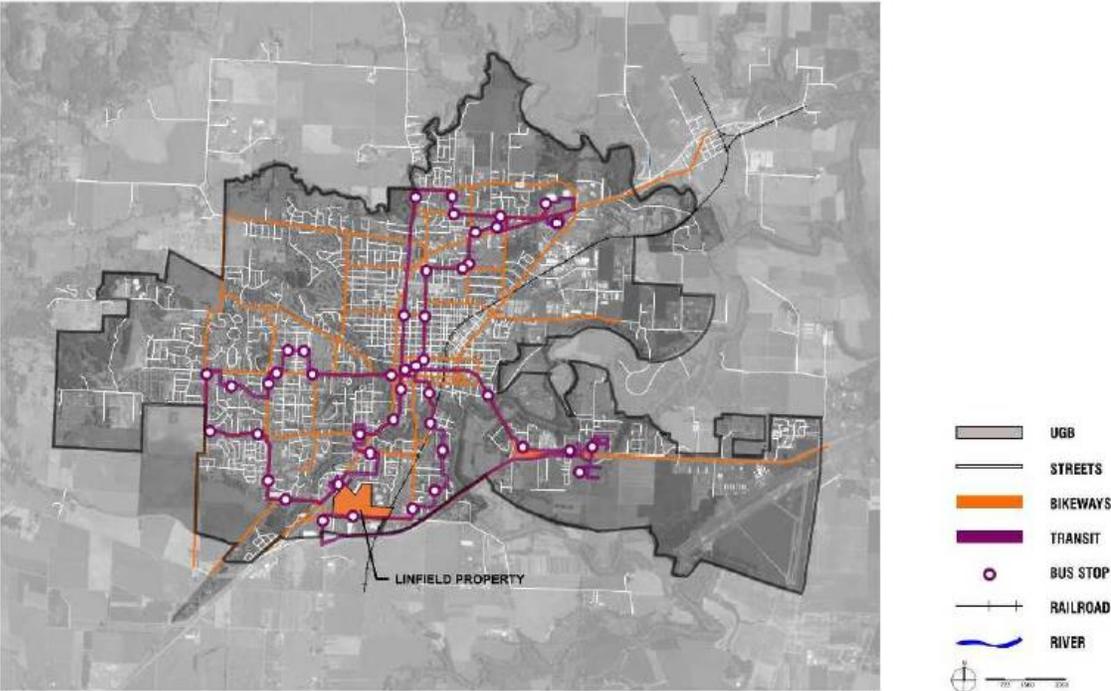
# Linfield Property



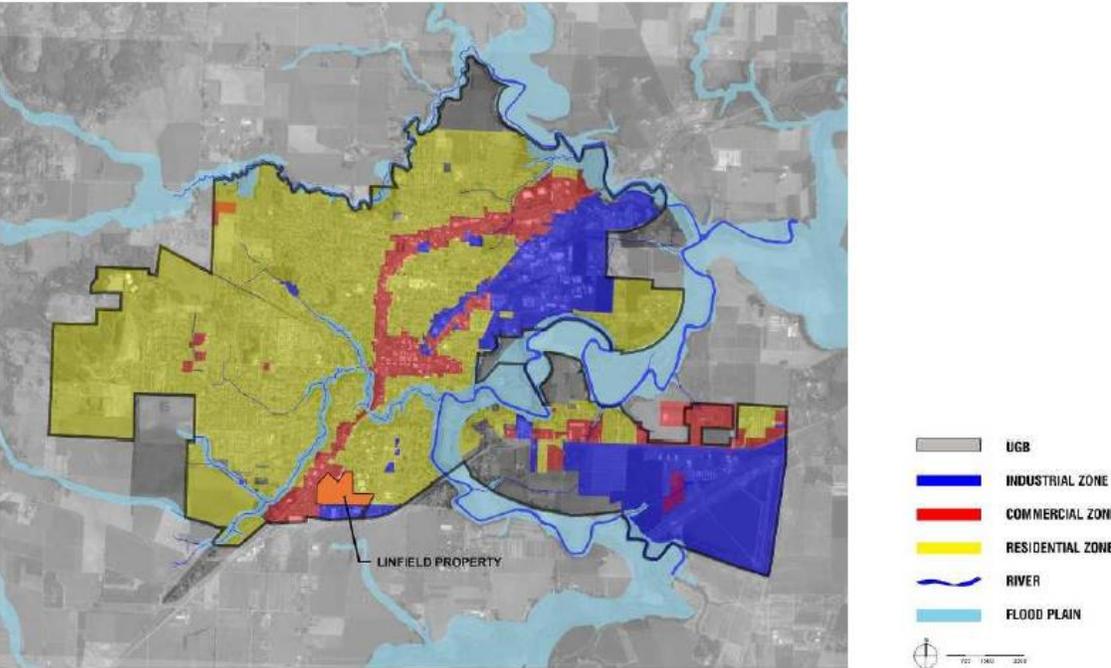
## URBAN GROWTH BOUNDARY & ARTERIALS



**TRANSPORTATION MODES**

