



# City of McMinnville

## MacPAC Agenda Thursday, July 1, 2021 6:30 p.m. Online Meeting

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Join online via Zoom:

<https://mcminnvilleoregon.zoom.us/j/98733600881?pwd=VIVHQTJ0cSsxaU1EczJCMm52L2I4UT09>

**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**
- 2. Debrief Hillsboro Tour**
- 3. Review of MacPAC decisions to date**
- 4. Site Discussion**
  - **Heather Richards, McMinnville Planning Director**
  - **Jim Kalvelage, Opsis Architecture**
- 5. Cost Estimate Review**
  - **Jim Kalvelage, Opsis Architecture**
- 6. Next MacPAC meeting August 5<sup>th</sup>, 2021**
- 7. 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.



# City of McMinnville

## **MacPAC July 1, 2021 Staff Report**

**To: MacPAC**

**From: Susan Muir & Jenny Berg**

**Subject: Agenda item #2 – Debrief Hillsboro Tour**

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MacPAC members who attended the tour of Hillsboro facilities on June 10 will have the opportunity to share their observations with the group.



# City of McMinnville

## MacPAC July 1, 2021 Staff Report

**To:** MacPAC  
**From:** Susan Muir & Jenny Berg  
**Subject:** Agenda item #3 – Review MacPAC decisions to date

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### Background

As MacPAC heard at the June meeting, staff is preparing to take the decisions MacPAC has made out for public input and comment. We're working on the communications and thought we would send you a summary. MacPAC has been dealing with architecture and square footages for a while. Moving back to the bigger picture of the vision you have been creating captures the excitement you have for the project and reflects your work. The attached amenities list supplements the drawings and other information.

This is just one component of the information that will be a part of the public involvement, but is an important piece and we wanted to get any feedback, changes or thoughts you may have at this time.

### Options

The decisions and direction MacPAC has given to date is the foundation for the attached DRAFT document. A couple of amenities may look new and are additional changes the architects made based on MacPAC feedback on the conceptual designs earlier this year (for example there were several comments about needing outdoor amenities). Those changes will be reviewed later in the agenda on July 1.

**MacPAC decisions to date for public feedback**  
**(abbreviated) 7.1.21 Draft**

	<b>Senior Center</b>	<b>Library</b>	<b>Rec Center</b>
<b>Amenities</b>	<p><i>New!</i></p> <ul style="list-style-type: none"> <li>• Large covered entry with automatic doors</li> <li>• Greenhouse</li> <li>• Patio with outdoor seating</li> <li>• Better connection with Wortman Park</li> <li>• Safer parking lot circulation</li> <li>• Outdoor Pickleball court, bocce ball court &amp; other park amenities</li> </ul> <p><i>Improved</i></p> <ul style="list-style-type: none"> <li>• Better circulation inside</li> <li>• Larger dining room</li> <li>• Restroom updates</li> <li>• New flooring,</li> </ul>	<p><i>New!</i></p> <ul style="list-style-type: none"> <li>• More restrooms</li> <li>• Visual access &amp; greater connection to City Park</li> <li>• Landmark / corner presence along HWY 99 West</li> <li>• Improved safety and visibility through site design</li> <li>• Flexible &amp; adaptable layout</li> <li>• Café</li> <li>• Increased Library of things (tools, etc.)</li> <li>• Study rooms</li> <li>• Barrier free playground</li> </ul> <p><i>Improved</i></p> <ul style="list-style-type: none"> <li>• Larger</li> </ul>	<p><i>New!</i></p> <ul style="list-style-type: none"> <li>• Gym with 2 courts</li> <li>• Drop-in Childwatch Center</li> <li>• Dedicated gymnastics room</li> <li>• After school/youth center</li> <li>• Outdoor water amenity (splash pad or pool)</li> <li>• 3 outdoor pickleball courts, 2 basketball courts and soccer field, (with lighting)</li> <li>• 50 meter x 25 yard lap pool</li> <li>• Warm water family pool with water play features (fountains, slides, etc).</li> </ul>

	<p>paint and finishes throughout</p>	<p>Children's area</p> <ul style="list-style-type: none"> <li>• More meeting room space</li> <li>• Increased after hours access</li> <li>• Staff efficiencies (check in/check out process)</li> </ul>	<ul style="list-style-type: none"> <li>• Diving boards, slides, climbing walls and/or swings in pool</li> </ul> <p><i>Improved</i></p> <ul style="list-style-type: none"> <li>• Elevated walk/job track</li> <li>• Weight/cardio space</li> <li>• Group Exercise Studio</li> <li>• Fitness studio</li> <li>• Multi purpose room</li> <li>• Catering Kitchen</li> <li>• 2 craft/classroom spaces</li> <li>• Indoor Playground</li> </ul>
<b>Square Footage</b>	1,300 sq' addition to existing 10,000 sq' building	29,756 sq'	124,736 sq'
<b>Location</b>	Stays at Wortman	Current Aquatic Center site, after new pool is built	<i>TBD @ 7.1.21 meeting- Linfield, Linfield or Mac W&amp;L, Mac W&amp;L? Other?</i>



# City of McMinnville

## MacPAC July 1, 2021 Staff Report

**To:** MacPAC  
**From:** Susan Muir & Jenny Berg  
**Subject:** Agenda item #3 – Site Discussion

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### Overview

At the June MacPAC meeting, MacPAC asked staff to do a review of McMinnville Water & Light properties located near Joe Dancer Park. That analysis is attached.

### Background

MacPAC adopted site selection criteria and guiding project principles that were used in the site analysis for the earlier sites. The same scoring system was applied to the Mac Water & Light properties. Mac Water & Light is a municipal utility that is owned and operated by the City of McMinnville. Oregon Revised Statute Chapter 225 governs these types of utilities, and while Mac Water & Light is essentially a department of the city, they are governed independently by their own commission. In all matters, Mac Water & Light operates as a separately governed entity.

Since the June meeting, staff met with John Dietz, General Manager of Mac Water & Light and coordinated on the analysis of the sites.

### Discussion

You will find the new analysis of the Mac Water & Light properties attached here (p. 8-32), along with the materials that were presented to you at your February 4, 2021 meeting as background (p. 33-64). Planning Director Heather Richards will present this information at the July 1 meeting, and will be available to answer any questions you may have.

In the attached analysis, you will see 2 separate Mac W&L properties identified: Property A & Property B. Property B was fully analyzed in the same manner as other sites and the details are attached; however, staff would recommend property B not be considered due to the small size of the site (7.8 buildable acres). The approximate footprint of the building, parking and outdoor water amenity in the

conceptual Rec Center plan is 10.2 acres and could not be fully accommodated on Property B.

Mac Water & Light property A is of sufficient size, as indicated in the analysis.

### **Options**

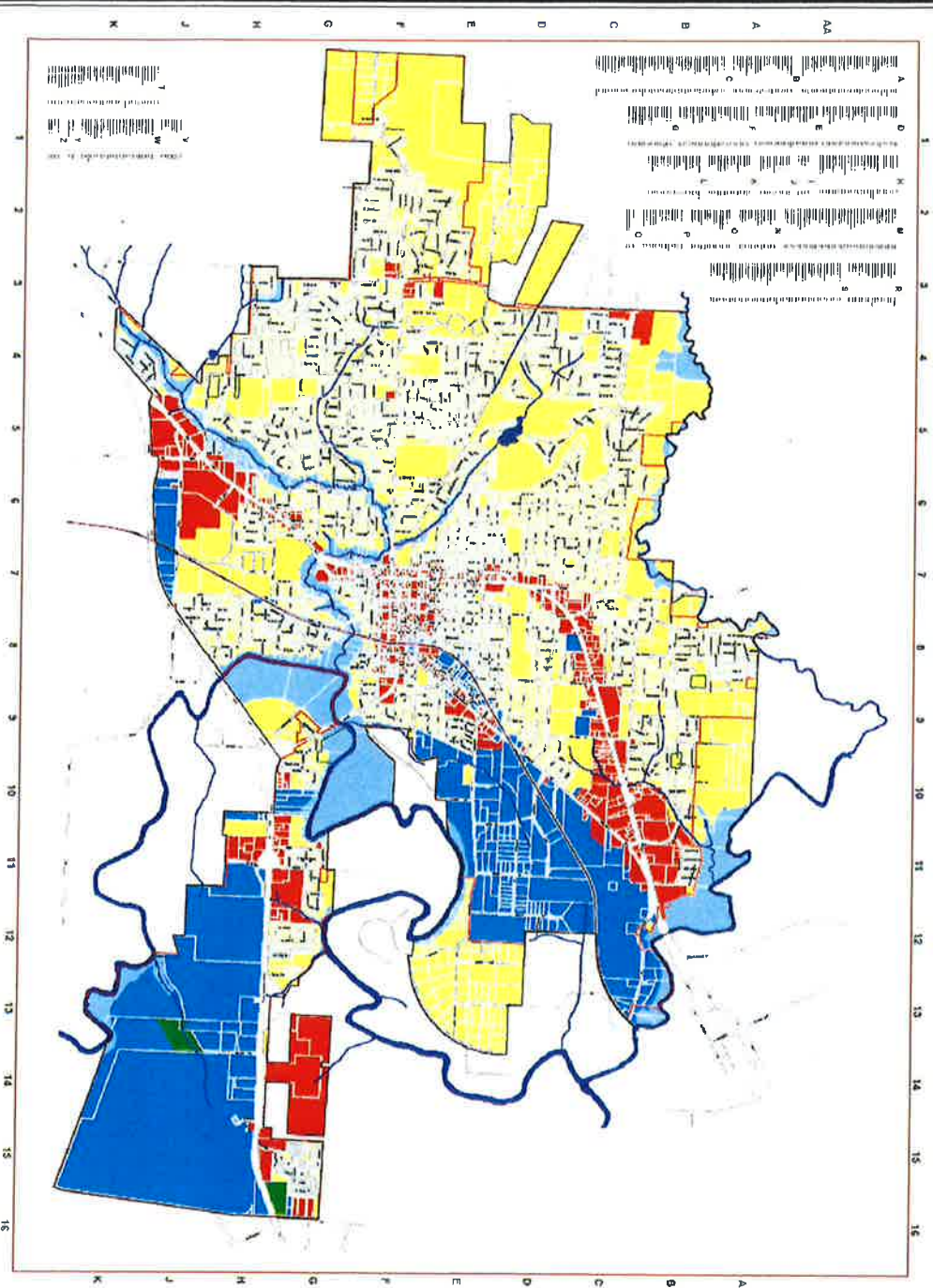
After the presentation and discussion, MacPAC has several options:

1. Keep the preferred location as the Linfield University site.
2. Take both the Linfield University and Mac Water & Light site A out to the public and receive feedback on both as potential options.
3. Change the current recommendation from the Linfield University site to Mac Water & Light Property A.
4. Ask for analysis of another site or additional information regarding the sites.
5. Other?

Staff will be available at the meeting to craft a motion for MacPAC for options 2-5 as needed.

# MAC PAC SITING DISCUSSION

## City of McMinnville Comprehensive Plan



### Legend

- Comprehensive Plan**
- Residential
  - Commercial
  - Industrial
  - Medium-Density Residential
  - Low-Density Residential
  - Open Space
- City Limits**
- Unincorporated
  - City
  - County
  - No. 1000
  - Amer. Group (Population)



0 1,000 2,000 4,000 Feet  
 Last Amended August 13, 2016  
 Ordinance 5072

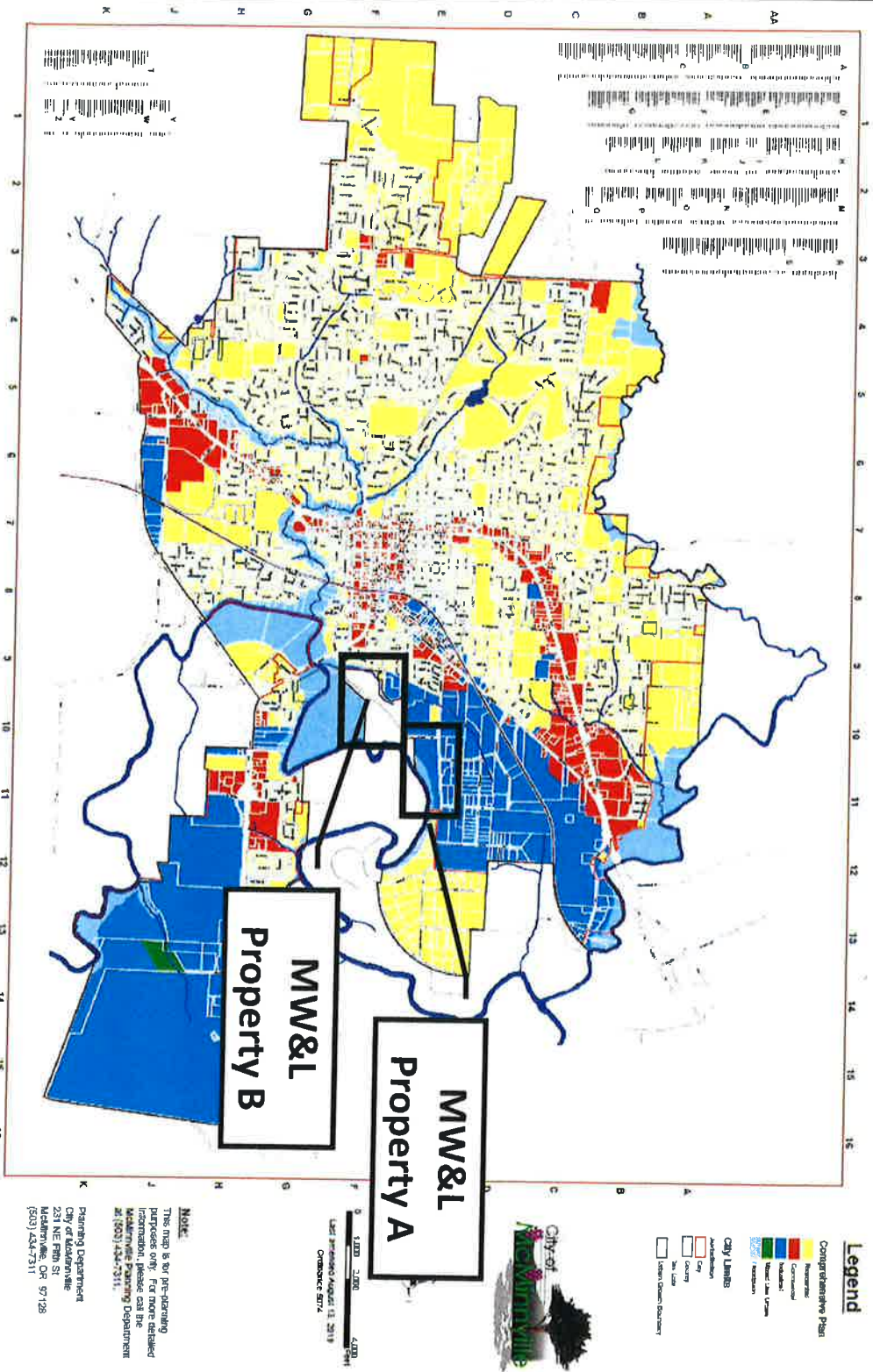
**Note:**  
 This map is for pre-planning purposes only. For more detailed information, please call the Planning Department at (503) 464-7311.

Planning Department  
 City of McMinnville  
 231 NE 7th St.  
 McMinnville, OR 97128  
 (503) 464-7311



# A Deeper Dive: McMinnville Water and Light Properties

## City of McMinnville Comprehensive Plan



# MAC PAC APPROVED SITE EVALUATION CRITERIA

## Development Capacity

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

## Supports Diversity, Equity and Inclusion

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

## Economic Viability

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

## Regulatory Approval

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

## Stewardship of Funding

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

# 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)		<b>SUPPORTS DIVERSITY, EQUITY AND INCLUSION</b>	
<u>Optimal and Effective Use of Site</u> <ul style="list-style-type: none"> <li>Assumes best use of site</li> <li>Prioritization of preserving existing park land</li> </ul>			
<b>ECONOMIC VIABILITY</b>	<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> <li>Highway / Arterial Access</li> </ul>	<u>Central Location</u> <ul style="list-style-type: none"> <li>Residential Neighborhoods</li> <li>K – 12 Schools</li> <li>Transportation Infrastructure</li> </ul>	
	<u>Proximity to Compatible Amenities</u> <ul style="list-style-type: none"> <li>Parks</li> <li>Recreational Trails</li> <li>Community Gathering Places</li> </ul>	<u>Access to Variety of Trans Modes</u> <ul style="list-style-type: none"> <li>Bicycle</li> <li>Pedestrian</li> <li>Transit</li> </ul>	
	<u>Partnership Potential</u>	<u>Proximity to Underserved Communities</u> (Proximity to lower income census tracts and census block groups)	
<u>Stimulate Local Tourism and Economic Development</u> <ul style="list-style-type: none"> <li>Proximity/Visibility to Highways</li> <li>Connection to Downtown</li> </ul>	<b>REGULATORY IMPACT</b>	<u>Within UGB</u>	
		<u>Avoids Potential Environmental Impact</u> <ul style="list-style-type: none"> <li>Wetlands / Riparian Corridors</li> <li>Tree Copses</li> <li>Protected Ecosystems</li> </ul>	
		<u>No Extended Approval Process</u> <ul style="list-style-type: none"> <li>Permitted use in underlying zone</li> </ul>	

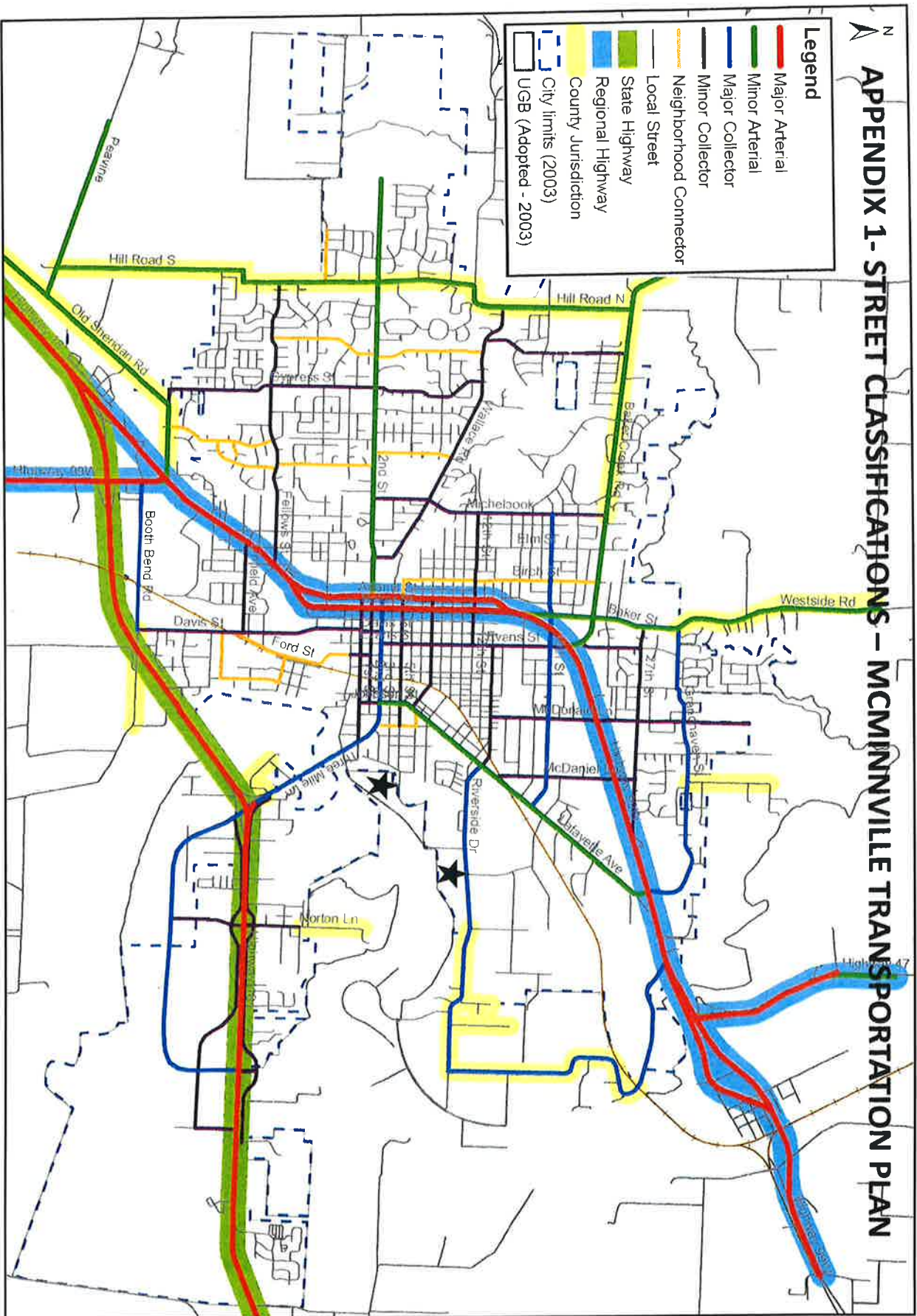
## RATING SYSTEM:

- 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.

