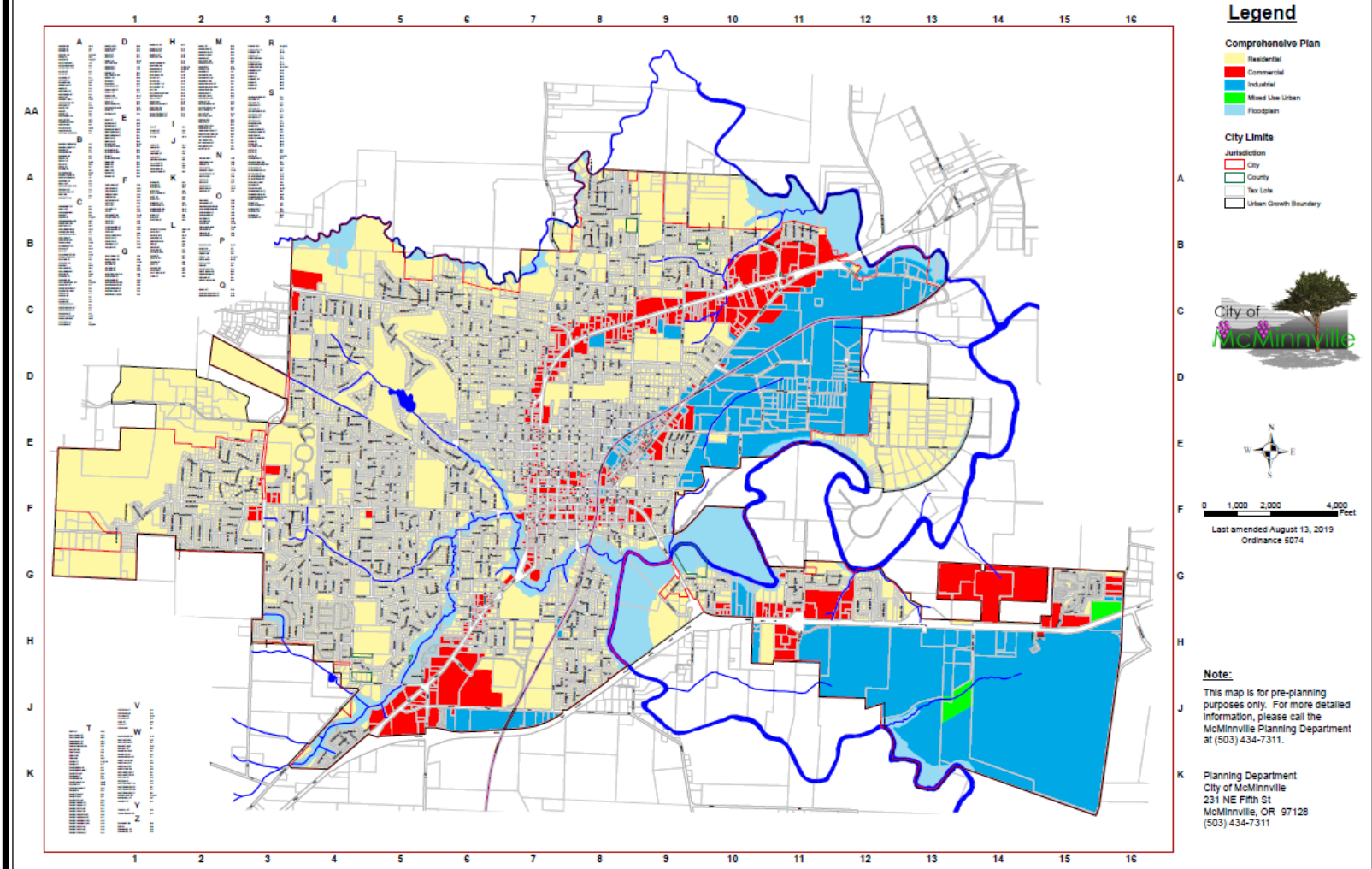


MAC PAC SITING DISCUSSION

City of McMinnville Comprehensive Plan



MAC PAC SITING DISCUSSION

Development Capacity

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

Regulatory Approval

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

Economic Viability

- Cost Recovery Potential
- Prominent Street Frontage
- Proximity to Compatible Amenities
- Partnership Potential

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

MAC PAC SITING DISCUSSION

Development Capacity

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

10 Acres

Regulatory Approval

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

Economic Viability

- ~~Cost Recovery Potential~~
- Prominent Street Frontage
- Proximity to Compatible Amenities
- Partnership Potential

| | | | |
|-----------------------------------|--|--------------------------------------|--|
| 10 Acres | | Site Cost | |
| Expansion Potential | | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | |
| Prominent Street Frontage | | Proximity to Underserved Communities | |
| Proximity to Compatible Amenities | | Within UGB | |
| Partnership Potential | | No Extended Approval Process | |