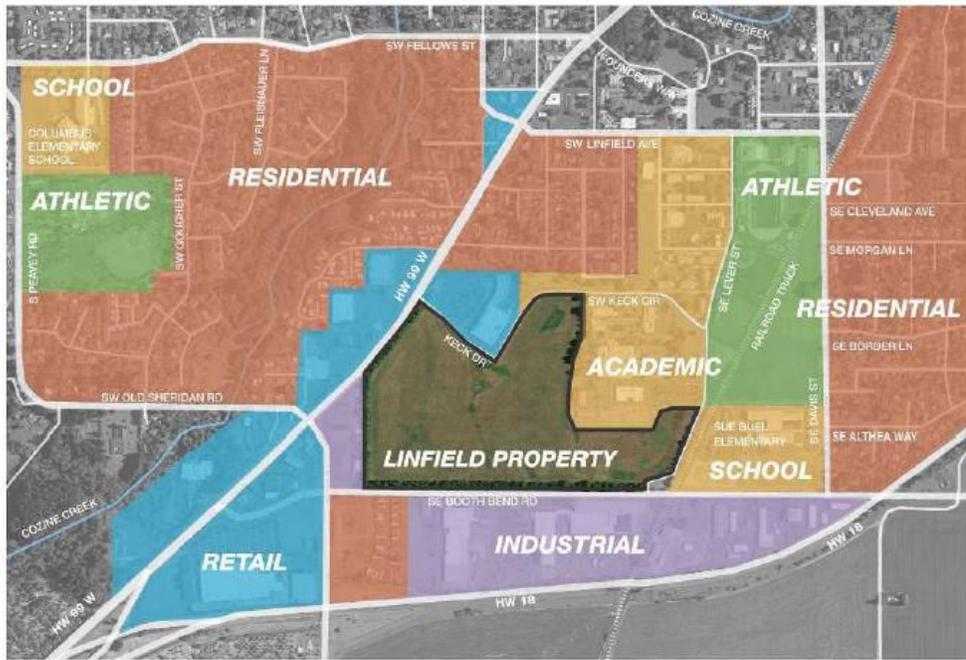


**ZONING**





## ADJOINING USES



## TRANSPORTATION MODES



## VIEWS & PATHWAYS



## CLIMATE & ENVIRONMENT

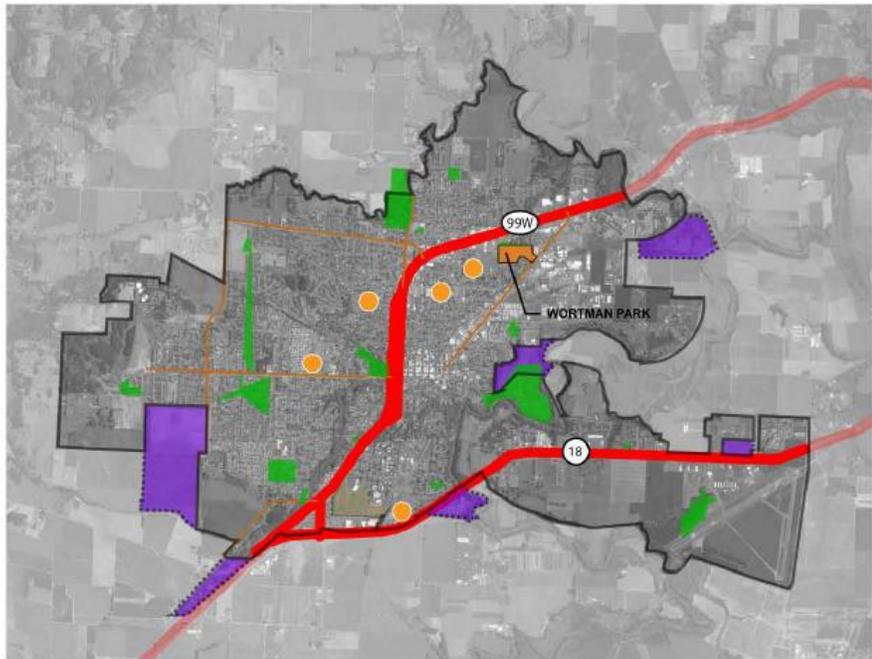