# APPENDIX 1- STREET CLASSIFICATIONS – MCMINNVILLE TRANSPORTATION PLAN

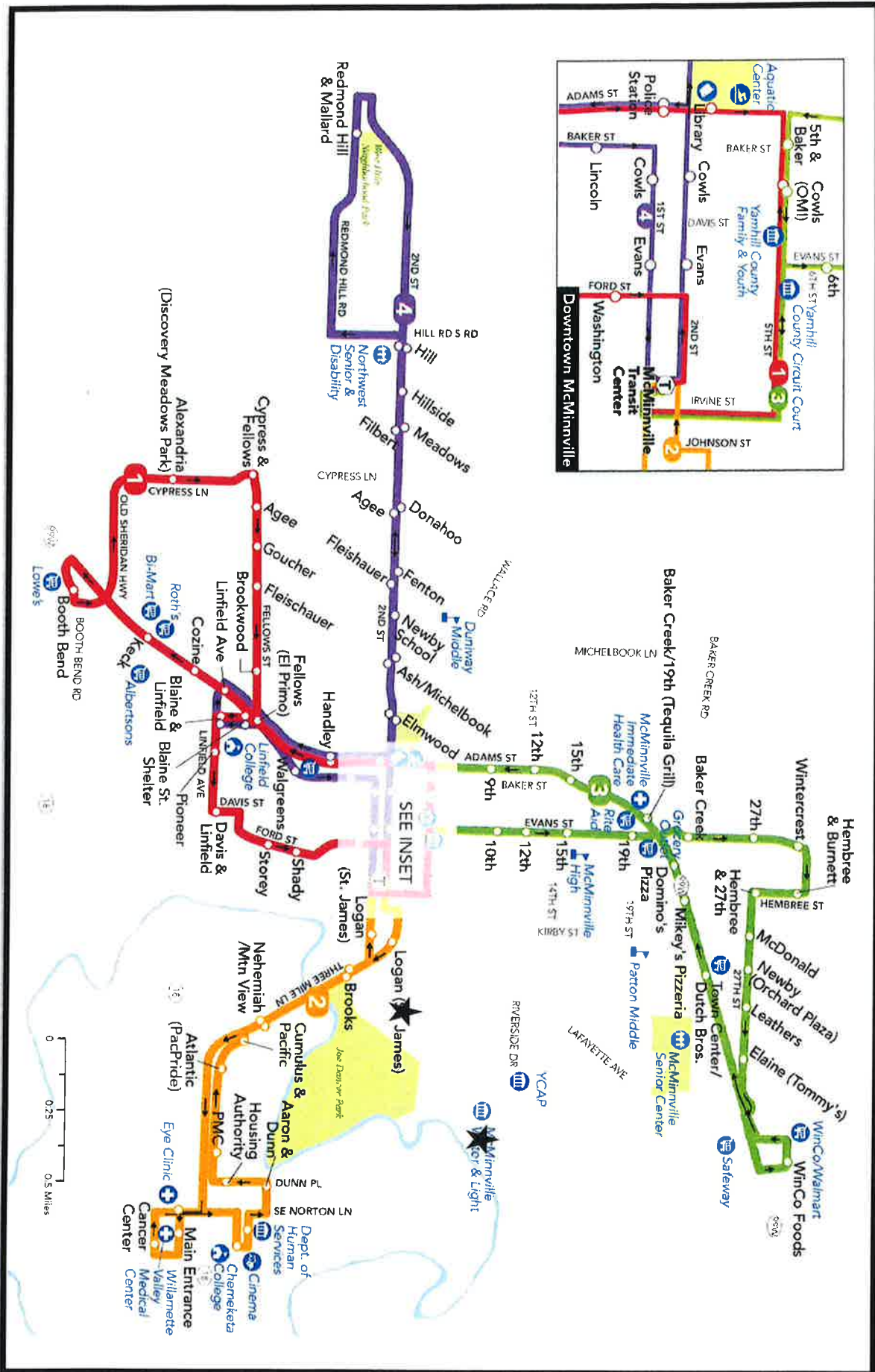


Street Functional Classification  
McMinnville TSP

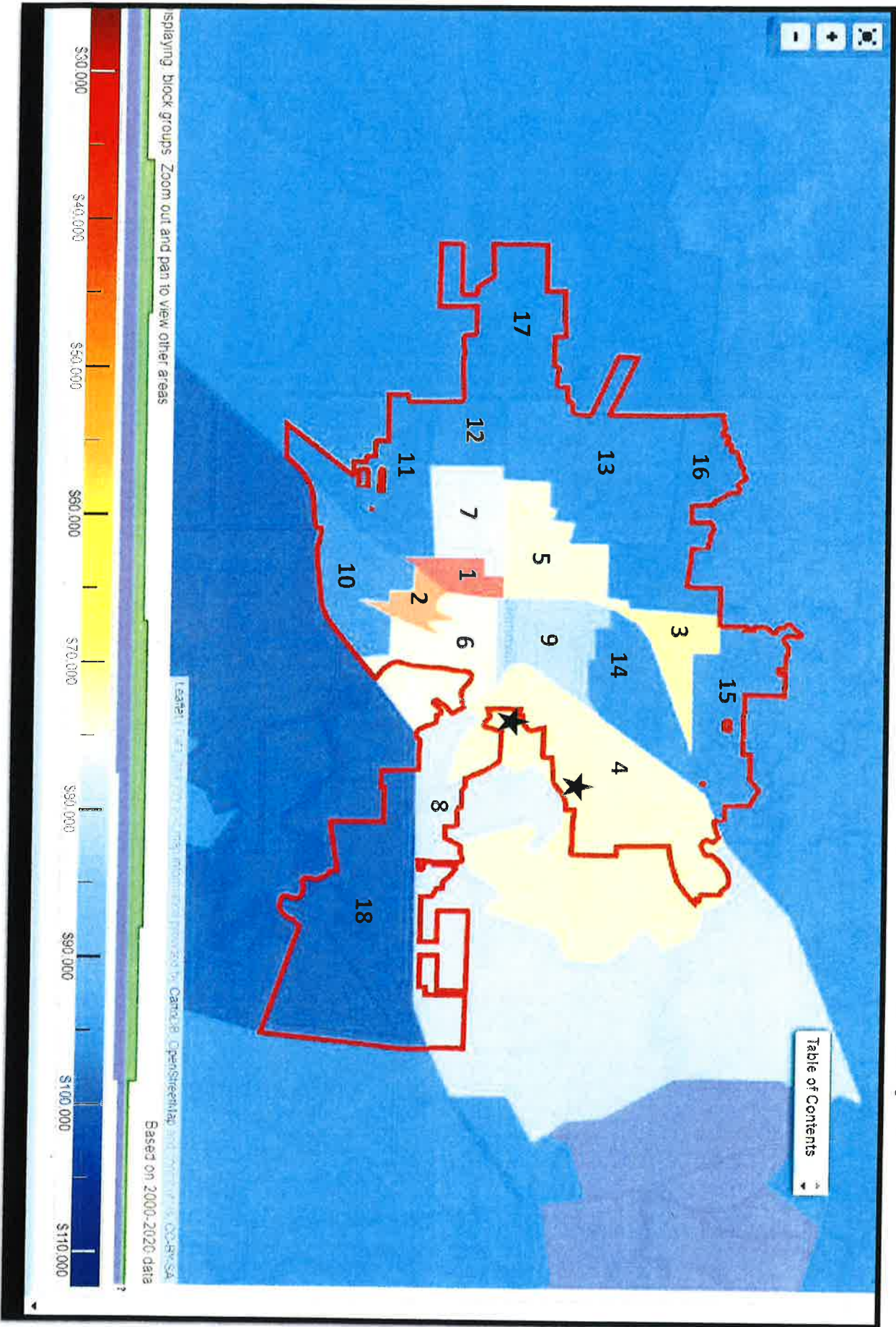


Exhibit 2-3

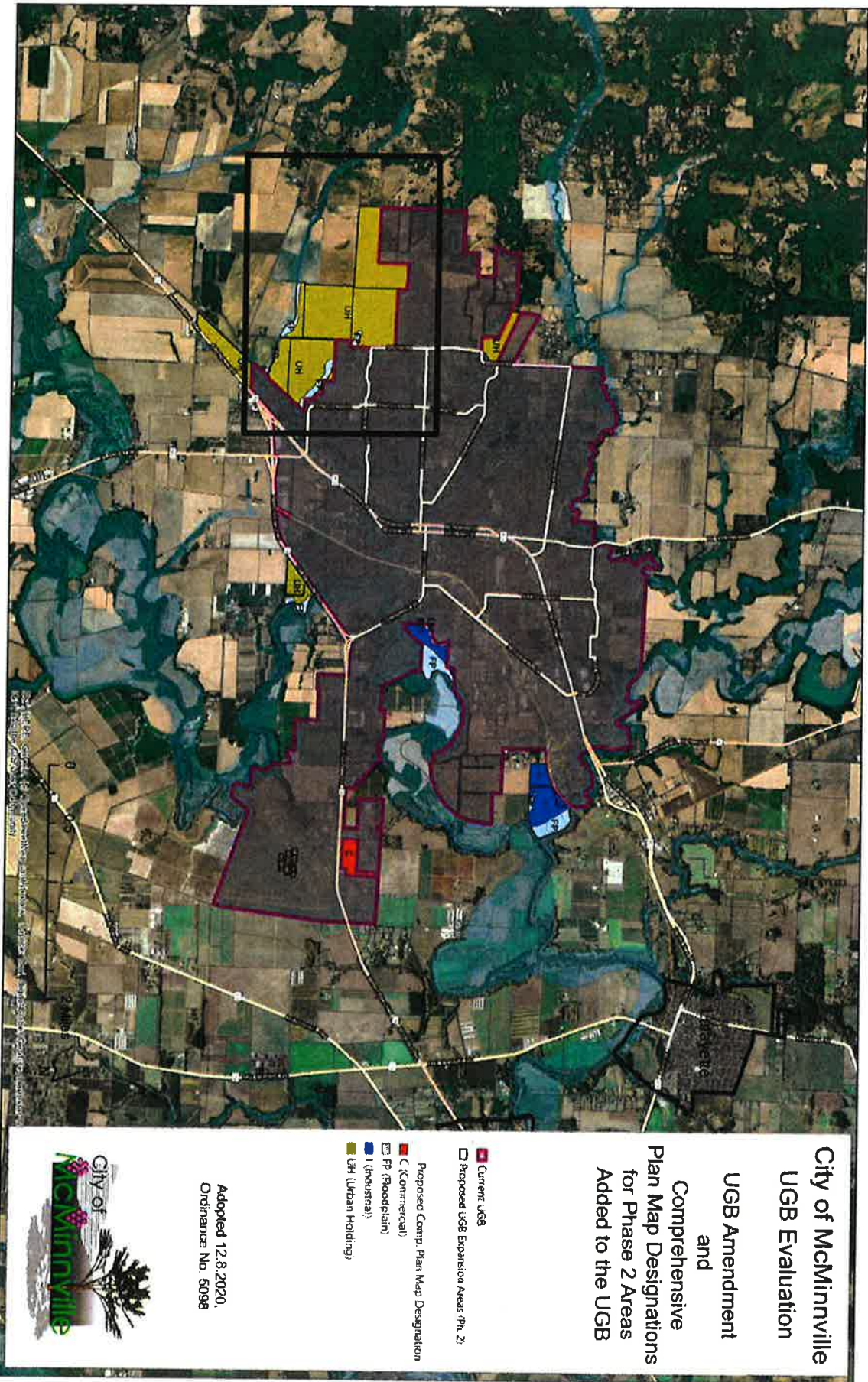
# APPENDIX 2 - YAMHILL COUNTY TRANSIT – MCMINNVILLE FIXED ROUTES



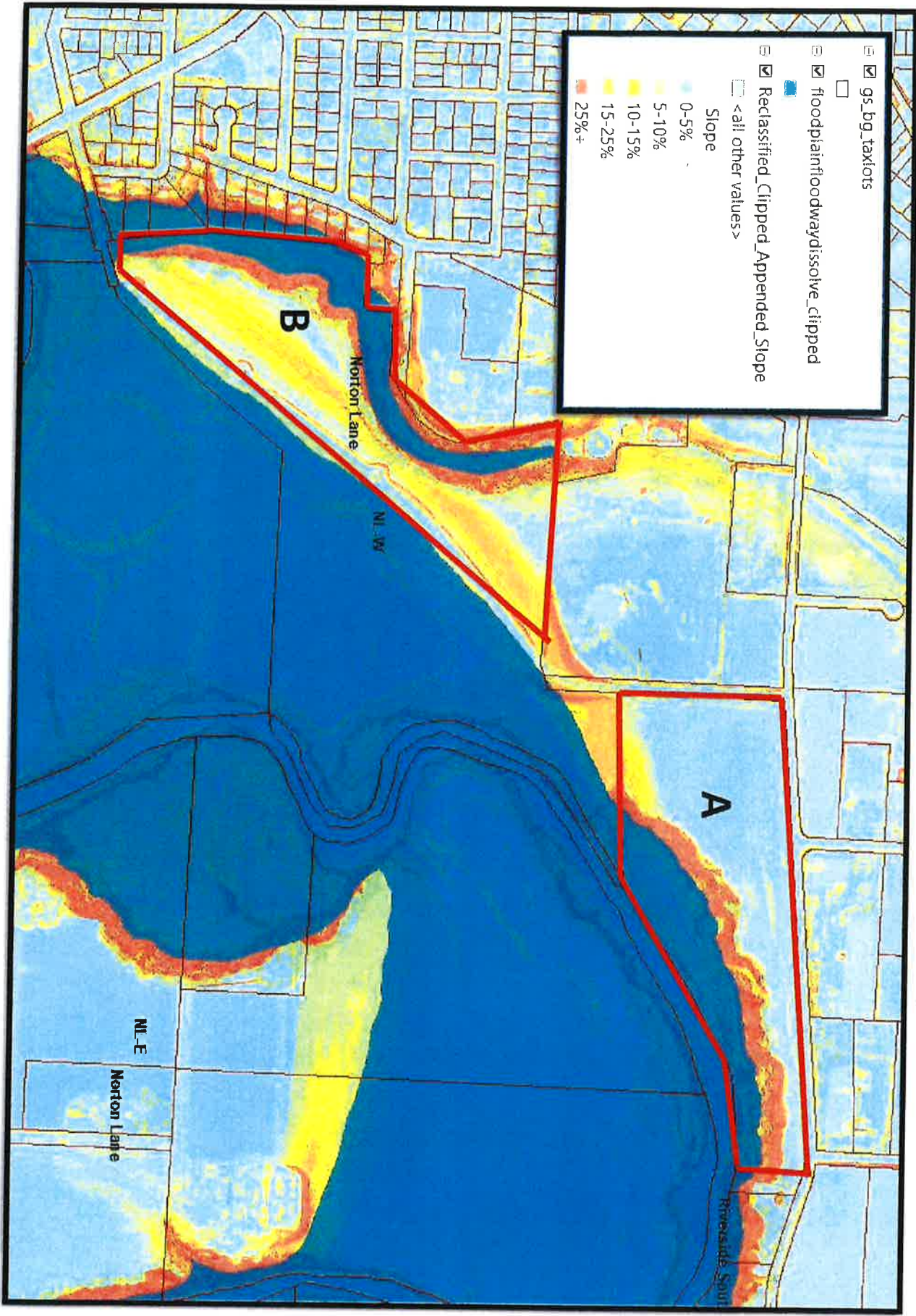
**APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA**  
**(Ranked by lowest family median income to highest family median income)**



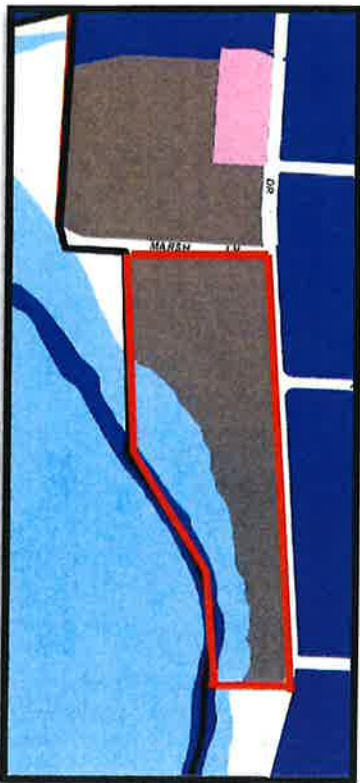
# APPENDIX 4 – FUTURE RESIDENTIAL GROWTH FOR MCMINNVILLE



# APPENDIX 5 – BUILDABLE VERSUS UNBUILDABLE

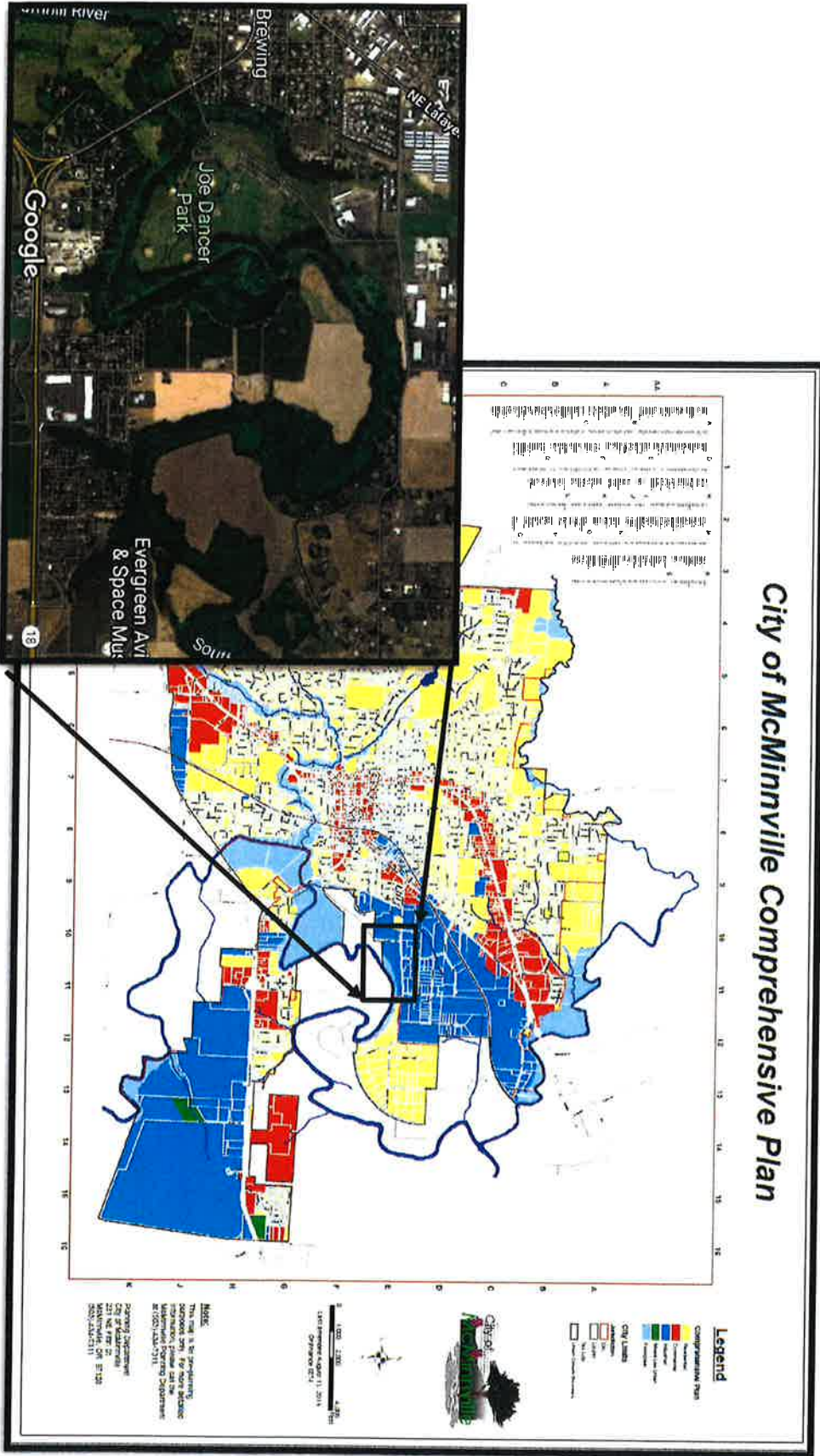






# MW&L Property A, 27.4 Acres Tax Lot R4422 02200

## City of McMinnville Comprehensive Plan



**Legend**

**Comprehensive Plan**

- Residential
- Commercial
- Industrial
- Special Use
- Other

**CITY LABELS**

- City Limits
- Ward
- Neighborhood
- City Center
- City Office
- City Hall
- City Park
- City Square
- City Waterfront
- City Waterfront
- City Waterfront
- City Waterfront

**Map:**

This map is for informational purposes only. It is not intended to be used for legal or financial purposes. For more information, please call the McMinnville Planning Department at (503) 438-2111.

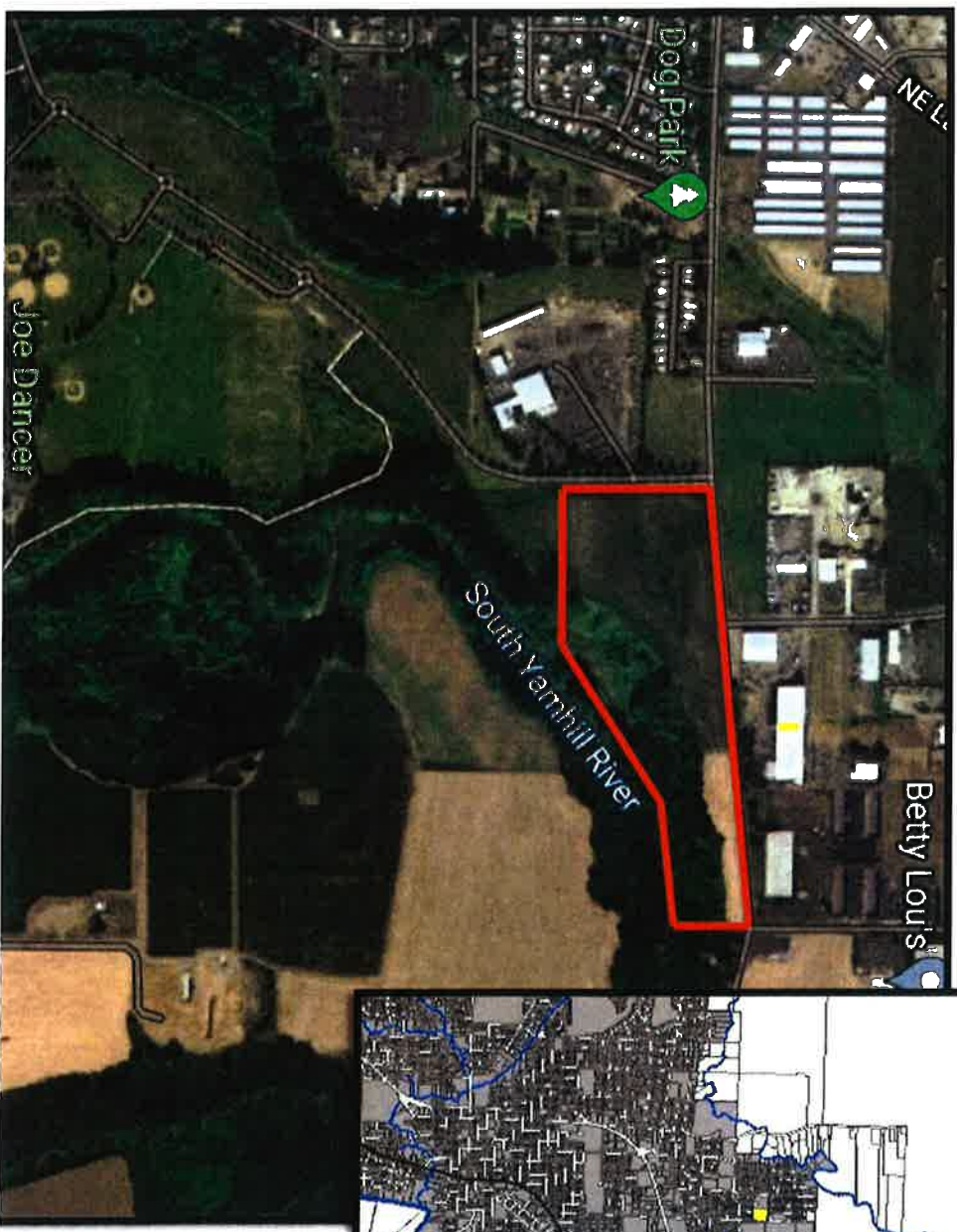
**Planning Department**  
City of McMinnville  
1000 NE 4th St.  
McMinnville, OR 97128

**Scale:**  
1 inch = 200 feet  
1 centimeter = 328 feet  
LAST REVISED: APRIL 11, 2013  
DRAWING: 0211

# MW&L Property A, 27.4 Acres

Existing Conditions: Currently a vacant property owned by the City of McMinnville – McMinnville Water and Light. Zoned M1 PD (Light Industrial Planned Development). 13.6 acres is not part of the floodplain or in steeper slopes of 15% plus slope.

Surrounding Neighborhood: Industrial to the west, north and east, Joe Dancer Park to the south.



