



Area
Plan

City of McMinnville

Docket G 7-21

Planning Commission Public Hearing, February 17, 2022

Legislative Initiative

CONSIDERATION



COMPREHENSIVE PLAN AMENDMENTS

- **Adopt the Three Mile Lane Area Plan and Appendices as a supplemental document to the Comprehensive Plan.**
- **Amend Volume II of the Comprehensive Plan, Goals, Policies and Proposals, Chapter VI (Transportation) to add a proposal to amend the Comprehensive Plan Map and Transportation System Plan consistent with the adopted Three Mile Lane Area Plan.**

Note: *The comprehensive plan map amendments and any associated rezones consistent with the 3MLAP could be initiated by the City or property owners through future map amendment applications, at which time any necessary changes to the TSP would need to be made. Until the comprehensive plan map amendments are adopted for individual properties, the properties would continue to be subject to the use provisions of current Comprehensive Plan map and zoning map designations and provisions of any property-specific PD overlay zones. Those properties would still be subject to any new development standards of the new Three Mile Lane Overlay Zone.*

City of McMinnville



Three Mile Lane Area Plan
November 2021

McMinnville Three Mile Lane Area Plan

The Documents



Three Mile Lane Area Plan – Draft January 20, 2022

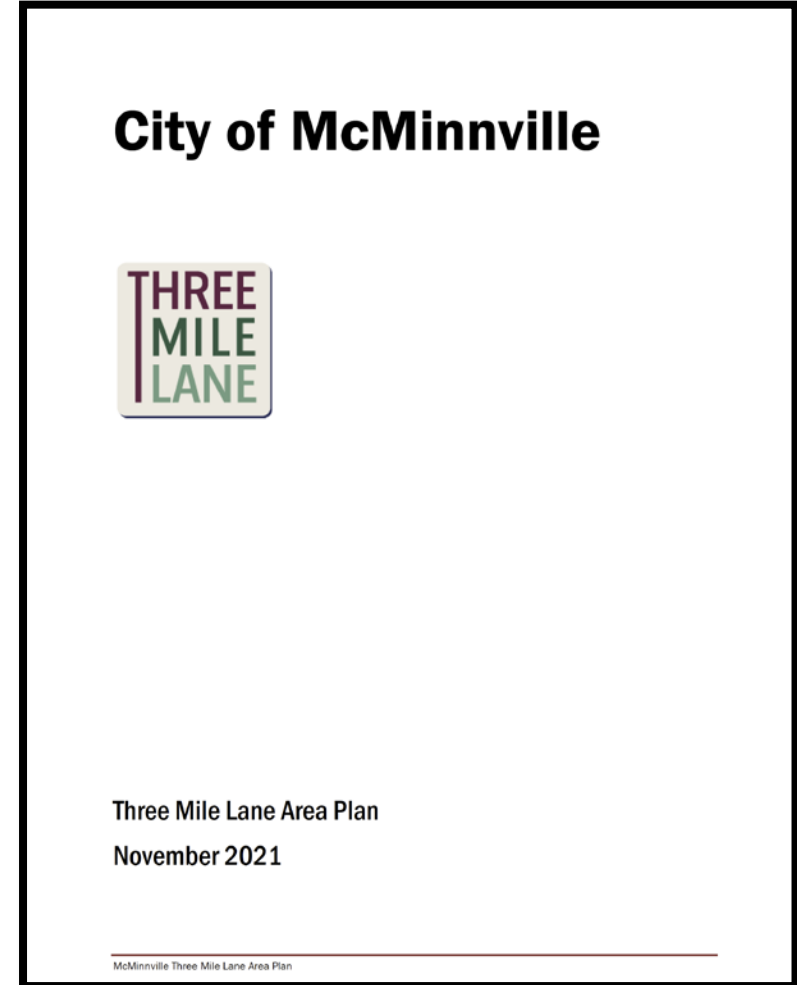
Appendix A: Public Involvement

Appendix B: Existing Conditions

Appendix C: Case Study Report

Appendix D: Evaluation and Screening

Appendix E: Implementation



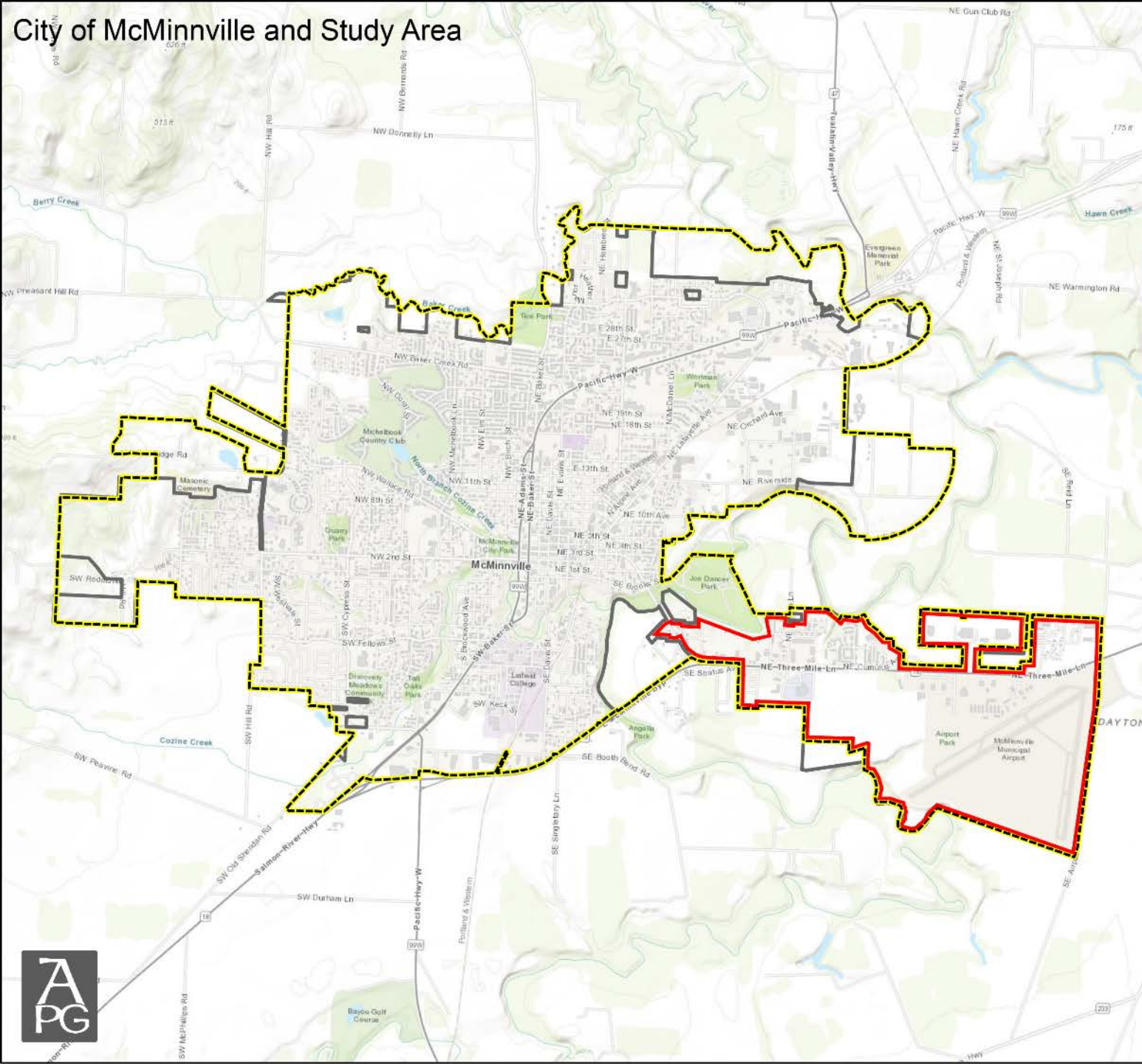
Project Development

www.threemilelane.com




<https://www.mcminnvilleoregon.gov/planning/page/g-7-21-three-mile-lane-area-plan-3mlap-comprehensive-plan-amendment>

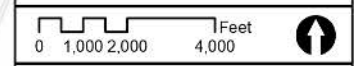


City of McMinnville and Study Area



Legend

-  Study Area (Rough)
-  UGB
-  City Limits



Prepared By: Angelo Planning Group
Date: 10/16/2018

Study Area Context



WHAT IS AN AREA PLAN?