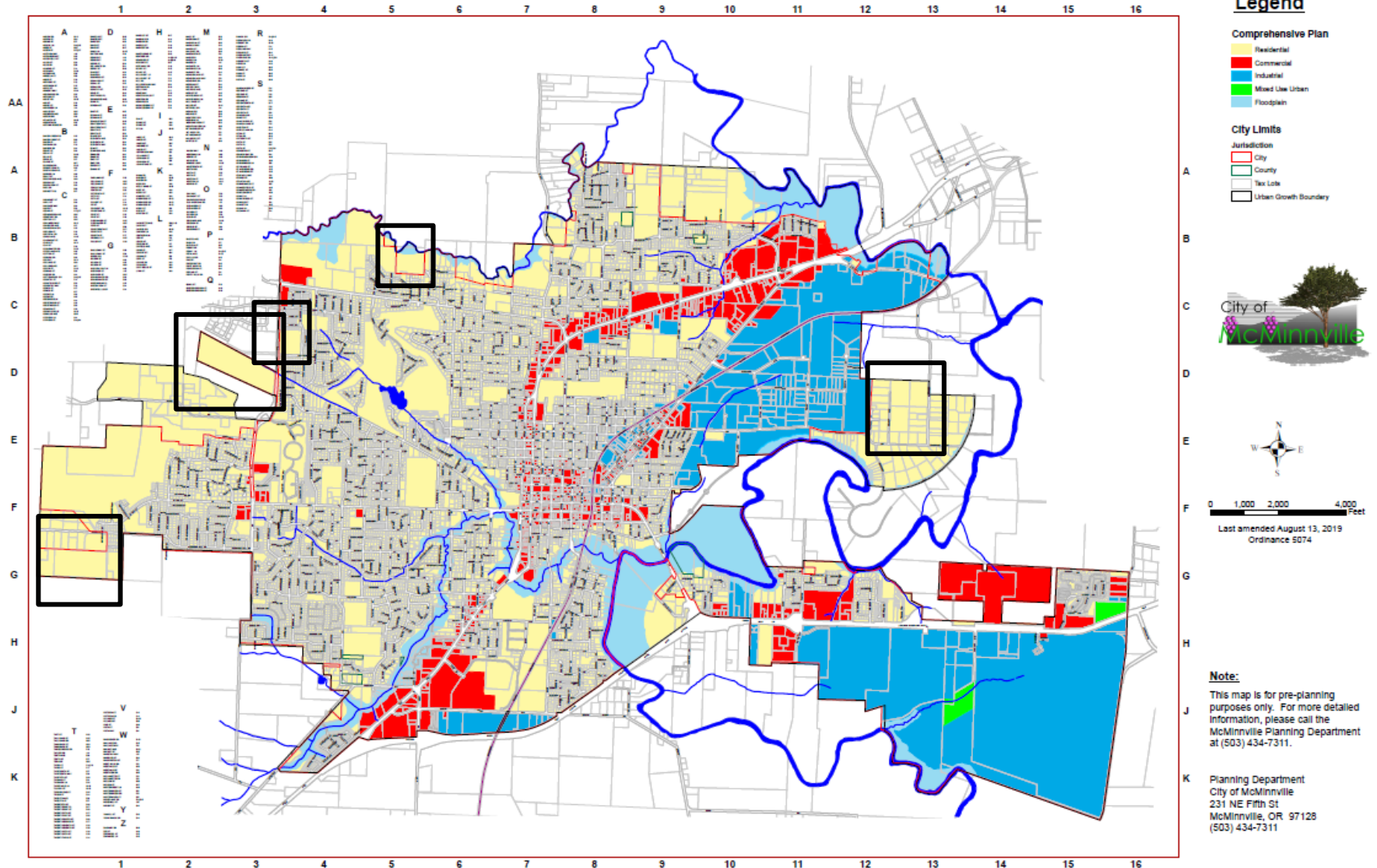
Stewardship of Funding

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

Supports Diversity, Equity and Inclusion

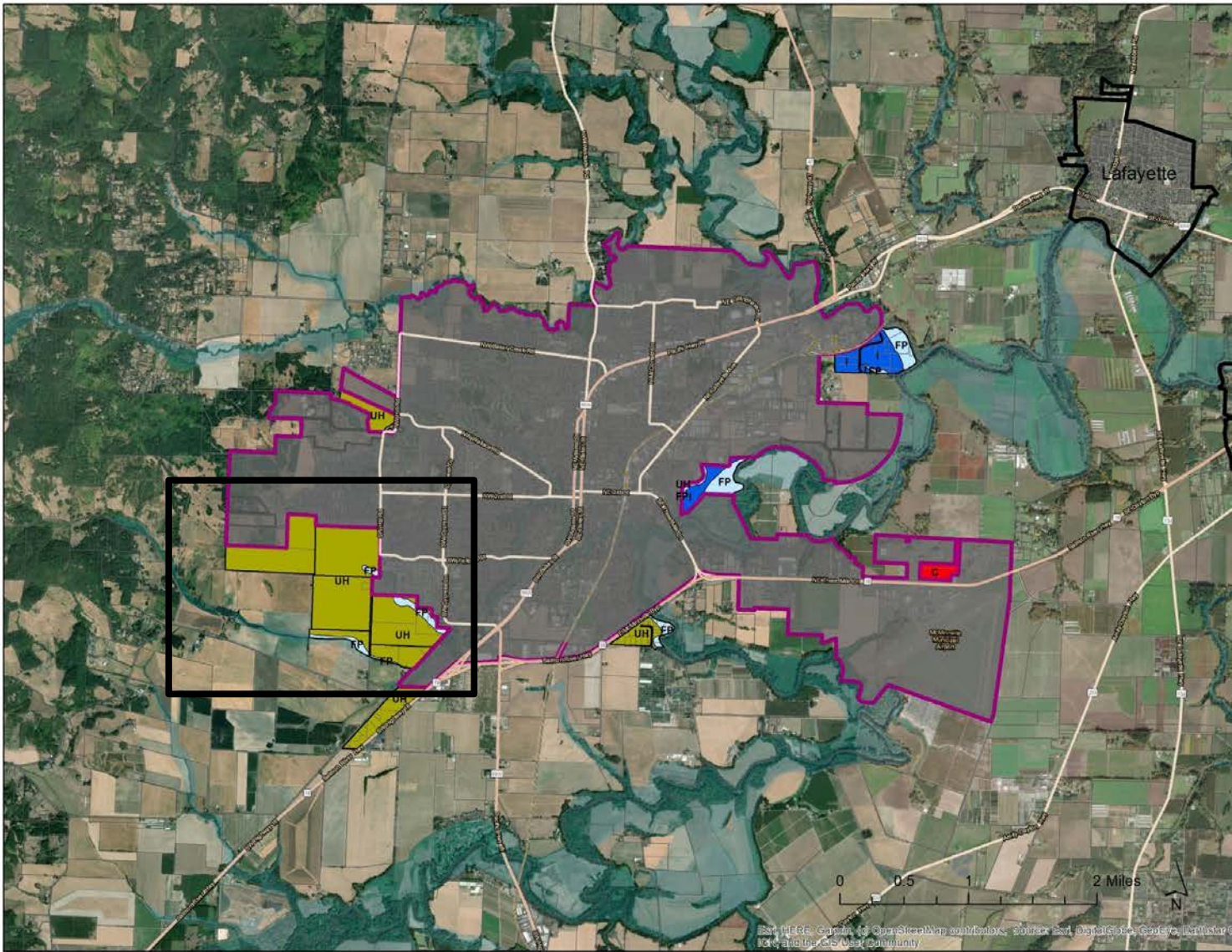
- Central Location
- Access to Variety of Transportation Modes
- Proximity to Underserved Communities

City of McMinnville Comprehensive Plan



City of McMinnville UGB Evaluation

UGB Amendment and Comprehensive Plan Map Designations for Phase 2 Areas Added to the UGB



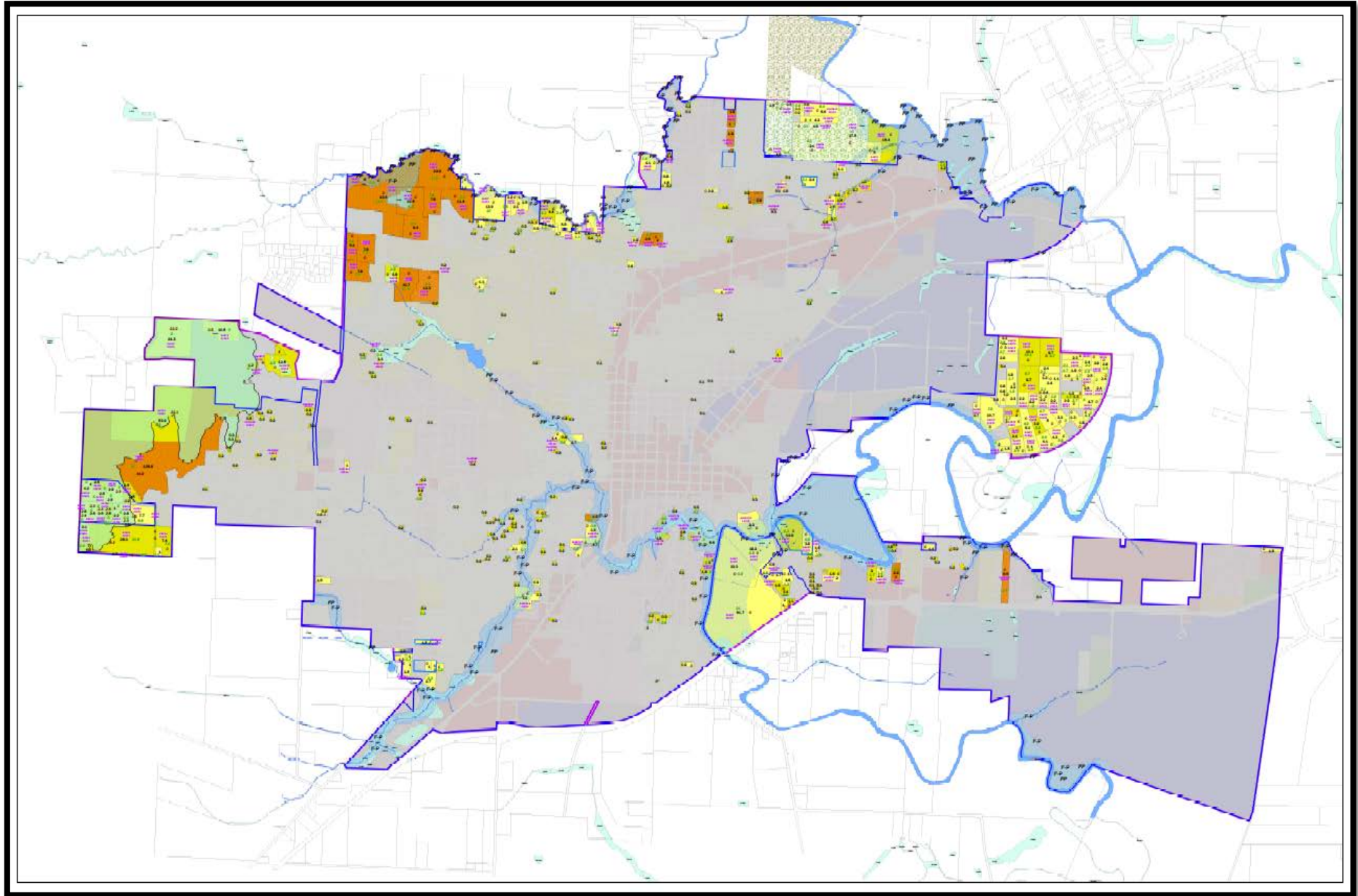
- Current UGB
- Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
 - C (Commercial)
 - FP (Floodplain)
 - I (Industrial)
 - UH (Urban Holding)

Adopted 12.8.2020,
Ordinance No. 5098

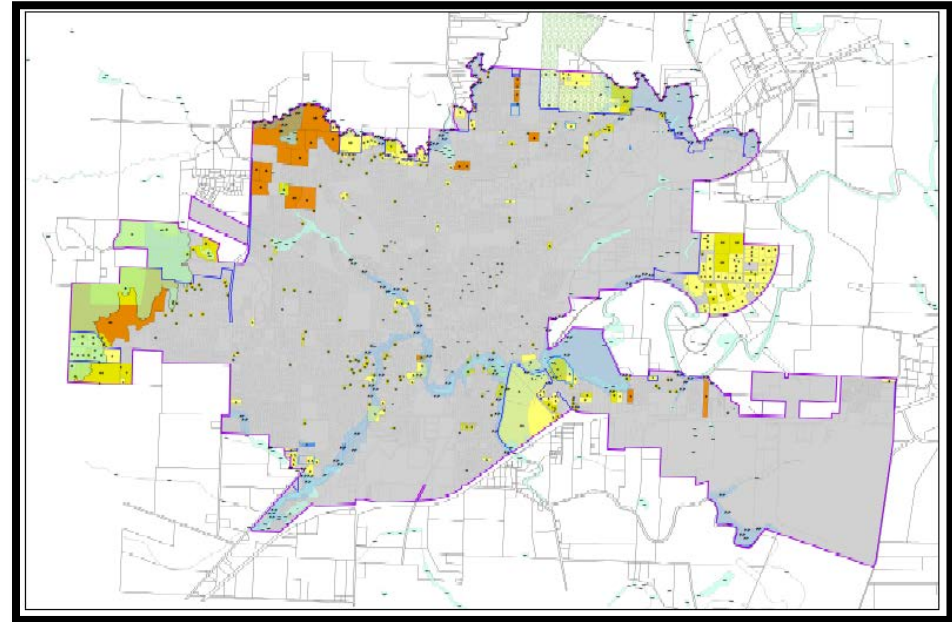


Map HERE. Copyright OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar®
IGN, and USDA, Imagery © 2019