**Tax lot info...**

Site Address: **Null**  
 Tax Lot Number: **R4422 02200**  
 Tax Lot Size: **27.4 acres**

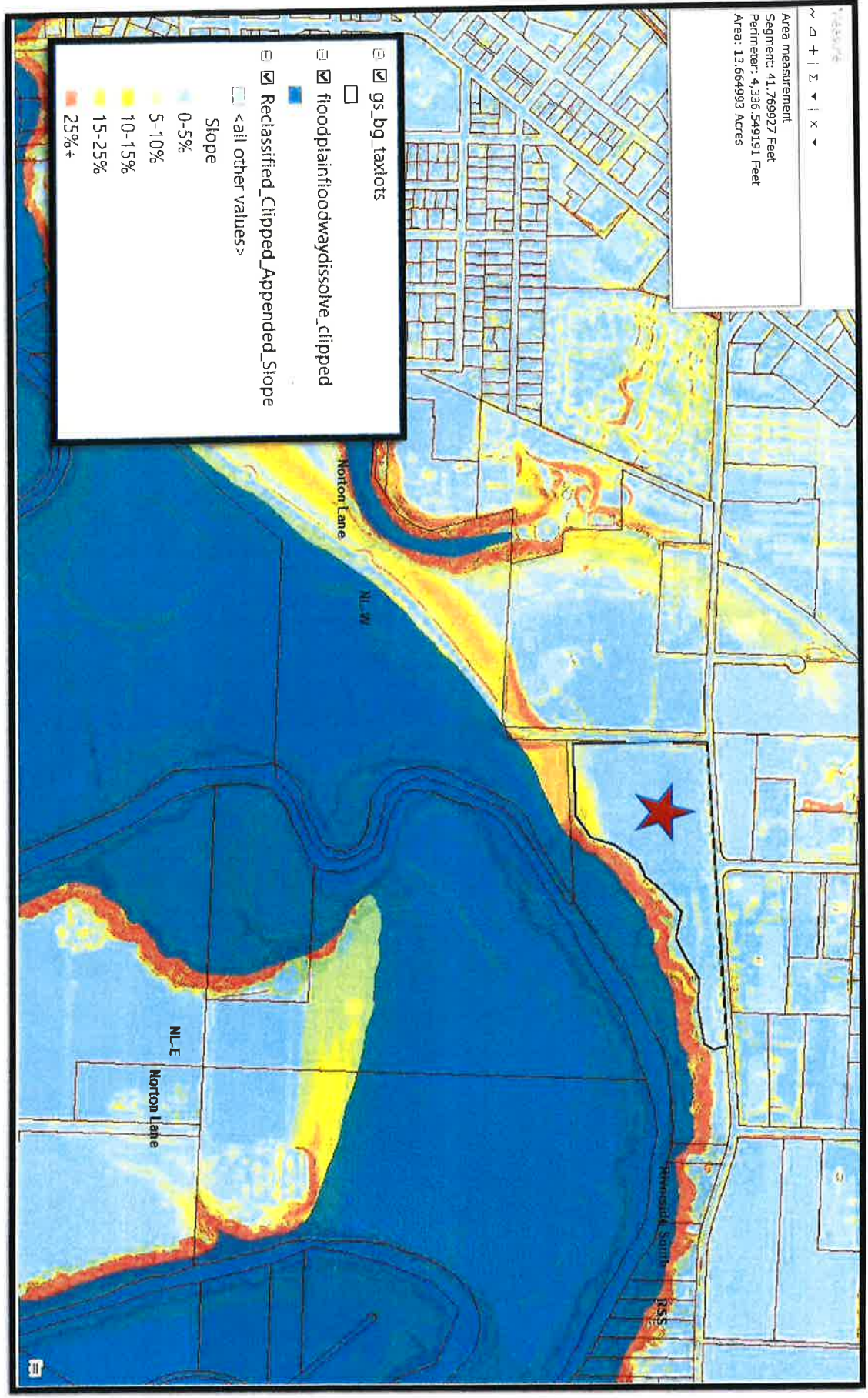
[View Assessor Map for this property.](#)  
[View Tax Information](#)

Owner Name and Address:  
**MCMINNVILLE CITY OF**  
 Null  
 PO BOX 638  
 MCMINNVILLE  
 97128

[Zoom to](#)

 An inset map showing a city grid with a red rectangle highlighting the property's location. A yellow square is also visible on the map.

# MW&L Property A, 27.4 Acres (13.7 Buildable Acres)



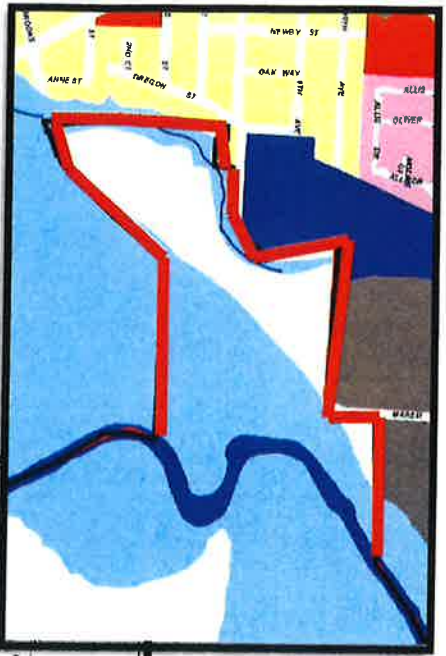
# MW&L Property A, 27.4 Acres (13.7 Buildable Acres)

DEVELOPMENT CAPACITY		Comments
<p><u>Accommodates Space Program and Parking Requirements</u></p> <p>(10 Developable Acres)</p>	3	13.7 buildable acres.
<p><u>Expansion Potential</u> (Ability to expand 1-5 Acres)</p>	3	Expansion opportunities.
<p><u>Optimal and Effective Use of Site</u></p> <ul style="list-style-type: none"> <li>Assumes best use of site</li> <li>Prioritization of preserving existing park land</li> </ul>	1	Currently a flat vacant industrial site next to utility headquarters in the industrial park. Best use of site would probably be industrial. If developed into a MAC PAC facility, it would be a loss of a market demand industrial site in the industrial area. However, proximity to Joe Dancer Park is an asset.
<b>ECONOMIC VIABILITY</b>		
<p><u>Prominent Street Frontage</u></p> <ul style="list-style-type: none"> <li>Highway / Arterial Access</li> </ul>	1	Access and visibility from Riverside Drive a major collector, which is not a highway or an arterial but the next street classification in terms of infrastructure. Lafayette Avenue is the nearest minor arterial 0.5 miles from site but direct connection to Lafayette from Riverside Drive. Frontage on Riverside Drive is prominent.  (See Appendix 1 – Street Functional Classification Map from the Transportation System Plan)
<p><u>Proximity to Compatible Amenities</u></p> <ul style="list-style-type: none"> <li>Parks</li> <li>Recreational Trails</li> <li>Community Gathering Places</li> </ul>	2	MAC PAC facility would be located adjacent to Joe Dancer Park with direct access on Marsh Lane, a developed street into the park, a significant park facility.  Also in close proximity to Riverside Dog Park.  Not in close proximity to any schools or other community gathering places.
<p><u>Partnership Potential</u></p>	1	Potential partnership with McMinnville Water and Light.
<p><u>Stimulate Local Tourism and Economic Development</u></p> <ul style="list-style-type: none"> <li>Proximity/Visibility to Highways</li> <li>Connection to Downtown</li> </ul>	1	Not visible or proximate to highways.  Connection to downtown would be down Riverside and Lafayette to NE Gateway District and Third Street. This is not an attractive connection, but it is a direct connection.

# MW&L Property A, 27.4 Acres (13.7 Buildable Acres)

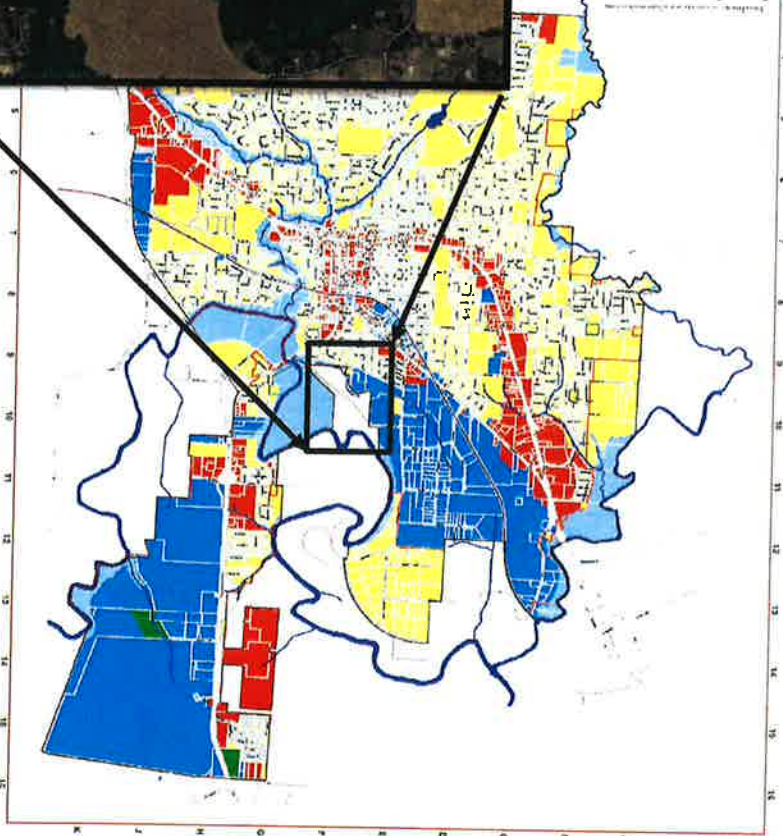
FINANCIAL STEWARDSHIP		Comments
<p><b>Site Costs</b></p> <p>Assumes project development costs and value-added design are site neutral.</p>	2	<p>Site is owned by McMinnville Water and Light which operates as a separate agency relative to the City with property holdings.</p> <p>Infrastructure in Riverside Drive – easy access.</p> <p>Developable acreage is flat with limited site development preparation costs.</p>
<p><b>SUPPORTS DIVERSITY, EQUITY AND INCLUSION</b></p>		
<p><u>Central Location</u></p> <ul style="list-style-type: none"> <li>Residential Neighborhoods</li> <li>K – 12 Schools</li> <li>Transportation Infrastructure</li> </ul>	1	<p>Not centrally located. Located on opposite side of most residential neighborhoods and future growth areas. Adjacent to some existing residential neighborhoods on the west side of the property.</p> <p>1.2 miles from McMinnville High School. 1.2 miles from Patton Middle School and 2.3 miles from Duniway Middle School. Separated from four elementary schools by 99W, (1.7 miles to Grandhaven, 1.7 miles to Memorial, 2.2 miles to Newby, 4.8 miles to Columbus). One elementary school (Sue Buel is on the same side of 99W, on the southern side of the community, 2.7 miles away.</p> <p>Located off of a major collector, Riverside Drive, with easy access from Lafayette Avenue.</p>
<p><u>Access to Variety of Trans Modes</u></p> <ul style="list-style-type: none"> <li>Bicycle</li> <li>Pedestrian</li> <li>Transit</li> </ul>	1	<p>Bicycle and pedestrian access is limited to on-street system. Signalized intersection on Riverside and Lafayette for a controlled, safe crossing from northern and western residential neighborhoods.</p> <p>Not close to any transit routes. (See Appendix 2 – Yamhill County Transit – McMinnville Fixed Routes)</p>
<p><u>Proximity to Underserved Communities</u></p> <p>(Proximity to lower income census block groups per Appendix 3)</p>	1	<p>In Census Block Group 41071.30601.1, the fourth lowest family median income Census Block Group in McMinnville with median family incomes of \$44,402, and 16.5% of households living in poverty.</p> <p>Would be difficult to access without public transit and school proximities for three lowest family median income Census Block Groups.</p>
<p><b>REGULATORY IMPACT</b></p>		
<p><u>Within UGB</u></p>	3	Yes
<p><u>Avoids Potential Environmental Impact</u></p> <ul style="list-style-type: none"> <li>Wetlands / Riparian Corridors</li> <li>Tree Copses</li> <li>Protected Ecosystems</li> </ul>	3	Does not appear to have any environmental impact on buildable acreage.
<p><u>No Extended Approval Process</u></p> <ul style="list-style-type: none"> <li>Permitted use in underlying zone</li> </ul>	2	Underlying zoning is M1 Industrial. Could be an outright permitted use as a “public use structure and activity” (MMC 17.39.020). Would need a legal review as Community Center is an outright permitted use in commercial zones.

# MW&L Property B, 59.89 Acres Tax Lot R4422 02200



City of McMinnville Comprehensive Plan  
Map 10.1 - Zoning Map  
The City of McMinnville Comprehensive Plan is a public document. It is subject to public review and comment. The City of McMinnville is not responsible for any errors or omissions in this map. The City of McMinnville is not responsible for any damages or losses resulting from the use of this map. The City of McMinnville is not responsible for any legal actions or claims resulting from the use of this map. The City of McMinnville is not responsible for any damages or losses resulting from the use of this map. The City of McMinnville is not responsible for any legal actions or claims resulting from the use of this map.

## City of McMinnville Comprehensive Plan



**Legend**

**Comprehensive Plan**

- Residential
- Commercial
- Community
- Industrial
- Public Use
- Special Use
- Unincorporated

**City Limits**

- City
- County
- Unincorporated

**Water Features**

- Water
- Wetland



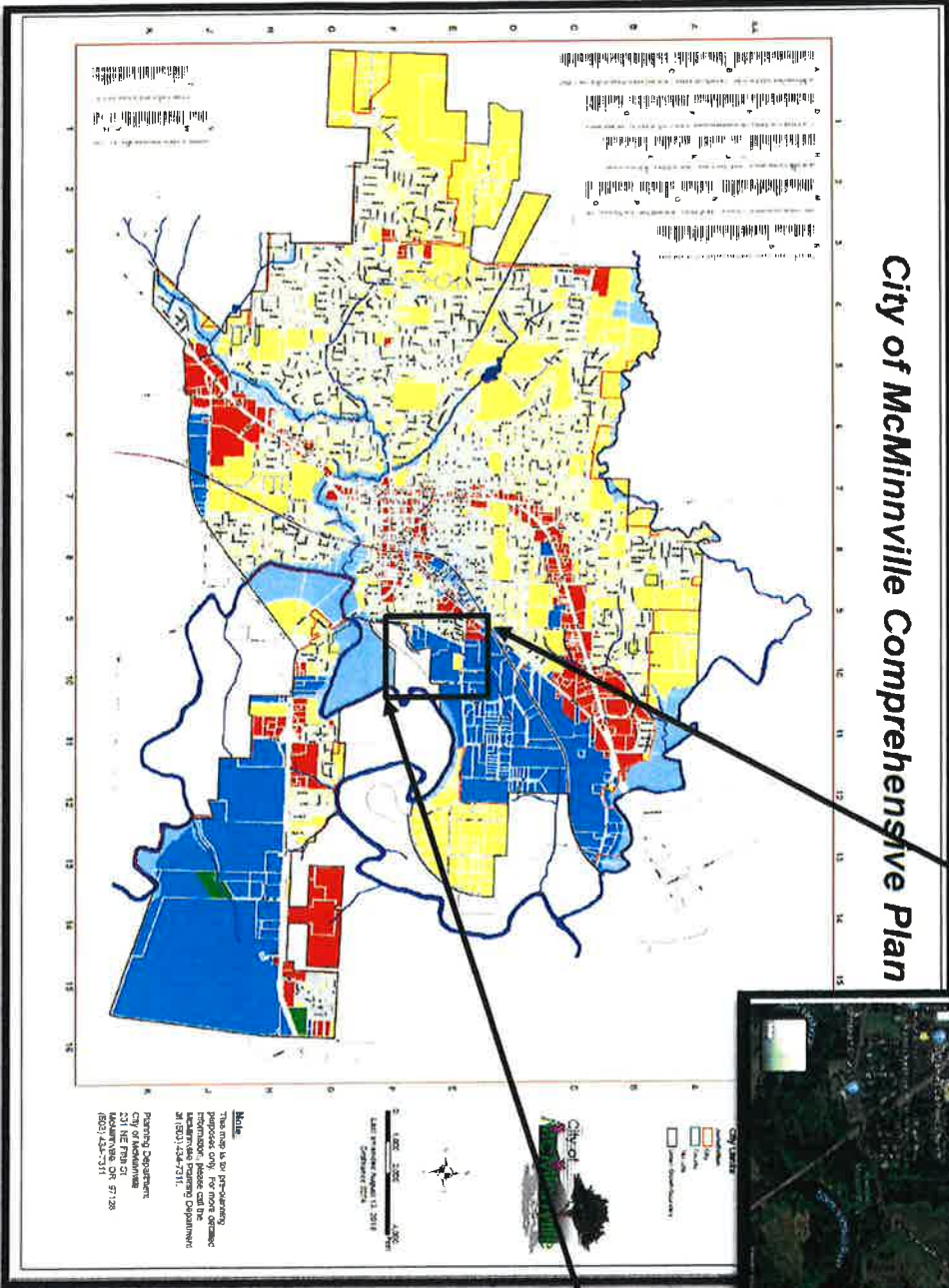
Scale: 1" = 2000'  
Last Amended: August 13, 2019  
Original Date: 2011

**NOTE:**  
This map is for informational purposes only. For more information, please contact the Planning Department at (503) 444-0711.  
Planning Department  
City of McMinnville  
McMinnville, OR 97103  
(503) 444-2311

# MWL Site, 59.89 Acres (Initial Property Review Slide, January 7, 2021)

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	Within UGB	X
Partnership Potential	No Extended Approval Process	X

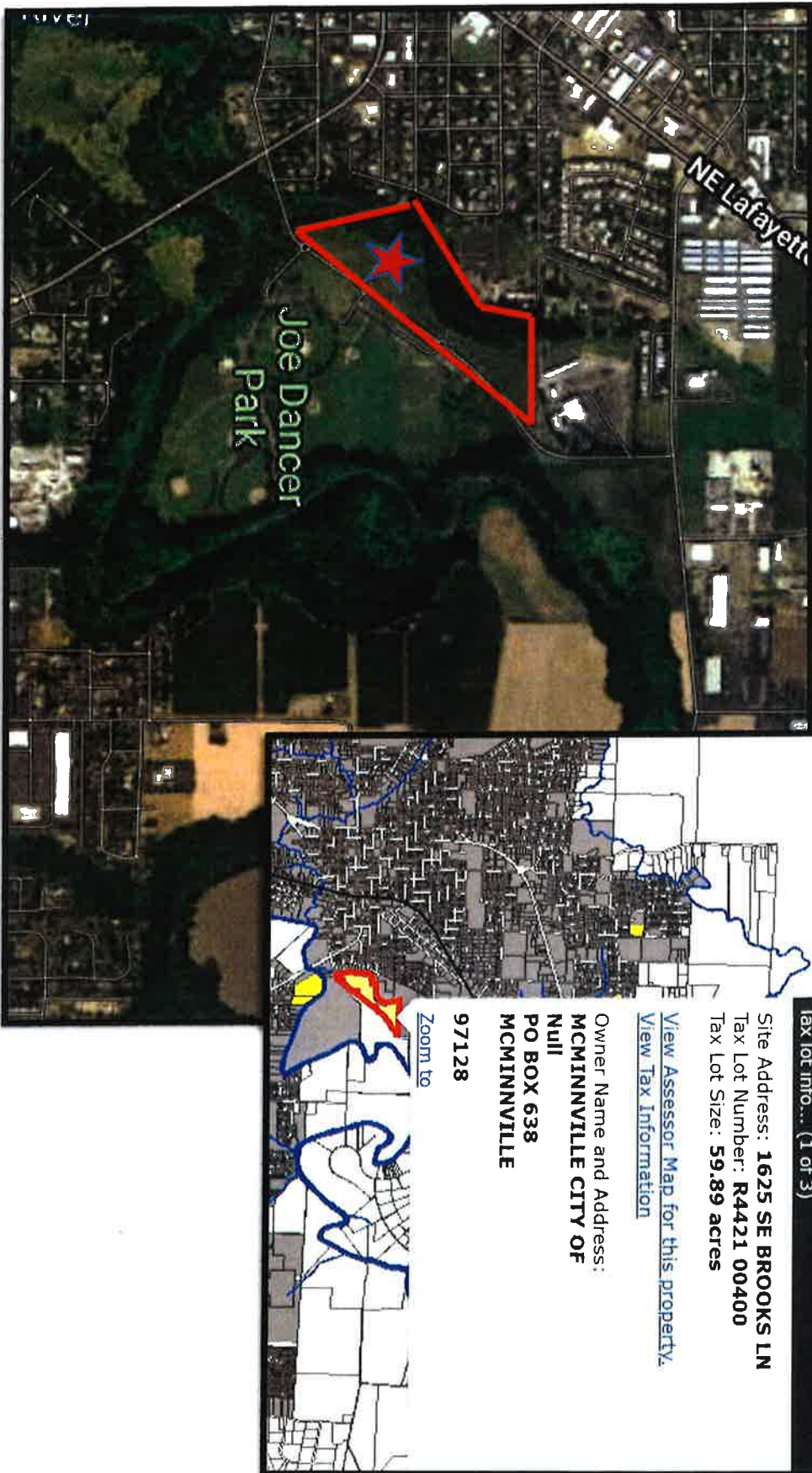
## City of McMinnville Comprehensive Plan



# MW&L Property B, 59.89 Acres

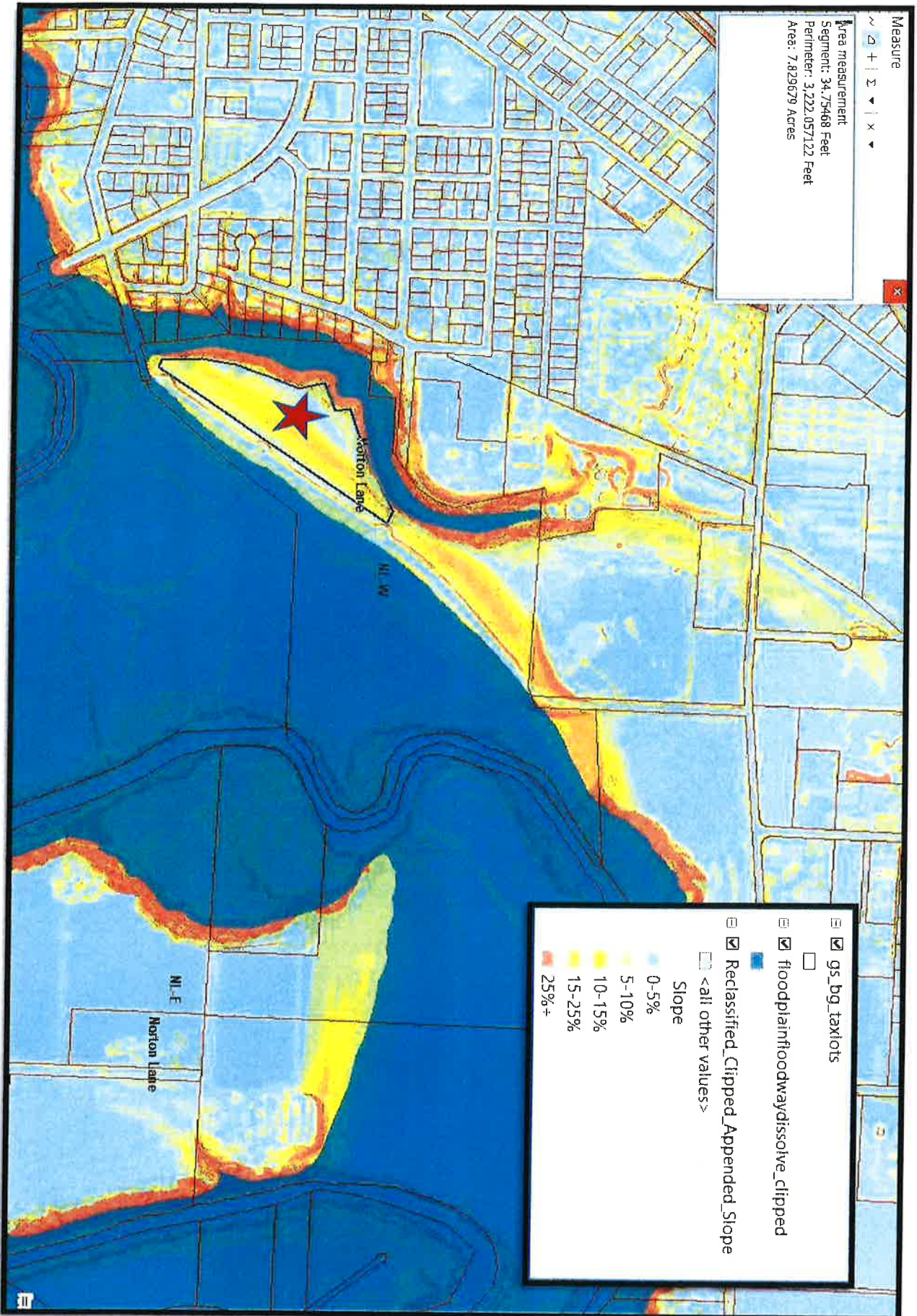
Existing Conditions: Currently a vacant property owned by the City of McMinnville – McMinnville Water and Light. In the county, but within the City's UGB. Comprehensive plan designation is industrial and flood plain. MW&L is willing to consider the area marked by the X for consideration of a Community Center project (7.8 buildable acres). Has significant slopes and floodplain.

