

Third Street Improvement (TSI) Project

Project Advisory Committee #1

McMinnville, Oregon

11 October 2023

1230-130p



Project Advisory Committee :: **Meeting #1 Agenda**

MEETING PURPOSE

- Charter the Project Advisory Committee (PAC) for the initial engineering phase of the TSI Project.
- (Re)orient members to the work from the Visioning and Concept Design phases.
- Review the project scope and schedule.

AGENDA

1230p	Welcome + Introductions	<i>City of McMinnville / All</i>
1235p	PAC Roles + Responsibilities	<i>SERA / All</i>
1245p	Vision + Concept Design Review	<i>SERA</i>
100p	Project Overview (Scope + Schedule)	<i>SERA / BKF / Civilis / City of McMinnville</i>
115p	Discussion: Project Hopes + Fears	<i>All</i>
125p	Next Steps	<i>SERA</i>
130p	Adjourn	



The background is a detailed map of downtown Portland, Oregon, showing building footprints in various shades of gray. Street names are labeled throughout the map. The central focus is the text 'Project Advisory Committee Roles + Responsibilities'.

Project Advisory Committee Roles + Responsibilities

NE 5TH ST

NE 4TH ST

NE 3RD ST

NE 2ND ST

NE 1ST ST

aquatic center

city park

library

downtown association

u.s. bank plaza

hotel oregon

the barber

train station

Project Advisory Committee :: **Roles + Responsibilities**

Membership. The TSI Project Advisory Committee (PAC) is comprised of members from the McMinnville City Council, the McMinnville Urban Renewal Advisory Committee (MURAC), and the McMinnville Downtown Association (MDA), as well as representatives from Downtown businesses and the community at large. The PAC members are united by a commitment to Downtown McMinnville and its ongoing vitality and importance within the overall McMinnville community. Many of the PAC members have been with the TSI Project since the Visioning and/or Concept Design phase.

Roles + Responsibilities. The PAC has been convened to advise the Project Team (City staff and the consultant design team) on various aspects of the project - including design, engineering, and community engagement. Final project recommendations to City Council and MURAC will be made by the Project Team.

Facilitation. The PAC will be formally chaired by one of its members. Members of the Project Team will make presentations on specific topics and will record feedback from the committee.

Guidance for Engagement. PAC members are expected to share their opinions honestly, respond to other members courteously, and seek as much clarification as necessary from the Project Team. When speaking about the project outside of PAC meetings, it is important that members accurately represent the PAC and its purpose and are absolutely clear about where their own thoughts and opinions differ from those of the PAC.

Project Transparency. All PAC meetings are open to the public, although these will not be a forum for voicing or gathering public opinions on the project. Citizens seeking additional project information or wishing to register comments can do so at the three Community Forums or via the [[project webpage](#)].

Third Street Improvement (TSI) Project Project Background

Project Overview :: **Adams to Johnson**

Phase A: **Vision, Goals, and Design Principles** (2018/19)

Phase B: **Initial Concept Design** (2021/22)

Phase C: **Refined Concept Design** (2022)

Phase D: **Preliminary Engineering** (2023/24)

Phase E: **Final Design / Construction Documentation** (2024/25)



NE Third Street Concept Design :: **Components and Decisions To-Date**

With the guidance of the Project Advisory Committee (PAC), the Technical Advisory Committee (TAC), and City Council, and with input from stakeholders and community members via our Community Forums, surveys, and online info sessions, we have:

- Established a project **Vision, Goals + Objectives**, and **Design Principles**
- Determined **roadway functional design / cross-section**
- Developed approach to **street trees** and plantings
- Designed and programmed **mid-block curb extensions**
- Selected a design theme for **furnishings and fixtures**
- Recommended **roadway and sidewalk materials**



NE Third Street :: Existing Conditions



NE Third Street :: Previous Plans + Policies

Third Street - Third Street is the identifiable center of the City. Ensuring that the street is successful both functionally and aesthetically is important to the health of the entire downtown. Planned improvements for Third Street include:

1. Replace the street trees over a period of years with tree species that do not damage sidewalks.
2. Upgrade street furnishings, lighting, and pavements to the same standards of the entire downtown.
3. Reconstruct mid-block crossings to be more useable by pedestrians.

Downtown Improvement Plan (2000)

D. Third Street Streetscape Plan

The Third Street Streetscape Plan (TSSP) is an in-depth plan for making Third Street into a coordinated, inviting, pedestrian friendly street that will boost the economic potential of Downtown McMinnville. Submitted in 2005, the TSSP lays out a plan for Third Street including street tree modification options, crosswalks, street lighting, landscaping, benches and bike racks, and more.

The Plan conforms with and will directly support the vision of streetscape improvements put forth by the TSSP. It will provide the funds to complete projects identified in the TSSP.