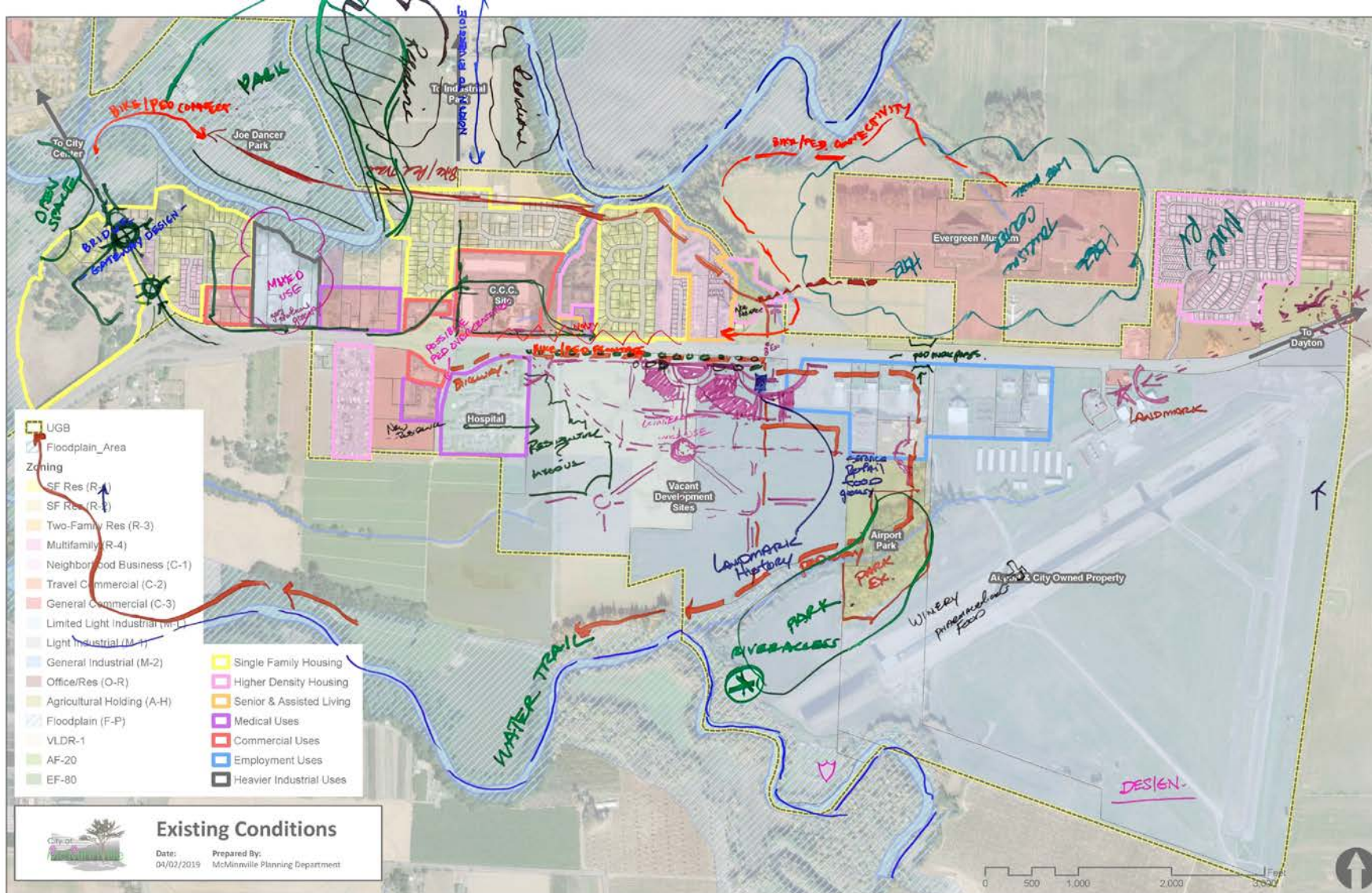
It is a community vision developed by community members.

High-level planning document meant to provide guidance to other more specific planning processes, such as public utility plans, parks and open space plans, etc.