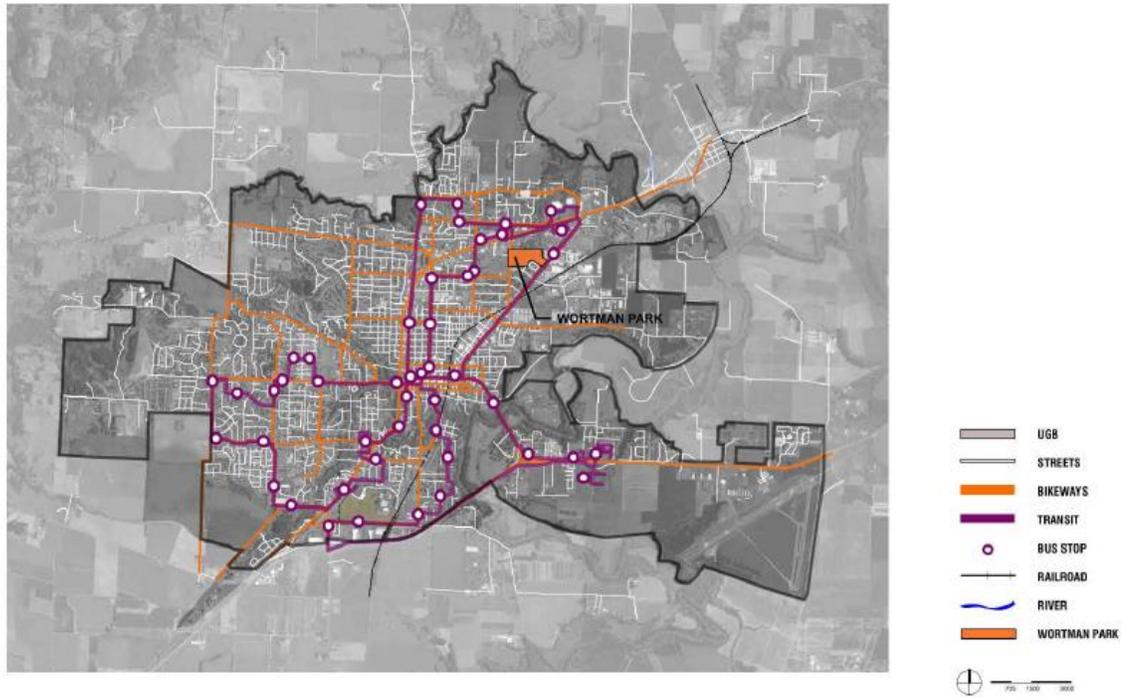
# Wortman Park



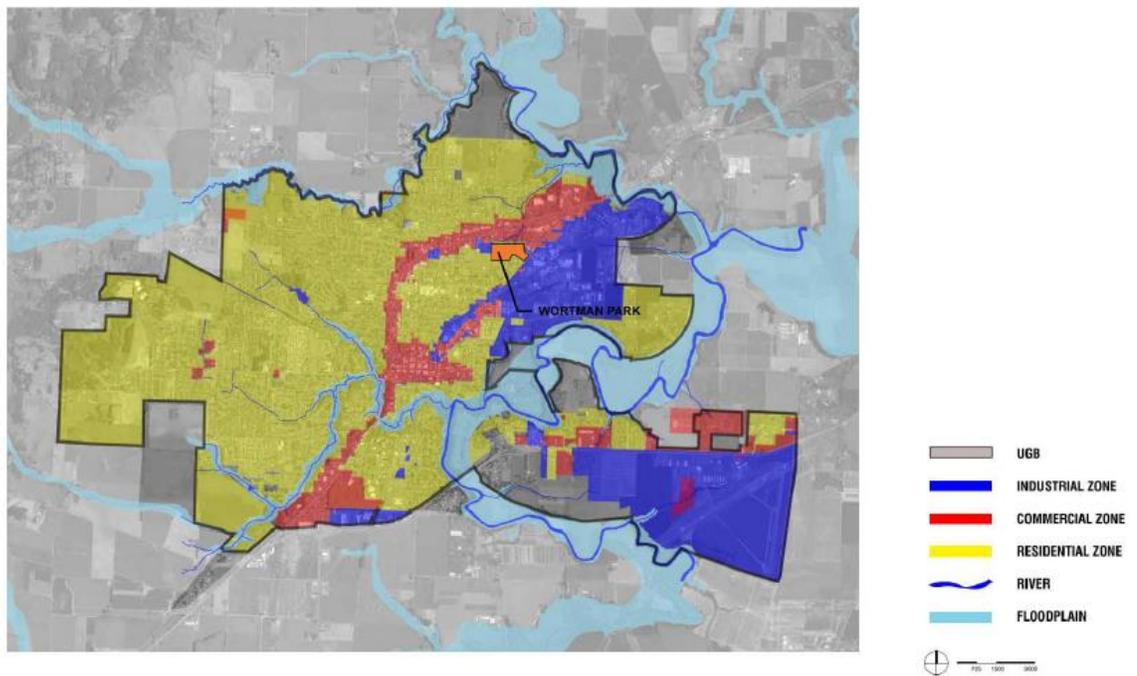
## URBAN GROWTH BOUNDARY & ARTERIALS



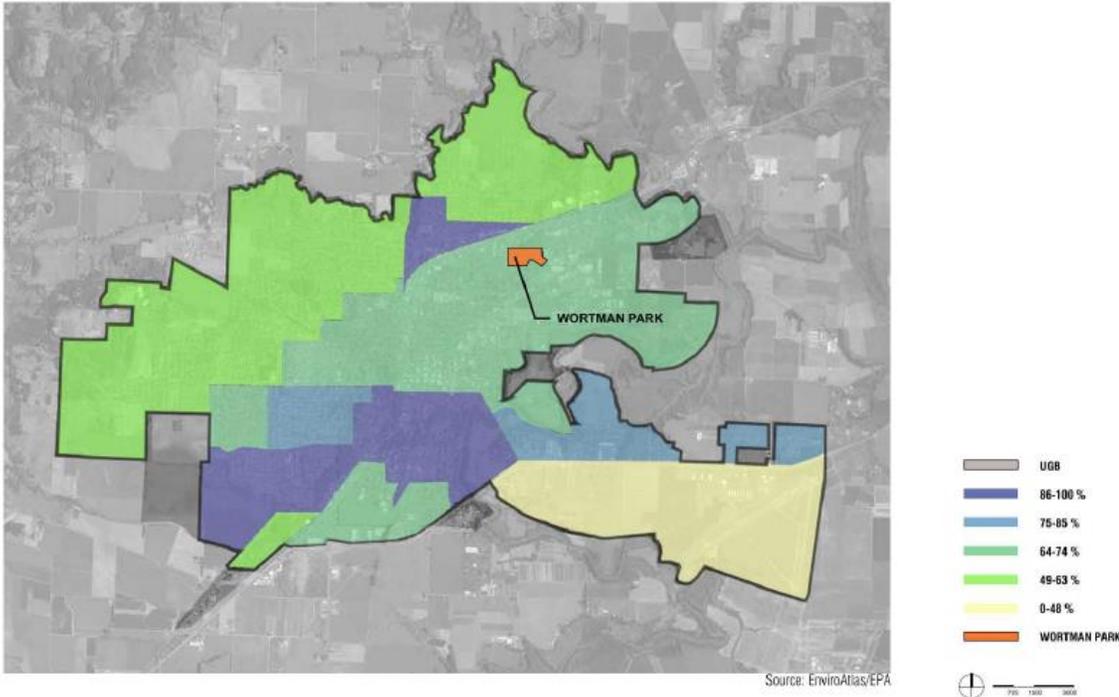