Urban Renewal Plan (2013)



Third Street Streetscape Plan (2015)

Streetscape Amenity	Recommendations
Street Trees	Removal of existing trees at corners and mid-block crossing to open these areas up for light, views, and for separation of new street lights from high vegetation; replacement of some trees with appropriate species, some relocated for better placement with street lights, and gradual establishment of metal ornamental tree grates.
Crosswalks & Streets	Either zebra-striped or alternately, brick paver crosswalks, including retaining the diagonal orientation of mid-block crossings.
Street Lighting	New streetlights at diagonal corner locations and at one side of the mid-block, with arms for both additional flower baskets and irrigation tube, and for banners; and new lit steel bollards between corners and mid-block, for fill light under street trees, supplementing new street lights.
Shelters at Mid-Block Crossings	New mid-block ornamental steel and translucent glass shelters, open air coverings, designed to be far lighter and more urban in appearance, to serve as night "beacons" at the mid blocks. The north to south diagonal placement of the new shelters complements the diagonal mid-block crossings.
Landscaping	Concrete planter tubs at corners and mid-blocks, to add color, greenery and variety at the pedestrian level complementing the overhead tree canopy; and brick planters at the mid-block on the shelter side, with raised sitting surface and irrigation.
Benches & Bike Racks	New benches at corners and mid-block crossings and new bike racks at each corner, and at the mid-block.
Trash & Newspaper Units	Trash receptacles to match existing receptacles in City Park near Library; and brick newspaper and trash receptacle at the mid-block shelter, also containing utility boxes, valves and cutoffs.
Sidewalk Surfacing	Inlaid design(s) with possible decorative/historic themes at the center of Davis and Cows intersections, and sidewalk surfacing sections of scored concrete and brick edging strips (accessible utilities) and brick cross-strips.

Transportation System Plan (2010)



The background is a detailed street map of downtown Portland, Oregon. It shows a grid of streets with building footprints in light gray. Key streets labeled include NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, and NE 1st St running east-west. Vertical streets labeled include SW Adams St, NE Baker St, NE Cowles St, NE Davis St, NE Evans St, NE Ford St, NE Galloway St, NE Irvine St, and NE Johnson St. Specific buildings and landmarks are labeled: aquatic center, city park, library, downtown association, u.s. bank plaza, hotel oregon, the barber, and train station. A yellow double-headed arrow highlights the segment of NE 3rd St between SW Adams St and NE Johnson St. The title text is centered over this highlighted area.

Third Street Improvement (TSI) Project Vision, Goals, and Principles

NE Third Street :: **Vision**

Third Street is McMinnville's signature People Place and year-round "living room" - a comfortable space for daily living and social cohesion - as well as its "central stage" for extraordinary events that bring everyone together. **It is the welcoming feature and "heartbeat" of the community - the place where locals mingle with visitors to enjoy the authentic ambiance and lively atmosphere of this rural Downtown.** Leafy green and shaded in summer, magically illuminated in the evenings and during the winter, Third Street is intimate, artistically creative, and beautifully enchanting.

Third Street is both quirky and classy, proudly reflecting the cultural richness of the city and the surrounding region while forging an identity all its own. **Featuring historic architectural gems, curated art and furnishings, and adaptive infrastructure, Third Street's organic flexibility makes it both timeless and future-proof.** It maintains a diverse, thriving, and independent business community. Local ownership and an overarching commitment to authenticity ensure an interesting and rewarding experience unique to McMinnville.

NE Third Street :: **Goals + Objectives**

reinforce and celebrate McMinnville's UNIQUE and WELCOMING IDENTITY

strengthen the PROSPERITY of LOCAL BUSINESSES

ensure SAFETY for all users and CONNECTIVITY throughout Downtown

foster a range of EVENTS and ACTIVITIES for citizens and visitors alike

choose DURABLE, LONG-LASTING solutions that allow for EFFICIENT CONSTRUCTION and EFFECTIVE MAINTENANCE

facilitate a robust PUBLIC ENGAGEMENT process that engages the entire community

NE Third Street :: **Design Principles**

- Third Street is of the **people**, for the people, and created by the people
- Third Street is **safe, inclusive**, and **accessible to all**
- Third Street is Downtown's premier **public space**
- Third Street is an **integral part of Downtown**
- Third Street is the **vibrant commercial heart** of Downtown McMinnville
- Third Street's success relies on **public-private partnerships**
- Third Street is an **ever-evolving** street that **embraces change**
- Third Street is actively geared towards **early implementation-oriented improvements**
- Third Street contributes to a more **sustainable** environment
- Third Street is **quirky** and **unique**

Adopted Design Concept A Person-Centered Main Street

NE 5TH ST

NE 4TH ST

NE 3RD ST

NE 2ND ST

NE 1ST ST

aquatic center

city park

library

downtown association

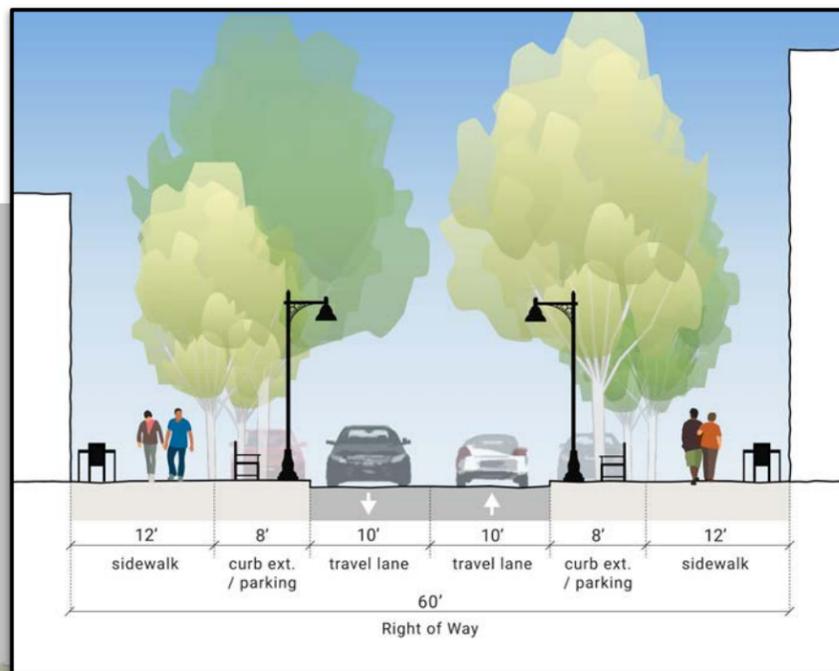
u.s. bank plaza

hotel oregon

the barbery

train station

Preferred Functional Design :: A Person-Centered Main Street



Reapportion the existing 60' right-of-way with a familiar layout that improves upon what works well today

Parking pockets serve as a buffer to pedestrians / seating

Parking spaces and flexible use for parklets, bike corrals, etc.

