



SPACE PROGRAM, SITE EVALUATION & CONCEPT DESIGN

McMinnville Parks, Recreation & Library Buildings Master Plan

FINAL REPORT | DECEMBER 2021





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Prepared for

City of McMinnville

Prepared by

Opsis Architecture

In association with:

Ballard*King Associates (Operations)

Johnston Architects (Library Architect)

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December 2021

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Executive Summary

This Parks, Recreation & Library Buildings Master Plan Study was a comprehensive and fundamental planning effort for the City of McMinnville to envision its future and move closer to updated facilities. It considered addressing the deficiencies of outdated civic facilities that require replacement or renovation/expansion. Four facilities were evaluated in this study which included the existing McMinnville Library, McMinnville Senior Center, Community Center and Aquatic Center.

As stated in the January 2020 Facilities & Recreation Master Plan & Feasibility Study, the current physical conditions of the existing Community Center and Aquatic Center are such that doing nothing is not a viable option. The recommendation of the 2020 Study and basis for this Master Plan is the future closure of these facilities and development a new combined Recreation/Aquatic Center facility.

This almost two-year planning effort, led by the McMinnville Project Advisory Committee (MacPAC) was initiated in February 2020 and completed in December 2021 with facilitation and input from Opsis Architecture, Ballard*King Associates, and McMinnville city staff. The MacPAC's recommendations for optimal recreation and cultural buildings and programs in the City of McMinnville are included in this study with the preliminary space programs elements and amenities, conceptual designs, proposed and potential locations considered, total project costs, and funding options.

RECREATION/AQUATIC CENTER

The facilities evaluation of the existing Community Center and Aquatic Center along with the outline space program from the January 2020 Facilities & Recreation Master Plan & Feasibility Study provided the basis for the new Recreation/Aquatic Center (Rec Center) program space needs. This was verified and refined by the MacPAC including input from the MacPAC Aquatic Subcommittee. The updated space program was utilized to develop space program adjacency diagrams and prototype site and floor plan layouts for the approx. 125,000gsf facility. This assisted in developing the total project cost estimate and evaluating the test fit of the space program on various site alternatives.

Site selection for the Rec Center was an integral part of the planning process. This included evaluating sites 10 acres or larger currently in McMinnville or within the Urban Growth Boundary. After the preliminary evaluation of 13 sites, the list of was narrowed down to two, including Linfield University owned property in the southern part of town and Wortman Park to the northeast. Those two sites were evaluated with more detail and compared against each other with a rating system that resulted in MacPAC's recommendation of the Linfield University owned site. It was determined the Wortman Park site had challenging procedural barriers and would remove park land from the City's already limited inventory. Subsequently, the MacPAC analyzed another industrially zoned property owned by

McMinnville Water + Light site as a comparable site to the Linfield University site. The MacPAC recommended that both the Linfield University Property and McMinnville Water + Light sites be furthered explored.

SENIOR CENTER

A preliminary needs assessment of the existing Senior Center in Wortman Park outlined deferred maintenance and functional deficiencies. Conceptual layouts for remodel and expansion were developed that addressed functionality, accessibility, and capacity to enhance the facility's rental appeal while better serving seniors and the greater McMinnville community. Consideration was given to enhancing indoor/outdoor connections to the immediate surrounding area within Wortman Park. The MacPAC recommended the proposed renovation and expansion of the McMinnville Senior Center at Wortman Park.

LIBRARY

This effort included a detailed assessment of both the existing Carnegie Library and the 1983 addition which identified the facility's operational deficiencies and inadequate space to meet current and future community needs in its current location. Library staff with the MacPAC Library Subcommittee identified the space needs and

amenities, along with input from Johnston Architects and Opsis Architecture who verified the service area and Oregon Library minimum standards supported a 30,000gsf library. It was determined renovation / expansion of the existing two (2) story Carnegie Library and 1983 addition couldn't provide the functional layout, operational efficiencies, and adaptability that a one (1) story library could offer. The existing Library's central downtown location with an address on 99W and Upper City Park was viewed as ideal. This informed the MacPAC's recommendation to construct a new Library in Upper City Park at the site of the existing Aquatic Center site to minimize impact on the park open space. The MacPAC's recommendation of the proposed library layout and location was based on the sequence of building the new Recreation/Aquatic Center first.

PERFORMANCE VENUE

The MacPAC recognized that a performing arts venue for McMinnville is an important quality of life and cultural amenity for the community. Although, they determined it is not a core service at this point for Parks and Recreation or the Library. Their recommendation is to continue discussions with the City as well as other partners to keep the momentum moving forward to realize this highly valued civic amenity.

PRELIMINARY PROJECT COST ESTIMATES

Preliminary project cost estimates were developed for the Recreation/Aquatic Center, McMinnville Library and the McMinnville Senior Center remodel and expansion projects. The total project cost summary includes both construction cost, indirect construction costs, and escalation.

RECOMMENDATIONS

With the current physical condition of the Community Center and Aquatic Center, doing nothing is not an option. The City will need to determine the best course of action moving forward or risk the future closure of these facilities.

In the perfect world, the City Council would proceed with the optimal plan to enhance the delivery of services and quality of life in the City of McMinnville. However, given the current City financial information the MacPAC considered not only the optimal-level of services as outlined in this report, but also a mid-level and base level services and amenities for the three projects.

With this final report the MacPAC's work has been completed and should now transition to a support group to bring the projects to a positive vote for funding. With the acceptance of this report the City Council should direct staff to develop a budget and work plan to determine how best to move forward with additional planning work and the time frame for this effort. The recommended project priorities are listed below based on the physical condition of the facilities, the recommendations of MacPAC, and the consultant team:

- New Recreation/Aquatic Center
- Senior Center renovation and expansion
- New Library

There is additional work that still needs to be done:

- Involve the public in the next level of the study to determine future facility development.
- Move partnerships, especially equity partnerships to the next level of discussion and formalize.
- Establish the preferred site for a Recreation/Aquatic Center (Rec Center).
- Refine and right size the facilities for the funding that is available.

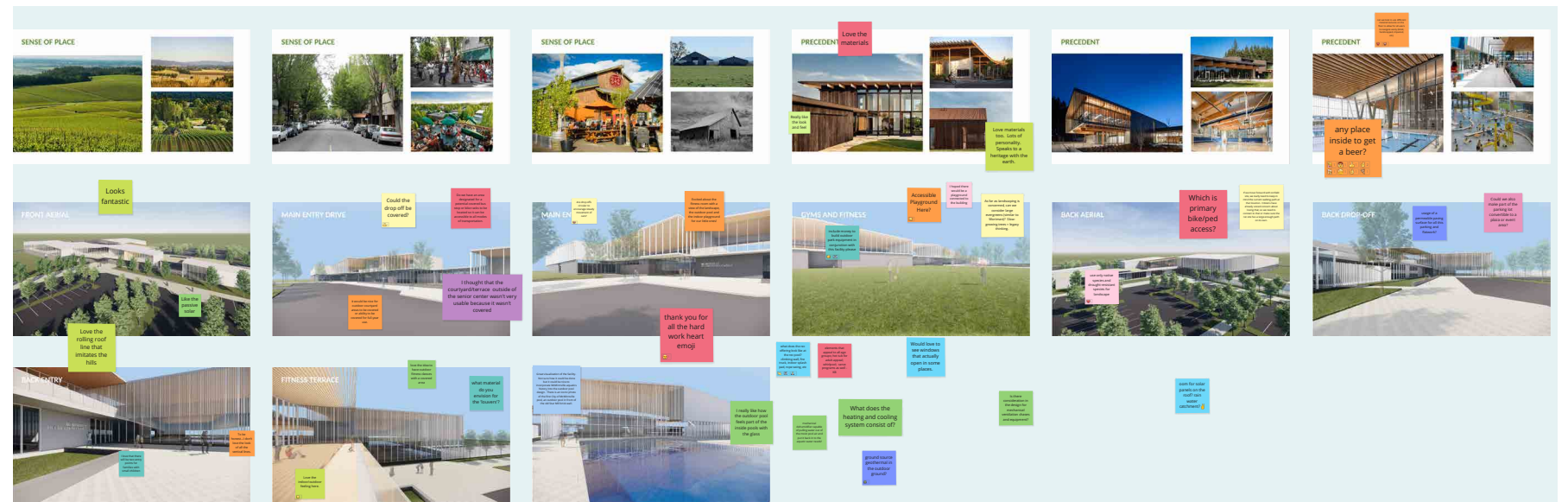
- Revise the concept and site plans for the facilities based on possible changes to the MacPAC recommendations. Update the capital and operations cost estimates as necessary.
- Position the Rec Center project for alternative funding options by having the planning efforts as close to "shovel ready" as possible.

Planning Process

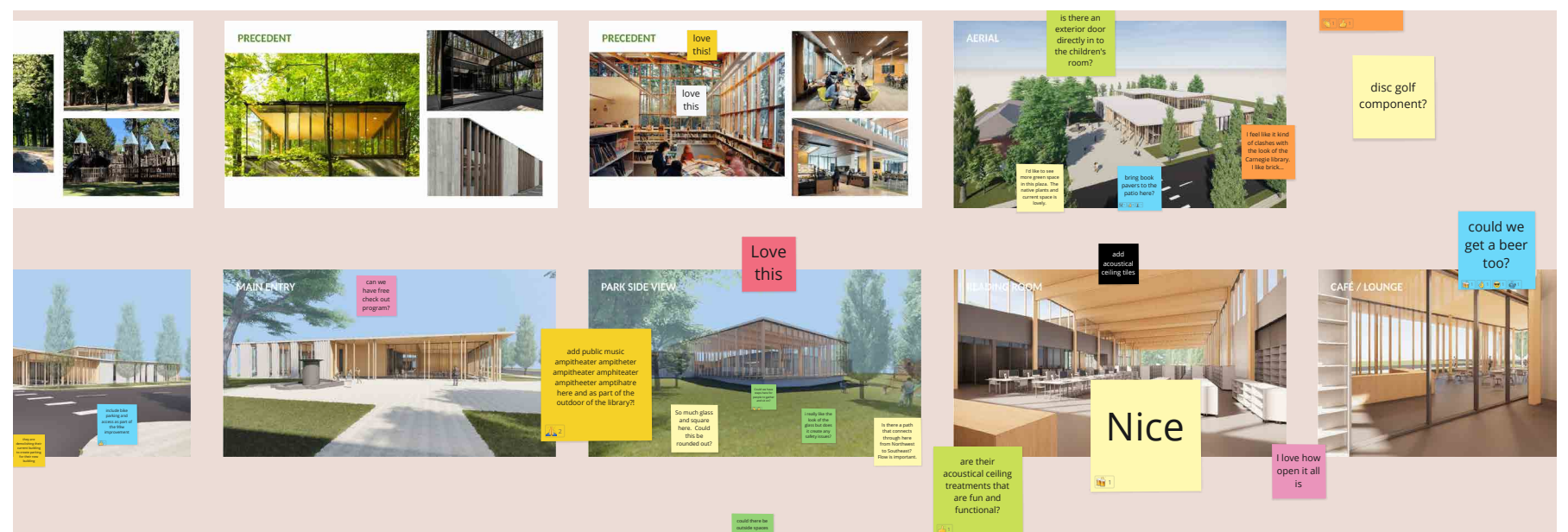
SUMMARY

This planning process was initiated by the planning team with several on-site meetings and tours of the existing Library and Senior Center facilities as well as a number of the potential Recreation/Aquatic Center sites. The 19-person McMinnville Programming Advisory Committee (MacPAC), who led the planning effort, was assembled to assist the City of McMinnville in examining the Recreation/Aquatic Center, Senior Center, and public library space programs and enrichment services of the community. The MacPAC was tasked with identifying facilities locations, refining space programming needs, and evaluating the concept designs which included:

- Refinement of the McMinnville Recreation/Aquatic Center space program based on the January 2020 Facilities & Recreation Master Plan & Feasibility Study and evaluation of potential sites and the prototype conceptual design.
- Assessment of the McMinnville Library program needs and evaluation of renovating/expanding the existing library or building new within the centrally located Upper City Park on the site of the existing Aquatic Center.
- Assessment of the McMinnville Senior Center program needs and evaluation of the concept design for renovating/expanding the existing facility in Wortman Park.



RECREATION / AQUATIC CENTER, MIRO BREAK-OUT SESSION WITH MACPAC'S POST-IT COMMENTS



MCMINNVILLE PUBLIC LIBRARY, MIRO BREAK-OUT SESSION WITH MACPAC'S POST-IT COMMENTS

The planning effort included 23 MacPAC virtual Zoom format meetings initiated in February 2020 with the final meeting in December 2021. Members of the MacPAC and City Representatives participated in three (3) facilities tours of similar aquatic/recreation centers and public library facilities.

MacPAC facility tours included visits to the Hillsboro Hidden Creek Community Center and the Hillsboro Brookwood Library. Virtual MacPAC meetings integrated inteRec Centertive MIRO break-out rooms. Examples from the Recreation/ Aquatic

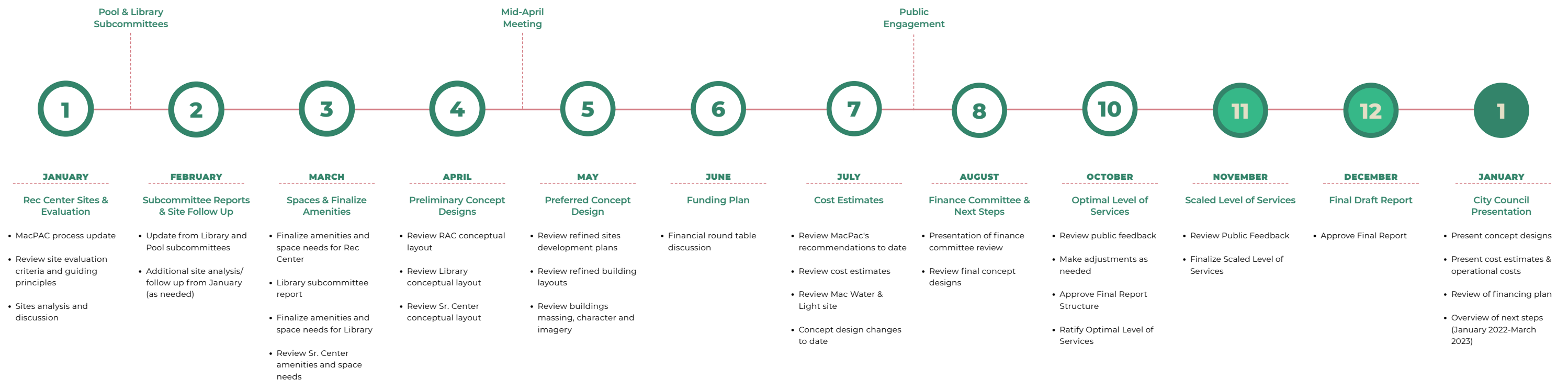
Center and Library concept design review meetings include MacPAC post-it comments that provided planning and design direction for these projects.

MacPAC Subcommittees focused on the Aquatic amenities and the Library space program needs. A subcommittee focused on Cultural Arts identified the City's need for a performing art center, but this was not included as part of this study. The MacPAC 2021 schedule with monthly meeting and outline agendas is illustrated below.



FACILITIES TOURS WITH MACPAC AND CITY REPRESENTATIVES AT A NUMBER OF FACILITIES INCLUDING THE HILLSBORO BROOKWOOD PUBLIC LIBRARY AND THE HIDDEN CREEK COMMUNITY CENTER.

MACPAC SCHEDULE



DIVERSITY, EQUITY & INCLUSION LENS

The City of McMinnville’s strategic plan, MacTown 2032, has 4 values, which frame the work of the city. Regarding equity and inclusion, the city strives to demonstrate that:

“We are a compassionate and welcoming community for all—different points of view will be respected. Because not all members of our community are equally able to access our services or participate in public process, we commit ourselves to lowering these barriers.”

The recruitment process for MacPAC volunteers was structured to represent and engage those in our community who support and take responsibility for the city’s goal of creating a culture of acceptance and mutual respect that acknowledges differences and strives for equity. MacPAC members were appointed because they demonstrated their commitment to improving outcomes for those who have been historically underserved or underrepresented in recreation and cultural services including, but not limited to, low-income individuals and communities of color.

The MacPAC meetings started with a listening session of community members who personally or professionally, know that there are real and/or perceived barriers to participation in city programs for certain community members.

Subsequently, MacPAC created an equity lens to apply to their work which asks:

‘Who is positively and negatively affected by this issue or decision, particularly in regards to often marginalized or traumatized groups?’

MacPAC further bolstered this lens to look at equity related to the following attributes: spiritual, emotional, racial, physical, geographical, educational, linguistic and economical. In addition, they looked at how their decisions affected those who already have opportunities and power in our community, versus those who don’t.

GUIDING PROJECT PRINCIPLES

The MacPAC identified thirteen (13) project guiding principles to assist with guiding the decision-making process for evaluation of sites, space program priorities, concept design layout and character, as well as the facility operations, and potential support for a successful bond measure. These are all listed below:

1. Welcoming & Accessible to Everyone
2. Passes through Diversity, Equity & Inclusion Lens
3. Represents McMinnville’s Identity & Character
4. Offers Indoor & Outdoor Programming Opportunities
5. Provides Highly Functional Multi-Use Spaces
6. Provides Safe & Secure Environment
7. Environmentally Sound & Energy Efficient
8. Offers Potential for Partnership Opportunities
9. Public Support for Successful Bond Measure
10. Long-Term Vision with Enduring Quality to be a Legacy for Our Community
11. Potential for Phased Implementation & Expansion
12. Optimizes Value of Budget (Capital & Operations)
13. Prioritize Preservation of Existing Parkland

DIVERSITY, EQUITY, AND INCLUSION LENS

WHO IS POSITIVELY AND NEGATIVELY AFFECTED BY THIS ISSUE OR DECISION, PARTICULARLY IN REGARDS TO OFTEN MARGINALIZED OR TRAUMATIZED GROUPS?

SPIRITUALLY
EMOTIONALLY
RACIALLY
PHYSICALLY
GEOGRAPHICALLY
EDUCATIONALLY
LINGUISTICALLY
ECONOMICALLY
IN OPPORTUNITY
IN POWER

MACPAC

PARKS FOR INCLUSION VISION STAND

We are _____ (organization name)

We bring strengths of _____ and _____ (list 3 of your organization's unique assets) to the communities and families we serve.

We've made a commitment to inclusion because we envision a future in which our community _____ (share your organization's vision for community equity and inclusion).

This vision is especially important to our organization because _____ (share why this vision is important to your organization and how it supports your community).

In the coming months, we'll continue to move our inclusion efforts forward by: _____ (share a strong, clear and concrete commitment).

To accomplish this, we know we'll need resources and support from _____ (identify key stakeholders and community partners you'll need support from to move your efforts forward).

In the coming years, this work will be sustained by: _____ (how will your organization continue to make long term impacts on your community).

NRPA National Recreation and Park Association

SITE SELECTION PROCESS

SITE ANALYSIS

Sites that are 10 acres or larger and currently in the city or the recently expanded urban growth boundary, were evaluated through the site selection criteria, there were:

- 7 sites with residential zoning
- 4 sites with industrial zoning
- 3 sites with commercial zoning (including one city owned park)

After a preliminary evaluation of those 13 sites, the list was narrowed down to two, including Linfield University owned property in the southern part of town, and Wortman Park in the north east part of town.

Those two sites were then evaluated with more detail and compared against each other with a rating system, and ultimately, MacPAC voted to recommend the Linfield University owned site. This was fueled by a discussion that locating an indoor facility at Wortman Park was less desirable because it would remove park land from the City's already limited inventory. In addition, Wortman Park faced some potential procedural barriers due to restrictions on the property brought on by a federal grant.

Later, MacPAC voted to analyze another industrially zoned property owned by McMinnville Water + Light. This expanded site evaluation process included a test fit layout that confirmed the capacity of the site could accommodate the Rec Center program and parking.

SITE EVALUATION CRITERIA

Five (5) site evaluation criteria categories were identified and refined by the MacPAC that included more detail criteria to assist in evaluating various site options.

1. Criteria A: Development Capacity

- Accommodates space program needs
- Accommodates parking requirements
- Potential for expansion
- Optimal and effective use of site

2. Criteria B: Economic Viability

- Cost recovery potential
- Highway / major arterial access
- Prominent street frontage
- Proximity to compatible amenities
- Partnership potential

3. Criteria C: Stewardship of Funding

- Site cost (acquisition and site improvements)
- Project development cost
- Value added design (synergy with surroundings)

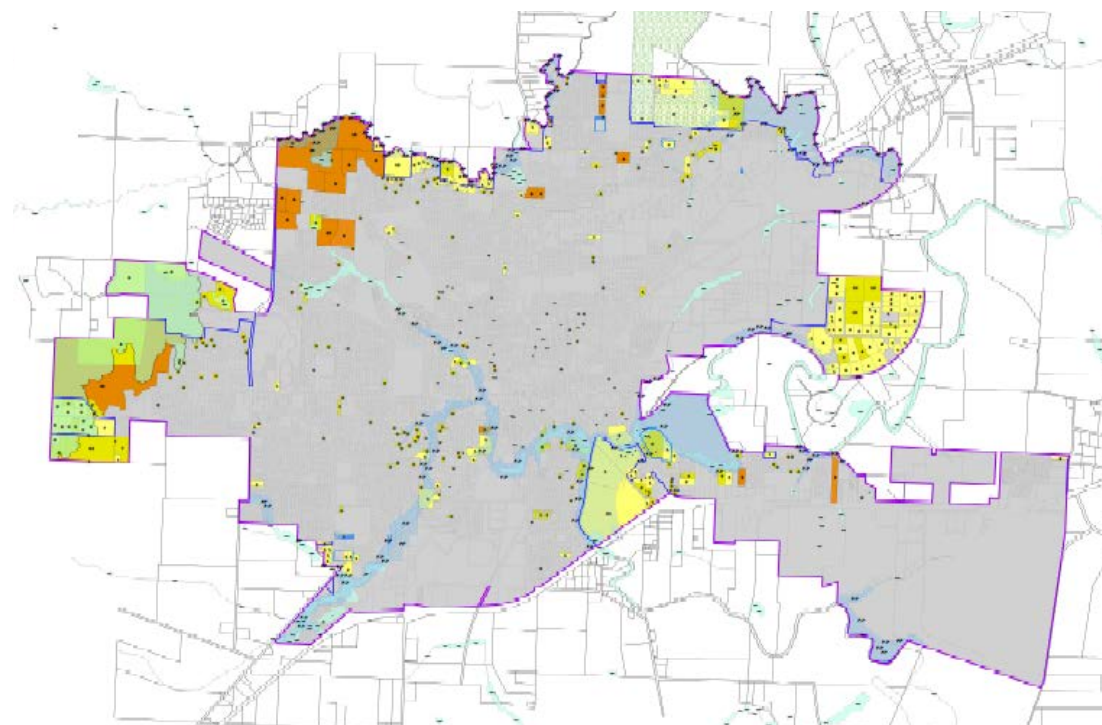
4. Criteria D: Supports Diversity, Equity & Inclusion

- Central location
- Access to variety of transportation modes
- Proximity to underserved communities

5. Criteria E: Regulatory Approval

- Within urban growth boundary
- Avoids potential environmental impact
- No extended approval process

The site evaluation criteria were further enhanced as an assessment tool by City Staff who outlined the following rating system.



DEVELOPMENT CAPACITY		FINANCIAL STEWARDSHIP	
Accommodates Space Program and Parking Requirements (10 Developable Acres)	Expansion Potential (Ability to expand 1-5Acres)	Site Costs Assumes project development costs and value added design are site neutral.	
Optimal and Effective Use of Site • Assumes best use of site • Prioritization of preserving existing park land		SUPPORTS DIVERSITY, EQUITY AND INCLUSION	
ECONOMIC VIABILITY		Central Location • Residential Neighborhoods • K-12 Schools • Transportation Infrastructure	
Prominent Street Frontage • Highway / Arterial Access	Proximity to Compatible Amenities • Parks • Recreational Trails • Community Gathering Places	Access to Variety of Trans Modes • Bicycle • Pedestrian • Transit	
Partnership Potential	Stimulate Local Tourism and Economic Development • Proximity/Visibility to Highways • Connection to Downtown	Proximity to Underserved Communities (Proximity to lower income census tracts and census block groups)	
		REGULATORY IMPACT	
		Within UGB	
		Avoids Potential Environmental Impact • Wetlands / Riparian Corridors • Tree Copses • Protected Ecosystems	
		No Extended Approval Process • Permitted use in underlying zone	

RATING SYSTEM:

- 0 = Poor (does not meet siting criteria)
- 1 = Marginal (barely meets siting criteria)
- 2 = Good (meets siting criteria)
- 3 = Great (really meets siting criteria)

Notes:

- Some of the siting criteria are clear and objective standards and some are discretionary. Where criteria are discretionary, some notes are provided for clear and objective standards associated with that criteria.
- A rating system was developed to help rate the siting criteria (see above). Comments on the rating sheets help to explain the rating.
- The committee's value of *prioritization of preserving existing park land* was added as a standard of review to the "Optimal and Effective Use of Site" criteria.
- The committee's value of *Highway / Arterial Access* was added to the "Prominent Street Frontage" criteria.

CONSIDERED SITES & RECOMMENDATION

The site selection process included the evaluation of all potential 10-acre sites located in McMinnville within the Urban Growth Boundary. This included evaluating sites such as Joe Dancer Park and McMinnville Water + Light with the Linfield Property and Wortman Park, initially deemed as the two (2) sites worth considering in more detail analysis.

The 21.6-acre Wortman Park and 63-acre Linfield Property sites were evaluated through detailed site analysis based on the site selection criteria and guidelines, along with the community and neighborhood demographics. The site analysis included:

- Transportation corridors,
- Access to mass transit,
- Walkability,
- Environmental,
- Visibility, and
- Connections to other neighborhoods.

City staff developed a comparison of the Linfield University and Wortman Park sites based on the evaluation criteria. From the analysis, the MacPAC recommended the Linfield University property as the preferred Rec Center site.

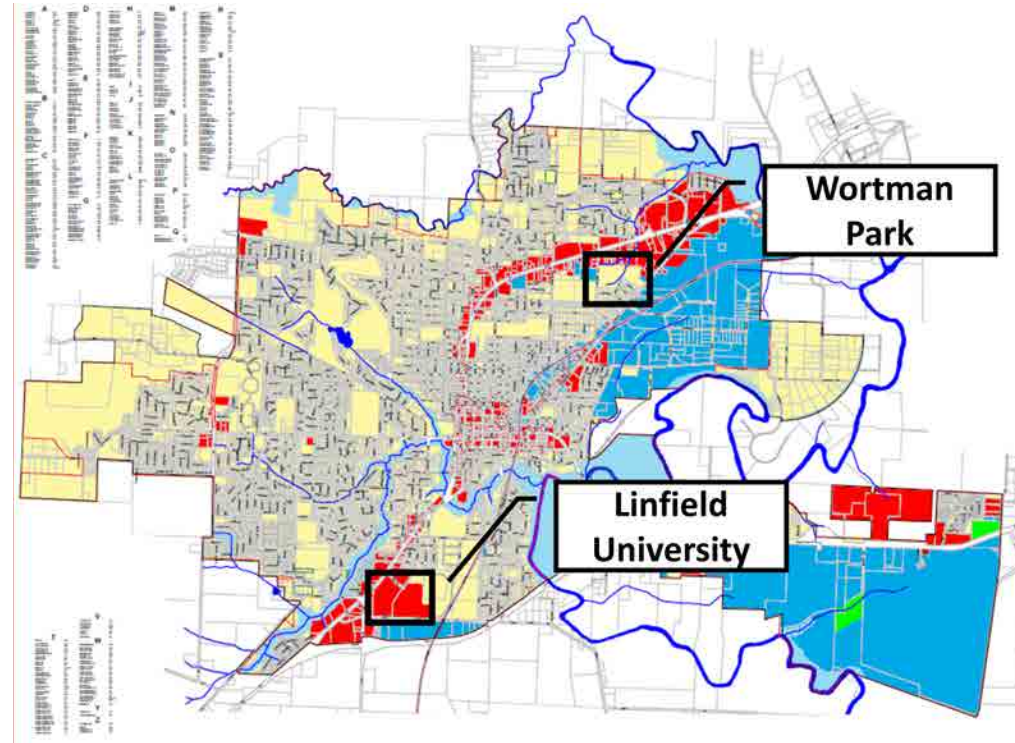
Providing adequate parking for the center is of primary importance as well as connection to an outdoor park and or gathering areas (dependent of the site).

After further deliberation on the recommendation of the Linfield University

property, the MacPAC suggested identifying another possible site to ensure a viable option was available, if circumstances changed and the Linfield Property site wasn't ultimately viable for a variety of possible reasons.

The McMinnville Water + Light site was suggested as another possible site to

re-consider. A test fit layout was developed for this site to confirm the Rec Center concept design could be accommodated on the McMinnville Water + Light site. The layout is included the Rec Center concept design section of the report. The MacPAC recommended the Linfield University and McMinnville Water + Light sites be further evaluated.



DEVELOPMENT CAPACITY	LU	WP	FINANCIAL STEWARDSHIP	LU	WP
Accommodates Space Program and Parking Requirements (10 Developable Acres)	3	3	Site Costs Assumes project development costs and value added design are site neutral.	2	2
Expansion Potential (Ability to expand 1-5Acres)	3	2	SUPPORTS DIVERSITY, EQUITY AND INCLUSION	LU	WP
Optimal and Effective Use of Site • Assumes best use of site • Prioritization of preserving existing park land	3	0	Central Location • Residential Neighborhoods • K-12 Schools • Transportation Infrastructure	2	1
ECONOMIC VIABILITY	LU	WP	Access to Variety of Trans Modes • Bicycle • Pedestrian • Transit	2	1
Prominent Street Frontage • Highway / Arterial Access	3	1	Proximity to Underserved Communities (Proximity to lower income census tracts and census block groups)	3	2
Proximity to Compatible Amenities • Parks • Recreational Trails • Community Gathering Places	2	2	REGULATORY IMPACT	LU	WP
Partnership Potential	2	1	Within UGB	3	3
Stimulate Local Tourism and Economic Development • Proximity/Visibility to Highways • Connection to Downtown	2	1	Avoids Potential Environmental Impact • Wetlands / Riparian Corridors • Tree Copses • Protected Ecosystems	3	0
			No Extended Approval Process • Permitted use in underlying zone	3	2



63 ACRES



21.6 ACRES



~14 ACRES

RECREATION/AQUATIC CENTER, SENIOR CENTER & LIBRARY

Programs & Concept Designs

RECREATION/AQUATIC CENTER

SPACE PROGRAM

The 2020 City of McMinnville Facilities and Recreation Master Plan & Feasibility Study outlined the preliminary space program needs for the Recreation/Aquatic Center (Rec Center) which provided a basis for the space program outlined in this Master Plan Study. The 2020 Feasibility Study recommended a 25-yard x 25-meter stretch pool that was reviewed and refined by the MacPAC with input from the Aquatic Subcommittee, comprised of MacPAC members and Parks & Recreation staff. The outcome was Staff recommendation to MacPAC for a 25-yard x 32-meter pool. The MacPAC’s optimal recommendation was for a 50-meter x 25-yard pool.

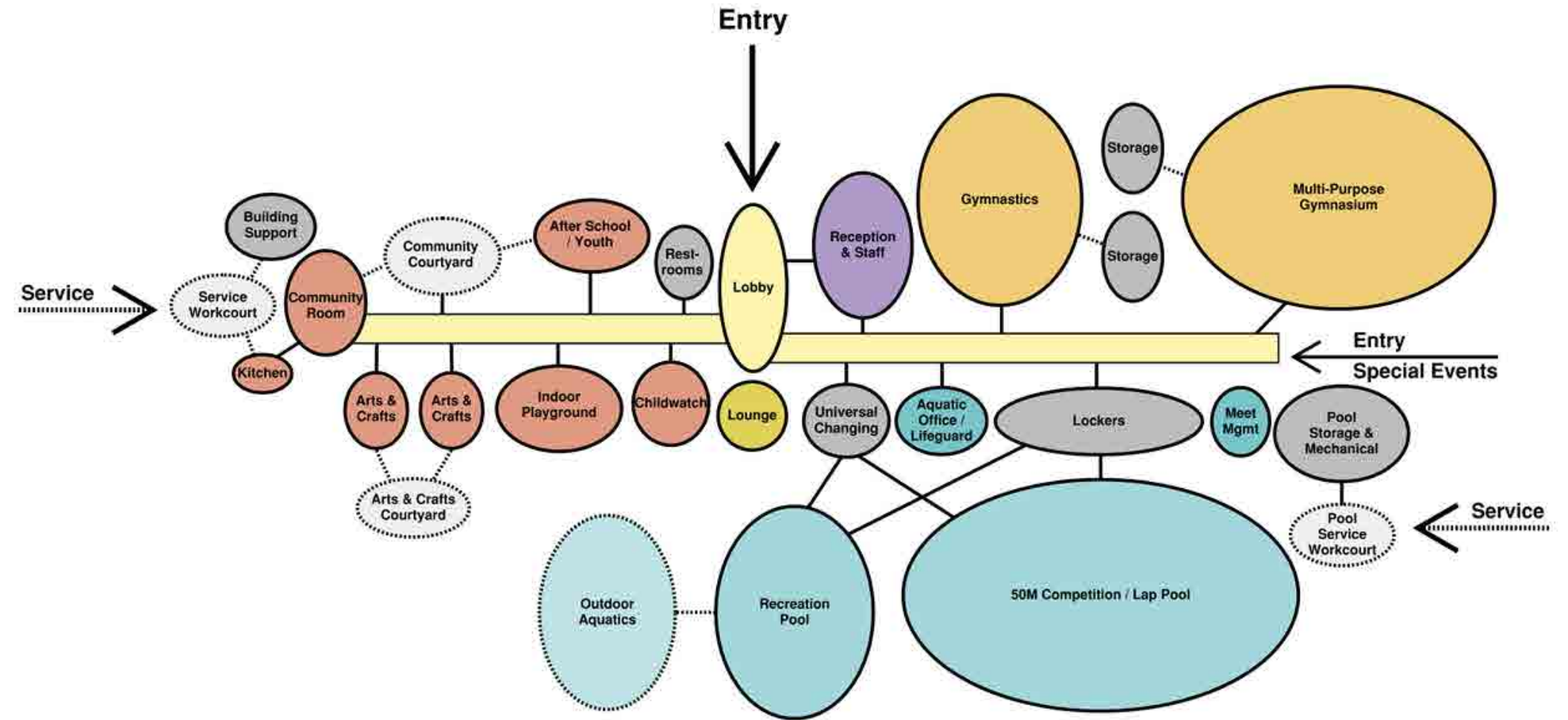
The recommended space program outlined below was utilized to develop the Rec Center program test fit and prototype concept design layout. This was instrumental in determining the overall site acreage requirement to accommodate the building with road access, parking, pathways, landscape, and other possible site amenities.