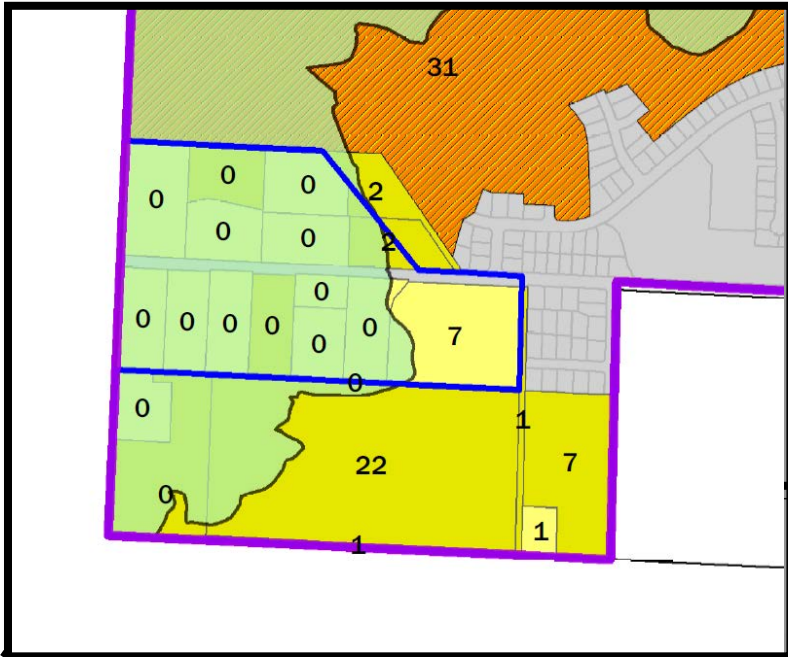
RESIDENTIAL ZONING: Analysis of Undeveloped or In Development Properties



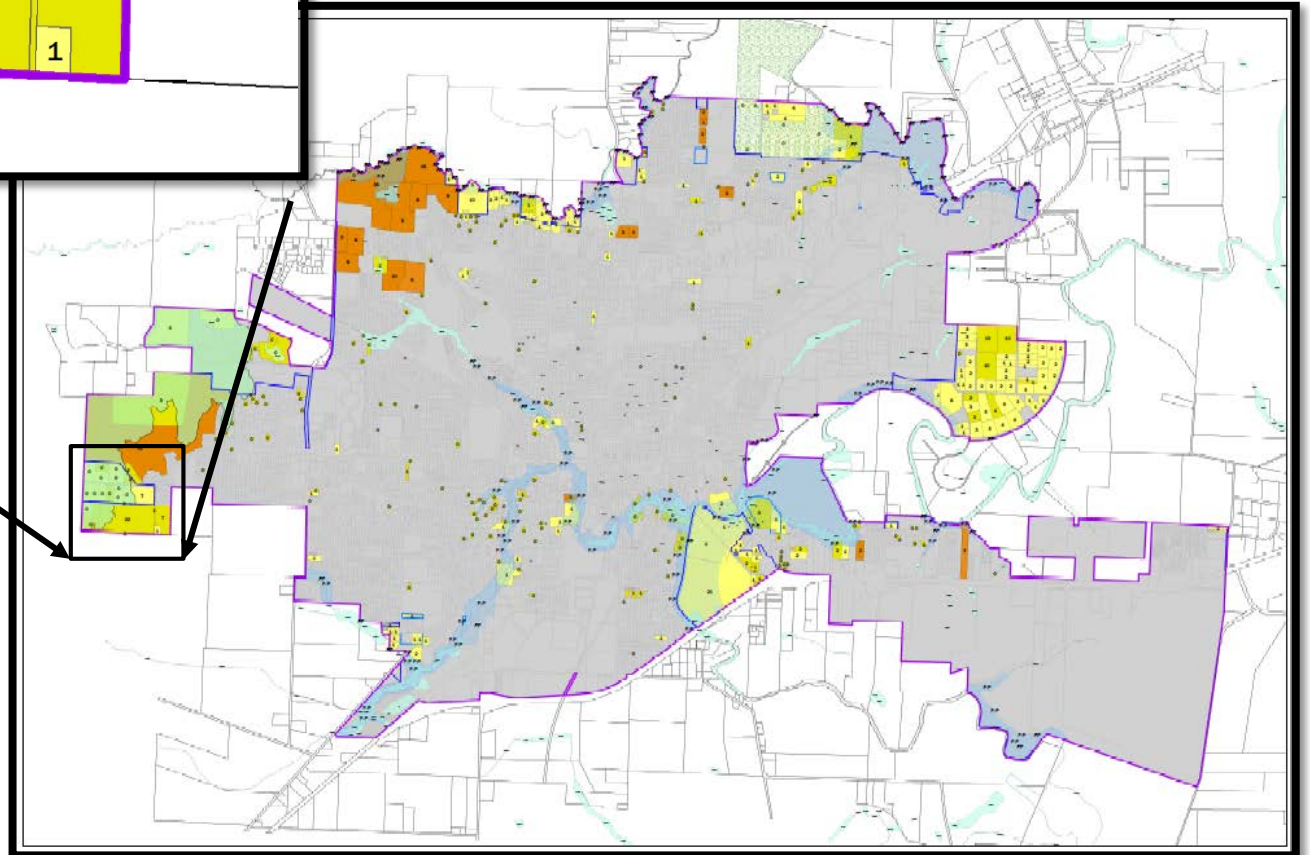
| Size of Parcel | Inside City Limits | In UGB |
|--------------------------|---------------------------|---------------|
| > 20 Acres (1) | 22 Acres | |
| 10 Acres (4) | 0 | 4 |
| 5 – 10 Acres (7) | 1 | 6 |
| 4 – 5 Acres (5) | | 5 |
| 3 – 4 Acres (9) | 1 | 8 |
| 2 – 3 Acres | 38 Properties | |
| 1 – 2 Acres | 94 Properties | |
| 0 – 1 Acres | 190 Properties | |



22 Acre Site in City Limits

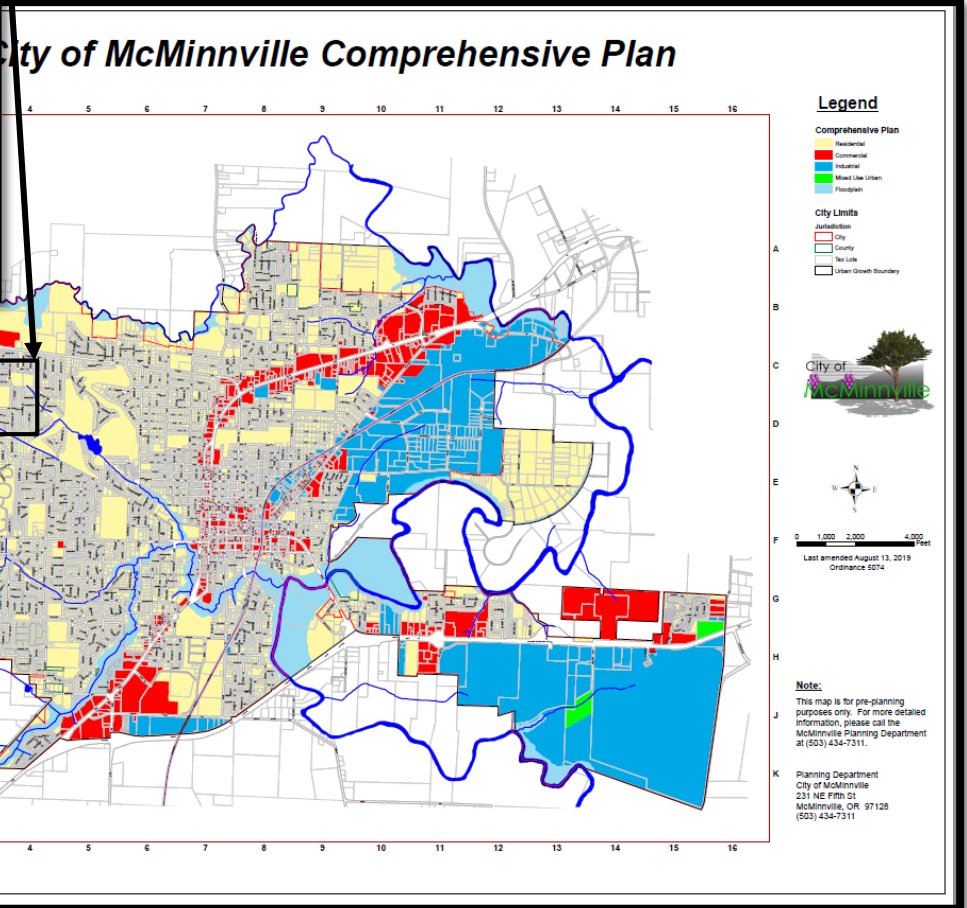
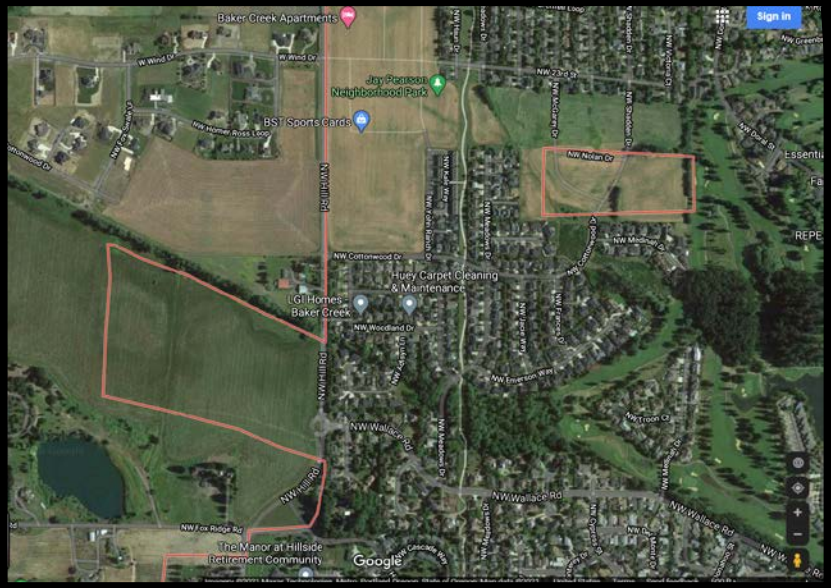


| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | X | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | |
| Prominent Street Frontage | | Proximity to Underserved Communities | |
| Proximity to Compatible Amenities | | Within UGB | X |
| Partnership Potential | | No Extended Approval Process | X |