Surrounding Neighborhood: Residential to the west, industrial to the north. Joe Dancer Park to the south and east.

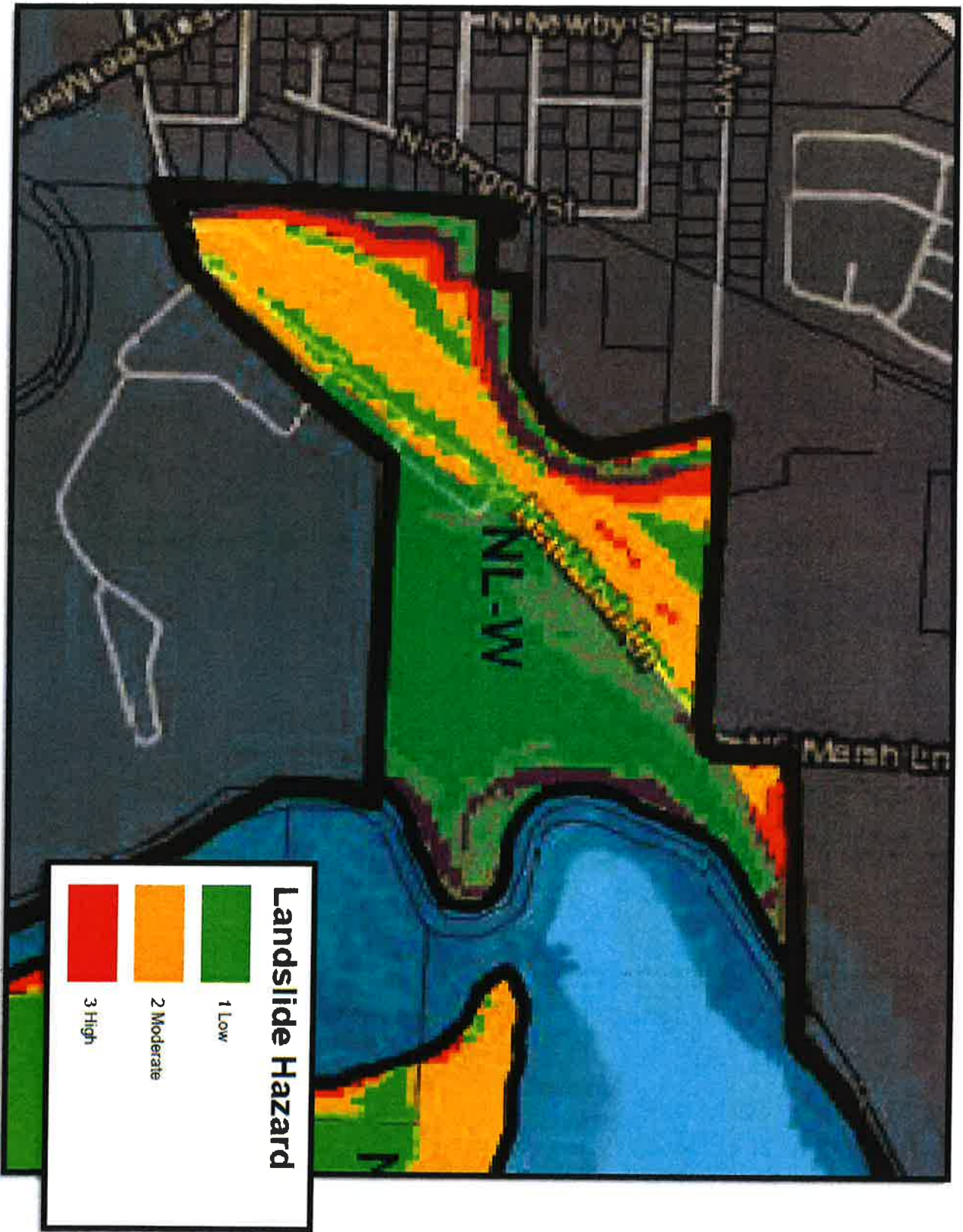




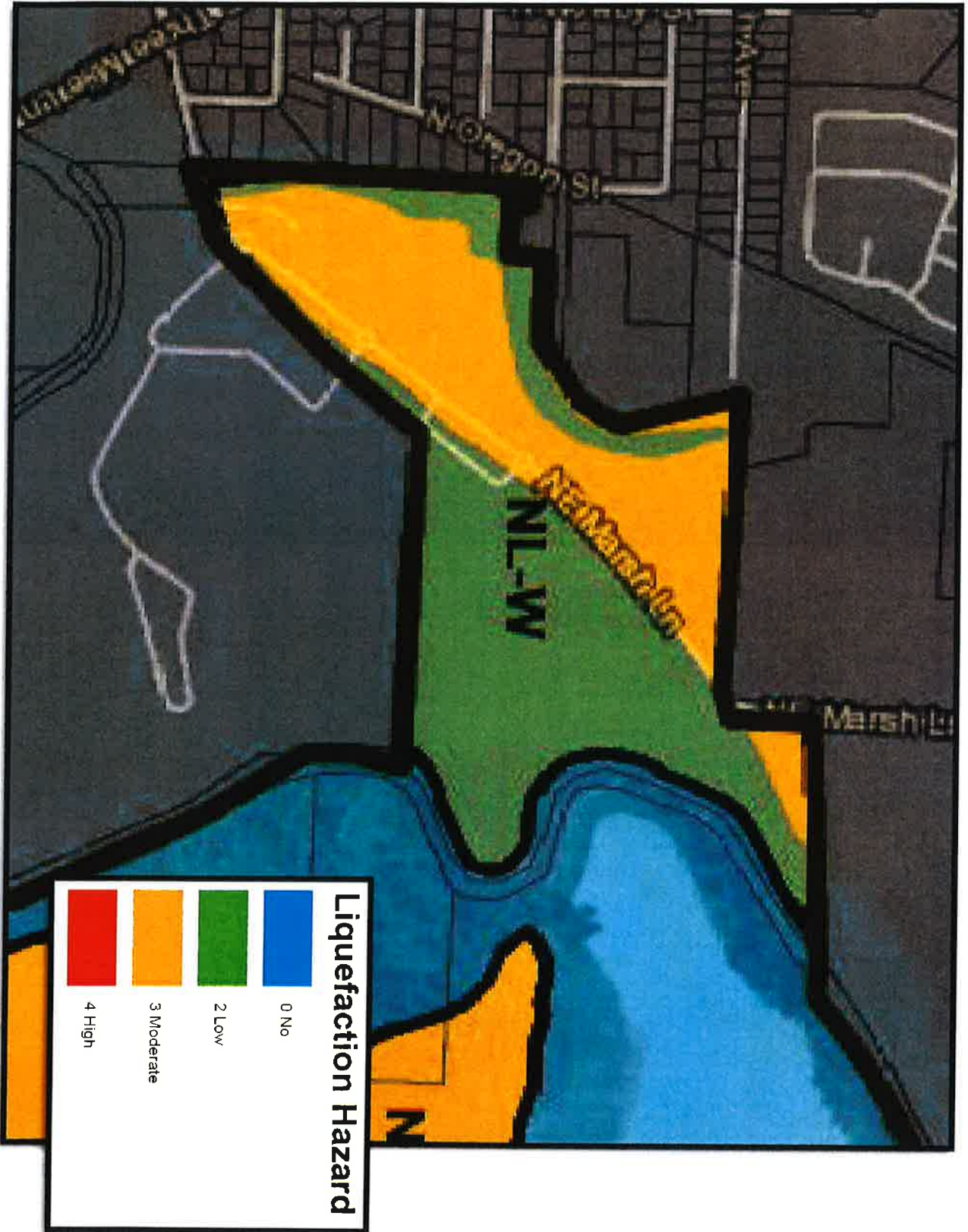
# MW&L Property B, 59.89 Acres (7.8 Buildable Acres)



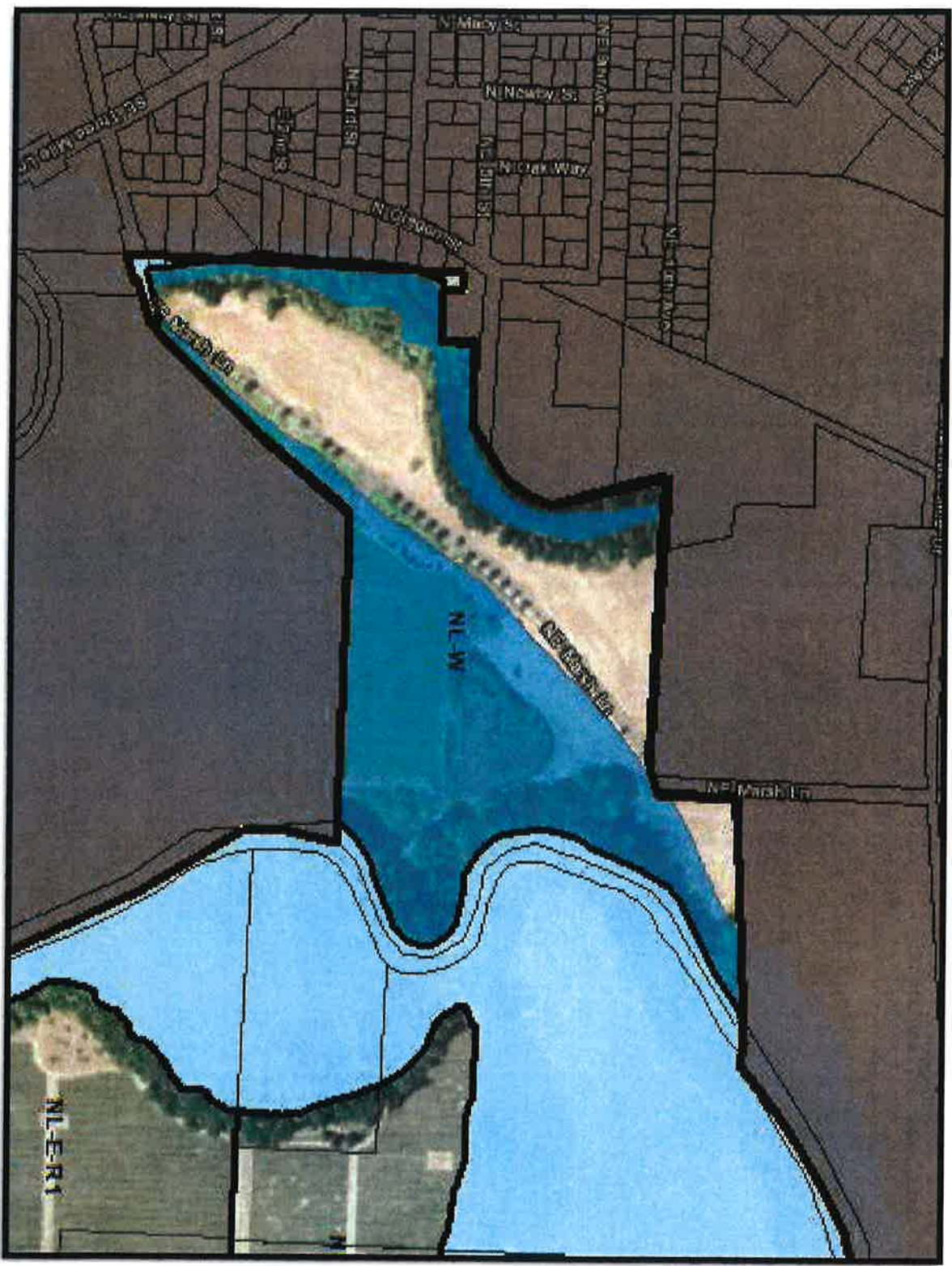
# MW&L Property B, Landslide Hazards



# MW&L Property B, Liquefaction Hazard



# MW&L Property B, Flood Hazards



# MW&L Property B, 59.89 Acres (7.8 Buildable Acres)

DEVELOPMENT CAPACITY		Comments
Accommodates Space Program and Parking Requirements (10 Developable Acres)	0	Does not have 10 developable acres. Potential for coordination with Joe Dancer Park, but need to overcome slopes and floodplain issues.
Expansion Potential (Ability to expand 1-5 Acres)	0	Very limited options for expansion.
Optimal and Effective Use of Site <ul style="list-style-type: none"> <li>Assumes best use of site</li> <li>Prioritization of preserving existing park land</li> </ul>	1	Currently a vacant UGB industrial site. Might be a good leverage for a community center.
<b>ECONOMIC VIABILITY</b>		
Prominent Street Frontage <ul style="list-style-type: none"> <li>Highway / Arterial Access</li> </ul>	1	Access and visibility are very constrained. Might be access from Marsh Lane but could be impacted by winter floods. Marsh Lane is a local street. (See Appendix 1 – Street Functional Classification Map from the Transportation System Plan)
Proximity to Compatible Amenities <ul style="list-style-type: none"> <li>Parks</li> <li>Recreational Trails</li> <li>Community Gathering Places</li> </ul>	2	MAC PAC facility would be located on upper slope above Joe Dancer Park, and if trail connectivity could be established with slope issues would make a nice connection. Otherwise fairly isolated from other community amenities.
Partnership Potential	1	Potential land partnership with MW&L.
Stimulate Local Tourism and Economic Development <ul style="list-style-type: none"> <li>Proximity/Visibility to Highways</li> <li>Connection to Downtown</li> </ul>	1	Not visible or proximate to highways. Connection to downtown would be circuitous via Marsh Lane as it is bordered by privately owned residential property on the west side. Might be the potential for a connection via NE 5 <sup>th</sup> Street public right of way. Would need to overcome wetland crossing.

# MW&L Property B, 59.89 Acres (7.8 Buildable Acres)

FINANCIAL STEWARDSHIP		Comments
<p><u>Site Costs</u></p> <p>Assumes project development costs and value added design are site neutral.</p>	1	<p>Site is owned by the McMinnville Water and Light.</p> <p>Infrastructure analysis would be required for sewer connections. Slopes and wetlands add to complications of development costs.</p>
SUPPORTS DIVERSITY, EQUITY AND INCLUSION		
<p>Central Location</p> <ul style="list-style-type: none"> <li>Residential Neighborhoods</li> <li>K – 12 Schools</li> <li>Transportation Infrastructure</li> </ul>	0	<p>Not centrally located. Located on opposite side of most residential neighborhoods and future growth areas. Adjacent to some existing residential neighborhoods on the west side of the property.</p> <p>1.0 miles from McMinnville High School. 1.5 miles from Patton Middle School and 1.4 miles from Duniway Middle School. Separated from four elementary schools by 99W, (2.4 miles to Grandhaven, 1.6 miles to Memorial, 1.4 miles to Newby, 2.2 miles to Columbus). One elementary school is on the same side of 99W, on the southern side of the community, 3.6 miles away.</p> <p>Transportation infrastructure is dependent upon local collector streets (Marsh Lane or NE 5<sup>th</sup> Street)</p>
<p>Access to Variety of Trans Modes</p> <ul style="list-style-type: none"> <li>Bicycle</li> <li>Pedestrian</li> <li>Transit</li> </ul>	1	<p>Bicycle and pedestrian access is limited to on-street system. Signalized intersection on Riverside and Lafayette for a controlled, safe crossing from northern and western residential neighborhoods.</p> <p>Not close to any transit routes. (See Appendix 2 – Yamhill County Transit – McMinnville Fixed Routes)</p>
<p><u>Proximity to Underserved Communities</u></p> <p>(Proximity to lower income census block groups per Appendix 3)</p>	1	<p>In Census Block Group 41071.30601.1, the fourth lowest family median income Census Block Group in McMinnville with median family incomes of \$44,402, and 16.5% of households living in poverty.</p> <p>Would be difficult to access without public transit and school proximities for three lowest family median income Census Block Groups.</p>
REGULATORY IMPACT		
<p><u>Within UGB</u></p>	3	<p>Yes</p>
<p><u>Avoids Potential Environmental Impact</u></p> <ul style="list-style-type: none"> <li>Wetlands / Riparian Corridors</li> <li>Tree Copses</li> <li>Protected Ecosystems</li> </ul>	0	<p>Potential impact to wetland/riparian corridor</p> <p>Potential impact to tree copses on ridge to support development of facility.</p>
<p><u>No Extended Approval Process</u></p> <ul style="list-style-type: none"> <li>Permitted use in underlying zone</li> </ul>	1	<p>Needs to be amended into the city limits. Currently a industrial zone comprehensive plan designation. Could be an outright permitted use as a “public use structure and activity” (MMC 17.39.020). Would need a legal review as Community Center is an outright permitted use in commercial zones.</p>

# COMPARING THE TWO SITES

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

*McMinnville Water and Light Property “B” does not appear to meet the basic needs.*

# LARGER COMPARISON OF SITES

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

## LEGEND:

A =  
McMinnville  
Water and  
Light  
Property "A"

LU =  
Linfield  
University

WP =  
Wortman  
Park



**The following slides were provided to the MacPAC in a presentation on February 4, 2021, evaluating the Wortman Park and Linfield University and are provided here as background and context for the McMinnville Water and Light property evaluation to illustrate that the same data sources and scoring matrix was used for both evaluations. These slides will not be presented to the MacPAC on June 10 2021, and are simply provided as reference for the meeting packet materials.**

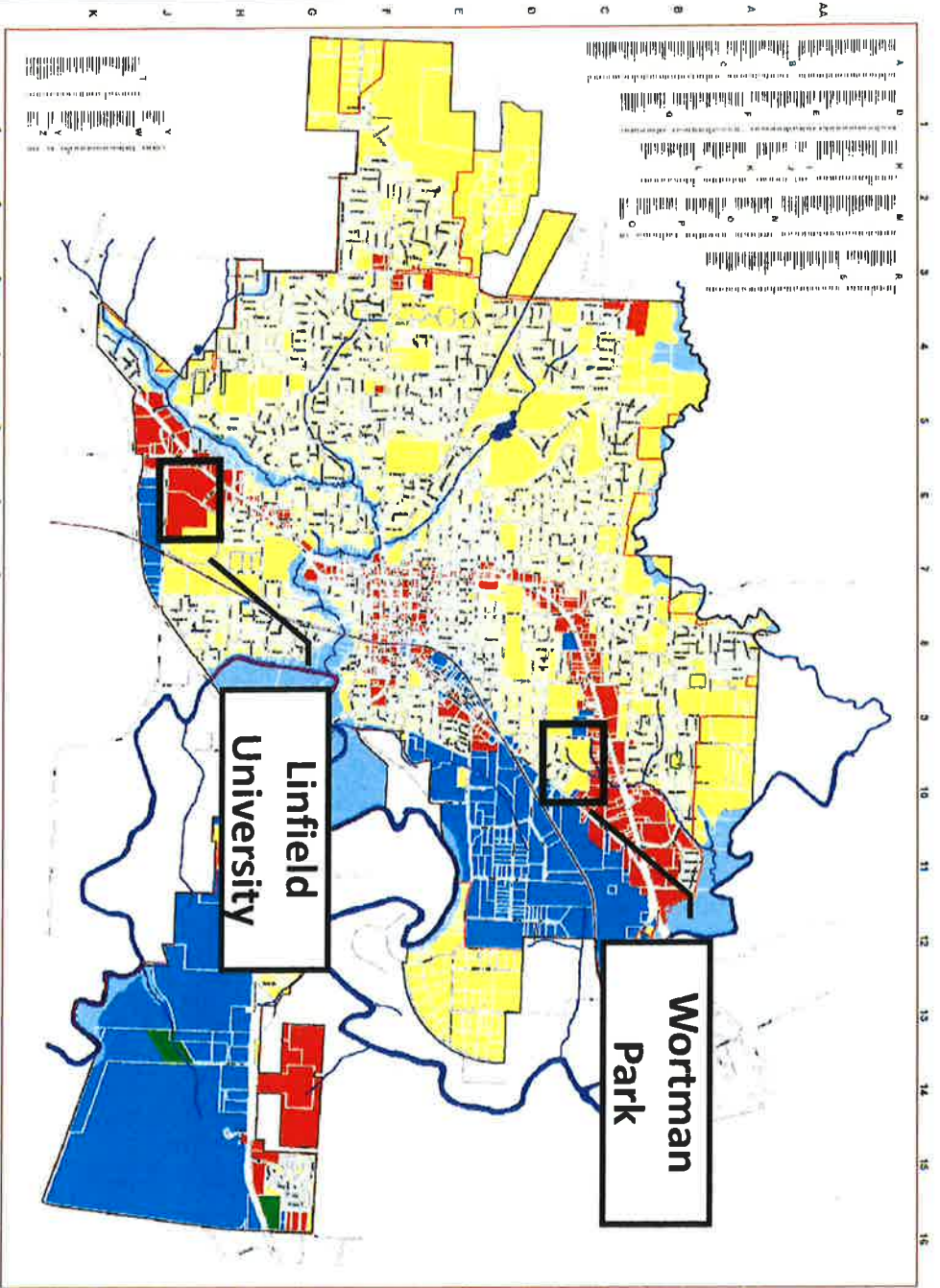


**City of  
McMinnville**

PLANNING

# A Deeper Dive: Wortman Park and Linfield University

## City of McMinnville Comprehensive Plan



### Legend

- Comprehensive Plan**
- Residential
  - Commercial
  - Industrial
  - Community Center
  - Neighborhood
- City Limits**
- City
  - County
  - Water
  - Water Control Boundary