Wider, symmetrical sidewalks (12' per side) provide more room for pedestrians + commerce

Traffic calming "Lane Diet" to 10'

60' right-of-way

More flex space. Opportunity to utilize ample curb extension space for flexible uses (seating, plantings, art)

Generally 5 parking spaces per block face (10 spaces total per block)



Preferred Design Concept :: Overview

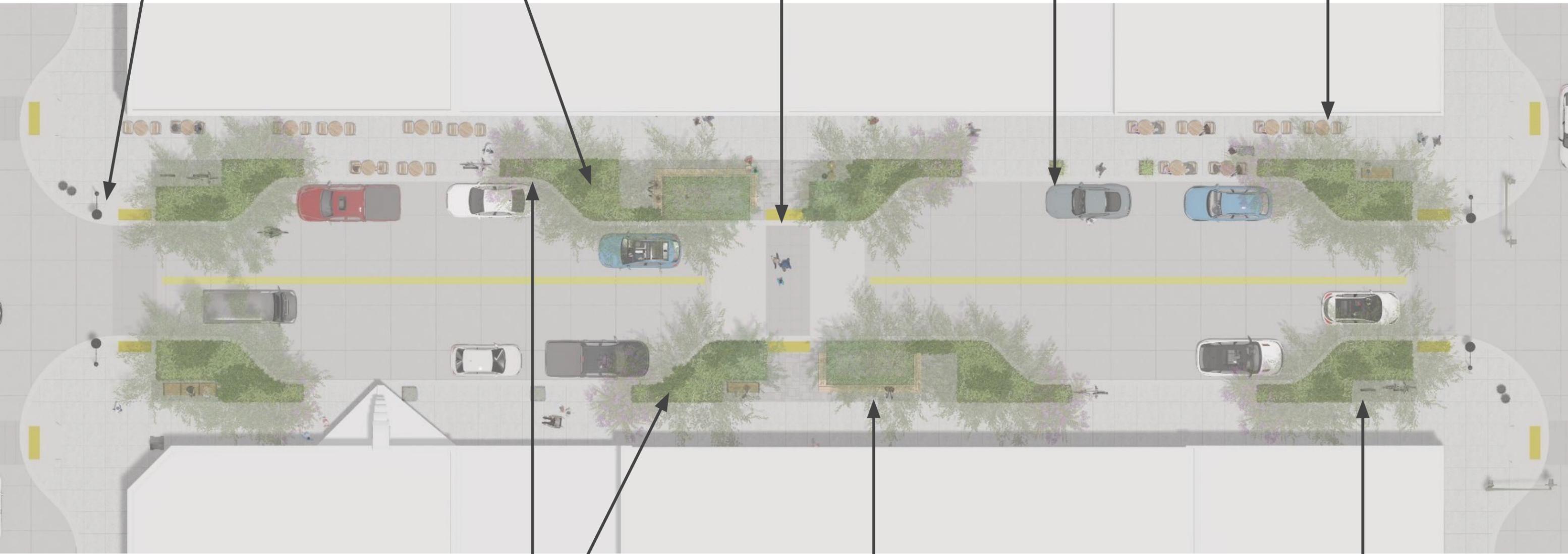
Historic lighting fixtures at intersections