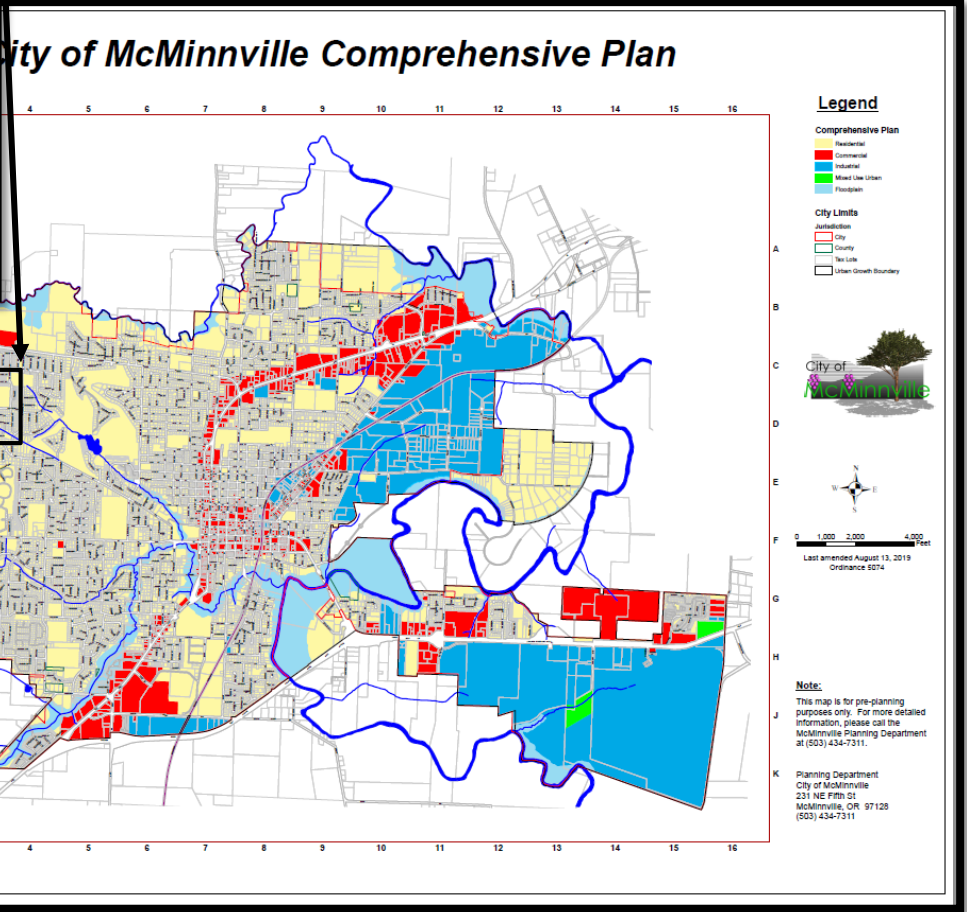
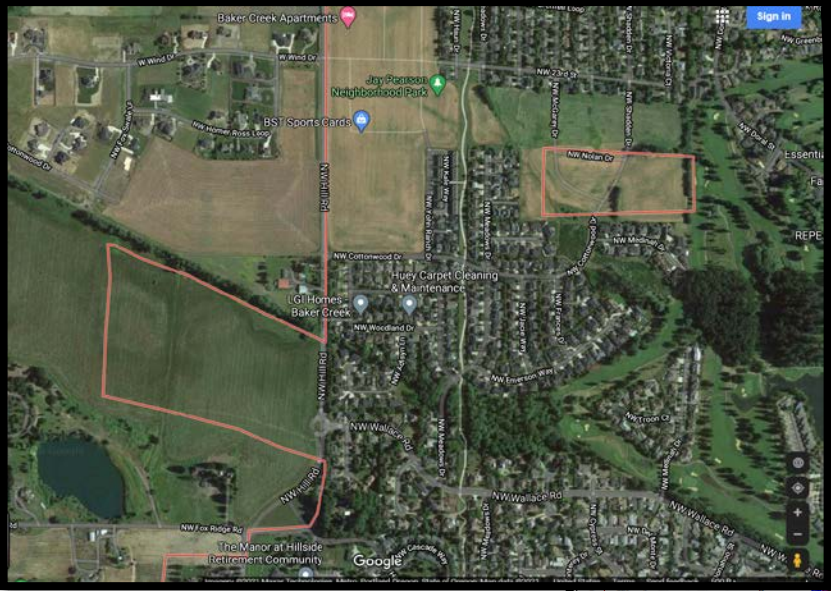
MSD Site, 10 Acres

| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | X |
| Prominent Street Frontage | X | Proximity to Underserved Communities | |
| Proximity to Compatible Amenities | X | Within UGB | X |
| Partnership Potential | X | No Extended Approval Process | X |

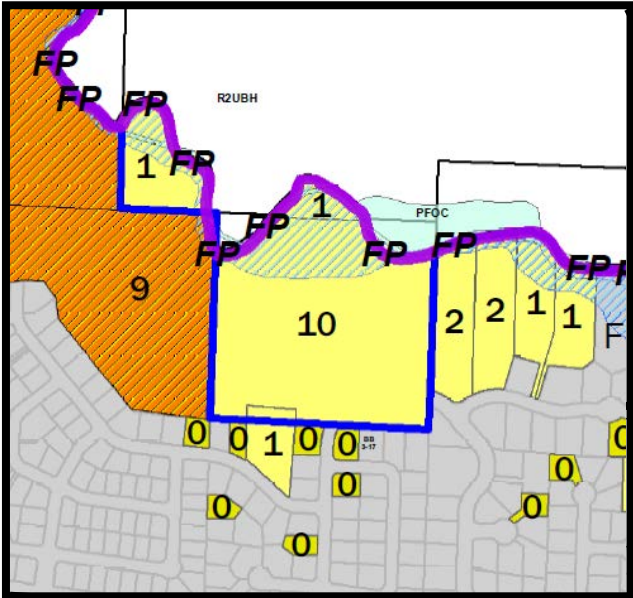


MSD Site, 42 Acres

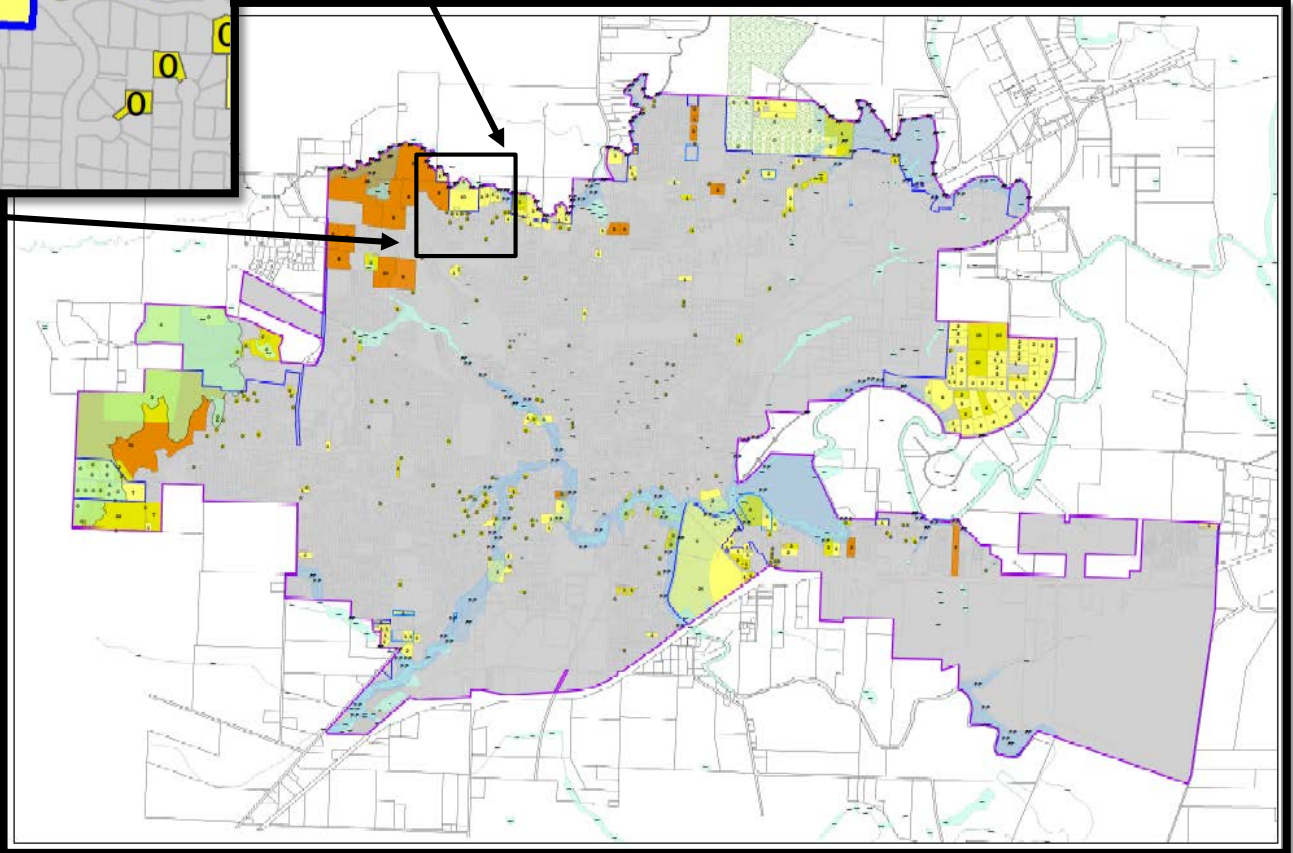
| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | X | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | X |
| Prominent Street Frontage | X | Proximity to Underserved Communities | |
| Proximity to Compatible Amenities | X | Within UGB | X |
| Partnership Potential | X | No Extended Approval Process | |