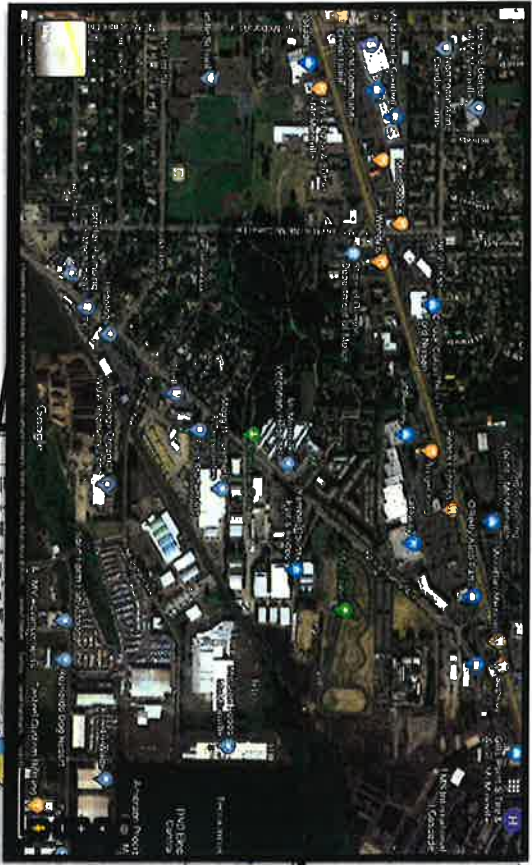


Scale: 1" = 2,000'  
 Large Area Map of 10, 2019  
 Ordinance 2774

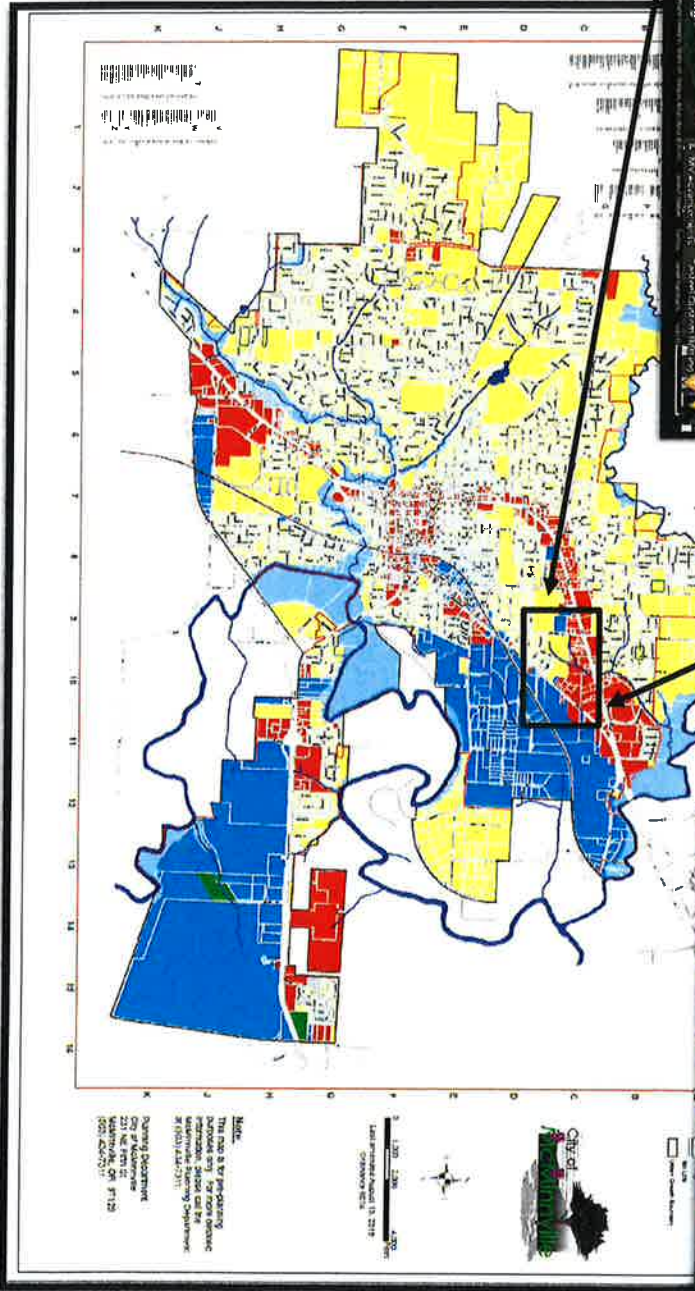
**Note:**  
 This map is for informational purposes only. For more detailed information, please call the McMinnville Planning Department at (503) 424-7311.

Planning Department  
 City of McMinnville  
 231 NE Fifth St  
 McMinnville, OR 97128  
 (503) 424-7311

# Wortman Park, 21.6 Acres



**Minnville Comprehensive**



# 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
<p><u>Accommodates Space Program and Parking Requirements</u></p> <p>(10 Developable Acres)</p>	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.
<p><u>Expansion Potential</u> (Ability to expand 1-5 Acres)</p>	2	Opportunity for shared parking with Senior Center  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.
<p><u>Optimal and Effective Use of Site</u></p> <ul style="list-style-type: none"> <li>Assumes best use of site</li> <li>Prioritization of preserving existing park land</li> </ul>	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.
<b>ECONOMIC VIABILITY</b>		
<p><u>Prominent Street Frontage</u></p> <ul style="list-style-type: none"> <li>Highway / Arterial Access</li> </ul>	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)
<p><u>Proximity to Compatible Amenities</u></p> <ul style="list-style-type: none"> <li>Parks</li> <li>Recreational Trails</li> <li>Community Gathering Places</li> </ul>	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.
<p><u>Partnership Potential</u></p>	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.
<p><u>Stimulate Local Tourism and Economic Development</u></p> <ul style="list-style-type: none"> <li>Proximity/Visibility to Highways</li> <li>Connection to Downtown</li> </ul>	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.

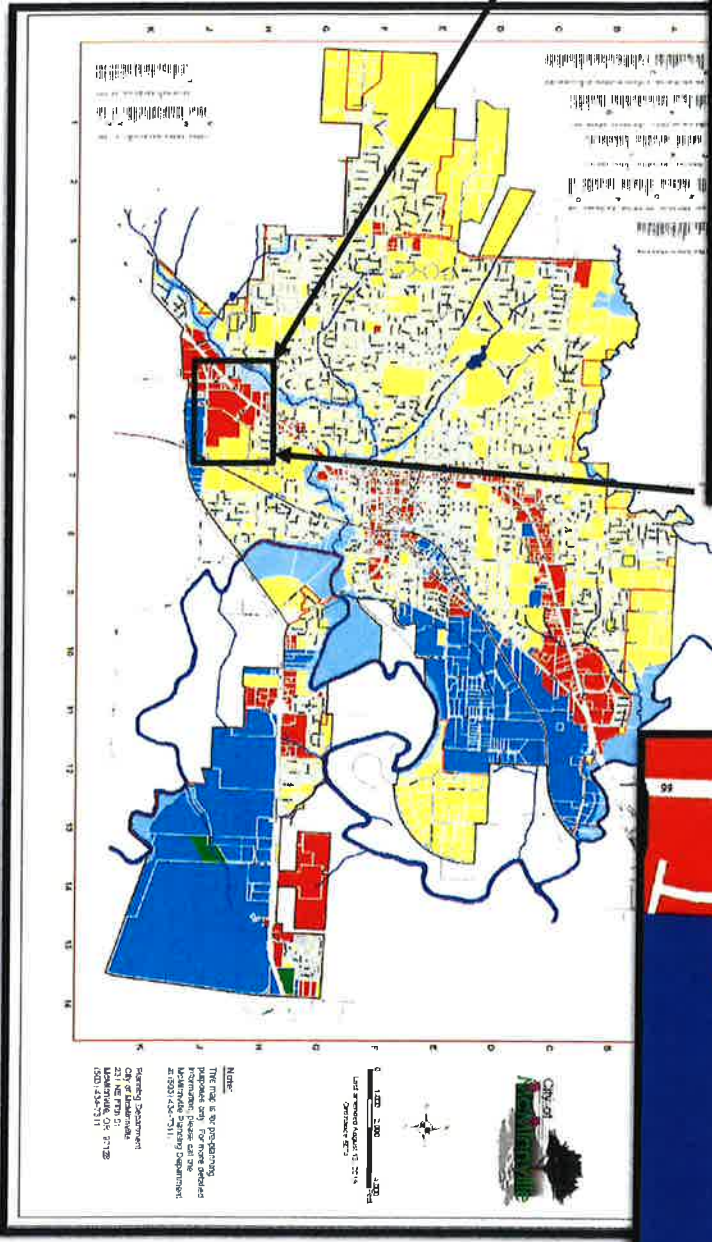
# Wortman Park, 21.6 Acres

FINANCIAL STEWARDSHIP		Comments
<p><u>Site Costs</u></p> <p>Assumes project development costs and value added design are site neutral.</p>	2	<p>Site is owned by the City. No land acquisition costs.</p> <p>Depending upon traffic impact analysis could be impact to the intersection of McDaniel Lane and 99W, and McDaniel Lane for facility.</p> <p>Depending upon design of the facility could be site preparation costs in terms of removal of trees, wetland delineation, etc.</p>
<p><b>SUPPORTS DIVERSITY, EQUITY AND INCLUSION</b></p>		
<p><u>Central Location</u></p> <ul style="list-style-type: none"> <li>Residential Neighborhoods</li> <li>K – 12 Schools</li> <li>Transportation Infrastructure</li> </ul>	1	<p>Not centrally located.</p> <p>Across the street from Patton Middle School. One mile north of McMinville 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.</p> <p>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.</p>
<p><u>Access to Variety of Trans Modes</u></p> <ul style="list-style-type: none"> <li>Bicycle</li> <li>Pedestrian</li> <li>Transit</li> </ul>	1	<p>Bicycle and pedestrian access is limited to on-street system. Signalized intersection on 99W and McDaniel for controlled, safe crossing from northern residential neighborhoods.</p> <p>Closest transit route is on 99W. (See Appendix 2 – Yamhill County Transit – McMinville Fixed Routes)</p>
<p><u>Proximity to Underserved Communities</u></p> <p>(Proximity to lower income census block groups per Appendix 3)</p>	2	<p>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 McMinville with median family incomes of \$40,903 and \$44,402, and 22.6% and 16.5% of households living in poverty.</p>
<p><b>REGULATORY IMPACT</b></p>		
<p><u>Within UGB</u></p>	3	<p>Yes</p>
<p><u>Avoids Potential Environmental Impact</u></p> <ul style="list-style-type: none"> <li>Wetlands / Riparian Corridors</li> <li>Tree Copses</li> <li>Protected Ecosystems</li> </ul>	0	<p>Potential impact to riparian corridor</p> <p>Definite impact to tree copses to support development of facility.</p>
<p><u>No Extended Approval Process</u></p> <ul style="list-style-type: none"> <li>Permitted use in underlying zone</li> </ul>	2	<p>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.</p>

# Linfield, 63 Acres



Ville Compré



# Linfield, (tax lot 103 + tax lot 104 = 78 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.

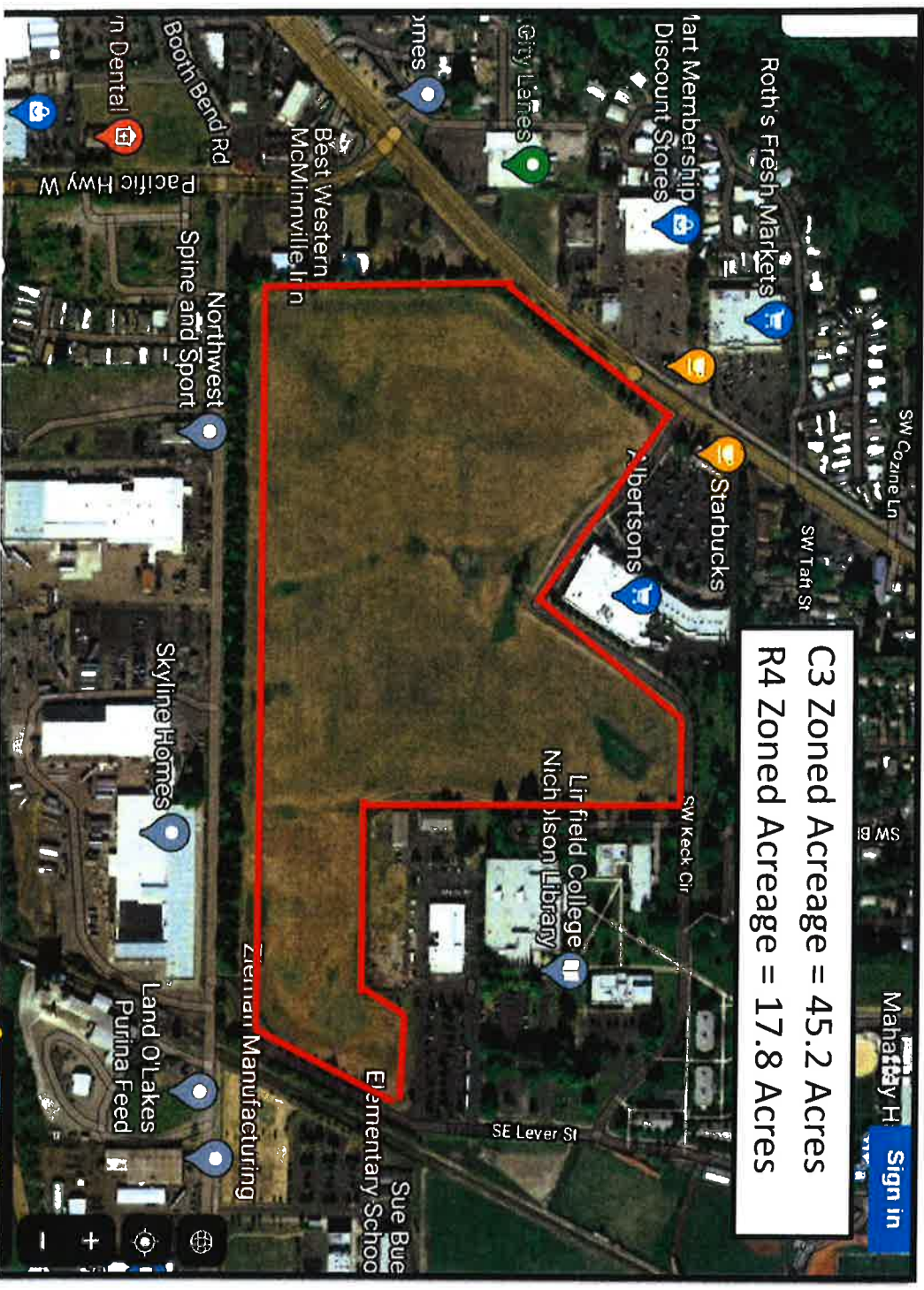




# Linfield, 63 Acres

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"> <li>Assumes best use of site</li> <li>Prioritization of preserving existing park land</li> </ul>	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.
<b>ECONOMIC VIABILITY</b>		
<u>Prominent Street Frontage</u> <ul style="list-style-type: none"> <li>Highway / Arterial Access</li> </ul>	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"> <li>Parks</li> <li>Recreational Trails</li> <li>Community Gathering Places</li> </ul>	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"> <li>Proximity/Visibility to Highways</li> <li>Connection to Downtown</li> </ul>	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
<p><u>Site Costs</u></p> <p>Assumes project development costs and value added design are site neutral.</p>	2	<p>Site is owned by Linfield. Would need to negotiate terms of land tenure.</p> <p>Should not be significant traffic improvements as the site is already zoned for commercial development.</p> <p>Site preparation costs should be standard. It is a flat site devoid of significant wetlands, trees and other site barriers.</p>
<p><b>SUPPORTS DIVERSITY, EQUITY AND INCLUSION</b></p>		
<p><u>Central Location</u></p> <ul style="list-style-type: none"> <li>Residential Neighborhoods</li> <li>K – 12 Schools</li> <li>Transportation Infrastructure</li> </ul>	2	<p>Not centrally located.</p> <p>Adjacent to Sue Buel Elementary school, separated by railroad tracks. 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.</p> <p>On the southern side of McMinnville where the residential development is concentrated and expected to continue to grow. (See Appendix 4 – McMinnville UGB)</p>
<p><u>Access to Variety of Trans Modes</u></p> <ul style="list-style-type: none"> <li>Bicycle</li> <li>Pedestrian</li> <li>Transit</li> </ul>	2	<p>Bicycle and pedestrian access is limited to on-street system. Signalized intersection on 99W and Keck for controlled, safe crossing from western residential neighborhoods.</p> <p>Transit stop at frontage access.</p>
<p><u>Proximity to Underserved Communities</u></p> <p>(Proximity to lower income census block groups per Appendix 3)</p>	3	<p>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.</p>
<p><b>REGULATORY IMPACT</b></p>		
<p><u>Within UGB</u></p>	3	<p>Yes</p>
<p><u>Avoids Potential Environmental Impact</u></p> <ul style="list-style-type: none"> <li>Wetlands / Riparian Corridors</li> <li>Tree Copses</li> <li>Protected Ecosystems</li> </ul>	3	<p>No known environmental impact.</p>
<p><u>No Extended Approval Process</u></p> <ul style="list-style-type: none"> <li>Permitted use in underlying zone</li> </ul>	3	<p>Underlying zoning is C3, for 45.2 acres. General Commercial which allows a Community Building and Commercial Recreation Facility as an outright permitted use. 17.8 Acres is R4, which allows a Park/Recreation Area and Community Building is a conditional use.</p>

# COMPARING THE TWO SITES

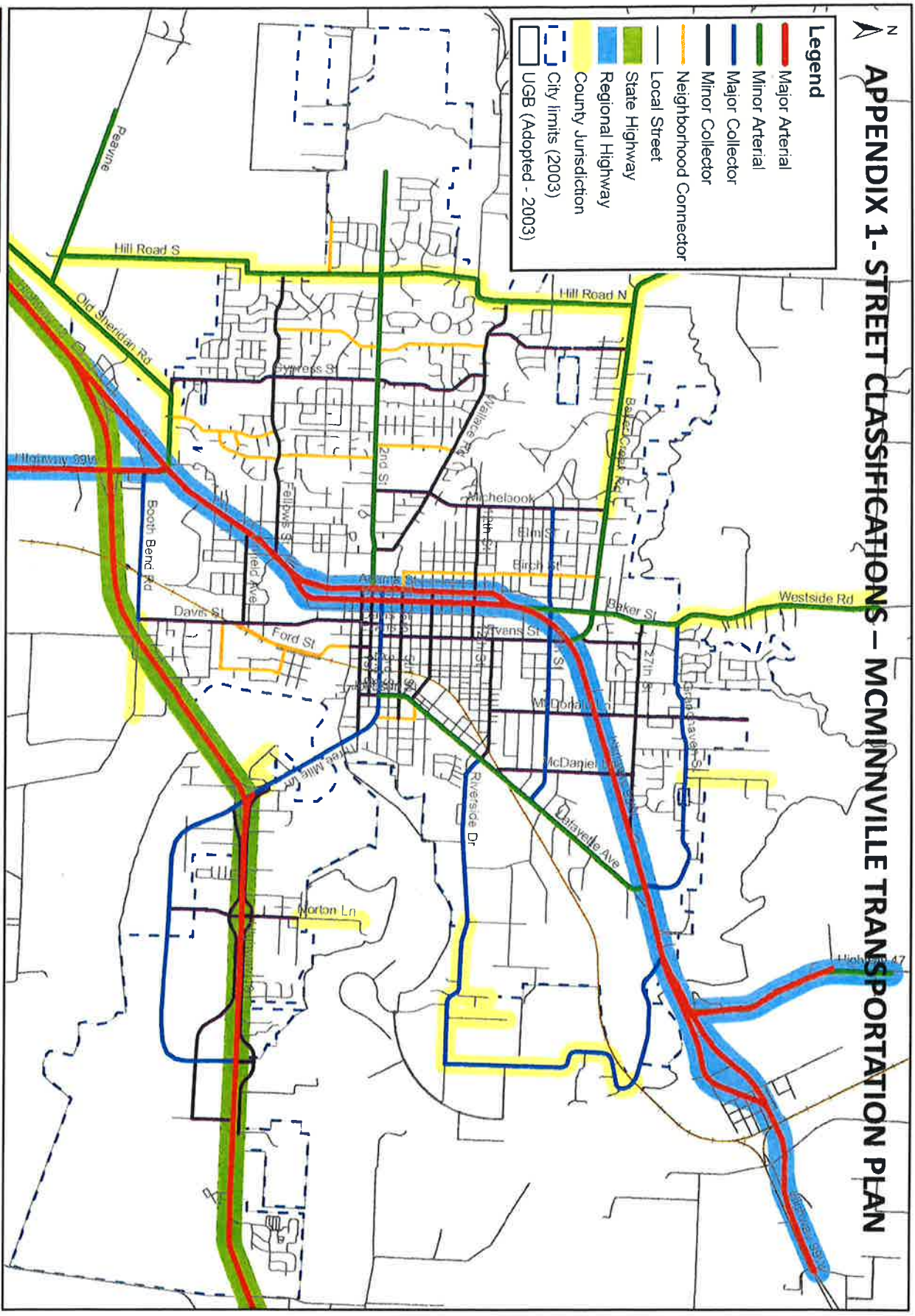
DEVELOPMENT CAPACITY	LU	WP	FINANCIAL STEWARDSHIP	LU	WP
<u>Accommodates Space Program and Parking Requirements</u> (10 Developable Acres)	3	3	<u>Site Costs</u> Assumes project development costs and value added design are site neutral.	2	2
<u>Expansion Potential</u> (Ability to expand 1-5Acres)	3	2	<b>SUPPORTS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



# APPENDIX 1- STREET CLASSIFICATIONS -- MCMINNVILLE TRANSPORTATION PLAN

**Legend**

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Neighborhood Connector
- Local Street
- State Highway
- Regional Highway
- County Jurisdiction
- City limits (2003)
- UGB (Adopted - 2003)