A. Operations - Building Support		
Subtotal: Building Support Spaces	12,486	nsf
B. Operations - Facility Administration		
Subtotal: Facility Administration Spaces	2,894	nsf
C. Aquatic Spaces		
50M Pool (25M x 50M = total 13,448 sf water)	21,340	
Spectator Seating (500 seats) 3,000sf	4,020	
Warm Water / Leisure Pool (4,000sf water)	8,648	
Multi-Purpose Meeting / Party Room (2 @ 300sf)	600	
Wet Classroom	810	
Aquatic Supervisor Offices (3 @ 120sf)	360	
Lifeguard Support Spaces	732	
Pool Mechanical + Pool Storage	2,005	
Subtotal: Aquatic Spaces	38,515	nsf
D. Activity Spaces		
Multi-Purpose Gym (2 courts @ 50' x 84') + Storage	16,224	
Elevated Walk / Jog Track & Cardio/Stretching	8,882	
Gymnastics Room + Office + Storage	8,952	
Weight / Cardio Space + Storage	5,244	
Fitness Assessment / Health Screen Room	120	
Functional Training + Storage	1,666	
Personal Training Office (2 @ 100sf)	200	
Group Exercise Studio + Storage	2,514	
Fitness Studio + Storage	1,734	
Stretching	384	
Subtotal: Activity Spaces	45,920	nsf
E. Community Spaces		
Multi-Purpose Room + Storage	2,056	
Catering Kitchen	320	
Crafts / Classroom (2 @ 1000sf) + Storage (2 @ 200 sf)	2,412	
Afterschool / Youth Center + Storage	2,077	
Drop-in Childwatch Room + Storage + Restroom	1,278	
Indoor Playground	1,998	
Subtotal: Community Spaces	10,141	nsf
Total Net Program Amenity SF	94,256	nsf
Total Net Support SF (Lobby, Lockers, Restrooms, Offices, Storage)	15,700	nsf
Total Net-to-Gross SF (20%; General Circulation, Mech, Walls, etc)	21,991	gsf
Total Building Square Footage	131,947	gsf

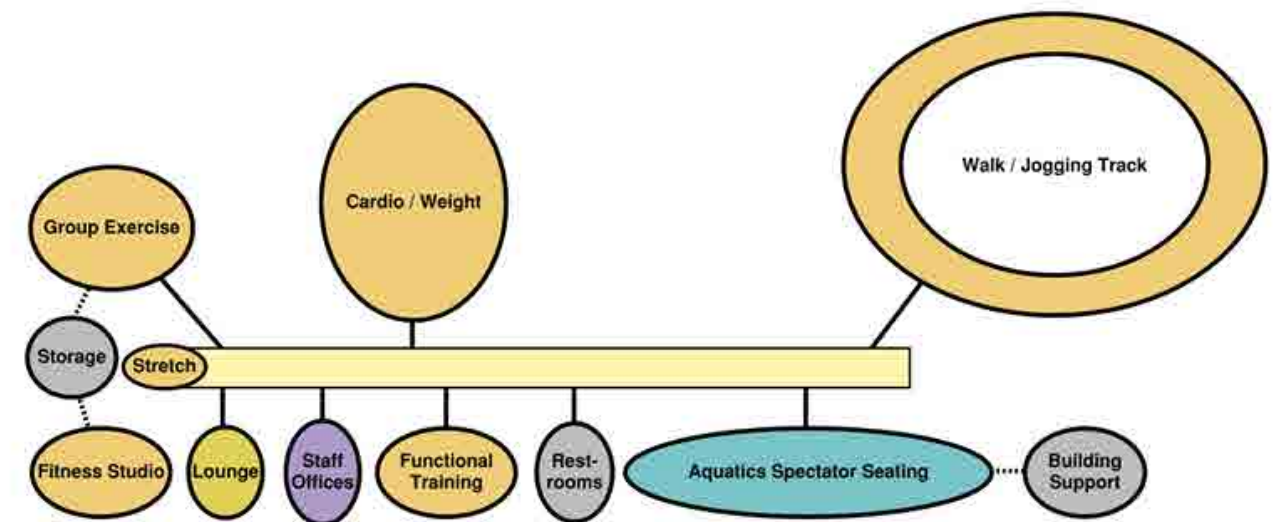
PROGRAM ADJACENCIES

The program adjacency diagrams illustrate the desired program affinities, relationships, and locations on the ground level and upper level.

LEVEL-1 PROGRAM ADJACENCY DIAGRAM



LEVEL-2 PROGRAM ADJACENCY DIAGRAM



SITE LAYOUT & CONCEPT DESIGN

Prototype Site Plan

The desired space program areas and adjacencies were utilized to develop a facility test-fit layout to assist in site selection. The building footprint assumes a two-story massing that offers a more contained and operationally efficient facility layout. The prototype site plan illustrates the land required to accommodate the facility, road and parking, overflow event parking, pathways, and landscape buffer. The site plan depicts the need for between 14-16 acres of land to accommodate these needs.

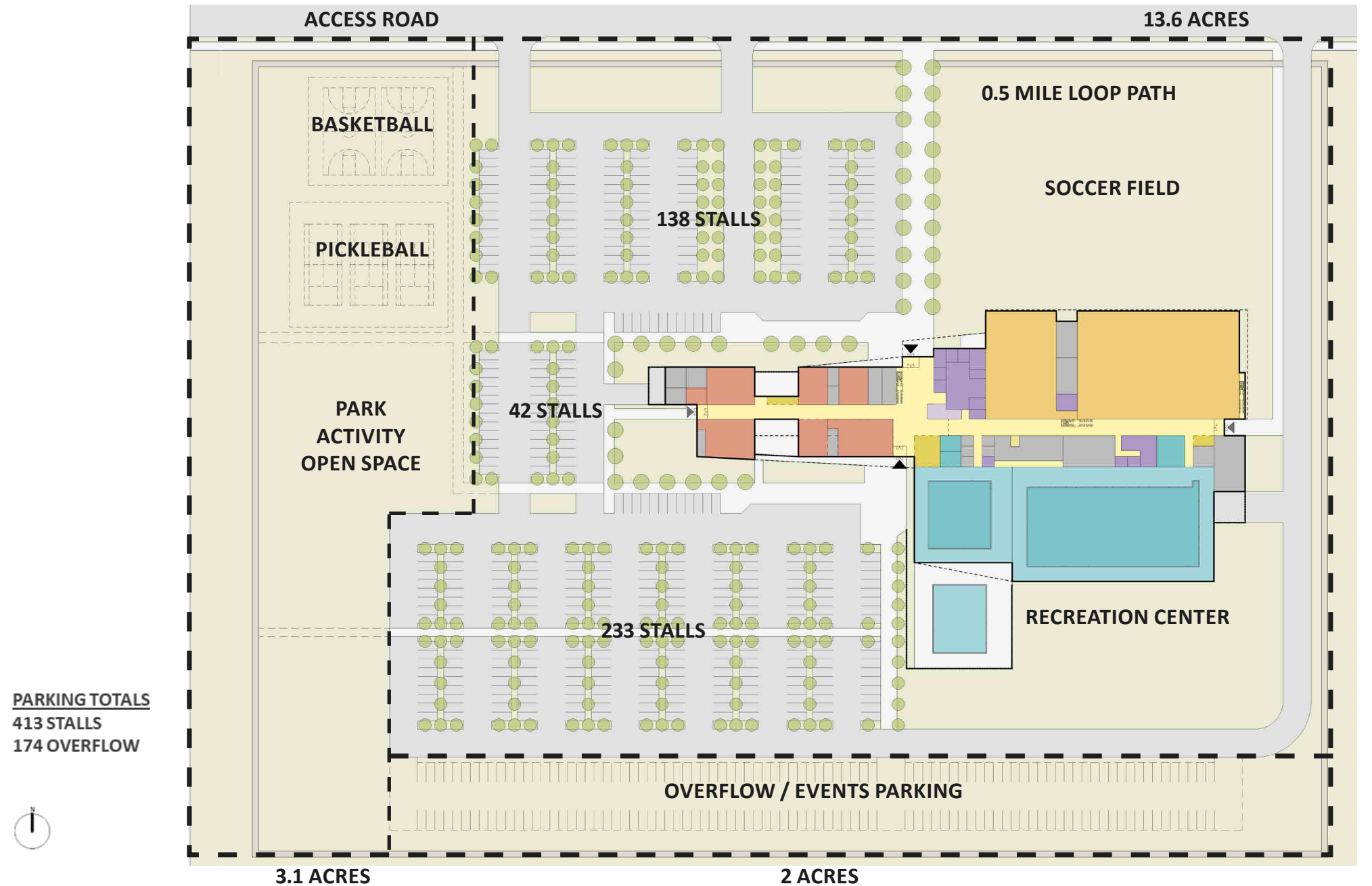
The additional land requirement of 3-5 acres was considered to create a park-like setting for the Rec Center. Possible outdoor recreational amenities discussed to be considered include a soccer field, (2) basketball courts and (3) pickleball courts, as well as open lawn area for passive recreation, gatherings, and events. The proposed outdoor amenities will be assessed and recommended as part of the McMinnville Parks & Recreation Open Space Master Plan.

If the Rec Center is located on the Linfield University property, creating a prominent presence and visual identity for the Rec Center project from 99W is an important consideration for the operational and financial sustainability. The prototype site plan assumes access to the site would be from SW Keck Drive located at the northwest corner of the 63-acre property. The space afforded by the Linfield site can accommodate all the outdoor park and recreational amenities discussed above.

The preferred location for the Rec Center project will be led by Linfield College through the Campus Master Plan process that will include coordination with the City of McMinnville Parks & Recreation Department related to issues and considerations for the Rec Center location.

Providing adequate parking for the Rec Center is of primary importance. Based on the City of McMinnville parking code, the parking requirement for the approx. 125,000gsf facility would be 1 stall/1,000sf or 1,250 parking stalls. Based on equivalent comparable projects and other considerations, the design team

recommends a lower parking ratio of approx. 3.4 stalls/1,000sf which would result in approximately 425 parking stalls. The site plan layout depicts over 413 parking stalls with an overflow parking lot containing an additional 174 parking stalls for swim meets and other public and campus events. This results in an overall site parking capacity of



PARKING TOTALS
413 STALLS
174 OVERFLOW

SITE PLAN

approximately 587 stalls. Considerations for access to mass transit, shared parking, and bike / pedestrian paths will be important criteria to consider in finalizing the parking requirement to be determined during the design phase.

The 413 stalls parking requirement is distributed with a layout that reduces the visual impact of a large parking lot at the front face of the facility while providing an adequate amount of convenient parking with drop-off and ADA accessible stalls. Most of the parking is located on the west and south ends of the site. To support this distributed parking approach, the center is organized with convenient pedestrian access to both north and south arrival courts with public entries. The parking layout intentionally breaks up large parking areas into smaller lots separated by an allee of trees, pedestrian walkways, landscaping with stormwater gardens, and tree canopies providing shade recalling an agrarian orchard.

FLOOR PLAN LAYOUTS

The facility is organized with a central point of entrance and welcoming control point with clear separation between the active recreation portion of the building and the passive community program spaces. Emphasis is placed on providing flexible and versatile space that can meet a variety of needs and limit including dedicated space for specialized user groups. The plan is organized for optimal solar orientation with the program spaces organized along the east-west axis. This adaptable approach has the additional

benefit of accommodating the expansion or reduction of recreation, aquatic and/ or community spaces to either the east or west. Depending on available funding, this layout could be downsized with also the possibility of expanding program elements from both the east and west directions.

First Floor

The Level-1 plan is organized with a cruciform circulation layout that connects

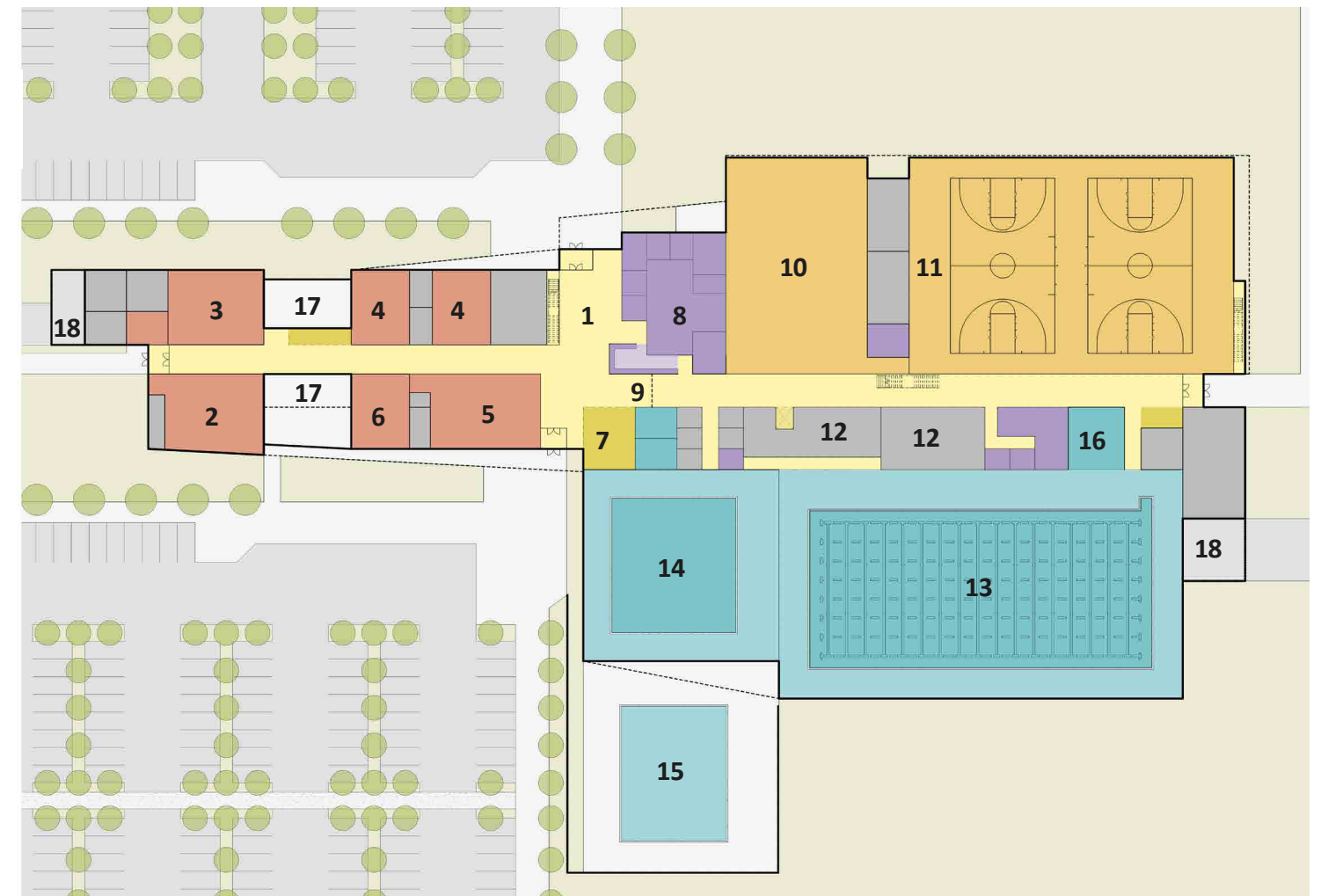
the north and south arrival plazas and entrances with access from the lobby to the west community wing and east recreation wing. The administrative offices and reception desk are centrally located at the crossroads providing controlled access to the recreation wing with visual sightlines to the community wing.

The Recreation Wing is organized with a dedicated gymnastics room and 2-court

gymnasium next to each other with shared storage and staff office located between. The gym is positioned at the east end to allow for the possible addition of an activity court. At the south end of the lobby is a lounge area with café seating and views of the recreation pool with access to the birthday party event rooms.

East of the controlled access are the universal changing rooms located with

- 1 Entry Lobby
- 2 Afterschool / Youth
- 3 Multi-Purpose Room
- 4 Crafts Classroom
- 5 Indoor Playground
- 6 Childwatch
- 7 Lounge
- 8 Administrative Offices
- 9 Reception / Control Point
- 10 Gymnastics
- 11 Multi-Purpose Gymnasium
- 12 Locker Rooms
- 13 50M x25Y Competition Pool
- 14 Recreation pool
- 15 Outdoor Aquatics
- 16 Wet Classroom
- 17 Enclosed Courtyard
- 18 Enclosed Service Yard



LEVEL 1	91,519 SF
LEVEL 2	33,217 SF
TOTAL	124,736 SF

■ AQUATICS	■ COMMUNITY SPACES	■ ADMINISTRATIVE
■ AQUATICS	■ RECREATION SPACES	■ CIRCULATION
■ COMMUNITY SPACES	■ LOUNGE	■ BUILDING SUPPORT

LEVEL-1 FLOOR PLAN

direct access to the zero-depth entry of the recreation pool. The locker rooms are situated to provide direct access to both the competition pool and the warm water recreation pool with zero-depth entry, program area with 4-lanes of lap swim, current channel, and interactive waterplay features such as fountains, slides, ropes, and climbing wall. It's proposed the two (2) pools would be separated by a glass wall for acoustical isolation and mechanical efficiency to allow each half of the natatorium to operate independently. Aquatic and lifeguard staff are centrally located to optimize views of the competition pool with a separate lifeguard room overlooking the recreation pool. A wet classroom supporting swim meets and lifeguard training is situated next to the east entrance providing access for swim meets. Provisions for outdoor aquatic amenities within a secure courtyard would include a 6-lane 25-yard pool and splash pad.

The Community Wing is organized with the indoor playground and drop-in childwatch grouped together for shared use capability and enhanced supervision from the welcome control desk. The childwatch room opens to a secure south facing courtyard with the afterschool/youth center located to the west with a separate entrance from the south parking lot. On the northside of the community wing are public restrooms located adjacent to the lobby and two (2) arts/crafts classrooms that open to a secure courtyard shared with the multi-purpose community room to the west. The community room is supported by a

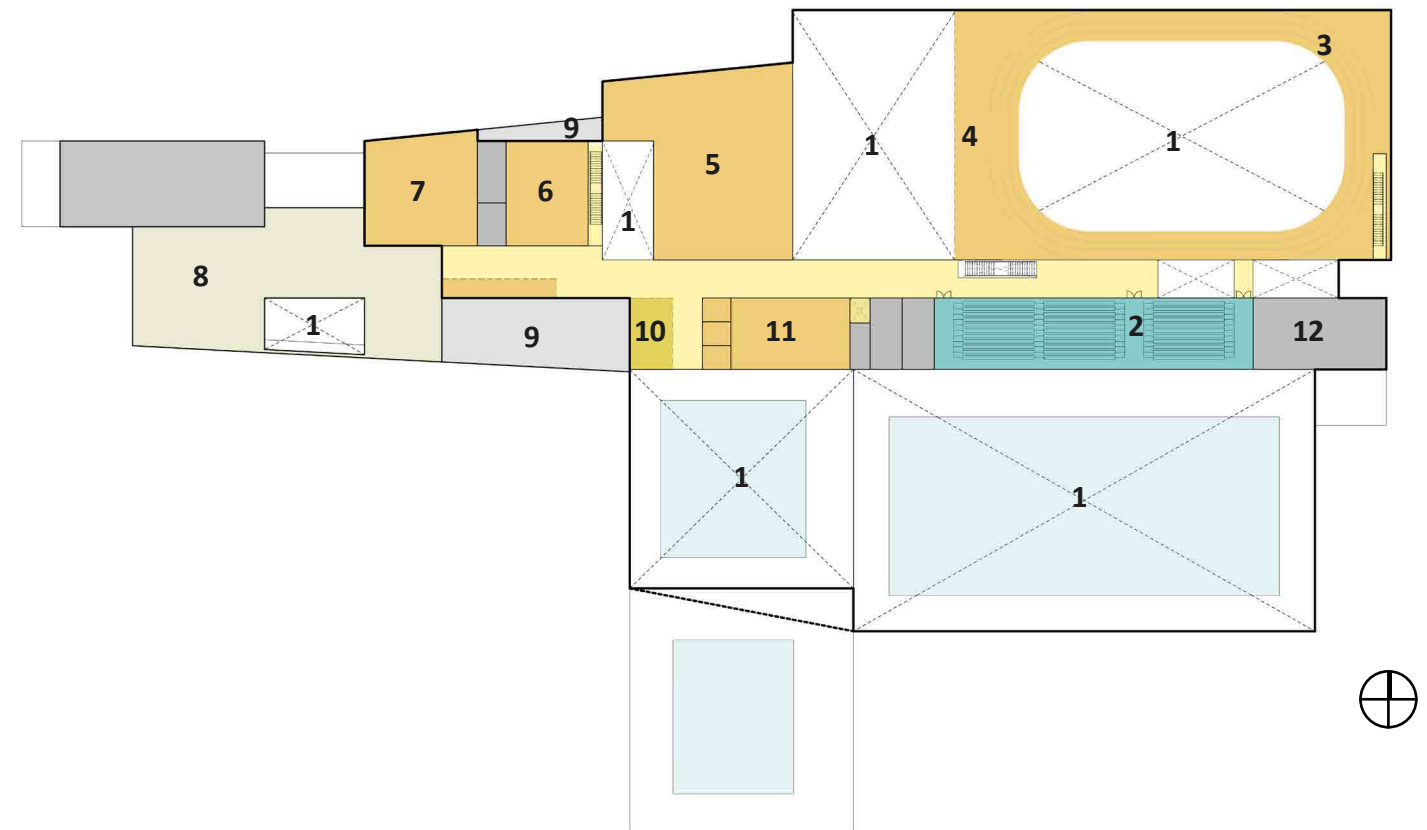
catering kitchen and storage room, with proximity to the building support and service court.

Second Floor

The Level-2 plan is organized with the cardio/weight loft prominently situated above the lobby extending out to create a covered entrance below. The elevated walk-jog track located above the 2-court gymnasium offers views out and overlooks the gymnastics room to the west.

The functional training, group exercise, and fitness studio are clustered around the lounge seating area that opens to the south fitness terrace with views of the distant Coast Range and the roof landscape garden to the west.

- 1 Open to Below
- 2 Aquatics Spectator Seating
- 3 Elevated Walk / Jogging Track
- 4 Cardio Loft
- 5 Weight Training
- 6 Group Exercise
- 7 Fitness Studio
- 8 Green Roof
- 9 Fitness Terrace
- 10 Lounge
- 11 Functional Training
- 12 Building Support



	LEVEL 1	91,519 SF
Acro:	LEVEL 2	33,217 SF
spec:	TOTAL	124,736 SF
optir		

■ AQUATICS	■ COMMUNITY SPACES	■ ADMINISTRATIVE
■ AQUATICS	■ RECREATION SPACES	■ CIRCULATION
■ COMMUNITY SPACES	■ LOUNGE	■ BUILDING SUPPORT

LEVEL-2 FLOOR PLAN

Sense of Place & Character Precedent

This legacy project for the McMinnville community be a landmark facility. As such, it will need to reflect the unique qualities and character of place that distinguish McMinnville and its location in Yamhill County. These precedent images suggest design inspiration ranging from the intimate small-town scale of McMinnville to the silhouette of the rolling Coast Range, wood framed farm compounds, sustainable and energy efficient design practices, and the agrarian landscape defined by indoor/outdoor spaces and the growing viticulture industry.



SENSE OF PLACE & PRECEDENT



Concept Design Character

The following massing and character renderings of the Rec Center facility are inspired by the unique attributes of place that draw from the defining materials and forms of the region and character unique to McMinnville.



Aerial from the northwest with the Rec Center nestled within the agrarian inspired landscape with the silhouette of the roofscape recalling the Coast Range.



Main entry drive with community room and courtyard is situated to the right. The drop-off and welcoming trellised veranda extend from the cardio weight room and adjacent group exercise and fitness studio to announce the entrance.



The main north entrance plaza with an inviting covered entrance and facility identity displays the activities within with cardio-weight area and group exercise room above.



View across the soccer field to the gymnasium and gymnastics room with the walk-jog track above. The main entry and welcoming veranda are to the right.



Aerial from the southwest with the community wing to the left and arrival plaza with fitness terrace above and natatorium to the right.



The main south entrance plaza next to the secure courtyard containing a splash pad and lap pool with the fitness terrace above.



Fitness terrace overlooking the natatorium and south arrival plaza



Fitness terrace with views of the roof landscape garden, enclosed courtyard below and distant views of the Coast Range.



View for the outdoor aquatic amenities that would include a splash pad and 6-lane 25-yard pool contained within an enclosed courtyard extending from the adjacent indoor recreation pool.

Alternative Site Plan – McMinnville Water & Light

The test-fit layout below verifies the 125,000gsf Rec Center space program and required parking could comfortably fit on the McMinnville Water & Light site. Although, the outdoor park and recreation amenities are more limited in this location then at the Linfield University site. This site doesn't address all the site selection criteria as well as the Linfield University site does. Although, it's a viable site and meets most of the site selection criteria. Final site selection is deferred until Linfield completes their campus master plan and more detailed information on the financing and agreements are determined for both sites. Other sites may be considered that adequately address the site selection criteria.



PROJECT COST ESTIMATE

The total project cost – inclusive of the building and site development cost with park amenities, indirect costs (expenses not directly related to labor and building materials) and contingencies – is estimated at approximately \$111.38 million based on a March 2023 construction start.

Direct construction costs were developed by Architectural Cost Consultants (ACC) using cost-per-square foot allowances combined with quantity take-offs from the site-specific conceptual design.

- Unit costs assigned to specific program elements are based on a quality and durability level appropriate for public buildings, integration of sustainable design strategies, and specialized finishes appropriate to the public atmosphere expected with a community Rec Center.
- Site costs are based on the

comprehensive site development plan that includes allowances for utilities, roads and parking, paving / sidewalks, and landscape.

Total project cost includes indirect costs (also referred to as soft costs) at 30% of the construction cost. This includes fixtures, furnishings (furniture, shelving, etc.) and equipment (FF&E), percent for art, design and engineering fees, construction management, building permit fees, testing and inspections.

Below are comparable recreation and aquatic projects in OR and WA that have been escalated to the same assumed construction start date of March 2023 to reflect a direct cost comparison. As depicted below the McMinnville Public Library estimated construction cost is in the mid-range as compared to the other library examples.

OPERATIONAL FINANCIAL PLAN

Assumptions

This operations analysis has been completed for the planned new Rec Center. The following are the basic parameters for the project.

- A new Rec Center that includes a recreation pool, a 50-meter by 25-yard lap pool with seating, wet classroom, large gym, elevated track, gymnastics studio, weight/cardio area, functional training area, group exercise room, fitness studio, weight cardio space, child watch room, indoor playground, multi-purpose room, kitchen, crafts classroom, afterschool/youth room, administrative area, lobby and locker rooms. **Approximately 125,000 SF**
- The first year of operation will be 2025 or later.
- This operational budget represents full expenses and revenues associated with the operations and programs that take

place at the center. Other department budgets have not been included.

- Expenses do not include any allocation of department overhead costs or general city service charges. These costs could be added to the operating budget at some point in the future.
- The presence of other providers in the market will remain the same.
- The center will be operated by the City of McMinnville.
- This operations estimate is based on a program plan and preliminary concept plan for the facility only.
- Part-time wage scales reflect an anticipated \$14.50 minimum wage that would be in place by 2025.
- There will be a high level of programming in the center, which requires an increased level of staffing.
- The center will draw well from the entire Primary Service Area.
- No partnerships with other organizations have been shown in this operations plan.
- Beyond use by the swim club and

PROJECT COST ESTIMATE	
CAPITAL COST ESTIMATE	\$ 85.68 M
BUILDING COST (\$ 615/SF)	\$ 76.75 M
SITE & PARK DEVELOPMENT COST	\$ 8.93 M
INDIRECT PROJECT COSTS @ 30%	\$ 25.70 M
TOTAL PROJECT	\$ 111.38 M
Building Area: 125,000gsf Escalated to a construction start date of March 2023	

COMPARABLE PROJECT COSTS	CONSTRUCTION COST	ESCALATED TO 2023	SF	\$/SF
2017 HOOD RIVER AQUATIC CENTER	\$ 47.21 M	\$ 63.26 M	84,207	\$ 751
2013 SAMMAMISH AQUATIC CENTER	\$ 24.28 M	\$ 39.55 M	54,825	\$ 721
2023 MCMINNVILLE RECREATION CENTER	\$ 76.75 M	\$ 76.75 M	125,000	\$ 615
2017 CHEHALEM AQUATIC CENTER	\$ 18.30 M	\$ 25.75 M	43,500	\$ 592
2018 SEPRD AQUATIC CENTER	\$ 21.94 M	\$ 28.00 M	47,422	\$ 591

McMinnville School District of the competitive pool, no other ongoing use or long-term rental of space in the facility has been shown. However, swim team and MSD pool use costs have been shown at a rate nearly three times the current level.

Basic capital replacement dollars are shown.

No debt service for the capital funding of the building has been shown.

The projected hours of operation are listed below. **Note:** Hours of operation can vary based on use patterns and time of the year.

The projected fee structure for use of the facility are listed below.

Note: Fee structure pricing is based on an anticipated 2025 or later opening date. 10 Visit passes offer 11 admissions for the price of 10. Month to Month is the annual

rate divided by 12. Non-resident rates are approximately 25% higher than the resident rate.

Annual/Month to Month passes include basic land and water group exercise classes plus free drop-in child watch.

Operations Plan Summary: The following figures summarize the anticipated operational expenses and projected revenues for the operation of the McMinnville Rec Center. 18-19 Actuals are for the Aquatic Center and Community Center budget combined.

The new total budget numbers represent the second full year of operation.

CATEGORY	18 - 19 ACTUAL	NEW TOTAL	DIFFERENCE
EXPENSES	\$ 1,436,316	\$ 3,410,758	\$ 1,974,442
REVENUES	\$ 778,094	\$ 2,275,086	\$ 1,496,992
DIFFERENCES	\$ (658,222)	\$ (1,135,672)	\$ (477,450)
RECOVERY %	54%	67%	76%

This operations plan was completed based on general information and a basic understanding of the project with a program and basic concept plan for the center. As a result, there is no guarantee that the expense and revenue projections outlined above will be met as there are many variables that affect such estimates that either cannot be accurately measured or are not consistent in their influence on the budgetary process.

DAY	HOURS
MONDAY - THURSDAY	5:00 A.M. – 9:00 P.M.
FRIDAY	5:00 A.M. – 8:00 P.M.
SATURDAY	8:00 A.M. – 6:00 P.M.
SUNDAY	8:00 A.M. – 6:00 P.M.
TOTAL HOURS	99 HOURS / WEEK

CATEGORY	DAILY		10 VISITS (+ 1 FREE)		ANNUAL PASS		MONTH TO MONTH	
	RES	NRES	RES	NRES	RES	NRES	RES	NRES
ADULTS	\$ 7.00	\$ 9.00	\$ 70	\$ 88	\$ 565	\$ 707	\$ 48	\$ 59
YOUTH (3-17)	\$ 5.00	\$ 6.50	\$ 50	\$ 63	\$ 435	\$ 545	\$ 37	\$ 46
SENIOR (60+)	\$ 5.00	\$ 6.50	\$ 50	\$ 63	\$ 435	\$ 545	\$ 37	\$ 46
FAMILY *	N/A	N/A	N/A	N/A	\$ 990	\$ 1,238	\$ 83	\$ 104

Fitness \$10.00 daily fee per class/no admission fee required.
Drop-in Child Watch \$3.00 per hour

SENIOR CENTER

NEEDS ASSESSMENT/PROGRAM SUMMARY

Opened in 1995, the McMinnville Senior Center serves the needs of the senior adult population through passive and recreational opportunities. This includes leisure pursuits as well as a host of social and personal support services and programs. It offers a one-floor accessible format in the beautiful Wortman Park setting with mature fir trees and oaks, accessible walking paths throughout, disc golf course, picnic shelter, and playground.

This is a facility that the Friends of the Senior Center and other local seniors in the McMinnville community contributed to in realizing its construction, maintenance, and enhancements over the years. The facility is operationally adequate, but in need of remodeling to address functional and aesthetic deficiencies. The location and quality of the Senior Center was evaluated and determined that the facility should remain at Wortman Park. The existing Senior Center has many positive attributes

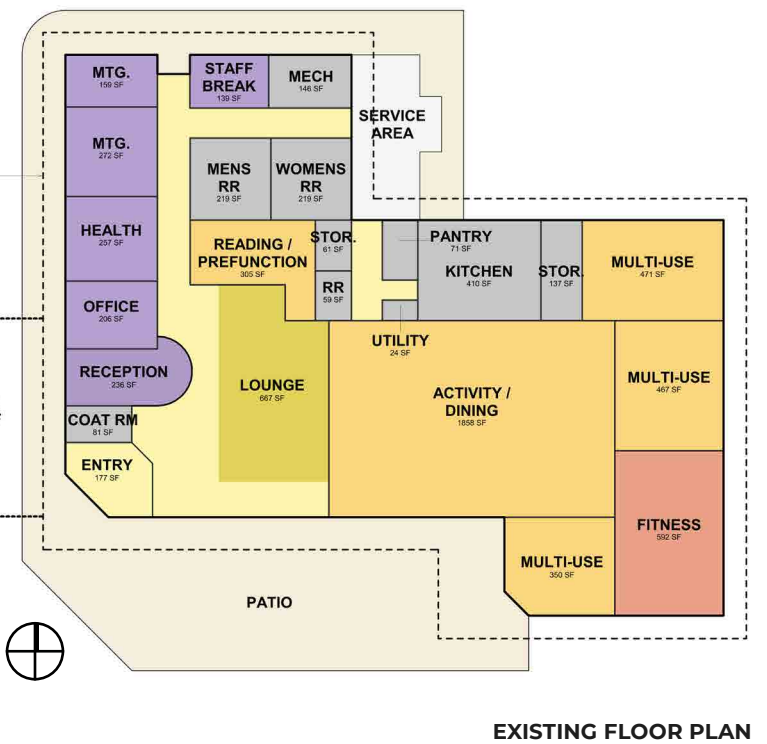
and is worth the investment to remodel and expand to meet the growing needs of seniors and others in the McMinnville community.

Existing Deficiencies

The existing 10,000sf facility lacks presence and identity from the NE McDaniel Lane approach with the solid west wall of the Porte-cochere obscuring views of the entrance and creating safety concerns with parallel road and drop-off zones. There are parking layout inefficiencies that need to be addressed along with better connections to the park as well as consideration for addressing the fishbowl effect at night that can make staff and users feel vulnerable within the open park environment. The service court on the north side of the facility lacks security and can be a source of vandalism. The existing south terrace is underutilized and offers an opportunity for expansion and better integration of the facility into the park.

The entry provides minimal covered protection with a constrained single door accessible entrance and tight space to

negotiate around the welcome desk. There are limited lounge seating areas near the entrance with the library and gallery space isolated. The existing multi-use dining and activities room is undersized and functionally compromised with circulation through the room to gain access to the multi-use rooms and fitness space. The existing restrooms don't address the need for individual universally accessible



EXTERIOR & INTERIOR DEFICIENCIES



CONCEPT PLANS

Proposed Remodel & Addition

The proposed refresh of the Senior Center will include remodeling the existing 10,000sf facility along with a 1,300sf addition. Site improvements and enhanced connections to Wortman Park include unobstructed views of the Senior Center entrance with a more open and welcoming pedestrian scaled covered entry. A new extended roof will provide covered drop-off with a simplified single road that results in a safer entry experience and expanded parking. Enhancing the Senior Center presence and integration into Wortman Park includes a linear pergola that reaches out to NE McDaniel Lane with a covered walkway leading to the Senior Center entry plaza and offering covered vendor spaces for the seasonal market.

A landscape buffer will be provided on the south and east edges of the Senior Center with enhanced exterior lighting to ensure the interior experience is more comfortable at night to mitigate the fishbowl effect that can make staff and users feel vulnerable. Other proposed park amenities include a possible a pickleball court and bocce ball court which will be considered as part of the McMinnville Parks and Recreation Open Space Master Plan.