## TRANSPORTATION MODES



## ZONING



**PERCENT OF POPULATION BELOW QUALITY OF LIFE INCOME**



**21.4 ACRE BOUNDARY**



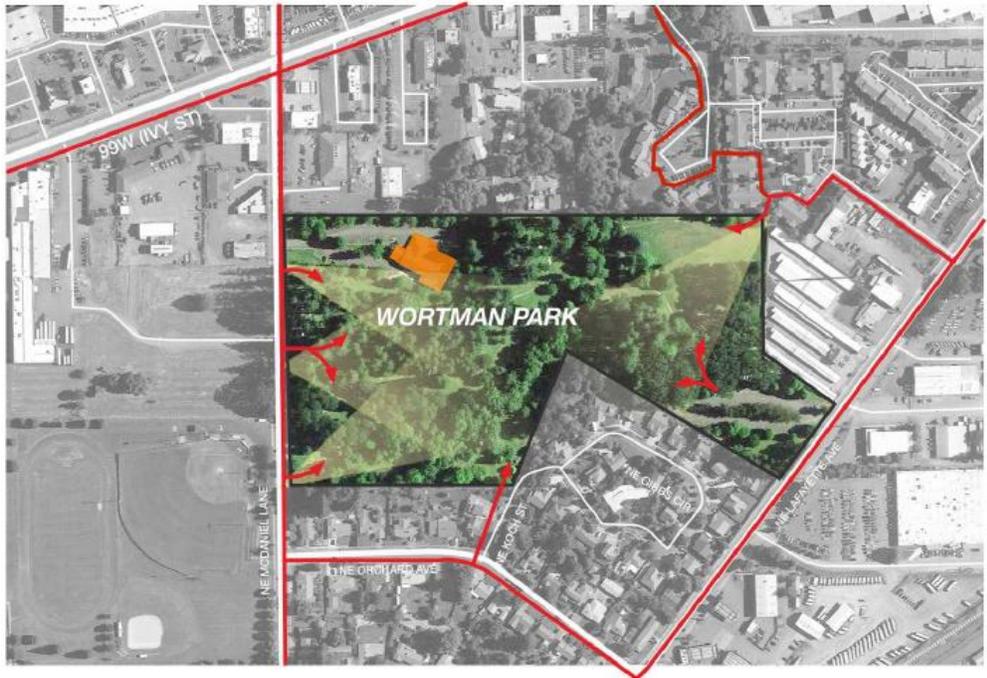