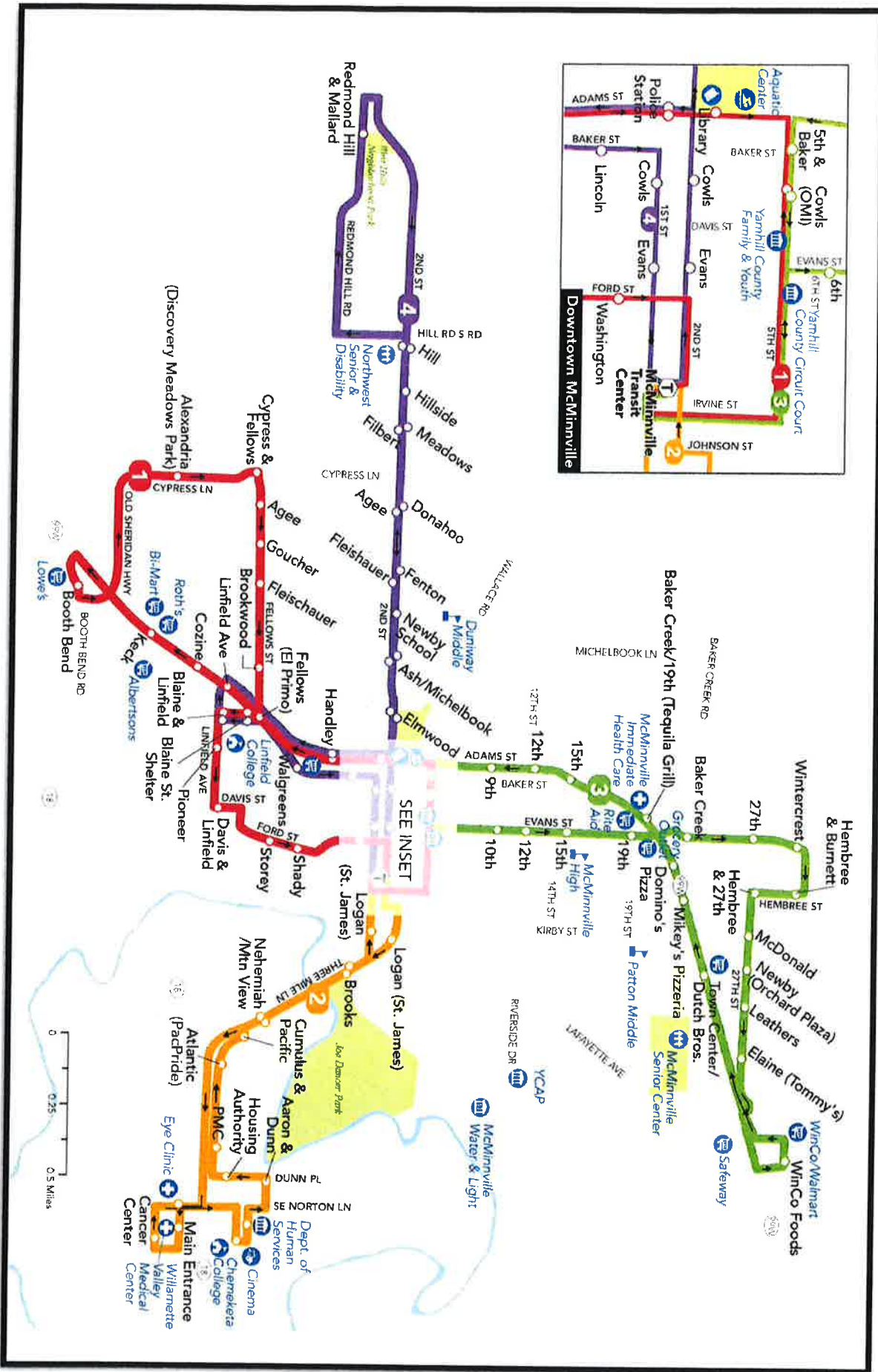


Street Functional Classification  
McMinnville TSP

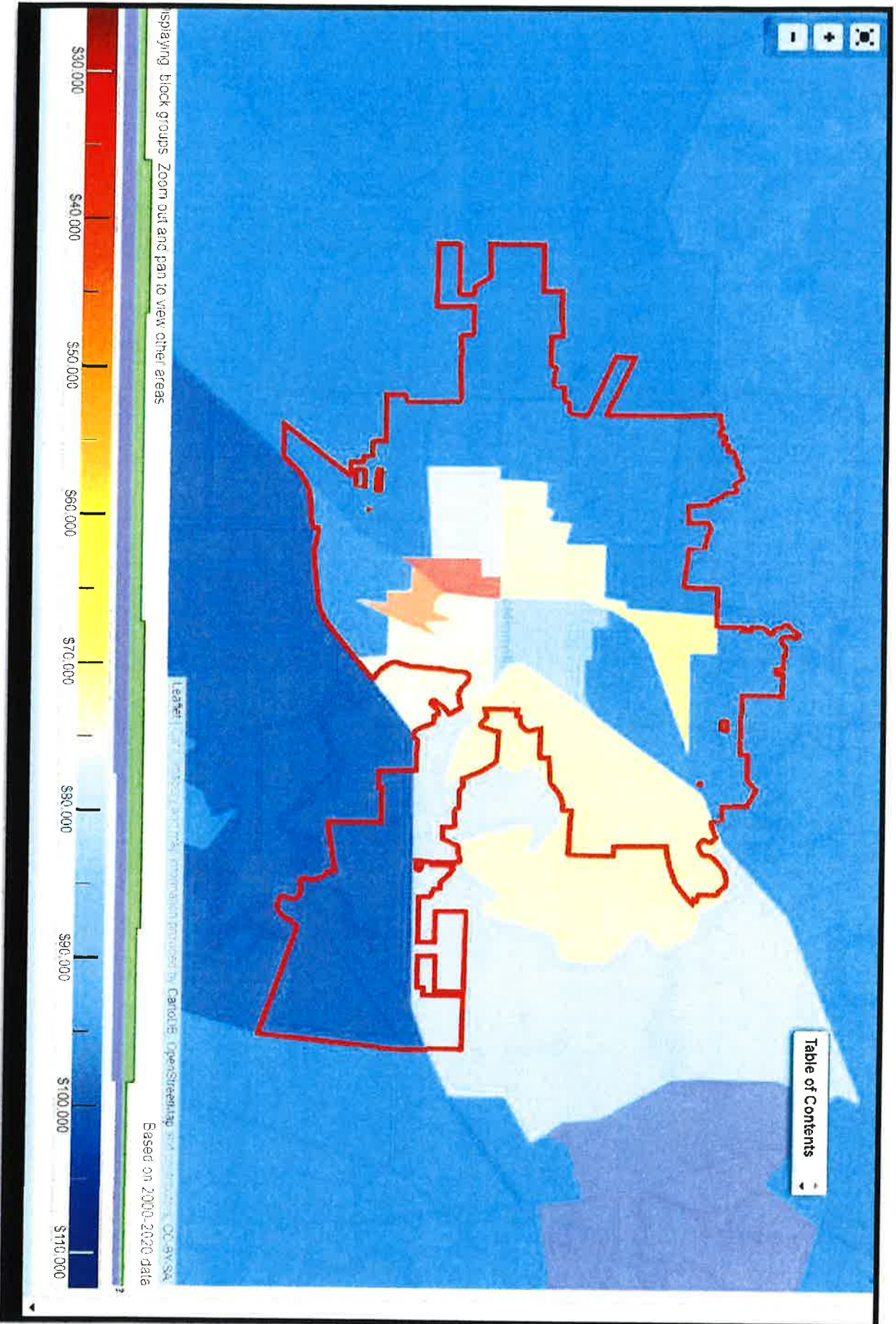


Exhibit  
2-3

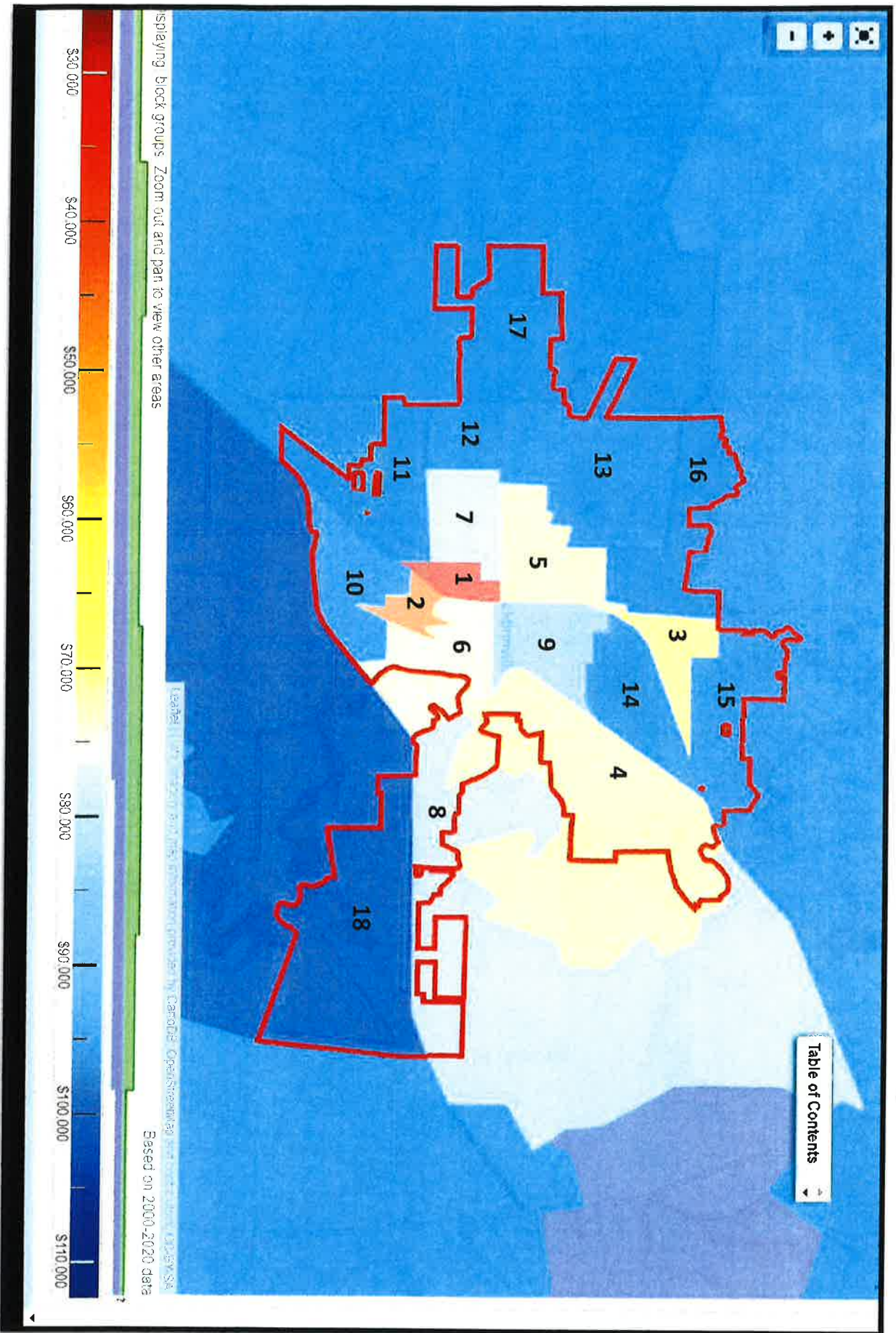
# APPENDIX 2 - YAMHILL COUNTY TRANSIT – MCMINNVILLE FIXED ROUTES



# APPENDIX 3 -- MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA

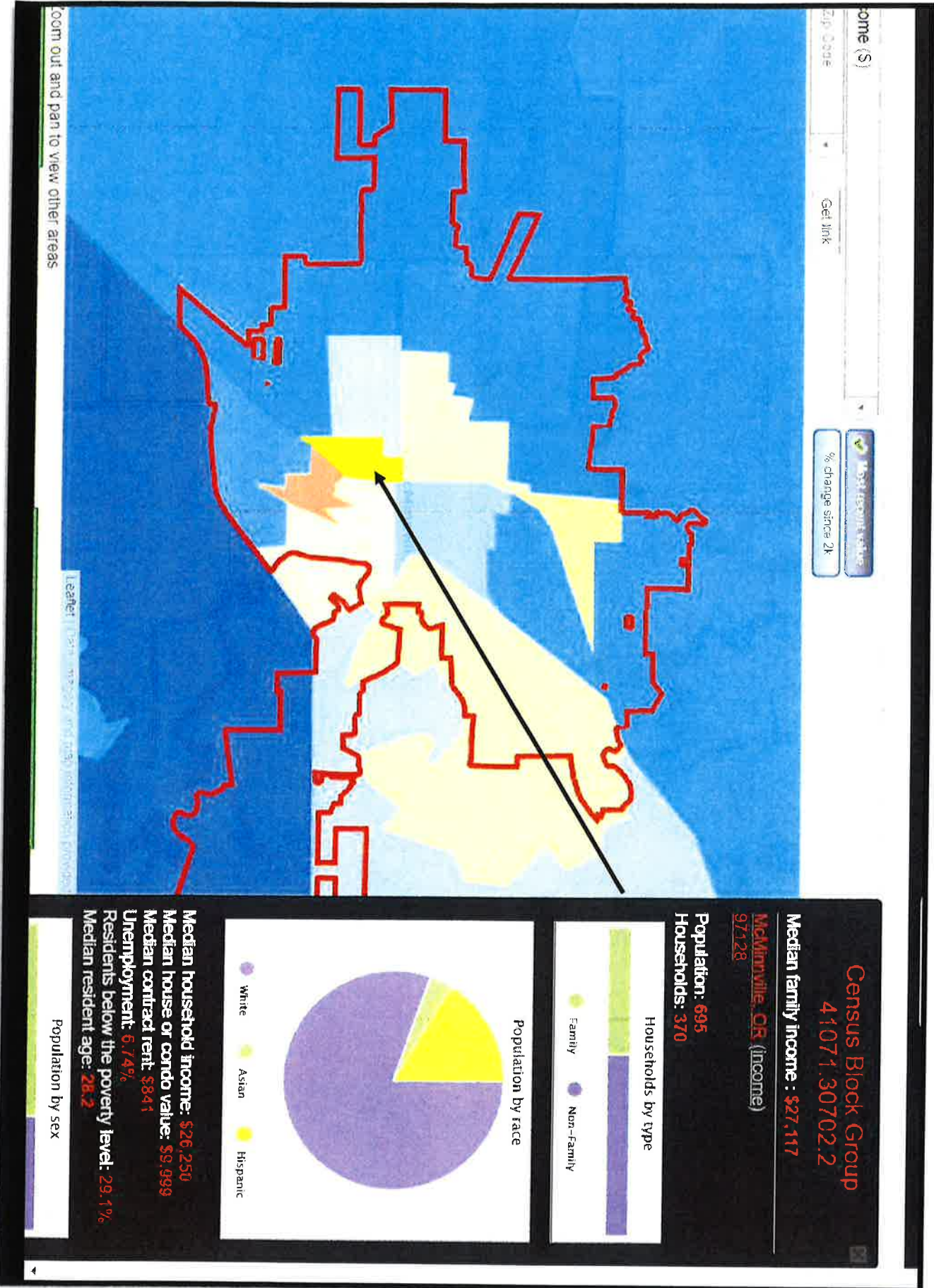


# APPENDIX 3 – MEDIAN FAMILY INCOME BY BLOCK GROUP, CITY DATA (Ranked by lowest family median income to highest family median income)

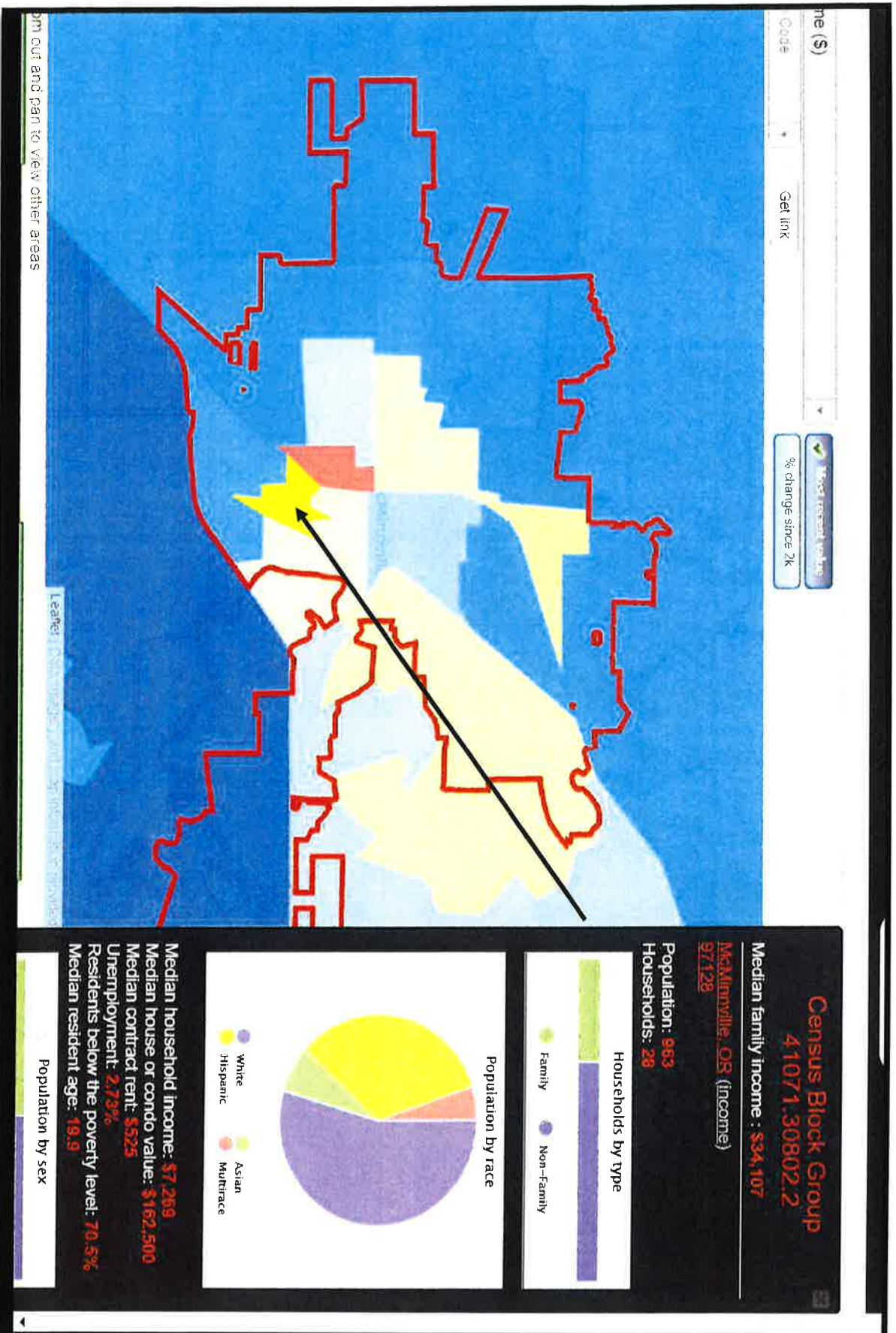




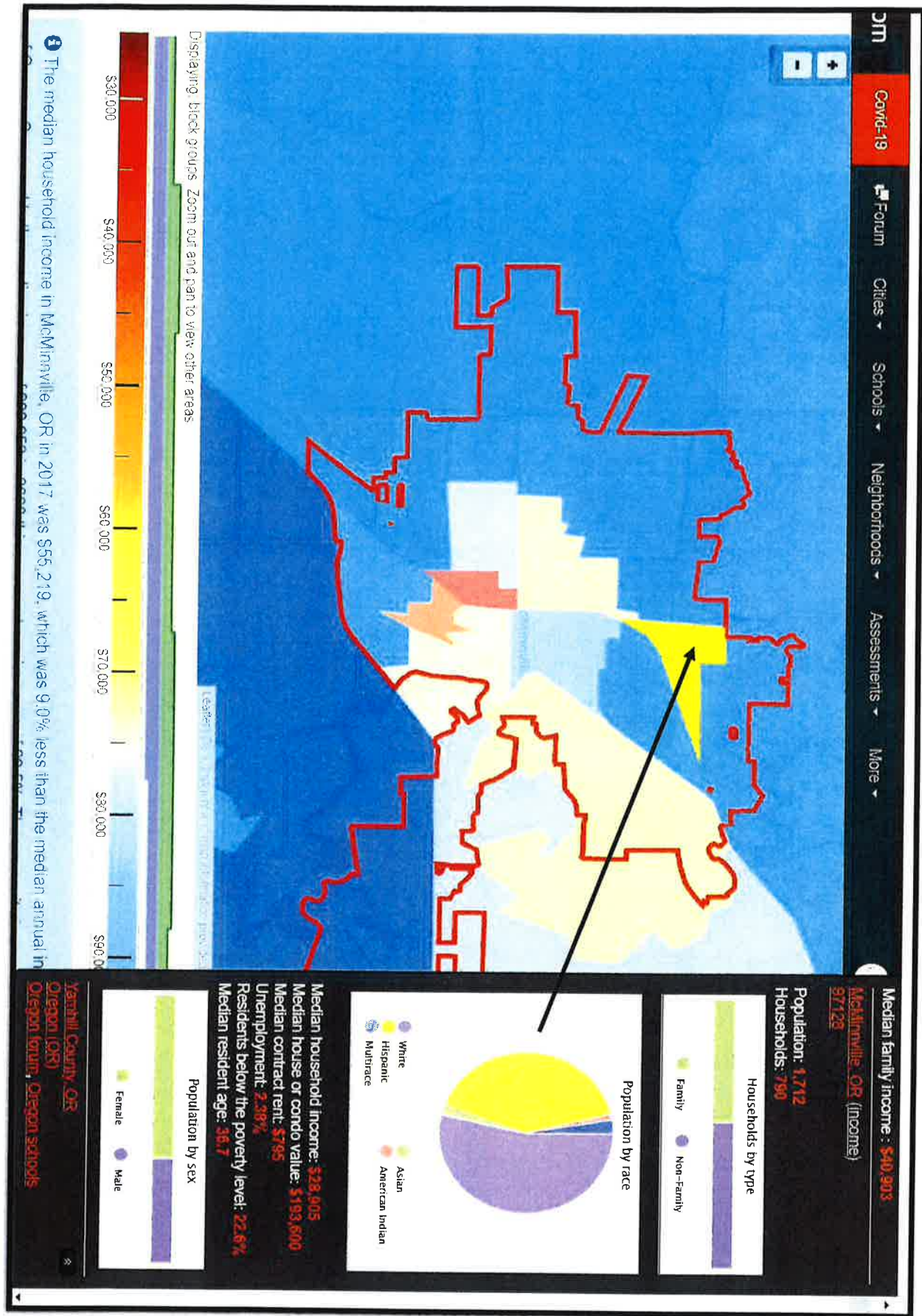
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.2



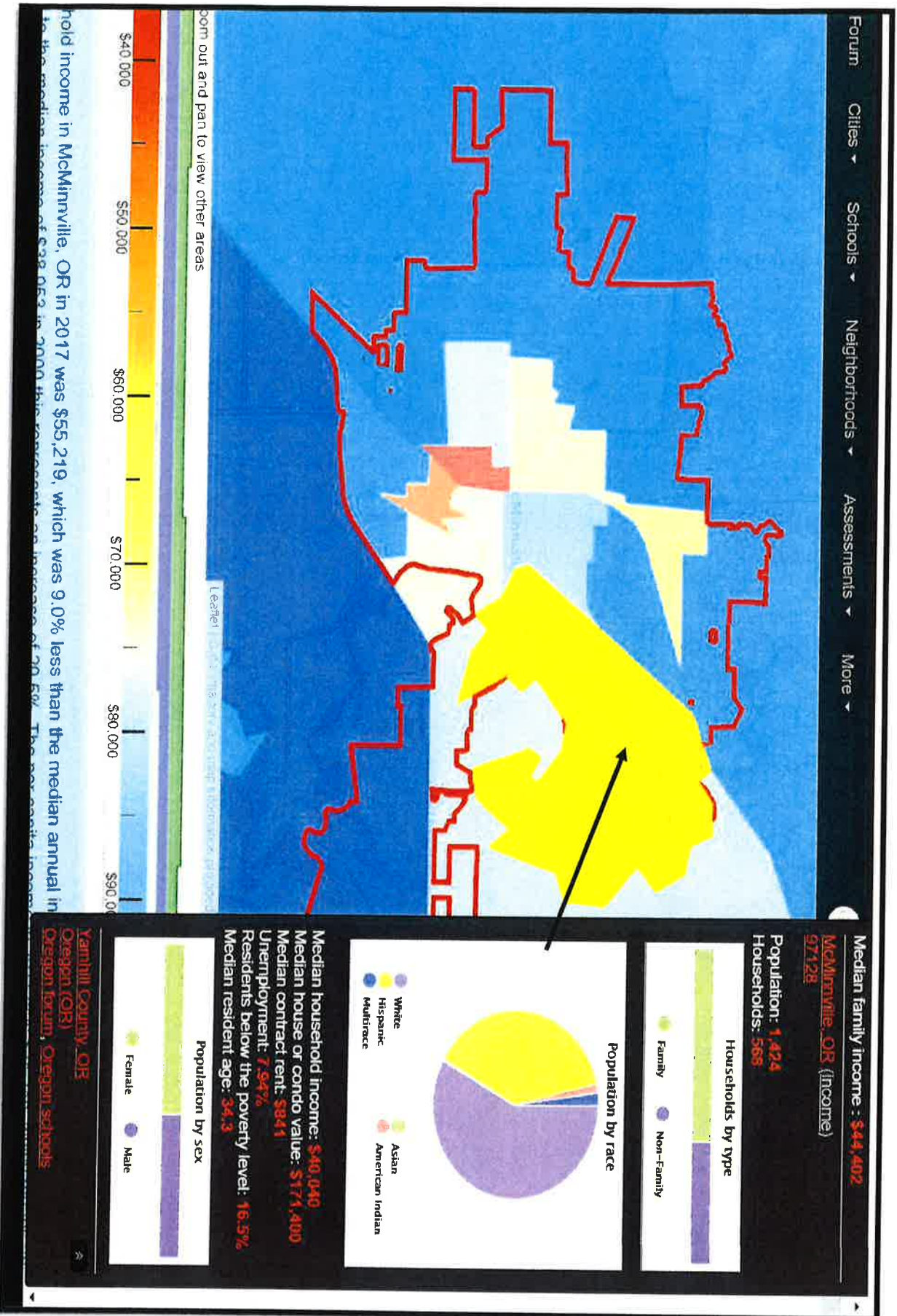
APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.2