Tree Groves

Perpendicular mid-block crossings

On-street parking

Outdoor dining or commercial use

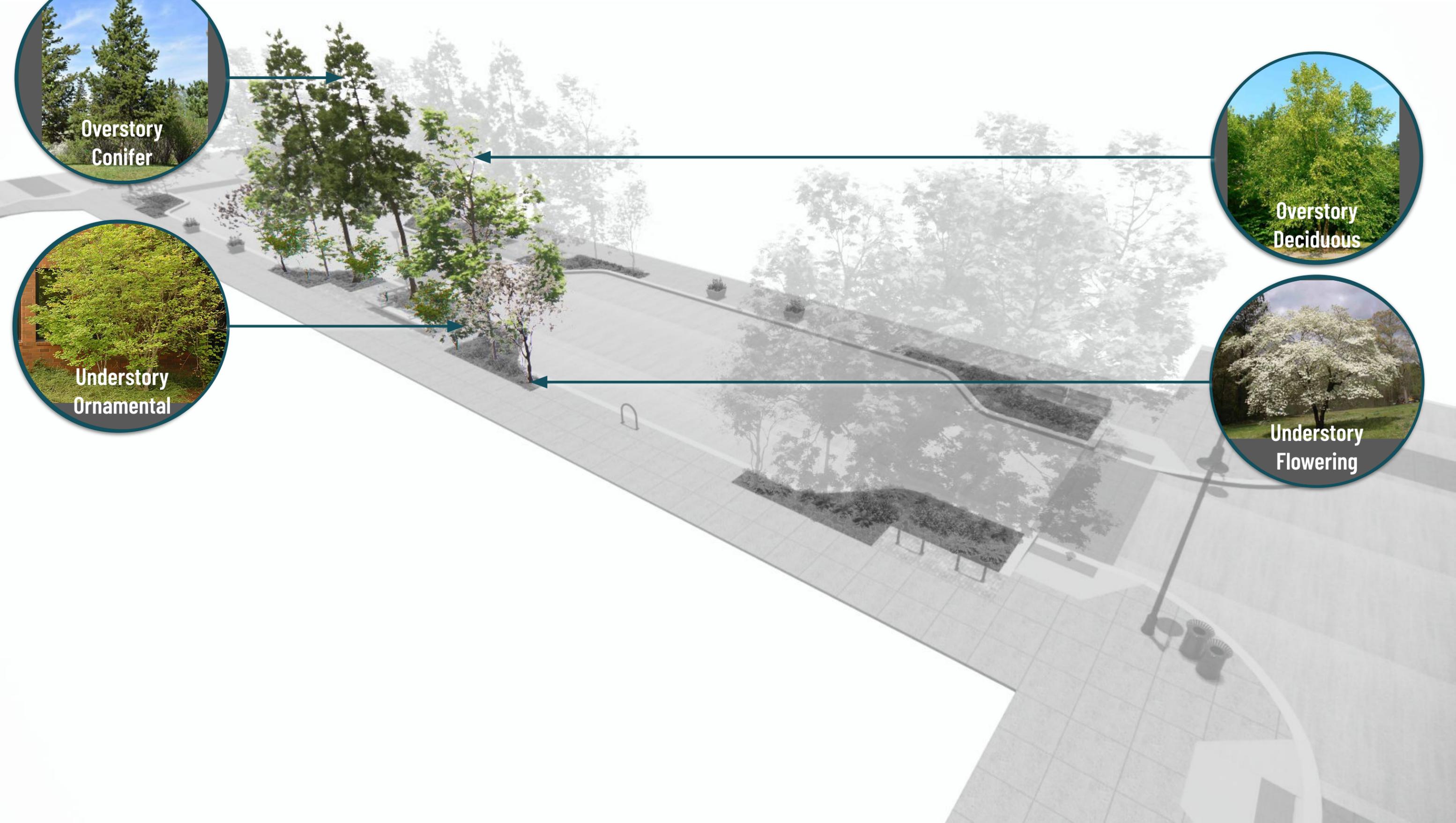
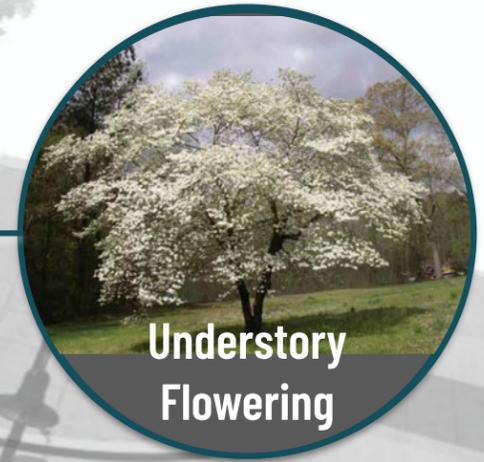


