MCMINNVILLE TODAY

Planning for Great Neighborhoods Now and in the Future – Update on Long Range Planning

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City of McMinnville

SETTING THE STAGE FOR THE CONVERSATION

Deerfield, Massachusetts, 354 Years Old

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SETTING THE STAGE FOR THE CONVERSATION

Did you know that the built environment lasts for 100+ years?

A generation is approximately 20 years.

The built environment serves at least 5 generations.

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SETTING THE STAGE FOR THE CONVERSATION

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SETTING THE STAGE FOR THE CONVERSATION

That means that we are setting the stage for a built environment that will serve our – great, great, great grandchildren.

And if all goes well we would each have approximately 78 great, great, great grandchildren.

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SETTING THE STAGE FOR THE CONVERSATION

That means that we are setting the stage for a built environment that will serve our – great, great, great grandchildren.

And if all goes well we would have approximately 78 great, great, great grandchildren.

Think about the next five generations of your family tree today as we talk about planning McMinnville's future – that is who you are making decisions for . . . .

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TONIGHT'S WORKSESSION

- ❑ LAY THE FOUNDATION OF OUR CURRENT SITUATION
- ❑ REVIEW PROGRESS FOR BLI/HNA
- ❑ REVIEW OUTCOMES OF GREAT NEIGHBORHOOD PRINCIPLES
- ❑ TALK ABOUT THE HOUSING STRATEGY
- ❑ NEXT STEPS

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OUR CURRENT SITUATION

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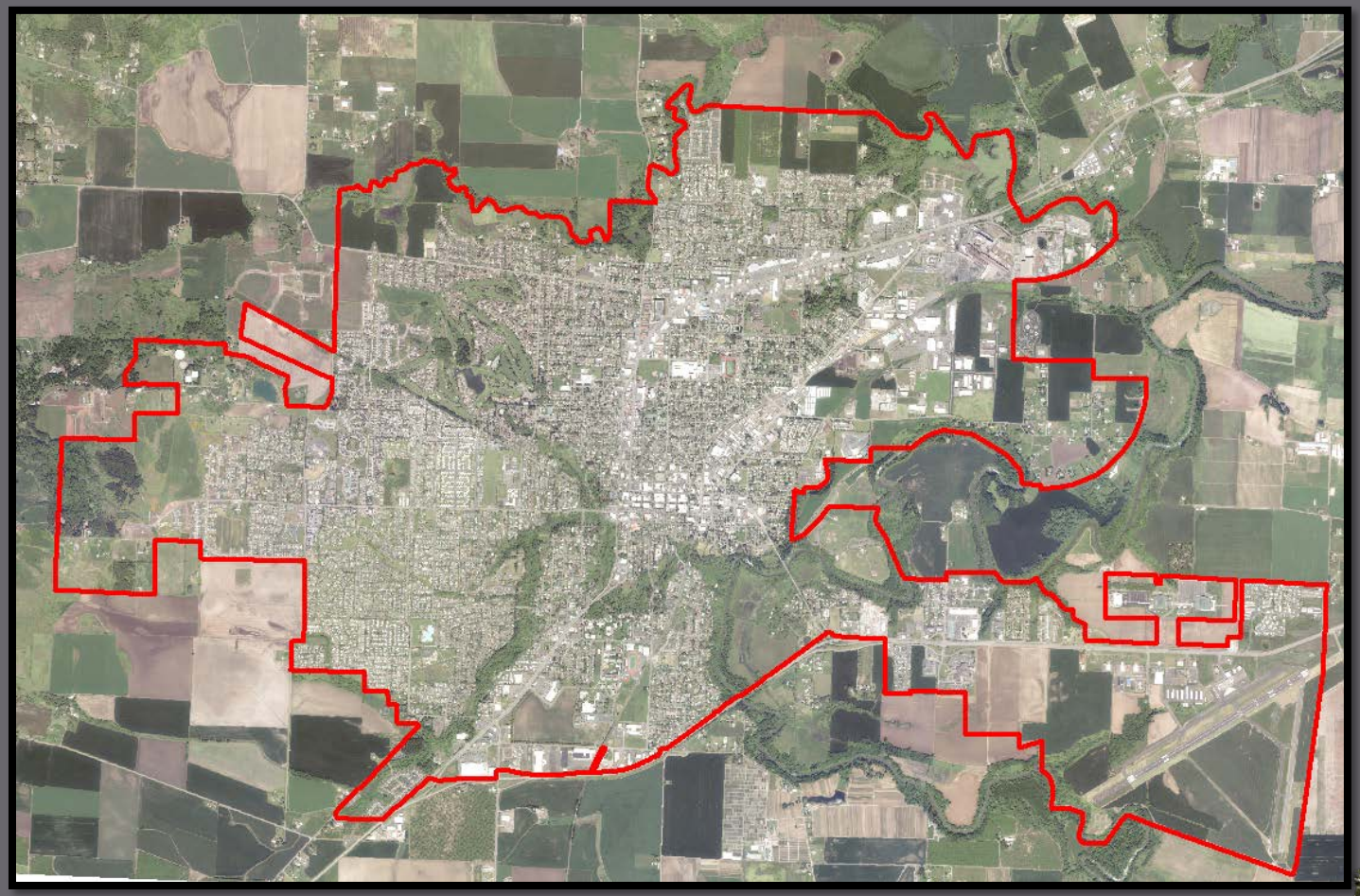
MCMINNVILLE TODAY



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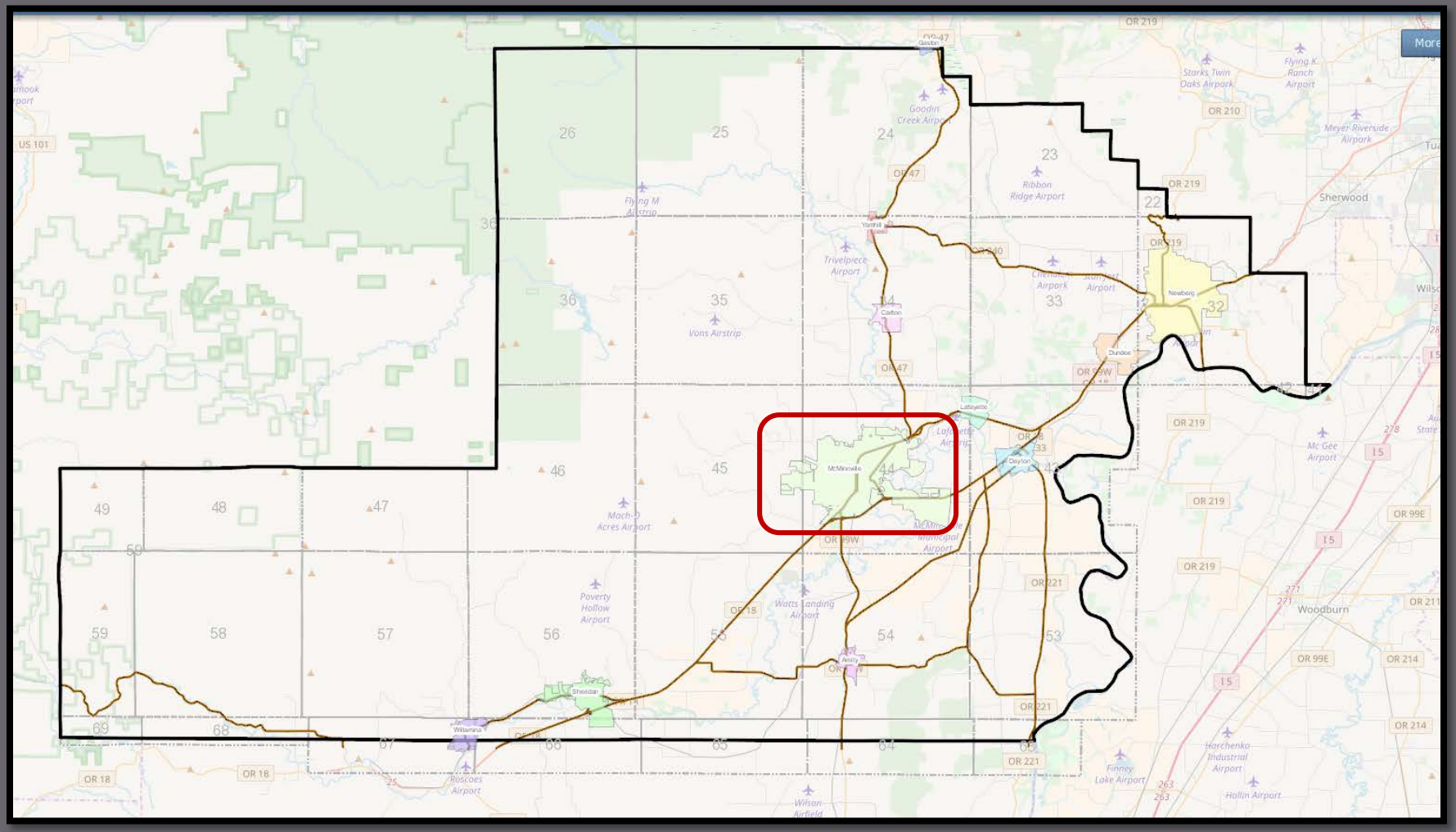

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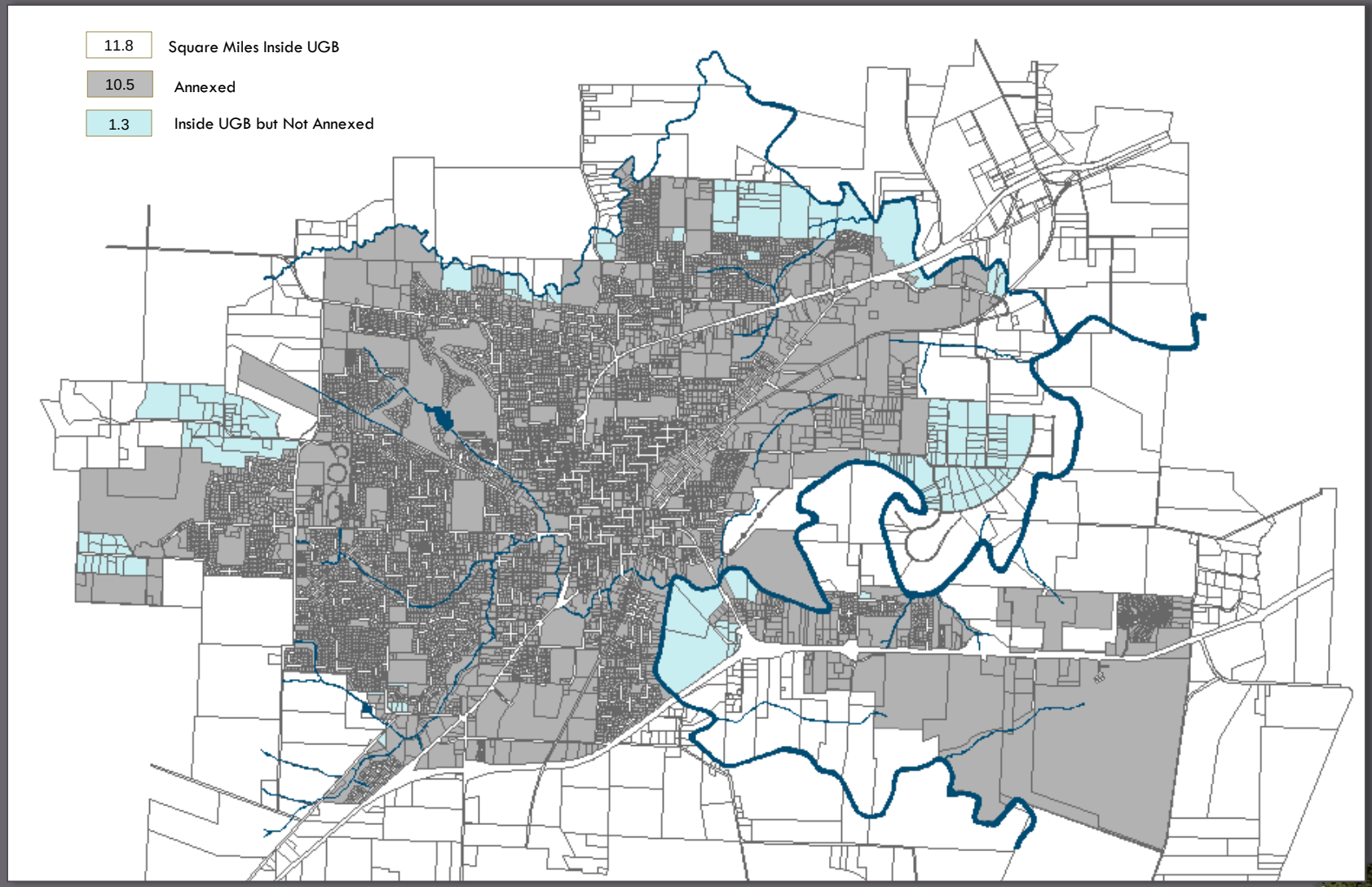

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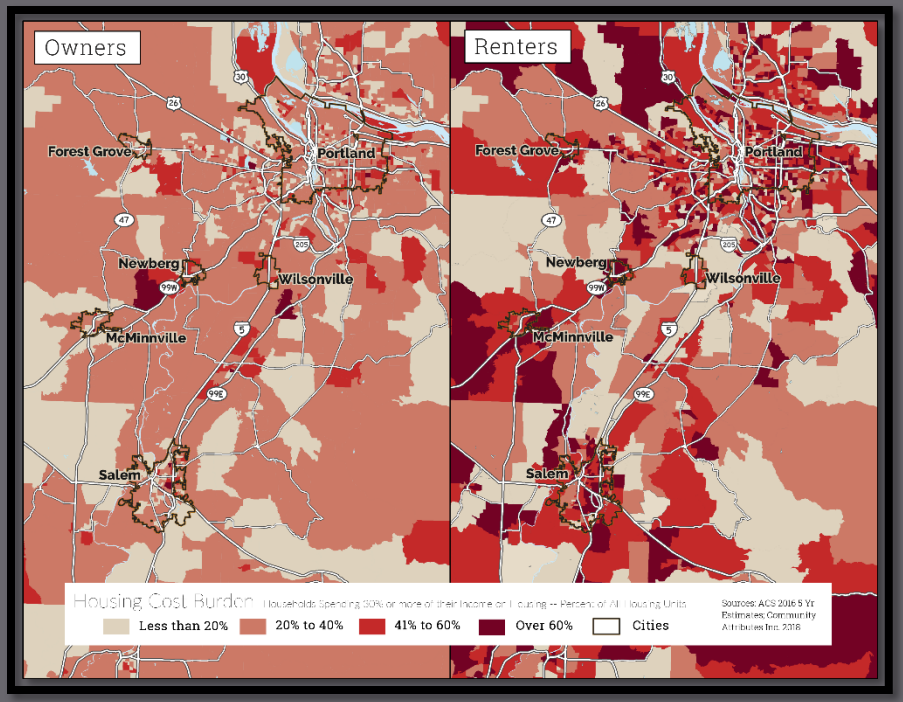
NEEDS: AFFORDABLE HOUSING

Median Household Income: $55,440

Median Listed Home Price = $377,450
Median Price of Home Sold = $317,000

Average rent for an apartment = $1113
Two bedroom apartment rates = $1048



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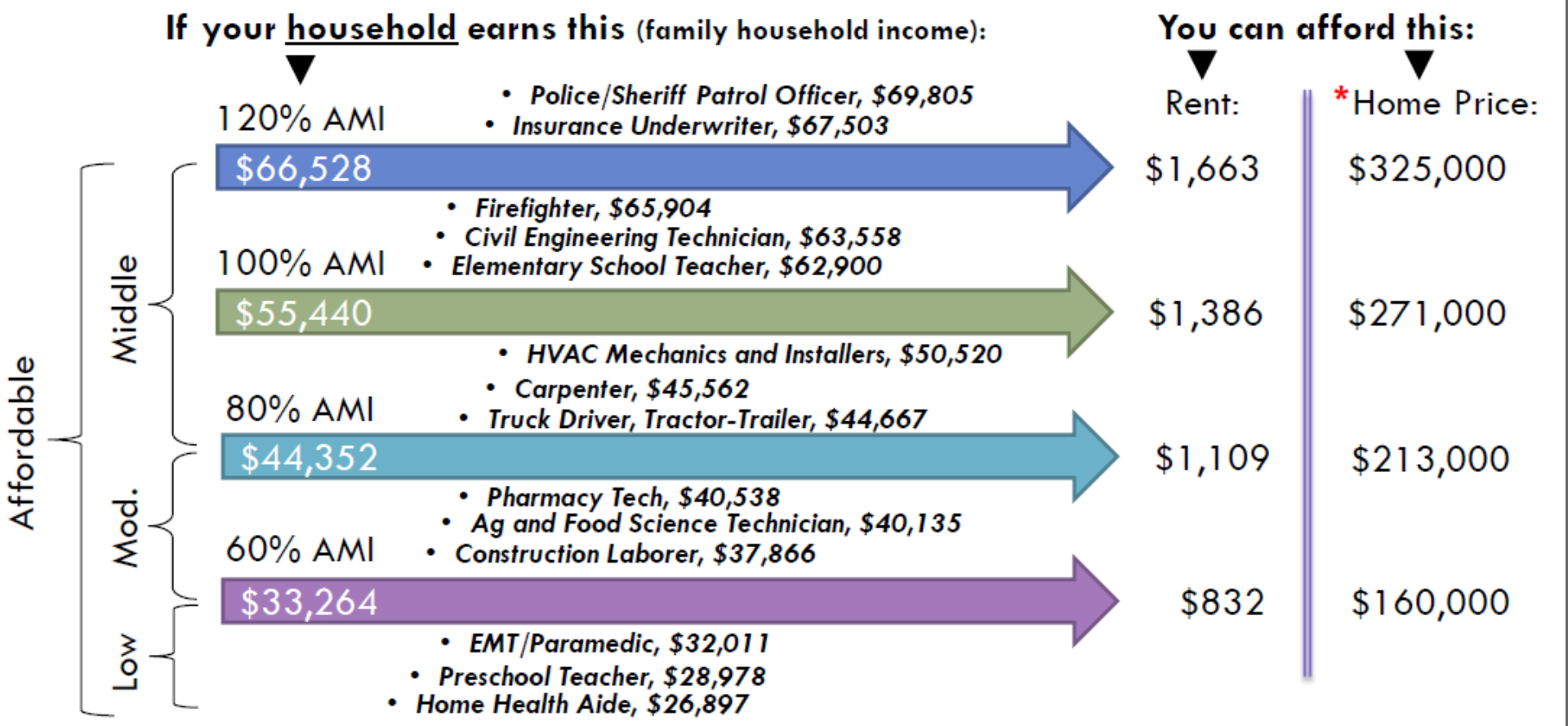

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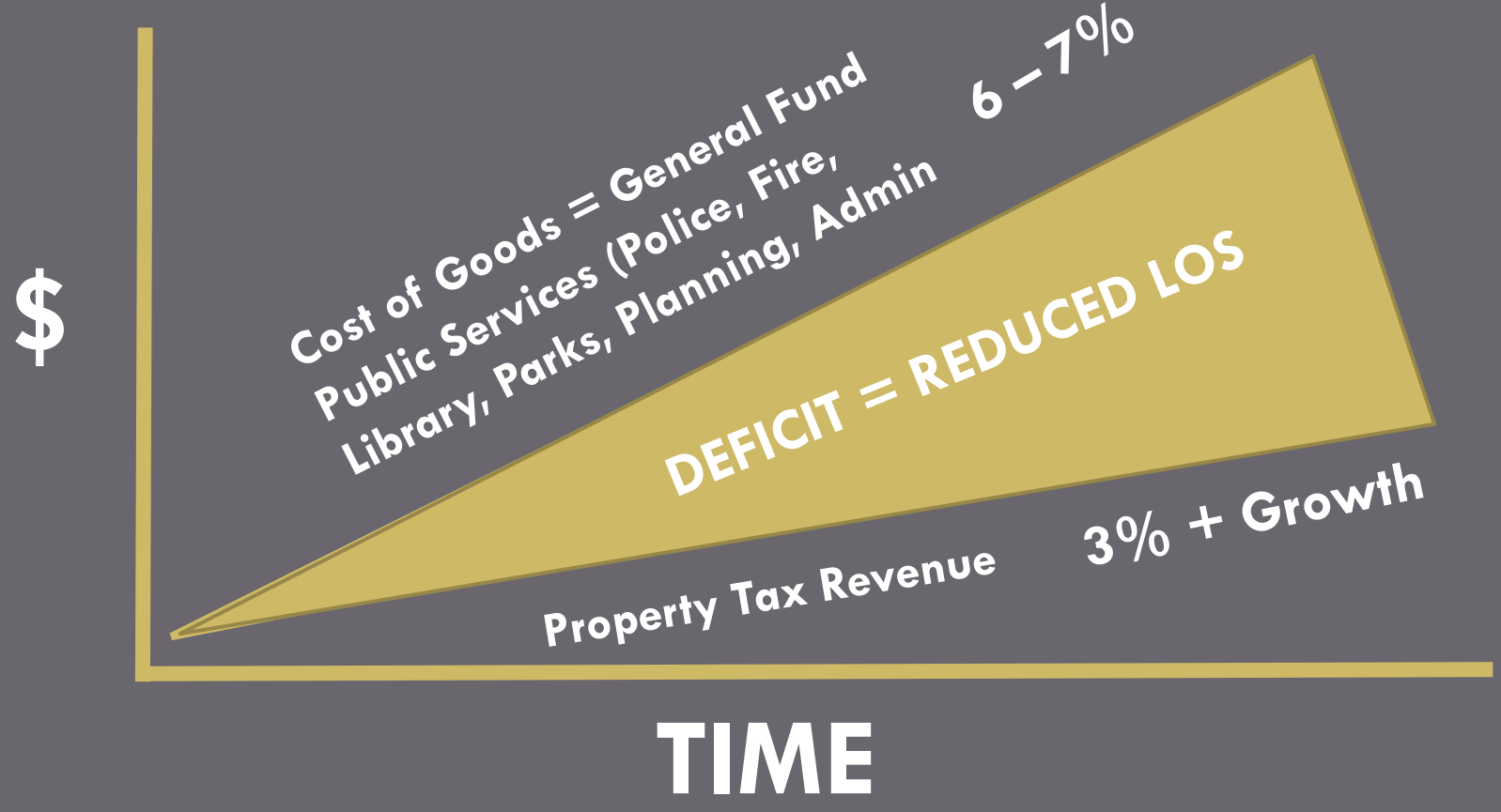
FUNDING SERVICES



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Yamhill County and Incorporated Cities—Population and Average Annual Growth Rate (AAGR) (2000-2010 and 2010-2015)

	2000	2010	2015	AAGR (2000-2010)	AAGR (2010-2015)	Share of County 2000	Share of County 2010	Share of County 2015
Yamhill County	*84,992*	*99,193*	*103,630*	*1.5%*	*0.9%*	*100.0%*	*100.0%*	*100.0%*
Amity	1,478	1,614	1,620	0.9%	0.1%	1.7%	1.6%	1.6%
Carlton	1,514	2,007	2,125	2.8%	1.1%	1.8%	2.0%	2.1%
Dayton	2,119	2,534	2,590	1.8%	0.4%	2.5%	2.6%	2.5%
Dundee	2,598	3,162	3,185	2.0%	0.1%	3.1%	3.2%	3.1%
Lafayette	2,586	3,742	3,905	3.7%	0.9%	3.0%	3.8%	3.8%
McMinnville	26,499	32,187	33,080	1.9%	0.5%	31.2%	32.4%	31.9%
Newberg	18,064	22,068	22,900	2.0%	0.7%	21.3%	22.2%	22.1%
Sheridan	5,561	6,127	6,115	1.0%	0.0%	6.5%	6.2%	5.9%
Willamina (part)	1,128	1,180	1,197	0.5%	0.3%	1.3%	1.2%	1.2%
Yamhill	794	1,024	1,070	2.5%	0.9%	0.9%	1.0%	1.0%
Unincorporated	22,651	23,548	25,843	0.4%	1.9%	26.7%	23.7%	24.9%

Sources: U.S. Census Bureau, April 1, 2000 and 2010 Censuses. Population Research Center, July 1, 2015 Annual Intercensal Estimate. Calculated by Population Research Center (PRC).

Note: The 2000 total population reflects Count Question Resolution (CQR) revisions made by the U.S. Census Bureau.

Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

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Note: The 2000 total population reflects Count Question Resolution (CQR) revisions made by the U.S. Census Bureau.

Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

2010 – 2015
McMinnville = 0.5%
Unincorporated = 1.9%

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City of McMinnville

Yamhill County and Incorporated Cities—Population and Average Annual Growth Rate (AAGR) (2000-2010 and 2010-2015)

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Carlton	1,514	2,007	2,125	2.8%	1.1%	1.8%	2.0%	2.1%
Dayton	2,119	2,534	2,590	1.8%	0.4%	2.5%	2.6%	2.5%
Dundee	2,598	3,162	3,185	2.0%	0.1%	3.1%	3.2%	3.1%
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Unincorporated	22,651	23,548	25,843	0.4%	1.9%	26.7%	23.7%	24.9%

Sources: U.S. Census Bureau, April 1, 2000 and 2010 Censuses. Population Research Center, July 1, 2015 Annual Intercensal Estimate. Calculated by Population Research Center (PRC).

Note: The 2000 total population reflects Count Question Resolution (CQR) revisions made by the U.S. Census Bureau. **MAC: 5,688, 893**

Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

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City of McMinnville

Historical and Forecast Populations for Yamhill County and its Sub-Areas

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)
Yamhill County	*84,992*	*99,193*	*1.6%*	*106,555*	*135,096*	*177,170*	*1.3%*	*0.9%*
Amity UGB	1,481	1,623	0.9%	1,642	1,910	2,276	0.8%	0.5%
Carlton UGB	1,514	2,007	2.9%	2,229	3,013	3,998	1.7%	0.9%
Dayton UGB	2,244	2,708	1.9%	2,837	3,200	3,761	0.7%	0.5%
Dundee UGB	2,672	3,162	1.7%	3,243	4,570	6,697	1.9%	1.2%
Gaston UGB (Yamhill)	110	154	3.4%	157	159	161	0.1%	0.0%
Lafayette UGB	2,586	3,742	3.8%	4,083	5,717	6,937	1.9%	0.6%
McMinnville UGB	26,709	32,527	2.0%	34,293	44,122	62,804	1.4%	1.1%
Newberg UGB	18,558	22,572	2.0%	24,296	34,021	52,135	1.9%	1.3%
Sheridan UGB	5,581	6,210	1.1%	6,340	6,893	7,560	0.5%	0.3%
Willamina UGB (Yamhill)	1,128	1,180	0.5%	1,227	1,272	1,360	0.2%	0.2%
Yamhill UGB	805	1,024	2.4%	1,077	1,338	1,671	1.2%	0.7%
Outside UGBs	21,604	22,284	0.3%	25,132	28,880	27,812	0.8%	-0.1%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

July, 2018, McMinnville Population 33,810, growth of 0.4%.