COMMUNITY VISION

**THREE
MILE
LANE**

Area
Plan

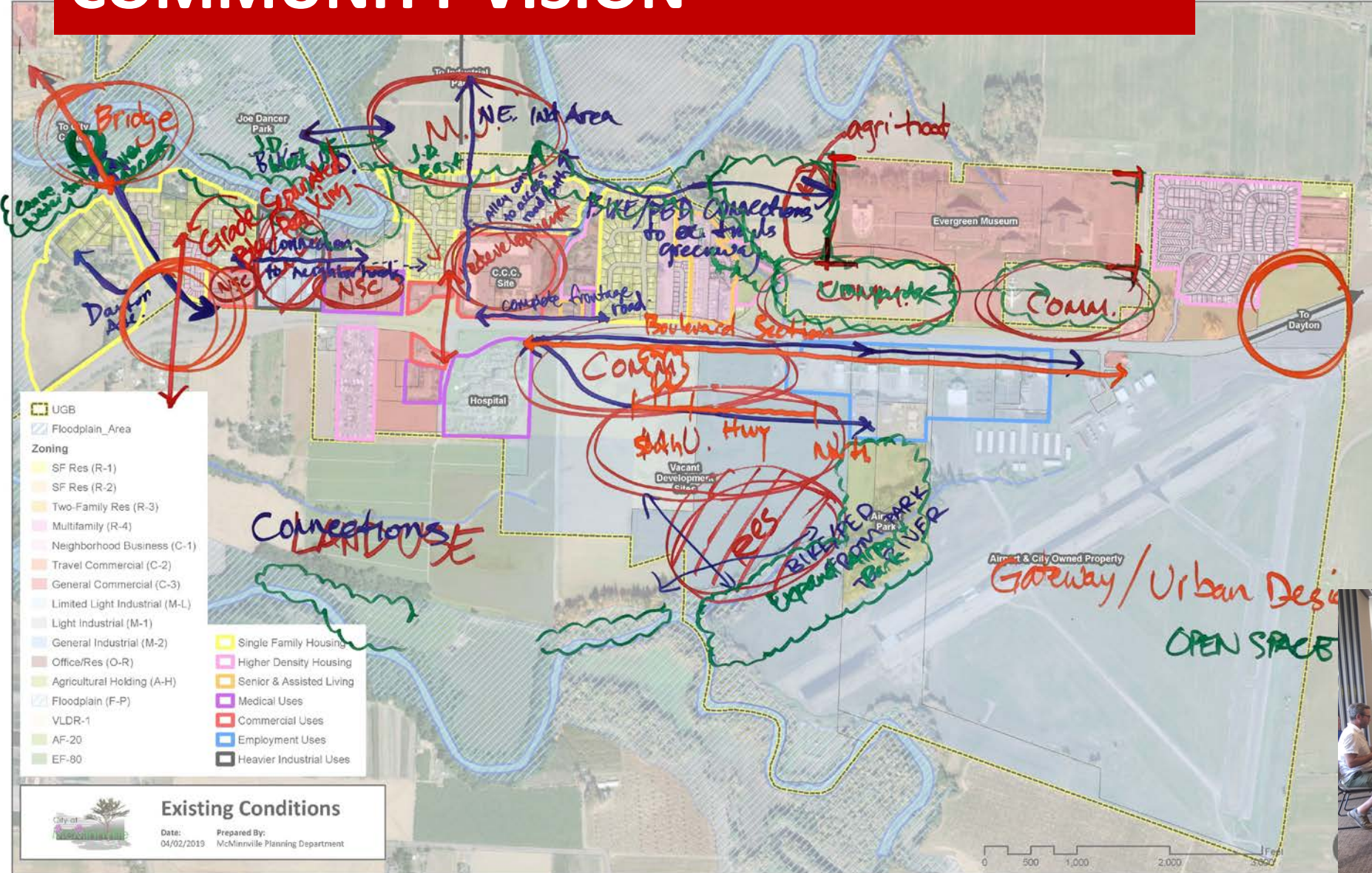


Literally Drawn
by Community
Members in
Charrettes

COMMUNITY VISION

THREE MILE LANE

Area Plan



Literally Drawn by Community Members in Charrettes





Project Goals

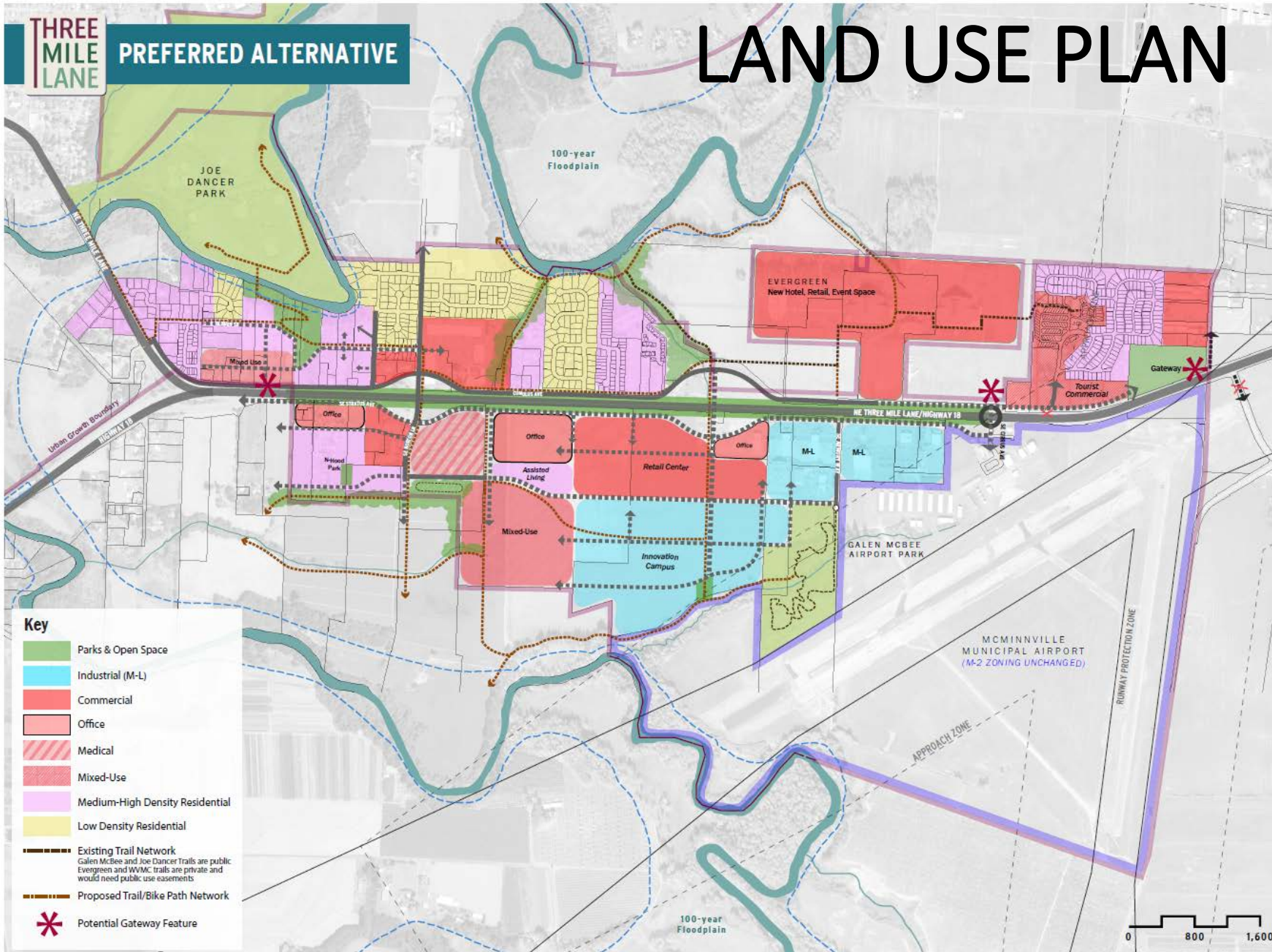
GOAL 1: Support and enhance the district's economic vitality and marketability

GOAL 2: Provide opportunities for a complementary mix of land uses, consistent with the vision of a diverse and vibrant district

GOAL 3: Enhance multi-modal connections throughout the district.

GOAL 4: Create an aesthetically pleasing gateway to the City of McMinnville.

GOAL 5: Improve the district for existing and future McMinnville residents in the area.