Offset curb extensions

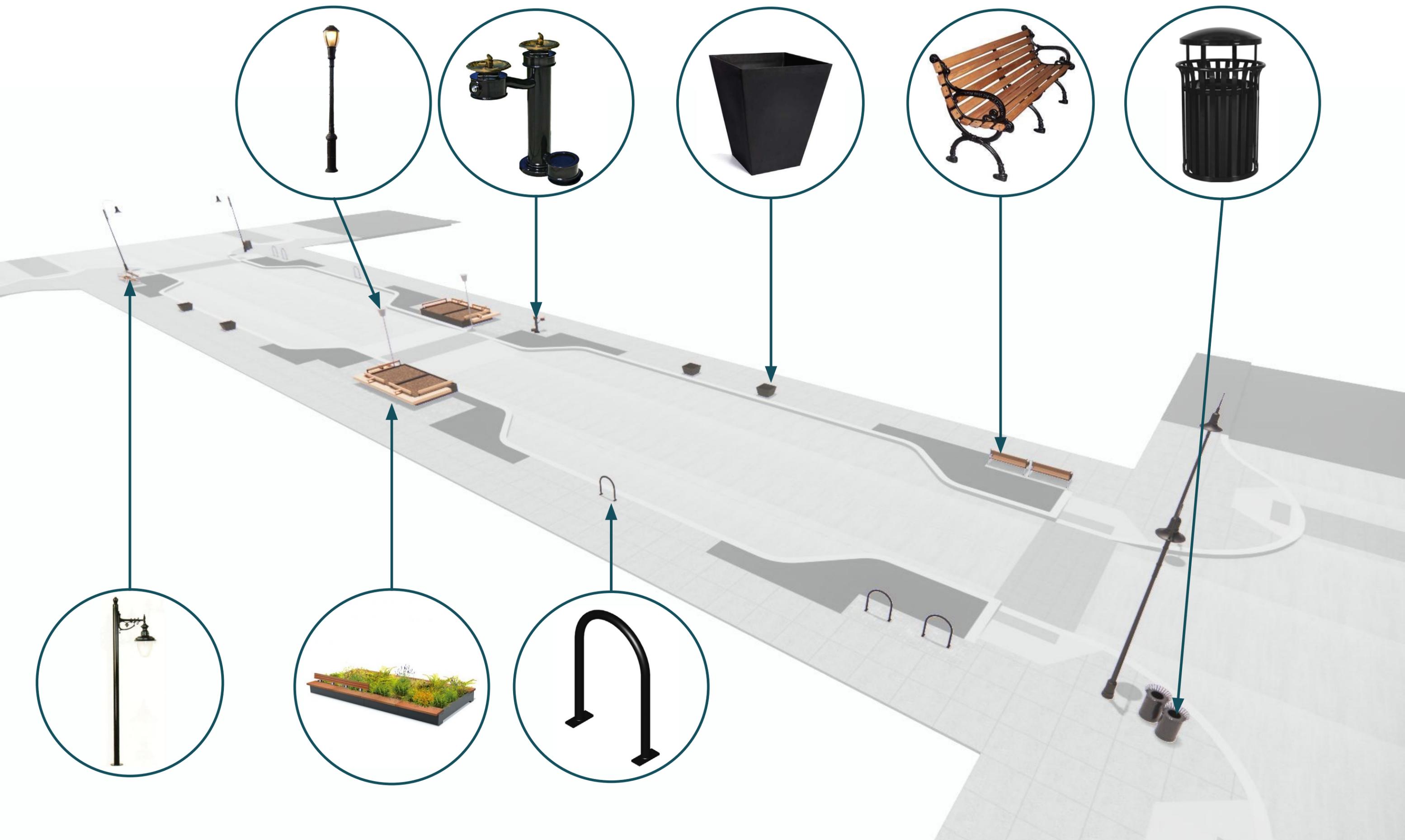
Raised planters with seating

Intersection grove with flex space

Preferred Design Concept :: **Tree Groves**



Preferred Design Concept :: **Furnishings & Fixtures**



Preferred Design Concept :: **Mid-Block**



Mid-Block



Mid-Block Grove



Intersection / Corners



From a Ford F-150



Street Frontage Zone



Mid-Block / Outdoor Dining

Adopted Street Tree Concept Grove: Open Mountain Woodland

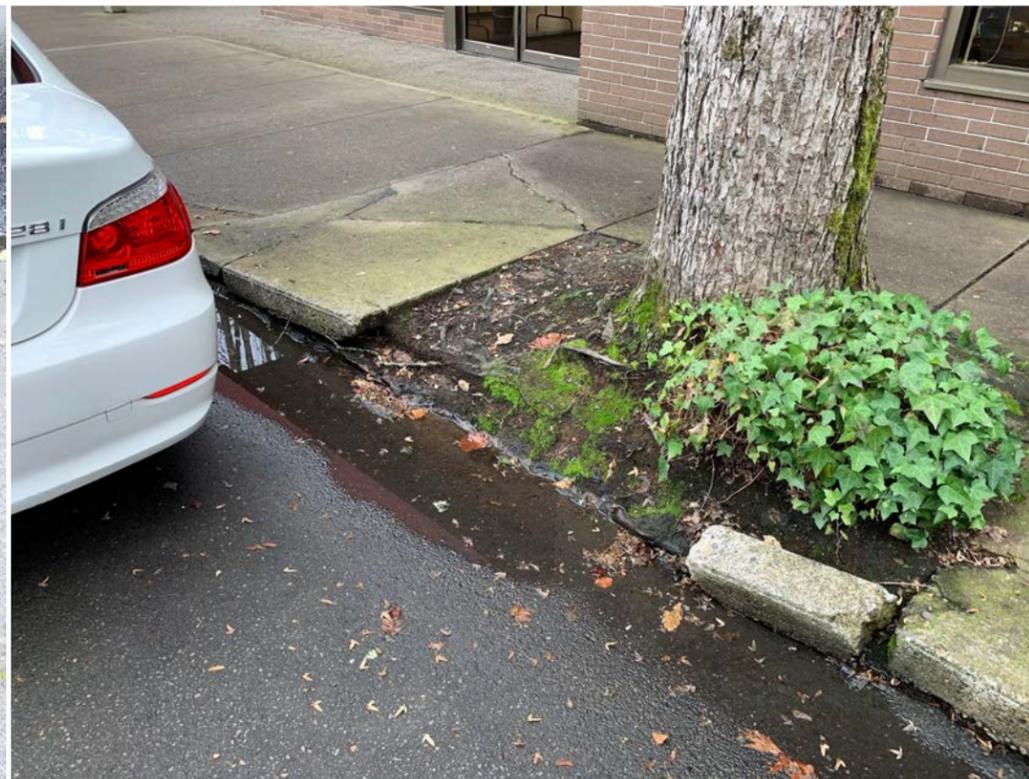
Existing Conditions :: **Street Trees**



The existing street trees - particularly the mature red maples - are a defining feature of Third Street and are beloved by the McMinnville community. It is the goal of the Project Advisory Committee to save as many of these existing street trees as possible and to incorporate them into the new streetscape.