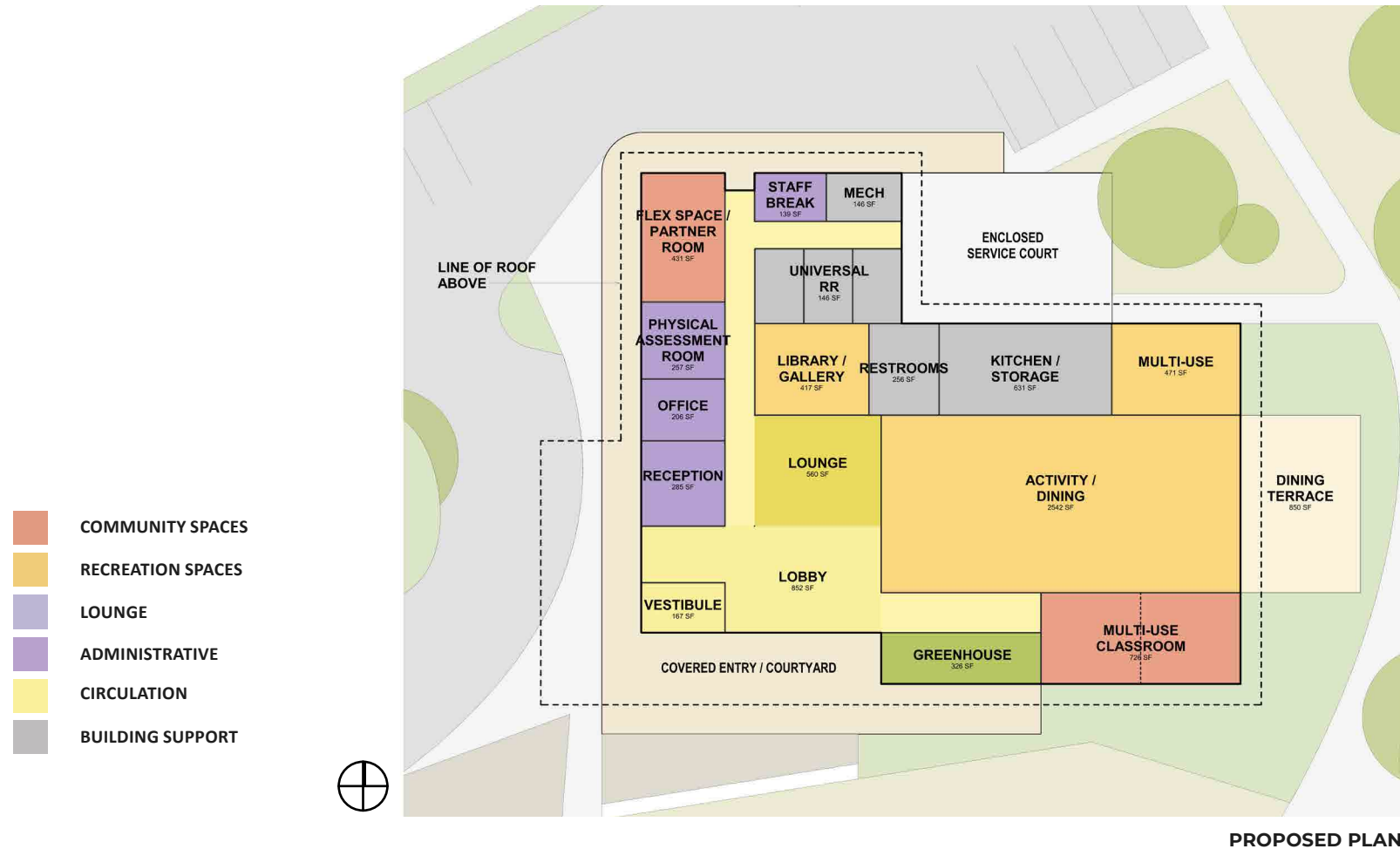
New amenities include a pedestrian scaled covered entry with a reconfigured vestibule and an automatic pair of doors. Separate circulation, outside the activity/dining room, is provided to a multipurpose room and greenhouse that supports growing interest in gardening and the culinary arts.



WORTMAN PARK INTEGRATION & ENHANCEMENT

Expanded dining and events capacity is achieved by extending the gable dining room to the eastern edge of the building offering an enlarged activity/dining room with a large expansive window that draws the Wortman Park setting into the interior experience. A new dining terrace accessed from the activity/dining room is nestled into the site with seat walls inscribed by a landscape buffer.

Existing restrooms will be reconfigured to provide three (3) accessible and gender inclusive restrooms along with expanded restroom capacity next to the activity/dining room. The library and gallery space will be updated along with new flooring, paint and finishes, and new energy efficient lighting throughout.



PROJECT COST ESTIMATE

CAPITAL COST ESTIMATE	\$ 2.63 M
BUILDING COST (\$ 131/SF)	\$ 1.32 M
SITE & PARK DEVELOPMENT COST	\$ 1.31 M
INDIRECT PROJECT COSTS @ 35%	\$ 0.92 M
TOTAL PROJECT	\$ 3.55 M

Indirect Project Costs: Owner's Construction Contingency, Permitting & Testing, Fixtures, Furnishing & Equipment, Architecture & Engineering Fees, Owner's Representative, Legal Fees, and Commissioning.

Escalated to a construction start date of March 2023.

PROJECT COST ESTIMATE

The total project cost – inclusive of the building and site development cost with park amenities, indirect costs (expenses not directly related to labor and building materials) and contingencies – is estimated at approximately \$3.55 million based on a March 2023 construction start.

Direct construction costs were developed by Architectural Cost Consultants (ACC) using cost-per-square foot allowances combined with quantity take-offs from the site-specific conceptual design.

- Unit costs assigned to specific program elements are based on a quality and durability level appropriate for public buildings, integration of sustainable design strategies, and specialized finishes appropriate to the public atmosphere expected with rejuvenation of the senior center.
- Site costs are based on the comprehensive site development plan that includes allowances for demolition, utilities, road and parking modification, paving / sidewalks, and landscape.

Total project cost includes indirect costs (also referred to as soft costs) at 30% of the

construction cost. This includes fixtures, furnishings (furniture, shelving, etc.) and equipment (FF&E), percent for art, design and engineering fees, construction management, building permit fees, testing and inspections. The detailed ACC cost estimate is included in the appendix.

The operational and financial impacts of the proposed will be studied during a subsequent design phase of work.

LIBRARY

Library Planning Process

The planning team conducted a facility walk-through in August 2020 to assess the current program use and identify functional deficiencies followed-up by several space program meetings with City and Library staff as well several review meetings and presentations to the McMinnville Program Advisory Committee (MacPAC). In addition, the MacPAC (July 2020) Library Survey Results provided valued input and information for this study. For reference, the complete Library Physical & Functional Assessment Report is included in the Appendix.

FUNCTIONAL DEFICIENCIES

Site and Parking

The historic 1912 Carnegie Library is surrounded on three sides by native plant gardens that are maintained by the Native Plant Society volunteers. It has claimed the library exterior perimeter with overplanting that has obscured the views and presence of the library. The fourth side

is dominated by the primary parking lot. The 1983 Library Addition has an introverted character defined by solid walls and small windows. It does not present an “inviting” library identity and limits daylighting opportunities within the library.

Parking quantity and access are occasionally a problem due to the park, library, aquatic center, and open public parking use. Access and egress during rush hour is an issue given the traffic along SW 2nd St. The parking lot holds approximately 90 cars and is frequently full. It currently serves the previously mentioned four functions along with a small lot to the north of the park which holds 20 spaces.

Library Building

The McMinnville Library is comprised of the original 5,000gsf Carnegie Library on two floors plus a basement built in 1912 with a 17,000gsf addition built in 1983 to provide additional library space on two floors. The total library area is 22,000gsf with approximately 16,500gsf of functional library area and the remainder attributed to basement, storage, elevator, and stairs.

First Floor

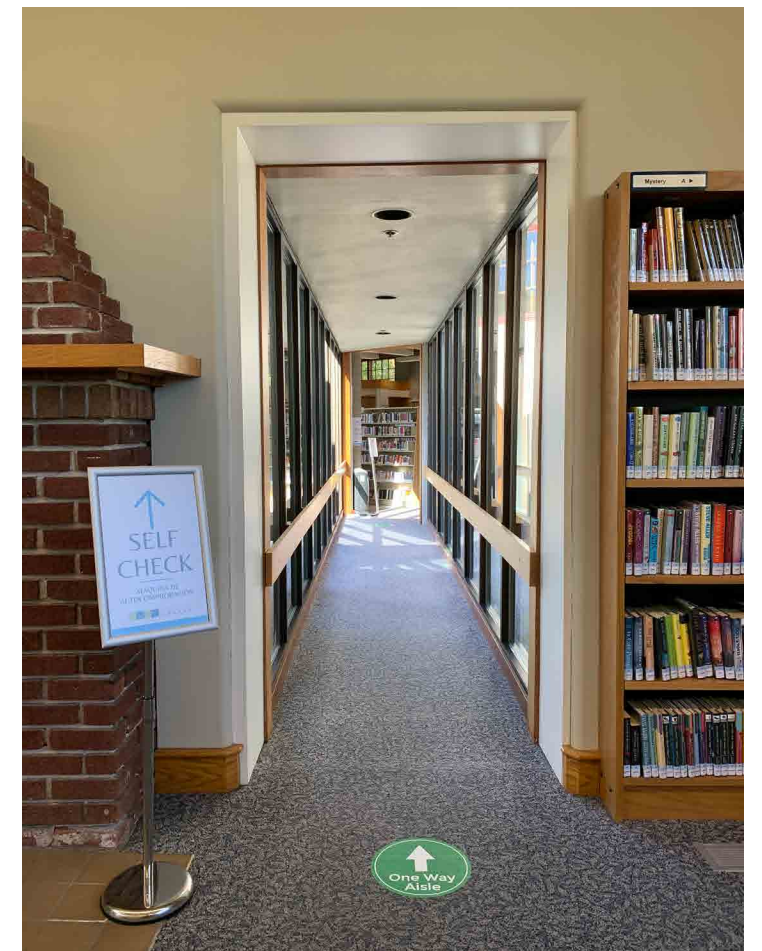
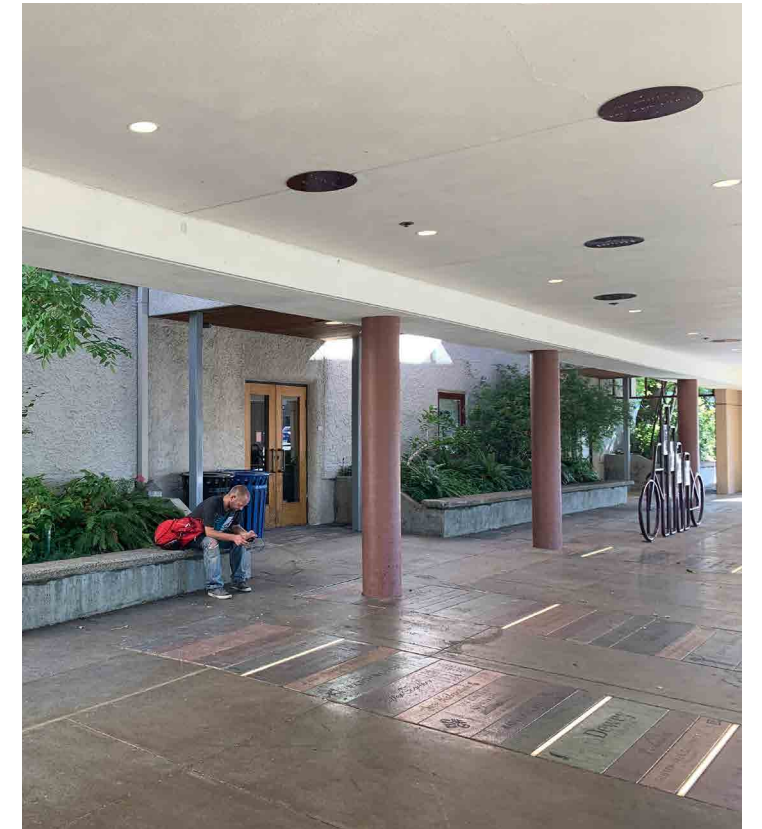
The library first floor plan is bifurcated by the arrival plaza that provides the main entrance to the Library Addition and pedestrian access from the parking lot to the Upper City Park and Aquatic Center. The plaza is oversized and problematic as a gathering space for undesired loitering. There is ambiguity if this space is part of the Library or Park. It is prime real estate and perhaps a portion could be reclaimed and enclosed as part of the Library. The donor pavers would need to be retained or perhaps could be relocated to another prominent location in proximity to the library.

Second Floor

The second floor bridges the entry plaza to connect the east and west portions of the library to create a circular flow. A large portion of the collection occupies space on the second floor which covers a portion of the arrival plaza. The second floor contains general collections, study space, lounge space, computers, and reference librarian’s desk. While the library is in fair shape physically, its spaces are spatially isolated and lacking flexibility. Supervision is not possible from service points due to this configuration. Spaces are narrow, sightlines are limited, and in most spaces the ceilings are low contributing to the experience of compression and density within the building.

Library Staff

The library staff is comprised of four divisions under the administration of the Library Director: Reference, Children’s, Tech Services, and Circulation.





Offices are currently scattered throughout the building and public service areas. Optimal design would be to have Circulation and Tech Services located in the same area, with much of the work done behind the scenes. Reference, Children's and Library Director offices should be in the public service areas to allow for staff in offices the ability to quickly and easily provide backup assistance when needed.

Summary of Deficiencies

1. Staff spaces are spread out between floor levels and lack continuity.
2. Staff workroom and service access is inadequate and undersized.
3. Sightlines are limited and challenge supervision within the library and create operational inefficiencies.
4. Moving through the space is complex and not intuitive. Layout maps need to be consulted for first time visitors to navigate through the library.
5. Collections are well organized, but do not flow from one to the next. Located in discrete spaces for each collection, this limits flexibility and ease of flow from one collection to another.
6. Stacks are tightly packed in plan,

but also vertically utilizing nearly all available shelving and contributing to obstructing sightlines. This condition limits accessibility to some materials.

7. Administrative area and space for volunteers is limited.
8. The overall library is undersized to meet McMinnville's current and future population with many of the collection areas undersized, individual and group study areas are limited, and access to technology is lacking.

SPACE PROGRAM ASSESSMENT

A detailed space program assessment is included in the appendix that evaluates the various program elements contained within the existing library. These include: the entrance and primary service point, children's area, teen area, adult collection, technology and computer area, digital media, special programs, meeting and study spaces, and library staff spaces. Also included is an outline of the space program listing the current collections, percentage of collection on shelves, program areas, and potential future collections.

SPACE PROGRAM ENHANCEMENTS

Priority Spaces

1. Expand the collections, variety of group and individual seating areas, quantity and sizes of meeting rooms, and technology areas to meet the needs of the current and future population.
2. Expand support areas to accommodate staffing needs.
3. Provide technology throughout.
4. Provide enhanced service and delivery

access to optimize operational efficiencies.

5. Diversify offerings to reflect the evolving nature of patron demographics.
6. Provide or expand programs to respond to community needs.
7. Expand spaces to accommodate today's modes of learning, entertainment, and interaction.

FUTURE SPACE PROGRAM NEEDS

Library Service Area & Appropriate Size

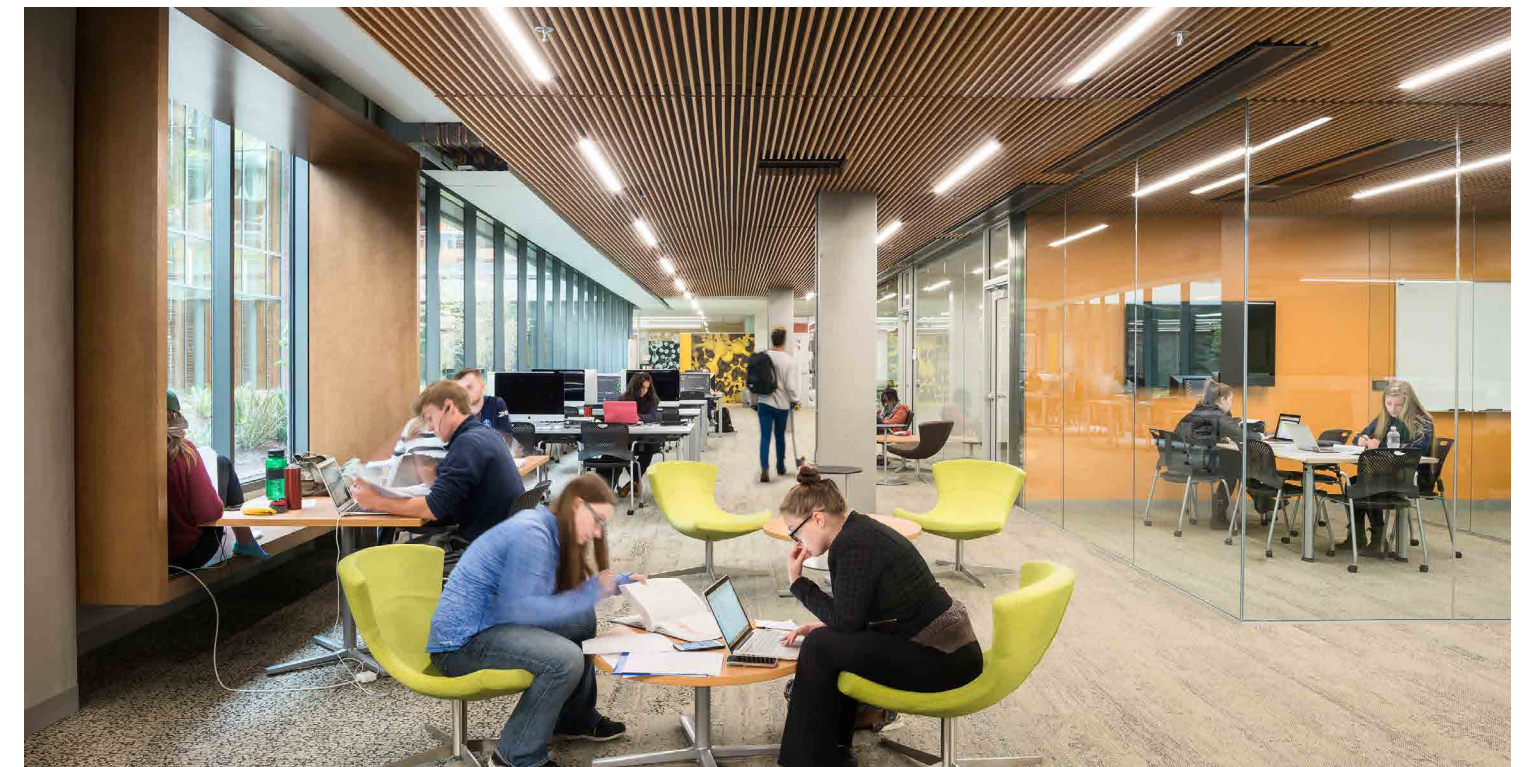
The current population of McMinnville is 35,000 with the Library serving not only the City but the surrounding areas resulting in a service population of ~60,000 with continued growth. The Oregon Library minimum standard of .5 sf per patron would suggest that a total 30,000gsf library

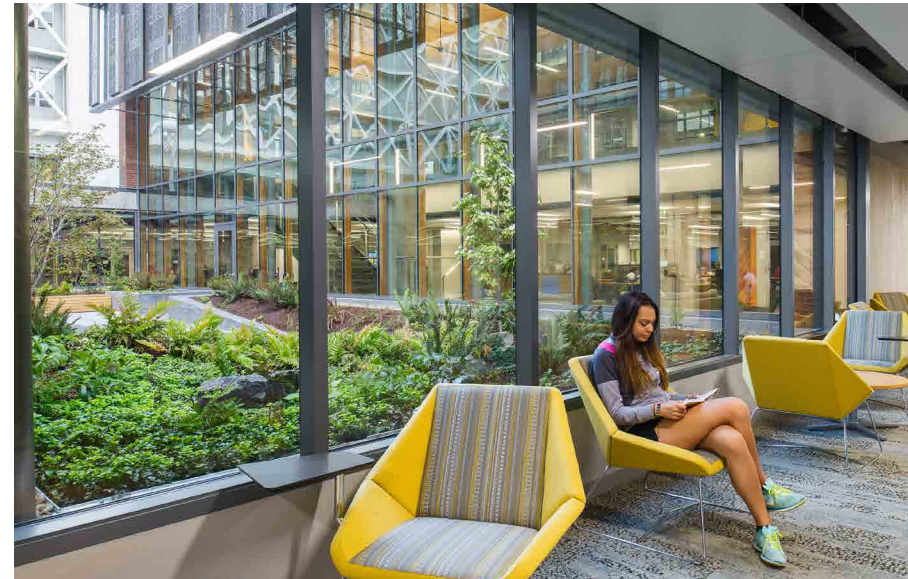
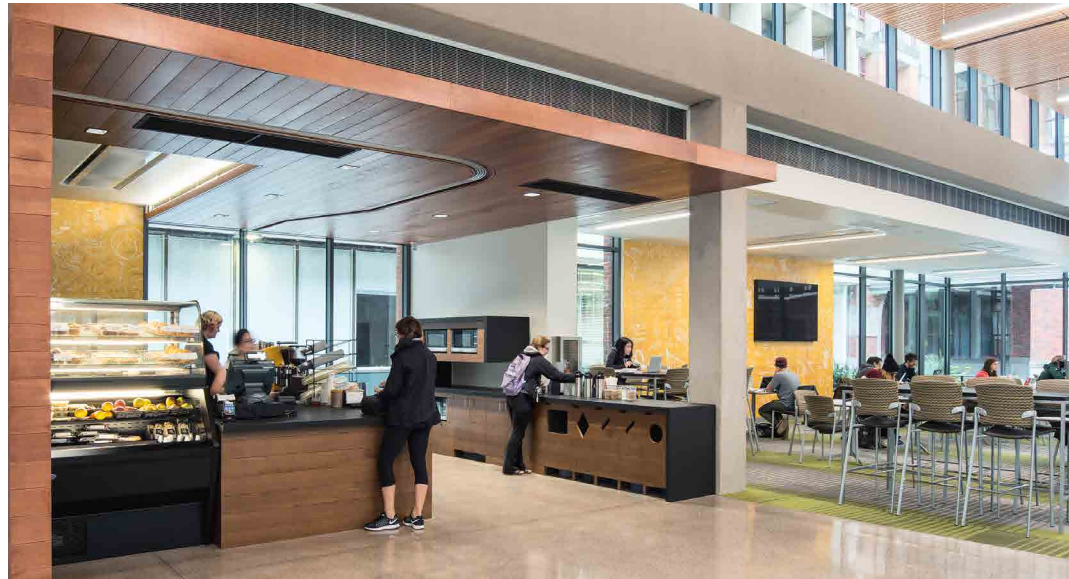
is justified. The existing functional area is significantly below this figure and should be expanded. A second metric is number of items per populace. The current collection provides 1.4 items per populace which is low compared to a range from 2.0 to 6.0 items per populace in other library systems.

Library Collection

The McMinnville Library staff estimate the need to expand the children's collection by 40-50% and the remaining collection by 30-40% to meet the standards used by other districts with robust materials handling capabilities. It is recommended that the collection be expanded from 1.4 items per patron to 2.5 items per patron and that this expansion be refined to reflect the large numbers of families in the service area and a growing Latinx population.

PRICE SCIENCE COMMONS & RESEARCH LIBRARY, UNIVERSITY OF OREGON





PRICE SCIENCE COMMONS & RESEARCH LIBRARY, UNIVERSITY OF OREGON

Program Offerings

Libraries continue to evolve in response to our changing culture. The addition of a “Library of Things” at the McMinnville Library reflects this evolution. Other districts have implemented programs related to makerspaces, gardening, motion-based learning, intergenerational learning, and integration of a coffee shop with extended hours of use. Consideration should be given to how the library could embrace the celebration of diversity and support cultural awareness. These and other programs should be considered in the development of a detailed program for an expanded library.

Meeting Spaces

Of particular concern is the limited nature of meeting rooms in the existing facility. In today’s libraries, gatherings ranging from small tutorials to collaborations between 3-4 people to 8 people and lectures/ meetings accommodating up to 80 patrons are common. Additional space is needed for those who want to use the library as a place to gather and talk without disturbing those

who require quiet space. A future program should include at a minimum six meeting spaces of varied size and character.

Library Staff Needs

The complexity and compartmentalized nature of the current building layout compromises the effective use of staff. In an expanded facility, space to process materials, train staff / volunteers, and to manage library operations effectively will be highly desired. Eleven staff workstations are accommodated with five individual offices scattered and don’t have acoustic privacy, which is problematic. While these are adequate for current and future needs, they lack adequate space, natural light and good ventilation as would be required for reasonable workspaces.

Attention to the development of adequate workspaces with appropriate circulation, good sightlines, and supervisable spaces will increase the potential effectiveness of staff and decrease the need to expand staff in proportion to additional space.

This balance is critical to the successful expansion of the McMinnville Library.

Infrastructure and Services

In an expanded library, attention to efficient use of space, easy flow of materials, the removal of barriers to accessibility and to effective supervision should all be taken into consideration. Appropriately sized service access for deliveries and pick-up of materials needs to be accommodated. In addition, basic systems to replace the aging existing systems can be accommodated effectively in new or remodeled space.

Physical Deficiencies

The City of McMinnville commissioned a Facility Conditions Assessment in November 2018 by EMG (report is included in the appendix) identified areas of the Carnegie Library and 1983 Library Addition that require replacement or repair to address deferred maintenance and system upgrades. Most of the program spaces are undersized and compromised with a multi-story dispersed layout that results

in inherent operationally inefficiencies. The physical separation between program elements is challenging in terms of today’s expectations for an open and adaptable library layout.

Library Planning Scenarios

Several approaches were explored to consider how to address the current and future functional needs of the McMinnville Library including library remodel and expansion.

A significant addition could provide new and expanded service area and to free-up space in the existing facility for improved staffing configurations. The addition could be planned to create space program area that overcomes the compartmentalized characteristics of the existing facility. An addition could provide enhanced daylighting, open airy spaces with good sightlines, flexibility for evolving programs, and adequate room for appropriate lounge, study, and collection spaces.

New Freestanding Library

This option requires a new site for the Library combined with a strategic plan for the adaptive reuse of the existing Library facility to serve other public needs and program uses. The relocation of the existing Aquatic Center as part of the Rec Center project would make this site available for redevelopment. This would allow the McMinnville Library to retain the benefits of its current site with a central location within the City, prominent address on Hwy 99, and natural contemplative setting within the Upper City Park.

Branch Library

The library's patron population is centered within the City limits. The library's current location is in the geographic heart of McMinnville and offers a prominent address on Hwy 99, location within the Upper City Park natural setting, and adjacency to the Third Street commercial district and other civic facilities. These conditions make the current location ideal for a new or remodeled library. A branch library would require additional staff within a budget that is already stretched and service only one area of a patron catchment that is expanding in a concentric manner. As the patron area evolves and areas of population growth clarify, a branch or smaller satellite outlet could be considered to address future district expanded service needs.

New Construction: 30,000 x \$550-600gsf = \$16.5-18M total construction range or \$23.5-26M total project cost range.

Recommendation

Build a new free-standing library on the site of the existing Aquatics Center once the new Rec Center project is completed. This assumes a one-level library layout with an optimal configuration and adaptable layout with the most cost effective and responsible investment of public resources. In this scenario, the existing Carnegie Library and 1983 Library Addition would be renovated to serve other public needs and program uses.

SPACE PROGRAM & ADJACENCIES

The Public Library space program was developed based on the MacPAC (July 2, 2020) Public Survey, design team walk-through and review with Library and City Staff of the existing library operational deficiencies, space deficiencies, and identified areas of growth. The library service area and population served (both current and 10-year projected growth) provided a basis for the program needs along with the Oregon Library Association (OLA) established minimum standard of .5 sf of library area per populace as well as current library planning and design trends were considered. A Library Subcommittee of the MacPAC was engaged to review the library's preliminary space program needs.

Program Adjacencies

The program adjacency diagrams below illustrate the desired program affinities, relationships, and locations configured in a one-level layout.

RENOVATION	22,000-10,000gsf x	\$400sf = \$8.8-4M
ADDITION	8,000-20,000gsf x	\$600sf = \$4.8-12M

Renovation/Addition: \$13.6-16M total construction cost range or \$19.5-\$23M total project cost range

Preliminary Cost Projections

Given the program deficiencies combined with the physical improvements required, the approximate total project cost range for a 30,000gsf renovated and expanded library would be between \$19.5-\$23M (construction cost + indirect cost, 2020 pricing).

A new 30,000gsf free-standing library located on the site of the existing Aquatic Center would have an approximate total project cost between \$23.5-\$26M (construction cost + indirect cost, 2020 pricing).

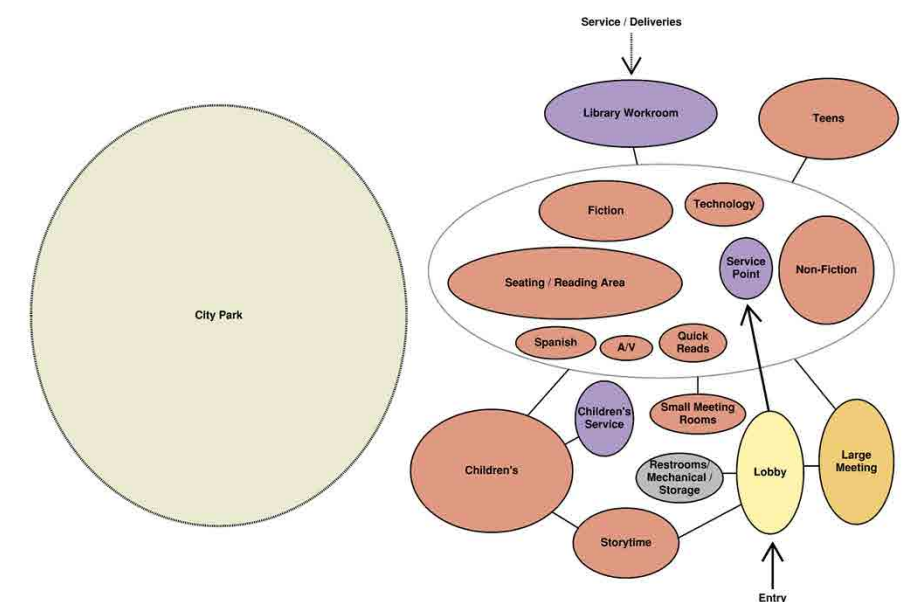
A. Operations - Building Support	
Entry, Friends, Bathrooms	2,712
Utility Rooms	472
Additional Storage (not included in C below)	120
Additional General Circulation (not included in D below)	549
Subtotal: Building Support Spaces	3,853 nsf

B. Operations - Facility Administration	
Work Room/Offices	4,180
LOT (Library of Things)	349
Service Desks	543
Subtotal: Operations - Facility Administration	5,072 nsf

C. Community Spaces	
Large Meeting Rooms + Storage	2,280
Subtotal: Community Spaces	2,280 nsf

D. Library Public Spaces	
Book Drop	85
Café/Lounge and Holds	1,620
Small Meeting Rooms	724
Children	4,414
Teen	1,595
General Collection	8,283
General Lounge and Living Room	1,830
Subtotal: Library Public Spaces	18,551 nsf

Total Building Square Footage **29,756 gsf**



SPACE PROGRAM SUMMARY AND PROGRAM ADJACENCY DIAGRAM

SITE LAYOUT & CONCEPT DESIGN

The desired space program areas and adjacencies were utilized to develop a facility test-fit layout at the Upper City Park on the site of the existing Aquatic Center. Timing of the new Library project is dependent on the relocation of the Aquatic Center as part of the Recreation Aquatic Center project.

The context map below depicts the ideal central location of the new Public Library in the heart of McMinnville at the terminus of NE 3rd Street, the primary commercial

and pedestrian oriented downtown street. It's also situated to become the gateway to Upper City Park with proximity to the historic Carnegie Library and a prominent address on 99W.

An initial concept design study considered the possibility of integrating structured parking under the library which was determined to be too expensive, posed some security challenges and some observed lacked a comfortable fit with the scale and small town feel of McMinnville. The existing 110 stall parking lot south of the existing library will continue to be utilized

for the new McMinnville Public Library, adaptive reuse of the existing library, and the Upper City Park. Pedestrian access from the south parking lot through the walkway between the Carnegie and Addition provides direct access to the Arts Plaza and new Library entrance. This was determined to be a workable scenario considering the reduced parking demand with the relocation of the Aquatic Center as part of the Rec Center project. Evaluating options for expanding the parking capacity will continue to be assessed during the detailed design phase of work.

The building footprint assumes a one-story massing that offers an optimal and operationally efficient facility layout. It has a front door address on the proposed Arts Plaza which creates a more defined and memorable gateway to Upper City Park. An after-hours library entrance to the café/lounge space is situated to the north end of the library with proximity to a book-drop, short-term parking, and service/delivery access from NW Park Drive. The building footprint is configured and shaped to nestle into its park setting, preserving mature trees, and retaining the existing Dragon Playground with opportunity for it to be renovated or replaced. This will be determined as part of the McMinnville Parks and Recreation Open Space Master Plan.



SITE PLAN



SITE CONTEXT MAP

Floor Plan

The 30,000gsf library is organized into a series of distinct site specific experiences with highly adaptable light filled spaces and technology infused environment planned to meet changing community needs while maximizing operational efficiencies. The library footprint and massing are planned to reinforce a compatible relationship with the historic Carnegie Library. Together, the two buildings provide a gateway to Upper City Park and frame the new Arts Plaza. The library entrance provides a welcoming and memorable identity with the glass enclosed lobby with large meeting room contained within a L-shape loggia that provides weather protection for the entrance, book-drop, and bike parking.

The library is organized along a highly active interior street with direct sightlines through the building flanked by activities

on either side intended to create excitement and a dynamic experience from the public perspective. The interior street offers clear wayfinding that connects the entry lobby and divisible meeting room to the Library of Things with tools, toys and technology located conveniently next to the primary service desk for checkout, central Library Reading Room, and the café style lounge at the north end. The main entry lobby can be secured from the rest of the library to accommodate afterhours use of the divisible large meeting room, restrooms, Friends Bookstore, and Children's Storytime Room. The large meeting room is also configured to offer direct access to the library so it can serve as a quiet study room when not scheduled for meetings or classes. The north café style seating lounge with holds can also be secured from the rest of the library allowing it to operate with extended late and early hours of operation.

The light-filled Library Reading Room is a high-volume wood framed space that opens-up to the park with expansive windows and lounge seating overlooking the woodland setting. Technology stations, new arrivals, quick reads, and AV are near the primary circulation desk. Fiction, Non-Fiction, and Spanish collections are prominently displayed and easily accessible. Four (4) small meeting and study rooms are centrally located on the southside of the Reading Room in proximity to the computer stations, Teen and Children's areas.

The layout considers separating noisy and quiet areas with louder spaces such as the Children's and Teen spaces located at the

perimeter. The Children's Library overlooks the Dragon Playground and the Teen area views out to the park with other noisy spaces such as the Library of Things and the primary service point positioned on the eastern edge.

Library staff are distributed in a layout that optimizes convenient access to library patrons while providing enhanced

supervision and operational efficiencies. The primary circulation desk and librarian workroom with three (3) offices and open office workstations is situated with direct sightlines to the entry lobby, reading room, and café style seating lounge. A second staff location is positioned between the Children's and Teens Library areas. This includes one (1) private office and an open office that can observe both spaces. A third

staff area is positioned with direct access to service, delivery, and book-drop. This workroom includes a staff breakroom, two (2) offices, open office workstations, and adequate space for an automated material handling system (AMH). Mechanical and electrical spaces are contained in a basement level at the northwest corner of the library with service access from NW Park Lane.

- 1 Covered Entry
- 2 Lobby
- 3 Large Meeting Room
- 4 Service Point
- 5 Fiction Collection
- 6 Non-Fiction Collection
- 7 Children's
- 8 Storytime Room
- 9 Teen
- 10 Small Meeting Room
- 11 Technical/Adult Services
- 12 Circulation and AMH
- 13 Restrooms
- 14 Mechanical/Storage
- 15 Storage
- 16 Book Drop
- 17 Holds
- 18 Cafe/Reading Lounge
- 19 L.O.T.
- 20 Friends Bookstore
- 21 Computers



LIBRARY CONCEPT PLAN

Character Precedent

This legacy project for the McMinnville community will be a landmark facility located in the heart of McMinnville with an address on both 99W and Upper City Park. As such, it will need to reflect the unique qualities and character of place with a compatible yet distinct relationship to the historic Carnegie Library. It will need to balance presenting a civic identity that expresses an enduring institutional quality both acoustically opaque and inviting on 99W with a visually porous and open pavilion-like quality to the west that visually draws the Park setting into the interior experience.

These precedent images suggest design inspiration ranging from the scale and materiality of the Carnegie Library with its gray stone base rooted in the park to the use of wood and natural pattern that reinforces an intertwined relationship between the library and the mature tree stands within Upper City Park. Reinforcing a harmonious relationship to the natural landscape and park amenities such as the Dragon playground is inherent to the design concept as well as the integration of sustainable and energy efficient design practices.