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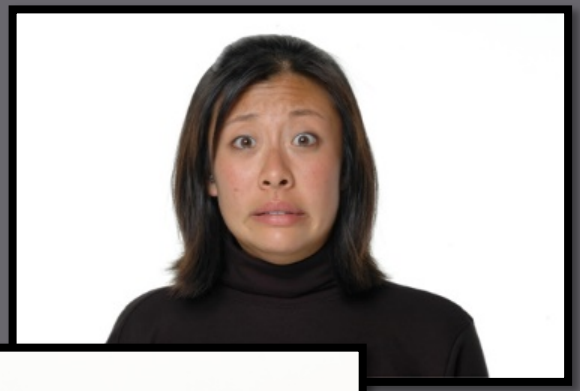
WE ARE IN A STATE OF GROWTH PARALYSIS

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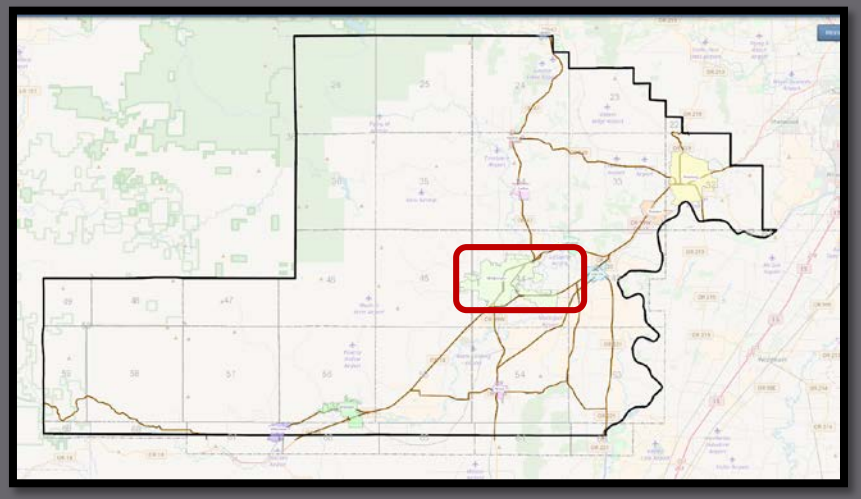
EXISTING CONDITIONS

Current UGB is: 7,552 acres

Current county EFU acreage is: 192,088 acres

4% of overall county acreage

Population has grown by over 226% and UGB has grown by 7%



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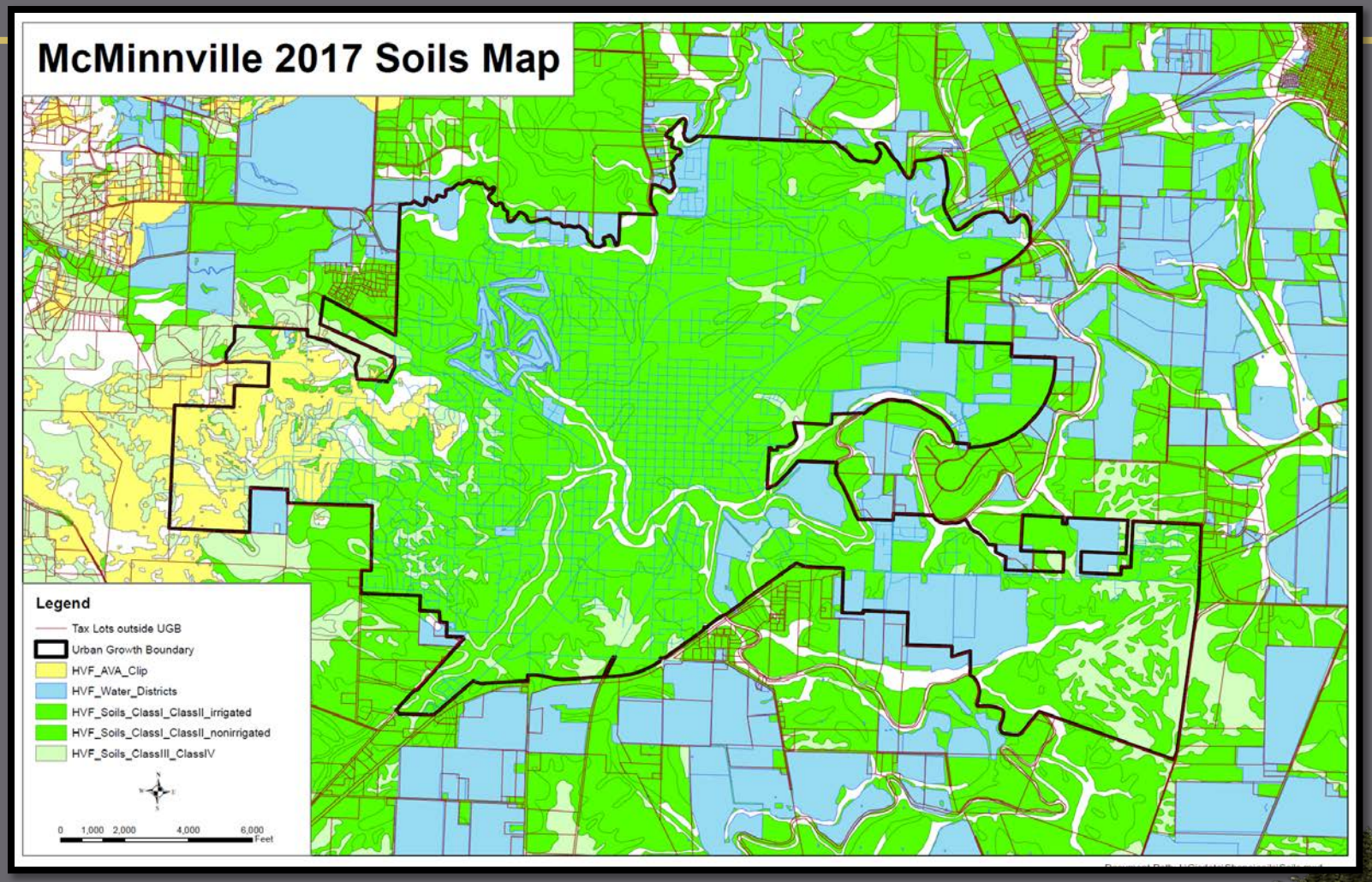
McMINNVILLE – HIGH VALUE FARMLAND



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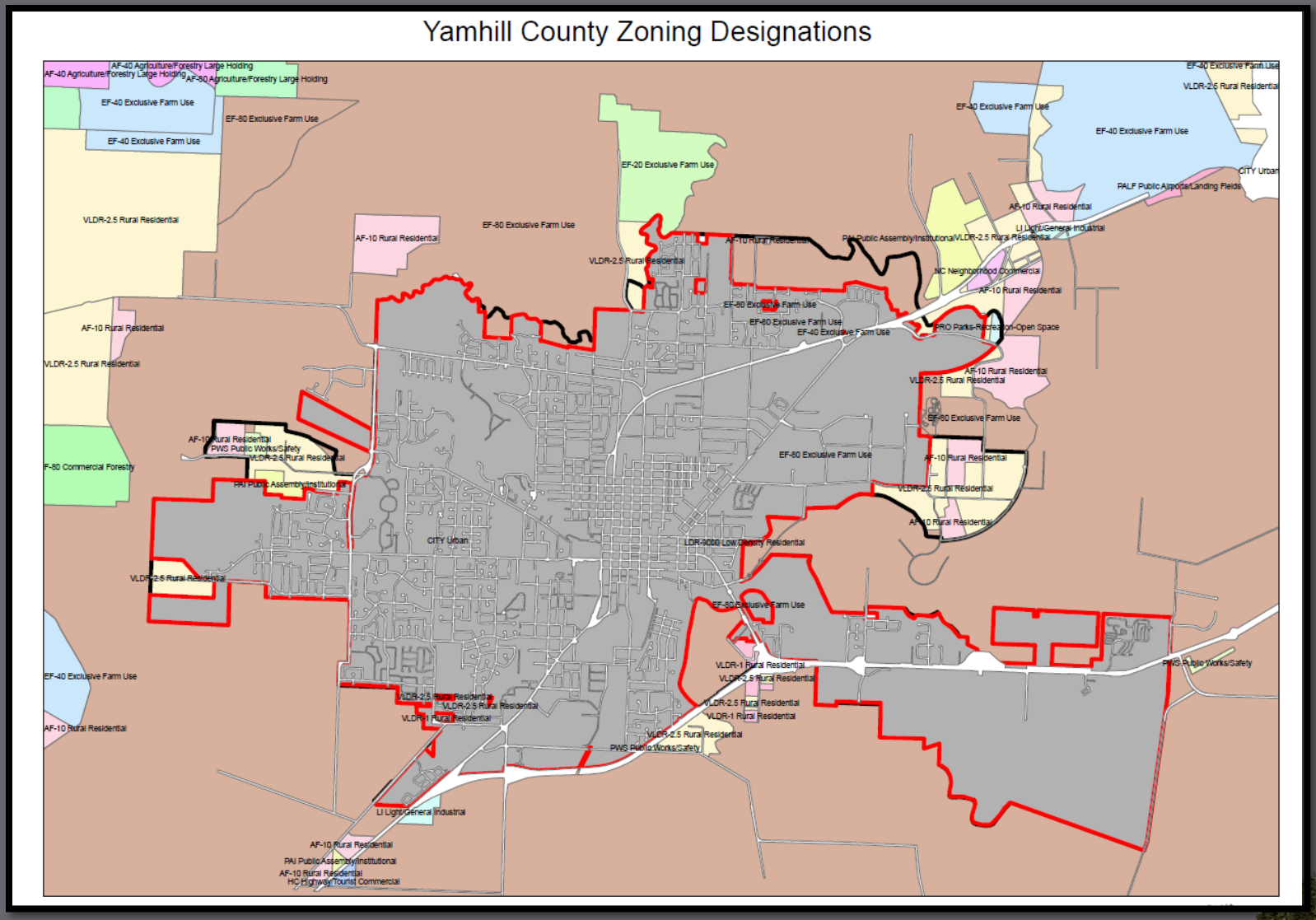

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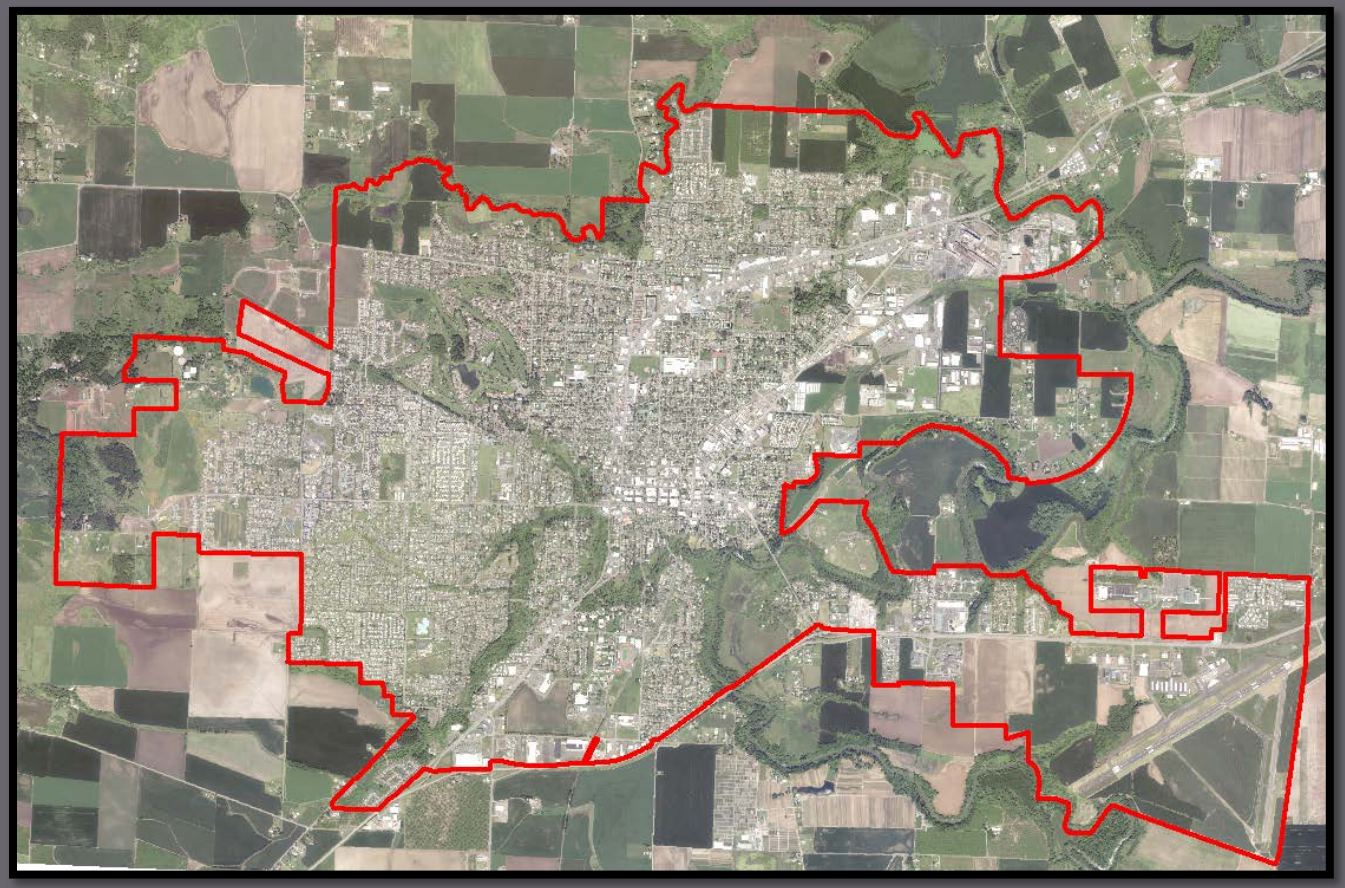
WHERE/HOW DO YOU THINK WE SHOULD GROW?



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WE KNOW THAT MCMINNVILLIANS HATE . . . .

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DENSITY

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SPRAWL

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HOWEVER PLANNED GROWTH IS A GOOD THING . . . . AND REQUIRED BY STATE LAW

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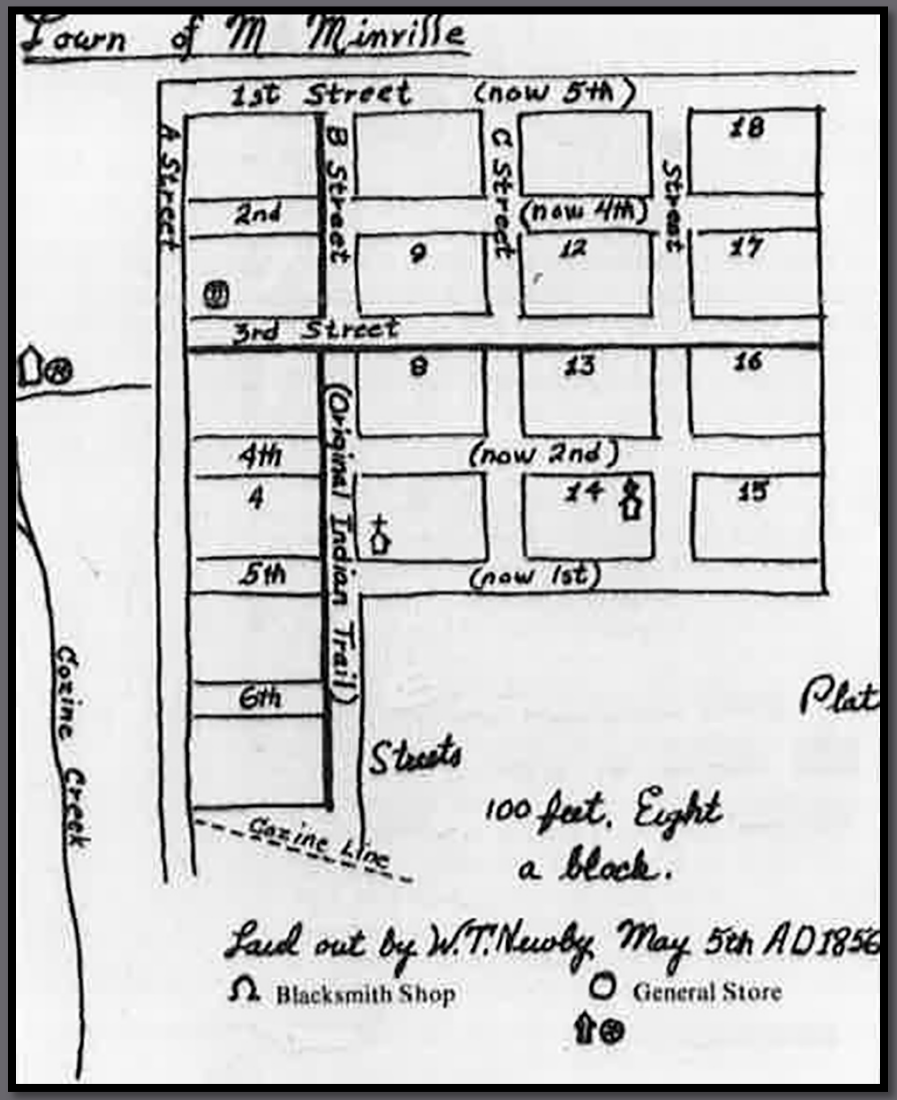
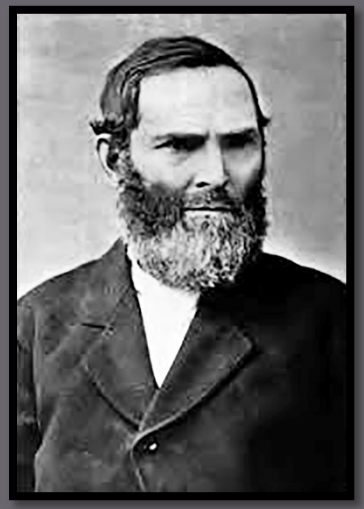
BRYANT LOVLIEN & JARVIS



McMinnville, 1856



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McMinnville, 1889

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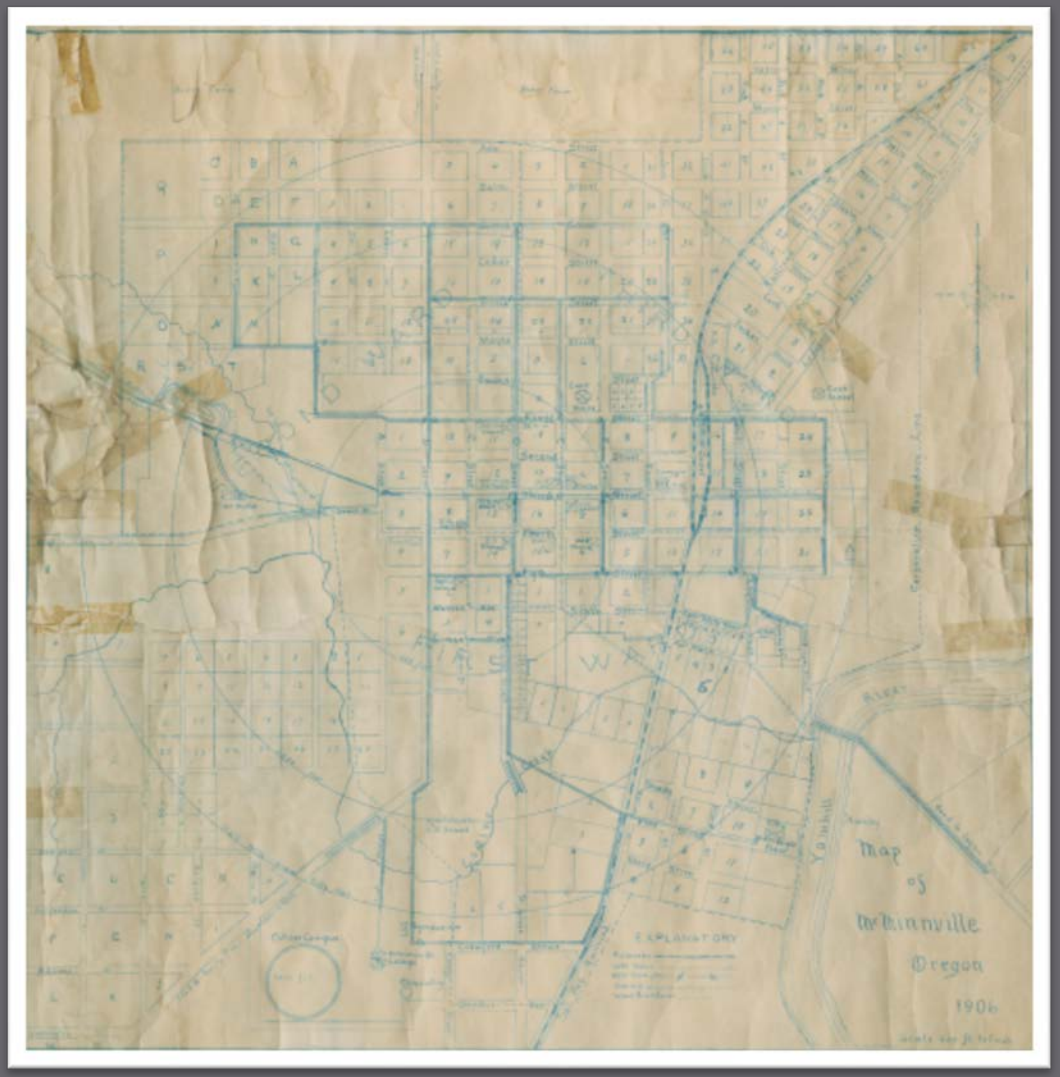
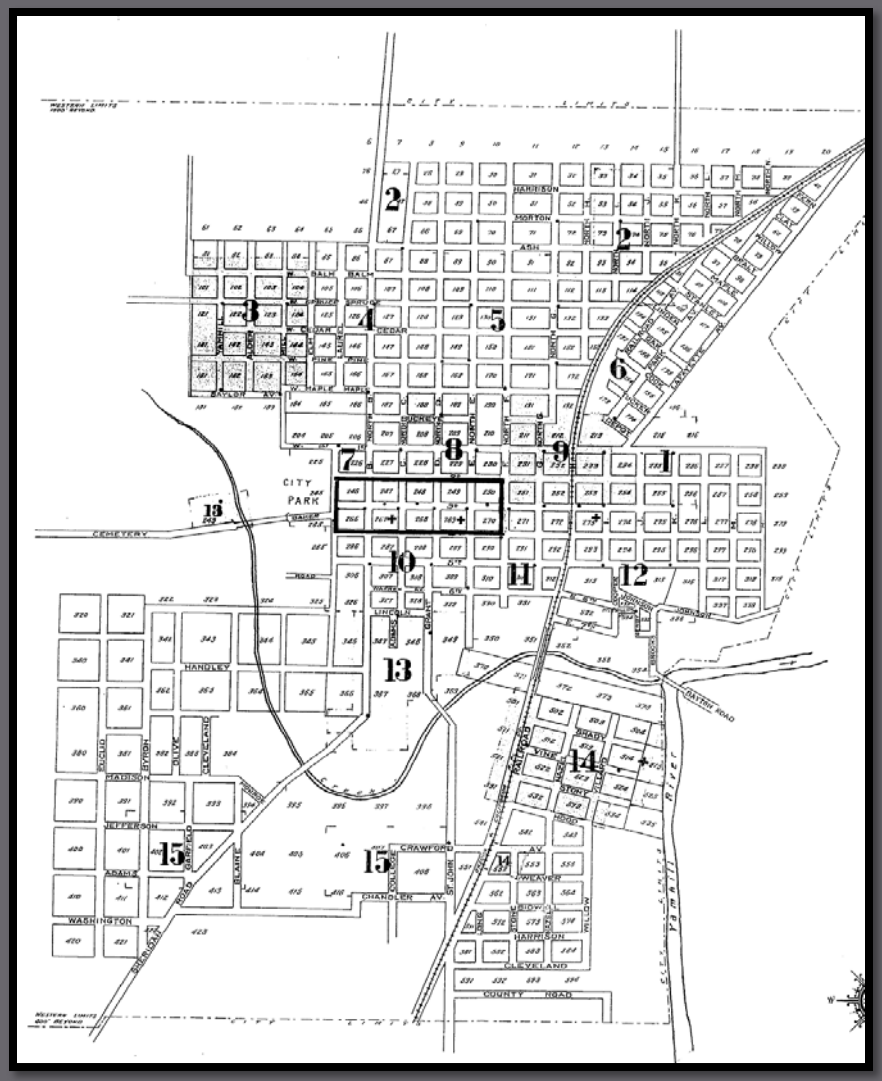


McMinnville, 1906

Population = 2,200

1900 – 1910 AAGR = 4.1%

City of McMinnville



McMinnville, 1912

Population = 2,500

1910 – 1920 AAGR = 1.3%

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McMinnville, 1928

Population = 2,917

1920 – 1930 AAGR = 0.5%

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Area	1980	1990	% change (1980-90)	2000	2002	% change (1990-2002)	AAGR (1990-2002)
Oregon	2,633,156	2,842,321	7.9%	3,421,399	3,504,700	23.3%	1.76%
Yamhill County	55,332	66,551	20.3%	84,992	87,500	31.5%	2.31%
Albany	26,511	29,540	11.4%	40,852	42,280	43.1%	3.03%
Dallas	8,530	9,422	10.5%	12,459	12,850	36.4%	2.62%
Forest Grove	11,499	13,559	17.9%	17,708	18,520	36.6%	2.63%
Gresham	33,005	68,249	106.8%	90,205	92,620	35.7%	2.58%
Lebanon	10,413	10,950	5.2%	12,950	13,110	19.7%	1.51%
McMinnville	14,080	17,894	27.1%	26,499	28,200	57.6%	3.86%
Milwaukie	17,931	18,670	4.1%	20,490	20,550	10.1%	0.80%
Newberg	10,394	13,086	25.9%	18,064	18,750	43.3%	3.04%
Oregon City	14,673	14,698	0.2%	25,754	27,270	85.5%	5.29%
Salem	89,233	107,793	20.8%	136,924	141,150	30.9%	2.27%
Tualatin	7,483	14,664	96.0%	22,791	24,100	64.3%	4.23%
West Linn	11,358	16,389	44.3%	22,261	23,430	43.0%	3.02%
Woodburn	11,196	13,404	19.7%	20,100	20,860	55.6%	3.75%

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OREGON LAND USE – PLAN FOR GROWTH

- Long-Term planning for land-use efficiencies, fiscally prudent public infrastructure (How to grow, pay for growth and manage growth to protect unique quality of life values).
- Future Land-Use Planning for Quality of Life
- Public Facility Master Planning
- Funding Mechanisms
- City Limits for Urban Development

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PLANNING AND ACCOMODATING GROWTH

- **Statewide Planning Goal 14 – Urbanization**
  - Requires the establishment and maintenance of UGB by local governments
  - Requires the UGB to accommodate long range urban population needs
- **OAR Chapter 660 - Division 24 (Urban Growth Boundaries)**
  - Process and analysis required to carry out UGB requirements of Goal 14

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STANDARD UGB PROCESS

Step 1: Land Inventory
Buildable Lands Inventory (BLI) for Housing & Employment Lands

Step 2: Determine Needs
Housing Needs Analysis (HNA) & Economic Opportunities Analysis (EOA)

Step 3: Compare Needs with Inventory
If inadequate development capacity within UGB, amend plans and potentially expand UGB

Step 4: Analyze Development Capacity within UGB
Cities that were recently successful in expanding UGBs (Bend, Grants Pass) have adopted efficiency measures

Step 5: Evaluate Land for UGB Expansion
Create study area, and exclude lands if impracticable to develop

Step 6: Evaluate Land in Study Area for Inclusion in UGB
Apply priorities to land, and identify suitable lands for inclusion

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INVENTORY & NEED

- **Buildable Lands Inventory**
  - Identify vacant, partially vacant, undevelopable and developed lands within existing UGB
  - Result: Determination of buildable acreage by plan designation (zoning district)
- **Needs Analysis**
  - Identify needs using projected growth rates and local/regional trends in housing and economic development.
  - Compare demand to supply - Apply needed housing types and economic development data to buildable lands to determine capacity within existing UGB

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McMINNVILLE UGB HISTORY

Original UGB: Intended to meet needs for 1980-2000

UGB Amendment Work: Intended to meet needs for 2003-2023:

- **1993-1995:** Residential and Industrial inventory and projections
- **1994-1995:** Commercial land inventory and projection
- **1995-1997:** HB 2709 retrofit to Residential inventory and needs
- **1999:** Community Growth and Land Use Analysis project
- **2000-2002:** Residential BLI, adoption, DLCD appeal, LUBA remand
- **2001-2003:** Economic Opportunities Analysis
- **2002-2003:** Additional local review produced the McMinnville Growth Management and Urbanization Plan adopted in 2003
- **2003-2013:** Continued defense of Growth and Expansion plan
- **2013:** Remand by Oregon Circuit Court of Appeals
- **2013:** Repeal and "unwinding" of prior UGB work from Comp Plan and Zoning Ordinance

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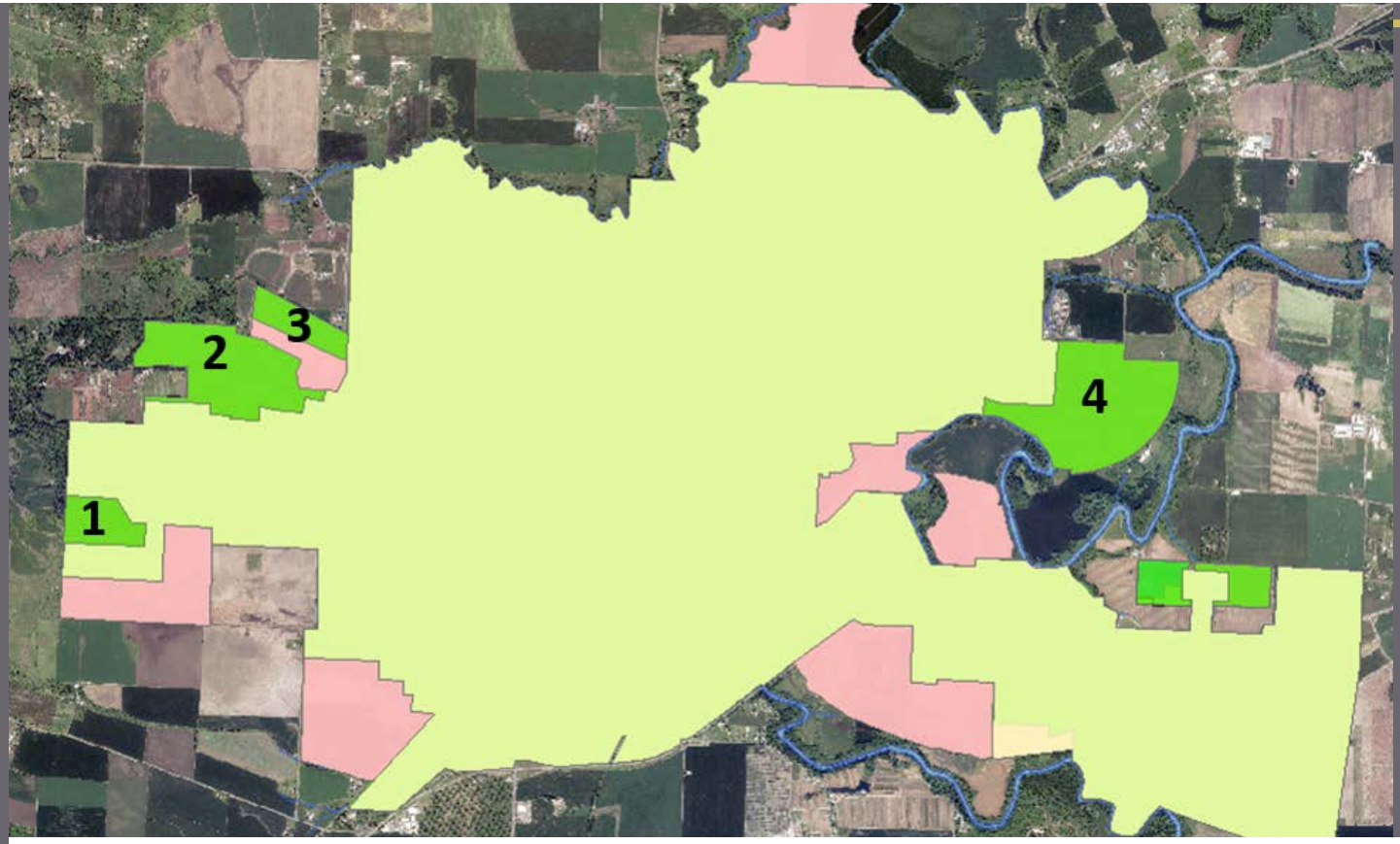
UGB to Meet Needs 2003-2023,