10 Acre Site in UGB

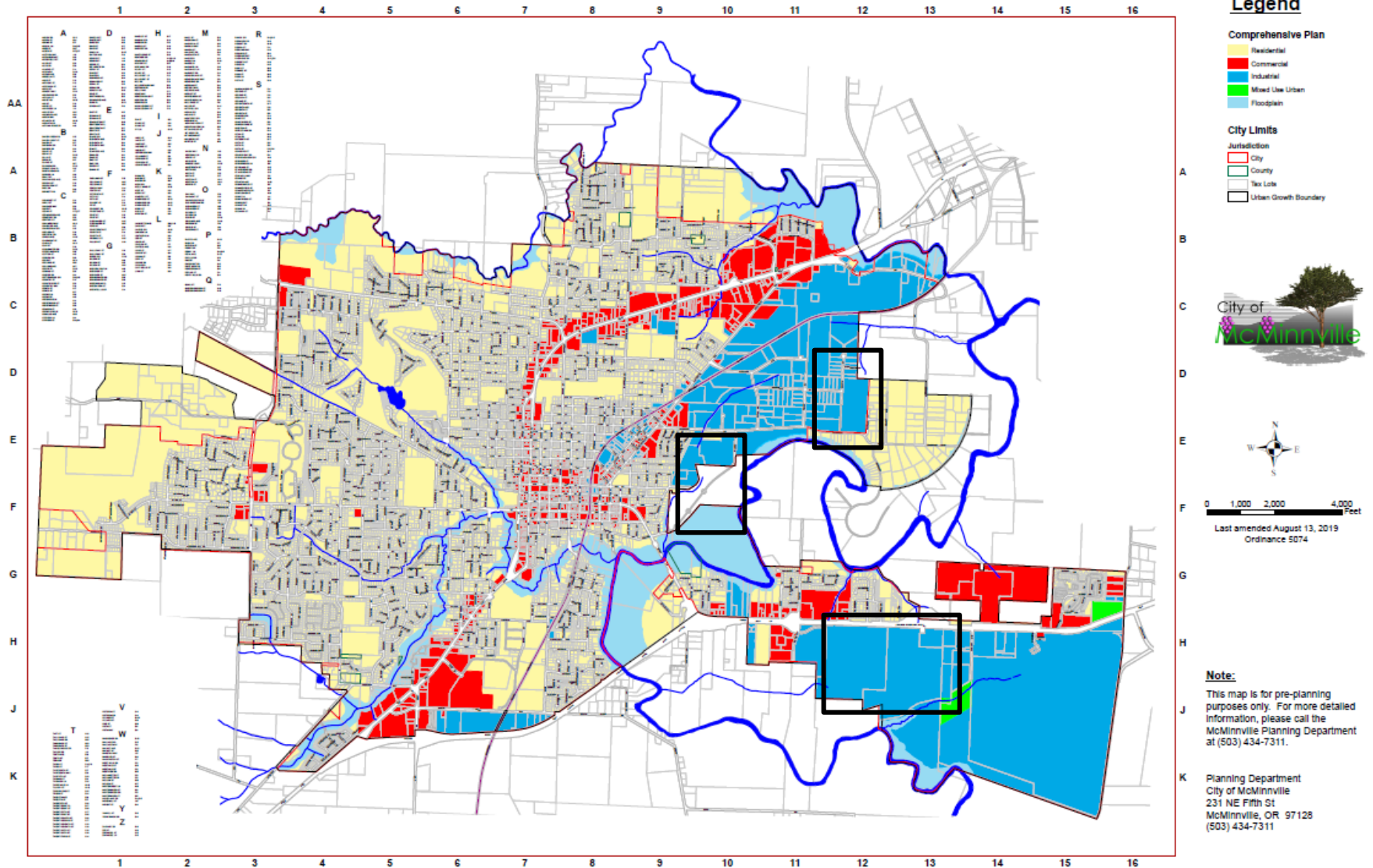


| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | |
| Prominent Street Frontage | | Proximity to Underserved Communities | |
| Proximity to Compatible Amenities | | Within UGB | X |
| Partnership Potential | | No Extended Approval Process | X |



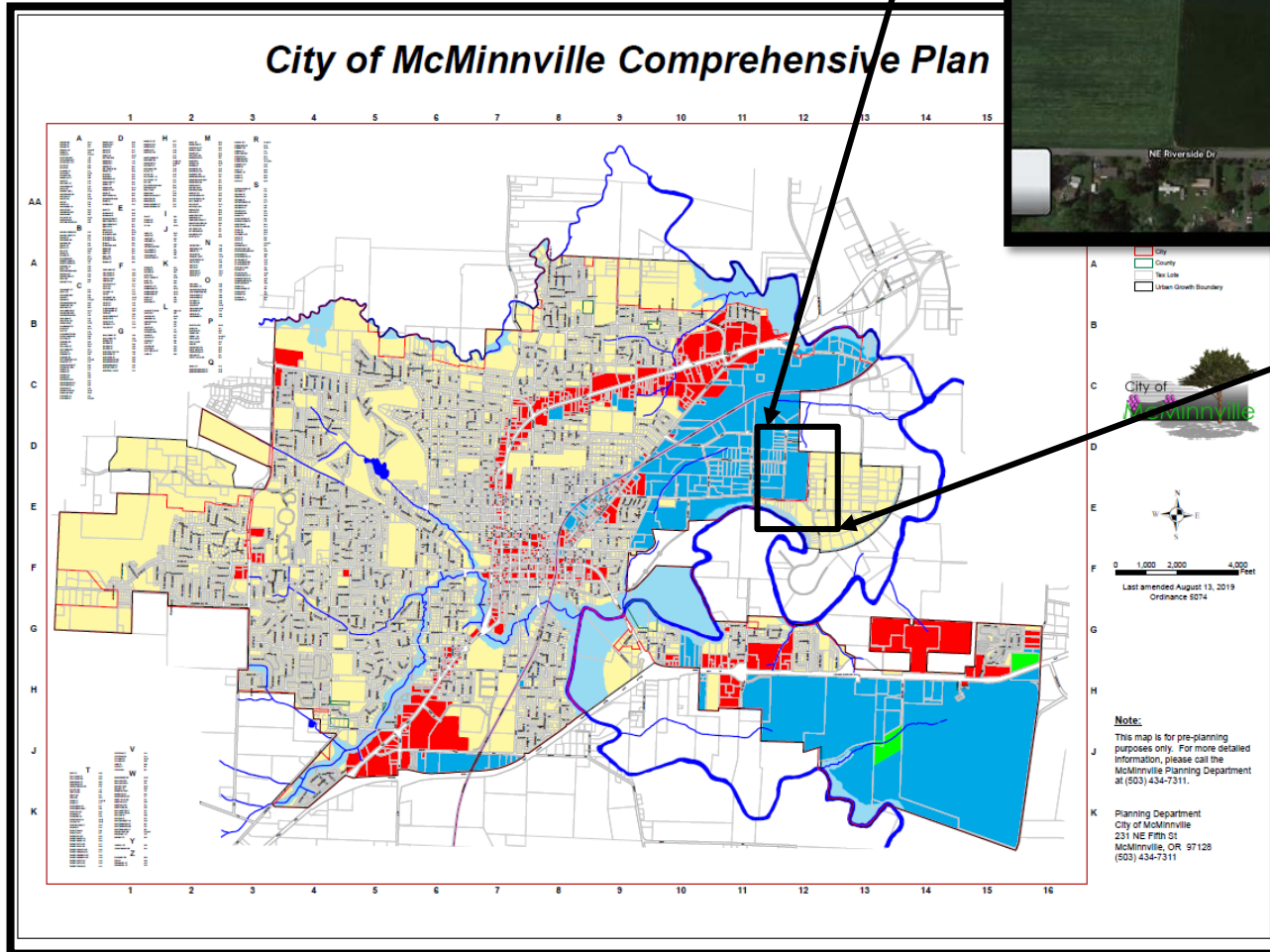
INDUSTRIAL ZONING (Blue): Public Use Structures and Activities