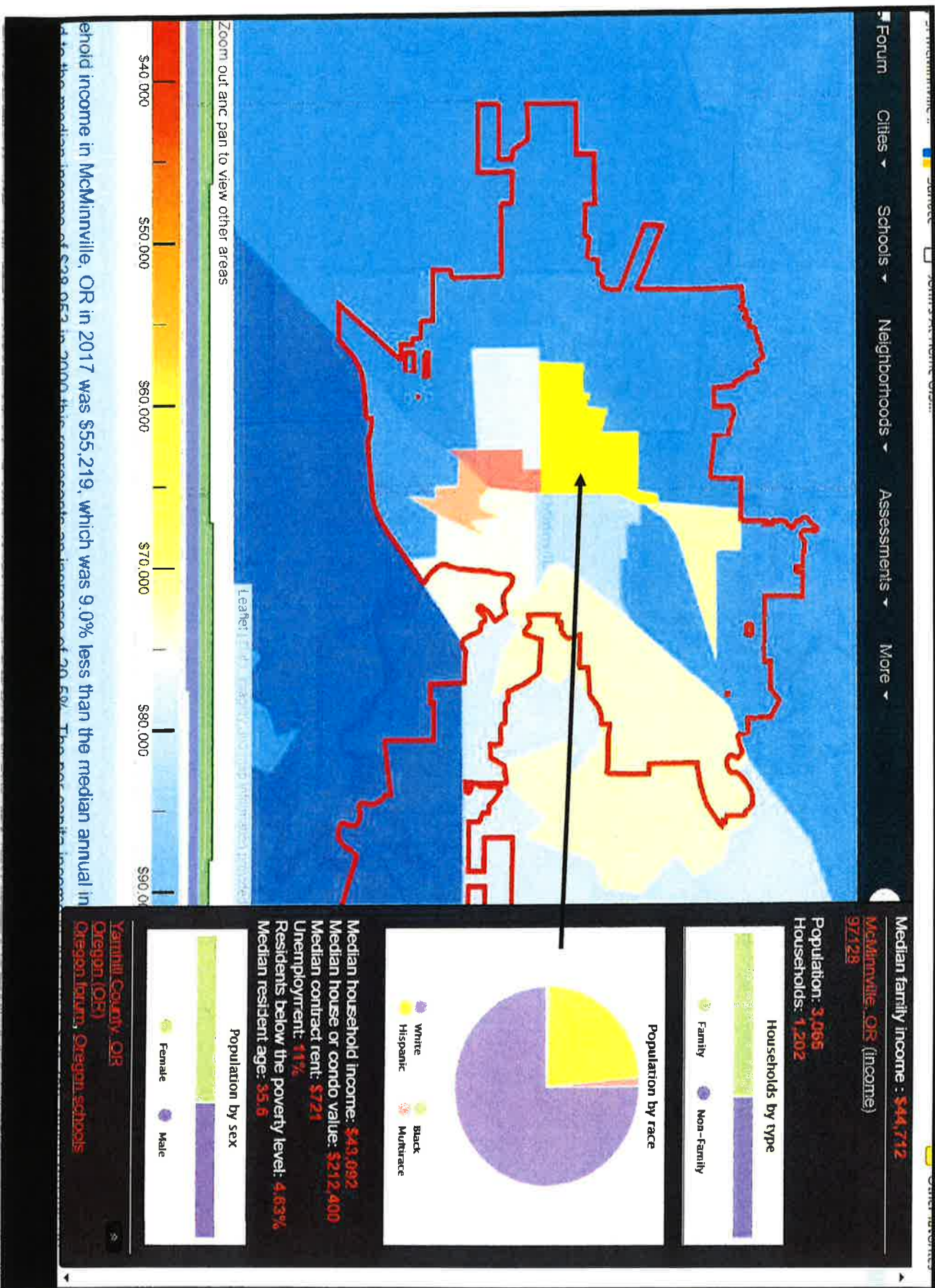
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.1



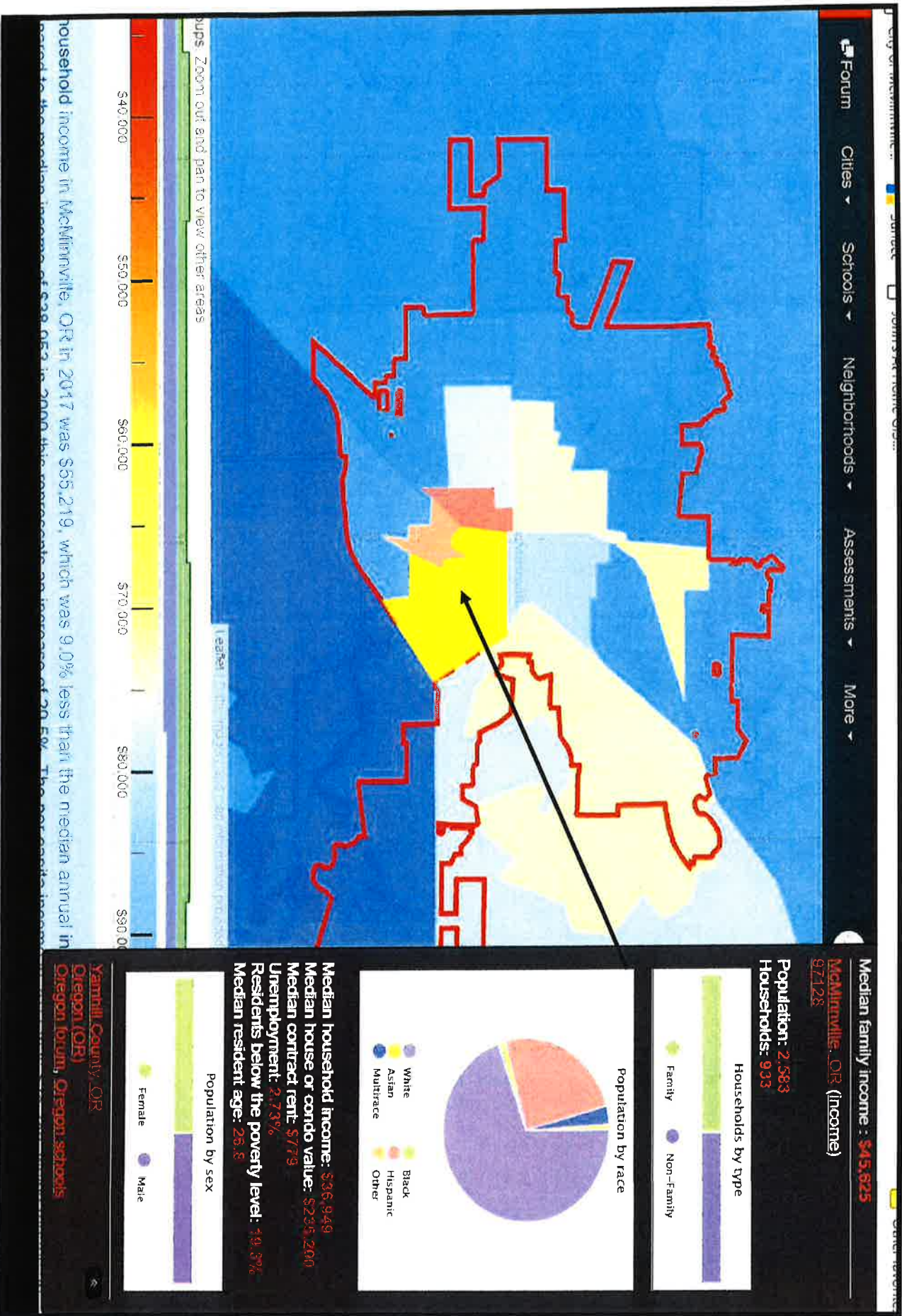
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.1



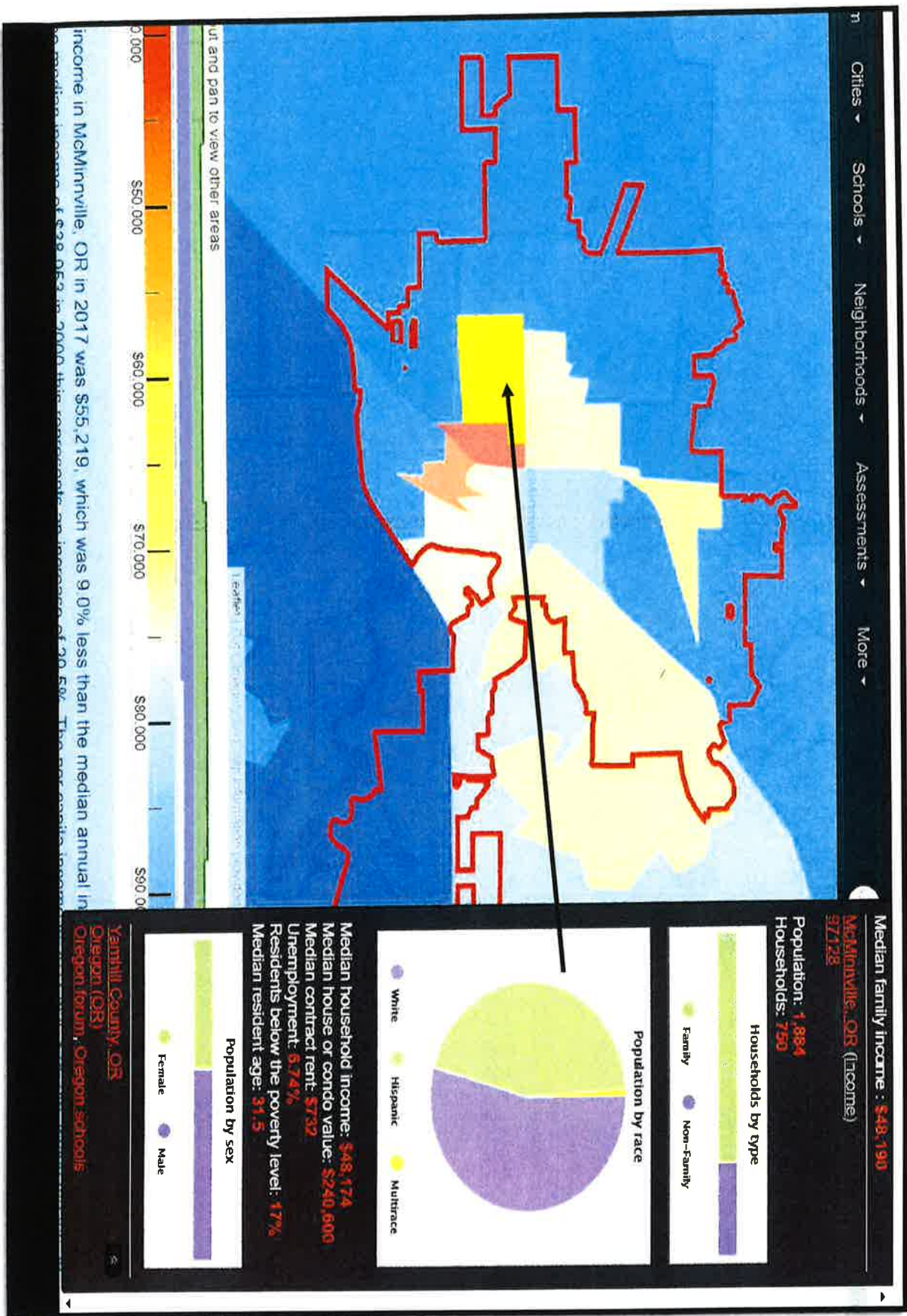
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.1



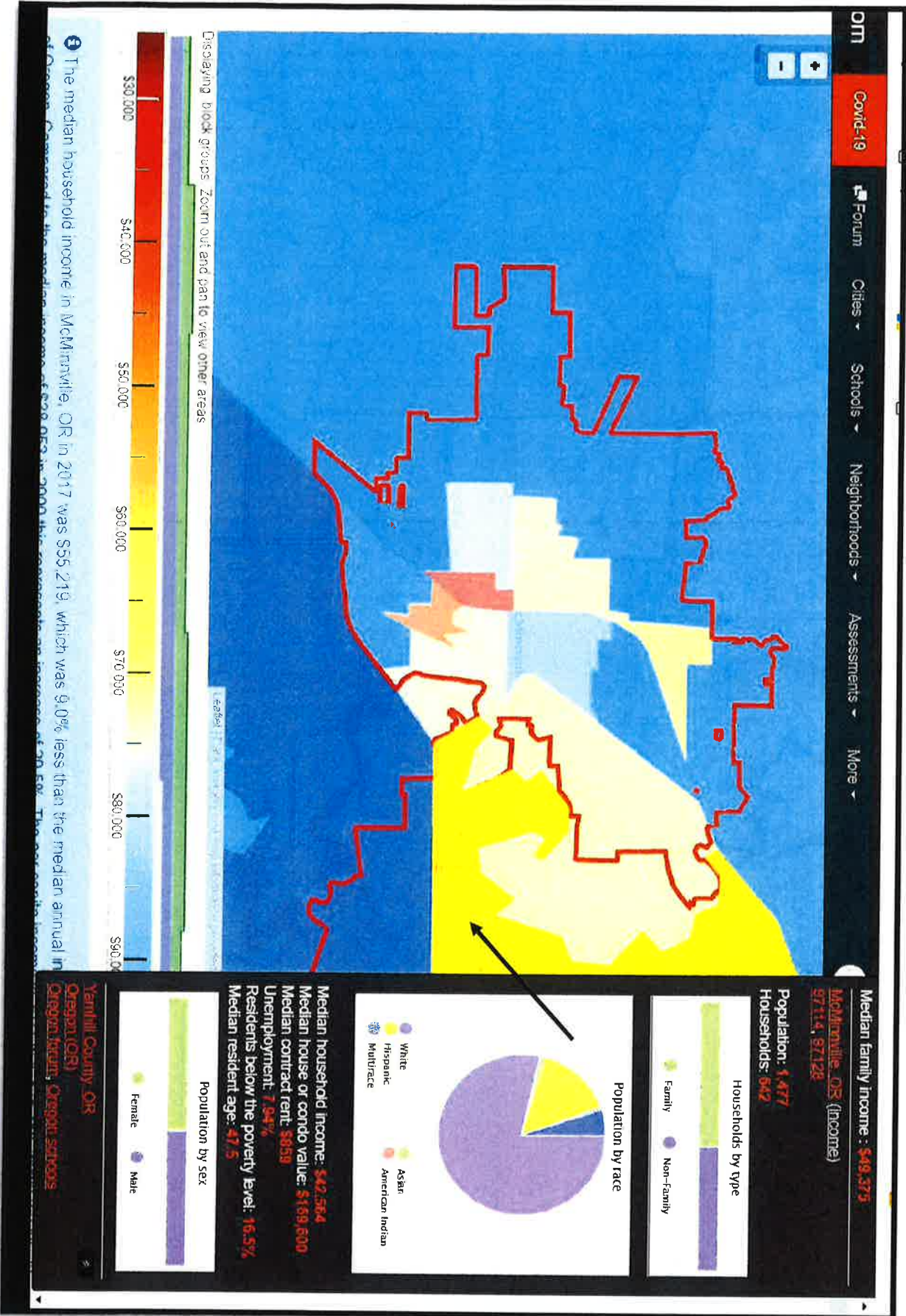
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.1



# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.4



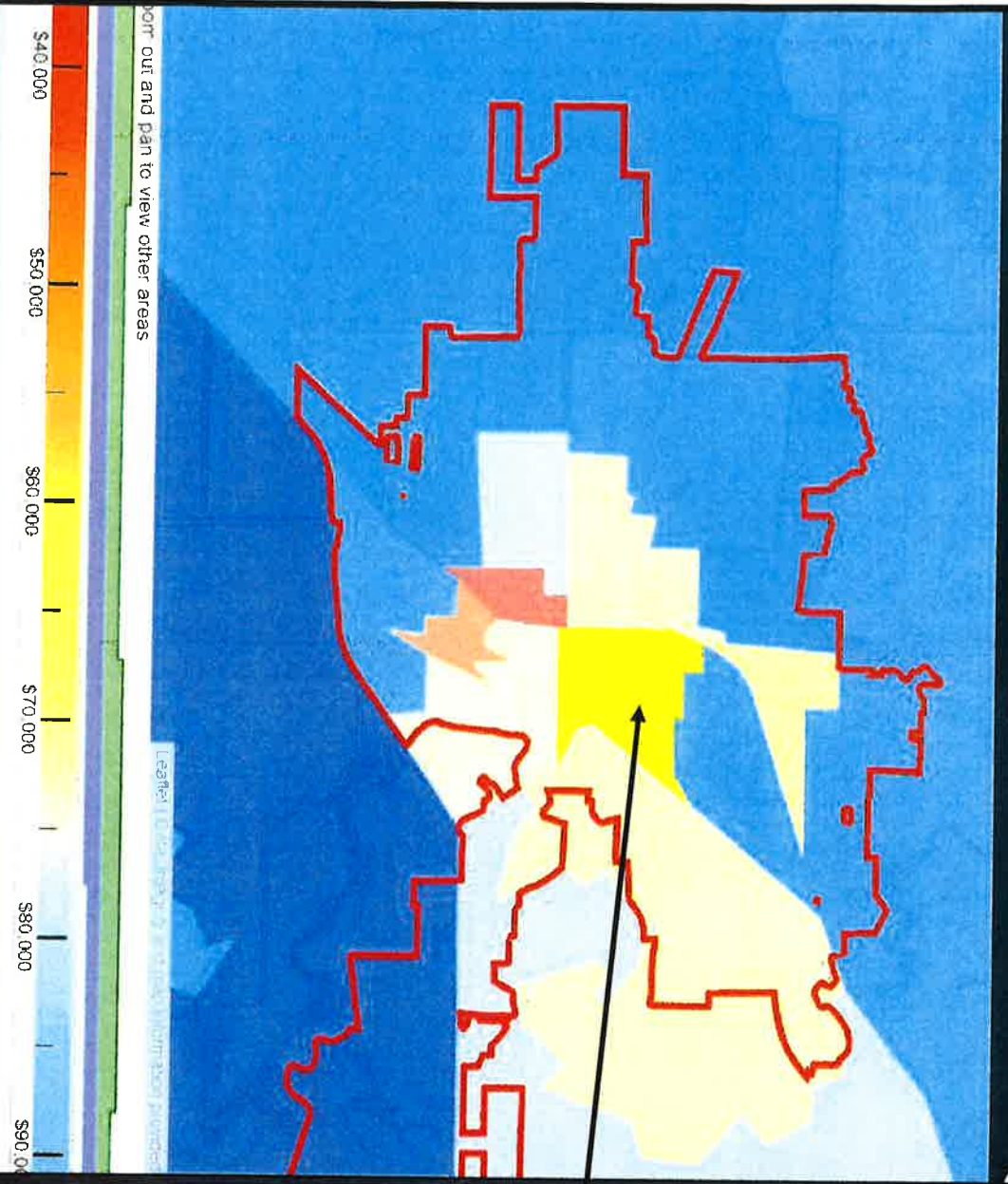
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30601.2





# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.2

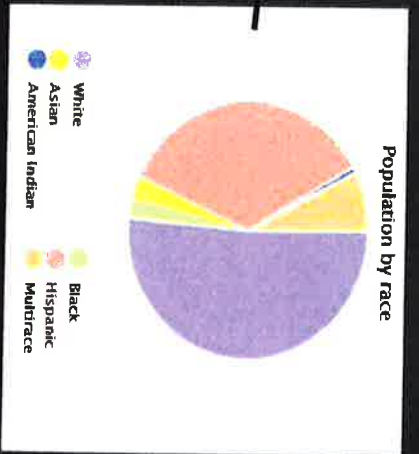
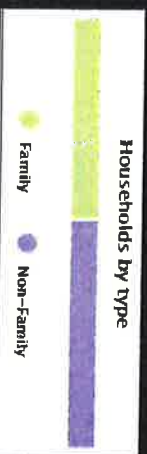
Forum Cities Schools Neighborhoods Assessments More