~423 total additional res PD acres added of 1,035 gross additional res PD needed



Current UGB = Yellow + Green (Green added to UGB, numbered have res. plan designations)
Not added to UGB = Red

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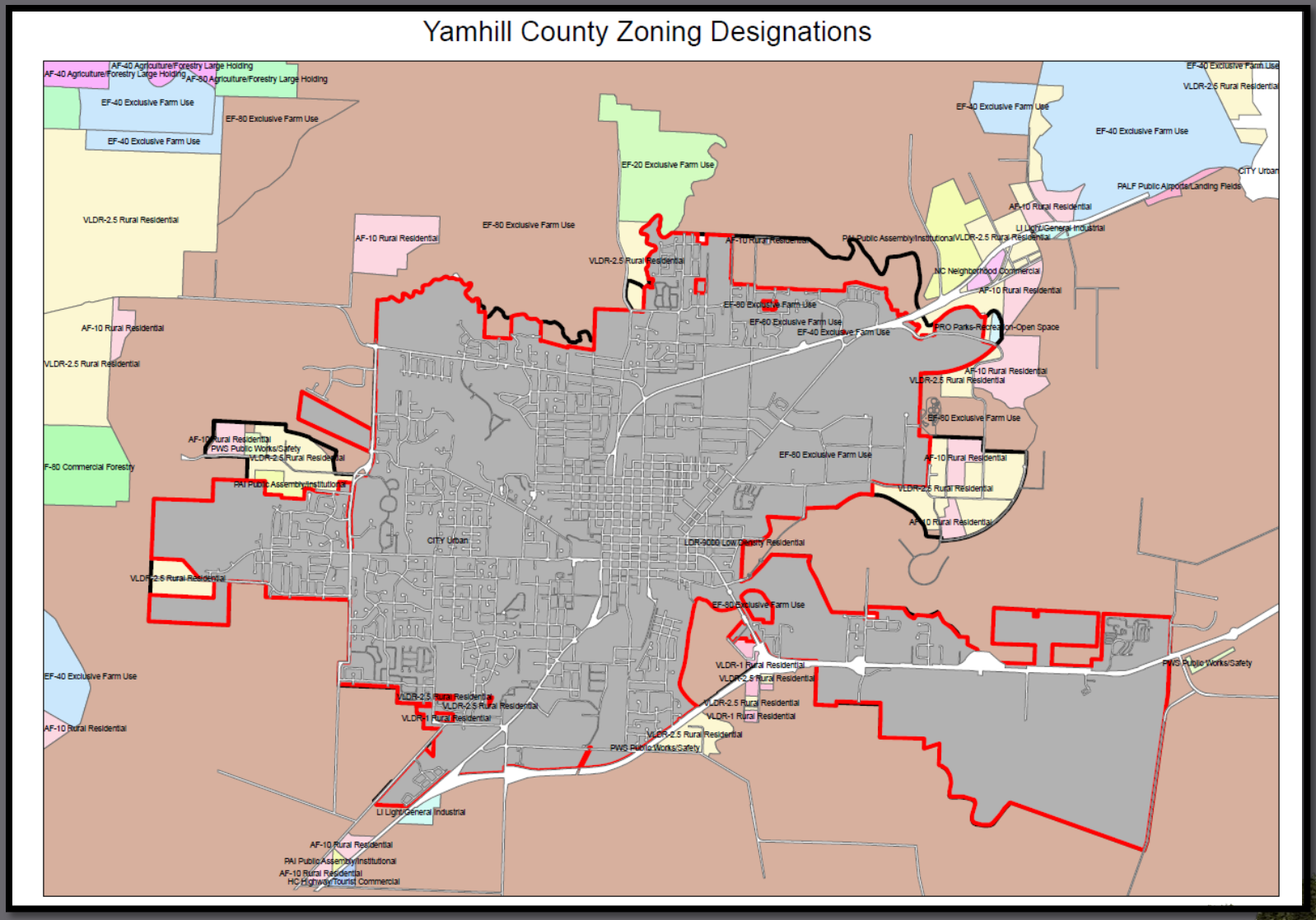

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So . . . . We are at it again. An EOA was conducted in 2013. In 2018 we received a grant for a HNA.

UPDATE ON THE BUILDABLE LANDS INVENTORY

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METHODOLOGY

Evaluate land within the city and UGB for:

Development Status
- **Vacant**
- **Partially Vacant**
- **Redevelopable**

Development Constraints

Land Classification and Zones

Holding Capacity for New Dwelling Units

Assumptions - Agreement

Generally use safe harbors, safe harbor assumptions, use simplified methods when available, and use Census data, such as:

Buildable Lands Inventory

- Fully developed, vacant, partially vacant land methods
- Redevelopment potential

Housing Needs Analysis

Latest Census Data for:

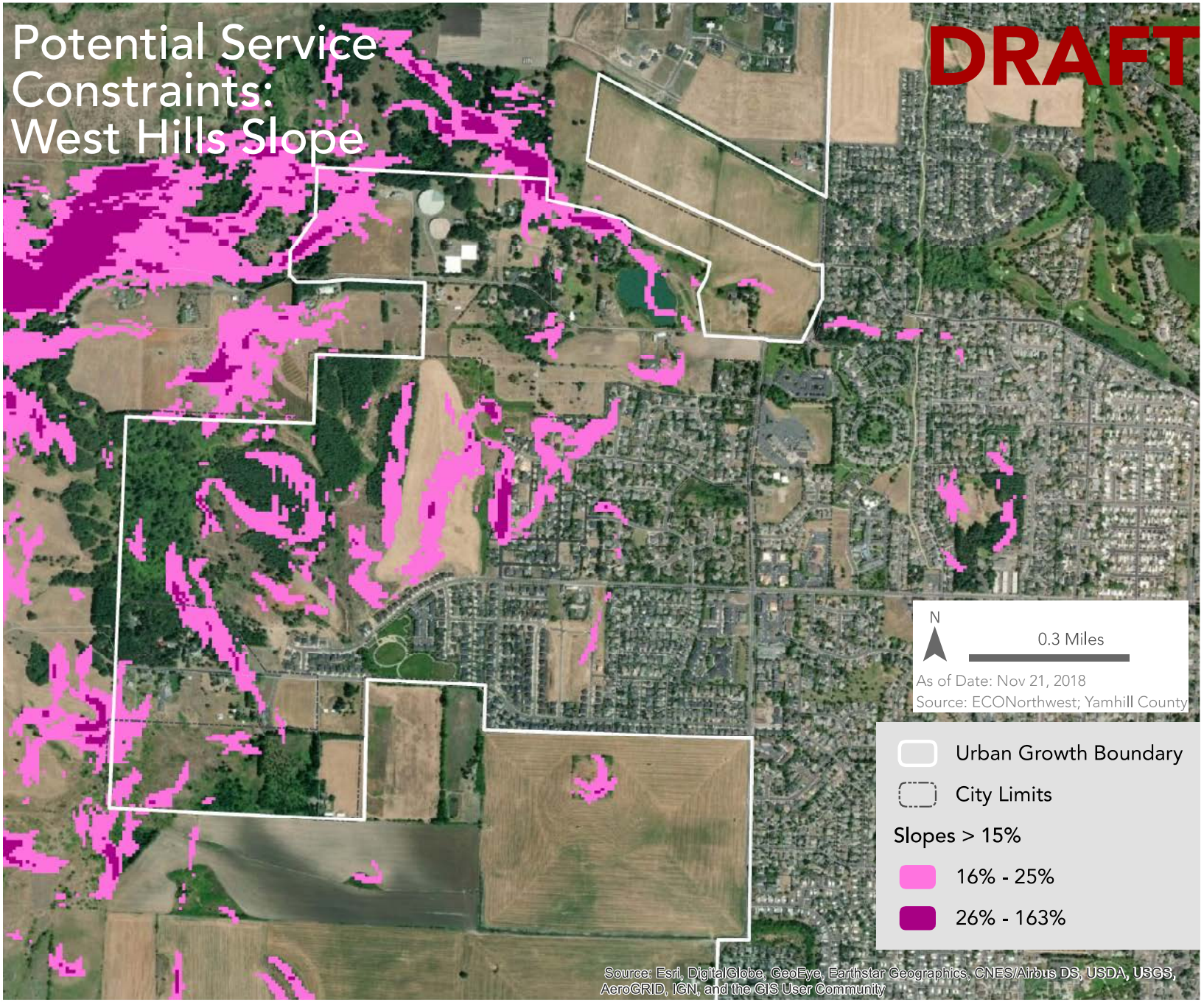
- Household Size
- Group Quarters Population
- Vacancy Rates

City of McMinnville

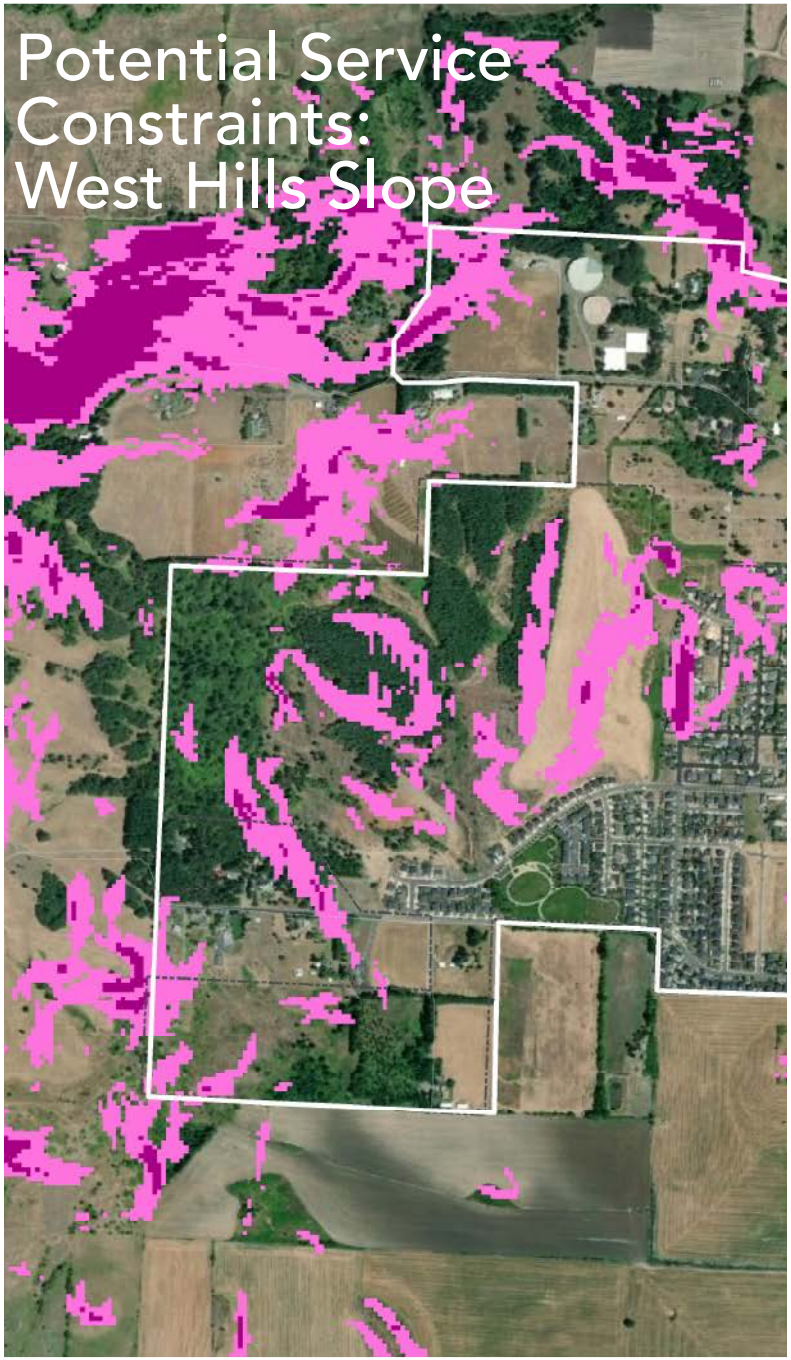
DEVELOPMENT CONSTRAINTS

Defined by OAR 660-008-0005(2)

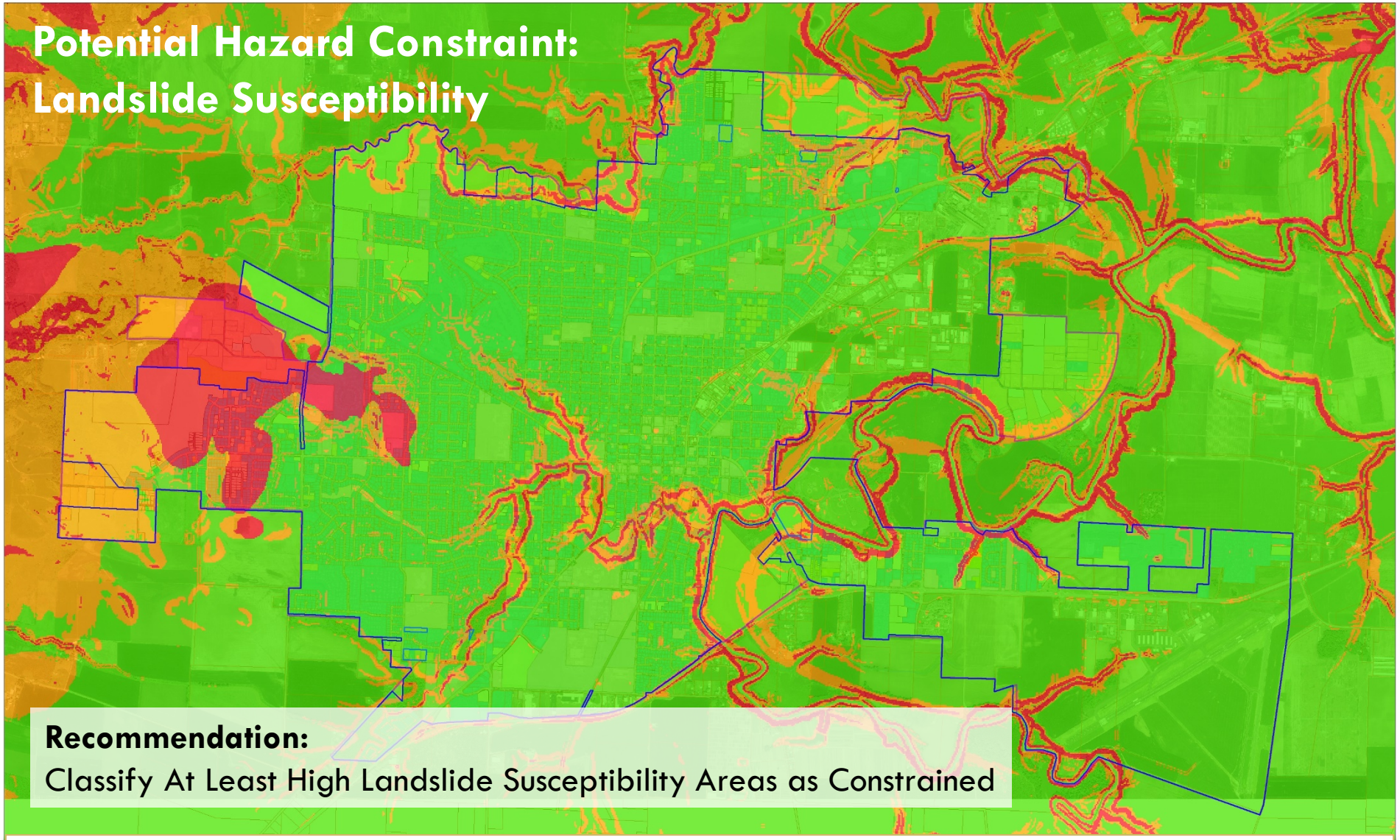
- **Lands within floodplains – Floodplain Zone in the city limits and 100-Year Floodplain in the UGB**
- **Protected Natural Resource Lands – Wetlands (National Wetlands Inventory)Regulated wetlands**
- **Lands with slopes over 25%**
- **Areas subject to natural hazards (per Goal 7)**
- **Lands with Service or Easement Constraints**


Potential Service Constraints: West Hills Slope
DRAFT
N
0.3 Miles
As of Date: Nov 21, 2018
Source: ECONorthwest; Yamhill County
Urban Growth Boundary
City Limits
Slopes > 15%
16% - 25%
26% - 163%
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Potential Service Constraints: West Hills Slope

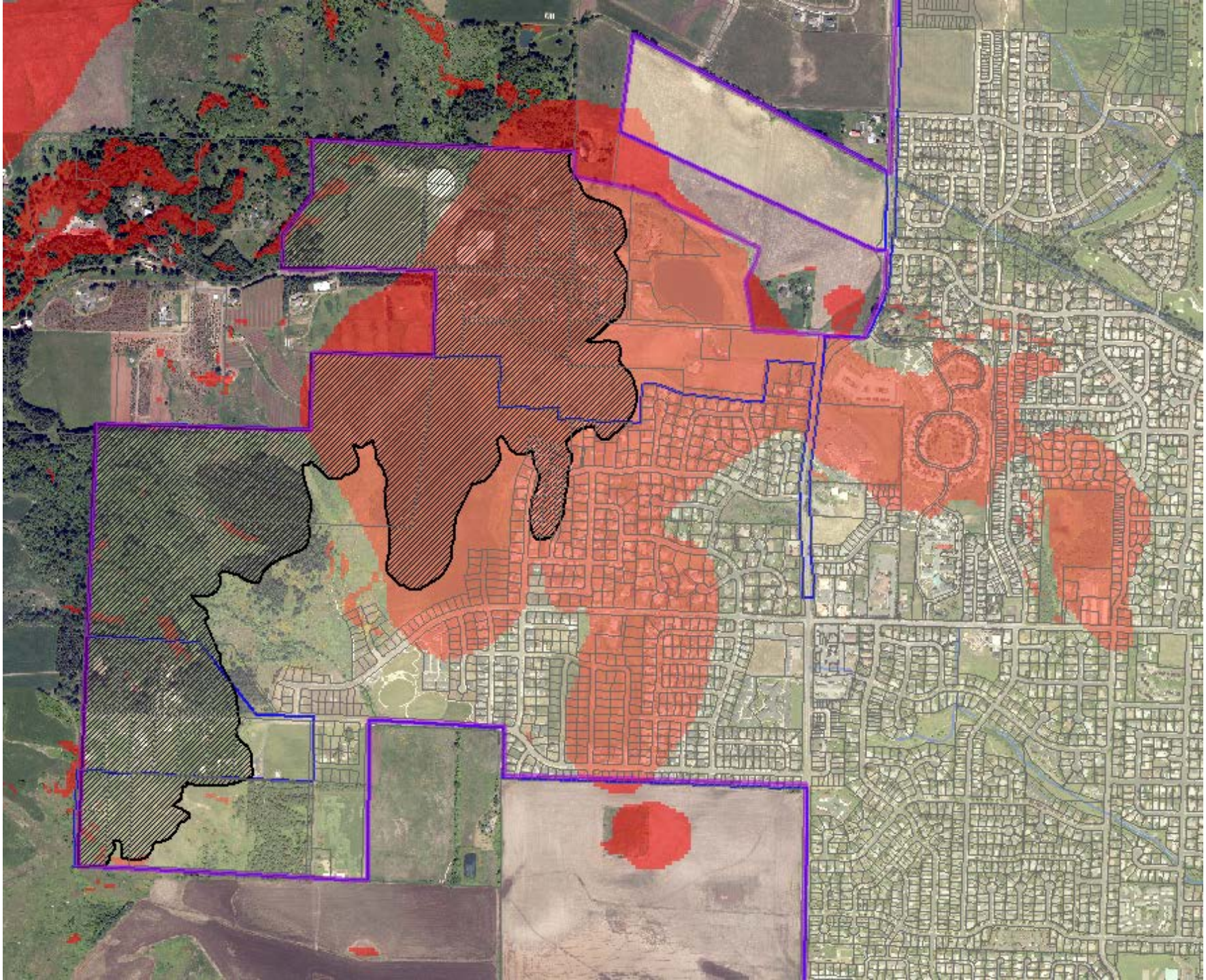


Potential Hazard Constraint: Landslide Susceptibility



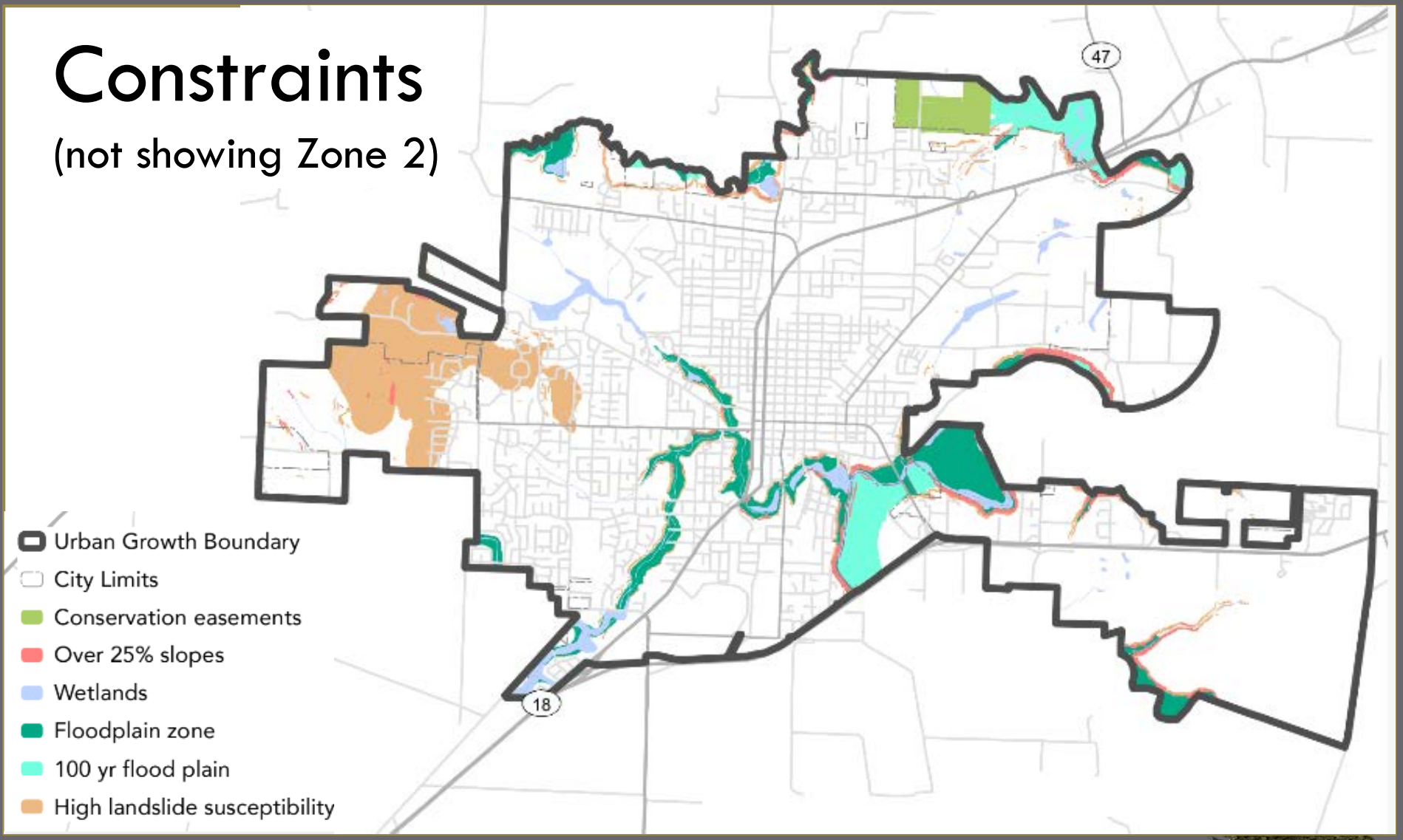
Recommendation:
Classify At Least High Landslide Susceptibility Areas as Constrained

Low Susceptibility: "Landsliding unlikely". Less than 7% (green)
Moderate Susceptibility: "Landsliding possible" 7-17% (orange)
High Susceptibility: "Landsliding likely" >17% (red)
Very High Susceptibility: "Existing landslides" (not present in planning area)



Constraints

(not showing Zone 2)



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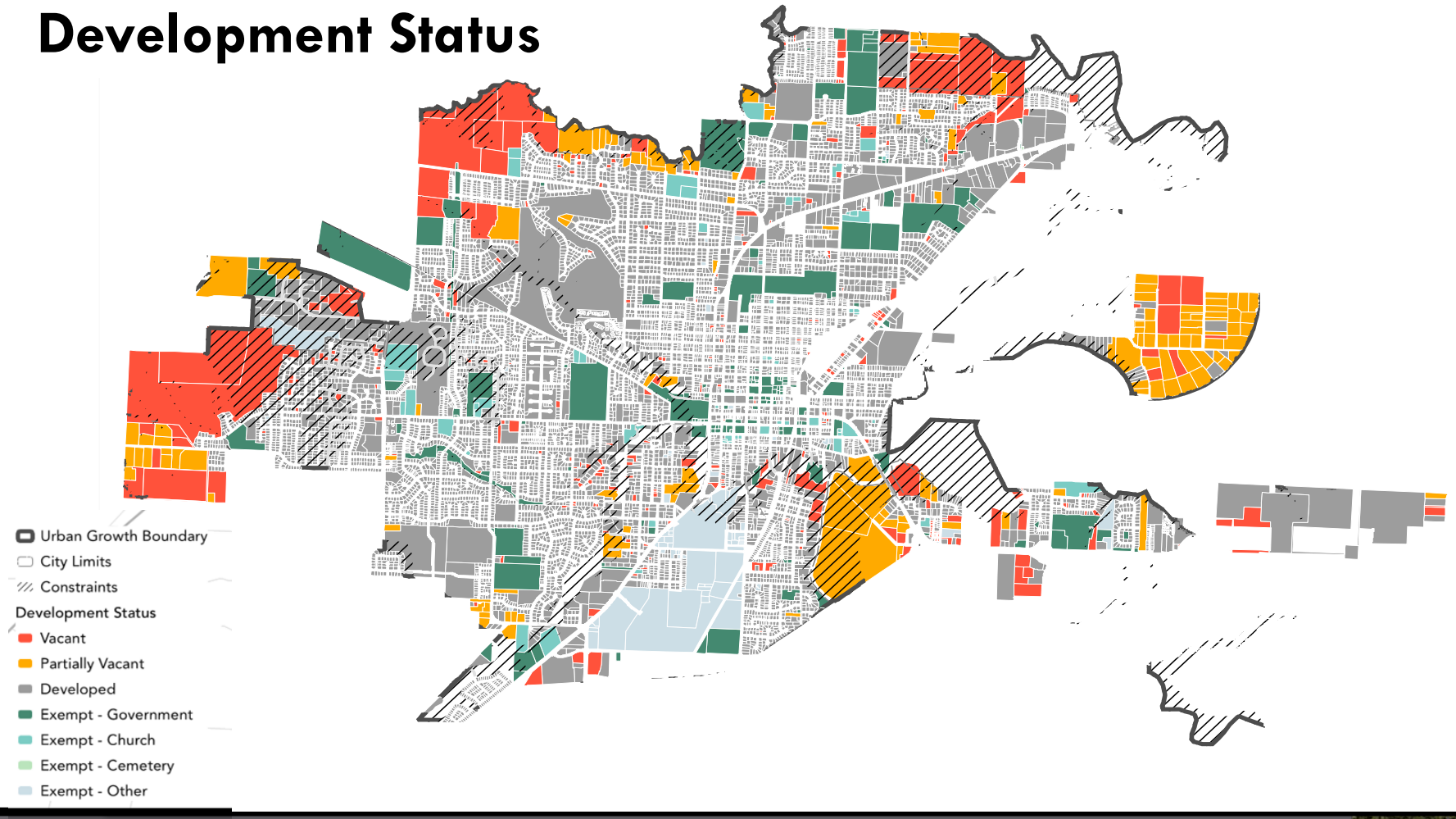
City of McMinnville

Residential land by comprehensive Plan Designation and constraint status

Source: ECONorthwest. *Note: The numbers in the table may not sum to the total as a result of rounding.*

Zone/Plan Designation	Total acres	Committed acres	Constrained acres	Buildable acres
City Limits, by Zone				
R-1 Single Family Residential	824	595	147	82
R-2 Single Family Residential	1,200	990	156	55
R-3 Two Family Residential	386	347	33	6
R-4 Multiple-Family Residential	664	529	114	21
O-R Office/Residential	25	22	2	0
C-3 General Commercial	613	535	17	61
UGB, by County Zone or Plan Des.				
EF-80 (County Zone)	117	18	31	68
LDR9000 (County Zone)	3	0	0	3
VLDR-1 (County Zone)	3	1	0	2
Residential Plan Des.	533	55	253	224
Zone 2	382	8	174	200
Total	**4,749**	**3,100**	**928**	**721**

Residential Land by Development Status



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City of McMinnville

Residential acres by classification and Plan Designation, McMinnville UGB, 2018

Source: ECONorthwest. *Note: The numbers in the table may not sum to the total as a result of rounding.*