City of McMinnville Comprehensive Plan



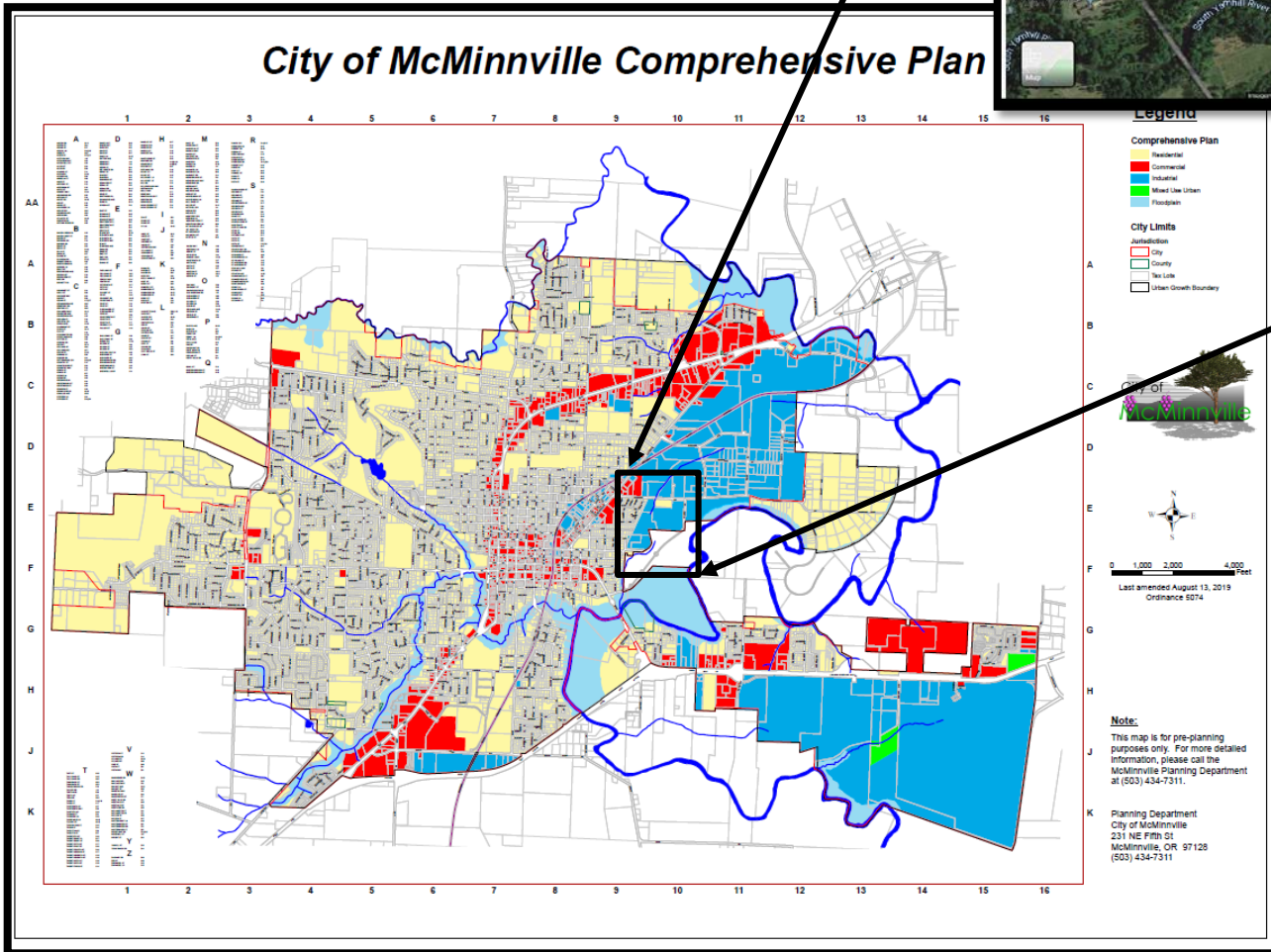
Colvin Court Property 26 Acres

| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | X | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | |
| Prominent Street Frontage | | Proximity to Underserved Communities | |
| Proximity to Compatible Amenities | | Within UGB | X |
| Partnership Potential | X | No Extended Approval Process | X |



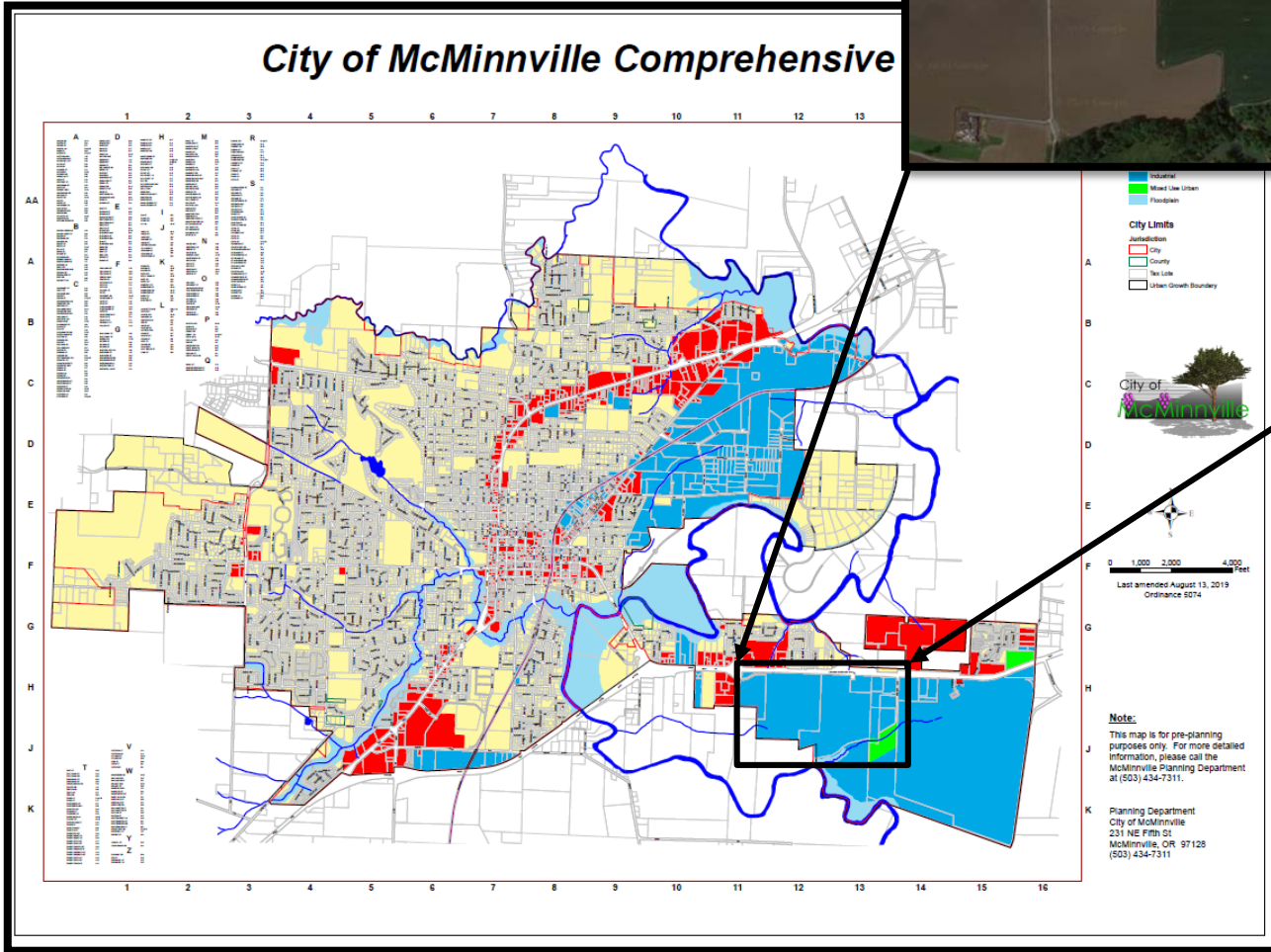
MWL Site, 59.89 Acres

| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | | Site Cost | X |
| Expansion Potential | | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | |
| Prominent Street Frontage | | Proximity to Underserved Communities | X |
| Proximity to Compatible Amenities | X | Within UGB | X |
| Partnership Potential | X | No Extended Approval Process | X |