SITE CHARACTER & PRECEDENT

Concept Design Character

The following massing and character renderings of the McMinnville Library are inspired by the unique attributes of place that draw from the small-town character unique to McMinnville, relationship to the historic Carnegie Library, and its prominent address on 99W and setting within Upper City Park.



Aerial view from the east of the library entrance and the proposed Arts Plaza situated between the Carnegie Library and the new Public Library.



View from 99W and 4th Street of this prominent corner of the library with glass enclosed café style lounge contained within an inviting wood framed loggia with covered bike parking, book-drop and afterhours entrance.



3rd Street crossing and library approach with wood loggia framing an inviting entrance with meeting room combined with the solidity of a profiled concrete panel wall screening 99W traffic and noise.



View from the Carnegie Library of the main entrance with inviting lobby and meeting room to the right and Children's Library to the left.



View from the northwest corner of Upper City Park to the wood framed glass enclosed pavilion Reading Room.



Interior view from the main service point of the wood framed daylit Reading Room with expansive windows viewing into the park and mature tree stands. Meeting Rooms and Children's Library entry are located to the left with adjacent technology stations, new arrivals shelving, and fiction / non-fiction collection beyond.



View from the northeast corner of the reading room into the café / lounge with book-holds area. This space has the potential to be secured from the rest of the library to open early and stay open late.

PROJECT COST ESTIMATE

The total project cost – inclusive of the building and site development cost with park amenities, indirect costs (expenses not directly related to labor and building materials) and contingencies – is estimated at approximately \$25.38 million based on a March 2023 construction start.

Direct construction costs were developed by Architectural Cost Consultants (ACC) using cost-per-square foot allowances combined with quantity take-offs from the site-specific conceptual design.

- Unit costs assigned to specific program elements are based on a quality and durability level appropriate for public buildings, integration of sustainable design strategies, and specialized finishes appropriate to the civic atmosphere expected with a public library.

- Site costs are based on the comprehensive site development plan that includes allowances for demolition, utilities, paving / sidewalks, and landscape.

Total project cost includes indirect costs (also referred to as soft costs) at 30% of the construction cost. This includes fixtures, furnishings (furniture, shelving, etc.) and equipment (FF&E), percent for art, design and engineering fees, construction management, building permit fees, testing and inspections. The detailed ACC cost estimate is included in the appendix.

Below are comparable public library projects in OR, ID, and WA that have been escalated to the same assumed construction start date of March 2023 to reflect a direct cost comparison. As depicted below the Public Library estimated construction cost is in the mid-range as compared to the other library examples.

PROJECT COST ESTIMATE	
CAPITAL COST ESTIMATE	\$ 19.52 M
BUILDING COST (\$ 607/SF)	\$ 18.05 M
SITE & PARK DEVELOPMENT COST	\$ 1.47 M
INDIRECT PROJECT COSTS @ 30%	\$ 5.86 M
TOTAL PROJECT	\$ 25.38 M
Building Area: 125,000gsf Escalated to a construction start date of March 2023	

COMPARABLE PROJECT COSTS	CONSTRUCTION COST	ESCALATED TO 2023	SF	\$/SF
2020 BLAINE, WA LIBRARY	\$ 5.56 M	\$ 6.44 M	8,905	\$ 723
2020 DESCHUTES PUBLIC LIBRARY	\$ 54.15 M	\$ 66.16 M	100,000	\$ 662
2023 MCMINNVILLE LIBRARY	\$ 18.05 M	\$ 18.05 M	30,000	\$ 607
2017 SPRINGFIELD LIBRARY	\$ 20.90 M	\$ 28.01 M	56,000	\$ 500
2015 EAST BOISE BRANCH LIBRARY	\$ 6.22 M	\$ 8.76 M	15,894	\$ 551

Next Steps

RECREATION/AQUATIC CENTER

MACPAC LEVELS OF SERVICE

With consideration for the next steps, the MacPAC developed a range of levels of service for the Recreation/Aquatic Center, Library and Senior Center projects. The charts on this page and the following summarize the current facility condition and levels of service ranging from base to mid and optimal. This information will be a valued resource and referenced with additional planning work to refine and right size the facilities.

	BELOW BASE (CURRENT)	BASE	MID	OPTIMAL		
AQUATIC & REC CENTER(S)	Deteriorating AC & CC, not enough capital maintenance and building management funds, unprogrammable space which leads to lost revenue options, not accessible, space does not match current programming needs.	<p>OPTION 1 Keep AC & CC at current locations and current sizes.</p> <p>Repairs are made, deferred and ongoing maintenance is adequately funded. In addition, investments are made at both facilities to remove accessibility barriers. Both buildings would have a radical refresh and potential remodels to make space more programmable.</p> <p>OPTION 2 One new facility at either site analyzed for optimal scenario – replacing the same size and scale aquatic amenities as at the current aquatic center (Lap pool: 56'x25 yards; Warm water pool: 2,160 sq') and with the same size gym and two rooms similar to rooms 102 and 103 at the current Community Center.</p>	<p>New rec center, < 124,736 sq', scaled down from optimal level.</p> <ul style="list-style-type: none"> Indoor lap pool at 25 yards x 32 meter 4,000 sq' family pool with water play features (fountains, slides, etc.) Gym with one court Drop-in childwatch center After school/youth center 1/2 size gymnastics room Elevated walk/jog track Weight/cardio space Group exercise studio Multi-purpose room Catering kitchen One craft/classroom spaces Indoor playground 	<p>New approximately 124,736 sq' facility at Linfield University owned property or Mac W&L property (if not an outright property purchase from either party or if additional partners want to share the facility, the City will need to reevaluate the size of amenities included here). If other sites are reviewed, MacPAC's location criteria should be used to evaluate.</p> <table border="1"> <tr> <td> <p>NEW!</p> <ul style="list-style-type: none"> Gym with 2-courts Drop-in childwatch center Dedicated gymnastics room After school/youth center 50 meter x 25 yard lap pool with deep water and 12-13 lanes (in a separate room than rec pool) with seating for 500 6,000 sq', 4-6 lane indoor warm water family pool with water play features (fountains, slides, etc.) Diving boards, slides, climbing walls and/or swings in pool </td> <td> <p>IMPROVED</p> <ul style="list-style-type: none"> Elevated walk/jog track Weight/cardio space Group exercise studio Multi-purpose room Catering kitchen Two craft/classrooms Indoor playground </td> </tr> </table>	<p>NEW!</p> <ul style="list-style-type: none"> Gym with 2-courts Drop-in childwatch center Dedicated gymnastics room After school/youth center 50 meter x 25 yard lap pool with deep water and 12-13 lanes (in a separate room than rec pool) with seating for 500 6,000 sq', 4-6 lane indoor warm water family pool with water play features (fountains, slides, etc.) Diving boards, slides, climbing walls and/or swings in pool 	<p>IMPROVED</p> <ul style="list-style-type: none"> Elevated walk/jog track Weight/cardio space Group exercise studio Multi-purpose room Catering kitchen Two craft/classrooms Indoor playground
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OUTDOOR AQUATICS OPTION 1	Splash at Discovery Meadows	Outdoor aquatics should be deferred like other outdoor amenities and included in the Parks and Open Space Master Plan process.				
OUTDOOR AQUATICS OPTION 2	Splash at Discovery Meadows	Outdoor 25 yard 6 lane lap pool with adjacent spray ground as part of either the current facility option above or the new facility option above.				

SENIOR CENTER

BELOW BASE	BASE (CURRENT)	MID	OPTIMAL	
<p>Senior Center closes due to lack of resources to staff and maintain the building. Some senior programming continues at Community Center.</p> <p>Funding to construct building was provided through a community development block grant and that would need to be addressed in some way.</p>	<p>Senior Center being minimally maintained and no long term management plans.</p>	<p>In existing building - refresh inside, update to more accessible restrooms, improve internal circulation, upgrade existing fitness room, add sun shades outside.</p>	<p>1,300 sq' addition to existing 10,000 sq' building at Wortman Park</p> <p>NEW!</p> <ul style="list-style-type: none"> • Large covered entry with automatic doors • Greenhouse • Patio with outdoor seating • Better connection with Wortman Park • Safer parking lot circulation • Outdoor suggestion: Pickleball court, bocce ball court & other park amenities 	<p>IMPROVED</p> <ul style="list-style-type: none"> • Better circulation inside • larger dining room • Restroom updates • New flooring, paint and finishes throughout

LIBRARY

BELOW BASE	BASE (CURRENT)	MID	OPTIMAL	
<p>Continue in current library building and let the building decline through lack of funding for maintenance and improvements.</p>	<p>Continue in current building with funding for maintenance and improvements.</p>	<p>Add on to current building to increase capacity for borrowing collections and community use including:</p> <ul style="list-style-type: none"> • Larger children's room • Maker space • Increased library of things • Study rooms • More restrooms 	<p>New 29,756 sq' library built at Current Aquatic Center Site, after new pool is built.</p> <p>NEW!</p> <ul style="list-style-type: none"> • More restrooms • Visual access & greater connection to City Park • Landmark/corner presence along HWY 99 West • Improved safety and visibility through site design • Flexible and adaptable layout • Cafe • Increased library of things (tools, etc.) • Study rooms 	<p>IMPROVED</p> <ul style="list-style-type: none"> • Larger children's area • More meeting room space • Increased after hours access • Staff efficiencies (check in/check out process)

FUNDING OPTIONS

The next step forward will be to build a package of partnerships and funding options to fit the scale and mix of needs. Partnership opportunities should continue to be considered, and a variety of funding options explored. Existing facilities are operated in partnerships with several entities. Partners will continue to play important roles as users, supporters and additional providers of indoor recreation facilities. Some of this support will be financial; the remaining resources will be a collective effort of the community through vote or tax support.

FUNDING ASSESSMENT

The development and programming of indoor facilities requires substantial resources, both capital and operational. In most cases a package of funding sources is needed.

Funding Considerations: Identifying the appropriate package of funding requires clarity about the following considerations:

- **Capital funding** supports new construction, expansion, renovation, or replacement projects
- **Operations funding** supports ongoing services
- **Partnerships** will be important to reducing the total cost and to building support for public funding.
- In all scenarios, the City will need to develop a business plan for future facilities.

Funding Sources: Available funding options for the City and potential partners include:

- Property Taxes
- Charges for Services
- System Development Charges
- Transient Lodging Tax
- General Obligation Bond (Bond Measure)
- Operating Levy
- Park and Recreation District
- Park Utility Fee
- Public Agency Grants
- Philanthropic Grants
- Donations
- State Funding Appropriation

For a detailed assessment, including general advantages and limitations of each funding option, reference the Phase 1 Report Facilities & Recreation Master Plan & Feasibility Study, **Partnerships and Funding Assessment** section.

RECOMMENDATIONS

MacPAC's work has been completed and they should be applauded for the dedication and effort in bringing forth recommendations for the three facilities. MacPAC should now transition to a support group to bring the projects to a positive vote for funding. With the acceptance of this report the City Council should direct staff to develop a budget and work plan to determine how best to move forward with additional planning work and the time frame for this effort. There is additional work that still needs to be done.

Site Selection

- Establish the preferred site for a recreation/aquatic center
- Secure the acquisition rights to the preferred site

Partnerships

- Move partnerships, especially equity partnerships to the next level of discussion and formalize them through MOU's, IGA's and other written agreements

Refine & Right Size Facilities

- Develop a plan for capital and operations funding
- Revise the concept and site plans for the facilities based on possible changes to the MacPAC recommendations
- Update the capital and operations cost estimates as necessary (acknowledge additional escalation to be considered)
- Position the projects for alternative funding options by having the planning efforts as close to "shovel ready" as possible

Public Engagement

- Informal open houses and surveys for the MacPAC product
- Scientific polling for potential ballot measures

Projects Sequence

Determine the priorities for the development/renovation of facilities. The recommended priorities are listed below based on the physical condition of the facilities, the recommendations of MacPAC, and the consultant team:

- New Recreation/Aquatic Center*
- Senior Center renovation and expansion
- New Library

*With the current physical condition of the Community Center and Aquatic Center, doing nothing is not an option. The city will need to determine the best course of action moving forward or risk the future closure of these facilities.

Appendix

**McMinnville Parks, Recreation & Library
Buildings Master Plan**
Summary Report

December 2021

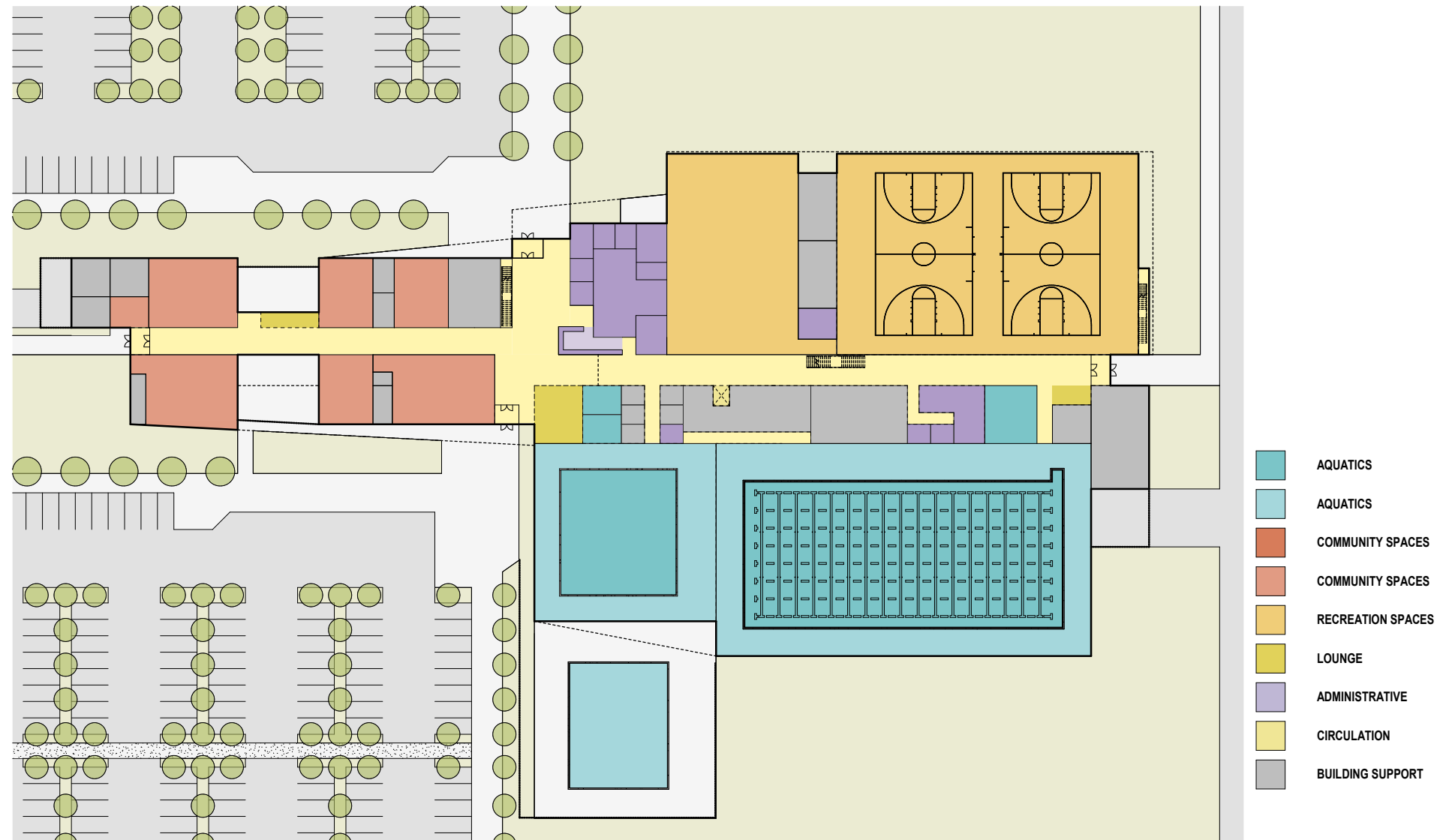
APPENDIX

- Graphic Materials
- Library Physical & Functional Assessment Report
- Rec Center Site Analysis
- MacPAC Meetings
- Cost Estimates
- Phase 1 Report
- Facility Condition Assessments
- DEI Lens
- MacPAC Levels of Service Survey
- MacPAC Letter

REC CENTER LEVEL-1 FLOOR PLAN

Building Area

LEVEL 1 - Ground Floor	91,519 GSF
LEVEL 2 - Upper Floor	33,217 GSF
Total	124,736 GSF



- AQUATICS
- AQUATICS
- COMMUNITY SPACES
- COMMUNITY SPACES
- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT

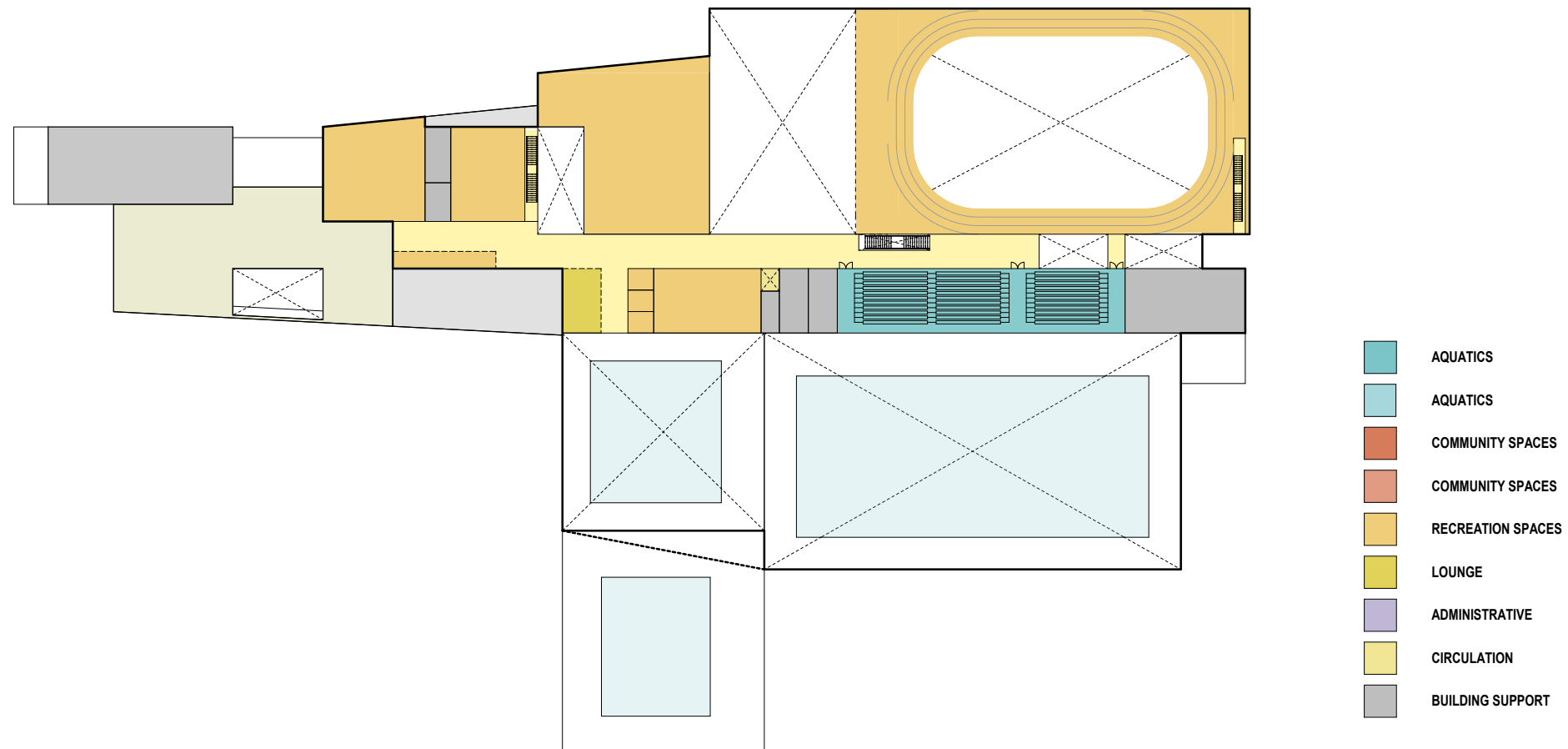


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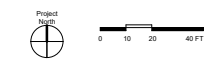
REC CENTER LEVEL-2 FLOOR PLAN

Building Area

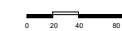
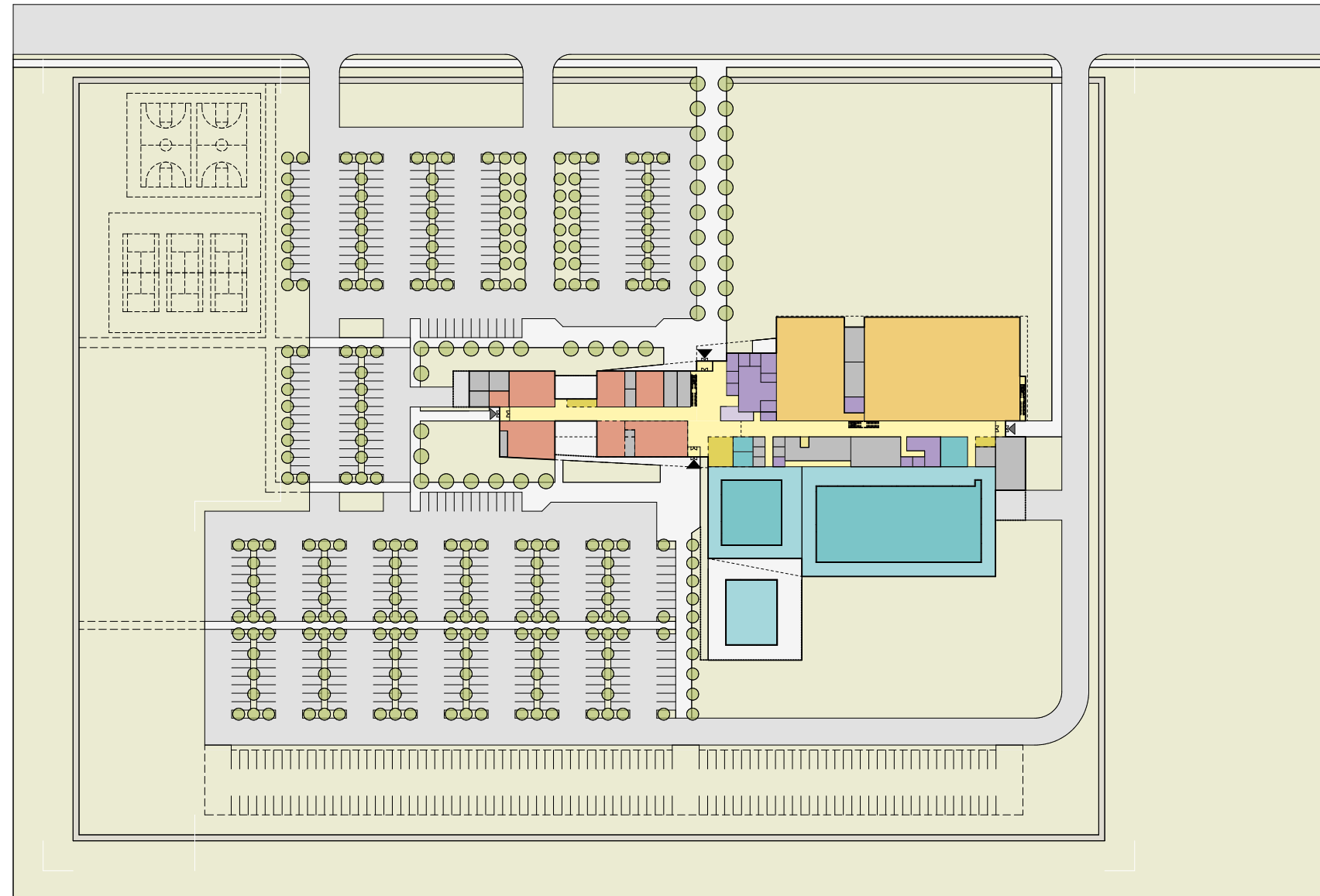
LEVEL 1 - Ground Floor	91,519 GSF
LEVEL 2 - Upper Floor	33,217 GSF
Total	124,736 GSF



- AQUATICS
- AQUATICS
- COMMUNITY SPACES
- COMMUNITY SPACES
- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT



REC CENTER PROTOTYPE SITE LAYOUT



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REC CENTER ALTERNATIVE WATER & LIGHT SITE



REC CENTER AERIAL FRONT



REC CENTER MAIN ENTRY DRIVE



REC CENTER MAIN ENTRY BENCH



REC CENTER MAIN ENTRY DROP-OFF



REC CENTER VIEW FROM FIELD



REC CENTER AERIAL BACK



REC CENTER BACK DROP-OFF



REC CENTER BACK ENTRY



REC CENTER TERRACE



REC CENTER GREEN ROOF



REC CENTER POOL



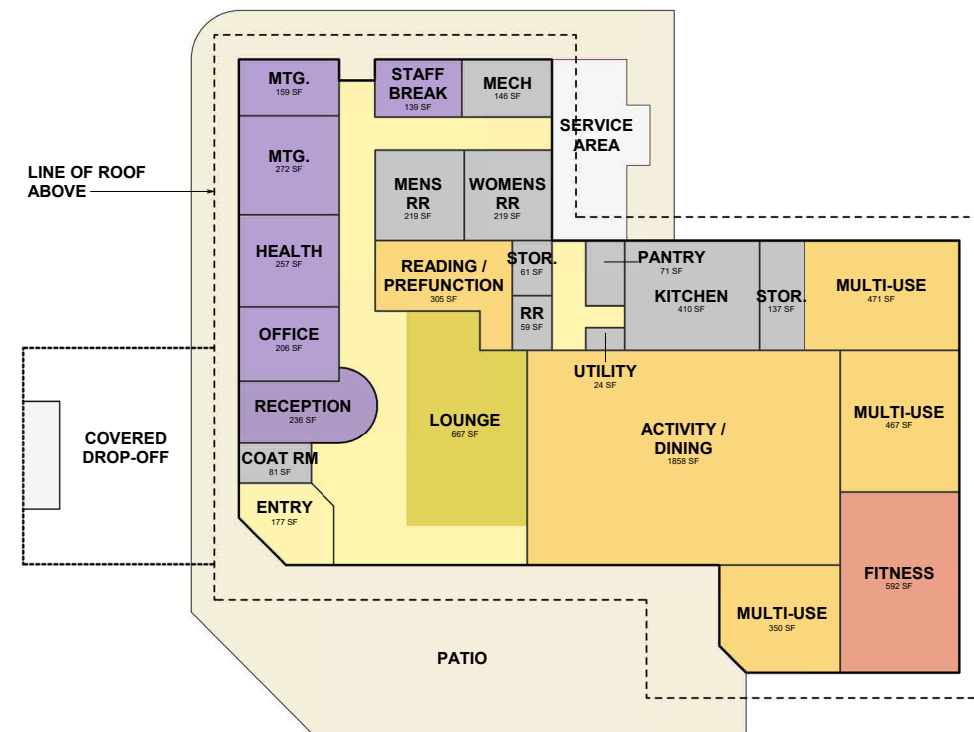
REC CENTER LOBBY



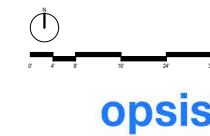
REC CENTER RECEPTION DESK



SENIOR CENTER EXISTING FLOOR PLAN



- COMMUNITY SPACES
- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT

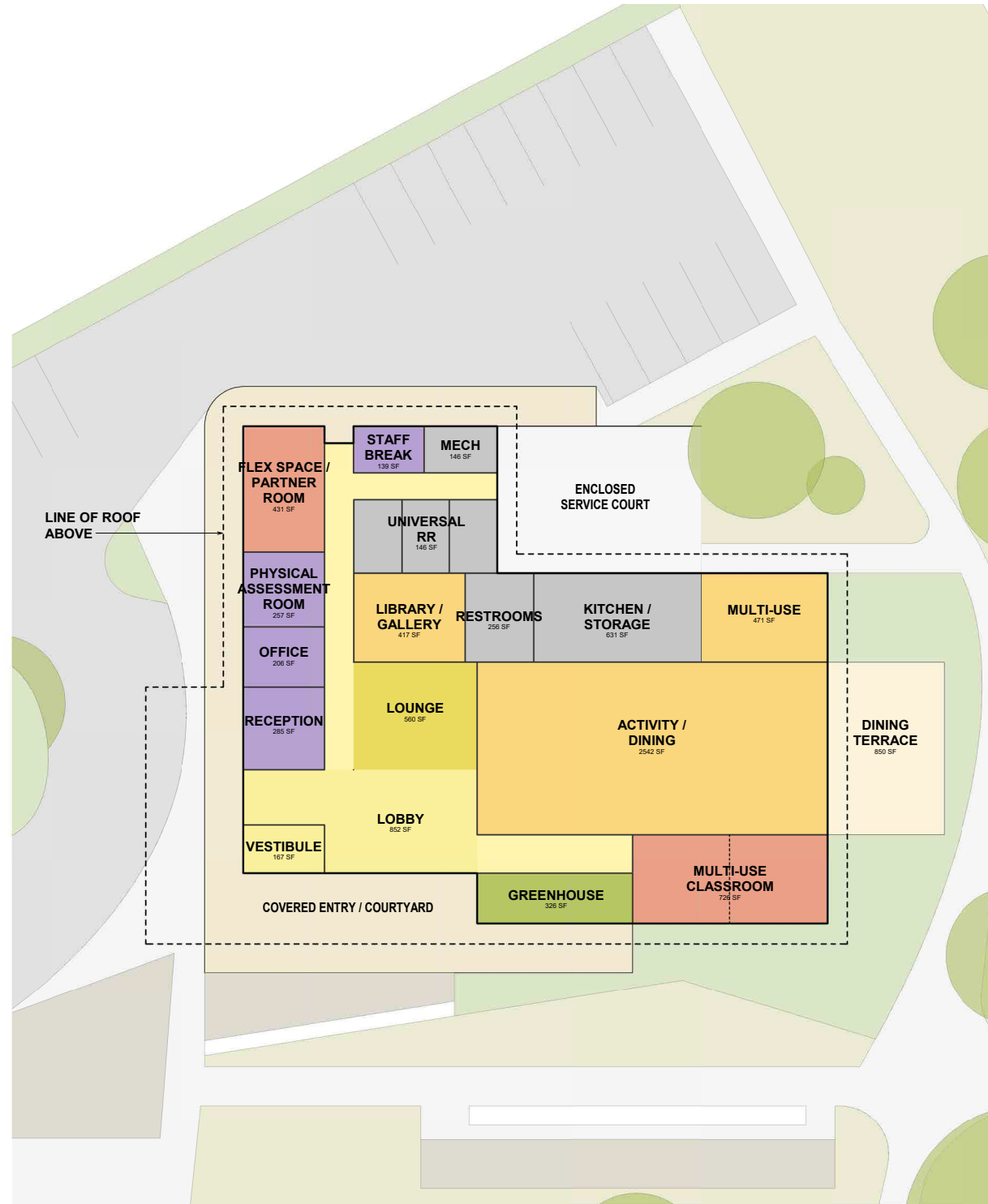


SENIOR CENTER - EXISTING FLOOR PLAN

City of McMinnville

06/21/21

SENIOR CENTER PROPOSED FLOOR PLAN



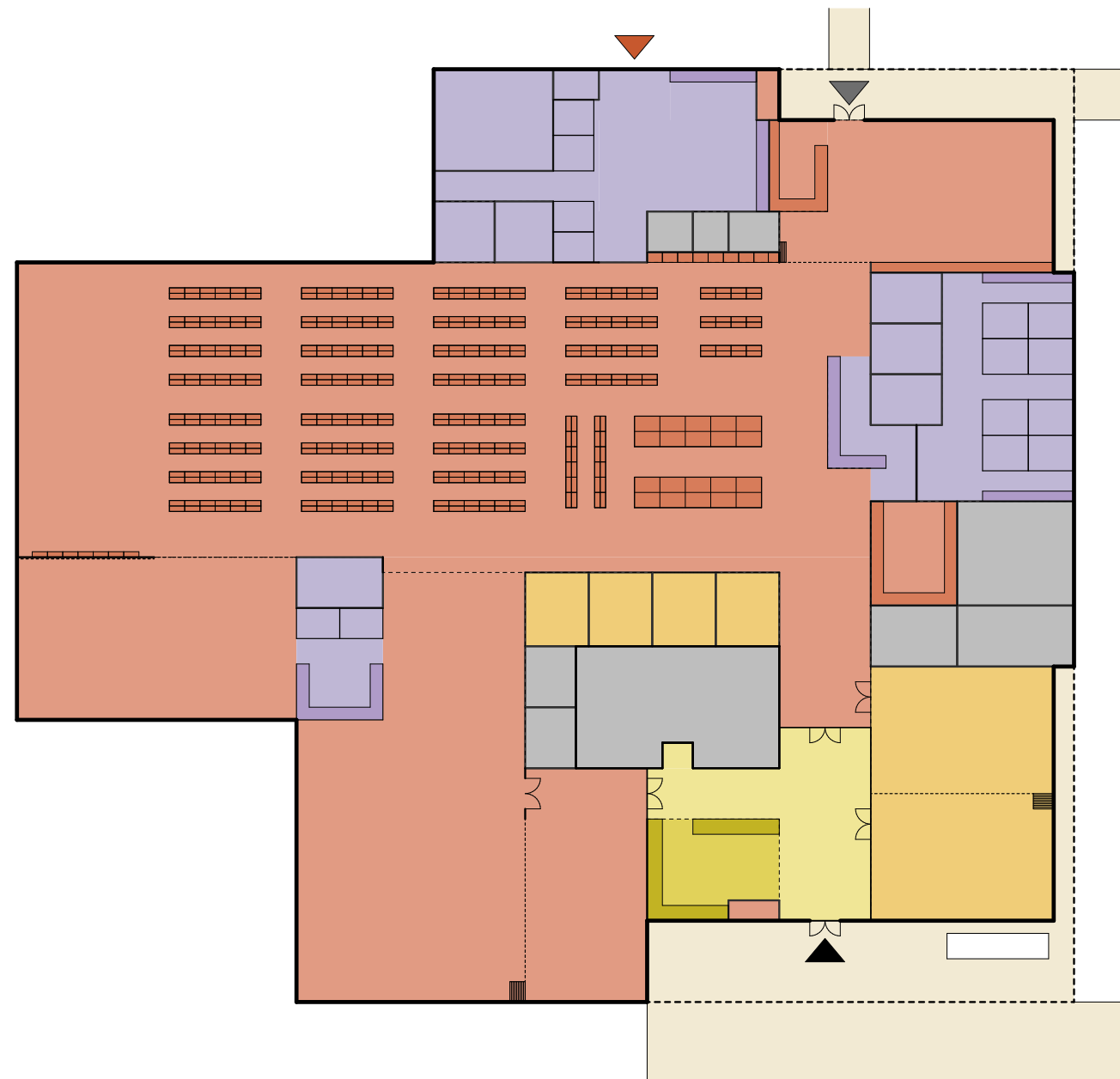
Building Area
Level 1 9,700 GSF

- COMMUNITY SPACES
- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT



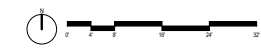
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LIBRARY FLOOR PLAN



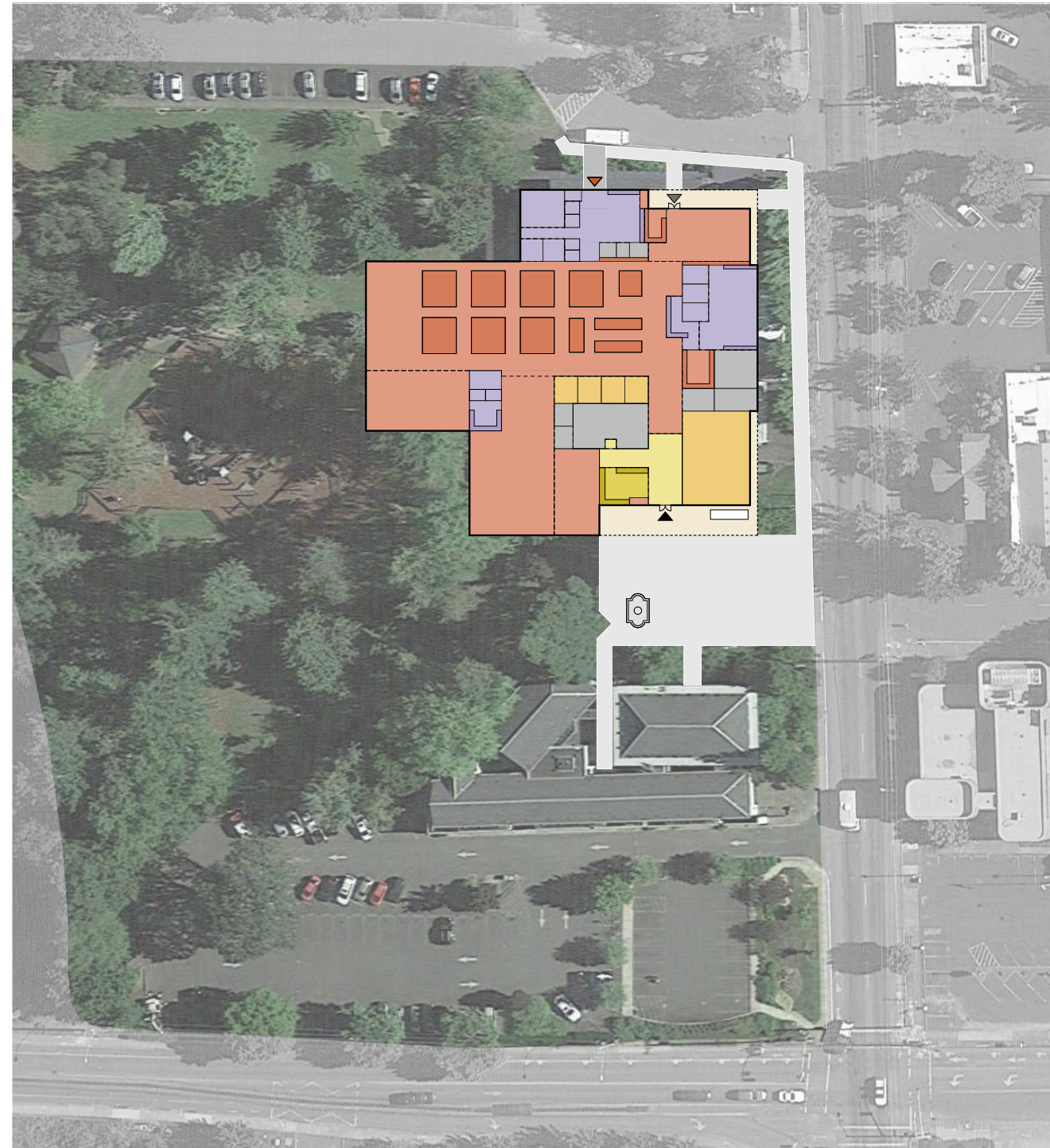
Building Area

Level 1	29,756 GSF
Level 1 (Previous 4/29/21)	28,820 GSF



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LIBRARY - CITY PARK SITE



CITY PARK SITE - LIBRARY - SITE
City of McMinnville 05/06/21



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LIBRARY AERIAL OF SITE



LIBRARY VIEW CROSSING STREET



LIBRARY - TEENS



LIBRARY MAIN ENTRY



LIBRARY



LIBRARY STACKS



LIBRARY INTERIOR CAFE



McMinnville Library Physical & Functional Assessment

1.5.2021

As one of the first steps in the McMinnville Library Master Plan & Feasibility Study, Opsi Architecture with Johnston Architects conducted a facility walk-thru in August 2020 to assess the current program use and identify functional deficiencies. There were several follow-up space program meetings with City and Library staff as well as an update to the McMinnville Program Advisory Committee (MacPAC). In addition, the MacPAC (July 2020) Library Survey Results provided valued input and information for this study. The findings are as follows:

Functional Deficiencies

Site and Parking

The historic 1912 Carnegie Library is surrounded on three sides by native plant gardens that are maintained by the Native Plant Society volunteers. It has claimed the library exterior perimeter with overplanting that has obscured the views and presence of the library. The fourth side is dominated by the primary parking lot. The 1983 Library Addition has an introverted character defined by solid walls and small windows. It does not present an “inviting” library identity and limits daylighting opportunities within the library.