Zone/Plan Designation	Total acres on vacant taxlots	Total acres on partially vacant taxlots	Total acres on committed taxlots	
			Developed	Public or Exempt
City Limits, by Zone				
R-1 Single Family Residential	67	34	609	114
R-2 Single Family Residential	56	36	891	217
R-3 Two Family Residential	14	2	329	41
R-4 Multiple-Family Residential	21	13	386	244
O-R Office/Residential	0	0	10	15
C-3 General Commercial	63	1	428	121
UGB, by County Zone or Plan Des.				
EF-80 (County Zone)	94	12	0	11
LDR9000 (County Zone)	3	0	0	0
VLDR-1 (County Zone)	0	3	0	0
Residential Plan Des.	159	303	58	12
Zone 2	227	71	53	32
Total	**704**	**475**	**2,764**	**806**

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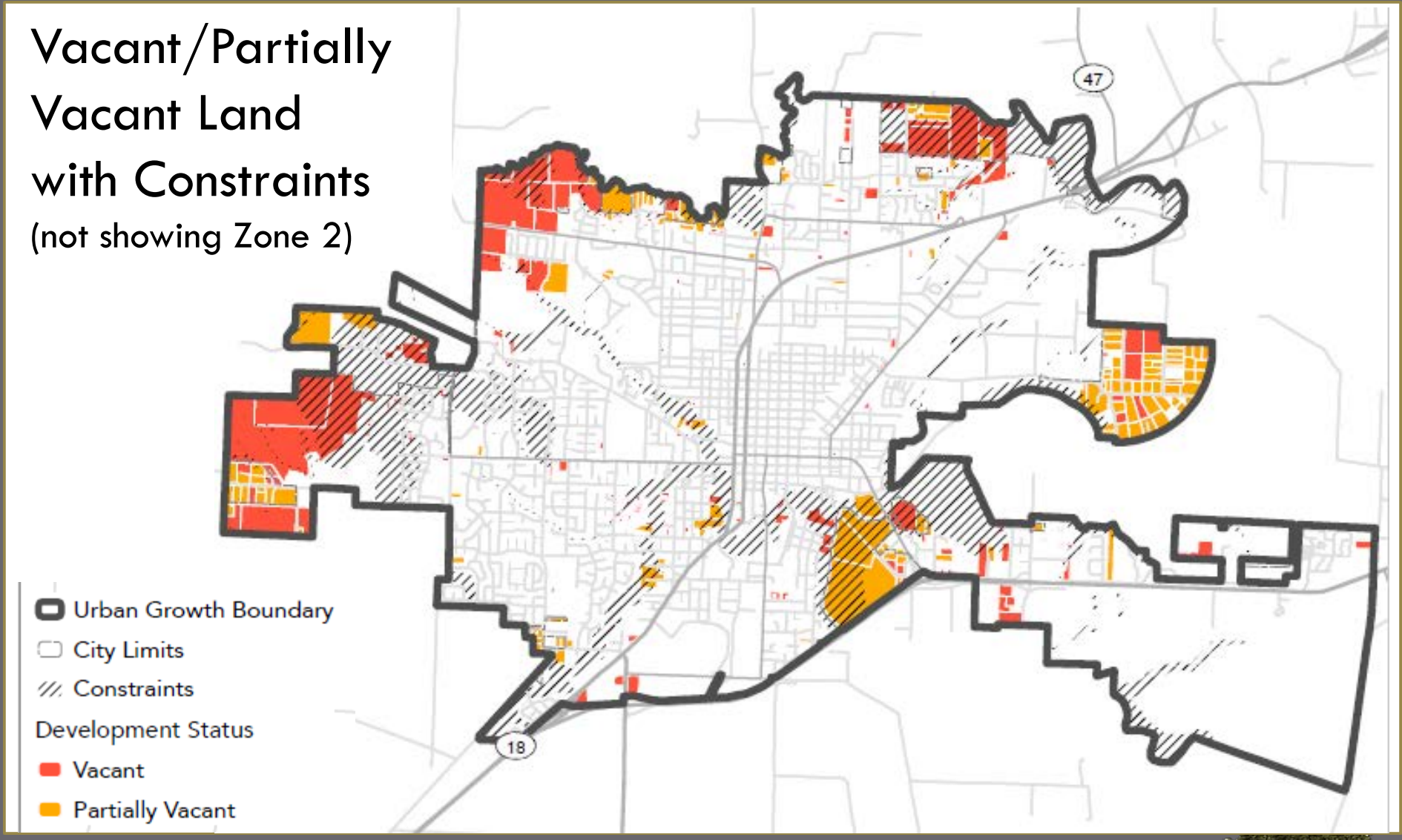
City of McMinnville

Vacant/Partially Vacant Land with Constraints

(not showing Zone 2)



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City of McMinnville

Development Status with Constraints

Zone/Plan Designation	Total acres	Committed acres	Constrained acres	Buildable acres
City Limits, by Zone				
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Zone 2	382	8	174	200
Total	**4,749**	**3,100**	**928**	**721**

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City of McMinnville

FINAL BUILDABLE ACRES (DRAFT NUMBERS)

Source: ECONorthwest. Note: The numbers in the table may not sum to the total as a result of rounding.

Zone/Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
City Limits, by Zone			
R-1 Single Family Residential	82	57	25
R-2 Single Family Residential	55	43	12
R-3 Two Family Residential	6	5	1
R-4 Multiple-Family Residential	21	16	5
O-R Office/Residential	0	0	0
C-3 General Commercial	61	59	1
UGB, by County Zone or Plan Des.			
EF-80 (County Zone)	68	63	5
LDR9000 (County Zone)	3	3	0
VLDR-1 (County Zone)	2	0	2
Residential Plan Des.	224	48	176
Zone 2	200	145	55
Total	**721**	**438**	**283**

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City of McMinnville

FINAL BUILDABLE ACRES

Source: ECONorthwest. Note: The numbers in the table may

This includes C-3 Commercial Land, Rural Residential Land in UGB and Zone 2 = 485 acres

Zone/Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
City Limits, by Zone			
R-1 Single Family Residential	82	57	25
R-2 Single Family Residential	55	43	12
R-3 Two Family Residential	6	5	1
R-4 Multiple-Family Residential	21	16	5
O-R Office/Residential	0	0	0
C-3 General Commercial	61	59	1
UGB, by County Zone or Plan Des.			
EF-80 (County Zone)	68	63	5
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City of McMinnville

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This also includes 283 acres of partially vacant lots, 37 of which are in the R1 and R2 zones.

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Total	**721**	**438**	**283**

112

This also includes 283 acres of partially vacant lots, 37 of which are in the R1 and R2 zones.

BLI – THE PRACTICAL APPLICATIONS

Buildable Acres Summary:

~460 ac Res. Plan Designation – Zone 1

~200 ac Res. Plan Designation – Zone 2

~61 ac Comm. Plan Designation (Zone 1)

Total: ~721 Gross Buildable Acres

~660 Gross Bld. Acres in Res PDs (Zone 1 & 2)

(Before deductions for ROW & nonres. uses in res. areas)

20% ROW deduction would be ~132 acres, netting 528 bld acres for res/nonres use)

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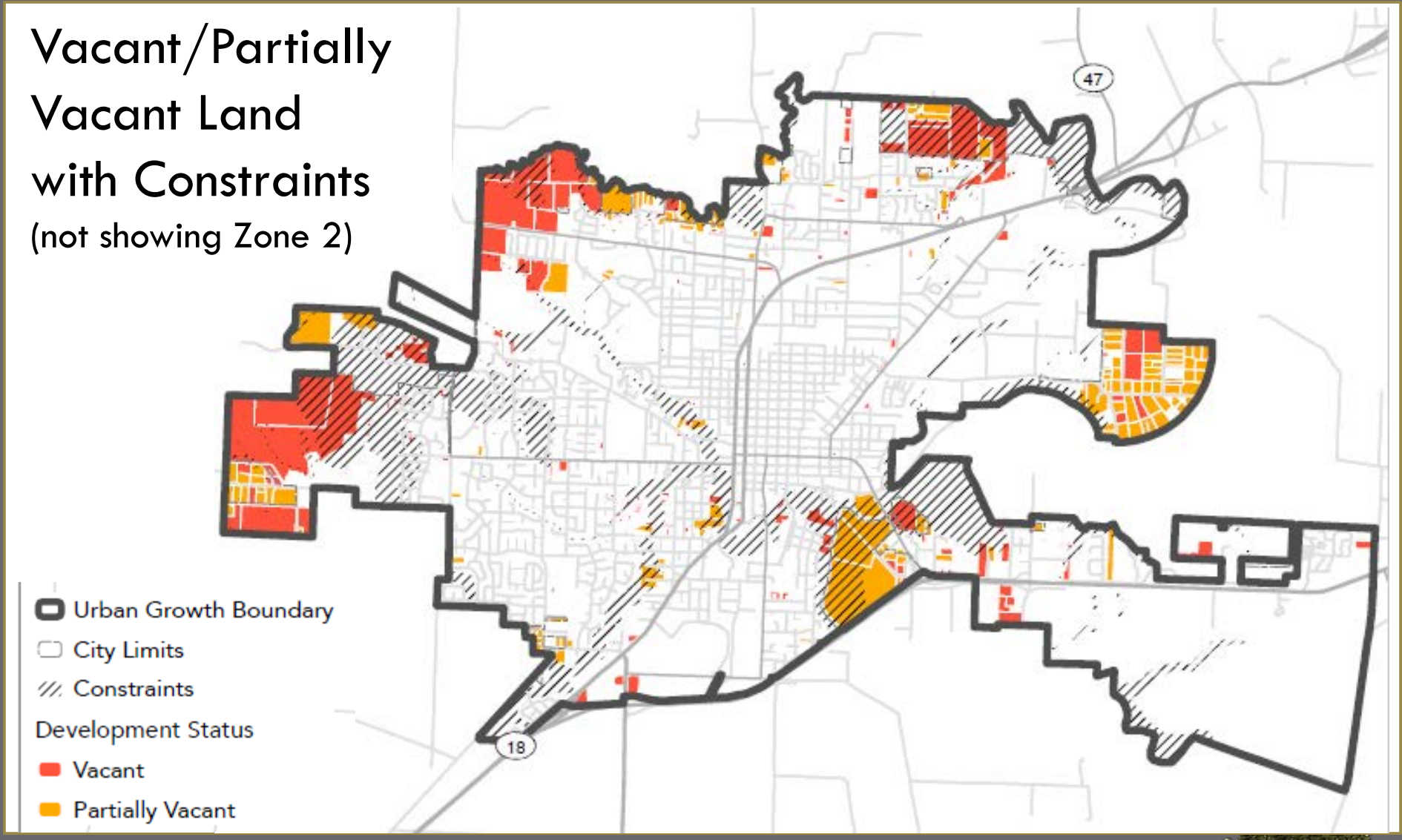
City of McMinnville

Vacant/Partially Vacant Land with Constraints

(not showing Zone 2)



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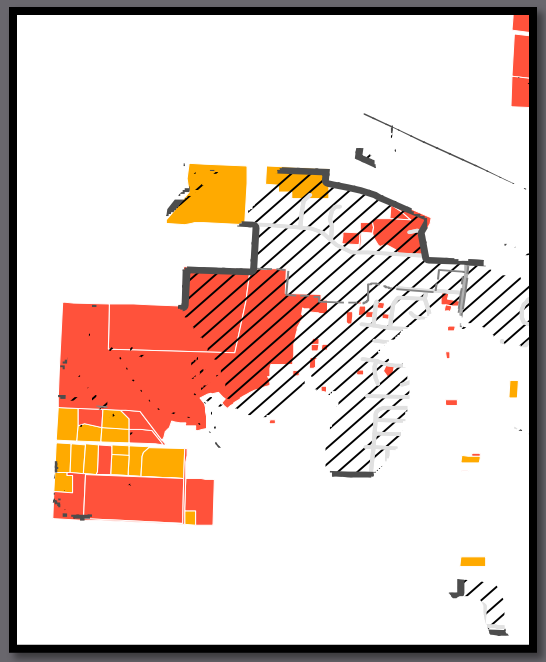

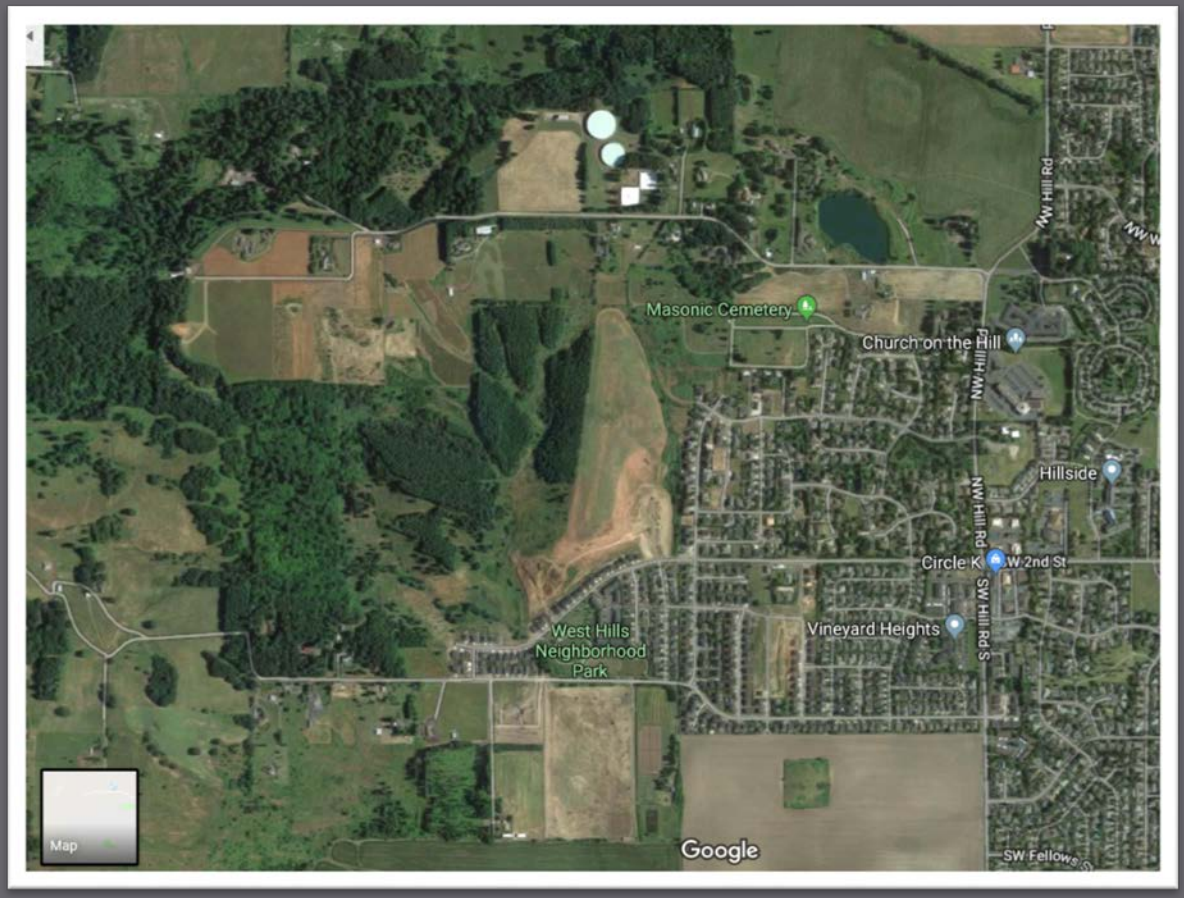

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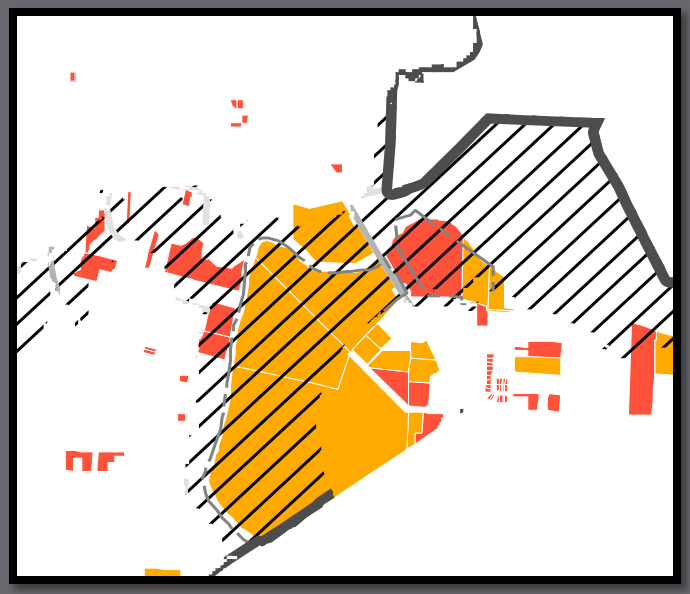

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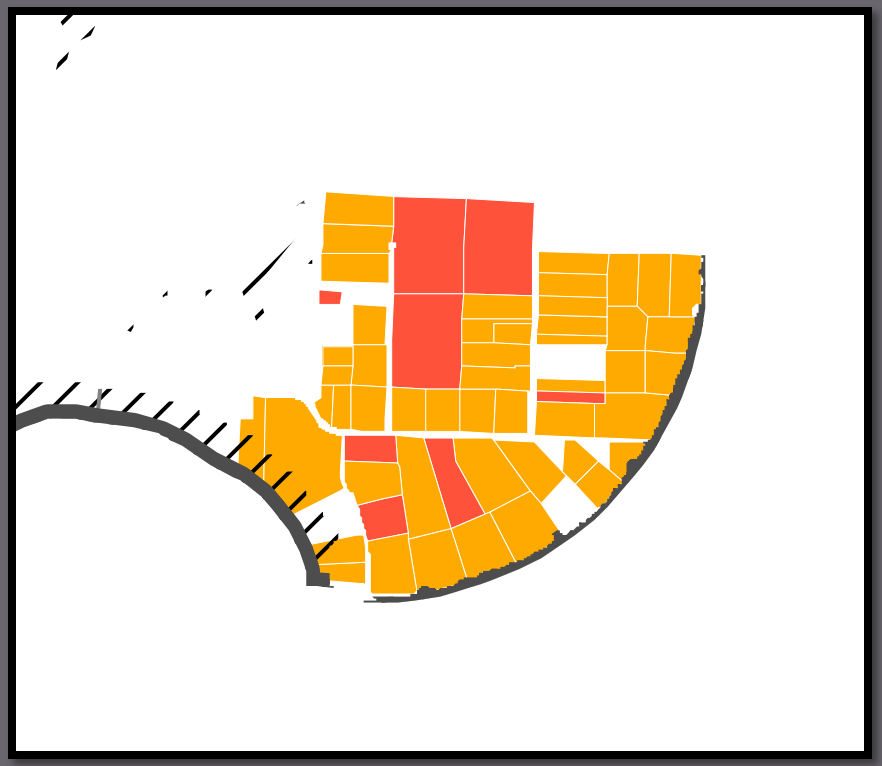

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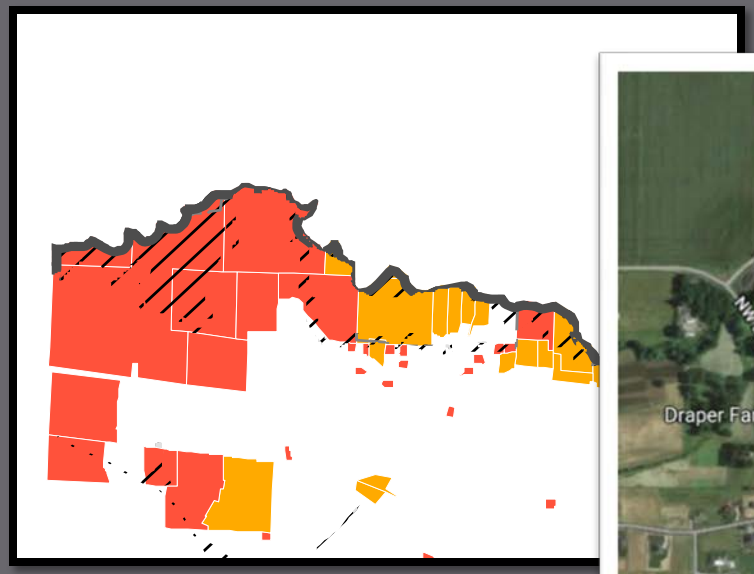

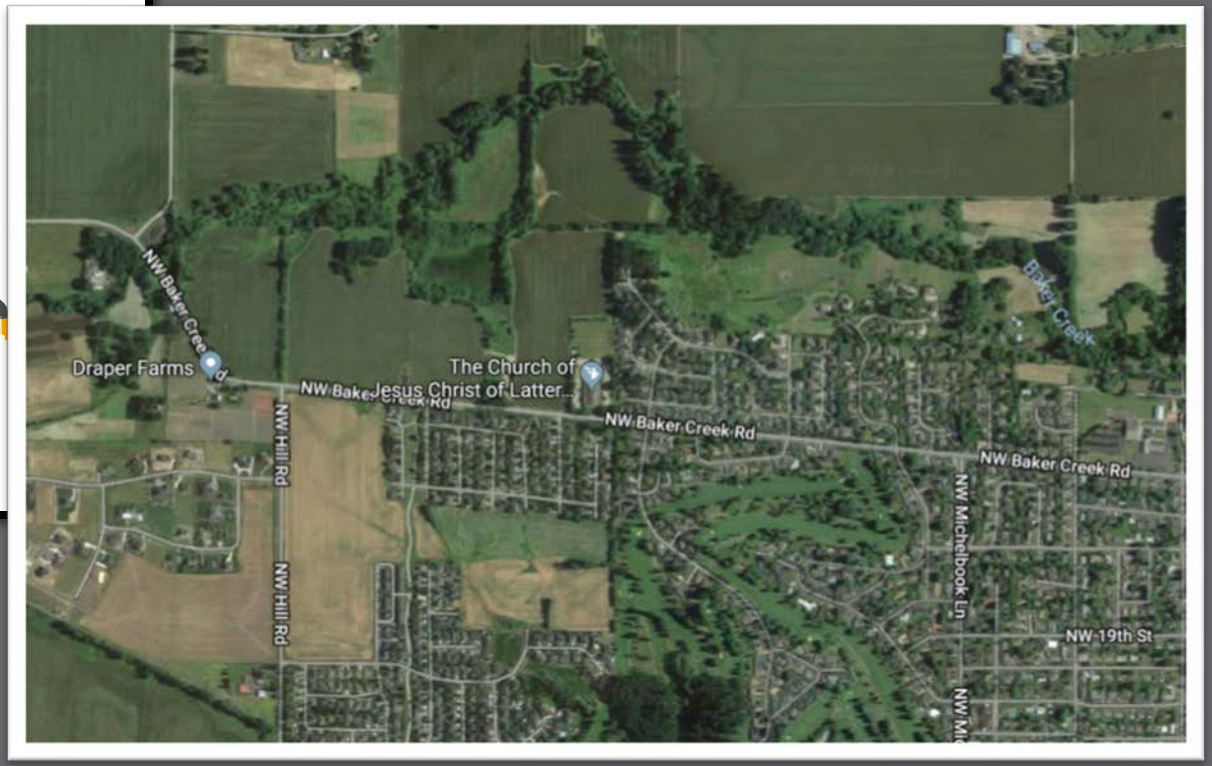

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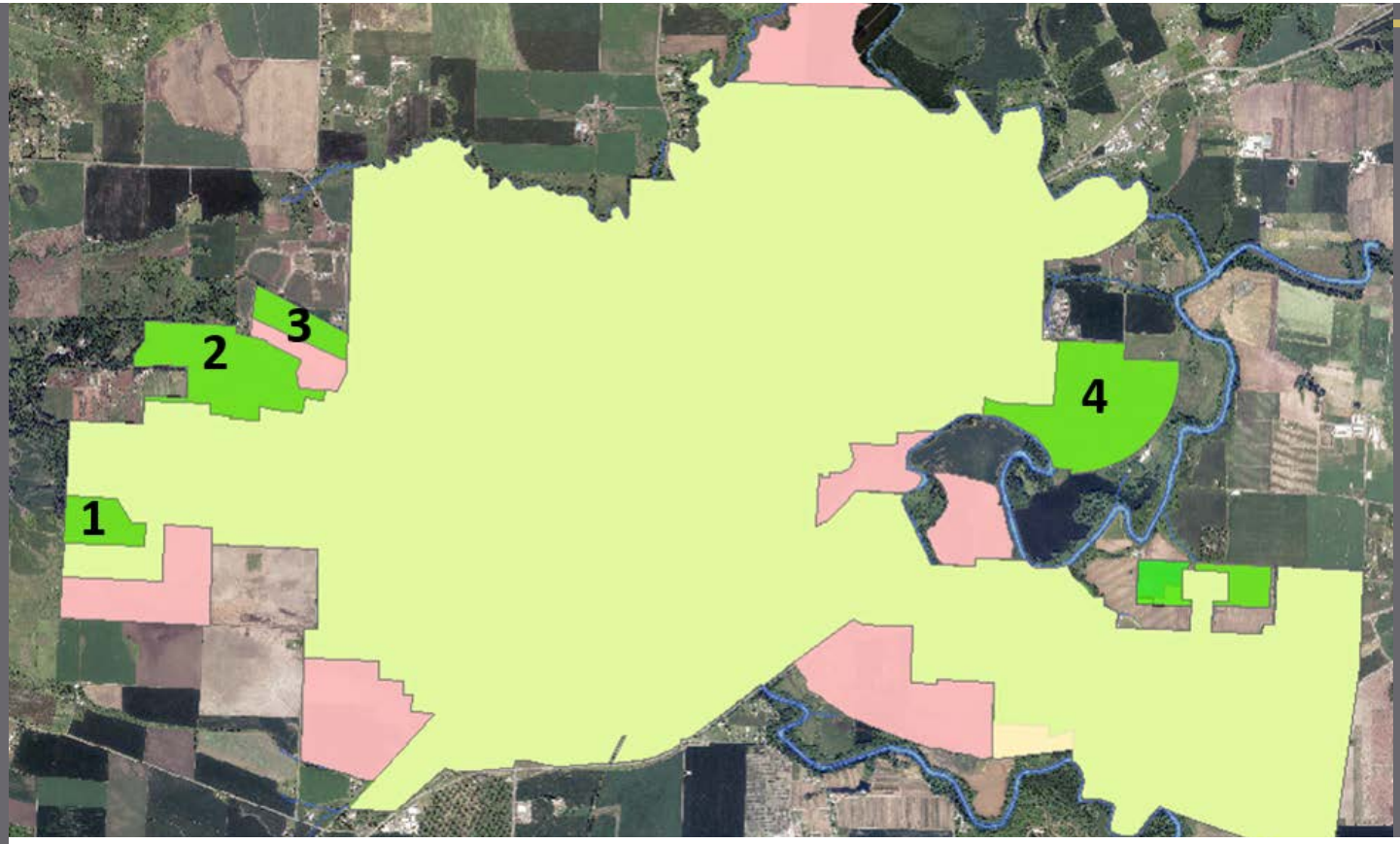
City of McMinnville

UGB to Meet Needs 2003-2023,

~423 total additional res PD acres added of 1,035 gross additional res PD needed



Current UGB = Yellow + Green (Green added to UGB, numbered have res. plan designations)
Not added to UGB = Red

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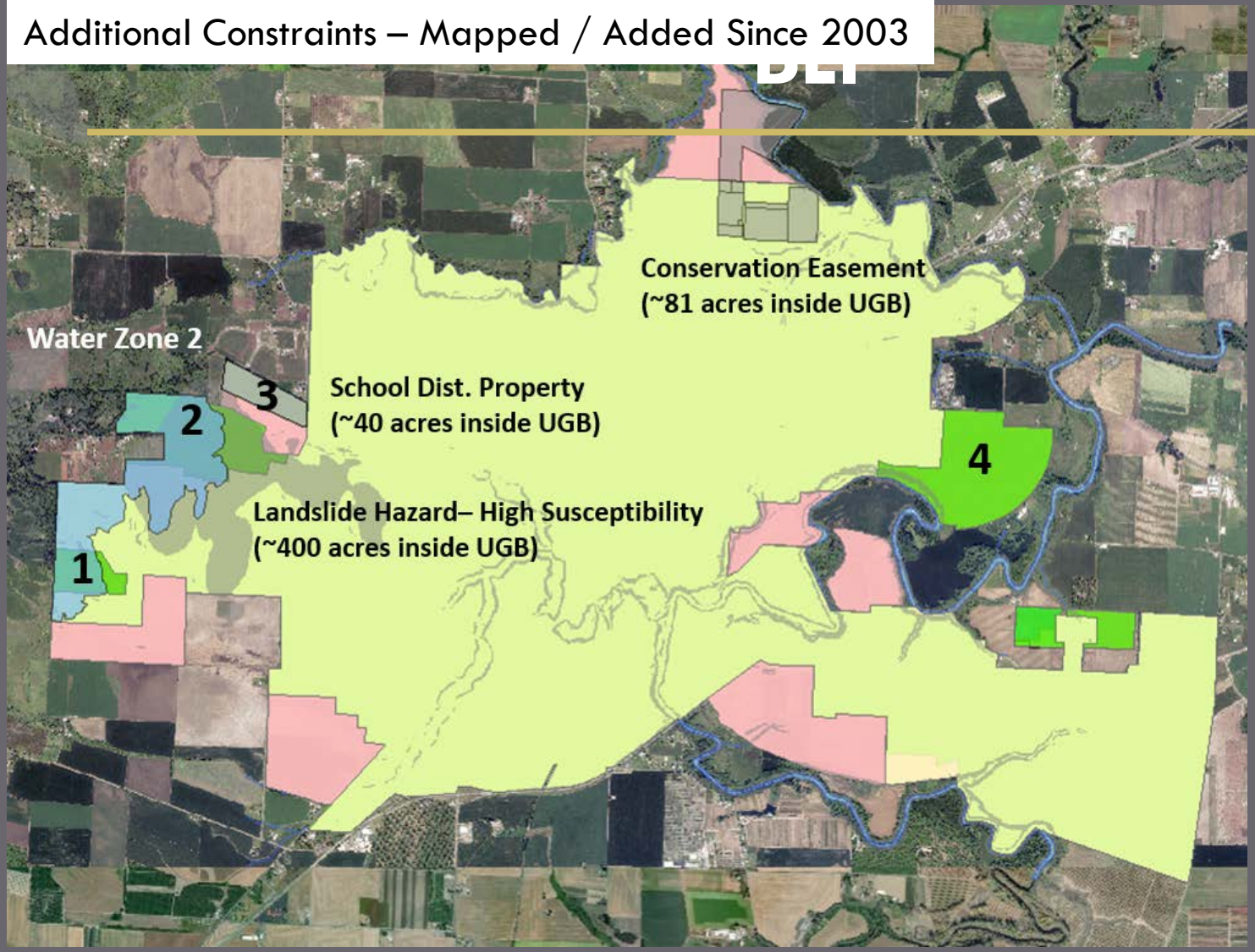
Additional Constraints – Mapped / Added Since 2003