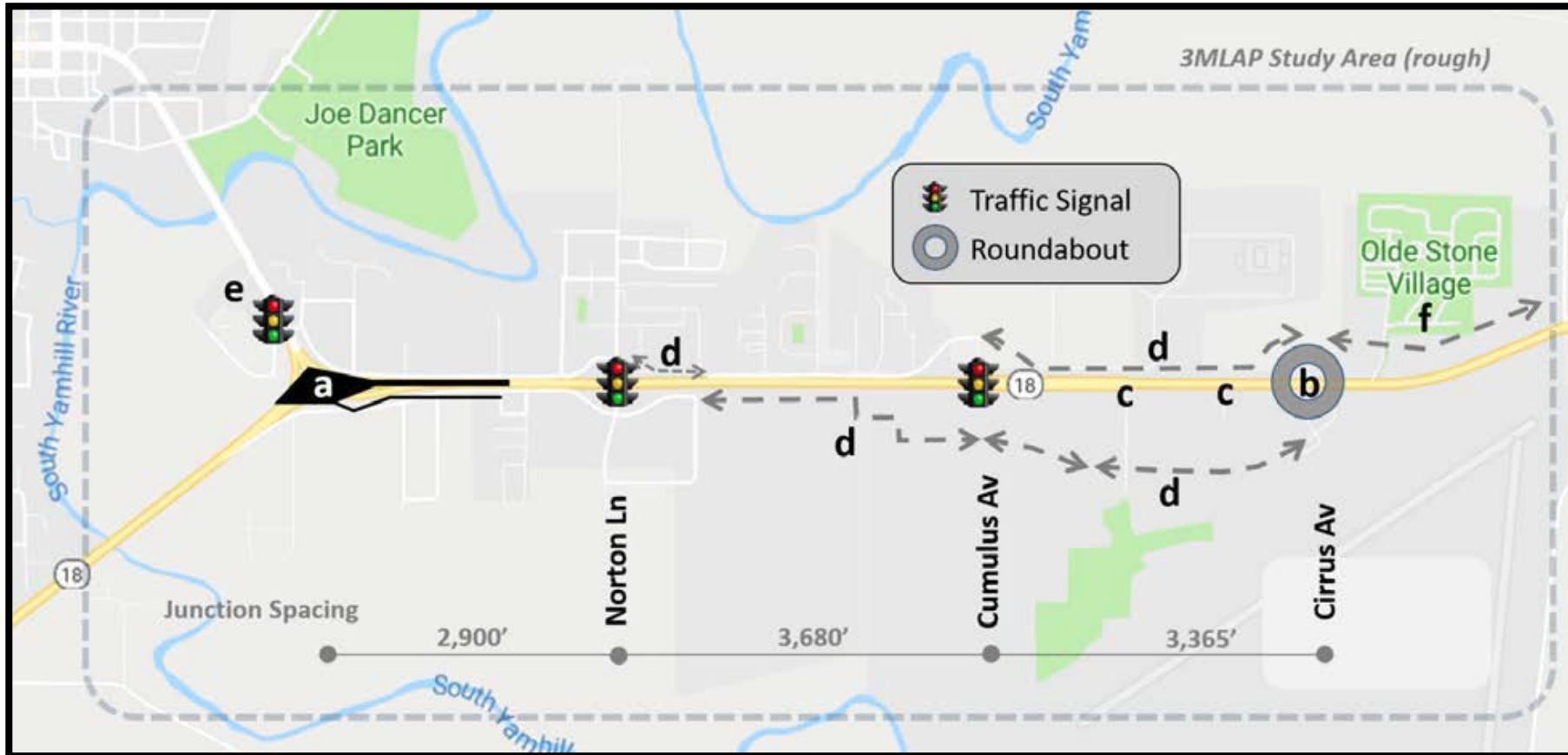


LAND USE PLAN

THREE MILE LANE
PREFERRED ALTERNATIVE

- Land Use Efficiencies – More Job Density and More Housing Density
- Walkable McMinnville Retail Center reflecting McMinnville’s unique charm.
- Corporate campus, with buildings oriented to Yamhill River; maintaining view corridors.
- Mixed-use and medical-related uses.
- Trails, Connectivity, Open Space, Protected Natural Features

TRANSPORTATION PLAN



Page 103 of meeting packet

- Highway 18 is still a Bypass. It will remain a State Expressway and a Freight Route.
- Meets OHP mobility and access standards.
- Two signal intersections exist today – optimized.
- More of the local access roads are closed and a new controlled intersection at Cirrus is recommended.
- Frontage roads become a focus. Bike/Ped Connectivity
- No planned overpass is eliminated.

Credibility and Accountability



- Is Important. Thank you for the accountability.
- The planning dialogue in McMinnville needs to change
- Constructive (be part of the solution) vs. Destructive (be the torpedo).
- Factual Information and how it is presented is important as well.
 - There is no planned overpass at Cumulus and Highway 18 in the TSP that is being removed. There is no planned overpass in the TSP.
 - Projects that are warranted and created by development needs are funded through a SDC methodology.
 - Community Driven Vision vs Kimco Driven Vision





Planning Staff Role: Facilitate the Community Vision

Legislative – Bringing the Product of a Community Process to the Decision-Making Body

Quasi-Judicial – Reviewing development applications against the minimum standards established by the community in the zoning ordinance.

Commercial Desire – Community



●●●●●●●●●●●●●●●●●●●● (20)
Develop new **commercial** spaces along Three Mile Lane (i.e. gas station, grocery / retail)

●●●●●●●●●●●●●●●●●● (17) Provide **services / amenities** on east side of bridge. Create office space to bring in higher wage jobs. Create traded sector jobs. Focus future and initial development of Three Mile Lane around the Evergreen Aviation and Space Museum complex, the airport and the hospital

Grocery Store - please include a grocery store at Cumulus & Fircrest; We really need one on this side of town. - a Market of Choice would be wonderful!! Also, the noise level on this side of town is already high (traffic, airport), so please take this into consideration when approving the industrial aspects of this plan.

Connectedness by trails for bike/ped use is very important. the retail spaces are great, as it allows for grocery services for the residential. I'd like to see a mix of residential and retail as well (i.e., stores on the bottom floor and residential above). Accessibility for humans, not cars, should be the focus.

To enhance the river area for local residents and bring in more, shopping, dining, etc. along with housing of various types would be a huge benefit to keep residents spending money in our own city and enhancing the area.

no planned site for a Costco type store that serves our part of the county and saves gasoline usage to drive to these type stores ??? offers jobs and serves 4 adjacent towns within 5 miles

I think we need to balance small local business with retail establishments that provided convenience, quality with good prices. Would love to see a Market of Choice as McMinnville and the area lacks high end grocery options. Mid-level retail options would be great as well....think Target instead of Wal-Mart.

Commercial Desire – Community



Area Plan

McMinnville

Jesus in all forms!

Costco - Fox Forest:
 New high school
 New high school, Bike Trails
 Please consider traffic congestion at lights - add designated
 turn signals - especially at Baker Co Rd - Hwy 99
 Officials that follow the constitutions
 Affordable houses - no payments
 We want Costco - League Panera or Chix Fila
 Stop thong trash cans
 Stop light @ Hwy 18 + Lafayette Rd
 I think they should upgrade the school!
 make it safer to walk across 1st + 2nd streets from Ford St - we think to another part of town that gets forgotten.

Costco
 Addition/ play equipment + Need New Community/Aquatic Center
 more Schools (high middle)
 less bureaucratic bullpen
 This TOWN needs a Target + Trader Joe's!
 Government that follows its resolutions
 tiny house village for homeless with community center/health office.
 Video game center
 More school equipment!!!
 #Gr Newby Elementary!!!
 - Less Huge houses more affordable homes!
 No ex-bankers in government
 A Mall! Indoor Nature Reserve
 A mall so we can do things!
 Costco - TJs - Target!!!
 Natural Grocers
 Costco!!
 Food court
 Athletic complex indoor tennis
 Teen center
 skating rink
 Trader Jos!
 A mall w/ Santa Claus Christmas
 TARGET + RED RUBIN!

Trader Joe's
 more Schools (high middle)
 less bureaucratic bullpen
 This TOWN needs a Target + Trader Joe's!
 Government that follows its mission statement
 More School equipment!!!
 #Gr Newby Elementary!!!
 - Less Huge houses more affordable homes!
 No ex-bankers in government
 A Mall! Indoor Nature Reserve
 A mall so we can do things!
 Costco - TJs - Target!!!
 Natural Grocers
 Costco!!
 Food court
 Athletic complex indoor tennis
 Teen center
 skating rink
 Trader Jos!
 A mall w/ Santa Claus Christmas
 TARGET + RED RUBIN!

Permanent indoor Pickleball Courts (6)
 Homeless shelter
 CLEAN UP CITY PARK (DRUGS)
 More gun stores
 INDIAN RESTAURANT!

It says mindfully; many are thinking only for themselves and only for spending \$ not for growing.

Growing McMinnville MINDFULLY kids Science center

Today's Ideas are Tomorrow's McMinnville

Jesus in all forms!

Costco - Fox Forest:
 New high school
 New high school, Bike Trails
 Please consider traffic congestion at lights - add designated
 turn signals - especially at Baker Co Rd - Hwy 99
 Officials that follow the constitutions
 Affordable houses - no payments
 We want Costco - League Panera or Chix Fila
 Stop thong trash cans
 Stop light @ Hwy 18 + Lafayette Rd
 I think they should upgrade the school!
 make it safer to walk across 1st + 2nd streets from Ford St - we think to another part of town that gets forgotten.

Costco
 Addition/ play equipment + Need New Community/Aquatic Center
 more Schools (high middle)
 less bureaucratic bullpen
 This TOWN needs a Target + Trader Joe's!
 Government that follows its resolutions
 tiny house village for homeless with community center/health office.
 Video game center
 More school equipment!!!
 #Gr Newby Elementary!!!
 - Less Huge houses more affordable homes!
 No ex-bankers in government
 A Mall! Indoor Nature Reserve
 A mall so we can do things!
 Costco - TJs - Target!!!
 Natural Grocers
 Costco!!
 Food court
 Athletic complex indoor tennis
 Teen center
 skating rink
 Trader Jos!
 A mall w/ Santa Claus Christmas
 TARGET + RED RUBIN!