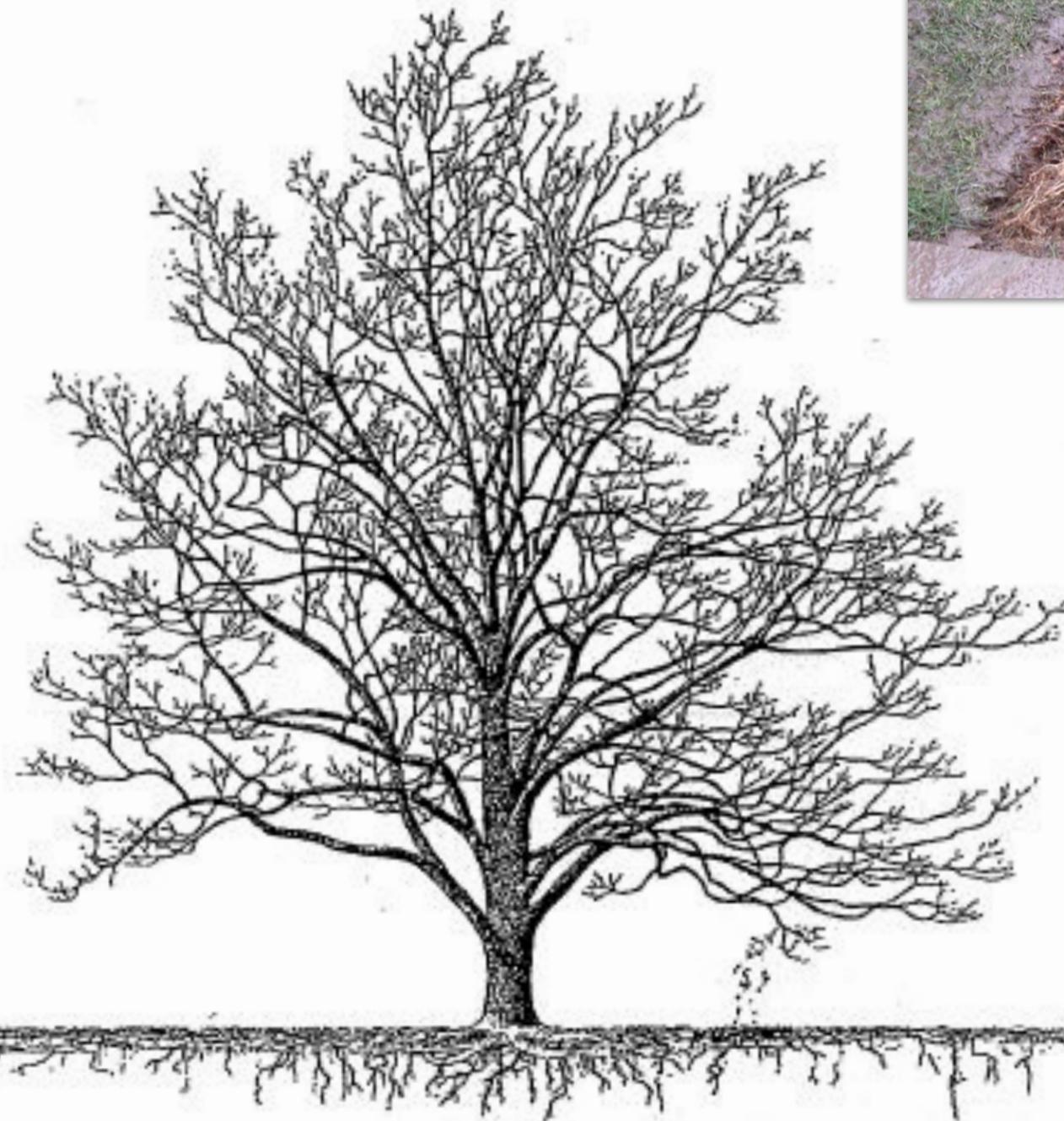
Existing Conditions :: **Street Trees**



There are anticipated difficulties with the proposition of preserving existing trees, and these need to be studied and discussed openly during future design and construction phases. For example:

- The older existing trees are lifting the sidewalks and creating **ADA accessibility issues** - for which both the City and the adjacent property owner are liable.
- Most of the current trees likely have **shallow root systems**, which will be difficult to work around as new sidewalks, curbs, utilities, and roadway are installed.
- Existing trees may become unstable during construction, raising **safety** concerns.
- Recent tree removals showed that roots are **damaging building foundations and infrastructure**.

Street Trees :: Extensive Root Growth



It is often impractical to demolish an existing street, dig trenches for utilities, and reconstruct a streetscape around large root systems

Existing Street Trees :: **Healthiest When in Curb Extensions**



**CANOPY TREES NEED
MORE ROOM TO GROW**

WEX 3rd St

LOS MOLCAJETES

Grove Concept :: **Street Tree Design Principles**

Given the potential difficulties of preserving the existing street trees, it is recommended that a new street tree concept be pursued for NE Third that attempts to strategically accommodate existing trees while adhering to the following principles:

- Create a **diverse streetscape** that gets better with age.
- Highlight and frame Downtown's **historic architecture**.
- Preserve the **tunnel effect** created by today's street trees.
- Enliven Third Street with both **streetlights and "twinkle lights."**
- Strive to work within the City's list of **pre-approved street tree species**.
- Include species that enhance **ecological function**.
- Include species that will have the greatest **seasonal interest** (e.g., flowering, bark, summer canopy, fall color, winter rain capture / protection....)
- Select species that allow the **attributes of adjacent species** to stand out (e.g., fall color against a green backdrop).

Grove Concept :: **Open Mountain Woodland**



TREE DESIGN

- Concentration of trees that vary in species, height, spread.
- Limited to wider curb extension areas.
- Employs a variation of tree species to create a lush/dense effect.
- Utilizes a range of upper/middle/lower story layering.
- Planting space at base of groves.

HUMAN EXPERIENCE

- Opens building architecture up to the street.
- Concentrates shade at gathering areas.
- Opportunity for other forms of vertical elements.

INSPIRATION

The Open Mountain Woodland Grove concept provides a low, open understory of grasses, perennials, and ferns. The mixture of tree species plays off one another: The bark, flowers, and fall color of the smaller deciduous trees really stand out against larger, denser conifers. The conifers provide a foundation, gateway, habitat, and extra rain cover year-round.

Grove Concept :: Mid-Block Curb Extension



Flex space for furnishings, fixtures, art...