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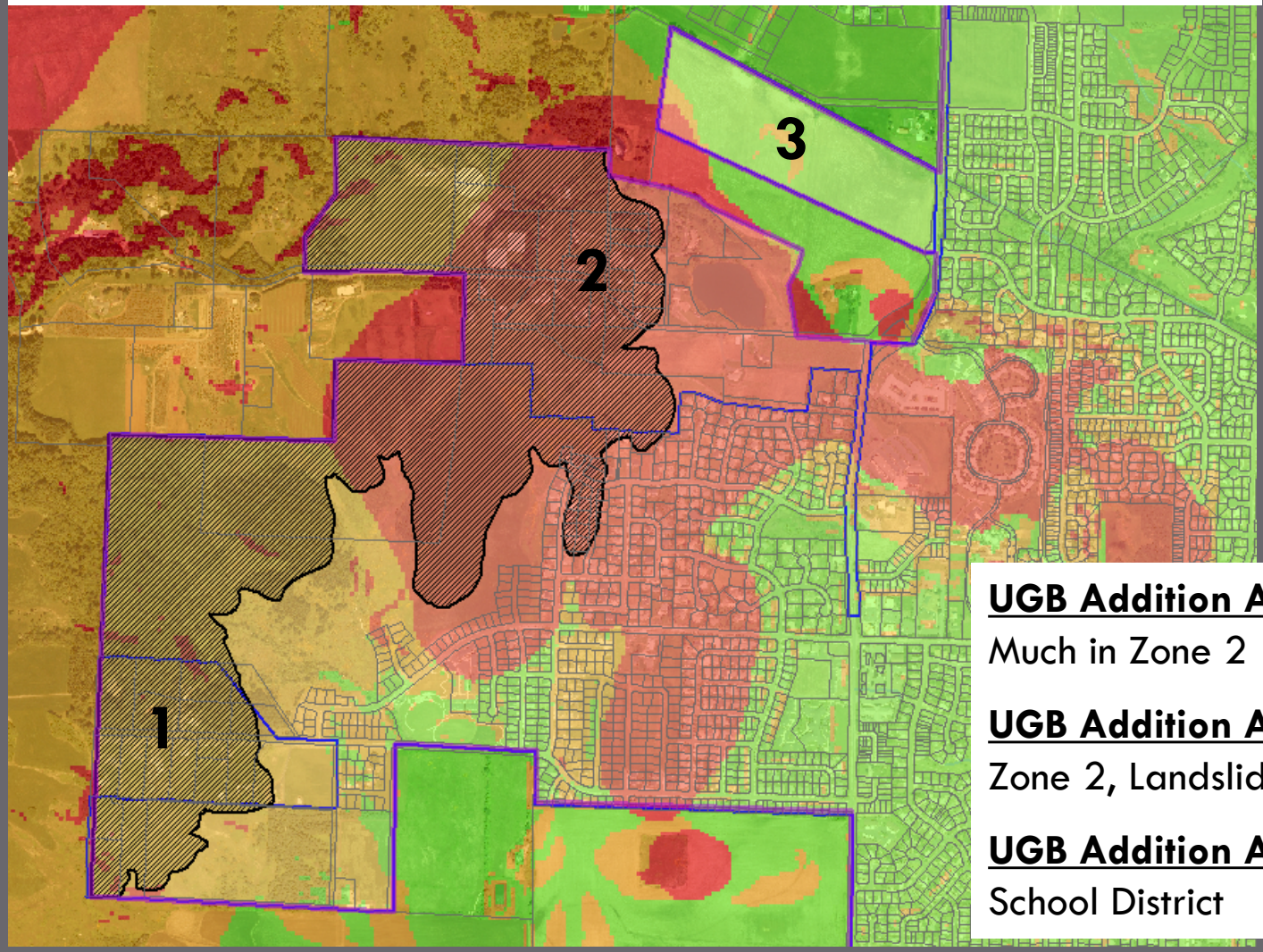
Additional Constraints – Mapped / Added Since 2003



UGB Addition Area 1:
Much in Zone 2

UGB Addition Area 2:
Zone 2, Landslide High Susceptibility

UGB Addition Area 3:
School District

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City of McMinnville

UPDATE ON THE HOUSING NEEDS ANALYSIS

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MAJOR ASSUMPTIONS

- Population Change – PSU Forecasts
- Persons in Group Quarters – 5.0%
  (most recent Census data)
- Persons per Household - 2.55
  (most recent Census data; safe harbor assumption)
- Vacancy Rate – 5.4%
  (most recent Census data; safe harbor assumption
- Housing Mix - ORS 197.296(5) criteria
- Housing Density - ORS 197.296(5) criteria

NEED – POPULATION FORECAST

July 1 Year	Forecast Pop.
2017	34,293
2018	34,759
2019	35,231
2020	35,709
2021	36,238
2022	36,776
2023	37,321
2024	37,875
2025	38,437
2026	38,985
2031	41,813
2041	47,498
2067	62,803

Must Use PSU's Official Population Forecast

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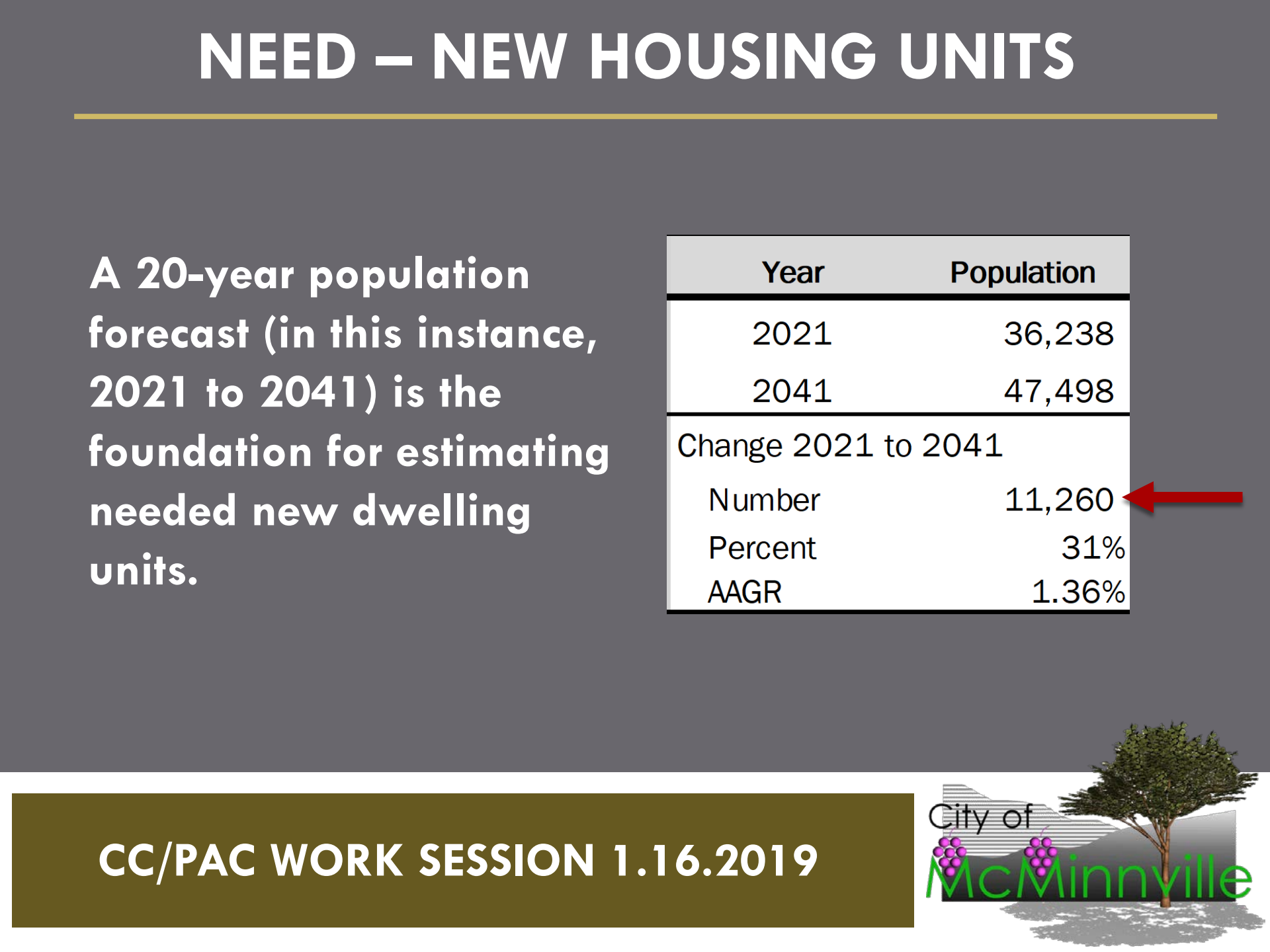
NEED – POPULATION FORECAST

Population Forecast						
Change						
2018-2021	3 Years	1,479	1,479	1,479	1,479	1,479
2021-2026	5 Years		2,747	2,747	2,747	2,747
2026-2031	5 Years			2,828	2,828	2,828
2031-2041	10 Years				5,685	5,685
2041-2067	26 years					15,305
SUM		**1,479**	**2,747**	**5,575**	**11,260**	**26,565**
		2018-2021	**2021-2026**	**2021-2031**	**2021-2041**	**2021-2067**

NEED – NEW HOUSING UNITS

A 20-year population forecast (in this instance, 2021 to 2041) is the foundation for estimating needed new dwelling units.

Year	Population
2021	36,238
2041	47,498
Change 2021 to 2041	
Number	11,260
Percent	31%
AAGR	1.36%



NEED – NEW HOUSING UNITS

Housing Need						
New Units Needed						
2018-2021	3 years	581	581	581	581	581
2021-2026	5 Years		1,078	1,078	1,078	1,078
2026-2031	5 Years			1,111	1,111	1,111
2031-2041	10 Years				2,232	2,232
2041-2067	26 years					6,010
SUM		**581**	**1,078**	**2,189**	**4,421**	**10,431**
		2018-2021	**2021-2026**	**2021-2031**	**2021-2041**	**2021-2067**

*Plus Population in Group Quarters (5% of population, per ACS)

City of McMinnville

HOUSING MIX

Housing Type	2000 Census	2013-2017 Census	Building Permit Issued 2000 – July 2018
Single-Family Detached	67%	68%	62%
Single-Family Attached	8%	9%	8%
Multifamily	24%	23%	31%
Source	U.S. Census Bureau, 2000 Decennial Census, Table H030.	U.S. Census Bureau, 2013-2017 ACS, 5-year estimates, Table B25024.	City of McMinnville, building permits, 2000 to July 2017

ORS 197.296(5)

(A) The number, density and average mix of housing types of urban residential development that have actually occurred;
(B) Trends in density and average mix of housing types of urban residential development;
(C) Demographic and population trends;
(D) Economic trends and cycles; and
(E) The number, density and average mix of housing types that have occurred on the buildable lands

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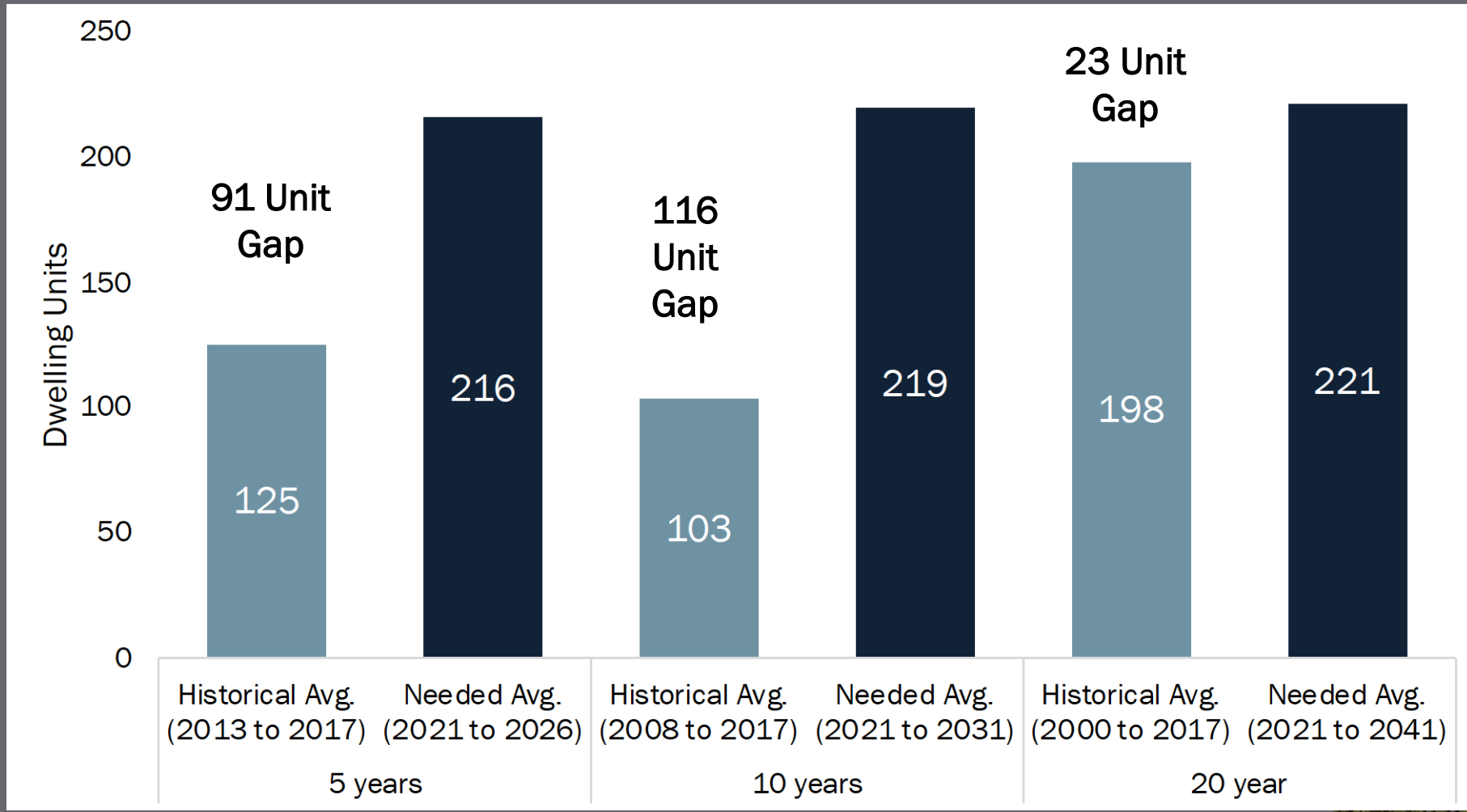
City of McMinnville

Historical Production and Need: How far off are we?



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City of McMinnville

Preliminary Forecast about Housing Mix (using baseline assumptions)

Variable	Baseline ACS 2013-2017
Needed new dwelling units (2021-2041)	4,422
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	68%
equals **Total new single-family detach**	3,007
Single-family attached	
Percent single-family attached DU	9%
equals **Total new single-family attache**	399
Multifamily	
Percent multifamily	23%
Total new multifamily	1,016
equals Total new dwelling units (2021-2(	**4,422**

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City of McMinnville

Preliminary Forecast about Housing Mix (using baseline assumptions)

Variable	Baseline Forecast			
	2021 to 2026 (5-Year)	2021 to 2031 (10-Year)	2021 to 2041 (20-Year)	2021 to 2067 (~50-year)
Needed new dwelling units	1,078	2,189	4,422	10,435
Dwelling units by structure type				
Single-family detached				
Percent single-family detached DU	68%	68%	68%	68%
equals **Total new single-family detached DU**	733	1,489	3,007	7,097
Single-family attached				
Percent single-family attached DU	9%	9%	9%	9%
equals **Total new single-family attached DU**	97	197	399	941
Multifamily				
Percent multifamily	23%	23%	23%	23%
Total new multifamily	248	503	1,016	2,397
equals Total new dwelling units	1,078	2,189	4,422	10,435

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City of McMinnville

HOUSING MIX AND DENSITY

State Law requires:

- Identification of needed housing mix
- Identification of average overall needed density

State Law provides flexibility for:

- How to achieve these
- Finer-grain of housing types, as long as needs are met

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City of McMinnville

UPDATE ON THE GREAT NEIGHBORHOOD PRINCIPLES

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City of McMinnville

GNP PROJECT WILL ANSWER:

- ❑ What makes a great neighborhood in McMinnville?
- ❑ What elements should be included in any neighborhood - either existing or new - to make it great?

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City of McMinnville

PLANNING FOR NEIGHBORHOODS

- **City planning deals with the built environment**
  - Neighborhoods and Places
- **The policies and codes of a city will guide what the built environment looks and feels like**

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City of McMinnville

PROJECT PURPOSE

- **Develop Great Neighborhood Principles (GNPs) that identify specific elements to be included in any neighborhood in McMinnville**
  - GNPs will be adopted into Comprehensive Plan
  - GNPs will be used to draft code amendments that would apply to future development proposals
- **GNPs will guide future development to ensure that all places and neighborhoods are livable, healthy, social, safe, and vibrant for all residents of McMinnville**

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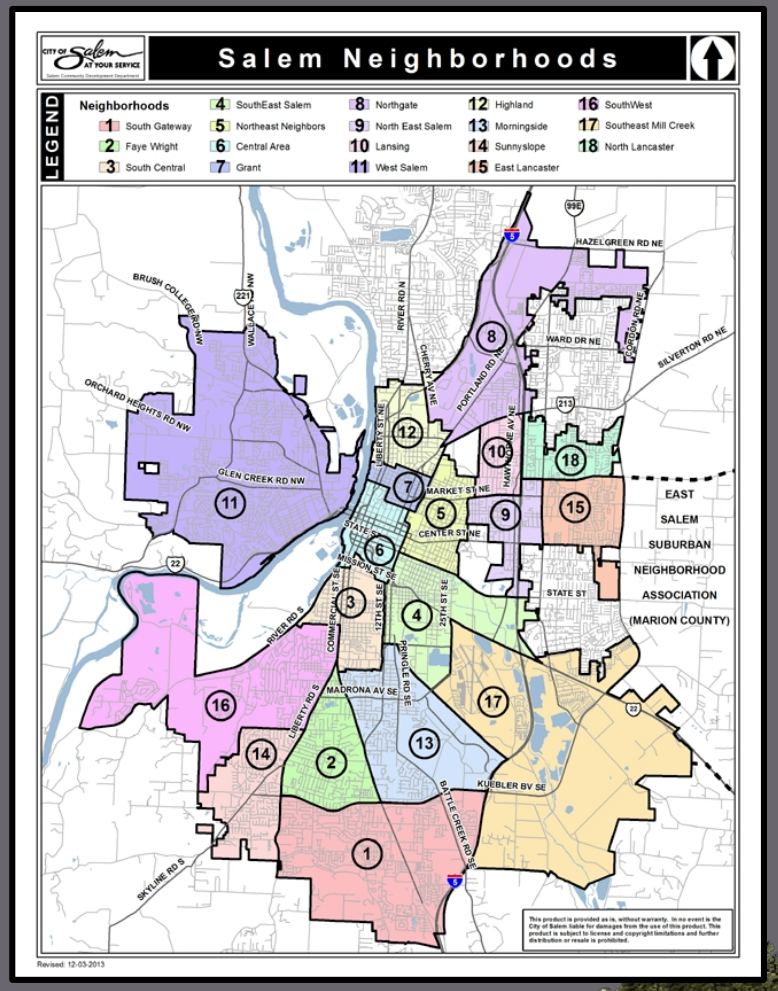
City of McMinnville

WHAT IS A NEIGHBORHOOD?

- **Neighborhood could be:**
  - Single street or block
  - Residential subdivision
  - Larger district with mixture of different uses and activities



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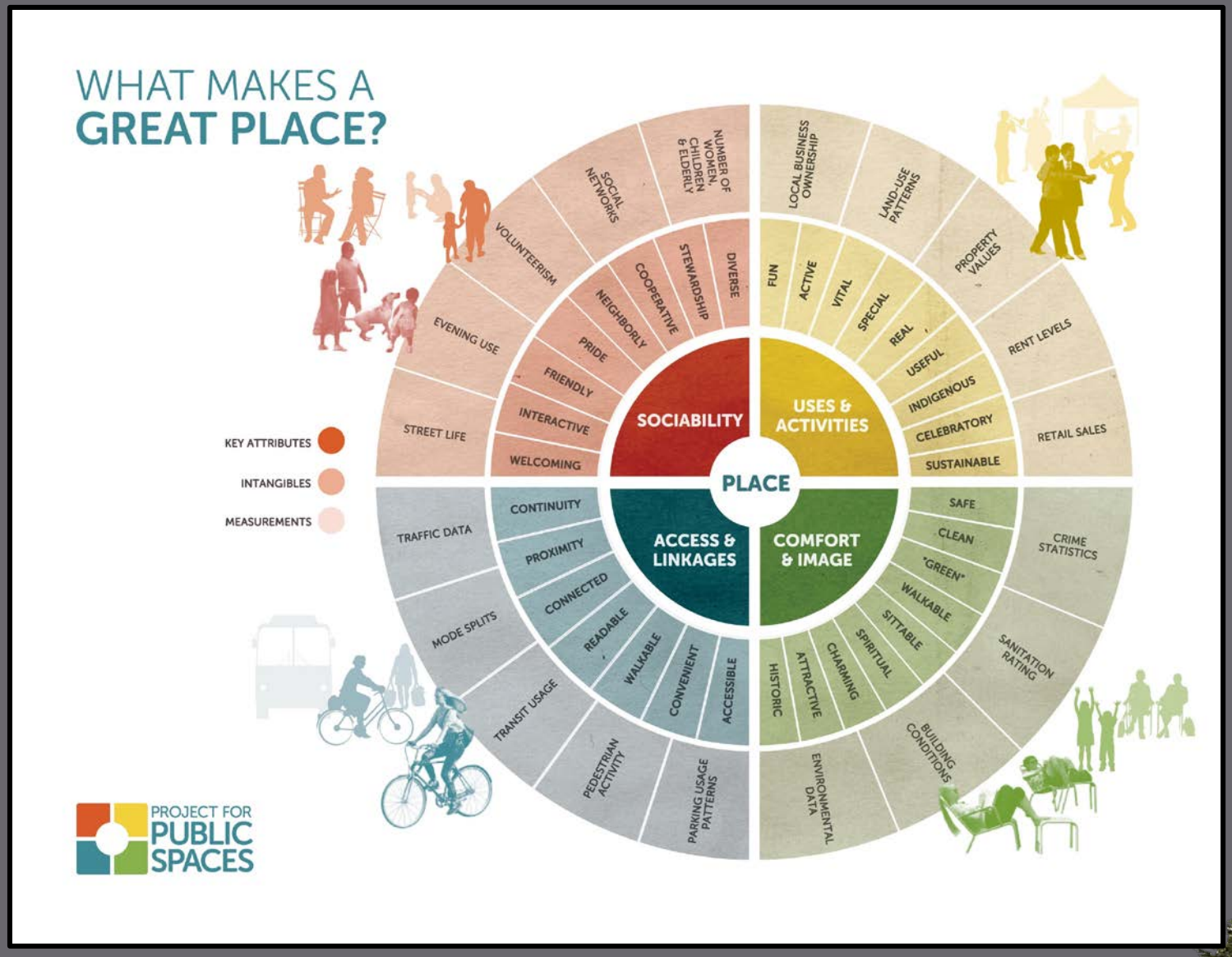

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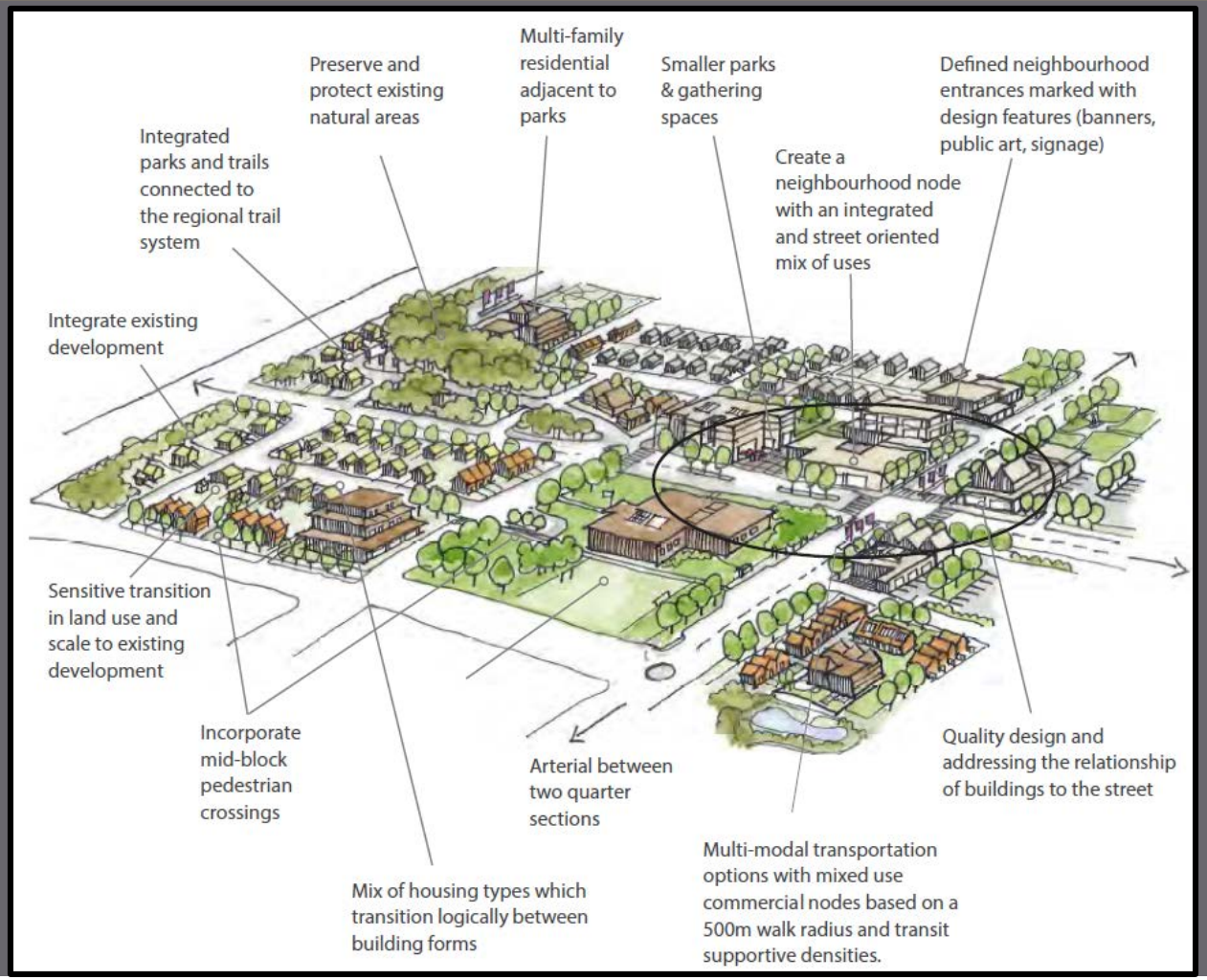
GREAT NEIGHBORHOOD PRINCIPLES