Trader Joe's
 more Schools (high middle)
 less bureaucratic bullpen
 This TOWN needs a Target + Trader Joe's!
 Government that follows its mission statement
 More School equipment!!!
 #Gr Newby Elementary!!!
 - Less Huge houses more affordable homes!
 No ex-bankers in government
 A Mall! Indoor Nature Reserve
 A mall so we can do things!
 Costco - TJs - Target!!!
 Natural Grocers
 Costco!!
 Food court
 Athletic complex indoor tennis
 Teen center
 skating rink
 Trader Jos!
 A mall w/ Santa Claus Christmas
 TARGET + RED RUBIN!

Permanent indoor Pickleball Courts (6)
 Homeless shelter
 CLEAN UP CITY PARK (DRUGS)
 More gun stores
 INDIAN RESTAURANT!

It says mindfully; many are thinking only for themselves and only for spending \$ not for growing.

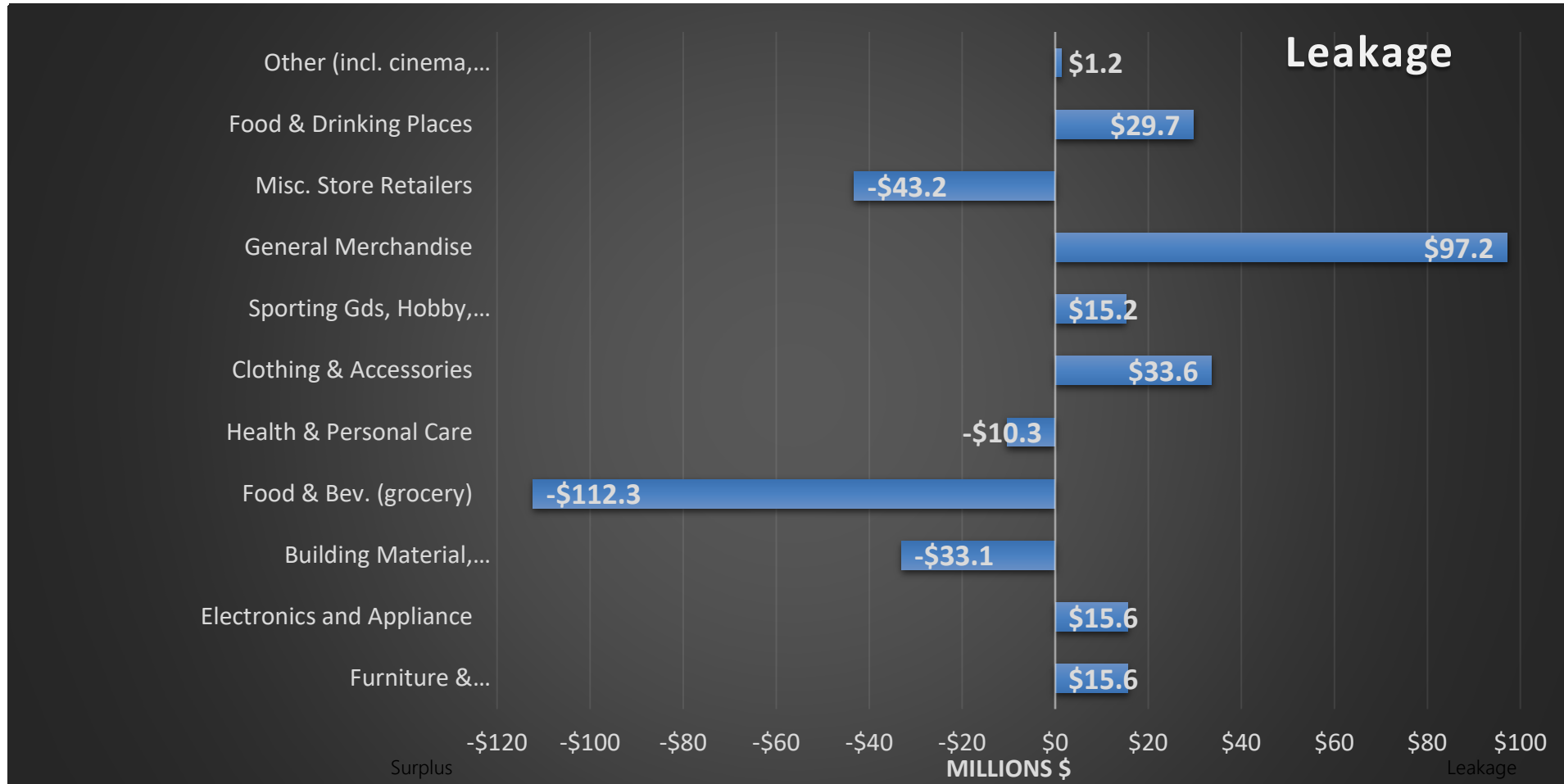
Growing McMinnville MINDFULLY kids Science center

I Mac because...

Parks + Trails!
 The houses are friendly
 The people are friendly
 Happy Fresh Playchool!
 All the Dave!
 They play theme songs
 McMinnville gymnastics!
 We're doing
 available, safe
 I like Mac so much
 We have the best Mac
 I like the color
 People
 I love Mac

Special with access to other people
TREES
 Downwind could be "crisis"
 great location to access beach
 PDX, mountains!
 They play theme songs
 McMinnville gymnastics!
 We're doing
 available, safe
 I like Mac so much
 We have the best Mac
 I like the color
 People
 I love Mac

Commercial Desire – Community



Commercial Desire – Community



A great neighborhood cannot be created with a 4-lane highway running through the middle of it. They are great principles but in this area, at best, they are window dressing for an area of the city that is a sacrifice zone for the destructive impact of our auto-oriented society.

Keep a park like atmosphere in this area - not industrial or all housing,

And, the public testimony that has been received that is oppositional to a commercial development south of Highway 18 after the Friends fo Yamhill County sent out an alert to their membership.

Friends of Yamhill County – Retail Leakage



<u>Geographic Area</u>	<u>Annual Retail Sales Per Capita</u>
McMinnville	\$15,677
Newberg	12,734
Yamhill County	8,844
Oregon	12,690
United States	13,443

Source: <https://www.census.gov/quickfacts>

Economy	
<i>i</i>	In civilian labor force, total, percent of population age 16 years+, 2015-2019
<i>i</i>	In civilian labor force, female, percent of population age 16 years+, 2015-2019
<i>i</i>	Total accommodation and food services sales, 2012 (\$1,000) (c)
<i>i</i>	Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)
<i>i</i>	Total manufacturers shipments, 2012 (\$1,000) (c)
<i>i</i>	Total retail sales, 2012 (\$1,000) (c)
<i>i</i>	Total retail sales per capita, 2012 (c)

Transportation

Pull Factor (per capita retail spending)

Is your retail sector healthy?

Compares per capita spending to expected per capita spending

Sales Gap Analysis (industry specific retail spending)

Are there retail needs not being met in your community?

Which specific areas of retail are subject to leakage.

Strengths and weaknesses of the local retail economy

Friends of Yamhill County – Retail Leakage



<u>Geographic Area</u>	<u>Annual Retail Sales Per Capita</u>
McMinnville	\$15,677
Newberg	12,734
Yamhill County	8,844
Oregon	12,690
United States	13,443

Source: <https://www.census.gov/quickfacts>

Economy	
<i>i</i>	In civilian labor force, total, percent of population age 16 years+, 2015-2019
<i>i</i>	In civilian labor force, female, percent of population age 16 years+, 2015-2019
<i>i</i>	Total accommodation and food services sales, 2012 (\$1,000) (c)
<i>i</i>	Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)
<i>i</i>	Total manufacturers shipments, 2012 (\$1,000) (c)
<i>i</i>	Total retail sales, 2012 (\$1,000) (c)
<i>i</i>	Total retail sales per capita, 2012 (c)

Transportation

Pull Factor (per capita retail spending)

Is your retail sector healthy?