At-grade planting area

Perpendicular mid-block crossing

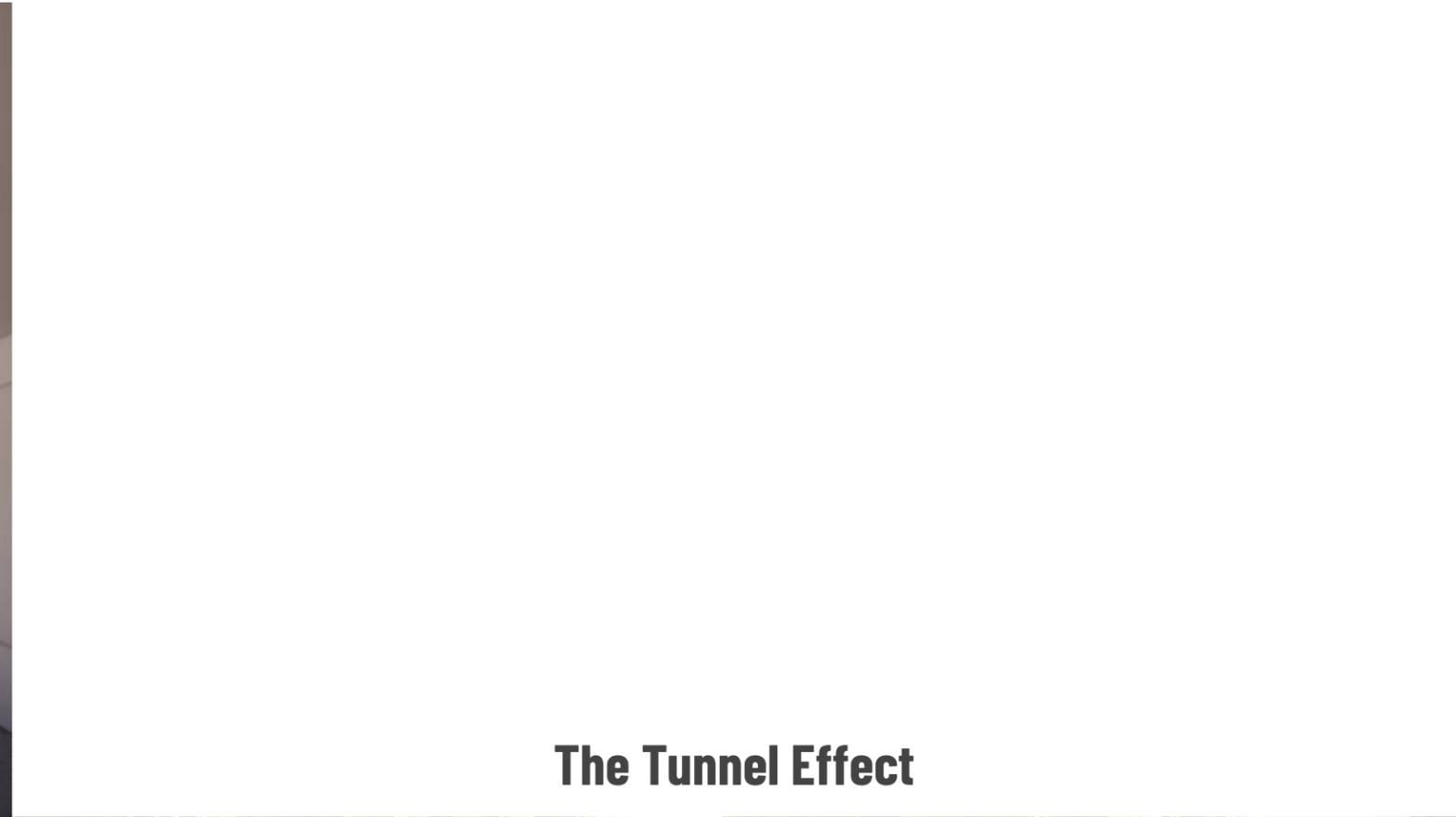
Raised planter with seating



Grove Concept :: **At Full Growth**



Mid-Block Groves



The Tunnel Effect



Adopted Design Theme
Historic Furnishings & Fixtures

Preferred Design Theme :: **Historic**

The design theme for fixtures and furnishings along Third honors and complements the Downtown McMinnville Historic District. Some pieces feature traditional ornamentation with intricate lines and details; others have cleaner, simpler forms that fade into the background and let Third Street's architecture and thriving businesses stand out. Together, they emulate the existing, beloved street furnishings that the community treasures while updating them for future generations to enjoy. These will be accented by occasional functional art pieces that bring additional surprises and character to the street.



Preferred Design Theme :: **Furnishings & Fixtures**



**Black
Cast
Metals**



Wood

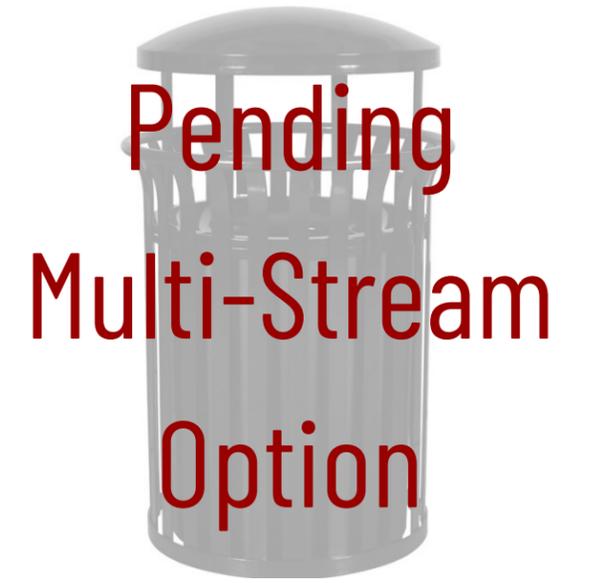


Bench

(In addition to raised planter seating)