Parking quantity and access are occasionally a problem due to the park, library, aquatic center, and open public parking use. Access and egress during rush hour is an issue given the traffic along SW 2nd St. The parking lot holds approximately 90 cars and is frequently full. It currently serves the previously mentioned four functions along with a small lot to the north of the park which holds 20 spaces.

Library Building

The McMinnville Library is comprised of the original 4,842gsf Carnegie Library on two floors plus a basement built in 1912 with a 17,158gsf addition built in 1983 to provide additional library space on two floors. The total library area is 22,000gsf with approximately 16,500gsf of functional library area and the remainder attributed to basement, storage, elevator and stairs.

First Floor

The library first floor plan is bifurcated by the arrival plaza that provides the main entrance to the Library Addition and pedestrian access from the parking lot to the Upper City Park and Aquatic Center. The plaza is oversized and problematic as a gathering space for undesired loitering. There is ambiguity if this space is part of the Library or Park. It is prime real estate and perhaps a portion could be reclaimed and enclosed as part of the Library. The donor pavers would need to be retained or perhaps could be relocated to another prominent location in proximity to the library.

Second Floor

The second floor bridges the entry plaza to connect the east and west portions of the library to create a circular flow. A large portion of the collection occupies space on the second floor which covers a portion of the arrival plaza. The second floor contains general collections, study space, lounge space,

computers, and reference librarian's desk. While the library is in fair shape physically, its spaces are spatially isolated and lacking flexibility. Supervision is not possible from service points due to this configuration. Spaces are narrow, sightlines are limited, and in most spaces the ceilings are low contributing to the experience of compression and density within the building.

Library Staff

The library staff is comprised of four divisions under the administration of the Library Director: Reference, Children's, Tech Services, and Circulation. Offices are currently scattered throughout the building and public service areas. Best design would be to have Circulation and Tech Services located in the same area, with much of the work done behind the scenes. Reference, Children's and Library Director offices should be in the public service areas to allow for staff in offices the ability to quickly and easily provide backup assistance when needed.

Summary of Deficiencies

1. Staff spaces are spread out between floor levels and lack continuity.
2. Staff workroom and service access is inadequate and undersized.
3. Sightlines are limited and challenge supervision within the library and create operational inefficiencies.
4. Moving through the space is complex and not intuitive. Layout maps need to be consulted for first time visitors to navigate through the Library.
5. Collections are well organized, but do not flow from one to the next. Located in discrete spaces for each collection, this limits flexibility and ease of flow from one collection to another.
6. Stacks are tightly packed in plan, but also vertically utilizing nearly all available shelving and contributing to obstructing sightlines. This condition limits accessibility to some materials.
7. Administrative area and space for volunteers is limited.
8. The overall library is undersized to meet McMinnville's current and future population with many of the collection areas undersized, individual and group study areas are limited, and access to technology is lacking.

Space Program Assessment

Entrance & Primary Service Point

The library has entries at three locations: primary entry at the arrival plaza, original Carnegie entry at the north courtyard (Third Street terminus), and entry to the Carnegie meeting room at the covered portion of the arrival plaza. The ground level access to the original Carnegie and the Library Addition is confusing and problematic. It is unclear where the entrance is to the Library. The primary entry opens to a lobby which contains the circulation desk, elevator and stairs, and access to staff and children's area. While the service point is convenient it provides very limited supervision of other program areas. In addition, the lobby area and public restrooms are undersized.

Children's Area

The children's area is accessed from the lobby and totals about 1550gsf. It's a pleasant and airy space but does not provide a connection to other collections which limits the potential for multi-generational use. Space for motion-based learning, computers, and digital media, as well as other creative activity

areas is limited, and the overall area is significantly undersized for the service population. Children’s programs and story-time are held in the multi-purpose meeting room located in the Carnegie, which requires children and parents to leave the children’s area and walk through the plaza to get to this meeting room.

Teen Area

The teen area occupies the west end of the second floor adjacent to the computers and staff offices. It’s the primary place for teen collections but is undersized, lacks identity, and creative “hang out” lounge space. This area is highly observable which may discourage use by teen groups.

Adult Collection

The adult collection is scattered. Fiction and popular materials take up the second floor of the Carnegie. The non-fiction and ESL collections occupy the second floor in the long bar of the Addition. This requires staff to circulate through the library to view spaces and collections in sequence with few locations where more than one collection is visible. In general, this collection is about 40% below the number of items per patron found in districts like the King County Library System and Seattle Public Library System, both provide approximately 2.5 items per populace compared to the 1.4 items per populace provided by the McMinnville Library.

Technology & Computer Area

Currently there are 22 library provided public internet computers for teens and adults, which is adequate for the future. There are another 20 computers that show the library catalog and serve the children’s area, which are also needed.

Digital Media

The digital media area occupies the second-floor area above the children’s area. These collections are tightly packed, limiting accessibility and visibility for supervision. The CD and DVD collection is large and popular as it serves many in the community that don’t have access to internet. This area is important to retain, but plan for flexibility and change to another future use.

Special Programs

The McMinnville Library provides support for several special programs. The Library of Things storage needs are limited and will need to grow. Some sort of maker-function would be interesting to consider, but there is concern with staff training, maintenance, and operational cost. Consider items which relate directly to park use – oversize chess pieces or lawn games, for example. Storage space for the Friends books sales is needed – high book volume / donated materials.

The Spanish collection serves 20% of the patron population whose primary language is Spanish. There is a need to increase space and services within the library to serve the Latino and Spanish speaking community. There is significant community interest in music, the arts and gardening which could inform the library program. In addition, the social service element that supports people experiencing homelessness should be considered.

Meeting and Study Spaces

The existing library provides a meeting space for large gatherings and children’s story-time in the Carnegie portion of the building. However, it is isolated from the rest of the library and should be more integrated while still providing after-hours access.

Break-out and collaboration spaces, meeting room sizes from 3-4 person to 8 person rooms, and small 2 person tutoring rooms are limited and need to be increased. Acoustic separation from the library space is important. Technology and monitors need to be integrated into all of these rooms to optimize their functionality and usage.

Library Staff Space

There are 22 staff members representing 17 FTE. During busiest times 6 staff are needed on public service desks, with others offering support behind the scenes. Often up to 16 staff will be working in the library at one time. At least 4 staff are required to keep the library open to the public due to the two floors of service and many nooks that require monitoring.

The workroom includes 11 workstations supplemented by 5 individual offices scattered through the building that don’t have acoustic privacy, which is problematic. Staff offices are in the children’s area and several locations on the second floor. All staff spaces are crowded with insufficient space for materials processing, private meetings, and other activities. Communication between staff members is somewhat limited by the scattered nature of staff spaces. Lounge space exists in the lower floor of the Carnegie and has been recently upgraded, but like most staff spaces lack easy access, daylight and fresh air. The lounge space would be more conveniently located adjacent to the workroom.

The workroom processes (14) 18”x24” bins/day servicing ILL and home delivery via courier. In addition, there are 200 volunteers including the Friends group and an average of 30 active volunteers assisting with shelving and other tasks. The workroom is overcrowded, lacks private office space, narrow paths, and very constrained service access. Currently the library utilizes RFID and would optimally like to be able to have a book-sorter to speed circulation usage. Subsequent planning efforts should consider this capability in the workroom layout.

Existing Library Space Program

See the appendix for the outline space program listing the current collections, % of collection on shelves, program areas, and potential future collections.

Space Program Enhancements

Priority Spaces

1. Expand the collections, variety of group and individual seating areas, quantity and sizes of meeting rooms, and technology areas to meet the needs of the current and future population.
2. Expand support areas to accommodate staffing needs.
3. Provide technology throughout

4. Provide enhanced service and delivery access to optimize operational efficiencies
5. Diversify offerings to reflect the evolving nature of patron demographics.
6. Provide or expand programs to respond to community needs.
7. Expand spaces to accommodate today's modes of learning, entertainment, and interaction

Future Space Program Needs

Library Service Area & Appropriate Size

The McMinnville Public Library is a member of the Chemeketa Cooperative Regional Library Service (CCRLS) which is a tri-county taxing district with 18 member libraries. Funding for the Library comes primarily from City taxes through the general fund. Only 10% of library funding is from the CCRLS taxing district.

The current population of McMinnville is 35,000 with the Library serving not only the City but the surrounding areas resulting in a service population of ~60,000 with continued growth. The Oregon Library minimum standard of .5 sf per patron would suggest that a total 30,000gsf library could be justified.

The existing functional area is significantly below this figure and should be expanded. A second metric is number of items per populace. The current collection provides 1.4 items per populace which is low compared to a range from 2.0 to 6.0 items per populace in other library systems.

Library Collection

The McMinnville Library staff estimate the need to expand the children's collection by 40-50% and the remaining collection by 30-40% to meet the standards used by other districts with robust materials handling capabilities. It is recommended that the collection be expanded from 1.4 items per patron to 2.5 items per patron and that this expansion be refined to reflect the large numbers of families in the service area and a growing Latino population.

Program Offerings

Libraries continue to evolve in response to our changing culture. The addition of a "Library of Things" at the McMinnville Library reflects this evolution. Other districts have implemented programs related to makerspaces, gardening, motion-based learning, and intergenerational learning. Consideration should be given to how the library could embrace the celebration of diversity and support cultural awareness. These and other programs should be considered in the development of a detailed program for an expanded library.

Meeting Spaces

Of particular concern is the limited nature of meeting rooms in the existing facility. In today's libraries, gatherings ranging from small tutorials to collaborations between 3-4 people to 8 people and lectures/meetings accommodating up to 80 patrons are common. Additional space is needed for those

who want to use the library as a place to gather and talk without disturbing those who require quiet space. A future program should include at a minimum six meeting spaces of varied size and character.

Library Staff Needs

The complexity and compartmentalized nature of the current building layout compromises the effective use of staff. In an expanded facility, space to process materials, train staff / volunteers, and to manage library operations effectively will be highly desired. 11 staff workstations are accommodated with 5 individual offices scattered and don't have acoustic privacy, which is problematic. While these are adequate for current and future needs, they lack adequate space, natural light and good ventilation as would be required for reasonable workspaces. Attention to the development of adequate workspaces with appropriate circulation, good sightlines, and supervisable spaces will increase the potential effectiveness of staff and decrease the need to expand staff in proportion to additional space. This balance is critical to the successful expansion of the McMinnville Library.

Infrastructure and Services

In an expanded library, attention to efficient use of space, easy flow of materials, the removal of barriers to accessibility and to effective supervision should all be taken into consideration. Appropriately sized service access for deliveries and pick-up of materials needs to be accommodated. In addition, basic systems to replace the aging existing systems can be accommodated effectively in new or remodeled space.

Future Library Planning

There are several approaches to explore when considering how to address the current and future functional needs of the McMinnville Library including:

Library Remodel

This option is difficult to implement in a way that will improve library services due to the complex and somewhat convoluted nature of the existing facility.

Library Remodel and Expansion

A significant addition could provide new and expanded service area and to free-up space in the existing facility for improved staffing configurations. The addition could be planned to create space program area that overcomes the compartmentalized characteristics of the existing facility. An addition could provide enhanced daylighting, open airy spaces with good sightlines, flexibility for evolving programs, and adequate room for appropriate lounge, study, and collection spaces.

New Freestanding Library

This option requires a new site for the Library combined with a strategic plan for the adaptive reuse of the existing Library facility to serve other public needs and program uses. The relocation of the existing Aquatic Center as part of the Recreation Aquatic Center (RAC) project would make this site available for redevelopment. This would allow the McMinnville Library to retain the benefits of its current site with a

central location within the City, prominent address on Hwy 99, and natural contemplative setting within the Upper City Park.

Branch Library

The library's patron population is centered within the City limits. The library's current location is in the geographic heart of McMinnville and offers a prominent address on Hwy 99, location within the Upper City Park natural setting, and adjacency to the Third Street commercial district and other civic facilities. These conditions make the current location ideal for a new or remodeled library. A branch library would require additional staff within a budget that is already stretched and service only one area of a patron catchment that is expanding in a concentric manner. As the patron area evolves and areas of population growth clarify, a branch or smaller satellite outlet could be considered to address future district expanded service needs.

Physical Deficiencies

The City of McMinnville commissioned a Facility Conditions Assessment in November 2018 by EMG. The results of this review identified the following areas of the buildings that require replacement or repair:

- The two buildings (Carnegie Library and Library Addition) have been well maintained since construction, with periodic lifecycle replacements.
- Lifecycle interior and exterior finishes and roof replacements are budgeted and anticipated.
- There are signs of window leak damage that will need to be addressed.
- The mechanical, electrical, and plumbing equipment date to 1983 construction. The MEP infrastructure has not been updated other than the cooling tower and a few minor components.
- The HVAC equipment is original and will need replacement. This will require additional study to determine the scope and cost for repairs.
- Lighting is not adequate and should be replaced.
- It was noted the need for additional parking beyond the existing 79 total spaces to serve the Library, Upper City Park, Aquatic Center, and public parking needs.

1912 Carnegie Library

The existing structure and façade are in good condition. The roof, interiors, MEP, HVAC, and fire suppression are in fair condition.

1983 Library Addition

The structure is in good condition. The interior, exterior envelope, MEP systems, fire suppression and HVAC systems are in fair condition. The elevator has been well maintained and in excellent condition. Overall, the building is in fair condition yet showing signs of wear and need to address deferred maintenance. It would be appropriate to consider repair or replacement of the MEP systems based on the overall systems condition and estimated remaining useful life.

Summary

The physical condition of both buildings requires addressing deferred maintenance and system upgrades. Most of the program spaces are undersized and compromised with a multi-story dispersed layout that results in inherent operational inefficiencies. The physical separation between program elements is challenging in terms of today's expectations for an open and adaptable library layout.

Preliminary Cost Projections.

Given the program deficiencies combined with the physical improvements required, the approximate total project cost range for a 30,000gsf renovated and expanded library would be between \$19.5-\$23M (construction cost + indirect cost, 2020 pricing).

Renovation: 22,000-10,000gsf x \$400sf = \$8.8-4M

Addition: 8,000-20,000gsf x \$600sf = \$4.8-12M

Renovation / Addition: \$13.6-16M total construction cost range or \$19.5-\$23M total project cost range

A new 30,000gsf free-standing library located on the site of the existing Aquatic Center would have an approximate total project cost between \$23.5-\$26M (construction cost + indirect cost, 2020 pricing).

New Construction: 30,000 x \$550-600gsf = \$16.5-18M total construction range or \$23.5-26M total project cost range

Recommendation

The physical condition of the two buildings (Carnegie Library and Library Addition) require updates to address deferred maintenance needs including replacement of the MEP systems, interior finishes updates, along with modification and expansion of the existing library to meet the existing and projected space program needs. We recommend exploring and evaluating several alternatives during the conceptual design phase to confirm the preliminary total project cost estimates; assess the functional attributes and operational efficiencies of the various conceptual layouts; and determine the best utilization of the existing library facility for either library use and/or other public needs.

Option 1: Renovate and expand the existing library into the adjacent open space in the southwest corner of Upper City Park. This option may include some selective demolition to create a more open and operationally efficient plan layout. The Carnegie Library and upper level of the existing library will need to be carefully evaluated to determine how much of this space meets library program needs vs the potential to be renovated to meet other public needs and program uses.

Option 2: Build a new free-standing library on the site of the existing Aquatics Center once the new Recreation and Aquatic Center project is completed. This would assume one-level library layout with an optimal configuration and adaptable layout. This could be the most cost effective and responsible investment of public resources. In this scenario, the two existing Library buildings would be renovated to serve other public needs and program uses.

Appendix

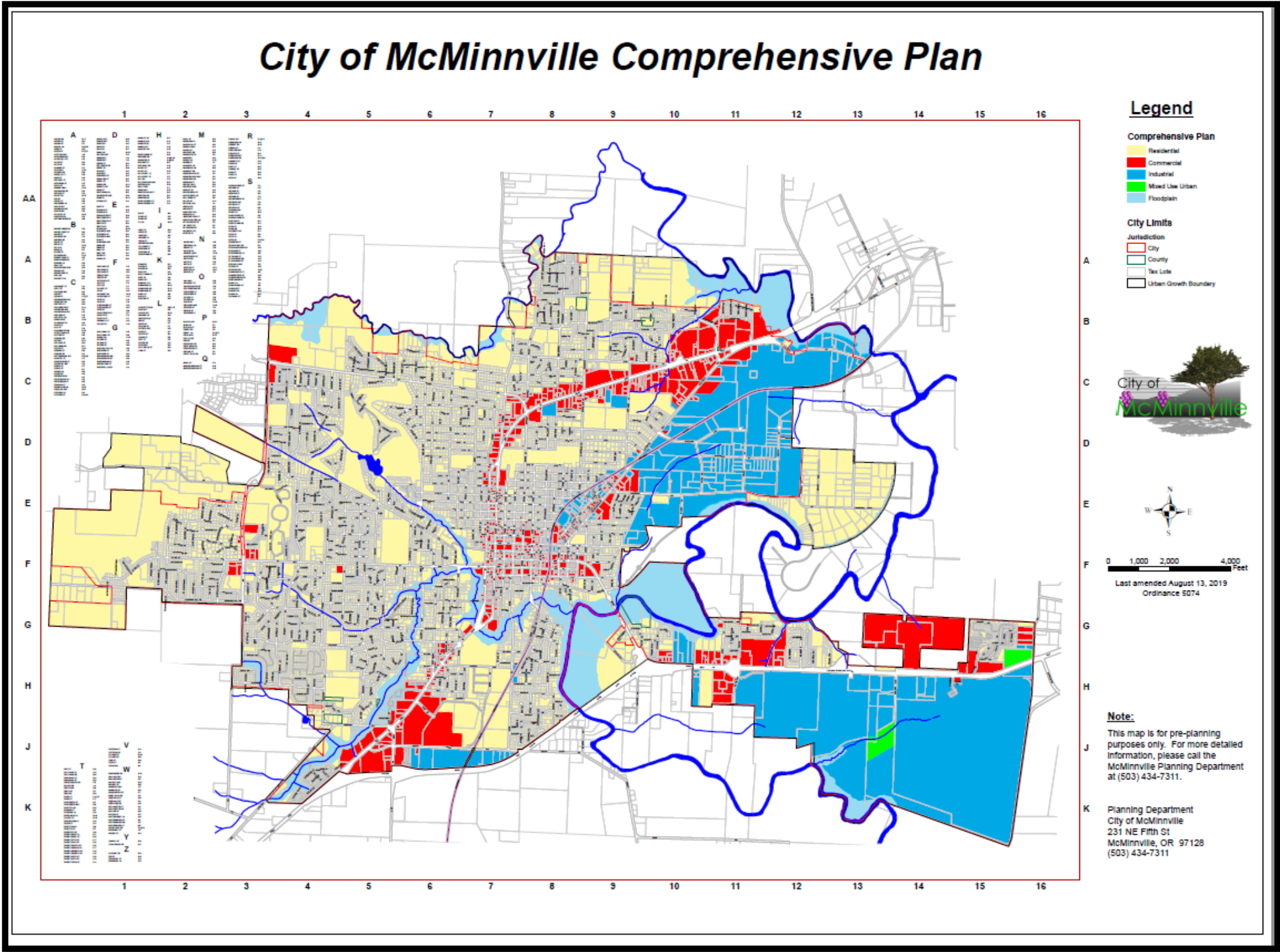
Appendix A: MacPAC (July 2020) Library Survey Results

Appendix B: Space Program Summary & Analysis Chart

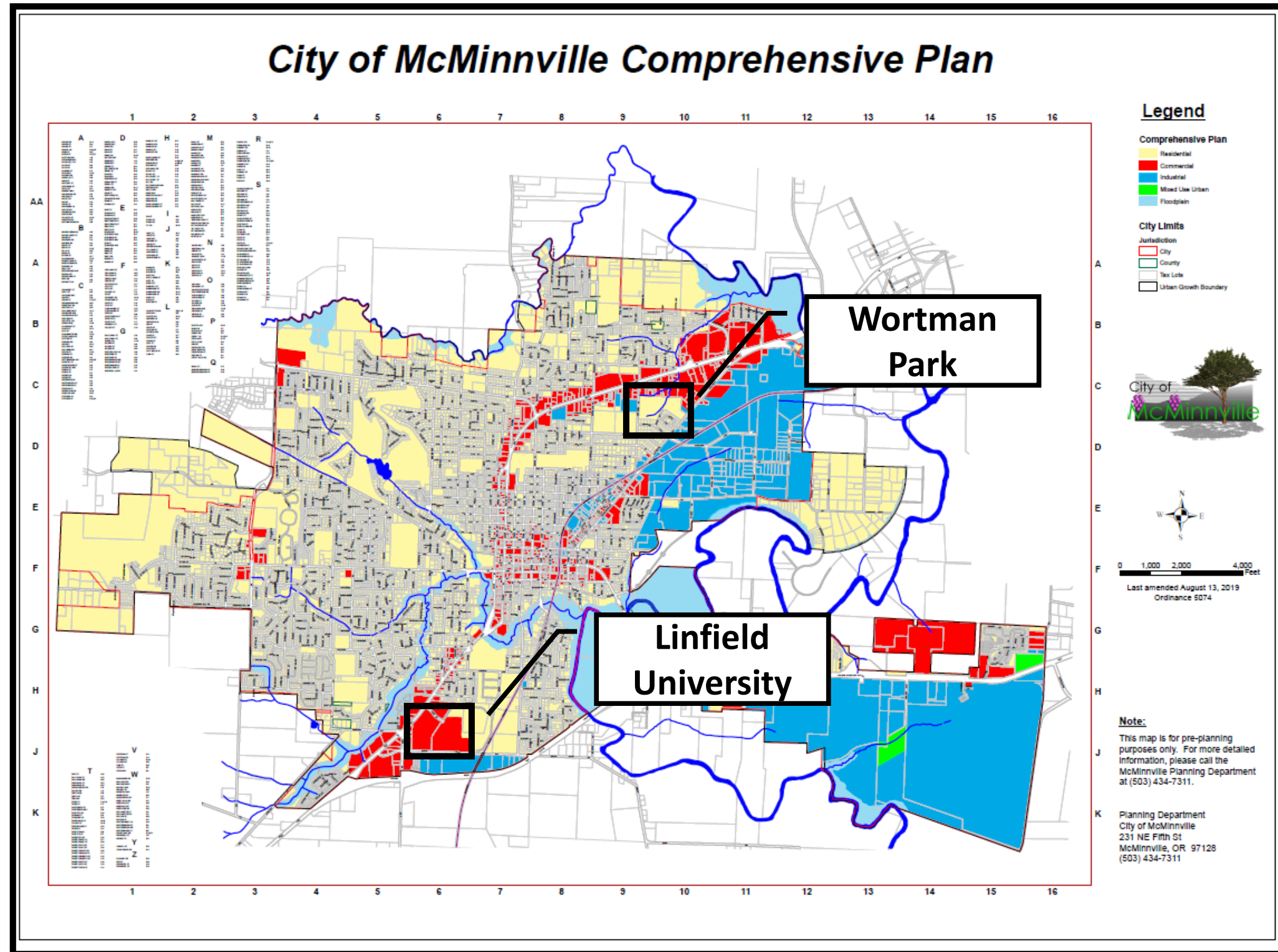
Appendix C: Existing Library Diagrams

Appendix D: Meeting Minutes

MAC PAC SITING DISCUSSION



A Deeper Dive: Wortman Park and Linfield University



MAC PAC SITING DISCUSSION

Development Capacity

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

Economic Viability

- Cost Recovery Potential
- Prominent Street Frontage
- Proximity to Compatible Amenities
- Partnership Potential
- Opportunity to stimulate tourism and economic development

Stewardship of Funding

- Site Cost (acquisition, on-site / off-site improvements)
- Project Development Cost
- Value Added Design

Supports Diversity, Equity and Inclusion

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

Regulatory Approval

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

MAC PAC SITING DISCUSSION

DEVELOPMENT CAPACITY		FINANCIAL STEWARDSHIP	
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)		<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	
<u>Expansion Potential</u> (Ability to expand 1-5Acres)		SUPPORTS DIVERSITY, EQUITY AND INCLUSION	
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 		<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	
ECONOMIC VIABILITY		<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 		<u>Proximity to Underserved Communities</u> (Proximity to lower income census tracts and census block groups)	
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 		REGULATORY IMPACT	
<u>Partnership Potential</u>		<u>Within UGB</u>	
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 		<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	
		<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	

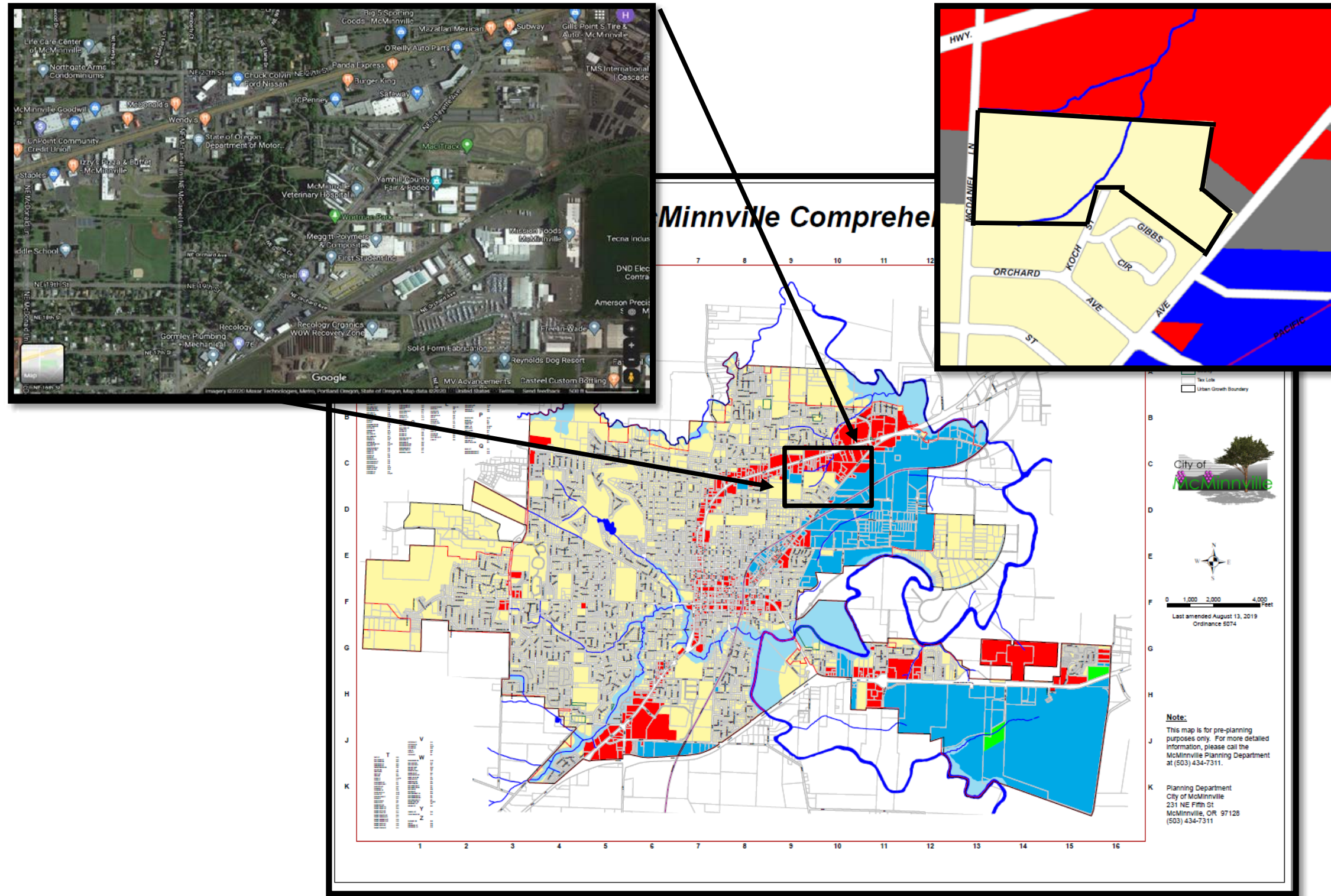
RATING SYSTEM:

- 0 = Poor** (does not meet siting criteria)
- 1 = Marginal** (barely meets siting criteria)
- 2 = Good** (meets siting criteria)
- 3 = Great** (really meets siting criteria)

Notes:

- Some of the siting criteria are clear and objective standards and some are discretionary. Where criteria are discretionary, some notes are provided for clear and objective standards associated with that criteria.
- A rating system was developed to help rate the siting criteria (see above). Comments on the rating sheets help to explain the rating.
- The committee’s value of **prioritization of preserving existing park land** was added as a standard of review to the “Optimal and Effective Use of Site” criteria.
- The committee’s value of **Highway / Arterial Access** was added to the “Prominent Street Frontage” criteria.

Wortman Park, 21.6 Acres



Wortman Park, 21.6 Acres

Existing Conditions: Currently a city-owned park that includes the Senior Center, parking lot, picnic shelters, public restrooms and natural trails through open fields and tree stands. Serves as a community park.

Surrounding Neighborhood: 99W commercial Strip to the north, residential and industrial to the south, Patton Middle School to the west and industrial to the east.