Compares per capita spending to expected per capita spending

Sales Gap Analysis (industry specific retail spending)

Are there retail needs not being met in your community?

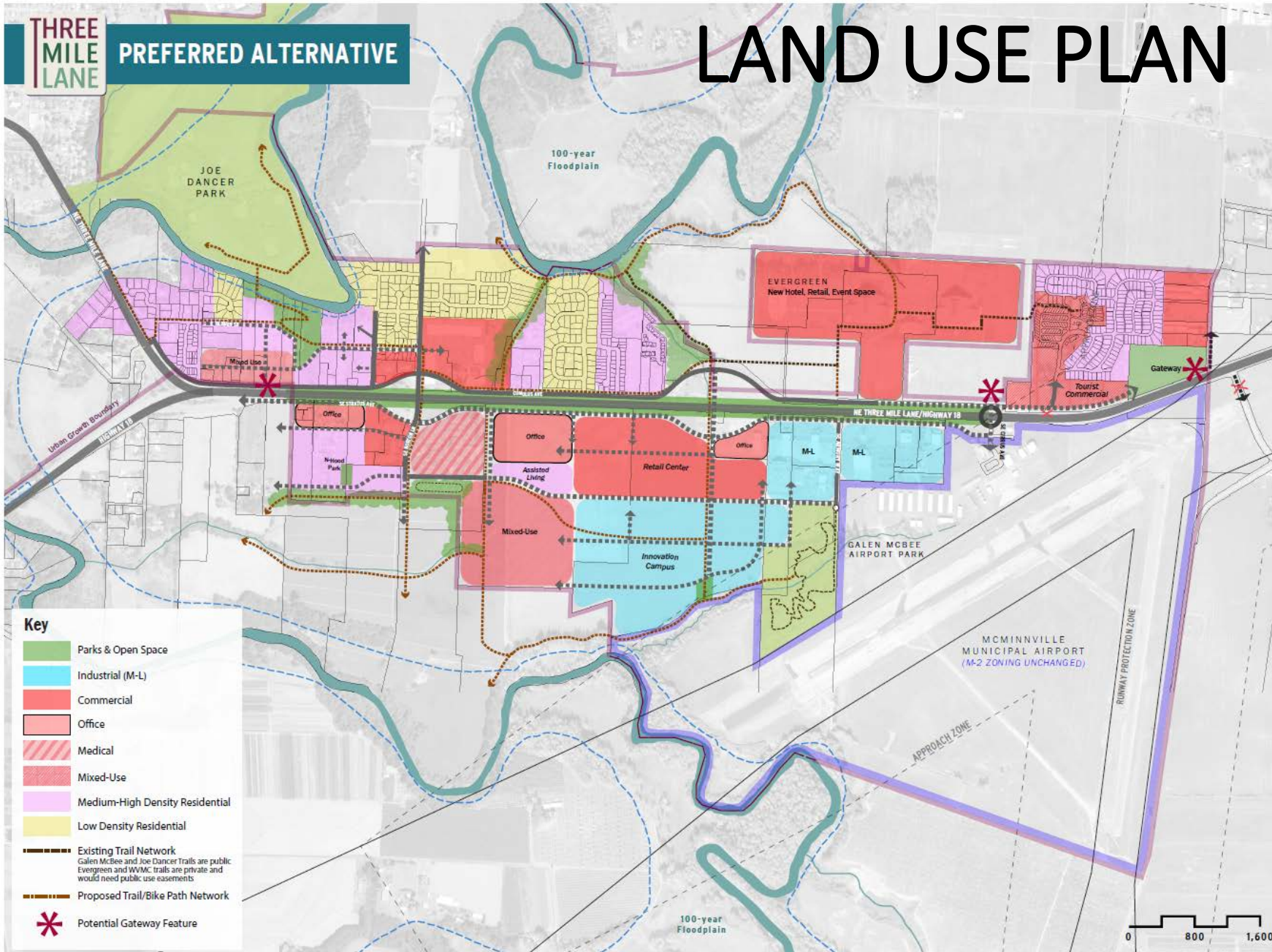
Which specific areas of retail are subject to leakage.

Strengths and weaknesses of the local retail economy

Local decision as to what retail gaps are acceptable?

- Access
- Greenhouse Gas Emissions
- Piggyback leakage

LAND USE PLAN



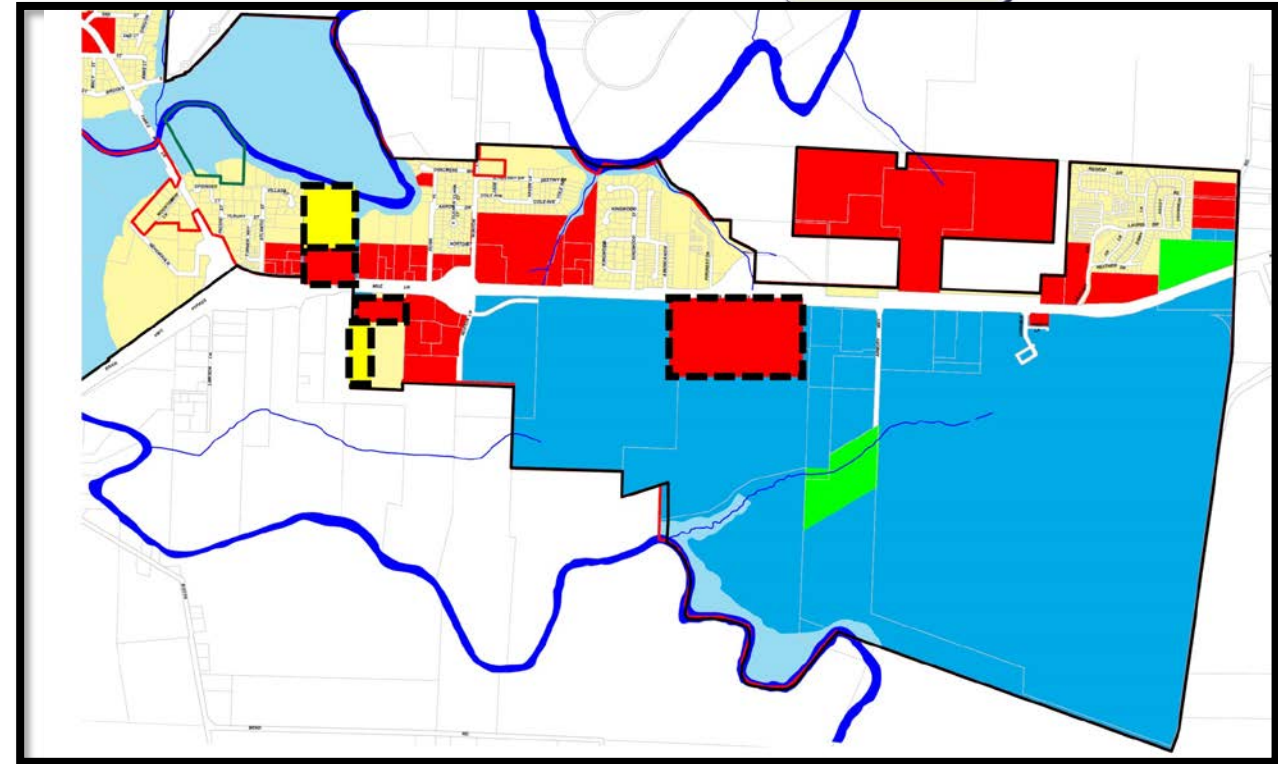
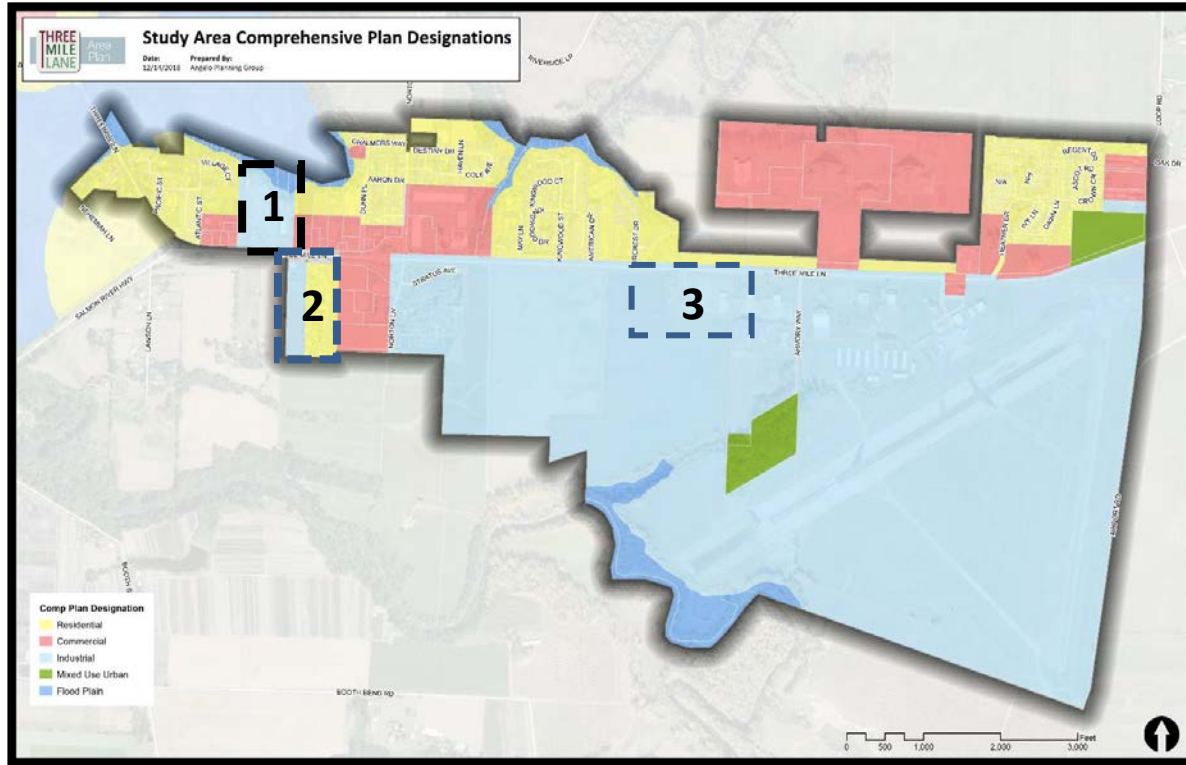
This is a land-use plan not a zoning map.

