

McMinnville's future rests on:

- a healthy downtown and commercial core on Highway 99W
- the expansion and retention of existing businesses
- new employers providing family-wage jobs

Area Plan governs future zoning and uses

The retail uses south of the bypass risk this future

McMinnville already has a human-scaled, pedestrian-friendly town center:



Bend and Hillsboro: Over 100,000 population

McMinnville: about 34,000 population

Old Mill District

- Largest tenant: 28,000 sq. ft. (REI)
- Pedestrian bridge across river
- Pedestrian path, local streets to downtown- $\frac{3}{4}$ miles

Orenco Station

- Largest tenant: 29,000 sq. ft. grocery
- Light Rail & local streets to downtown
- 36,000 sq. ft. total retail

TMLAP: Regional Shopping Center

- 2 anchor tenants over 135,000 sq. ft. (per staff's proposed conditions for Kimco application)
- 400,000 to 500,000 sq. ft. retail
- Nothing limits store size, the number of "large-format" stores or the number of drive up windows
- Across an expressway from the rest of town

The Area Plan recommends a comprehensive plan map amendment of 40 – 60 acres of industrial comprehensive plan map designation to commercial... With all that said, we have no idea what will be built on the commercial land. It could be big box retailers and fast-food drive-ups as depicted in the Friends of Yamhill County alert to their membership and most recently in the letters to the paper, but the reality is that it could be bought by Bill Stoller tomorrow and become an extension of the museum campus.

Email from Heather Richards to Mark Davis, Tuesday, February 15, in record

Commercial uses should be neighborhood-scaled and neighborhood-serving.

Neighborhood Activity Center standards
McMinnville Zoning Ordinance section 7.050:

- 5-10 acres commercial
- 25,000 to 100,000 total retail floor space
- Largest allowed retailer- 40,000 sq. ft. grocery
- Fast-food drive-up windows are prohibited

McMinnville has a commercial land surplus of at least 31 acres

Commercial Land Deficit (2013 Economic Opportunity's Analysis)	(36 acres)
Commercial land added to the UGB since 2013 north of Highway 18	27 acres
<u>Commercial land added to the UGB since 2013 on the west side of the city</u>	<u>40 acres</u>
Current (deficit) or surplus of commercial land	31 acres

Recommendations:

- Reject the redesignation of land for the new “Town Center”/“Large-Format” Shopping Center.
- Incorporate the Neighborhood Activity Overlay into Appendix E. Prioritize neighborhood-serving commercial uses, a pedestrian overpass, and the park near the recently approved apartments.
- Include the commercially-designated island of land recently added to the UGB, north of the expressway. These 27 acres are a functional part of the Three Mile Lane Area. The plan should consider its future uses and their transportation impacts.
- Encourage geographically and/or vertically mixed use on the Baker Rock/ Cal Portland site. The Plan currently calls for two separate zones.
- Reconsider appropriate commercial uses near the Loop Rd. gateway to the city to avoid an auto-oriented strip.