

For McMinnville Planning Council meeting May 16, 2019

From Michael and Sherill Roberts, 2812 NW Pinot Noir Dr., McMinnville
Regarding Premier Development LLC proposals



We do not oppose the construction of new homes on the 25 acres of upland sites (Oak Ridge Meadows); we do wish to suggest ways to preserve public safety and neighborhood livability during the construction process.

1. Two narrow residential streets, Oak Ridge Drive and Pinot Noir Drive, are planned to be the access for construction vehicles. Any additional traffic on Oak Ridge and Pinot Noir (even if it is fewer than 1000 additional trips per day) will be seriously affected by parking that is allowed on the streets. Nowhere along either street can two cars pass each other if cars are parked on both sides of the street. Thus one car will have to stop while another proceeds. With hundreds more trips per day, including construction equipment, this will result in congestion and reduced flow. These backups will affect the people who live in the new homes in Premier's Meadows development as well as those already living along these access streets.
2. These backups will also slow access by emergency vehicles.
3. A secondary access to this new development is planned for a future time: a continuation of Shadden Drive north of Baker Creek Road. Developer states, however, that this road will be gravel and will be locked. It will thus not be possible to be used for homeowner traffic or construction vehicles, nor will it be safe and rapid access for emergency vehicles.

Our suggestions:

1. Make Premier's permit contingent on the prior construction of a permanent public street from Baker Creek Road into the Meadows development so construction equipment and subcontractor access are not forced to use Oak Ridge Drive and Pinot Noir Drive, and are not hindered by locked gates. This will allow construction vehicles to have more direct access to Meadows construction sites and keep these vehicles off residential streets.
2. The city has future plans for installing center turn lanes on Baker Creek Road to allow easier access during rush hour. The traffic has already increased along Baker Creek Road from the additional new homes in the Hill Road Project and access onto Baker Creek Road from Oak Ridge Drive and Merlot Drive is already very difficult. It will become worse in the near future. We request the city move up the timeline for center lane construction to before construction on Meadows homes begins. This will ease traffic during the transition.

Our request invokes the spirit of the city's Great Neighborhoods principles project. We understand the project does not legally influence development decisions, but it is our belief that the city would not have considered the plan unless it thought that foresight is needed to actually have Great Neighborhoods. Here is an excerpt from the planning department's website:

“The goal of the Great Neighborhood Principles project is to identify specific principles – which could also be referred to as elements or characteristics - that should be achieved in every neighborhood. These principles could include things like walkability, bikeability, housing variety, access to open spaces, connections to commercial uses, etc.

The project will result in specific recommendations for the Planning Commission and City Council to consider adopting to ensure that future development projects in McMinnville achieve the Great Neighborhood Principles and that each development project is built out as, or contributes to, a great neighborhood.”

Here are selected survey results from the same planning department site: of those citizens who answered the questionnaire,

1. 96% favored preservation of natural features (one of which is wetlands);
2. 86% favored safety;
3. 93% considered safe school routes as important or very important;
4. 77% considered easy access to major roads as important or very important;
5. 90% considered tree preservation as important or very important.

All the issues raised in the first two sections of this document are addressed by the Great Neighborhoods Principles. We hope that the planning council will take into account the information they already know is important for the quality of life in this city; our suggestions are constructive and meant to preserve quality of life as the city grows.