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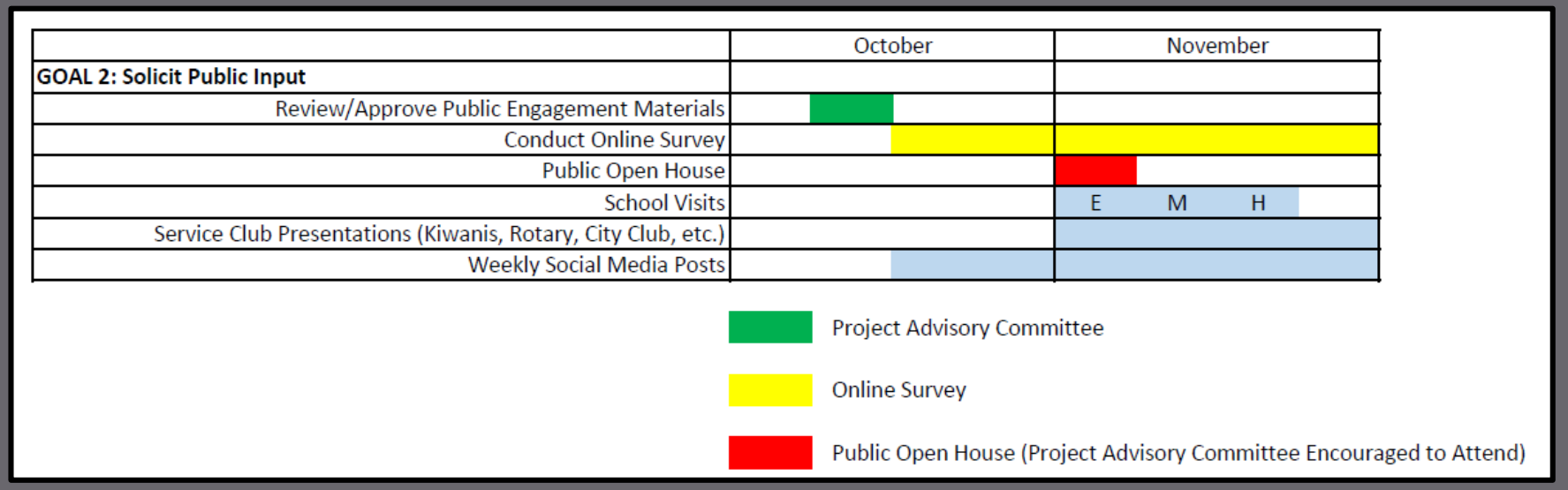
PUBLIC OUTREACH PLAN



- ❑ Survey – Online & Hard Copies
- ❑ Public Open House – Wednesday, November 7th
- ❑ Service Club Presentations
- ❑ Newspaper and School Flyer Announcements
- ❑ Weekly Blog Posts & Social Media Posts

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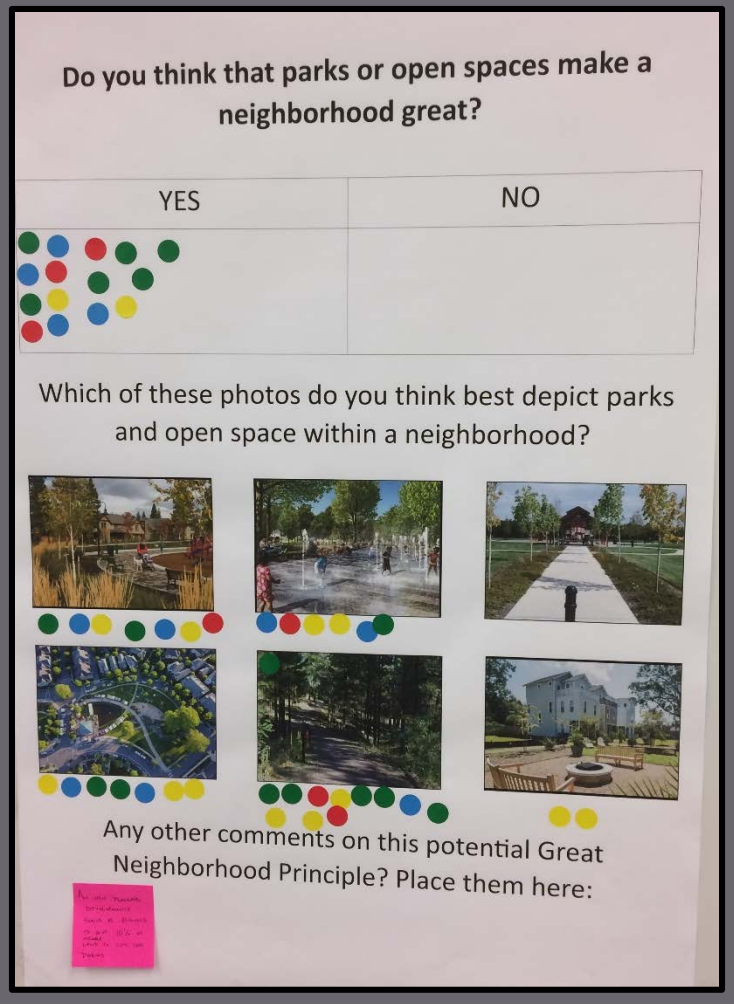
PUBLIC OPEN HOUSE



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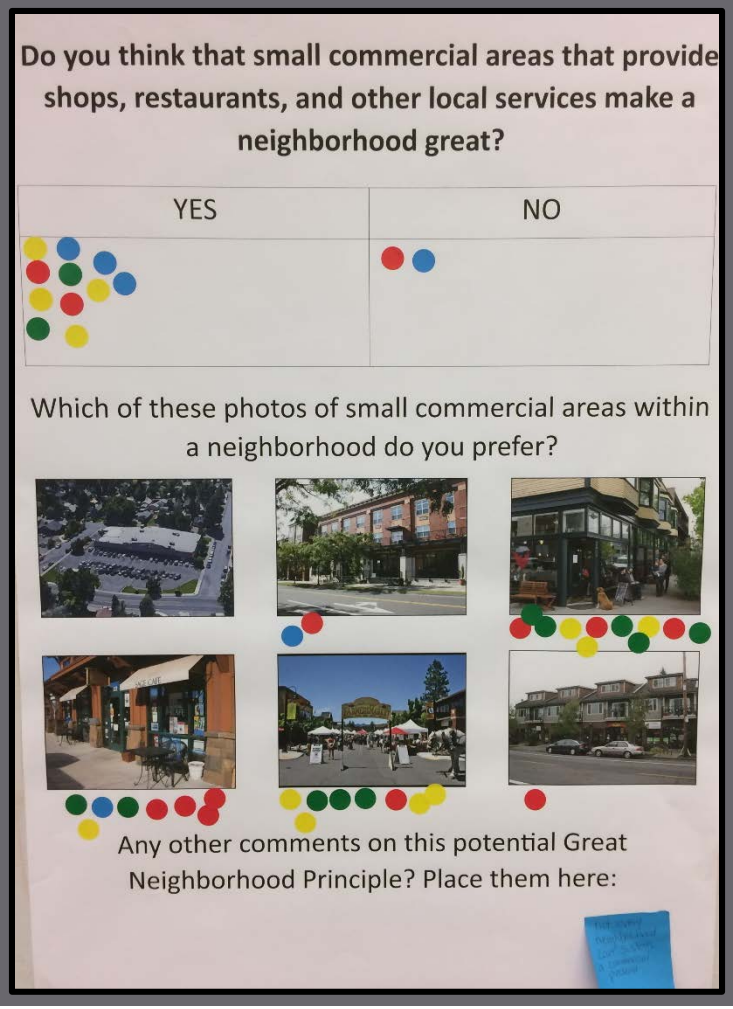
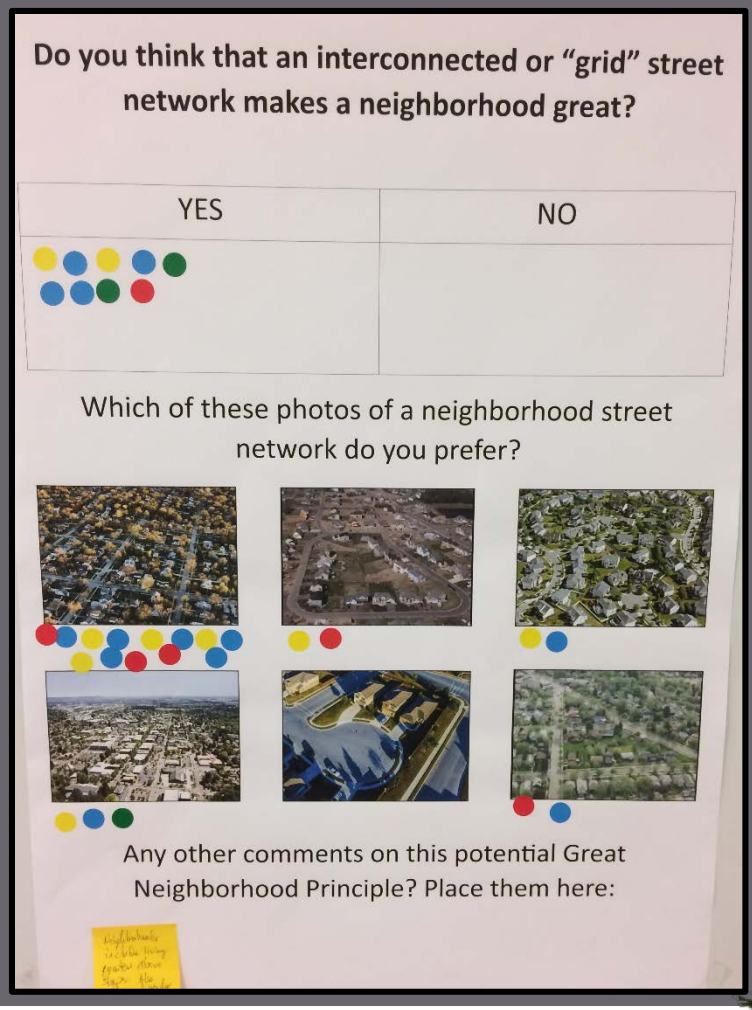
PUBLIC OPEN HOUSE





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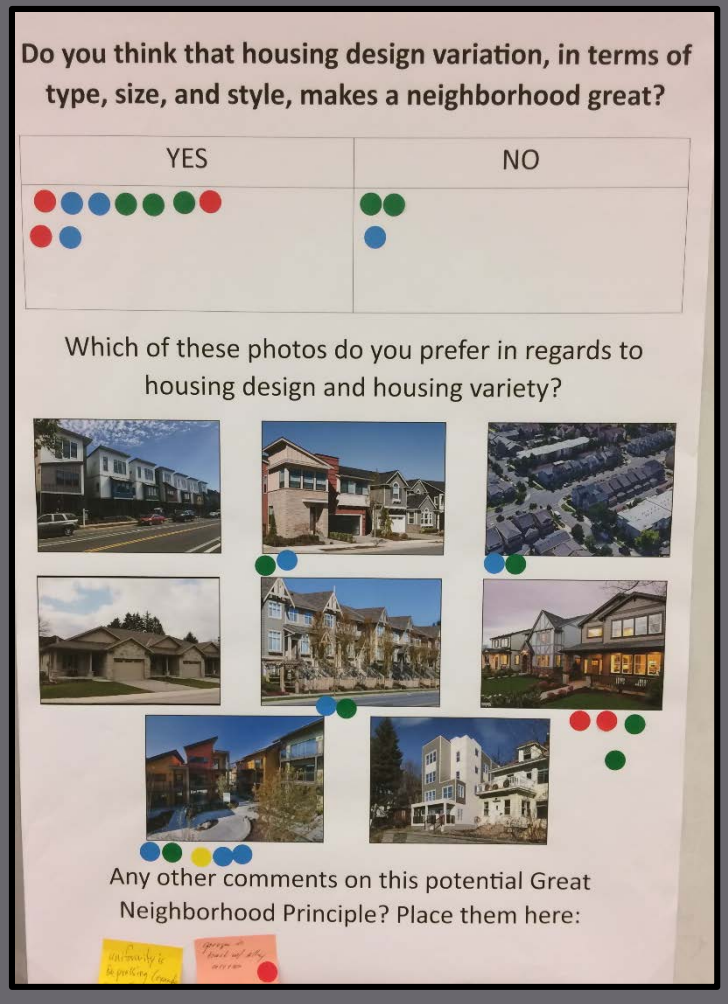
PUBLIC OPEN HOUSE



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SERVICE CLUB PRESENTATIONS

- **Presentations completed:**
  - Soroptimist International: November 6th
  - McMinnville Garden Club: November 19th
  - Noon Rotary: Wednesday, November 28th
  - Kiwanis: Thursday, November 29th
  - Sunrise Rotary: Wednesday, December 12th
- **Feedback gathered**

MCMINNVILLE MATTERS

- **Social media posts for each draft GNP**
  - Blog post on McMinnville Matters and mini-poll on Facebook
  - Link to blogs and mini-polls from Instagram & Twitter
- **Increase our followers!**
  - Facebook: 181 (136)
  - Instagram: 429 (348)
  - Twitter: 52 (42)

McMINNVILLE Matters

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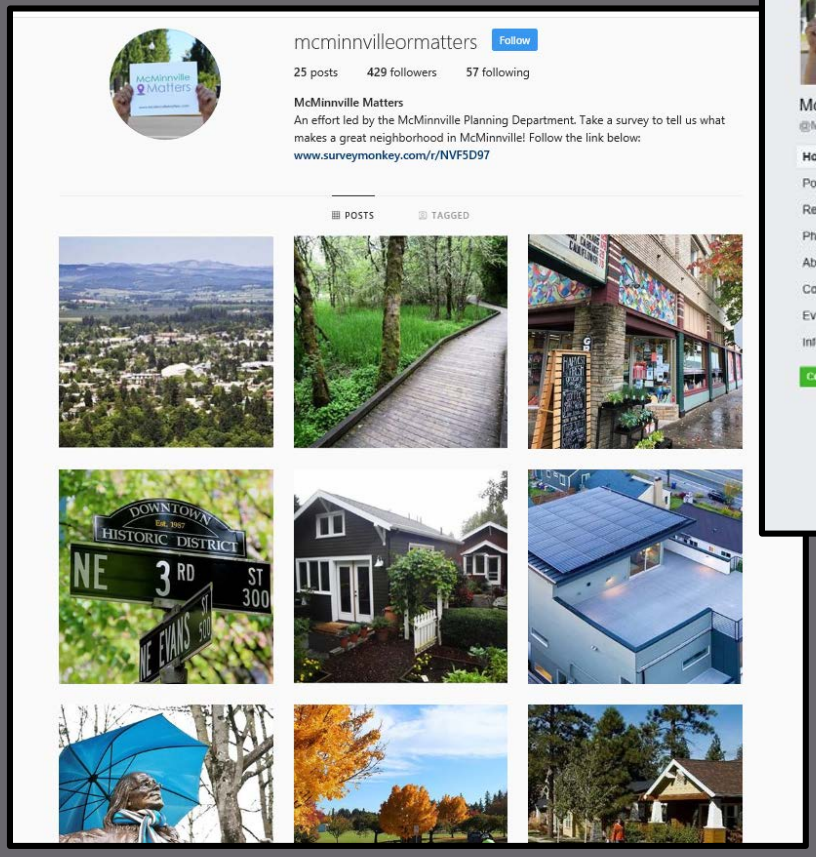
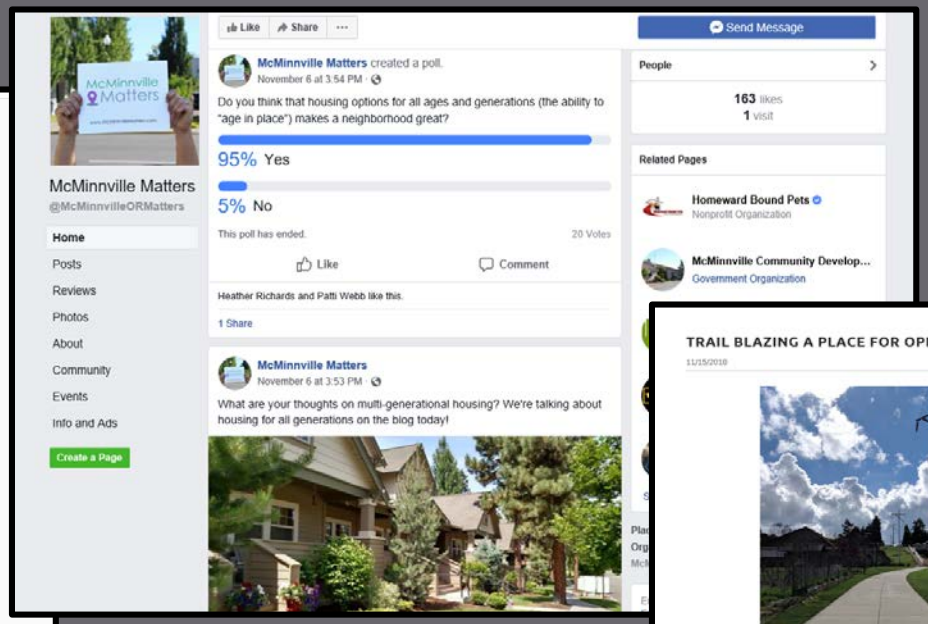
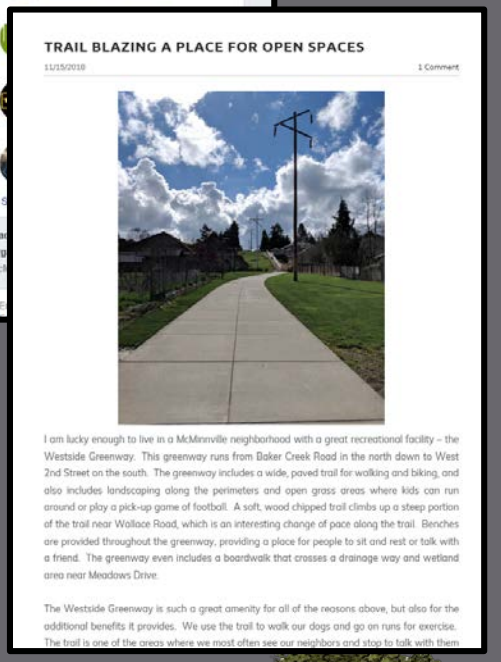
MCMINNVILLE MATTERS







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ONLINE SURVEY

- **Available for about one month (mid-October through late-November)**
- **Survey format:**
  - More targeted questions on potential Great Neighborhood Principles: Walkability, Bikeability, Housing, Mix of Activities, Parks & Open Space, etc.
  - Ranking importance of variety of neighborhood planning issues: transportation, housing, activities, design, amenities
  - Open-ended questions on current neighborhood and preferences in ideal neighborhood

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ONLINE SURVEY RESULTS

	Yes	No	N/A
Do you think walkability makes a neighborhood great?	325	8	1
	97.3%	2.4%	0.3%
Do you think easy bike access around and between places makes a neighborhood great?	294	39	1
	88.0%	11.7%	0.3%
Do you think that an interconnected or "grid" street network makes a neighborhood great?	216	113	5
	64.7%	33.8%	1.5%
Do you think that ADA (Americans with Disabilities Act) accessibility for people of all ages and abilities makes a neighborhood great?	302	30	2
	90.4%	9.0%	0.6%
Do you think that housing options for people with a wide range of incomes makes a neighborhood great?	247	84	3
	74.0%	25.1%	0.9%
Do you think that housing options for all ages and generations (the ability to "age in place") makes a neighborhood great?	305	27	2
	91.3%	8.1%	0.6%
Do you think that housing design variation, in terms of type, size, and style, makes a neighborhood great?	254	78	2
	76.0%	23.4%	0.6%
Do you think that small commercial areas that provide shops, restaurants, and other local services make a neighborhood great?	276	55	3
	82.6%	16.5%	0.9%
Do you think that parks or open spaces make a neighborhood great?	328	5	1
	98.2%	1.5%	0.3%

Do you think that opportunities for public art make a neighborhood great?	251	82	1
	75.1%	24.6%	0.3%
Do you think that the preservation of significant natural features (waterways, wetlands, trees, views, etc.) makes a neighborhood great?	322	11	1
	96.4%	3.3%	0.3%
Do you think that preserving scenic views in areas that everyone can access makes a neighborhood great?	313	19	2
	93.7%	5.7%	0.6%
Do you think that environmental or "green" design and construction techniques make a neighborhood great?	256	77	1
	76.6%	23.1%	0.3%
Do you think that providing a buffer between urban uses (such as housing and commercial areas) and surrounding rural uses (such as farming and agriculture) makes a neighborhood great?	215	111	8
	64.4%	33.2%	2.4%
Do you think that specialized design elements make a neighborhood great?	151	172	11
	45.2%	51.5%	3.3%
Do you think that buildings and places designed at a "human scale" (a design approach that prioritizes the pedestrian and human interaction with the built environment) make a neighborhood great?	259	72	3
	77.5%	21.6%	0.9%

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COMPREHENSIVE PLAN AMENDMENTS

- Proposed new section for "Great Neighborhood Principles"
- Great Neighborhood Principles to be included as "Policies"
- Some "Proposals" also proposed to support and assist in the implementation of the Great Neighborhood Principles

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GNP POLICIES

Policy 187.10:

The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, healthy, social, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development of a vacant area in the Urban Growth Boundary or a redevelopment or infill project within an existing built area in the Urban Growth Boundary.

GNP POLICIES

Policy 187.20:

The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, healthy, social, safe, and vibrant neighborhood.

City of McMinnville

GNP POLICIES

Policy 187.30:

The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.

GNP POLICIES

Policy 187.40:

The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.

- PAC Recommendation:
  - Include principles that scored 80% or higher in survey
  - Exceptions for some that represent good planning practices:
    - Connected Streets
    - Housing for Diverse Incomes
    - Housing Variety
    - Human Scale Design
    - Urban-Rural Interface
  - Others that scored lower than 80% include as "encouraged" principles

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GREAT NEIGHBORHOOD PRINCIPLES

1. **Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.**
   a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

NATURAL FEATURE PRESERVATION

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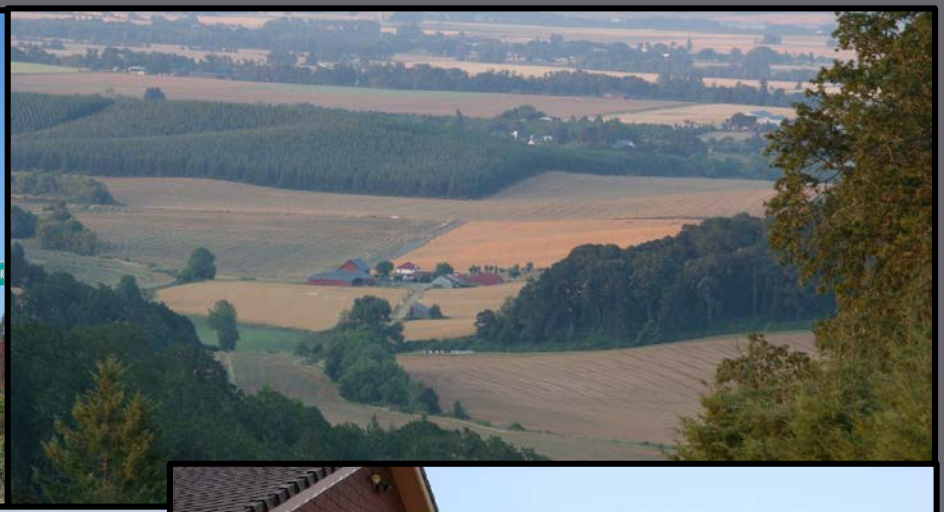
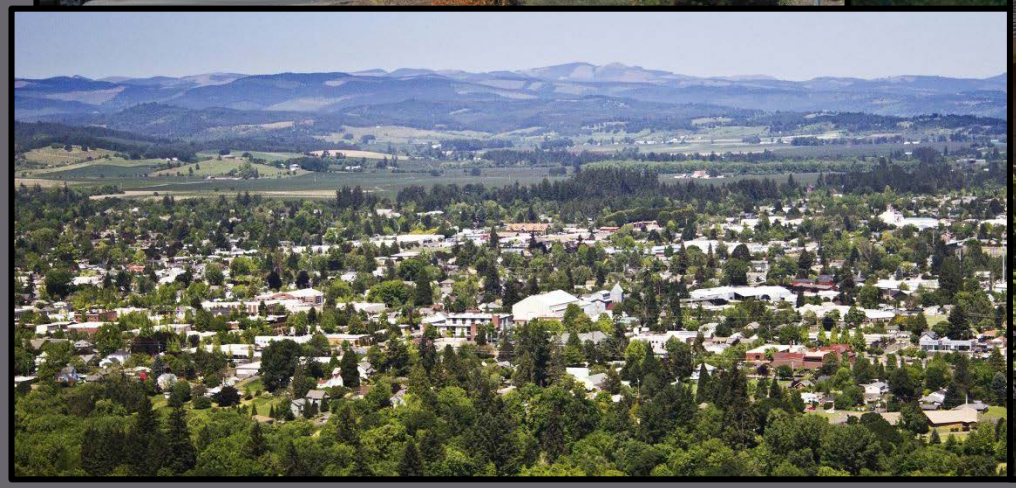
GREAT NEIGHBORHOOD PRINCIPLES

2. **Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.**
   a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

SCENIC VIEWS





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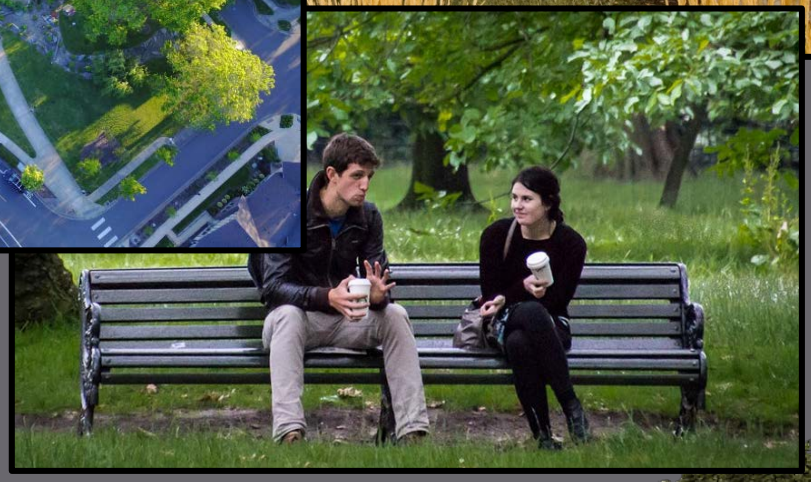
GREAT NEIGHBORHOOD PRINCIPLES

3. **Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.**
   a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.
   b. Central parks and plazas shall be used to create public gathering spaces where appropriate.
   c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

PARKS AND OPEN SPACES



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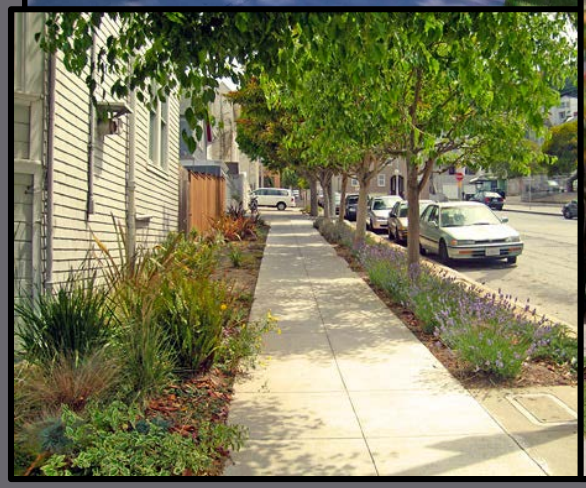
GREAT NEIGHBORHOOD PRINCIPLES

4. **Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.**
   a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.
   b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

PEDESTRIAN FRIENDLY



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GREAT NEIGHBORHOOD PRINCIPLES

5. **Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.**
   a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.
   b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

BIKE FRIENDLY

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GREAT NEIGHBORHOOD PRINCIPLES

6. **Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.**
   a. Streets shall be designed to function and connect with the surrounding built environment and street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.

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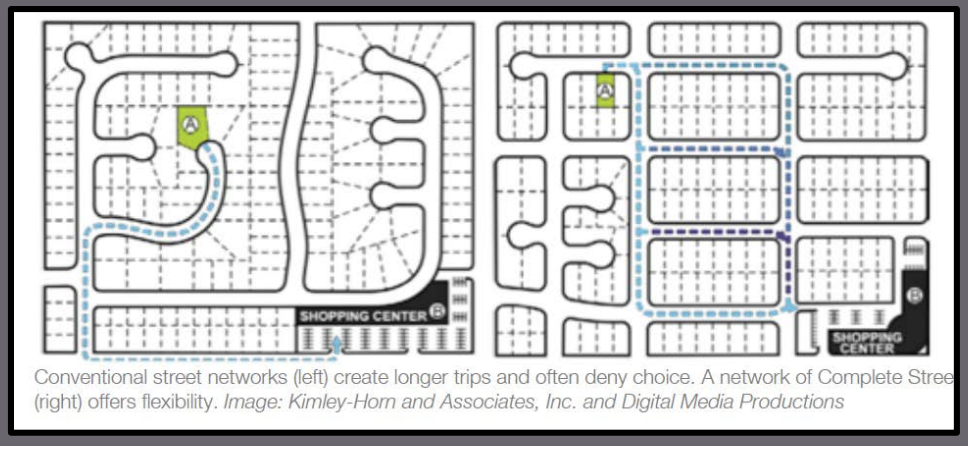
CONNECTED STREETS



Conventional street networks (left) create longer trips and often deny choice. A network of Complete Stree
(right) offers flexibility. *Image: Kimley-Horn and Associates, Inc. and Digital Media Productions*

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GREAT NEIGHBORHOOD PRINCIPLES

7. **Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.**
   a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.
   b. Design practices should strive for best practices and not minimum practices.

