

Chuck Darnell

From: Kellie Menke
Sent: Tuesday, February 4, 2020 7:41 AM
To: Chuck Darnell
Subject: Fwd: McMinnville's NW Corner Deserves Bet

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Begin forwarded message:

From: Rick Weidner <EFW333@comcast.net>
Date: February 3, 2020 at 5:43:45 PM PST
To: Scott Hill <Scott.Hill@mcminnvilleoregon.gov>, Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>, Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>, Kellie Menke <Kellie.Menke@mcminnvilleoregon.gov>, Zack Geary <Zack.Geary@mcminnvilleoregon.gov>, Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>, Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: McMinnville's NW Corner Deserves Better

This message originated outside of the City of McMinnville.

Mr. Mayor and Councilors,

I'd like to express my disappointment with the location of the proposed Stafford development. While I can't speak specifically to the need for housing and low income apartments, I can say the area currently being considered deserves better, especially in light of what is now under construction at the corner of Baker Creek and Hill. Seems a far better area would be on the east side of McMinnville, closer to established roadways that would be able to carry the additional traffic and offer the appropriate space for potential commercial use.

Throughout my career I worked with large scale developers up and down the West Coast. Whether they specialized in Commercial, Industrial or Residential, the ones that hit the biggest paydays followed the same formula: Tie up large tracks of land while

lobbying hard for entitlements and special conditions. Once approved, sell off much of the development to other developers and recoup the initial investment. Sound familiar?

Regarding adding 100,000 sq. feet of commercial development at this rural and historic crossroads, any developer investing in the property would hardly consider it an A or B class location. Let's face it, it's stuck in the NW corner of town. The resulting tenant mix might include [Plaid Pantry](#), Western Union, Subway, a nail saloon and tire store. In NW McMinnville?

Summary:

- Nice project, wrong location.
- It's folly to think this is a value add to NW McMinnville
- Those of us living in the area don't need commercial businesses when we have all that we need within a couple miles from home.
- We definitely don't need nor want the greatly increased traffic this development would bring

I urge you to vote against the project. Keep what's left of "rural" McMinnville unique and rural. At least until the right plan comes along.

Thank you.

Rick Weidner
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McMinnville 📍
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