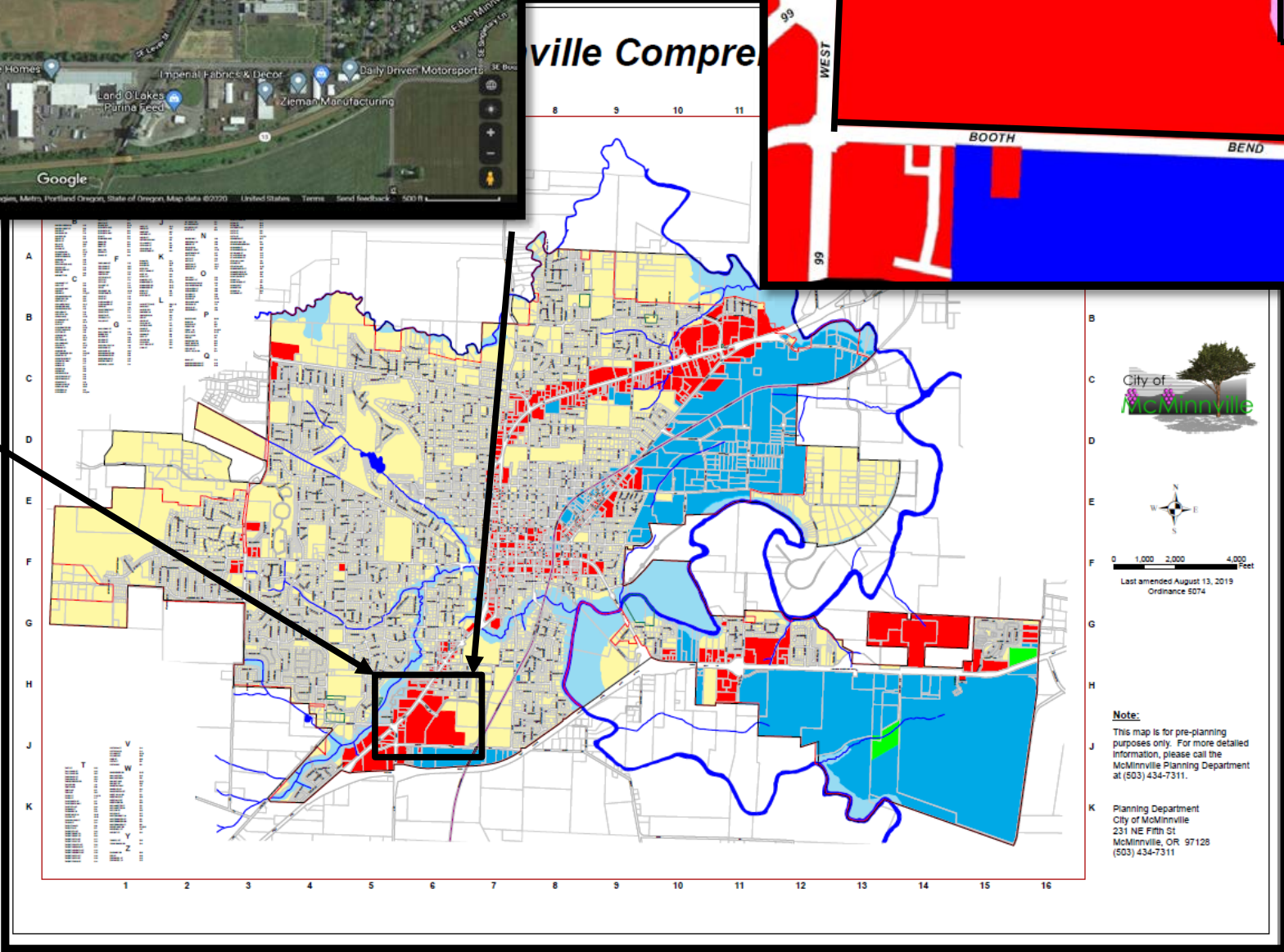
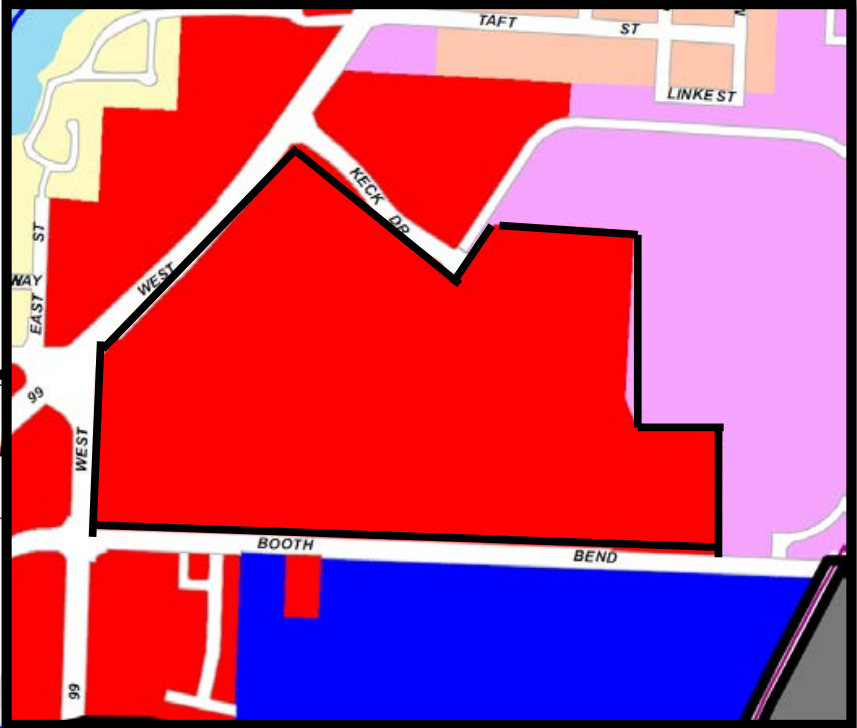
Wortman Park, 21.6 Acres

DEVELOPMENT CAPACITY		Comments
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	Appears to have 10 developable acres just south of the Senior Center adjacent to NE McDaniel Lane, that have the depth and breadth needed for a facility plan. Opportunity for shared parking with Senior Center
<u>Expansion Potential</u> (Ability to expand 1-5Acres)	2	Expansion would probably need to occur eastward further into the existing tree stands of the existing park, and would be limited by the parcel configuration.
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 	0	Currently a community park and special-use park for McMinnville, achieving a needed park level of service for residents in this northern area of McMinnville. If redeveloped into a MAC PAC facility, the natural recreational area would be lost to the community and surrounding neighborhoods, leaving this area of McMinnville with very limited park and open space amenities.
ECONOMIC VIABILITY		
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 	1	Access and visibility from Lafayette Avenue. Lafayette Avenue is a minor arterial but not necessarily a prominent street for through-put traffic. Frontage to Lafayette Avenue is limited in size. NE McDaniel Street is the primary frontage and is a minor collector street. (See Appendix 1 – Street Functional Classification Map from the Transportation System Plan)
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 	2	MAC PAC facility would be located within the park, and depending upon the location could either be adjacent to or eliminate existing trail system and park amenity. Facility plan would need to incorporate existing park amenities into site plan – tree stands, nature trails, open spaces, etc., which could be both an opportunity and a challenge. No other park facilities or recreational trails nearby. Adjacent to Senior Center. Across the street from Patton Middle School athletic fields.
<u>Partnership Potential</u>	1	Limited financial partnership potential outside of corporate sponsorships etc, as Wortman Park is currently a city-owned facility and asset, and no neighboring partner needs have been identified. Could be utilized to expand senior center programming.
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 	1	99W is most prominent street and commercial corridor in adjacency to this site. 99W is comprised of large strip commercial highway frontage. Site does not have visibility or access to 99W. Connection to downtown would be via 99W or Lafayette Avenue., both of which are not attractive corridors for connectivity to downtown.

Wortman Park, 21.6 Acres

FINANCIAL STEWARDSHIP		Comments
<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	Site is owned by the City. No land acquisition costs. Depending upon traffic impact analysis could be impact to the intersection of McDaniel Lane and 99W, and McDaniel Lane for facility. Depending upon design of the facility could be site preparation costs in terms of removal of trees, wetland delineation, etc.
SUPPORTS DIVERSITY, EQUITY AND INCLUSION		
<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	1	Not centrally located. Across the street from Patton Middle School. One mile north of McMinnville High School. Separated from four elementary schools by 99W, (0.8 miles to Grandhaven, 1.6 miles to Memorial, 2.4 miles to Newby, 3.1 miles to Columbus) One elementary school is on the same side of 99W, on the southern side of the community, 2.5 miles away. Located off of a signalized intersection of 99W on a minor collector street, NE McDaniel Lane, with access off of Lafayette Avenue as well a minor arterial.
<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	1	Bicycle and pedestrian access is limited to on-street system. Signalized intersection on 99W and McDaniel for controlled, safe crossing from northern residential neighborhoods. Closest transit route is on 99W. (See Appendix 2 – Yamhill County Transit – McMinnville Fixed Routes)
<u>Proximity to Underserved Communities</u> (Proximity to lower income census block groups per Appendix 3)	2	In proximity to Census Block Group 41071.30801.1, and 41071.30601.1, the third and fourth lowest family median income Census Block Group in McMinnville with median family incomes of \$40,903 and \$44,402, and 22.6% and 16.5% of households living in poverty.
REGULATORY IMPACT		
<u>Within UGB</u>	3	Yes
<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	0	Potential impact to riparian corridor Definite impact to tree copses to support development of facility.
<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	2	Underlying zoning is R2 residential. Outright permitted use is public park and recreation area. Community building is a conditional use. Senior Center is operating under a conditional use permit. Surrounding neighborhood impact would be examined for a conditional use permit.

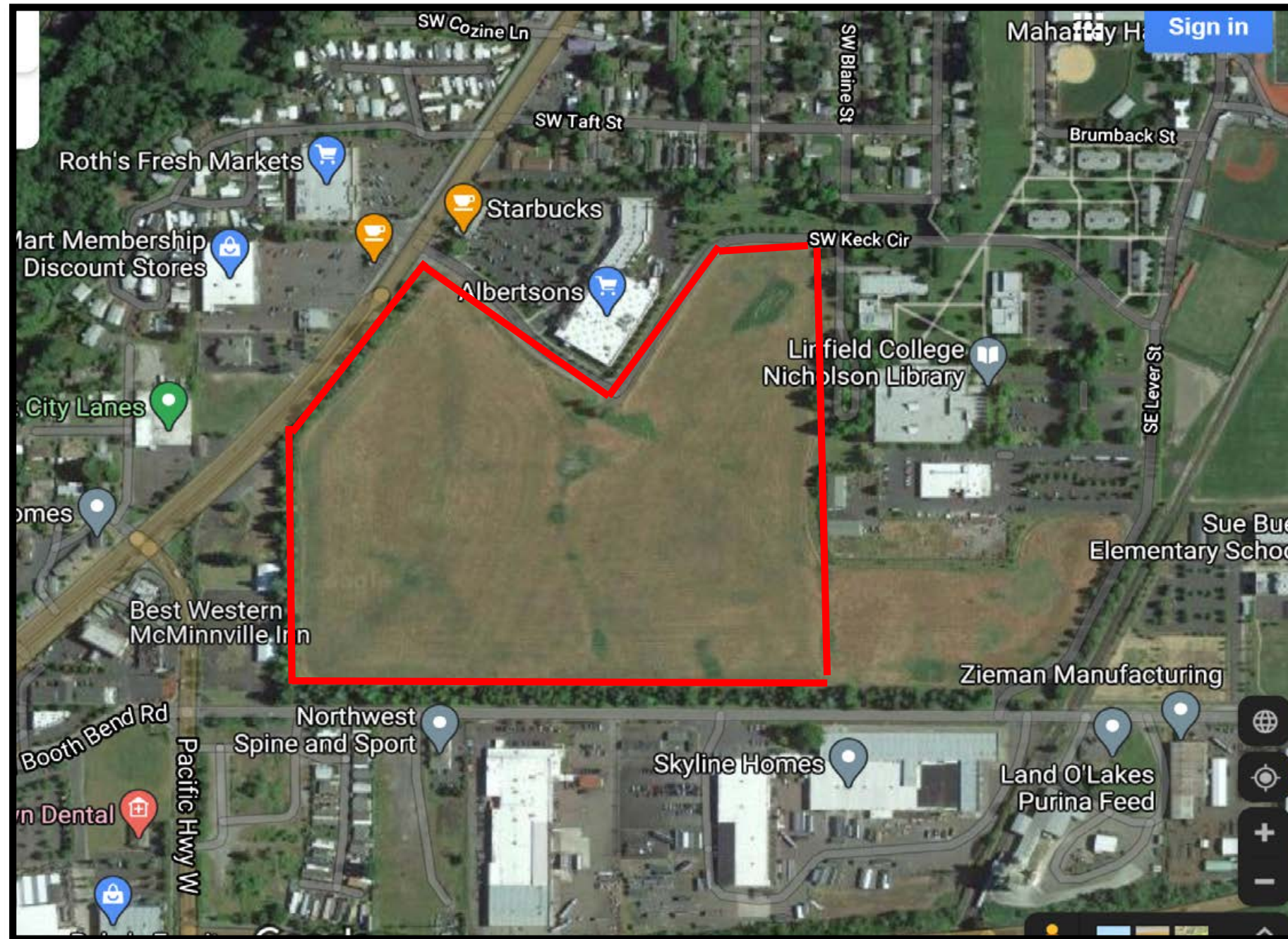
Linfield, 63 Acres



Linfield, 63 Acres

Existing Conditions: Currently a vacant parcel owned by Linfield University, with direct access to 99W, zoned C3 (General Commercial).

Surrounding Neighborhood: 99W commercial Strip to the west, Linfield University Campus to the north, Linfield University athletic fields and campus buildings to the east and industrial campus to the south.



Linfield, 63 Acres

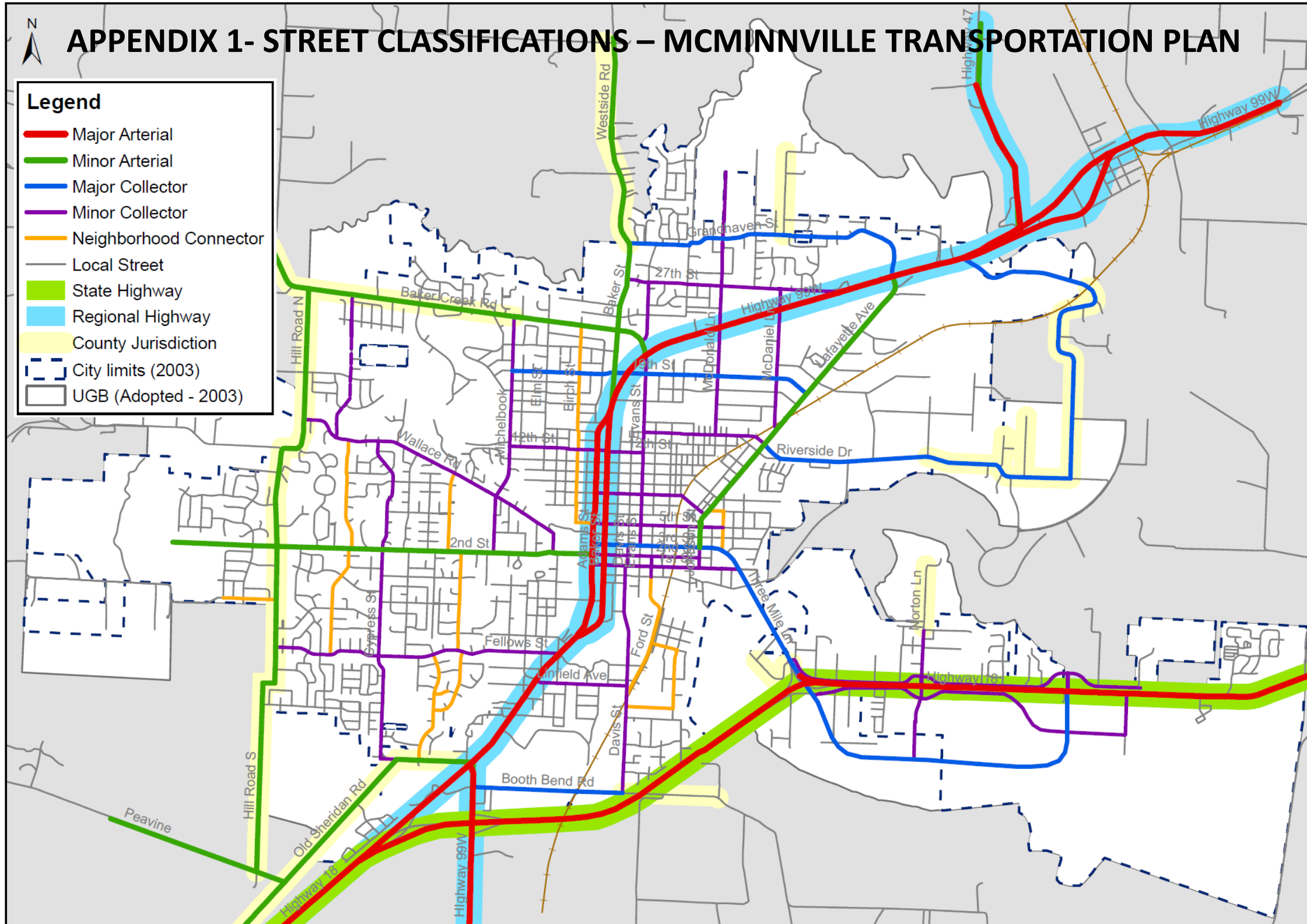
DEVELOPMENT CAPACITY		Comments
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	Easily has 10 acres of flat developable land for facility planning. Opportunity for shared future master plan of entire site with Linfield University.
<u>Expansion Potential</u> (Ability to expand 1-5Acres)	3	Expansion could be easily accommodated on the site.
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 	3	Currently a flat, vacant developable site adjacent to the Linfield University campus. As a long-term asset, opportunity for a thoughtful and intentional master plan of the site that serves the community and the University values.
ECONOMIC VIABILITY		
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 	3	Access and visibility from Highway 99W, a major arterial. (See Appendix 1 – Street Functional Classification Map from the Transportation System Plan) Potential visibility from Highway 18. If visibility is important, would need to master plan with Linfield University location on the site for the facility.
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 	2	MAC PAC facility would be located adjacent to the Linfield University campus with the ability to leverage community gathering spaces, recreational trails and open space.
<u>Partnership Potential</u>	2	Opportunity for partnership with Linfield University to leverage facility needs and to share improvement costs (public improvements necessary for transportation enhancements, utility infrastructure, equipment, parking, etc.)
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 	2	Frontage on 99W. Easy access and potential visibility from Highway 18. Connection to downtown would be via 99W or Davis Street., both of which would need enhanced connectivity to downtown.

Linfield, 63 Acres

FINANCIAL STEWARDSHIP		Comments
<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	Site is owned by Linfield. Would need to negotiate terms of land tenure. Should not be significant traffic improvements as the site is already zoned for commercial development. Site preparation costs should be standard. It is a flat site devoid of significant wetlands, trees and other site barriers.
SUPPORTS DIVERSITY, EQUITY AND INCLUSION		
<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	2	Not centrally located. Adjacent to Sue Buel Elementary school. cross the street from Patton Middle School. 2.2 miles south of McMinnville High School. Separated from four elementary schools by 99W, (3.0 miles to Grandhaven, 2.0 miles to Memorial, 1.4 miles to Newby, 1.2 miles to Columbus) One elementary school is on the same side of 99W, on the southern side of the community, 2.5 miles away. Duniway Middle School is on the other side of 99W, 1.5 miles away, and Patton Middle School is 2.5 miles to the north on the same side of 99W. On the southern side of McMinnville where the residential development is concentrated and expected to continue to grow. (See Appendix 4 – McMinnville UGB)
<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	2	Bicycle and pedestrian access is limited to on-street system. Signalized intersection on 99W and Keck for controlled, safe crossing from western residential neighborhoods. Transit stop at frontage access.
<u>Proximity to Underserved Communities</u> (Proximity to lower income census block groups per Appendix 3)	3	In proximity to Census Block Group 41071.30702.2, and 41071.30802.2, the first and second lowest family median income Census Block Group in McMinnville with median family incomes of \$27,117 and \$34,117 respectively, and 29.1% and 70.5% of households living in poverty. Also in proximity to the fifth and sixth lowest family median income Census Block Groups out of a total of 18 Census Block Groups in McMinnville.
REGULATORY IMPACT		
<u>Within UGB</u>	3	Yes
<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	3	No known environmental impact.
<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	3	Underlying zoning is C3, General Commercial which allows a Community Building and Commercial Recreation Facility as an outright permitted use.

COMPARING THE TWO SITES

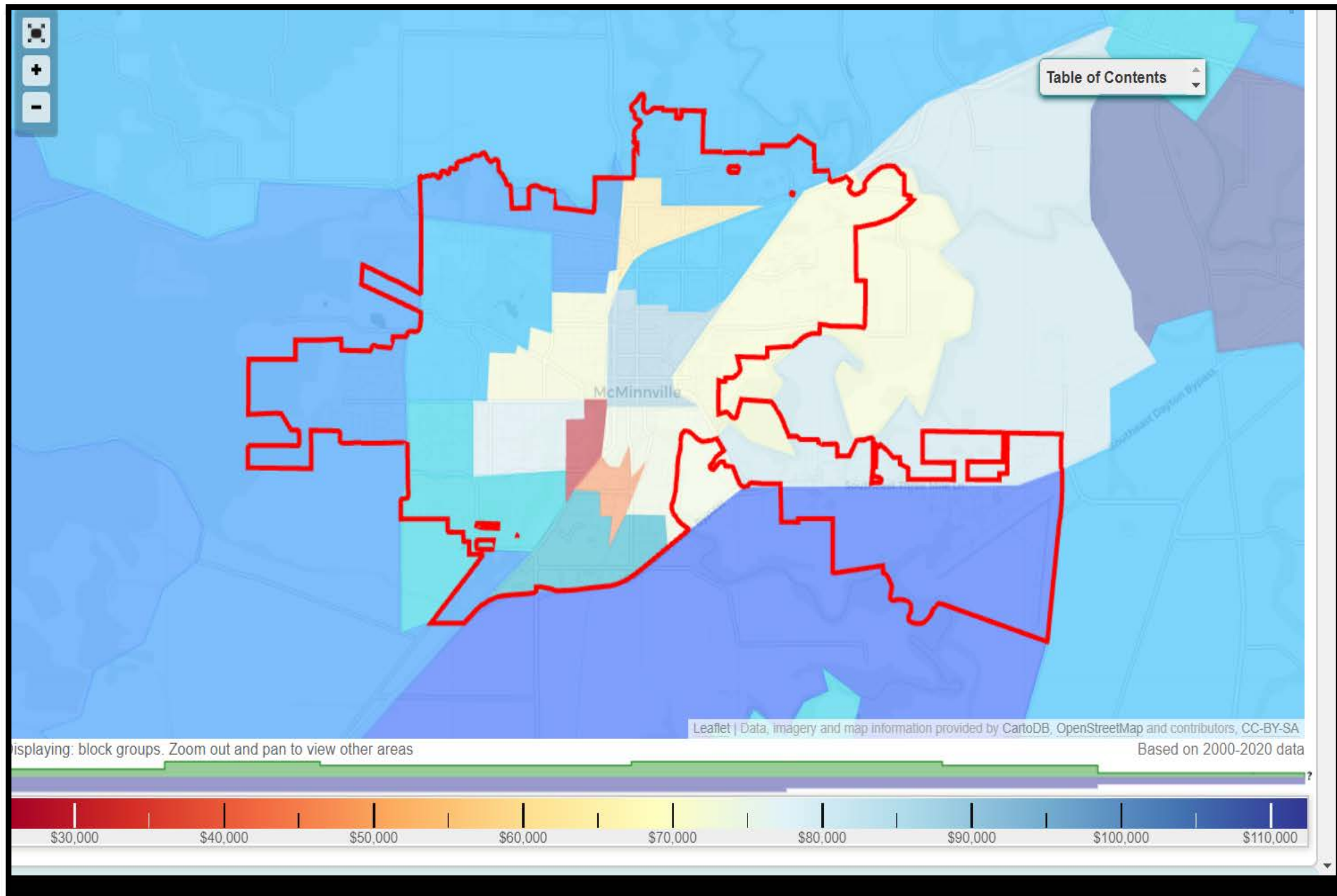
DEVELOPMENT CAPACITY	LU	WP	FINANCIAL STEWARDSHIP	LU	WP
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	3	<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	2
<u>Expansion Potential</u> (Ability to expand 1-5Acres)	3	2	SUPPORTS DIVERSITY, EQUITY AND INCLUSION	LU	WP
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> Assumes best use of site Prioritization of preserving existing park land 	3	0	<u>Central Location</u> <ul style="list-style-type: none"> Residential Neighborhoods K – 12 Schools Transportation Infrastructure 	2	1
ECONOMIC VIABILITY	LU	WP	<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> Bicycle Pedestrian Transit 	2	1
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> Highway / Arterial Access 	3	1	<u>Proximity to Underserved Communities</u> (Proximity to lower income census tracts and census block groups)	3	2
<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> Parks Recreational Trails Community Gathering Places 	2	2	REGULATORY IMPACT	LU	WP
<u>Partnership Potential</u>	2	1	<u>Within UGB</u>	3	3
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> Proximity/Visibility to Highways Connection to Downtown 	2	1	<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> Wetlands / Riparian Corridors Tree Copses Protected Ecosystems 	3	0
			<u>No Extended Approval Process</u> <ul style="list-style-type: none"> Permitted use in underlying zone 	3	2



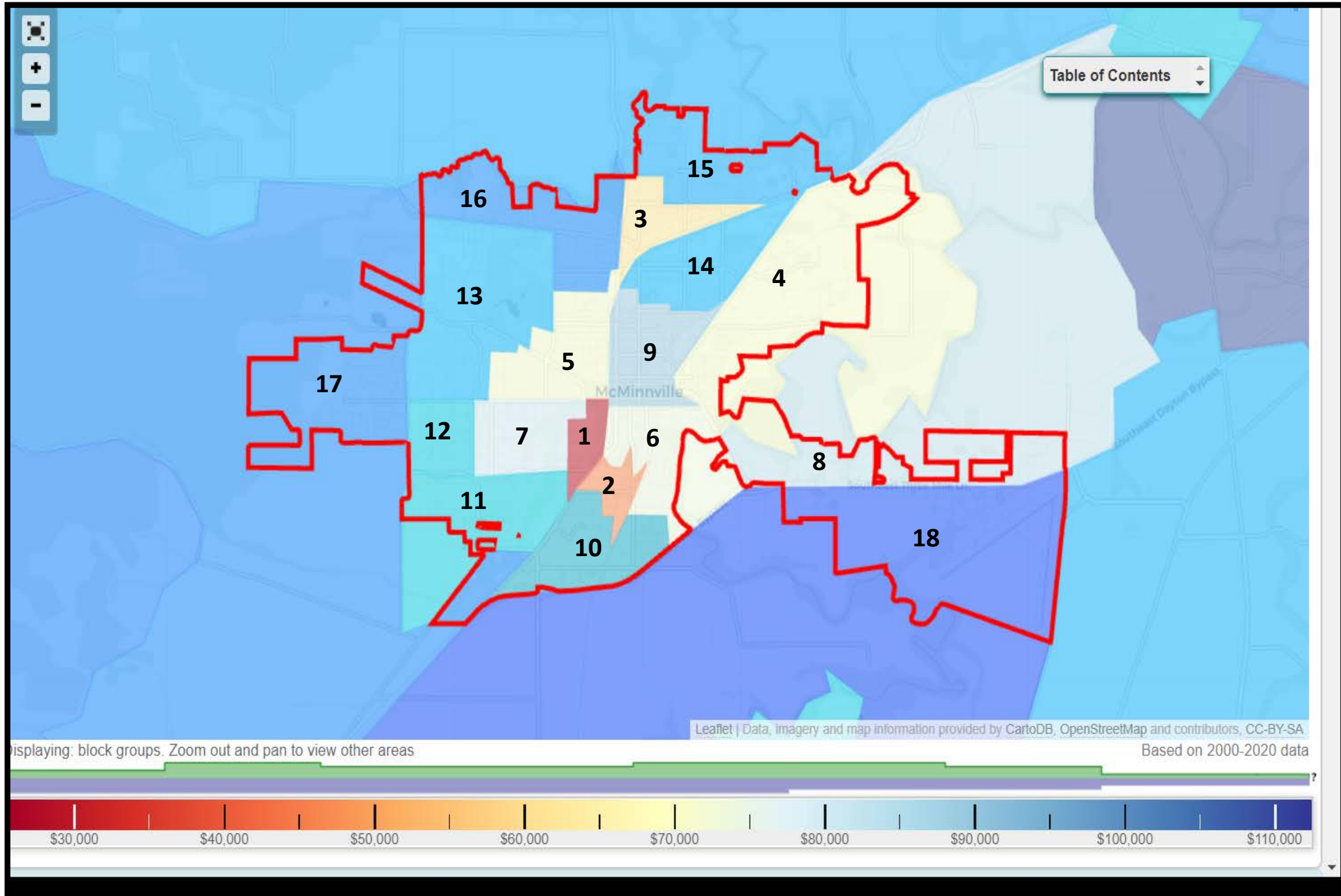
Street Functional Classification
McMinnville TSP



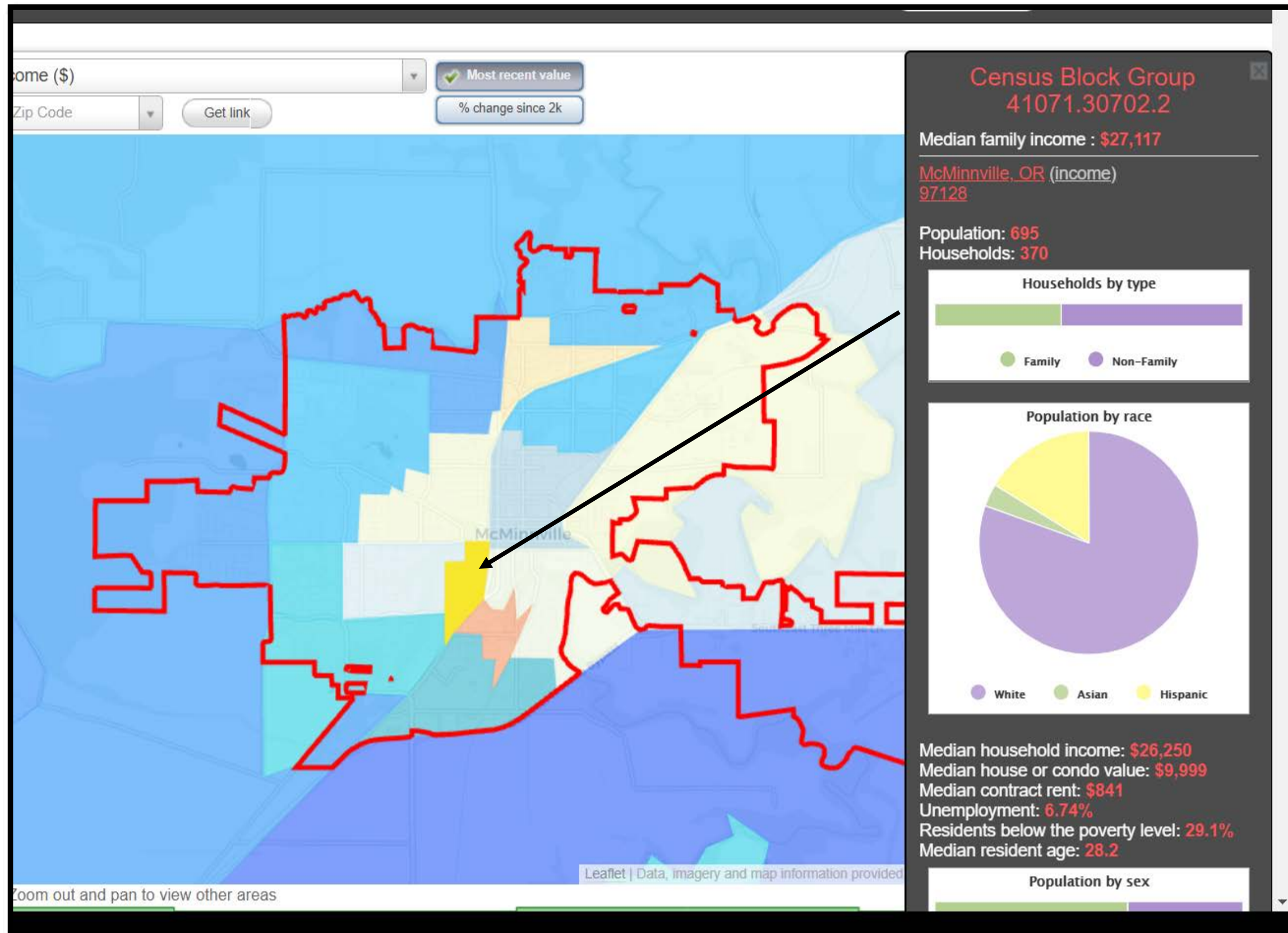
APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA



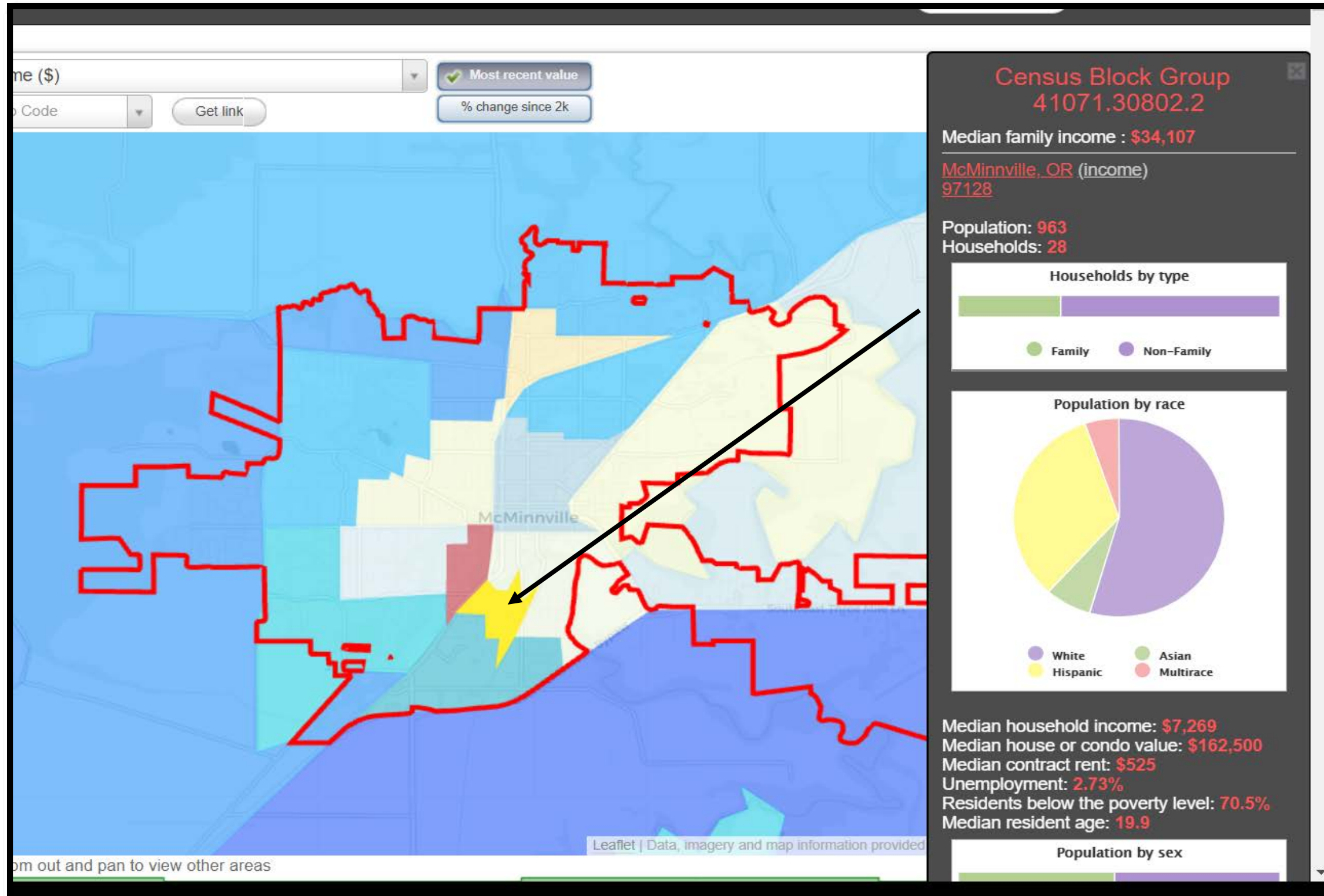
APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA (Ranked by lowest family median income to highest family median income)



