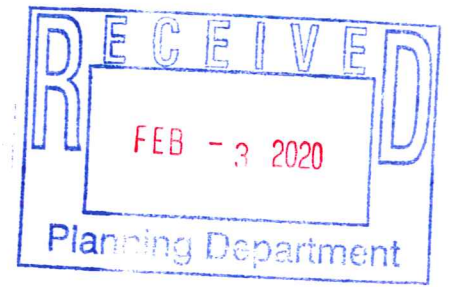


February 2, 2020

City of McMinnville Planning Department
Attn: Charles Darnell
231 NE Fifth Street
McMinnville, Oregon 97128



RE: Stafford Development Proposal for Baker Street North - CPA 1-19; ZC 1-19;
PDA 2-19; PD 1-19; S 1-19; L 12-19

Dear Members of the McMinnville City Council,

I would like to be on record opposing the Comprehensive Plan Amendment (CPA 1-19) and the Zone Change (ZC 1-19) being proposed.

When this parcel was rezoned (Ordinance #4633 in 1996) both the Planning Commission and the City Council agreed with the owner of the property that for long range planning this made sense. The Council wisely made it a condition of the change, "2. That no multiple-family residential use shall be allowed on the site." The stated need for the zoning change was to create a planned area for commercial development to service this part of McMinnville as it grew.

In our Transportation System Plan, we are encouraged to find ways to turn car trips into bike or walking trips. The best way to implement this idea is to have neighborhood commercial centers. This must be true commercial not boutique commercial development appropriate for urban Portland. Please do not give up our existing neighborhood commercial development requirement for more apartments. We are already experiencing traffic problems. With the projected buildout of the half dozen subdivisions being contemplated, the problems will become exponentially worse.

The argument made by the developer that commercial development of this parcel would create a bigger traffic problem than building apartments, missed one big point; the traffic generated by appropriate commercial tenants would be replacing trips residents are already making outside the neighborhood to services concentrated on Highway 99. This concentration creates congestion, which would be mitigated by quality commercial tenants included as part of the proposed development.

In an exchange between residents and Charbonneau Engineering LLC regarding Charbonneau's traffic study, the engineering firm made the point that the traffic circle was not included in the study "because its design and construction is expected to sufficiently handle the future traffic flow". I am a retired civil engineer and also served for two years on the Citizens Committee developing the Transportation System Plan for Eugene, Oregon. I do not claim to be an expert on the design of traffic circles, but I am concerned the size of the Baker Creek Rd/Hill Dr circle is too small to handle the anticipated traffic. The traffic circle has a radius of 55 feet. I checked on other examples of traffic circles in our area and found the following:

Location

Function

Forest Grove

Verboort Rd/Martin Rd	96' Radius	Good
Verboort Rd/Highway 47	76' Radius	Good

Tualatin

Stafford Rd/Borland Rd	76' Radius	Good
Stafford Rd/Rosemont Rd	64' Radius	Poor


McMinnville

Hill Rd/Baker Creek Rd	55' Radius	TBD
Hill Rd/Wallace Rd	47' Radius	TBD

This suggests further study is needed to determine the volume of traffic these circles can handle reasonably and most importantly, safely.

Listening to the developer's testimony in the January 28 meeting regarding CPA 1-19; ZC 1-19; PDA 2-10; PD 1-19; S 1-19; and L 12-19, it was strongly stated that we, as a City, should not impose tight conditions, i.e. Condition 20, as we would be foolish to walk away from their great offer. I find this position disturbing for several reasons. Is the deeding of a plot of wet lands and 100 year flood plain such a great thing? If I owned this land I would be deeding it off to the City too and in the process get rid of a tax burden and probably get a tax write off to boot. As the saying goes, "The best predictor of future behavior is past behavior." Stafford Construction has not lived up to their commitments in the past and does not have the best interests of the future of McMinnville in this present proposal, not even close.

I urge anyone who has not driven through this area at rush hour to please do so and see what is happening right now, both traffic burden and construction quality and aesthetics in Stafford's current project, **before any decision is made**. I appreciate the dedication and effort of each of you to our community. We have a great town and its future is in your hands. Thank you for considering my concerns.



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