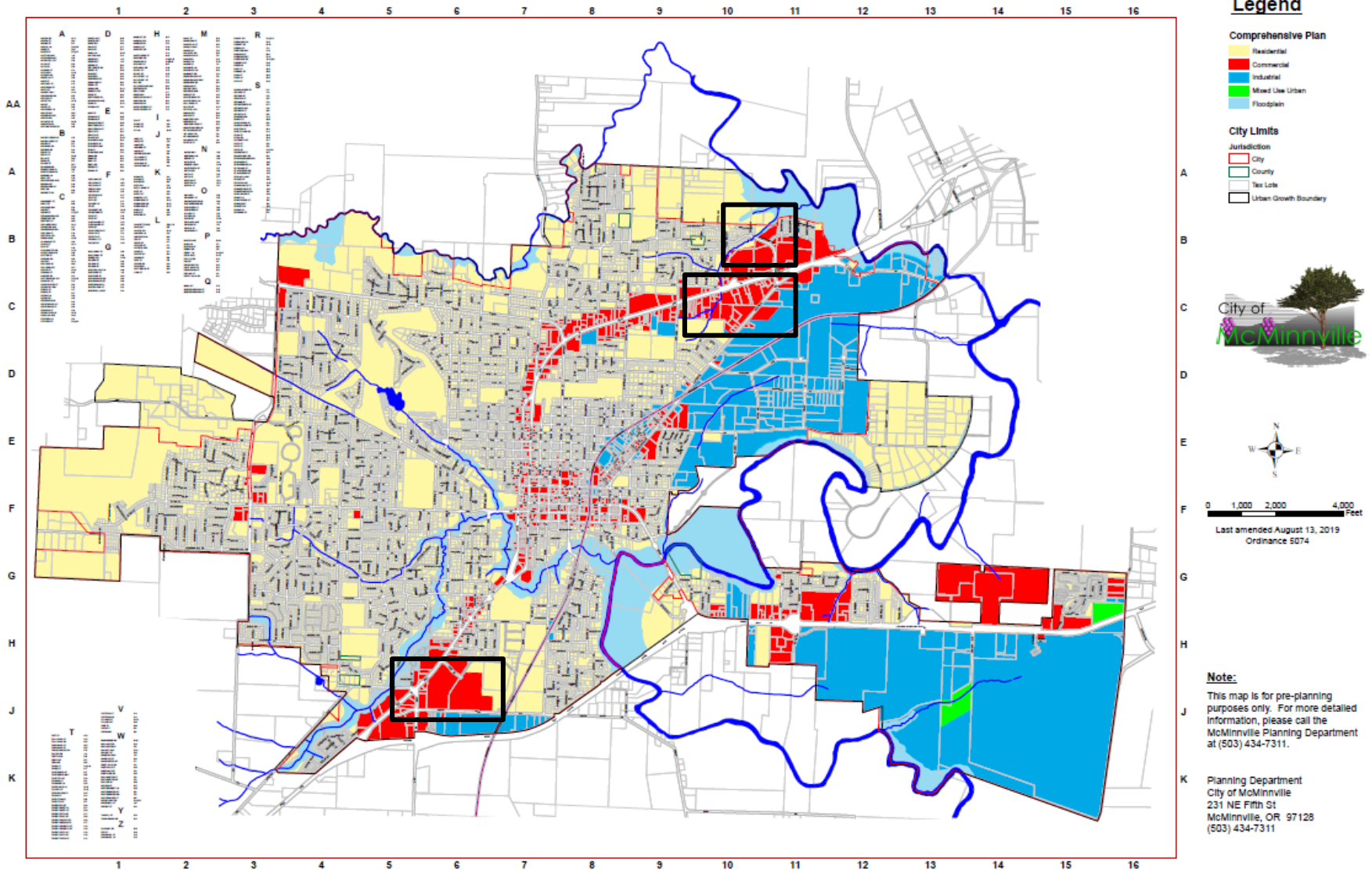


Highway 18 Industrial Property, 200 Acres

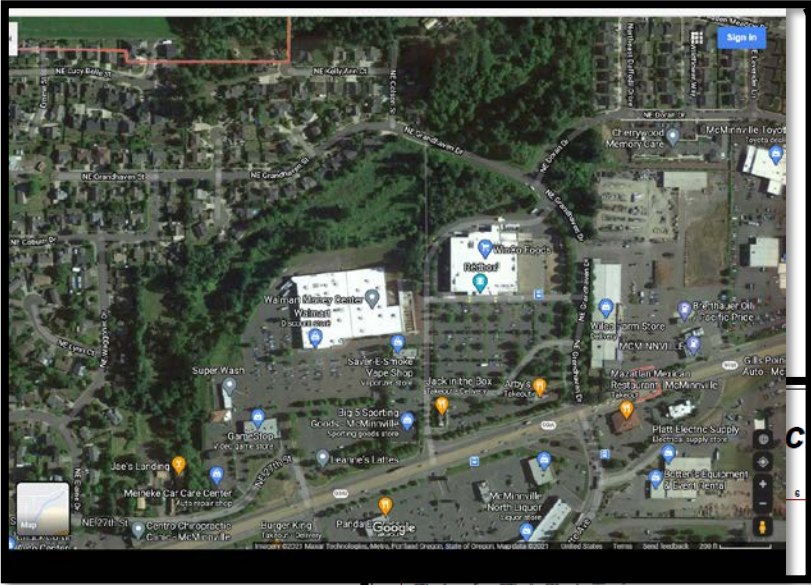
| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | |
| Expansion Potential | X | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | |
| Prominent Street Frontage | X | Proximity to Underserved Communities | X |
| Proximity to Compatible Amenities | | Within UGB | X |
| Partnership Potential | | No Extended Approval Process | X |