It represents the community vision for the area.

The primary question of the area plan was what are the comprehensive plan map amendments that need to happen to support the community vision.

It doesn't mean that it will materialize this way (private property determination), but the underlying foundational planning allows for it.

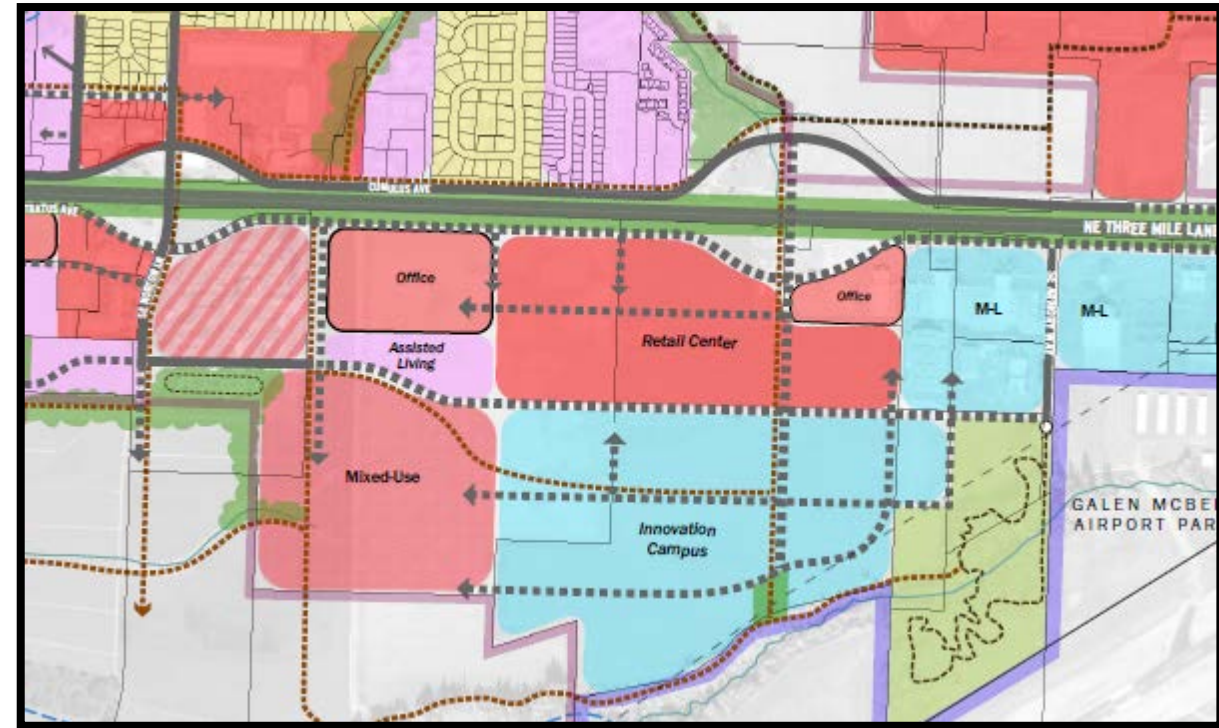
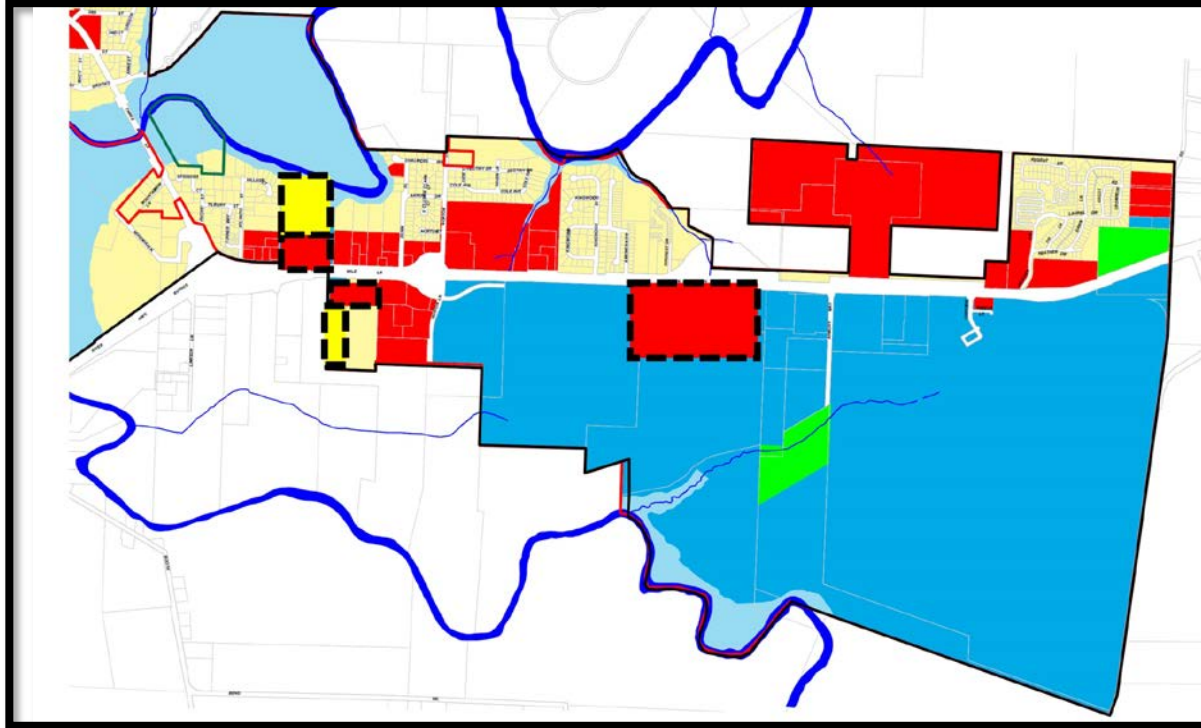
Community Vision = Comprehensive Plan Map Amendments