## ADJOINING USES



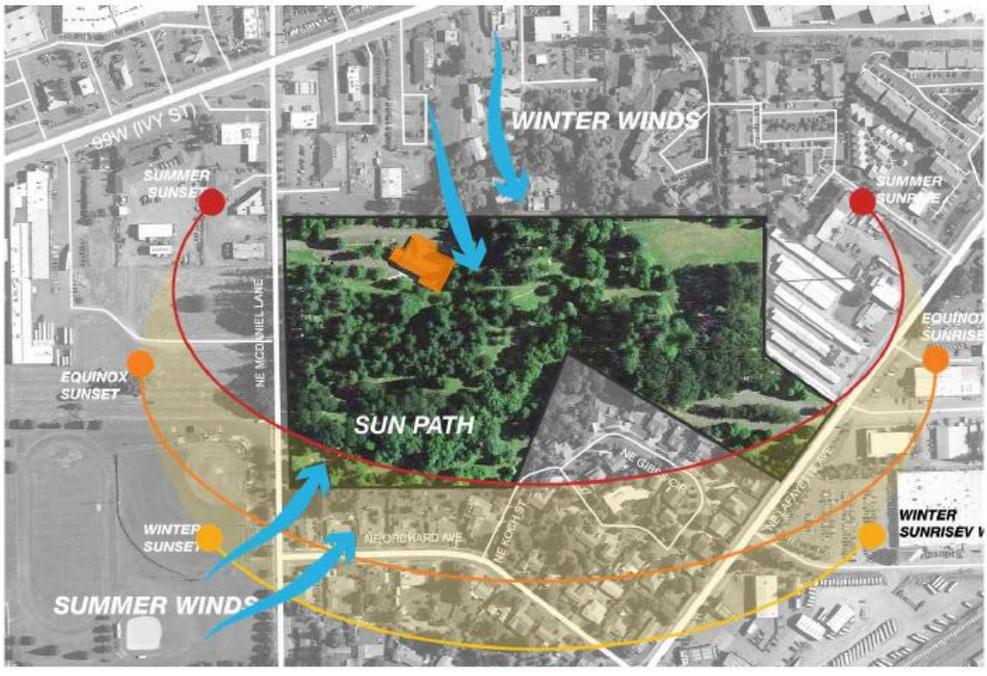
## TRANSPORTATION MODES



## VIEWS & PATHWAYS



## CLIMATE & ENVIRONMENT



# RECREATION CENTER FOOTPRINT