Median Family Income : **\$51,917**

McMinnville, OR (Income) 97128

Population: **1,986**  
Households: **306**



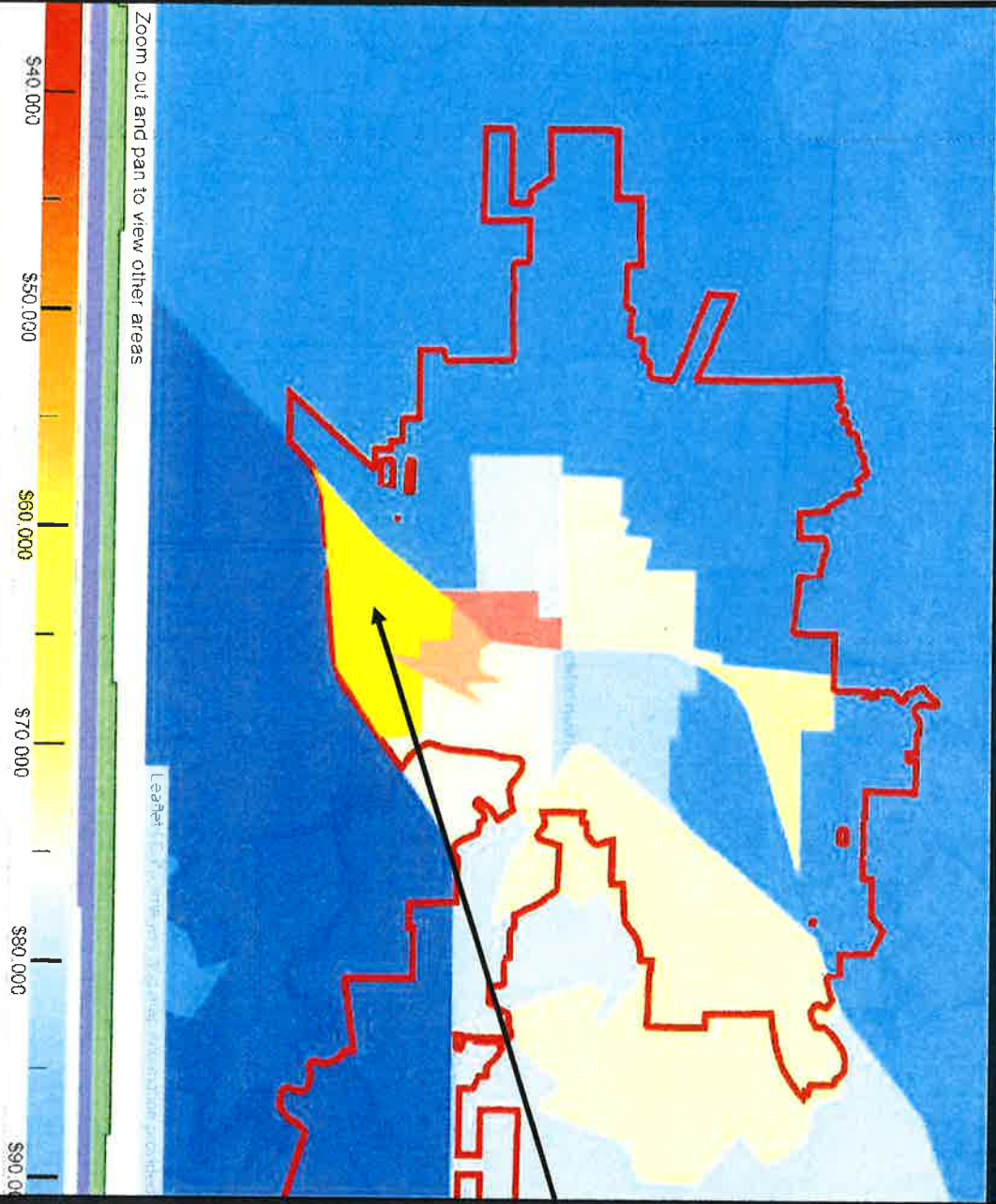
Median household income: **\$45,242**  
Median house or condo value: **\$241,600**  
Unemployment: **2.38%**  
Residents below the poverty level: **12.4%**  
Median resident age: **33.2**



Yamhill County, OR  
Oregon (OR)  
Oregon forum, Oregon schools

# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30802.3

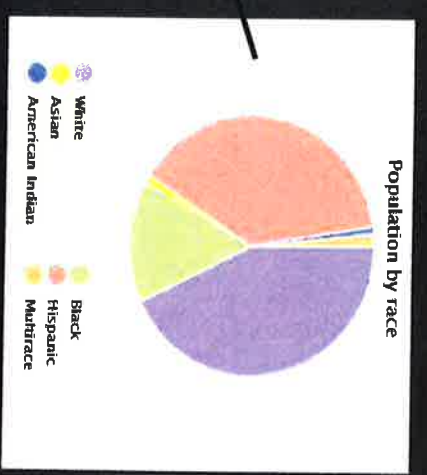
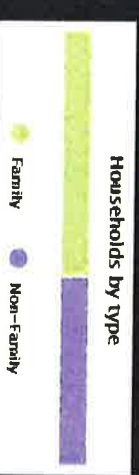
- Forum
- Cities
- Schools
- Neighborhoods
- Assessments
- More



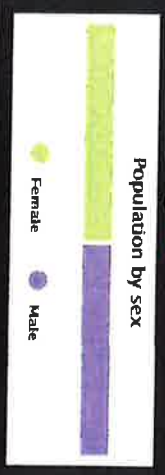
Median family income : **\$64,414**

**McMinnville, OR** (income)  
97128

Population: **1,485**  
Households: **444**

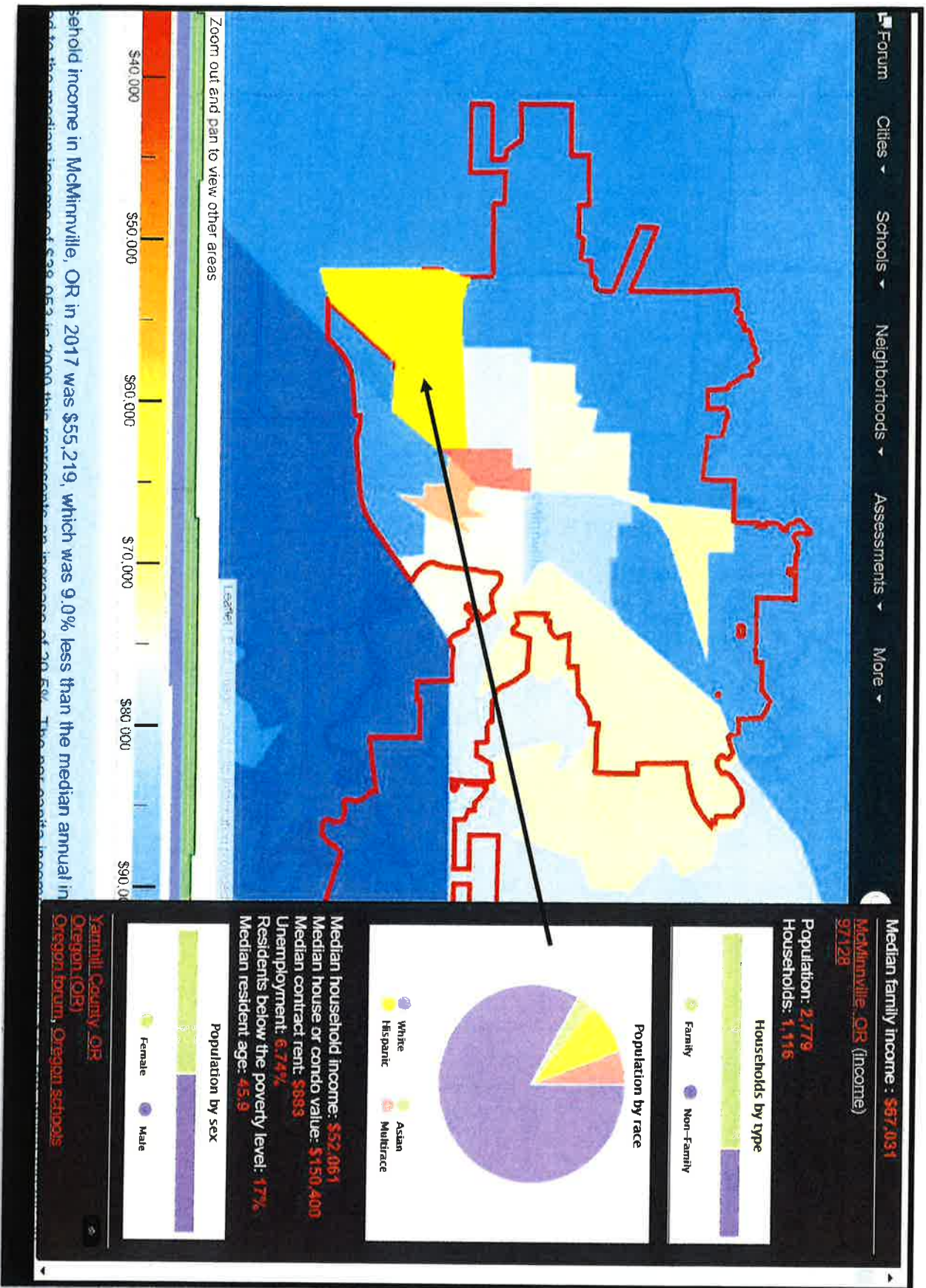


Median household income: **\$53,938**  
 Median house or condo value: **\$198,600**  
 Median contract rent: **\$836**  
 Unemployment: **2.73%**  
 Residents below the poverty level: **22.1%**  
 Median resident age: **24**

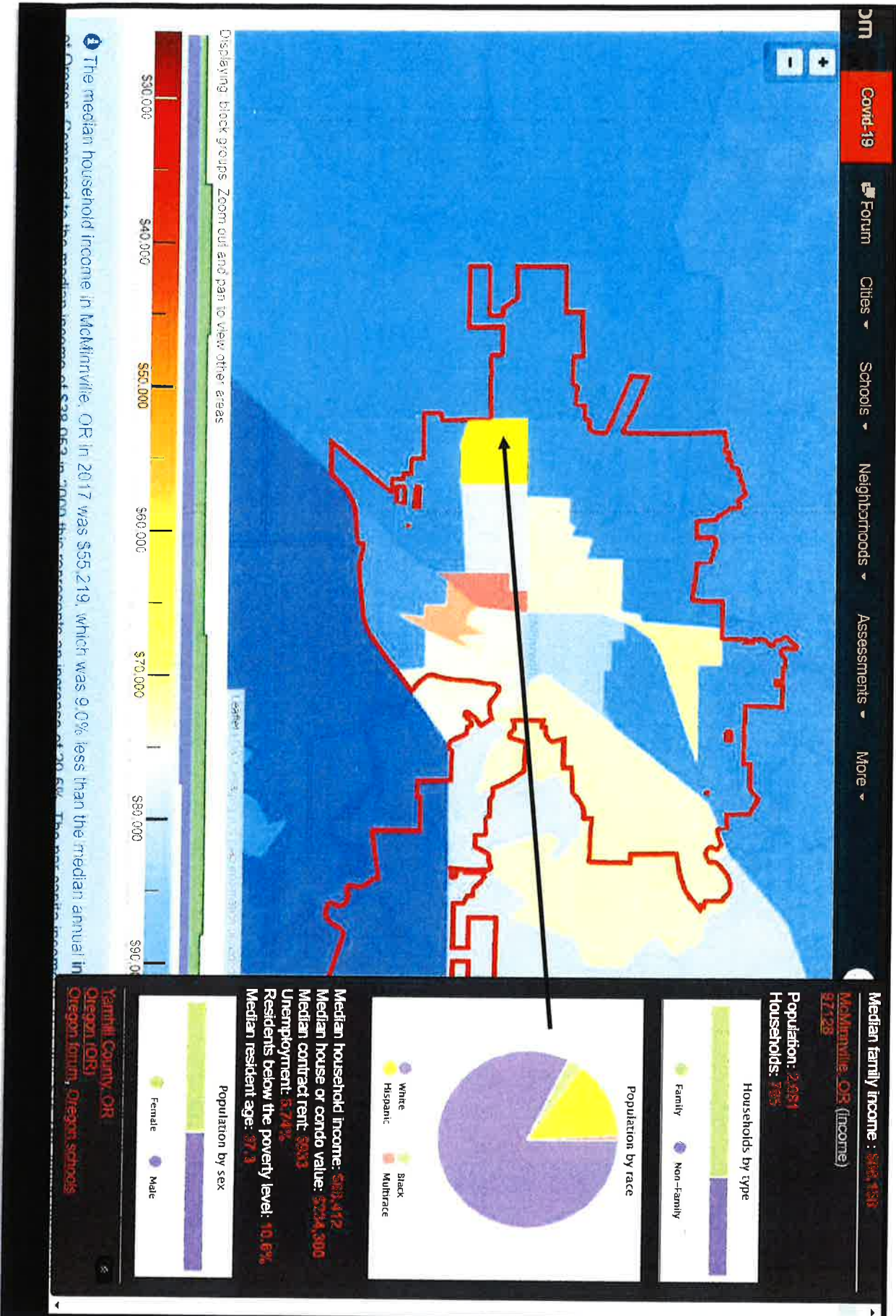


**Yamhill County, OR**  
**Oregon (OR)**  
**Oregon forum, Oregon schools**

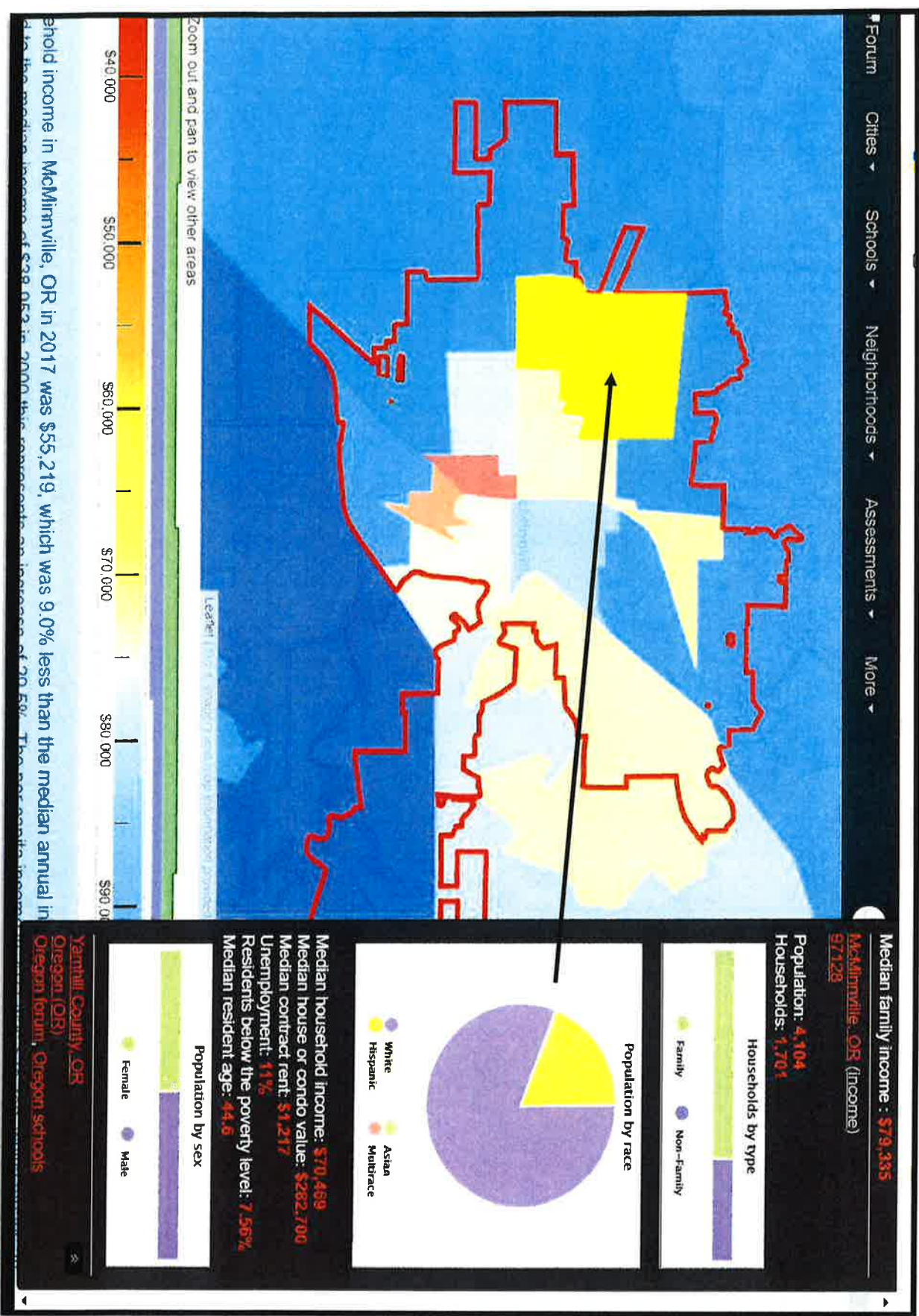
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.3



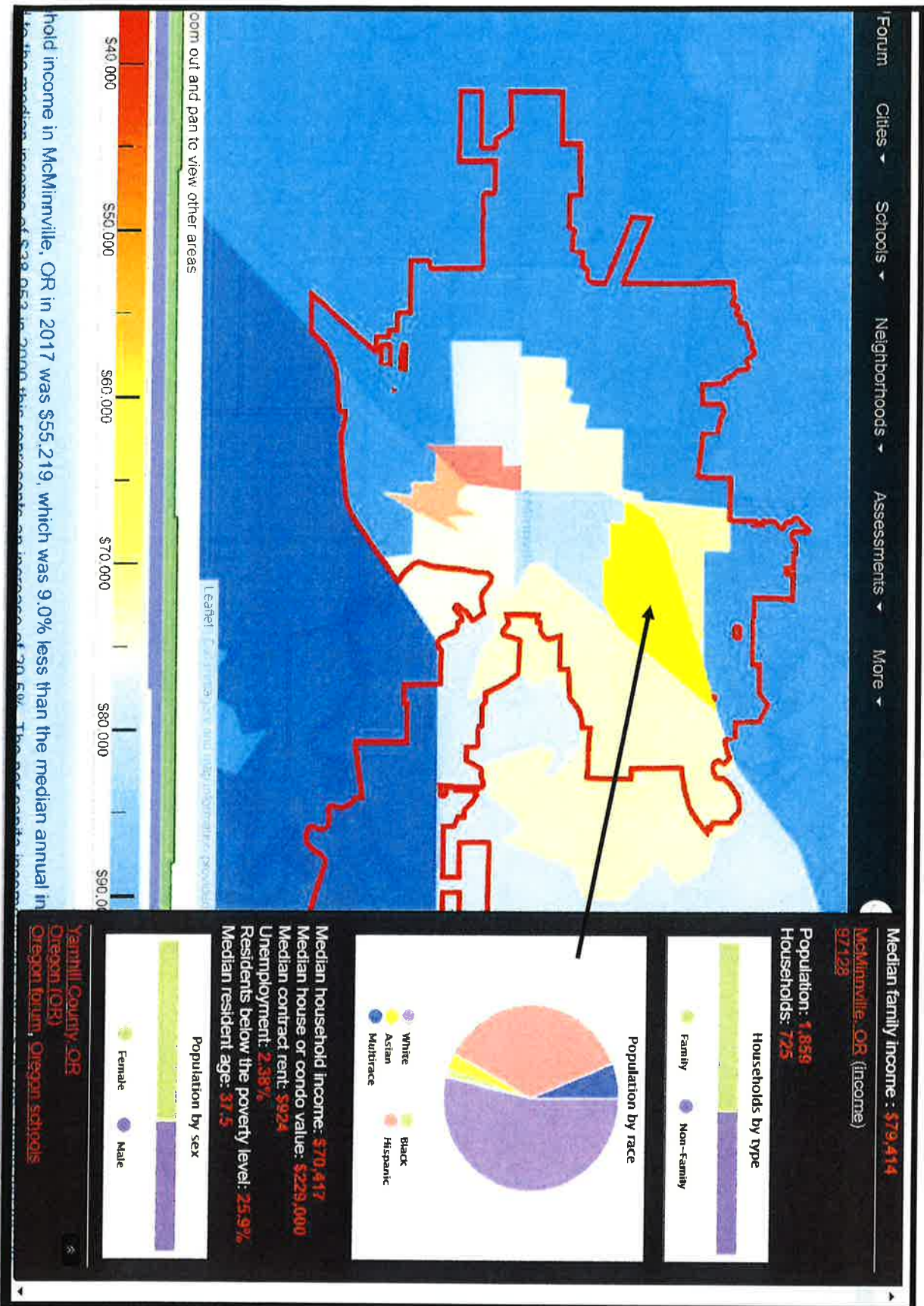
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30702.1



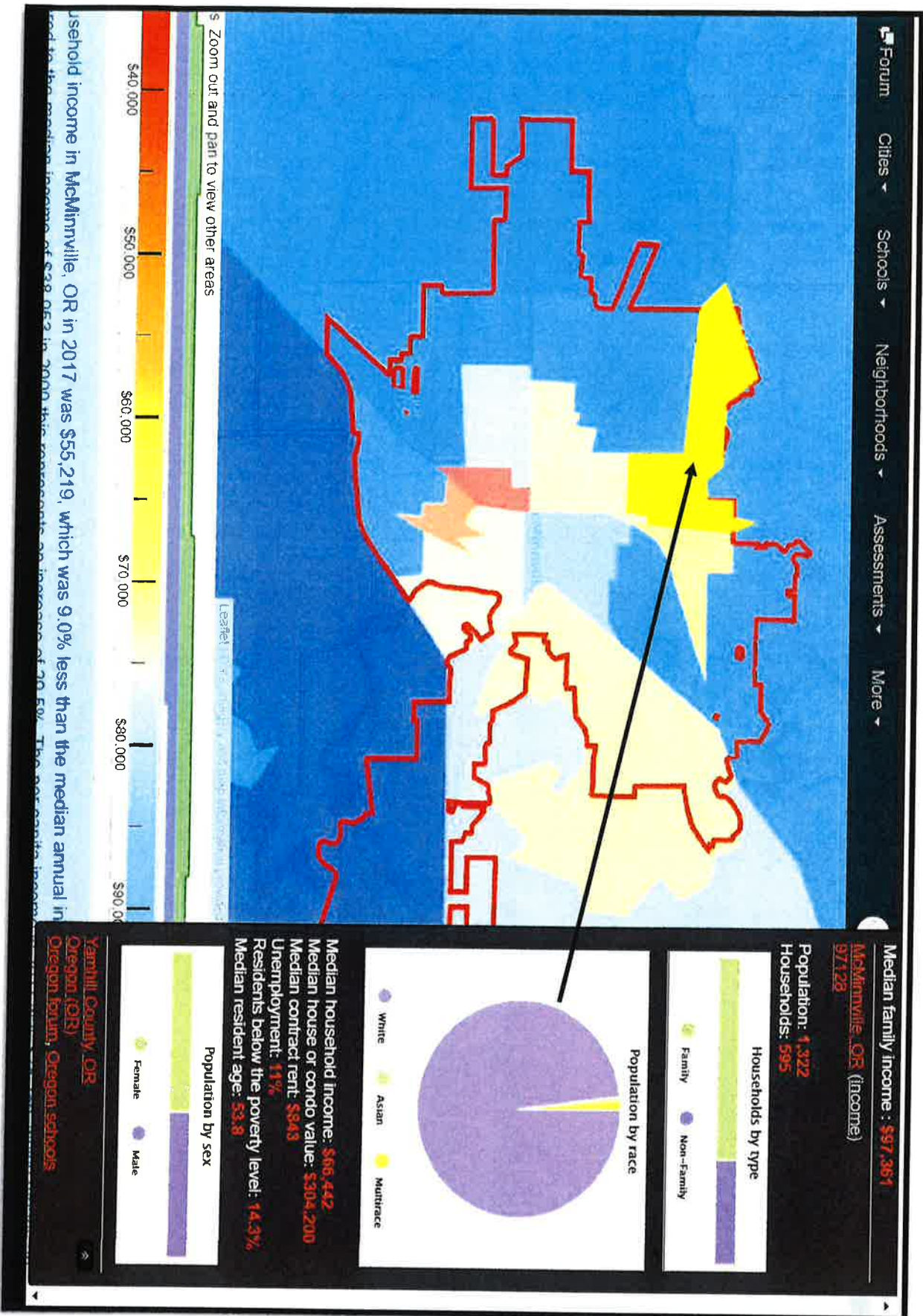
# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.2



# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30801.3



# APPENDIX 3 – CENSUS BLOCK GROUP 41071.30701.3





# City of McMinnville

## **MacPAC July 1, 2021 Staff Report**

**To: MacPAC**

**From: Susan Muir & Jenny Berg**

**Subject: Agenda item #4 – Cost estimate review**

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Jim Kalvelage from Opsis Architecture will present the cost estimates for all three buildings at the meeting. Jim will walk through the methodology used and be available for questions afterwards.