Site #	Gross Acres	Remove ROW/Unbuildable	Net
#1	18.62	10.32 Acres (5.0 Acres Open Space)	3.50 Acres Commercial/Mixed-Use 4.80 Acres Residential
#2	10.4 Acres	3.12 Acres	3.78 Acres Residential 3.50 Acres Commercial/Mixed Use
#3	50 Acres	17 Acres	33.00 Acres Commercial

Can the land-use be realized with the existing underlying comprehensive plan map designation?

What the Industrial Comp Designation Supports – ML, M1, M2 Industrial Zones



Allowed uses in the McMinnville Industrial Zones: Hospital, medical and hospital ancillary uses, medical, professional services, research and development offices, business school or trade college, other similar uses. Mixed-Use = Section 17.51.020. (25% of Industrial PD can be residential/commercial)



Plan Elements and Overlay Requirements

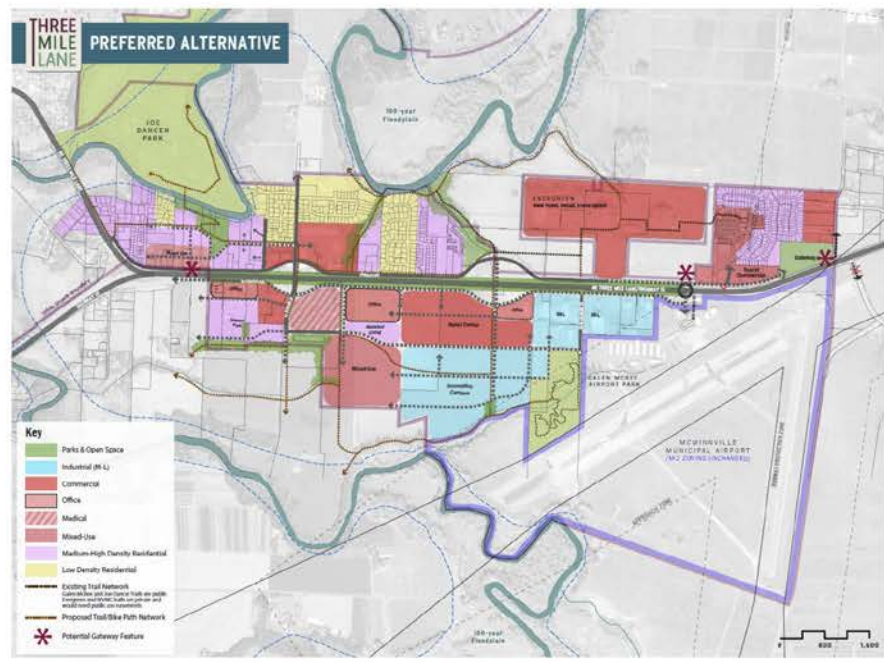
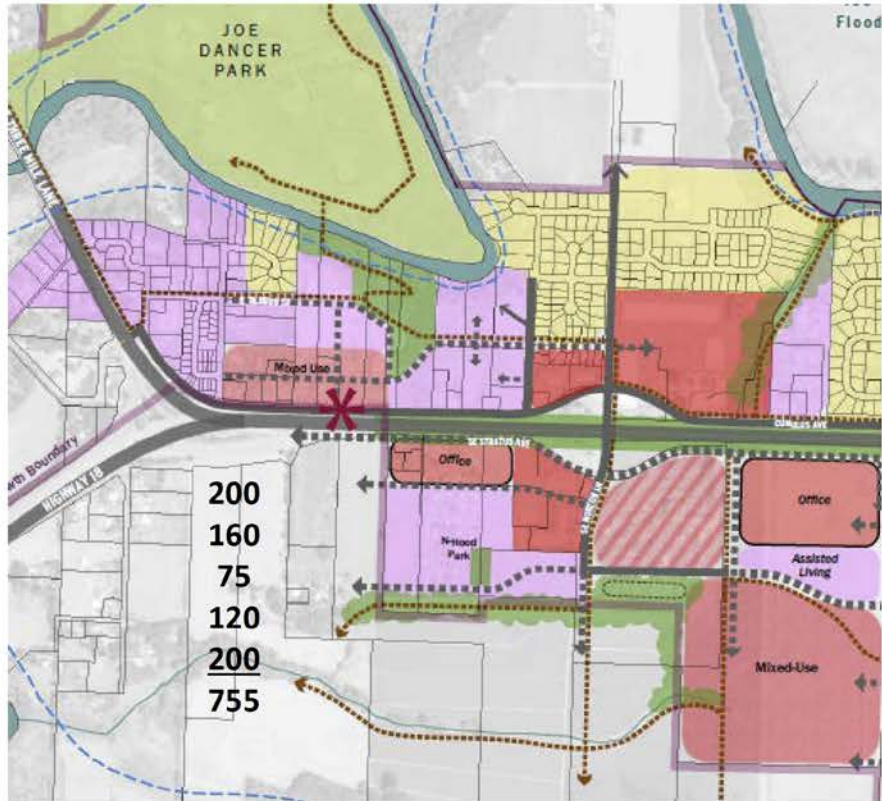


- Restrict use types and/or require a mix of uses in Mixed-Use
- Revise “tourist commercial” uses
- Restrict commercial uses in vicinity of Medical Center to medical office/services
- Require site/design standards in Commercial Center
- Require site/design standards in Innovation Campus

SOUTH SIDE HOUSING SLIDE



FOOD DESERT



This is the type of housing that could occur per the zoning.

Ironically, only 10 acres is changed per the Three Mile Lane Area Plan.

Responsive to the public testimony that no amenities are needed on the south side as there is no housing.

January 20, 2022

Planning Commission Public Hearing

67

February 17, 2022

Planning Commission Public Hearing

24



PUBLIC TESTIMONY RECEIVED



Agency Comments:

ODOT

Organization Comments:

Friends of Yamhill County
1000 Friends of Oregon

McMinnville Residents:

Lisa Baker
Nolan Chard
Rich Blaha
Mark Davis
Steve Iversen
Rick Rozanski
Susan Murrant
Ellie Gunn
Jim Kreutzbender
John Englebrecht
Terry Peasley
Robin Ricker
Nanette Pirisky
Mike Sullivan
Lynn Crowell

County Residents:

Jason Lett
Tom Abrego
Nicholas Giannettino
Dee Goldman
Patty O’Leary
Ilsa Perse
Joni Zimmerman
Kathryn Jernstedt
Marilyn Walster
Peter Crockett
Sam Sweeney
SuAnn Reddick
Ron and Connie Hutchinson

Did not provide address:

Jim Parker

Since January 20, 2022 Hearing

Frankie Sandoval
Friends of Yamhill County
Friends of Yamhill County/1000
Friends
Mark Davis
Steve Iversen
Margaret Cross
Ilsa Perse



TRANSPORTATION EXPERTS



**Michael Duncan, Senior Region Planner, Transportation and Growth Management Manager
ODOT, Region 2**

Naomi Zwerdling, Planning and Development Review Manager, ODOT, Region 2

Andrew Mortensen, Senior Transportation Planner with David Evans and Associates, Inc.,