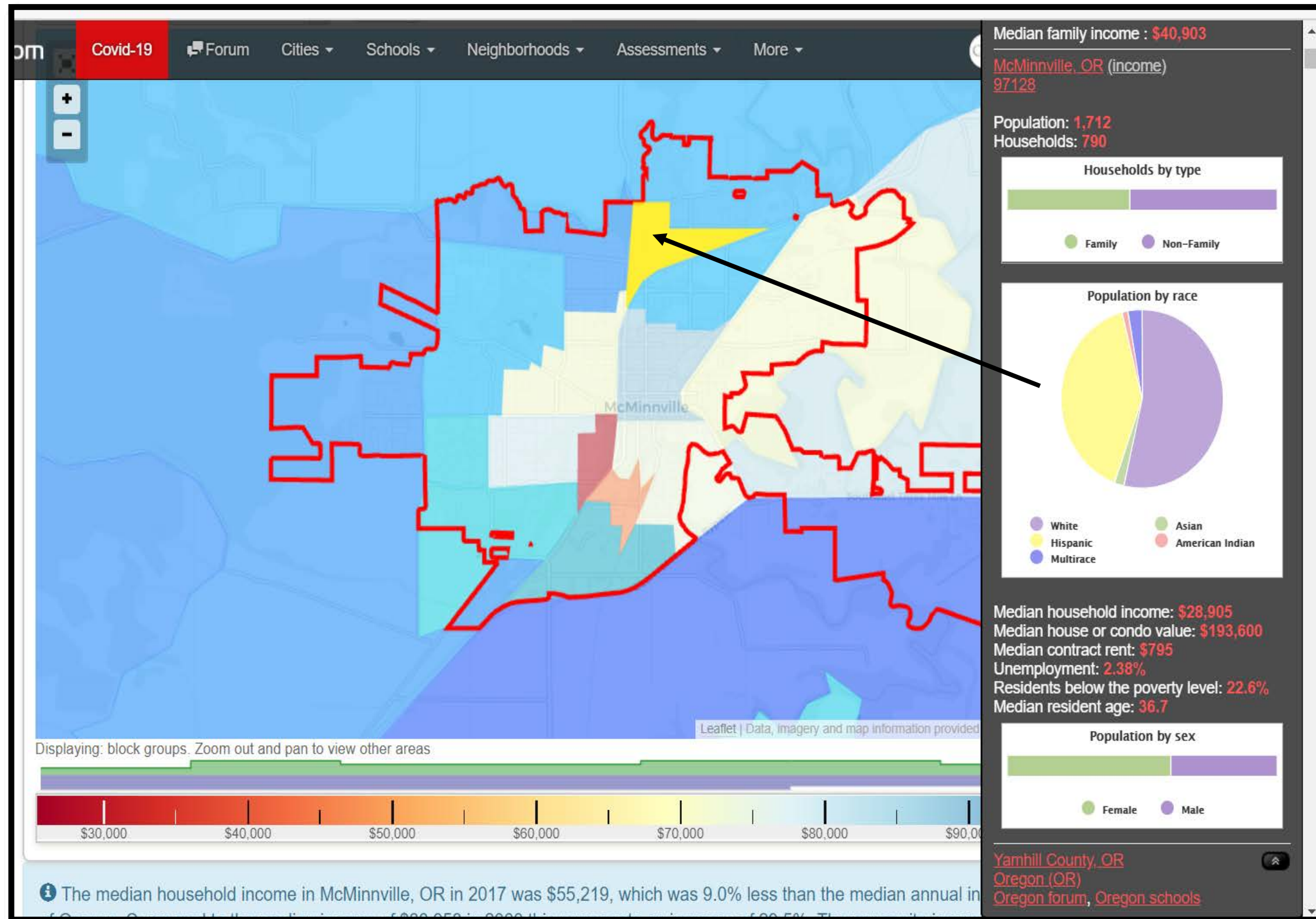
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.2



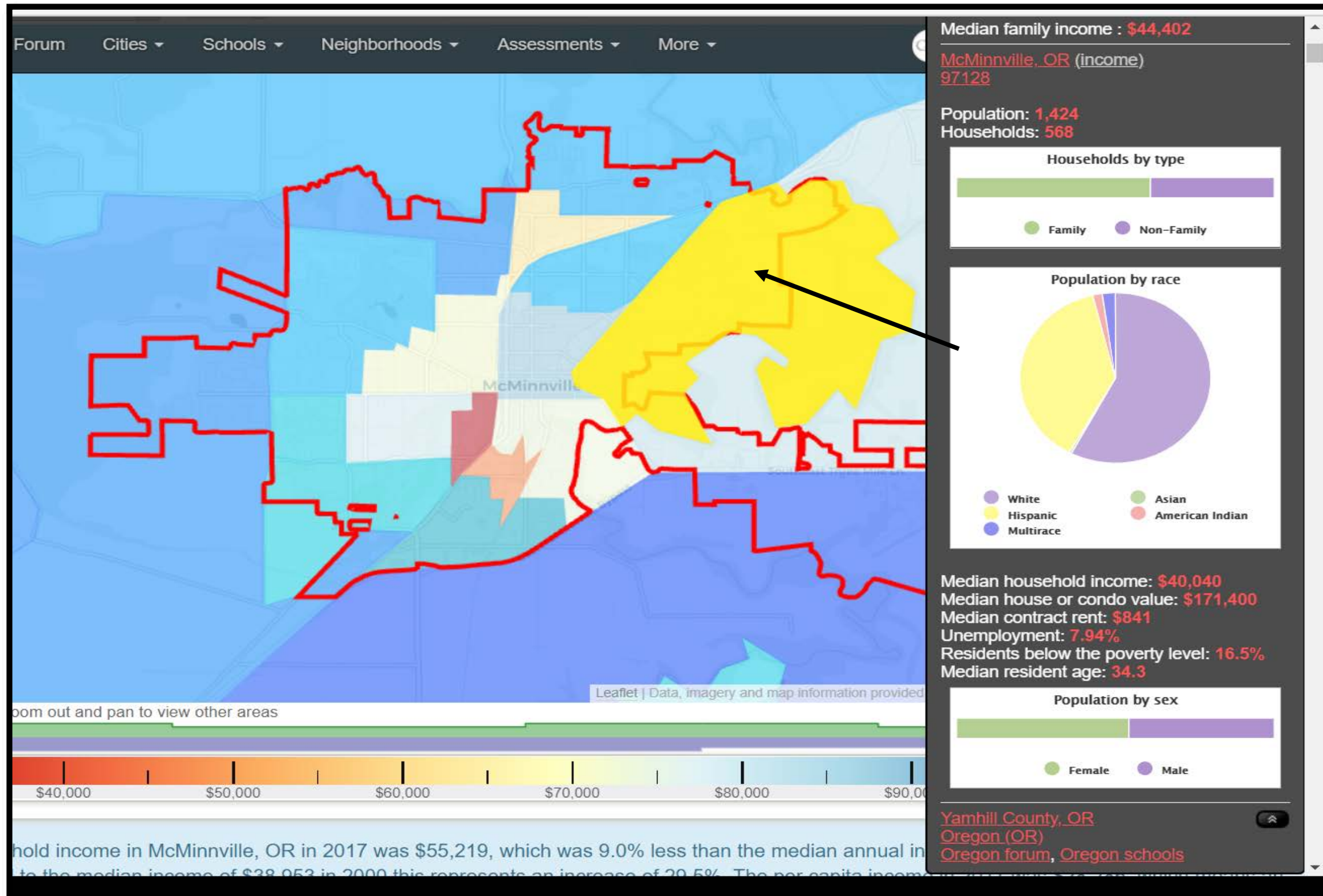
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.2



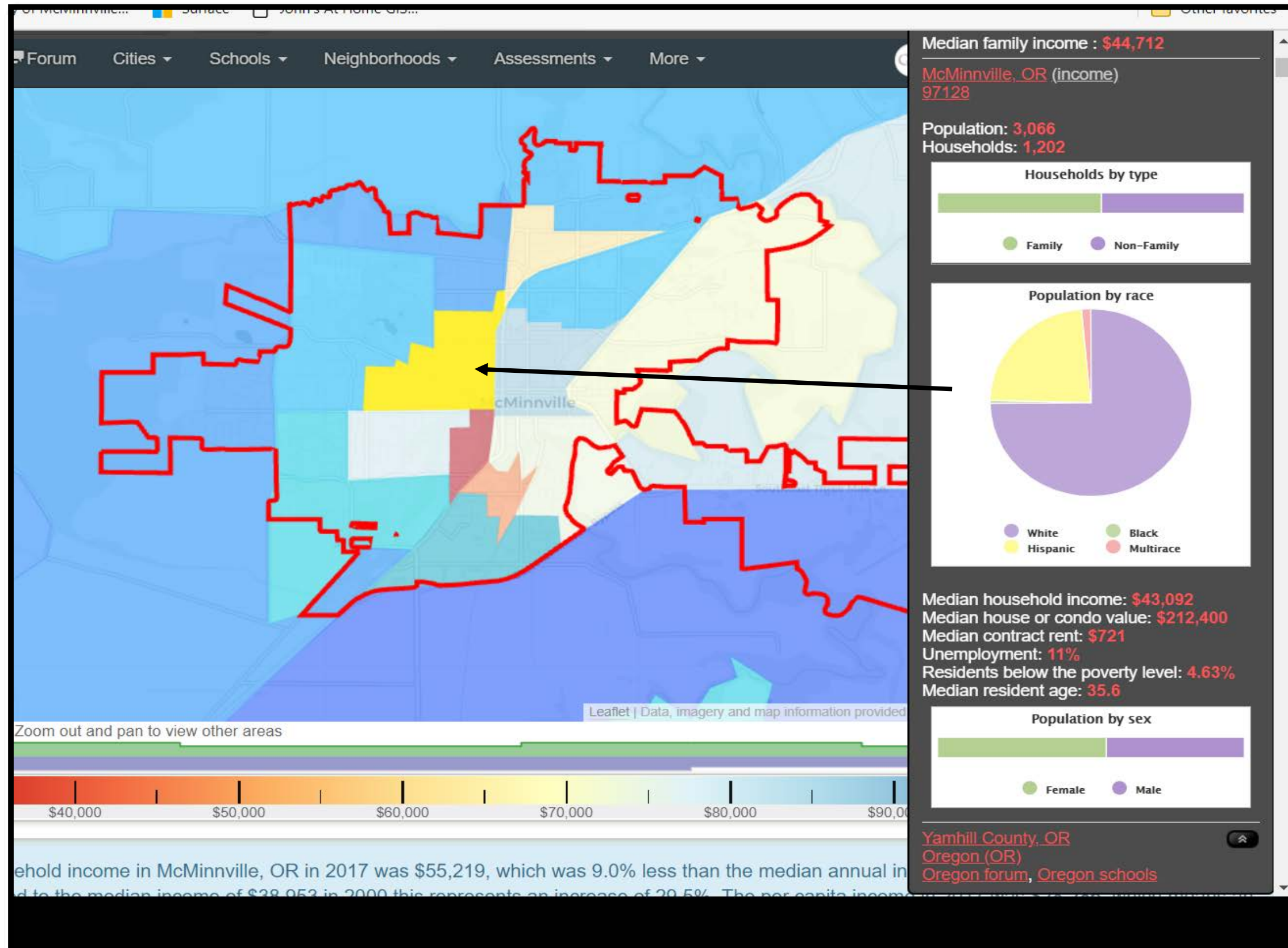
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.1



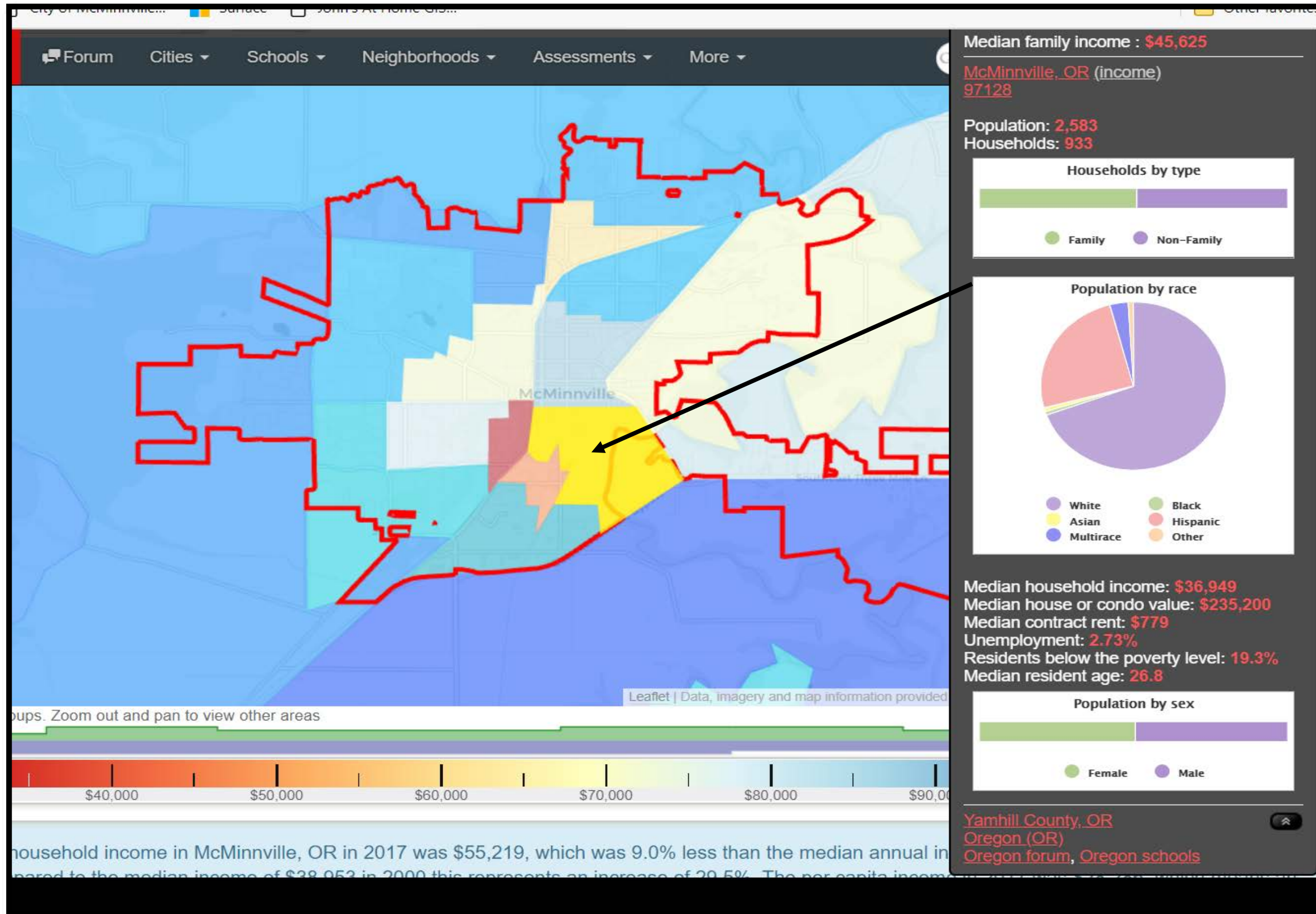
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.1



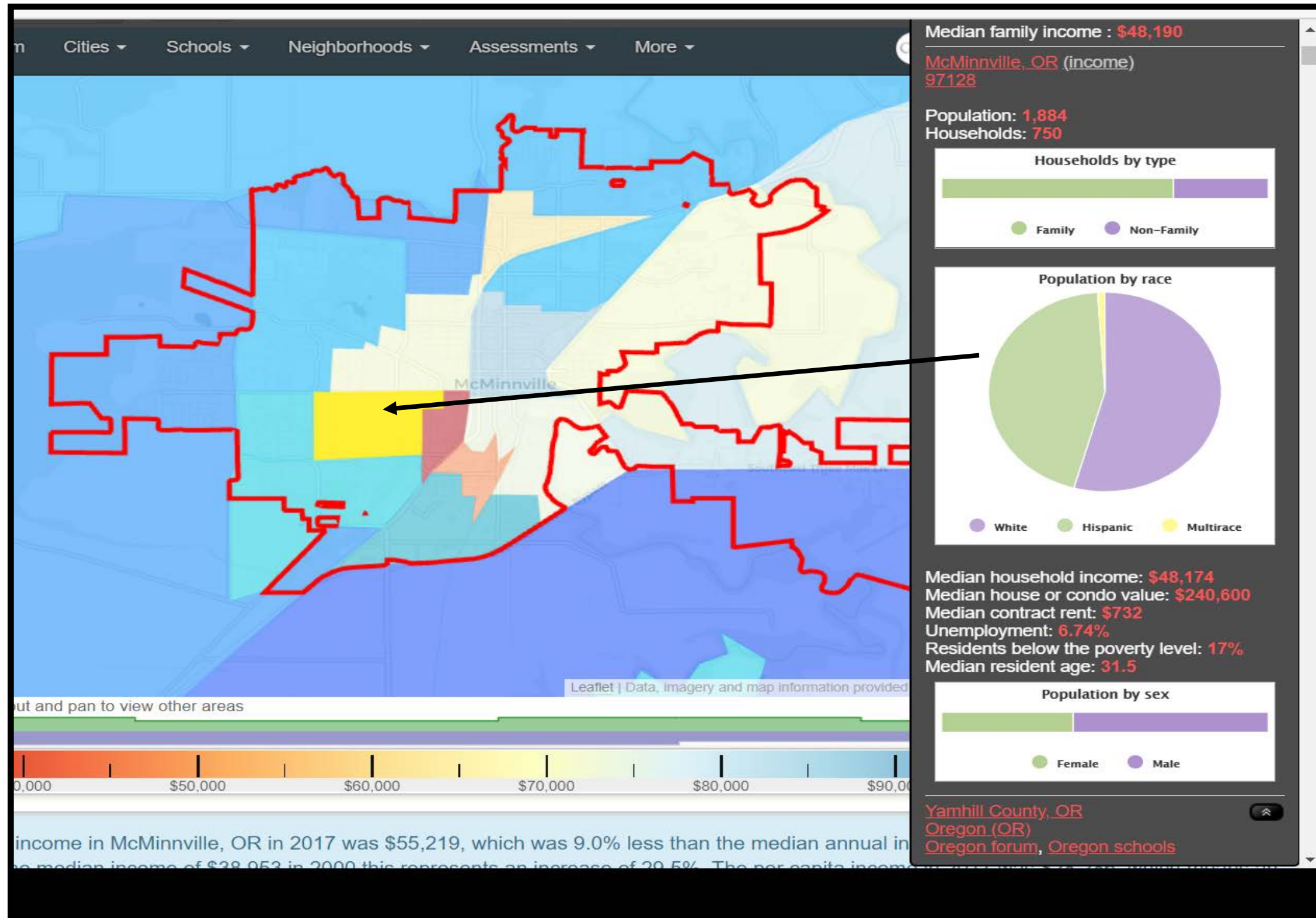
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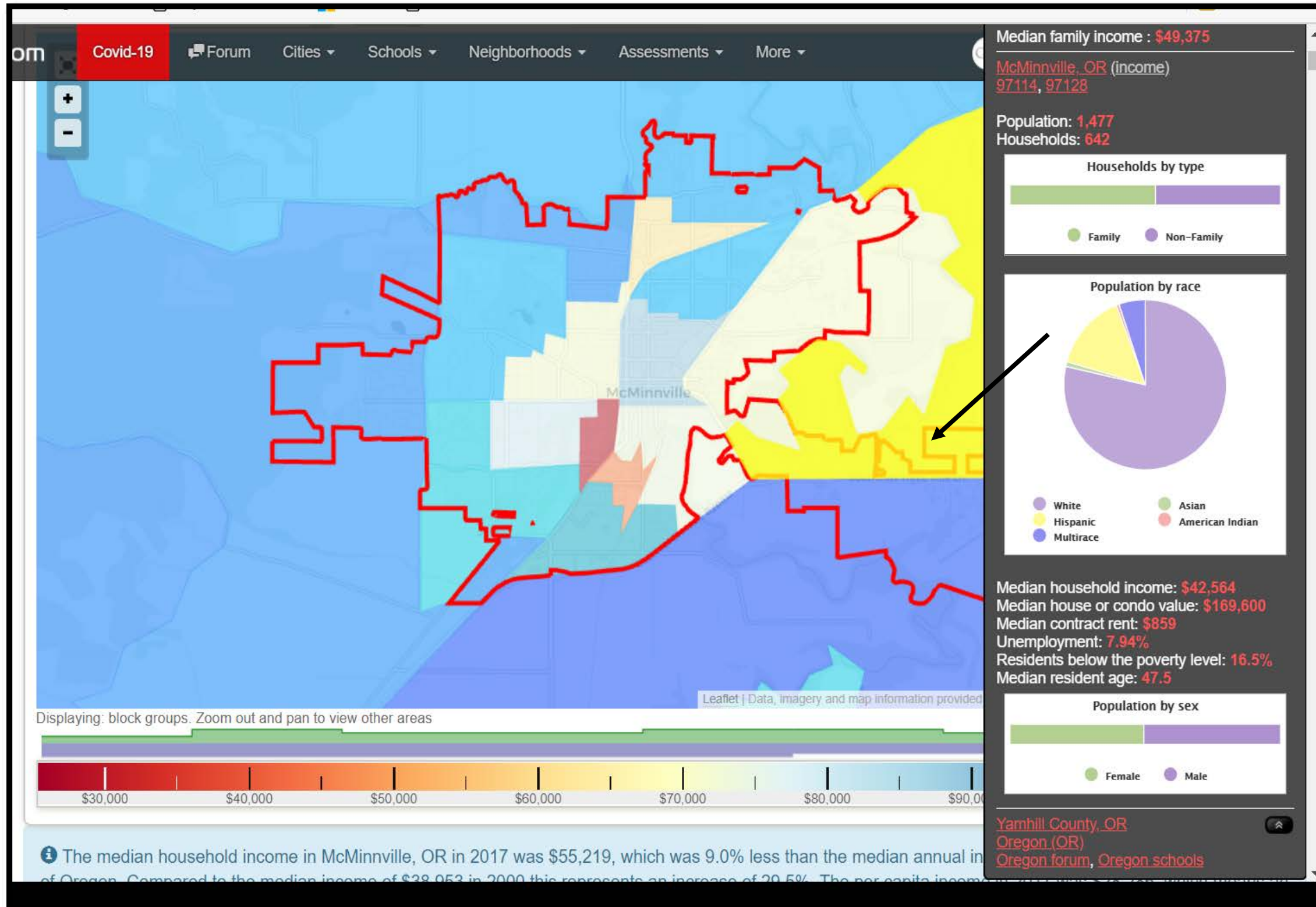
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.1



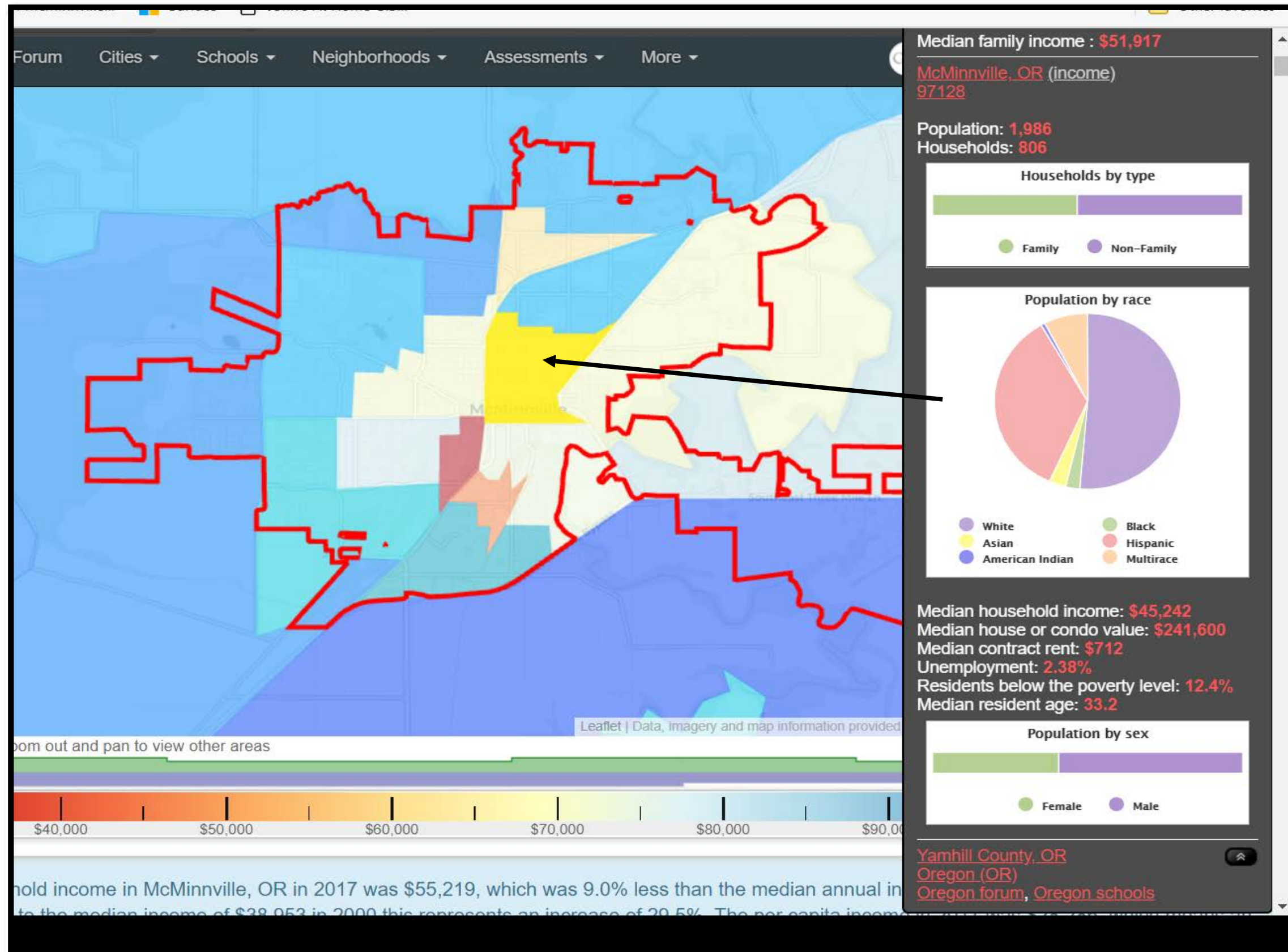
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.4



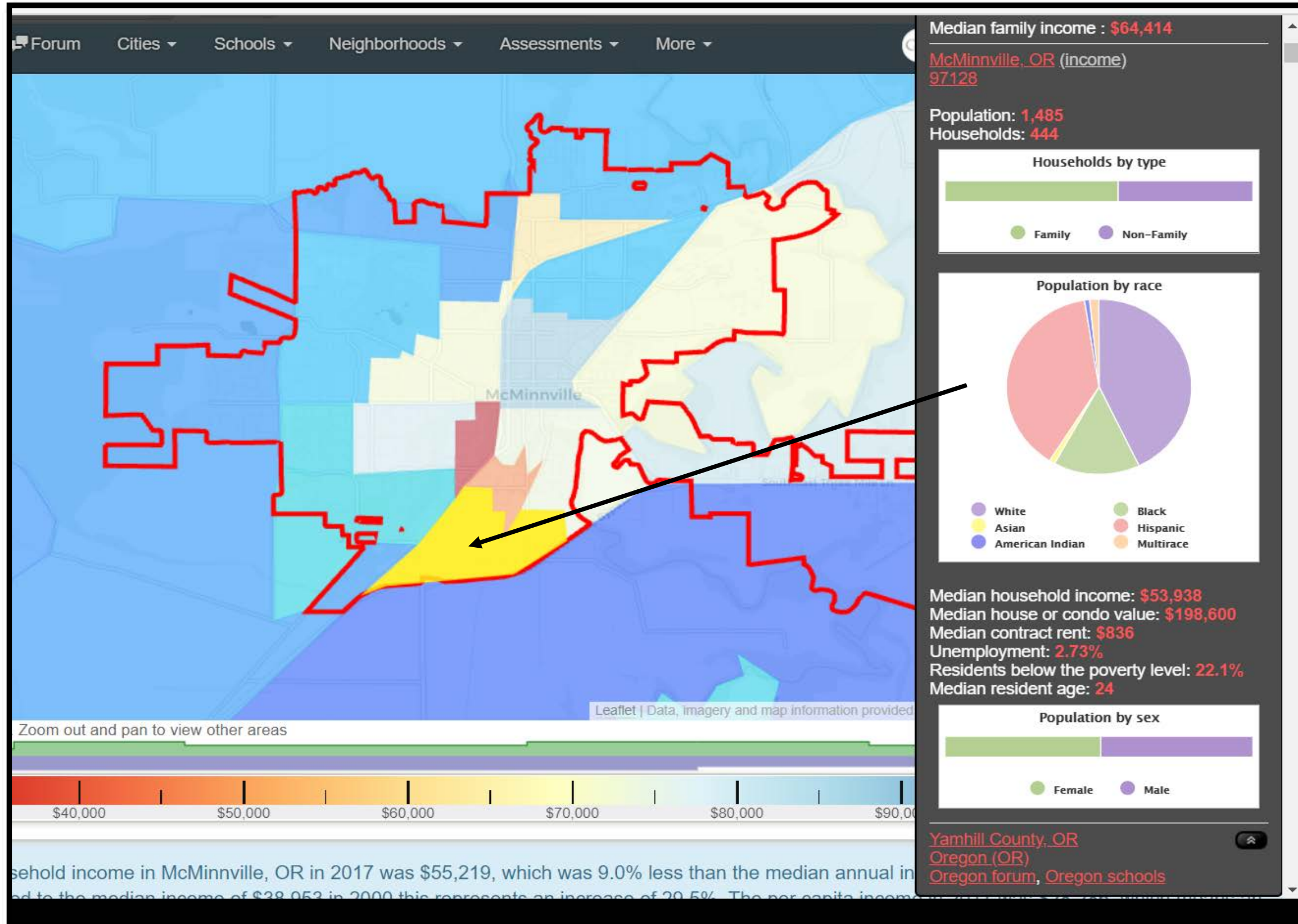
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.2



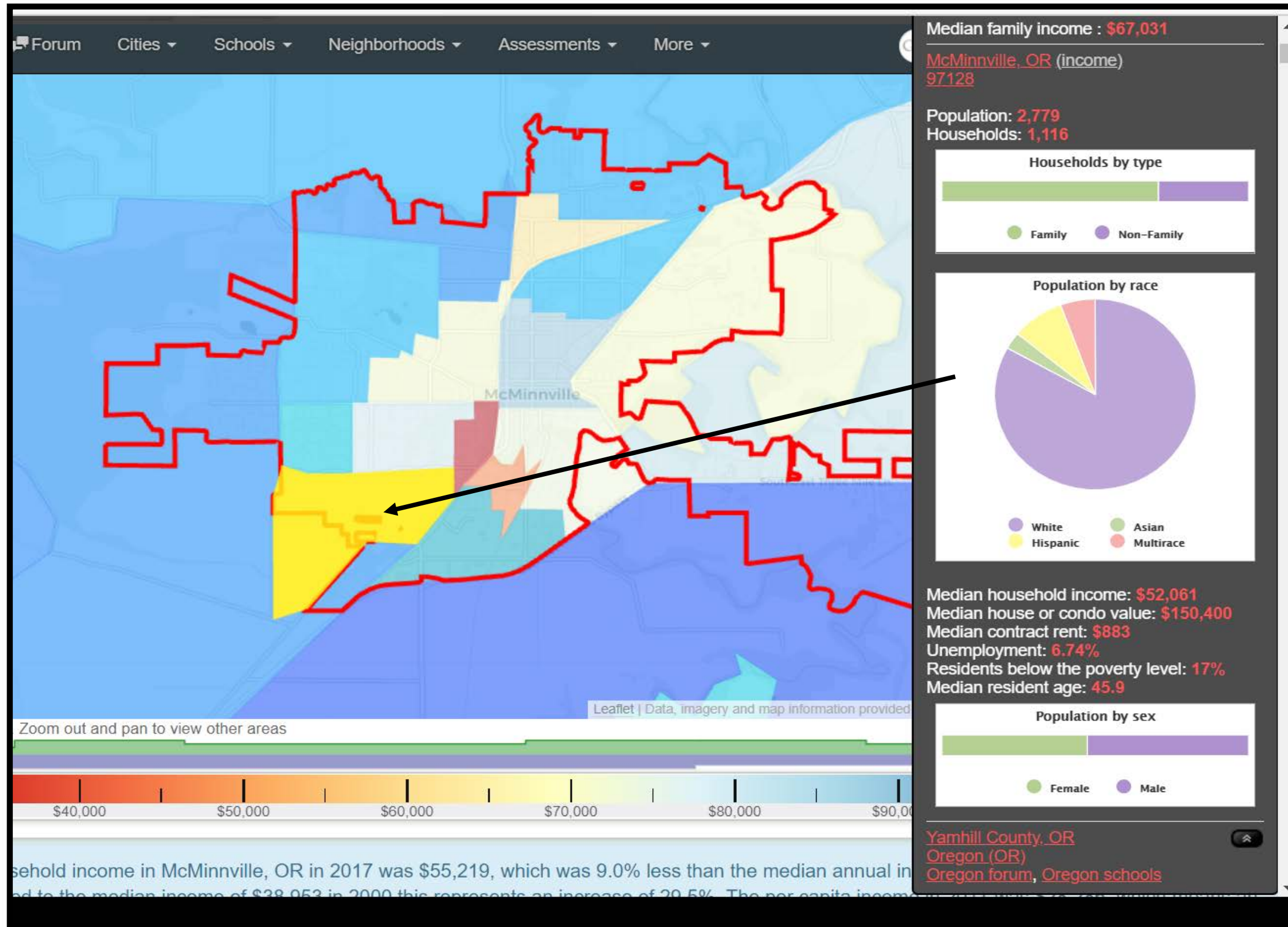
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.2



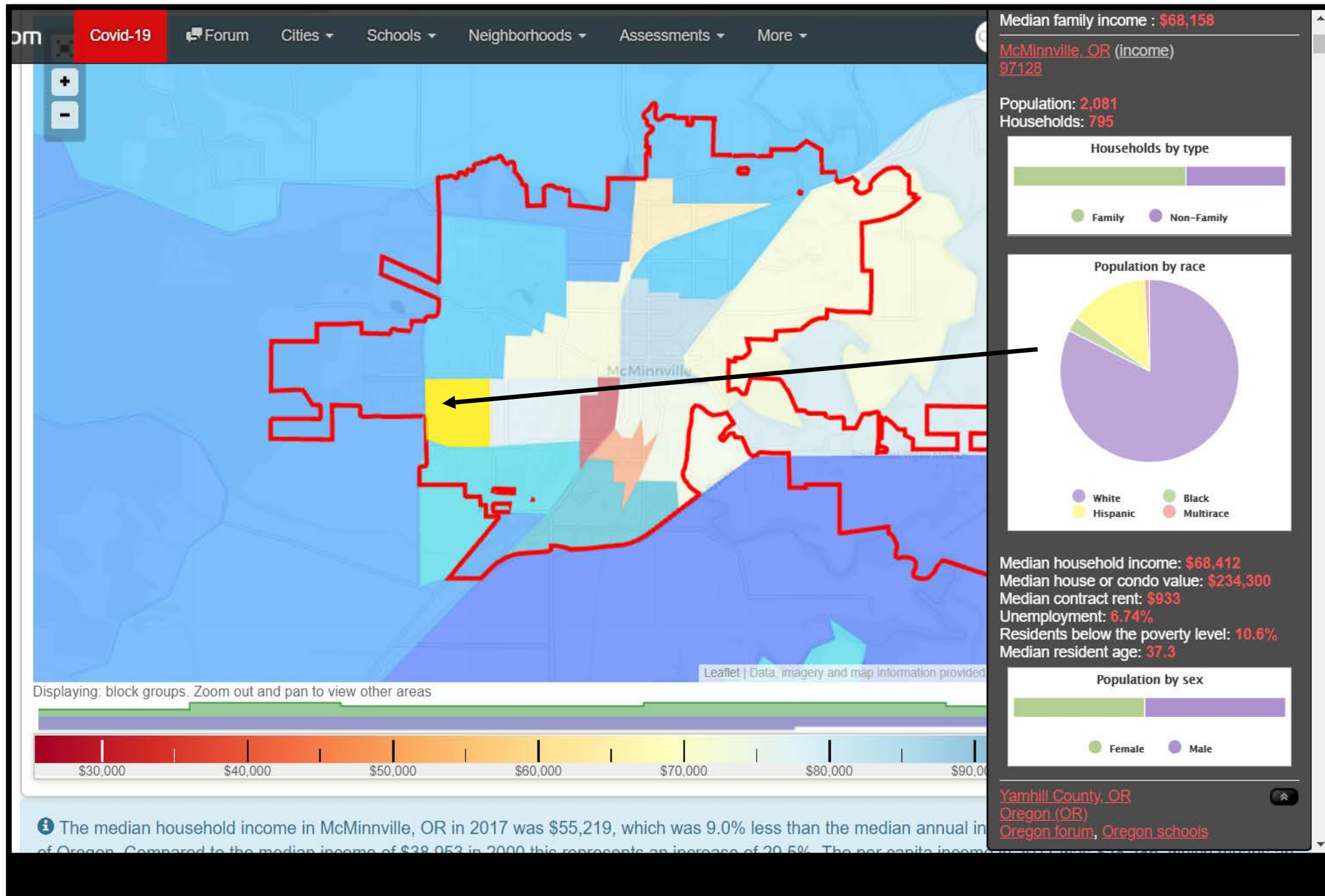
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.3