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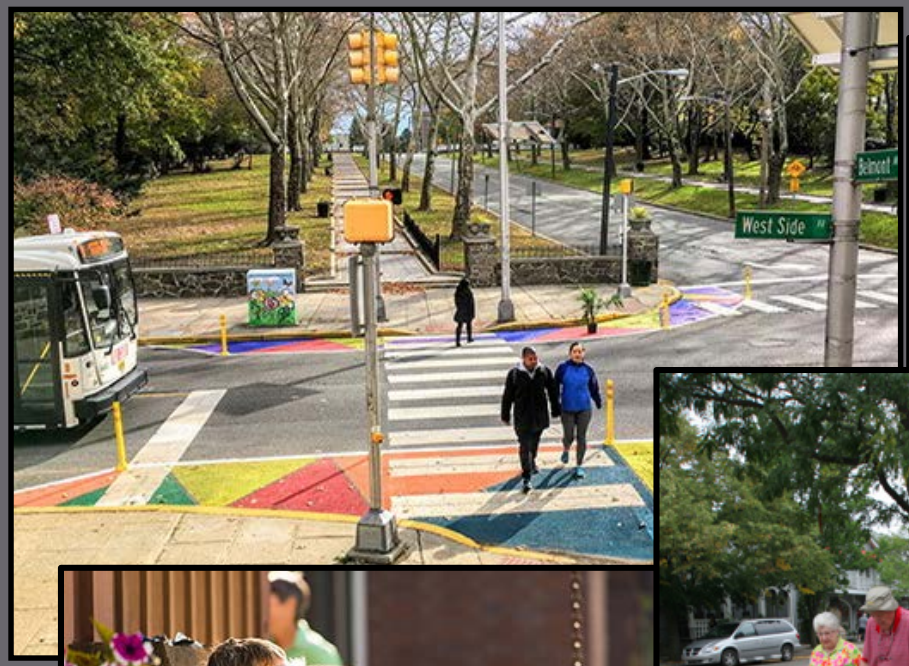
ACCESSIBILITY



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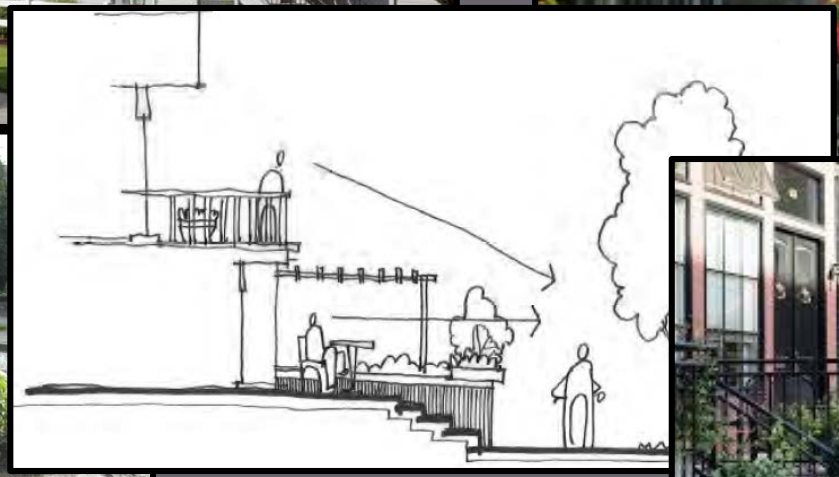
GREAT NEIGHBORHOOD PRINCIPLES

8. **Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.**
   a. The size, form, and proportionality of new development is designed to function and be balanced with the existing built environment.
   b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street and placement of auto-oriented uses in less prominent locations.
   c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).

HUMAN SCALE DESIGN



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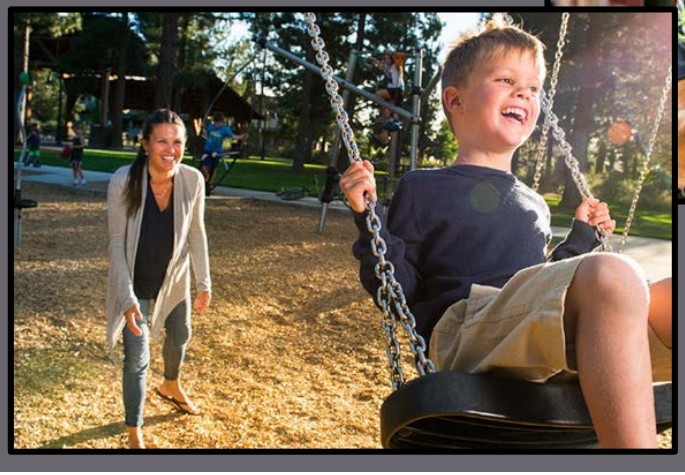
GREAT NEIGHBORHOOD PRINCIPLES

9. **Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.**
   a. Neighborhood destinations including, but not limited to, neighborhood serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
   b. Neighborhood serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.

MIX OF ACTIVITIES



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GREAT NEIGHBORHOOD PRINCIPLES

10. **Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.**
    a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

URBAN-RURAL INTERFACE

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GREAT NEIGHBORHOOD PRINCIPLES

11. **Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.**
    a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

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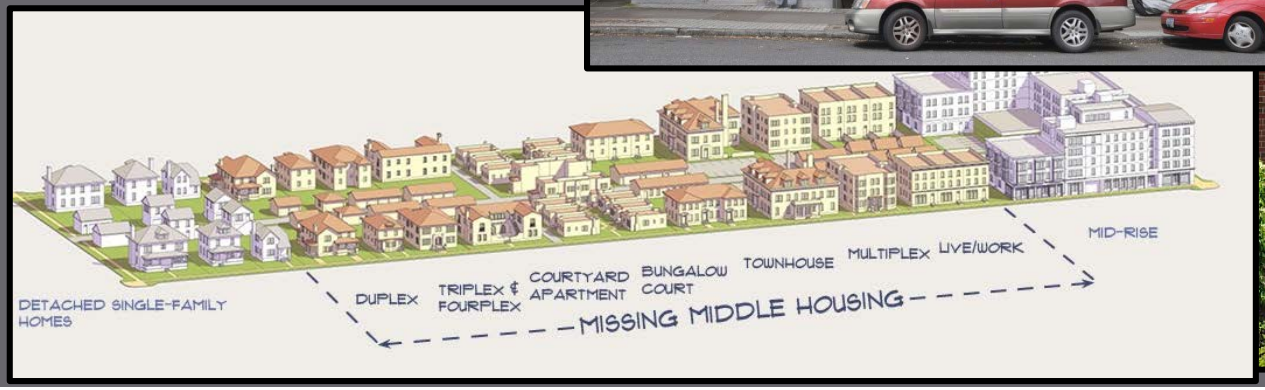
HOUSING FOR DIVERSE INCOMES



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HOUSING FOR GENERATIONS

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GREAT NEIGHBORHOOD PRINCIPLES

12. **Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.**
    a. Neighborhoods shall have several different housing types.
    b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

HOUSING VARIETY

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GREAT NEIGHBORHOOD PRINCIPLES

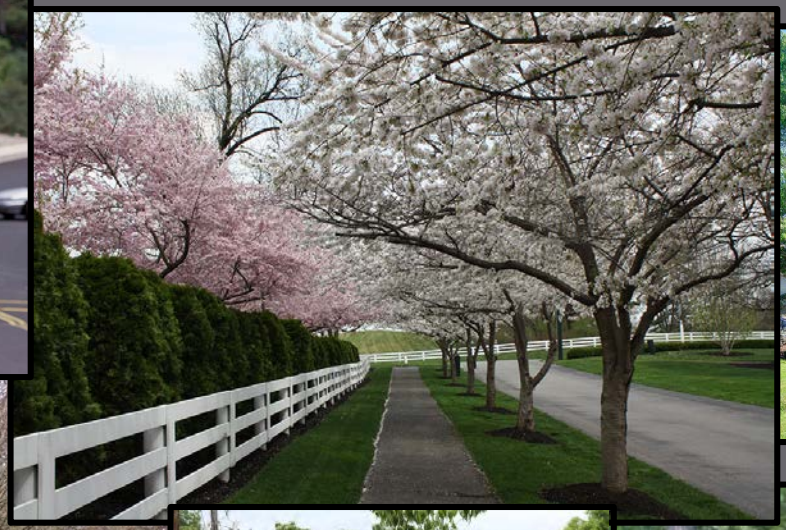
13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.

b. Opportunities for public art provided in private and public spaces.

c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.

INTEGRATED DESIGN ELEMENTS



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ENVIRONMENTAL/GREEN DESIGN

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PUBLIC ART

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NEXT STEPS

- **Incorporate into the Housing Strategy**
- **PAC recommendation to Planning Commission for Comprehensive Plan Text Amendments**
- **Formal Review Process:**
  - Planning Commission Work Session
  - Planning Commission Public Hearing
    - PC makes recommendation to City Council
  - City Council considers and takes final action during business meeting

City of McMinnville

UPDATE ON THE HOUSING STRATEGY

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WHAT GOES INTO A HOUSING STRATEGY

- Based off of the needs assessment and BLI
- Review of comprehensive plan policies
- Review of development code

Those elements lead to strategies

Strategy

Goal of strategy

Action steps

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NEAR-TERM, MID-TERM AND LONG-TERM STRATEGIES

Near Term = 5 Years, 2021 – 2026

Mid Term = 10 Years, 2021 – 2031

Long Term = 20 Years, 2021 - 2041

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A ROADMAP FOR IMPLEMENTATION

- Will identify recommended actions
- Will include a detailed assessment of current comp plan policies
- Will set the stage for future action

- Must consider what is right for McMinnville
  - PAC Input
  - Public Input

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City of McMinnville

WE NEED TO FOCUS ON PEOPLE AND ENDURING VALUE

Factoring Formulas

Real Numbers: a,b,c
Natural Number: n

$$a^2 - b^2 = (a+b)(a-b)$$

$$a^3 - b^3 = (a-b)(a^2+ab+b^2)$$

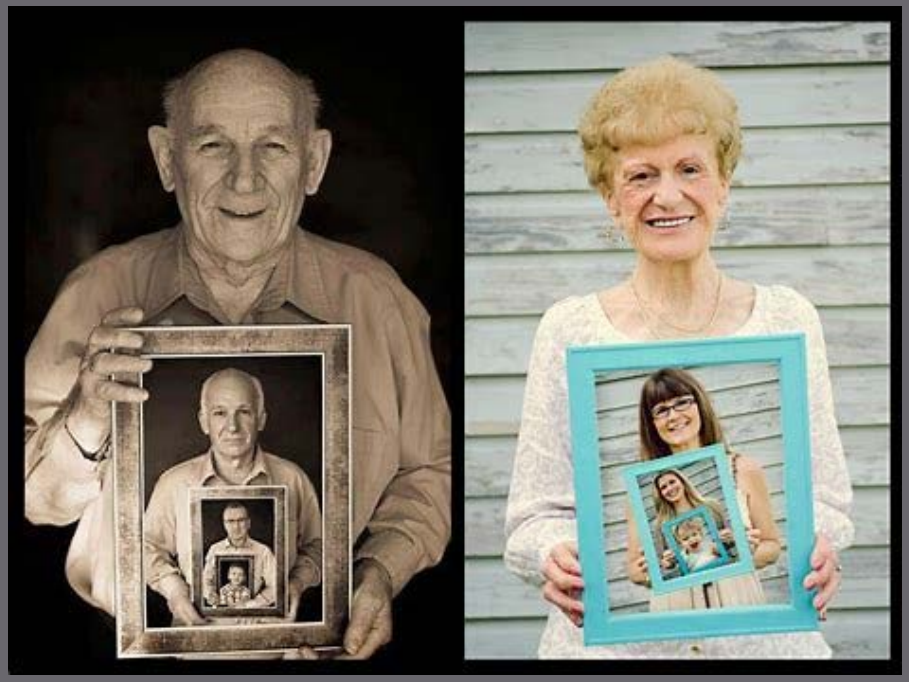
$$a^3 + b^3 = (a+b)(a^2-ab+b^2)$$

$$a^4 - b^4 = (a^2-b^2)(a^2+b^2) = (a-b)(a+b)(a^2+b^2)$$

$$a^5 - b^5 = (a-b)(a^4+a^3b+a^2b^2+ab^3+b^4)$$

$$a^5 + b^5 = (a+b)(a^4-a^3b+a^2b^2-ab^3+b^4)$$

VS.



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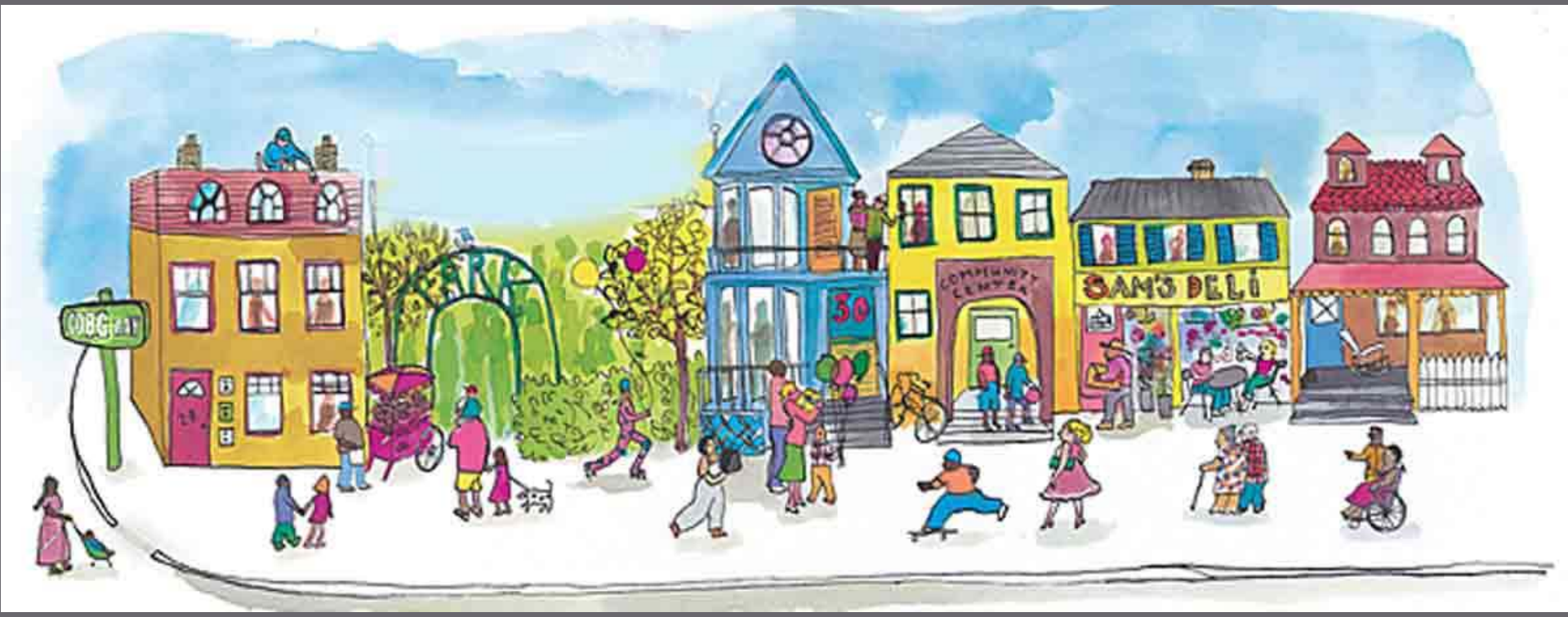
WE NEED TO FOCUS ON PEOPLE AND ENDURING VALUE



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WE CAN'T MAKE BAD DECISIONS PUSHED BY CRISIS

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WE NEED TO MAKE DECISIONS FOR THE NEXT FIVE GENERATIONS

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WE NEED TO MAKE DECISIONS FOR THE NEXT FIVE GENERATIONS

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SO LET'S BE CREATIVE

Is there a new/old way to look at how we build and grow?

Mix it up – mix up densities, housing types, keep it flexible.

Let's not box ourselves in:
Low-income housing = multi-family apartments

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Strategy: finer-grained land use pattern

VS.

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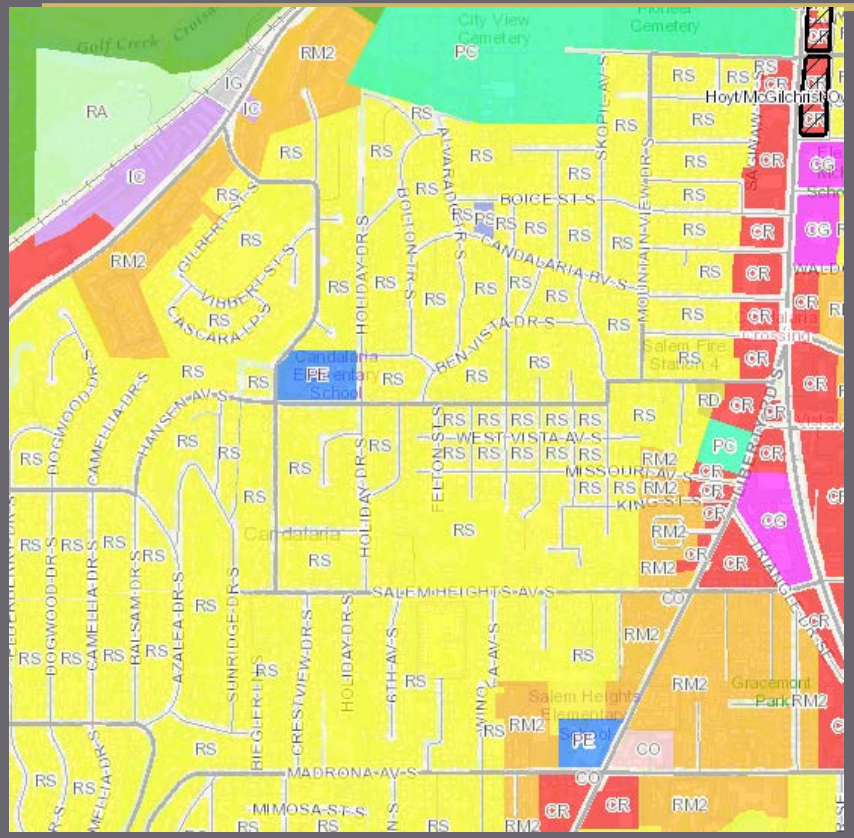
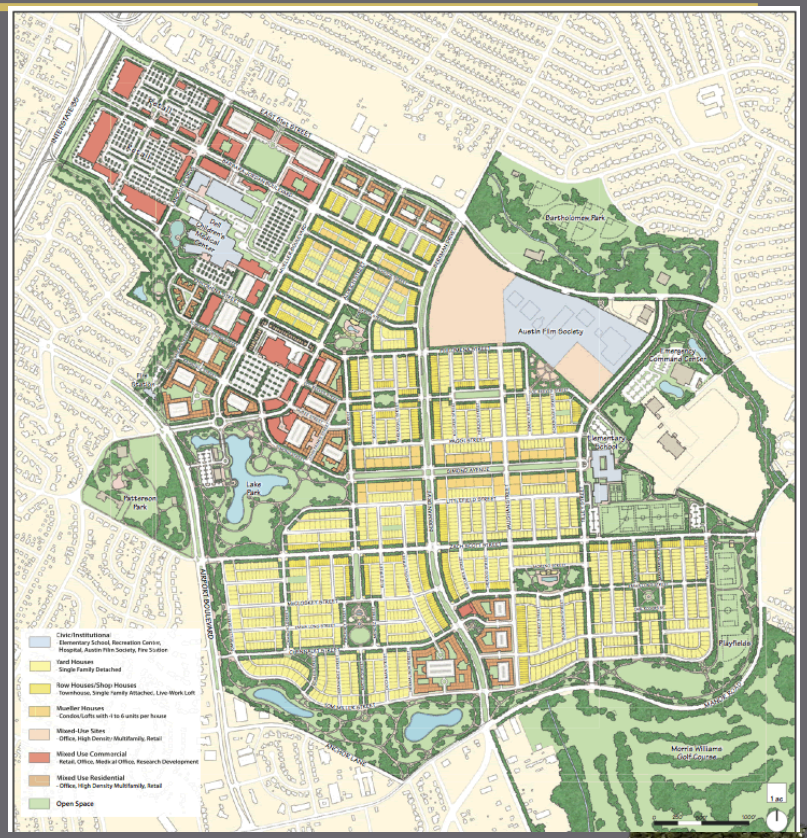
Strategy:

fine-grained land use pattern

form-based design standards



VS.



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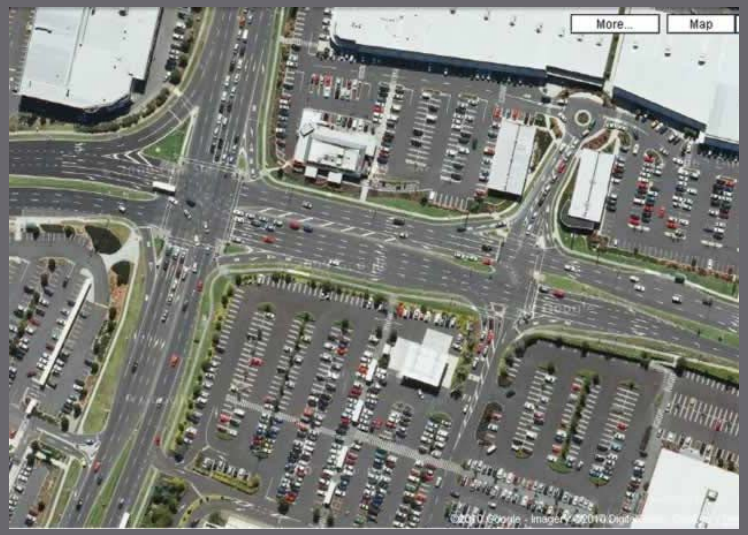

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WE CAN'T BE AFRAID TO EXPAND

- **It is the basis of the Oregon Land Use System – allow the urban areas to expand to accommodate growth at a higher density of development than the rural areas to protect resource lands.**
- **McMinnville growth by 2067: <u>28,511 New Residents</u>**
  - Increase of 83%
  - 11,180 new households* (1900 Acres)
    30% Land Addition - City, 0.99% EFU Land Subtraction)
  - 40.4% of Yamhill County population growth in McMinnville

*ACS Data: Average Household Size of 2.55

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NEXT STEPS

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UNDERSTANDING FULL NEED

- ❑ EOA was evaluated under an old population forecast – we need to update it.
- ❑ Urbanization Study
- ❑ Growth Strategy
- ❑ By June 30, 2021 when the Population Forecast will be updated.

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EMPLOYMENT LAND NEEDS

- **Economic Opportunity Analysis**
  - Similar to Housing Needs Analysis but for employment land
  - Determine needs for employment land and capacity within existing UGB
  - McMinnville has acknowledged EOA completed Nov. 2013
    - Identified surplus in industrial lands (235.9 acres) and deficit in commercial lands (35.8 acres)

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Full Urbanization Study

Benefits:

- Determine all land uses in all plan designations at the same time
- Fully accounting of all lands at same time to avoid gaps/ double-counting
- Basis to plan for neighborhoods that include all needed uses

Table 19. Demand for land by plan designation and use, McMinnville, 2003-2023

Planned Land Use	Gross Acres
Residential Plan Designation	
New Housing	1,053.2
Parks	314.0
Public Schools	96.0
Private Schools	1.5
Religious	47.6
Government	0.9
Semi-Public Services	22.5
Infrastructure	2.6
Residential Subtotal	**1,538.4**
Commercial Plan Designation	
New Commercial	192.9
Public Schools	[illegible]
Private Schools	0.3
Religious	7.8
Government	13.7
Semi-Public Services	3.5
Infrastructure	0.9
Commercial Subtotal	**219.1**
Industrial Plan Designation	
New Industrial	173.8
Public Schools	0.0
Private Schools	0.0
Religious	0.0
Government	66.3
Semi-Public Services	18.1
Infrastructure	11.5
Industrial Subtotal	**269.7**
Total Projected Land Need	**2,027.2**

Source: McMinnville Residential Lands Study; McMinnville Economic Opportunities Analysis

EXAMPLE

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UNDERSTANDING FULL NEED

- ❑ EOA was evaluated under an old population forecast – we need to update it.
- ❑ Urbanization Study
- ❑ Growth Strategy

Asked for proposal from ECONorthwest for both elements = $59,000+

- ❑ By June 30, 2021 when the Population Forecast will be updated.

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GROWTH STRATEGY

1) URBAN RESERVE AREA
   (50 YEAR LAND SUPPLY)

2) STANDARD URBAN GROWTH BOUNDARY
   (20 YEAR LAND SUPPLY)

3) SIMPLIFIED URBAN GROWTH BOUNDARY
   (14 YEAR LAND SUPPLY)

4) INCREMENTAL AMENDMENTS

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STAFF RECOMMENDATION – TO CC ON 4.19.18

- ❑ Need to initiate a discussion about growth asap.
- ❑ Recommend standard UGB Amendment process
- ❑ Recommend a Urban Reserve Area analysis and establishment
- ❑ Pursue a substantial UGB amendment.
- ❑ Minimum of 5 Years

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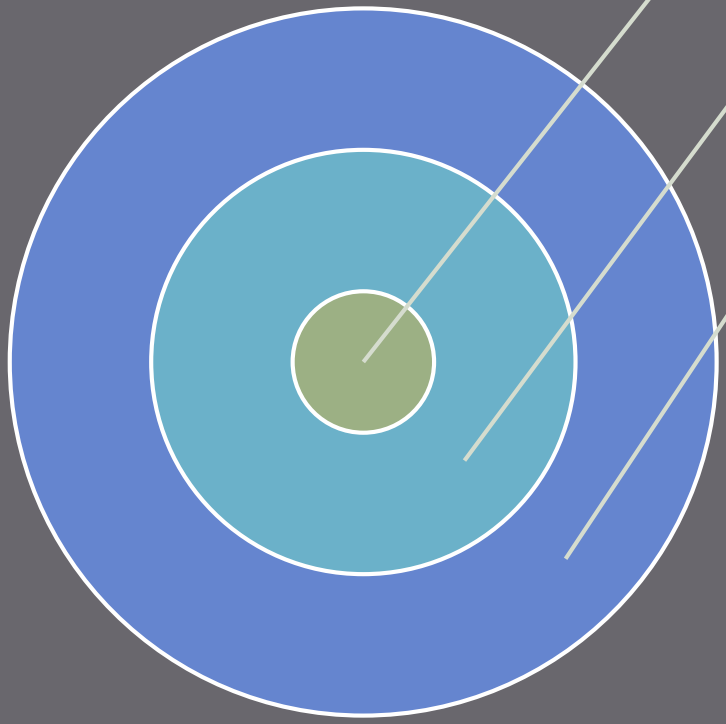
OREGON URBAN PLANNING

Public Facility Planning in UGB:

Transportation
Wastewater
Water
Parks
Housing
Employment



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EVALUATE LAND FOR UGB EXPANSION

- **Establish Study Area to include:**
  - All land within 1 mile of existing UGB
  - All exception lands contiguous to an exception area that includes land within 1 mile of existing UGB

- **Land can be excluded from study area if it is:**
  - Impracticable to provide public facilities
  - Subject to significant development hazards
  - A significant scenic, natural, or cultural resource

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EVALUATE LAND FOR UGB EXPANSION

- **Prioritize land in Study Area:**
  - First Priority: Urban Reserve, Exception Land, and Non-resource Land
  - Second Priority: Marginal land
  - Third Priority: Forest or farm land that is not predominately high-value farm land
  - Fourth Priority: High-value farm land
- **All vacant or partially vacant land in a priority class is "suitable" to satisfy land need**
- **City to prove certain conditions exist to not include land from lower priorities before moving to higher priorities**

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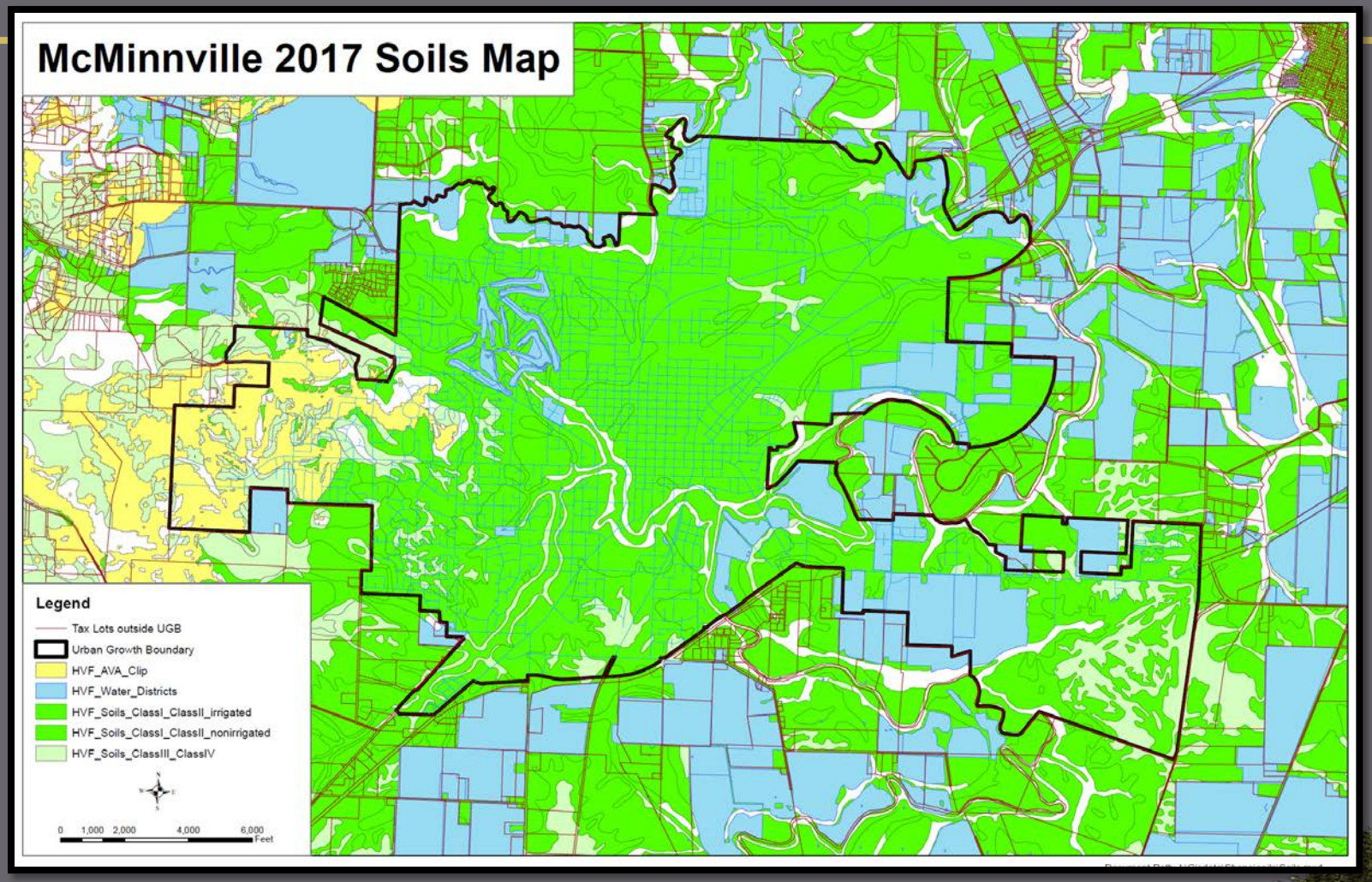
McMINNVILLE – HIGH VALUE FARMLAND