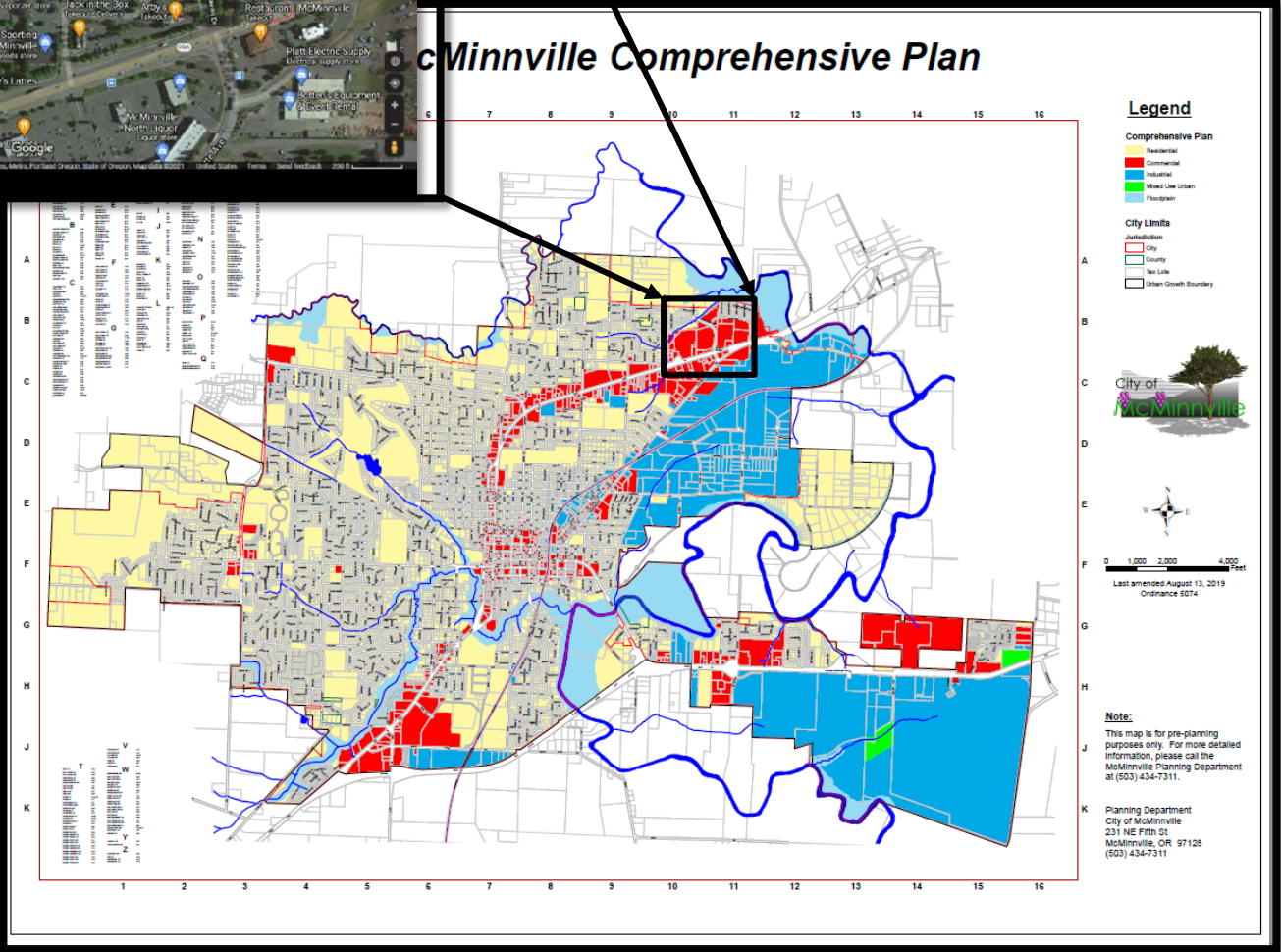
City of McMinnville Comprehensive Plan



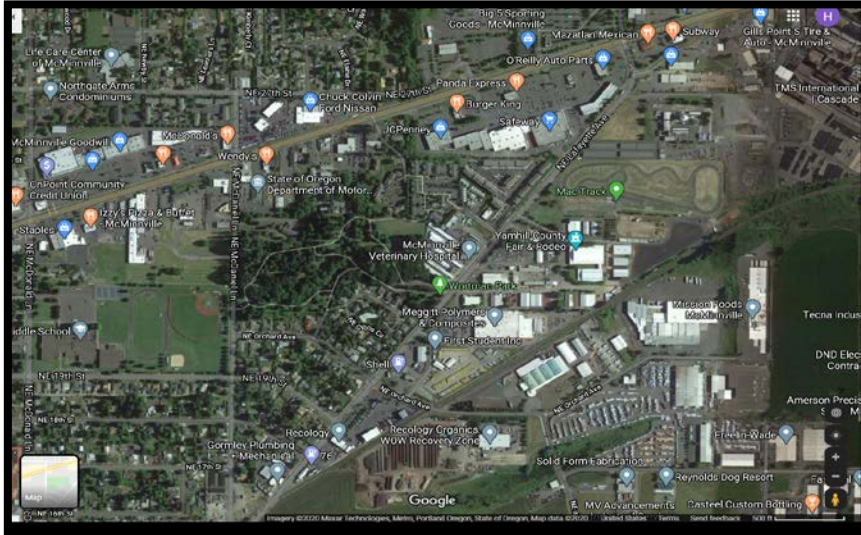
Louie Site, 9.46 Acres



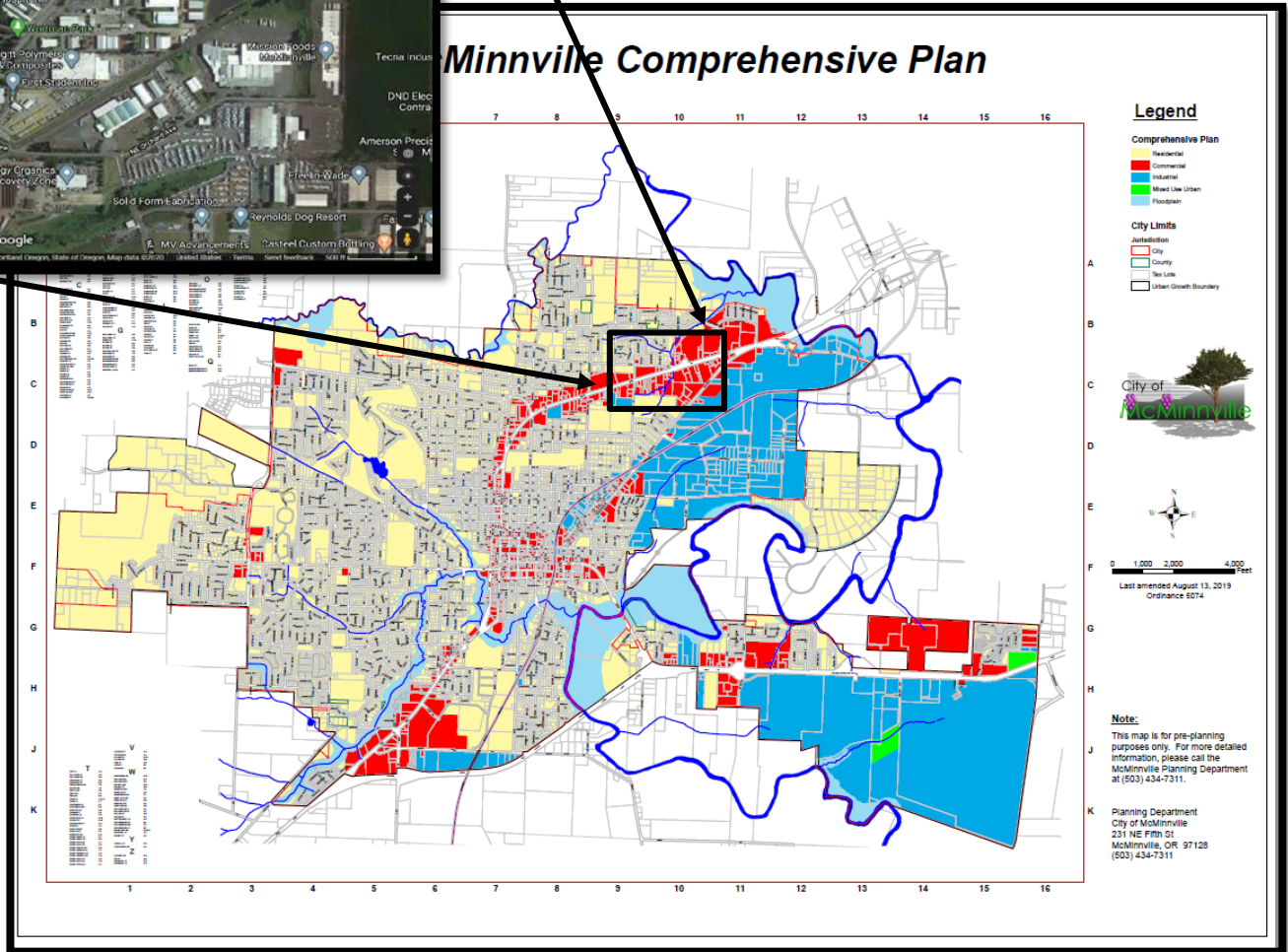
| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | |
| Expansion Potential | | Central Location | |
| Optimal and Effective Use of Site | | Access to Variety of Trans Modes | X |
| Prominent Street Frontage | | Proximity to Underserved Communities | X |
| Proximity to Compatible Amenities | | Within UGB | X |
| Partnership Potential | | No Extended Approval Process | X |



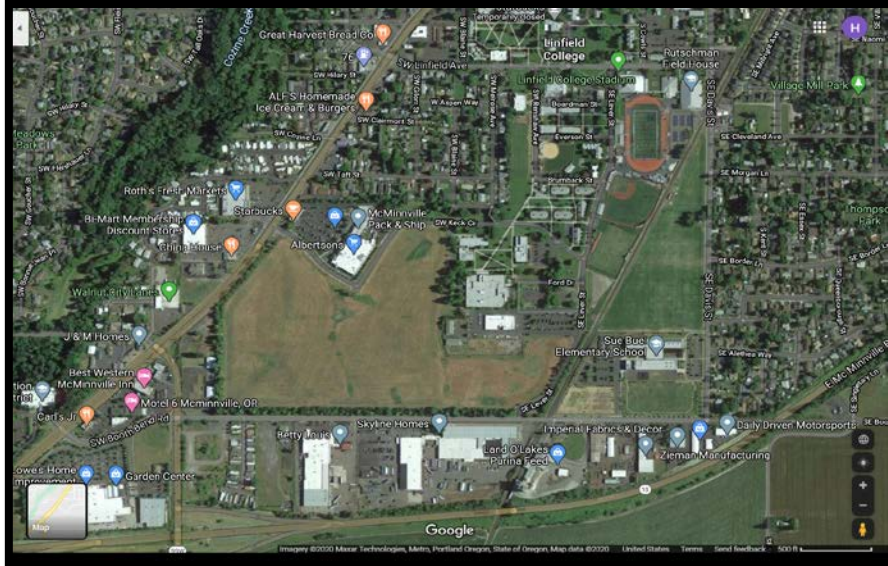
Wortman Park, 41.6 Acres



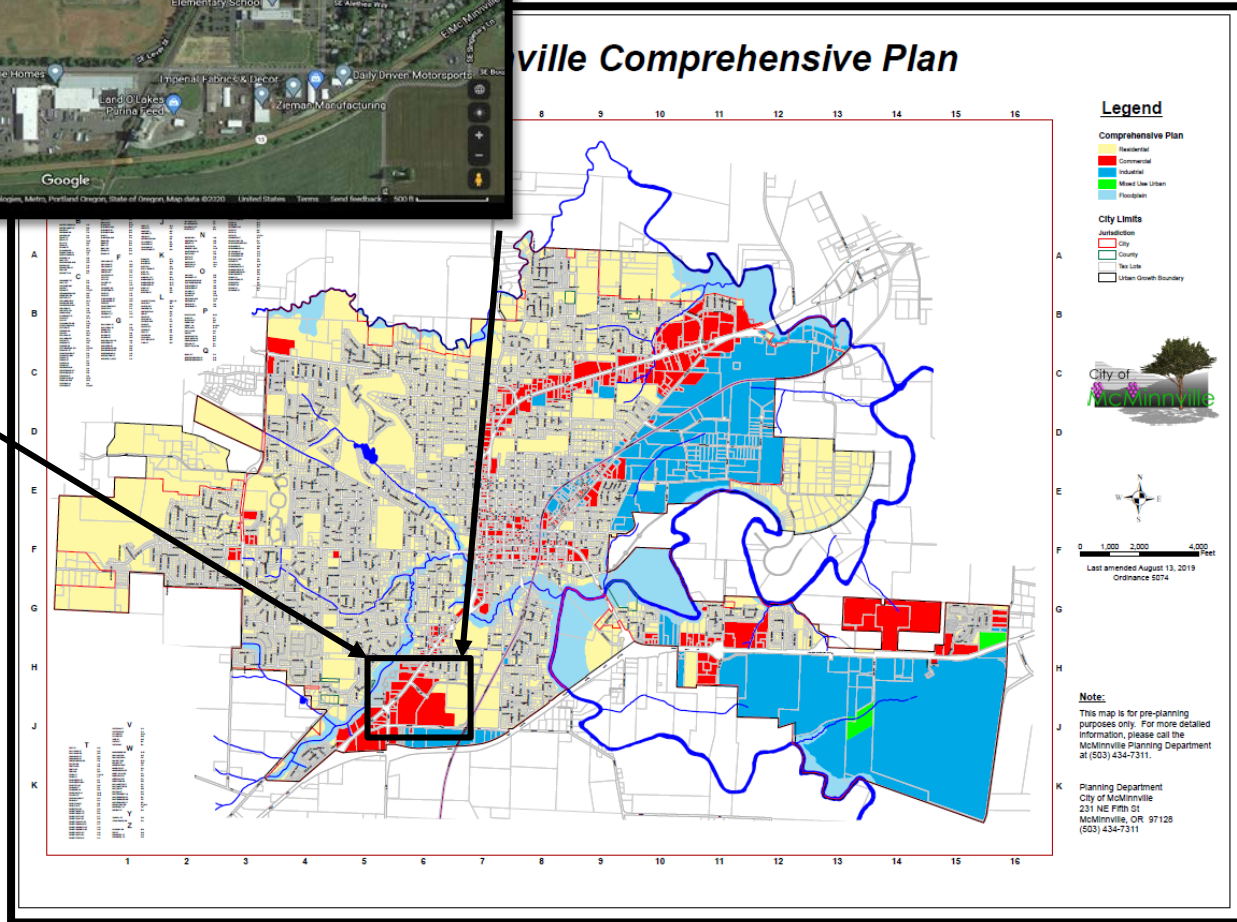
| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | X | Central Location | |
| Optimal and Effective Use of Site | X | Access to Variety of Trans Modes | |
| Prominent Street Frontage | X | Proximity to Underserved Communities | X |
| Proximity to Compatible Amenities | X | Within UGB | X |
| Partnership Potential | | No Extended Approval Process | X |



Linfield, 80 Acres



| | | | |
|-----------------------------------|---|--------------------------------------|---|
| 10 Acres | X | Site Cost | X |
| Expansion Potential | X | Central Location | |
| Optimal and Effective Use of Site | X | Access to Variety of Trans Modes | X |
| Prominent Street Frontage | X | Proximity to Underserved Communities | X |
| Proximity to Compatible Amenities | X | Within UGB | X |
| Partnership Potential | X | No Extended Approval Process | X |



MAC PAC SITING DISCUSSION

City of McMinnville Comprehensive Plan