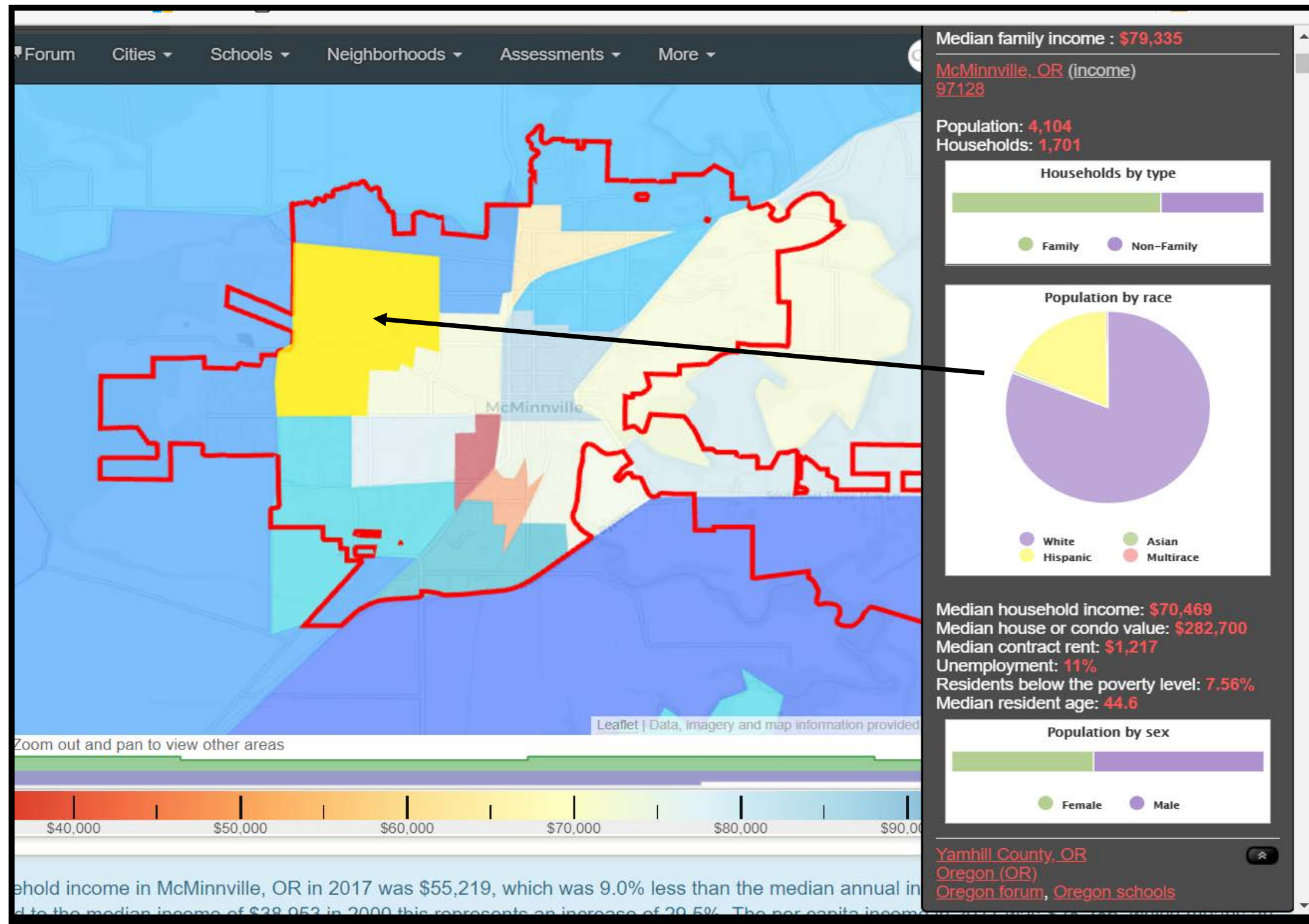
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.3



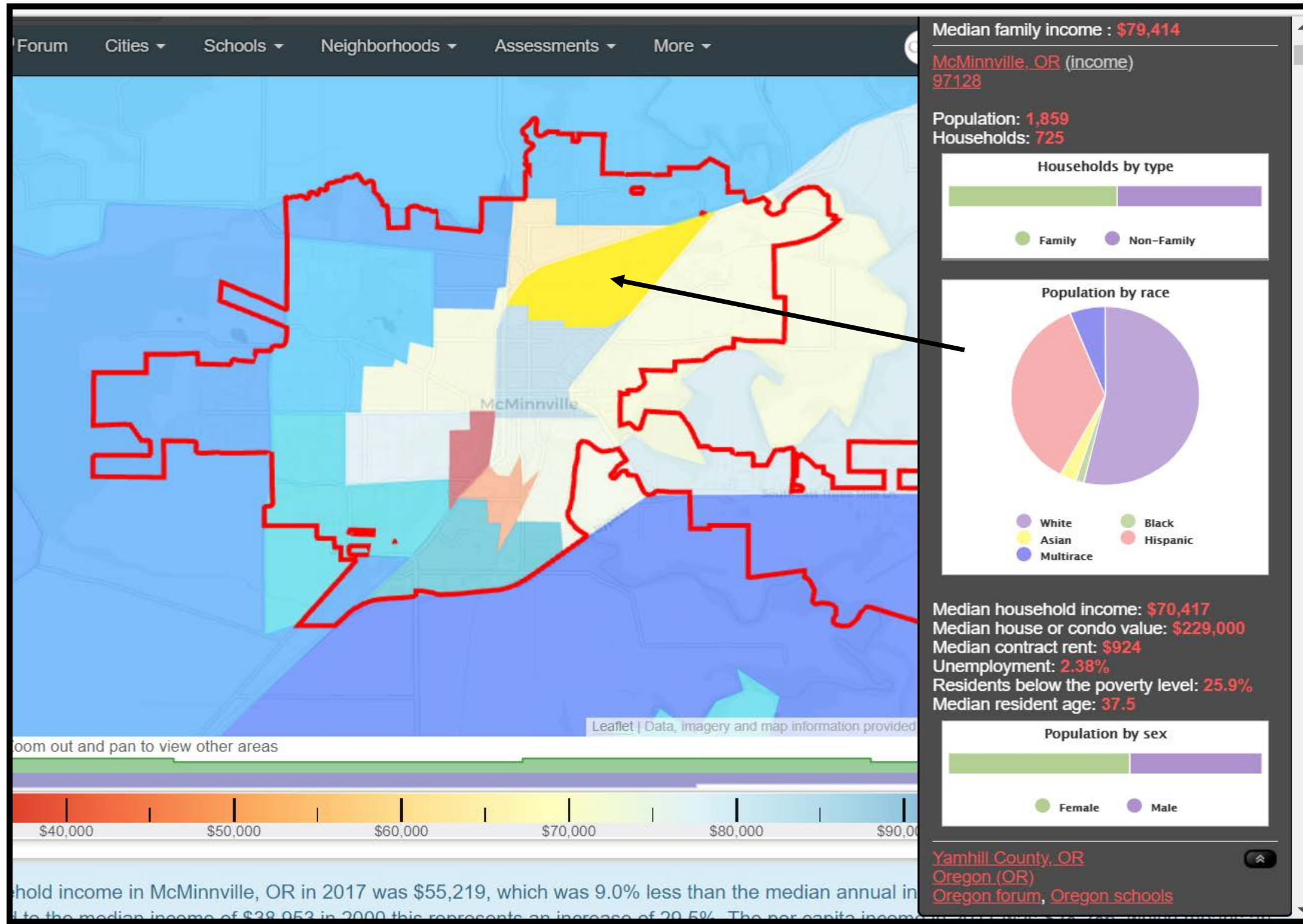
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.1



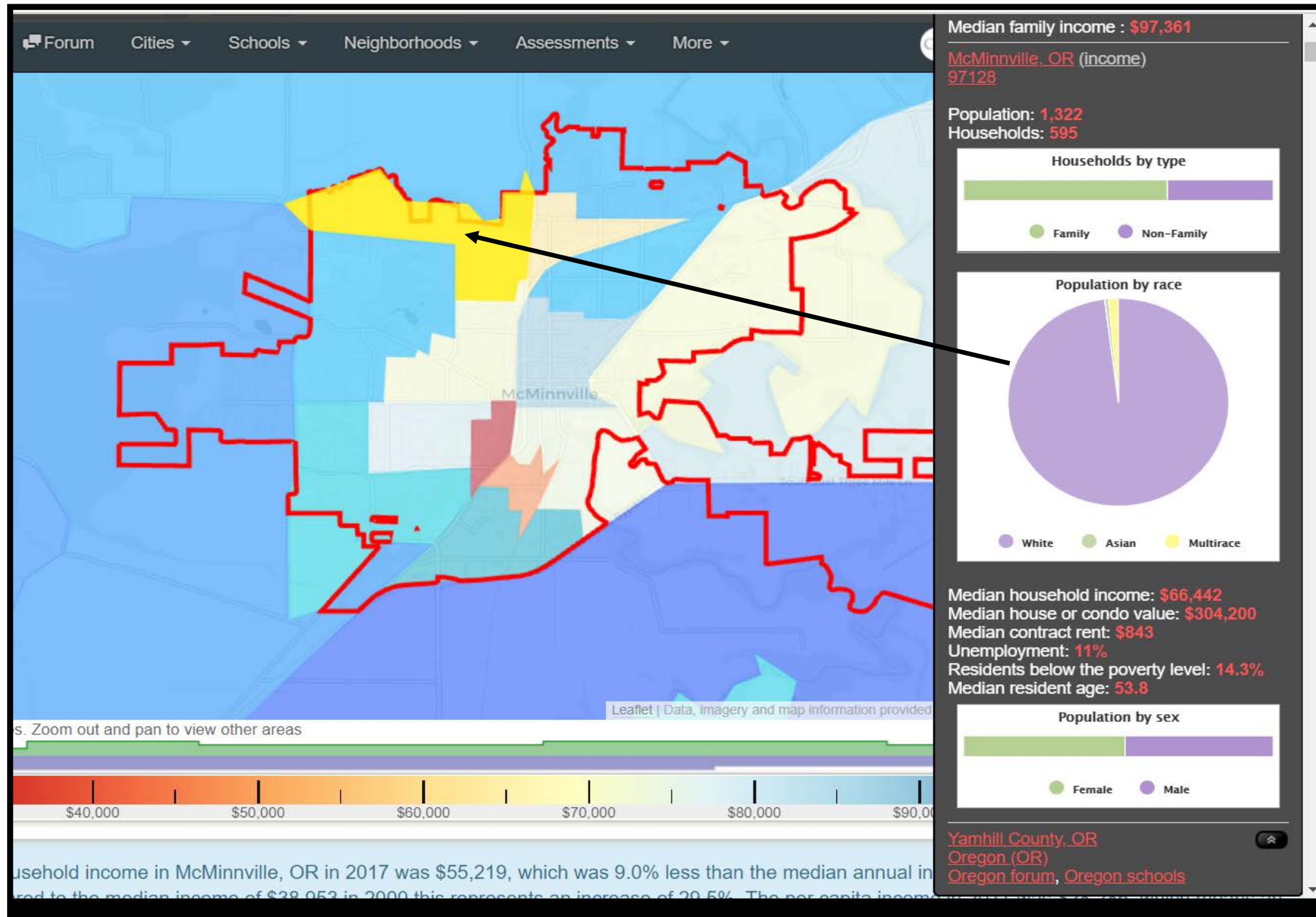
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.2



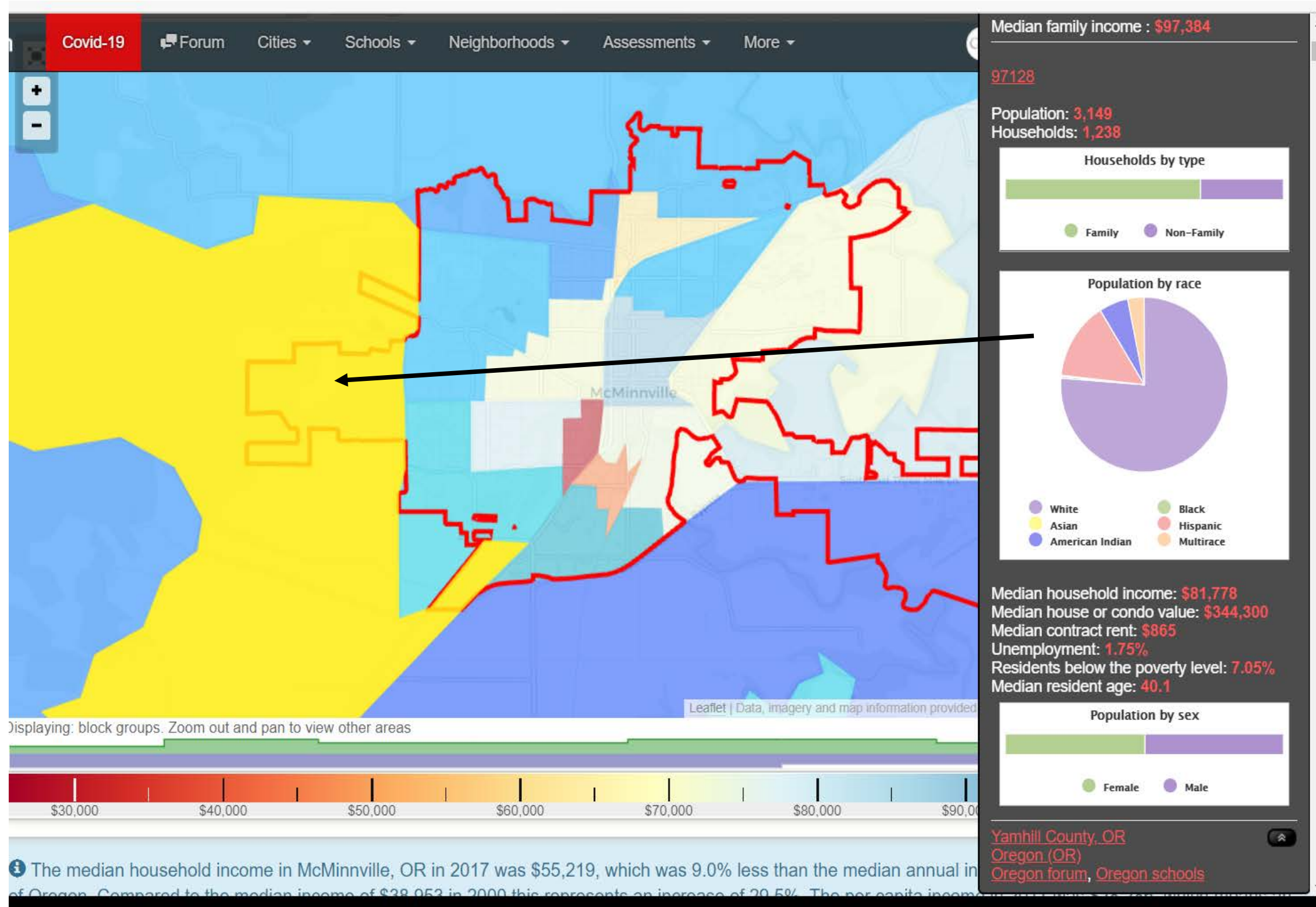
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.3



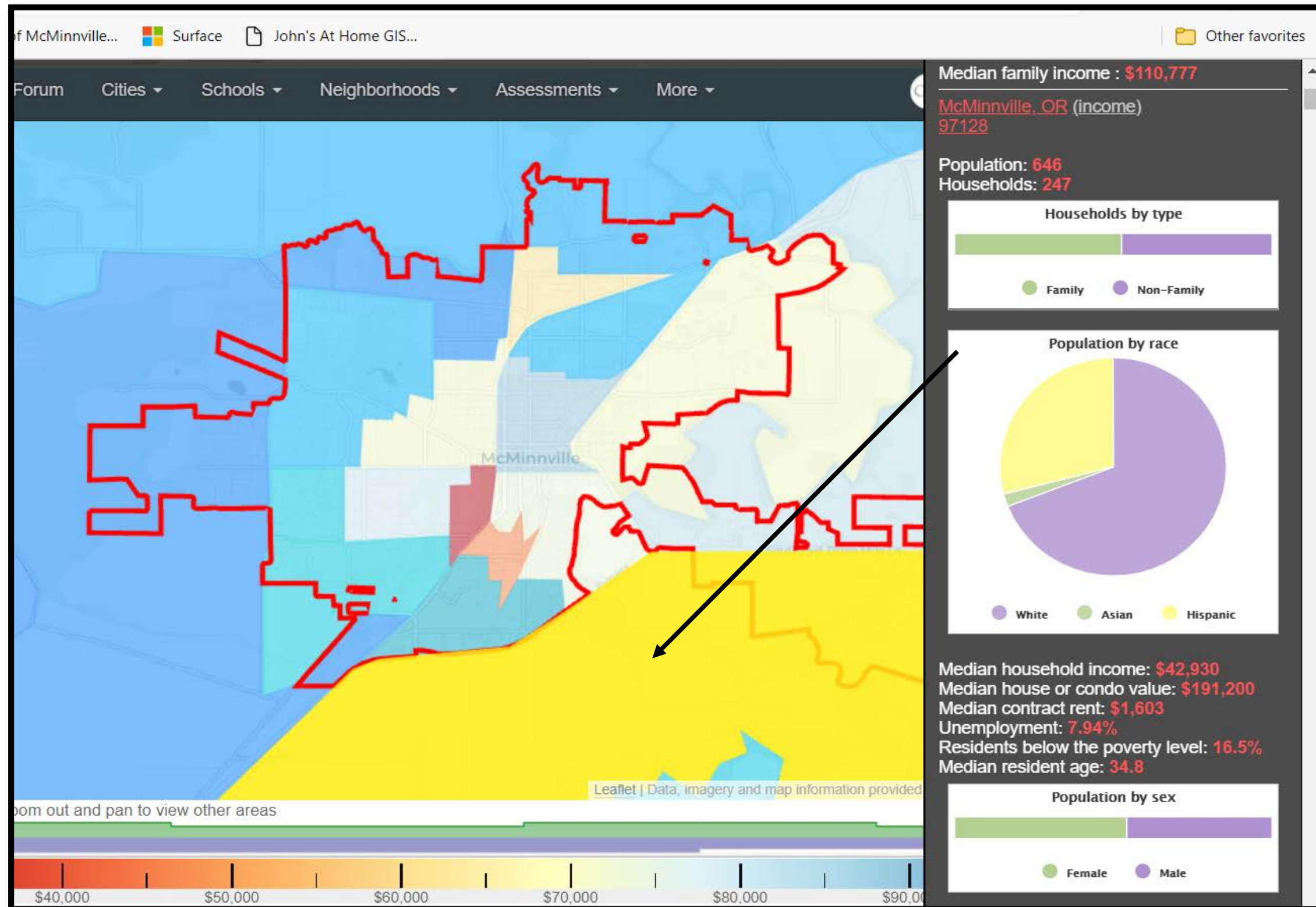
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.3



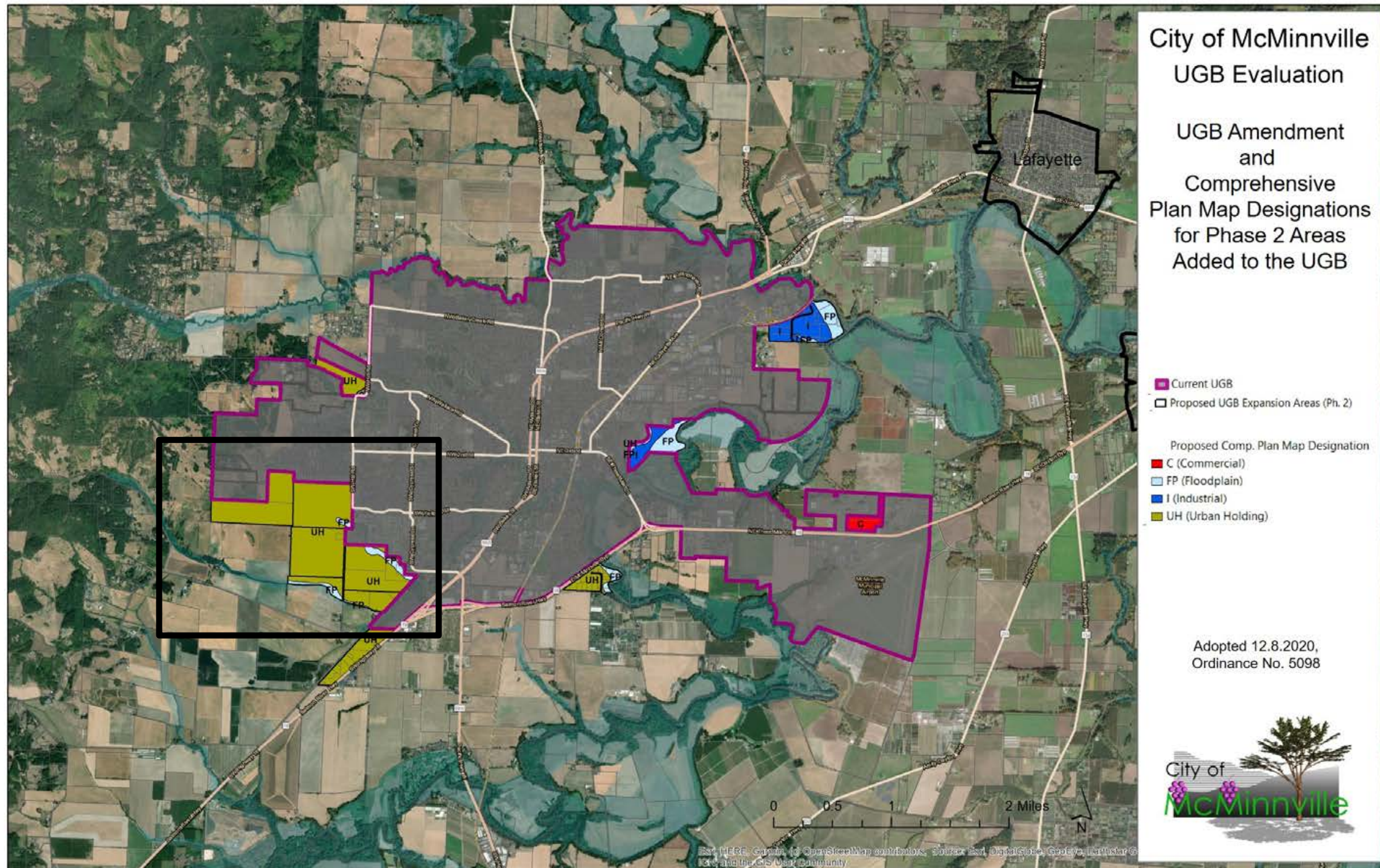
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30602.2



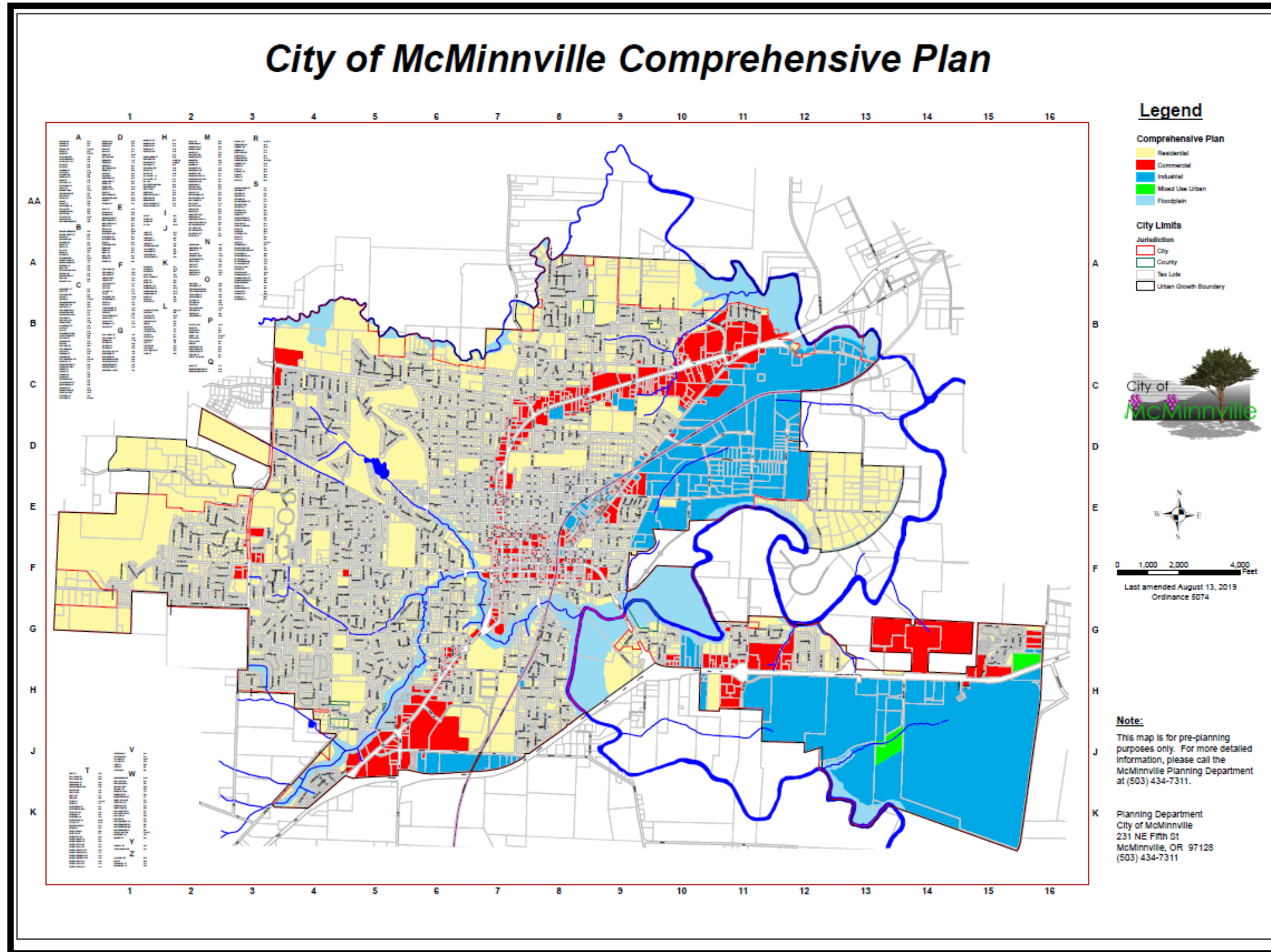
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.3



APPENDIX 4 – FUTURE RESIDENTIAL GROWTH FOR MCMINNVILLE



MAC PAC SITING DISCUSSION



MACPAC MEETINGS

All MacPAC Meeting listed below are linked to the [MacPAC Meetings & Info](#) page on the City of McMinnville website.

2021 MacPAC Meeting Recordings

[December 9, 2021](#)

[November 4, 2021](#)

[October 7, 2021](#)

[August 5, 2021](#)

[July 1, 2021](#)

[June 10, 2021](#)

[June 3, 2021](#)

[May 6, 2021](#)

[April 15, 2021](#)

[April 1, 2021](#)

[March 4, 2021](#)

[February 4, 2021](#)

[January 7, 2021](#)

2020 MacPAC Meeting Recordings

[December 10, 2020](#)

[October 1, 2020](#)

[September 3, 2020](#)

[August 6, 2020](#)

[July 2, 2020](#)

[June 4, 2020](#)

[May 7, 2020](#)

[March 5, 2020](#)

[February 6, 2020](#)

McMinnville Senior Center Remodel McMinnville, Oregon opsis architecture Portland, Oregon Conceptual Estimate v1.1	ACC Cost Consultants, LLC Seth J. Psczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com	Estimate Date: 23-Jun-21 Document Date: Undated Print Date: 23-Jun-21 Print Time: 6:50 AM Constr. Start: 01-Mar-23
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DIRECT CONSTRUCTION COST SUMMARY

Component	Area		\$ / SF	Total
Construction Estimate	10,083	sf	\$130.75 /sf	\$1,318,308
Site Estimate				\$1,313,839
TOTAL DIRECT CONSTRUCTION COST	10,083	sf	\$261.05 /sf	\$2,632,147
Budget				\$0

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: March 2023. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 3% to 5% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

McMinnville Senior Center Remodel McMinnville, Oregon opsis architecture Portland, Oregon Conceptual Estimate v1.1	ACC Cost Consultants, LLC		Estimate Date: 23-Jun-21
	Seth J. Psczolkowski		Document Date: Undated
	8060 SW Pfaffle Street, Suite 110		Print Date: 23-Jun-21
	Tigard, Oregon 97223-8489		Print Time: 6:50 AM
	Phone: (503) 718-0075 www.archcost.com		Constr. Start: 01-Mar-23

CONCEPTUAL ESTIMATE	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 Senior Center Remodel						
Demolition						
porte cochere	1,152	sf	\$15.00	\$17,280		
entry	120	sf	15.00	1,800		
patio / sidewalk	46	sy	10.00	462		416 sf
service area	40	sy	10.00	400		360 sf
roof / knee braces	500	sf	20.00	10,000		allowance
restroom fixtures	558	sf	8.00	4,464		
interior demo: floors, ceiling, walls	9,937	sf	8.00	79,496		less mech room
haul & disposal	1	sum	22,780.00	22,780		
Sub-total	10,083	sf	13.56 /sf		\$136,682	
Concrete						
service court, broom finish	1,260	sf	7.00	8,820		
dining terrace, broom finish	850	sf	7.00	5,950		
retaining wall, dining terrace	200	sf	30.00	6,000		2' height per Lango Hansen
Sub-total	10,083	sf	2.06 /sf		20,770	
Metals						
miscellaneous	9,937	sf	0.90	8,943		
Sub-total	10,083	sf	0.89 /sf		8,943	
Woods, Plastics & Components						
roof framing	4,031	sf	15.00	60,465		verify quantity
rough carpentry allowance	9,937	sf	2.50	24,843		
finish carpentry allowance	9,937	sf	2.50	24,843		
service court fence	72	lf	25.00	1,800		
lumber volatility factor	20%	of	85,308.00	17,062		
Sub-total	10,083	sf	12.80 /sf		129,013	
Thermal & Moisture Protection						
cladding patch	500	sf	40.00	20,000		
roof extension & integration	4,031	sf	18.00	72,558		
Sub-total	10,083	sf	9.18 /sf		92,558	
Openings						
doors	9,937	sf	6.50	64,591		
storefront, gable walls	750	sf	85.00	63,750		
Sub-total	10,083	sf	12.73 /sf		128,341	
Finishes						
gypbd / insulation / paint	4,050	sf	11.40	46,170		verify height, assume 14'
restrooms	558	sf	79.00	44,082		
carpet	1,094	sy	40.00	43,769		9,379 sf
act	3,312	sf	6.00	19,874		verify quantity
Sub-total	10,083	sf	15.26 /sf		153,895	
Greenhouse						
greenhouse	459	sf	85.00	39,015		
Sub-total	10,083	sf	3.87 /sf		39,015	
Specialties						
item		ea	0.00	0		nic, verify
Sub-total	10,083	sf	0.00 /sf		0	

McMinnville Senior Center Remodel McMinnville, Oregon opsis architecture Portland, Oregon Conceptual Estimate v1.1	ACC Cost Consultants, LLC Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com		Estimate Date: 23-Jun-21 Document Date: Undated Print Date: 23-Jun-21 Print Time: 6:50 AM Constr. Start: 01-Mar-23

CONCEPTUAL ESTIMATE	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 Senior Center Remodel - Continued						
Equipment						
item		ea	0.00	0		nic, verify
Sub-total	10,083	sf	0.00 /sf		0	
Fire Suppression						
sprinkler, wet	459	sf	6.50	2,984		greenhouse tie-in
Sub-total	10,083	sf	0.30 /sf		2,984	
Plumbing						
plumbing	1,017	sf	14.45	14,696		restrooms, greenhouse
Sub-total	10,083	sf	1.46 /sf		14,696	
HVAC						
item	0	ea	0.00	0		nic, assume mech adequate
Sub-total	10,083	sf	0.00 /sf		0	
Electrical						
power distribution	459	sf	17.50	8,033		greenhouse
lighting & controls	10,083	sf	15.00	151,245		
telecom / av upgrade allowance	10,083	sf	2.50	25,208		verify
fire alarm / security	459	sf	3.25	1,492		greenhouse
Sub-total	10,083	sf	18.44 /sf		185,978	
Building Perimeter & Landscaping						
mobilization	1	ea	15,000.00	15,000		based on lango hansen sketch
general grading allowance	76,667	sf	1.50	115,001		
asphalt paving & striping	14,125	sf	4.50	63,563		
curbs	360	lf	20.00	7,200		
covered pergola	3,500	sf	40.00	140,000		
concrete paving	10,150	sf	8.00	81,200		
plaza paving	4,710	sf	10.00	47,100		
benches	222	lf	250.00	55,500		
bocce ball court	1,225	sf	40.00	49,000		
pickleball courts	3,850	sf	40.00	154,000		
pickleball fencing	195	lf	40.00	7,800		
park lighting	4	ea	3,550.00	14,200		
grass	27,494	sf	2.00	54,988		
plantings	5,030	sf	6.00	30,180		
irrigation	32,524	sf	2.00	65,048		
Sub-total	76,667	sf	11.74 /sf		899,780	
Utilities						
porte cochere relocate	1	allw	10,000.00	10,000		
Sub-total	10,083	sf	0.99 /sf		10,000	
SUB-TOTAL 01 Senior Center Remodel				1,822,655	\$1,822,655	
Estimating / Design Contingency			15.00%	273,398		
Index To Construction Start	01-Mar-23		8.75%	183,405		@ ± 5% per year
General Conditions / Insurance / Bond			10.50%	239,343		
General Contractor OH & Profit			4.50%	113,346	809,492	44.41%
TOTAL DIRECT CONSTRUCTION COST						
01 Senior Center Remodel				10,083	sf	\$261.05 /sf
					\$2,632,147	

PHASE 1 REPORT

The [Phase 1 Report](#) is available for review on the [City of McMinnville website](#).

City of McMinnville
Facilities & Recreation Master Plan & Feasibility Study



Final Report
January 6, 2020



FACILITY CONDITION ASSESSMENTS

The following list includes the Facility Condition Assessments available for review on the [City of McMinnville website](#).

Facility Condition Assessments

[Aquatic Center Facility Assessment](#)

[Community Center Facility Assessment](#)

[Community Center Seismic Assessment](#)

[Library Facility Assessment](#)

[Senior Center Facility Assessment](#)

DEI LENS

The [DEI lens assessments](#) and [ground rules](#) are available for review on the [City of McMinnville website](#).

**DIVERSITY, EQUITY,
AND INCLUSION LENS**

WHO IS POSITIVELY AND NEGATIVELY
AFFECTED BY THIS ISSUE OR DECISION,
PARTICULARLY IN REGARDS TO OFTEN
MARGINALIZED OR TRAUMATIZED GROUPS?

SPIRITUALLY
EMOTIONALLY
RACIALLY
PHYSICALLY
GEOGRAPHICALLY
EDUCATIONALLY
LINGUISTICALLY
ECONOMICALLY
IN OPPORTUNITY
IN POWER



MACPAC

MACPAC LEVELS OF SERVICE SURVEY

The MacPAC Levels of Service Survey is available for review in the Thursday, November 4, 2021 MacPAC Agenda on the City of McMinnville website.



MacPAC Agenda

Thursday, November 4, 2021 @ 6:30 p.m.
Online Meeting

Join online via

Zoom: <https://mcminnvilleoregon.zoom.us/j/98733600881?pwd=VlVHQTJ0cSsxaU1EcZJCMm52L2l4UT09>

Meeting ID: 987 3360 0881 **Password:** 655257

Or you can call in and listen via zoom: 1 346 248 7799
ID: 987 3360 0881

- 1. Welcome & Roll Call**
- 2. Review Survey and Discussion**
- 3. Final recommendation on level of services**
- 4. Next MacPAC meeting December 2, 2021**
- 5. Wrap up**

If you have any questions about this meeting, or if you would like to make a request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please contact Susan Muir at (503) 474-7310 at least 48 hours before the meeting.

MACPAC LETTER

The [letter from MacPAC](#) is available for review on the [City of McMinnville website](#).