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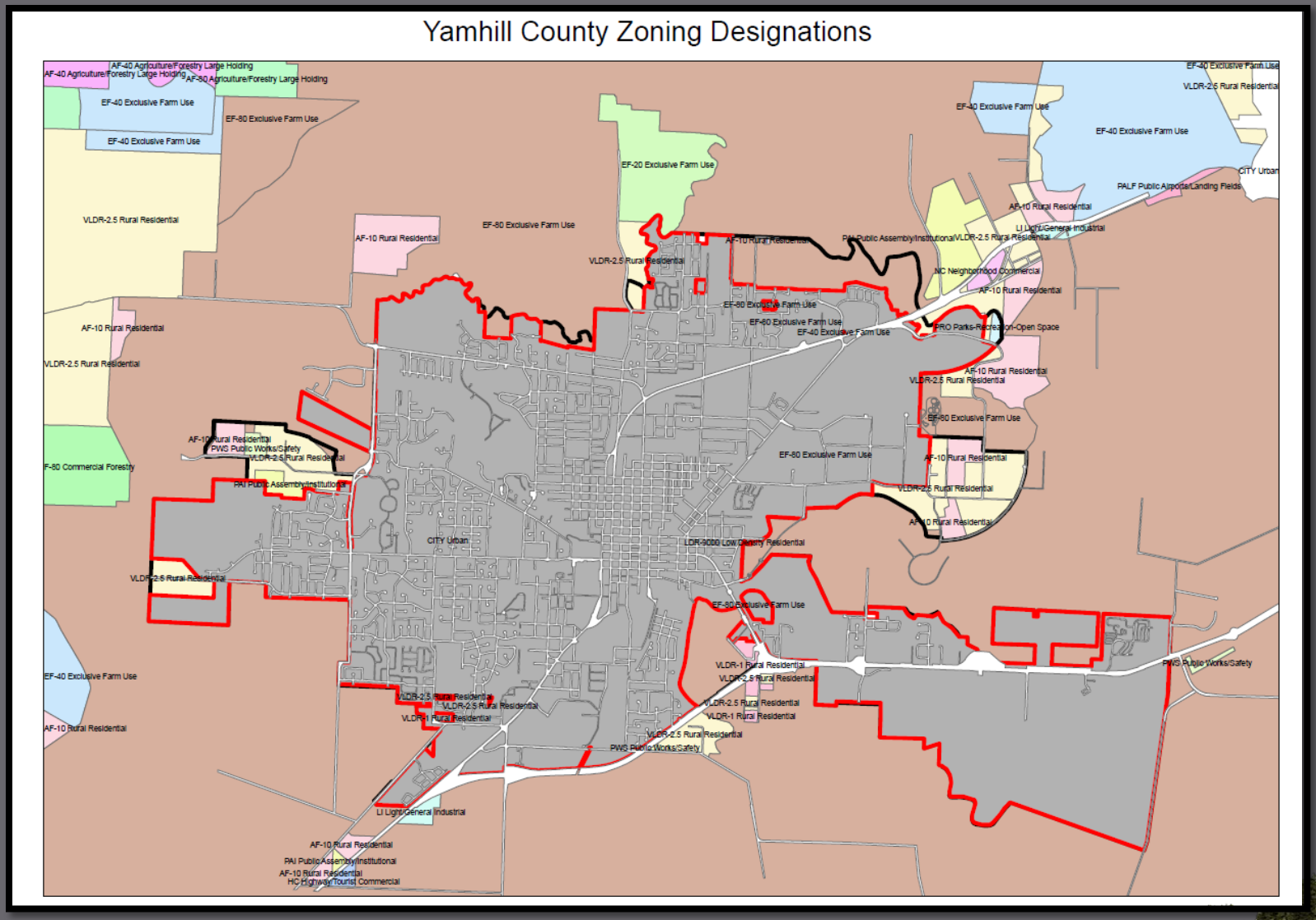

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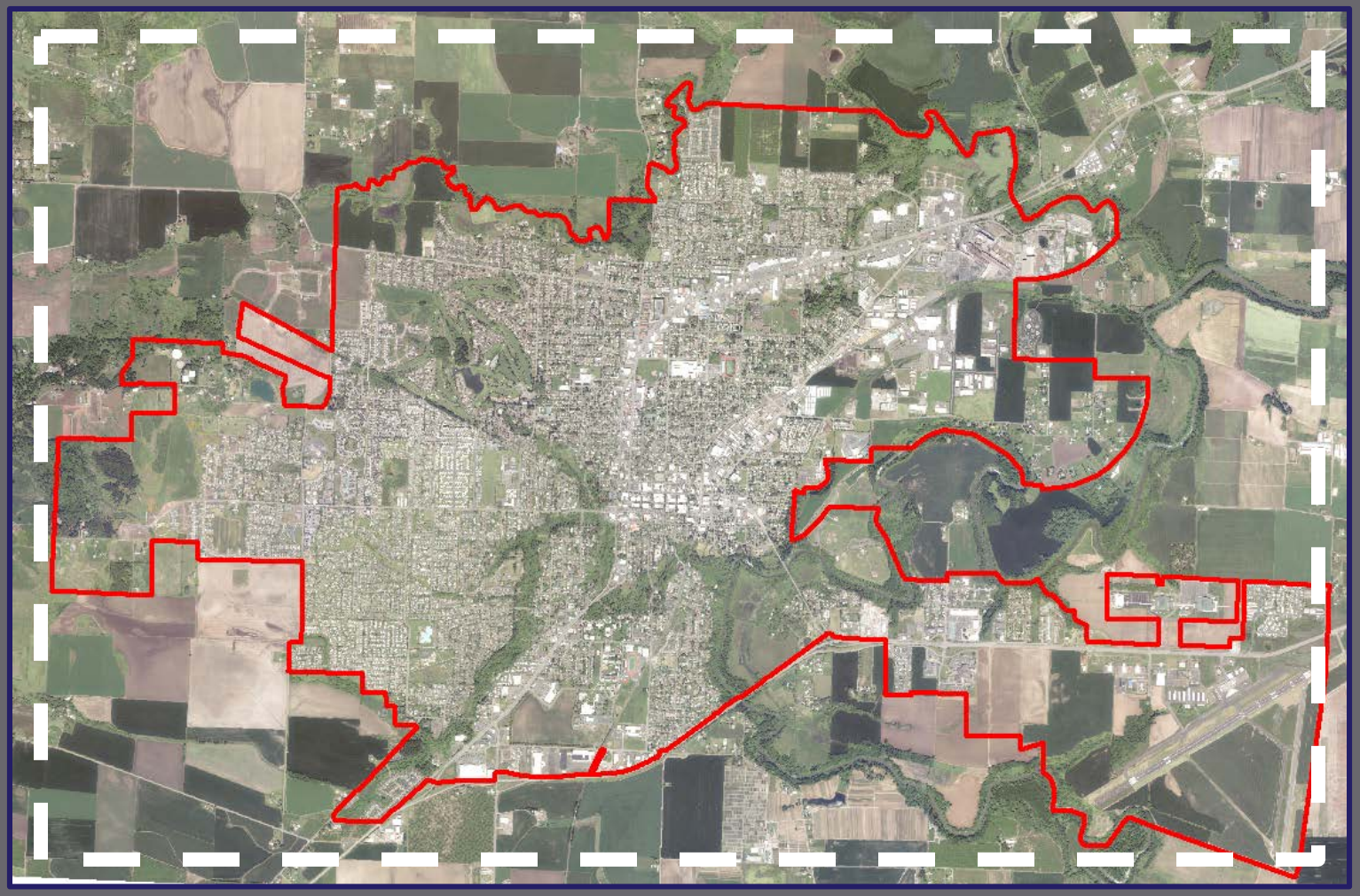

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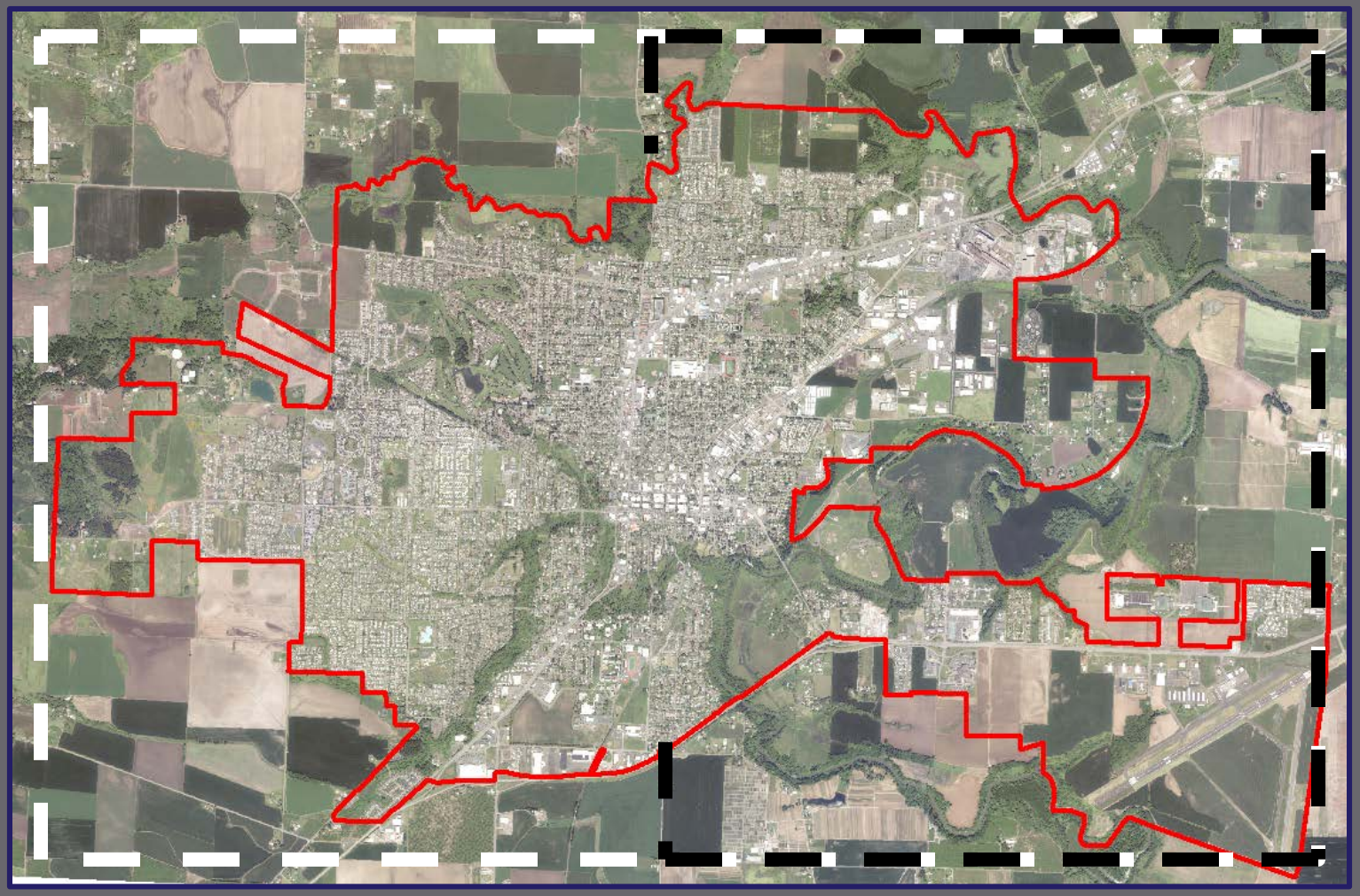

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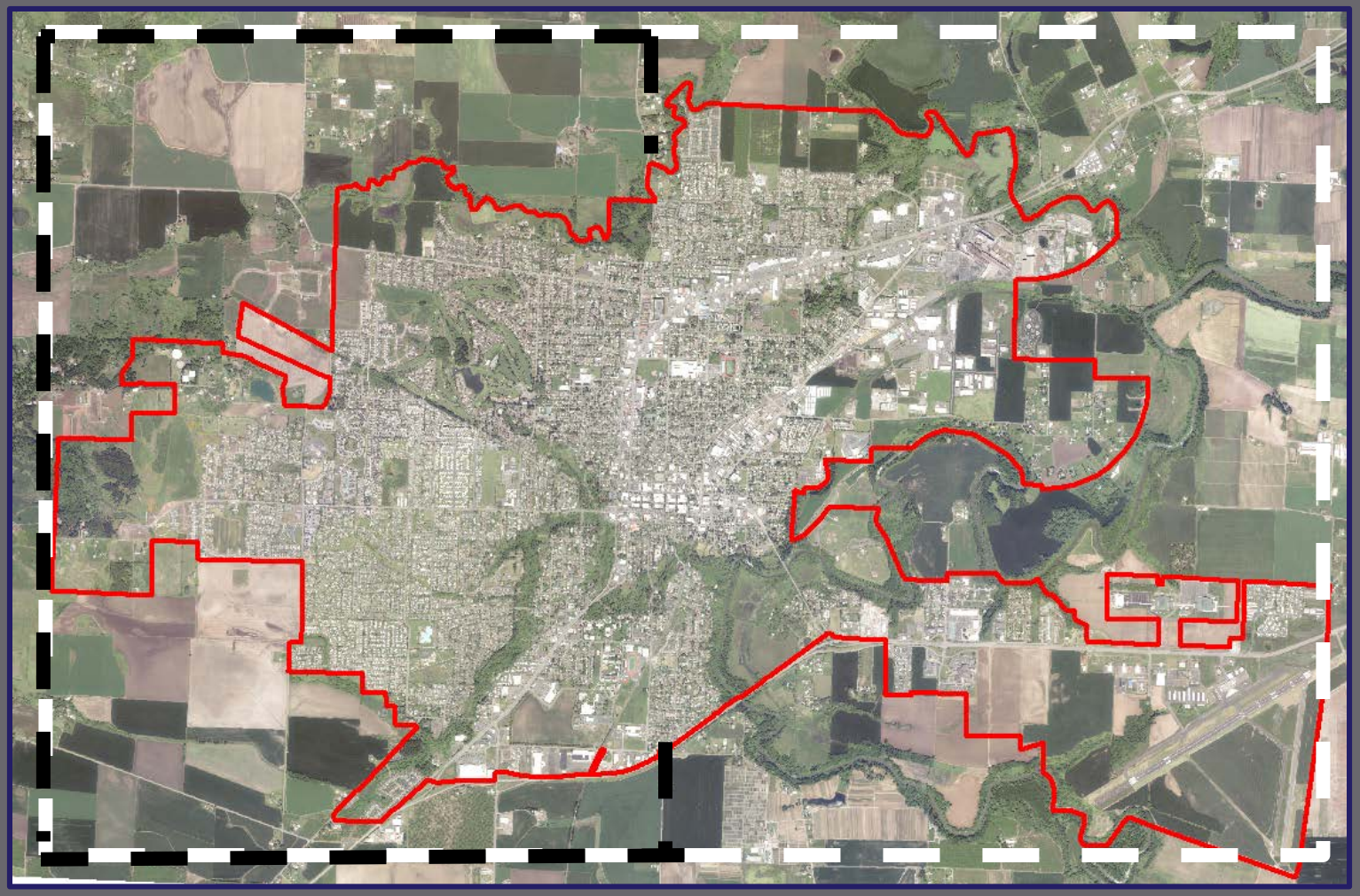

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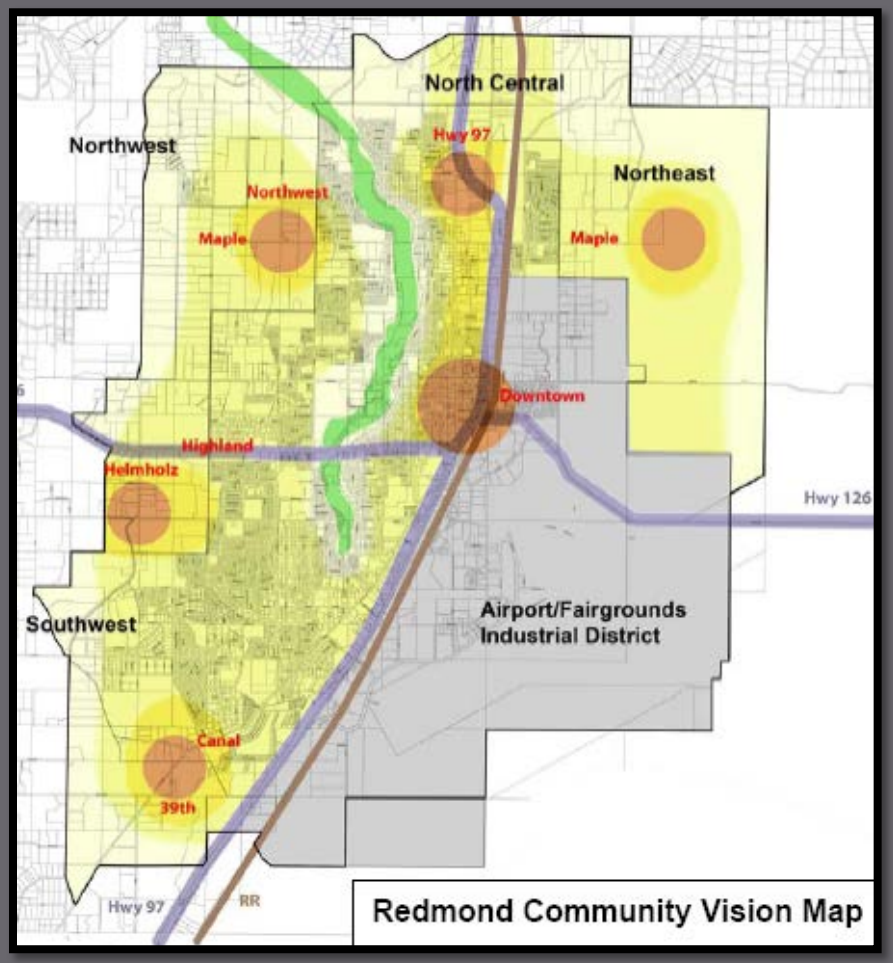

LONG TERM VISION – URA

Big picture 50-year growth plan.

Future certainty for growth areas.

Oversize public facilities to serve future growth area.

2019-20

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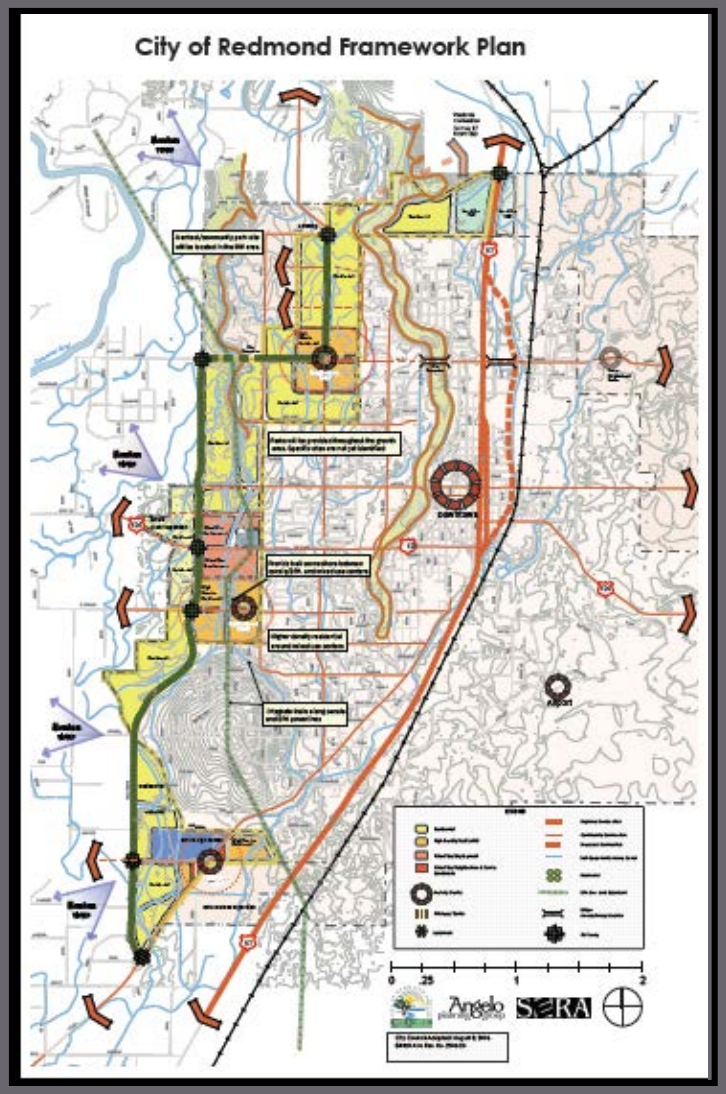

FRAMEWORK PLAN - UGB

Conceptual guide for future lands in the UGB holding zone.

General guidance to community form and design.

Large-scale public facility planning

2020-21

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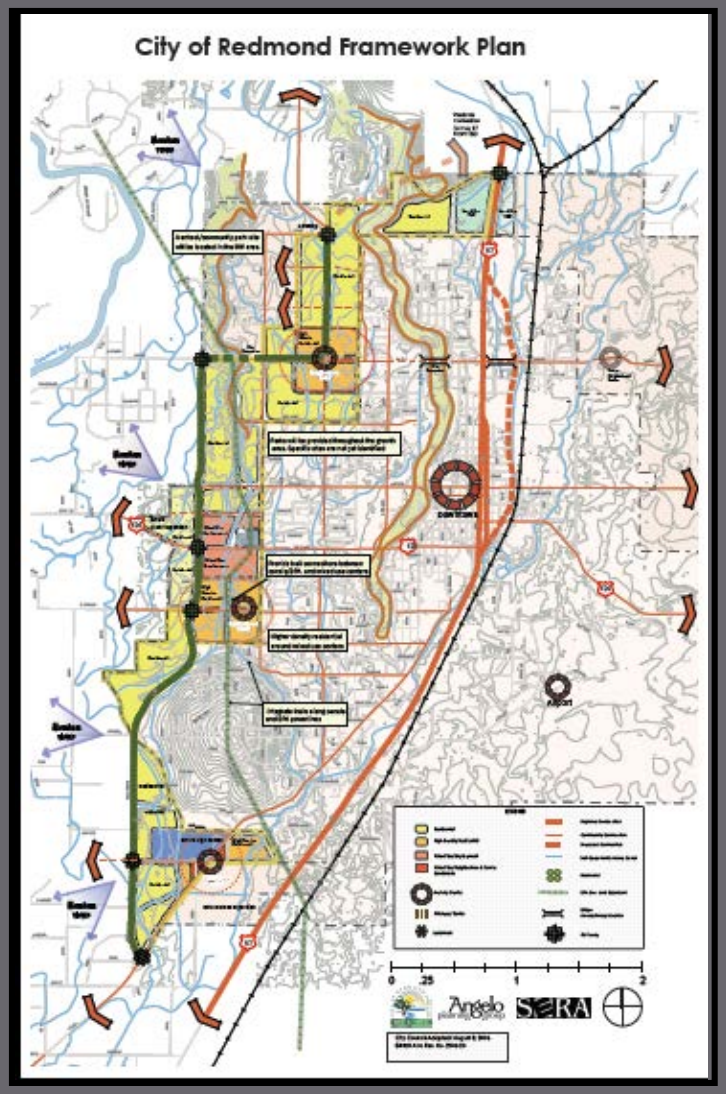

FRAMEWORK PLAN

1. General Land Uses
2. Road Connections and Extensions
3. Mixed Use Neighborhood Centers
4. Gateways
5. View Corridors
6. Trails
7. Parks

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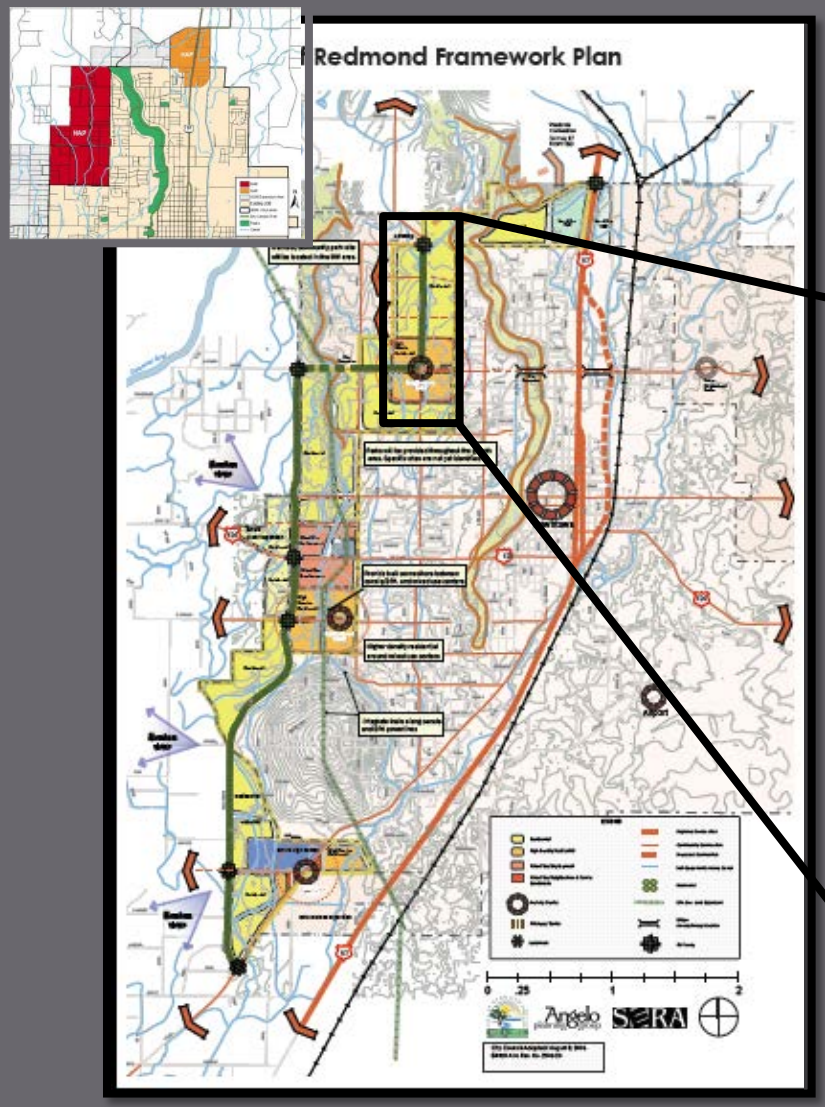

AREA PLANS:

- Public facilities are cohesive and adequate
- Schools
- Mix of housing units

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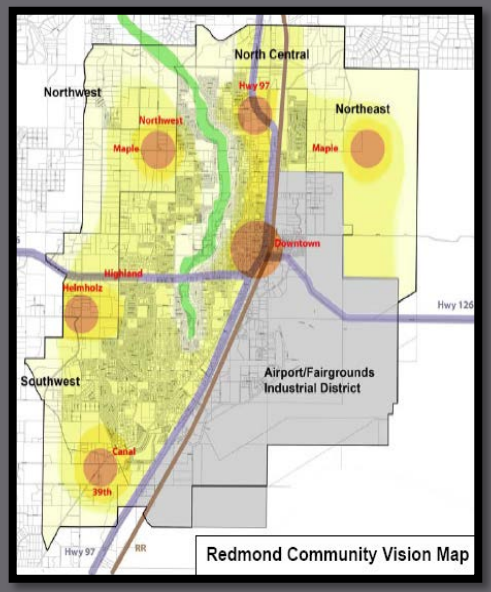
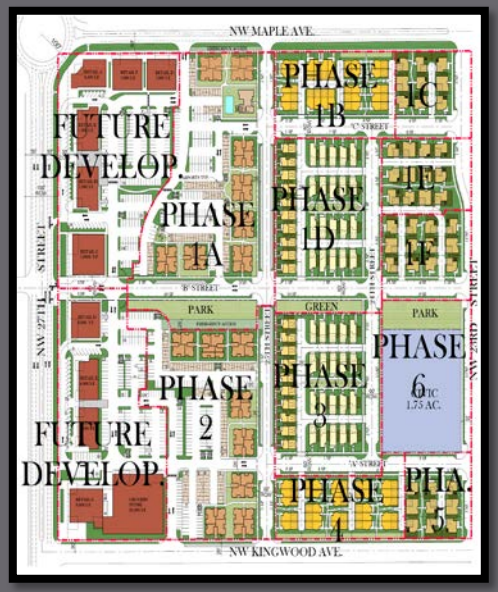
LONG-TERM PLANNING: URA TO SITE





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PLANNING FOR GROWTH

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