Planter



Waste Receptacle



Lighting

(Dark Skies Compliant)



Bike Rack



Water Fountain

(ADA and Pet-Friendly)



Accent Paving

(Color / Pattern TBD)

Preferred Design Theme :: **Additional Recommendations**



Recommendation: Keep **trash** and **recycling** in separate receptacles, and consider using functional art for one of them



Recommendation: Work with stakeholders and community members to design and incorporate **functional art** during later design phases

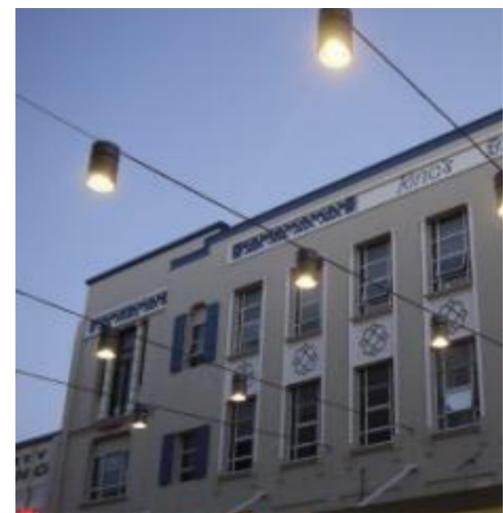
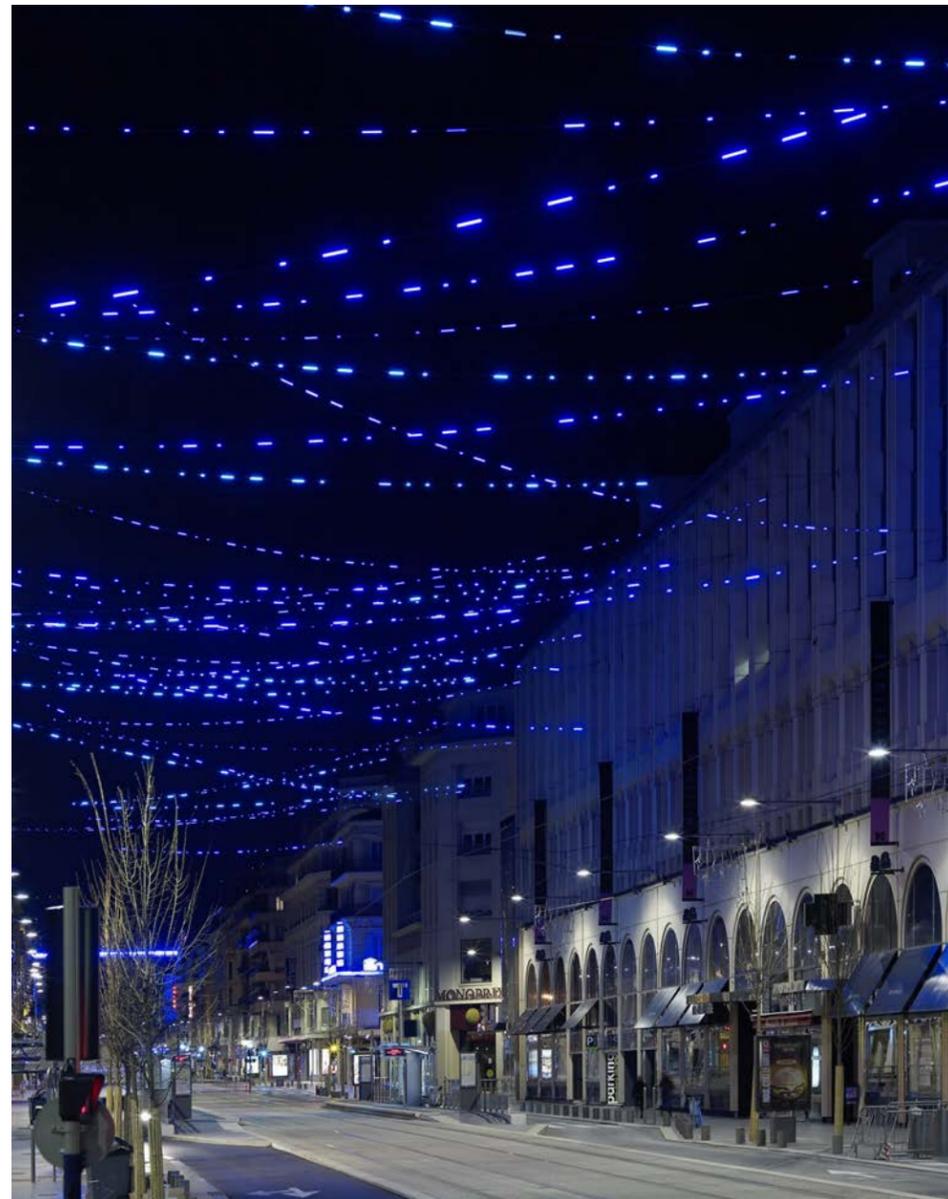


Recommendation: Work with the Downton community and stakeholders to identify opportunities **for public art**



Recommendation: Work with MDA, stakeholders, and community members to determine approach to existing **commemorative** and **memorial plaques**

Preferred Design Theme :: **Ornamental / Decorative Lighting**



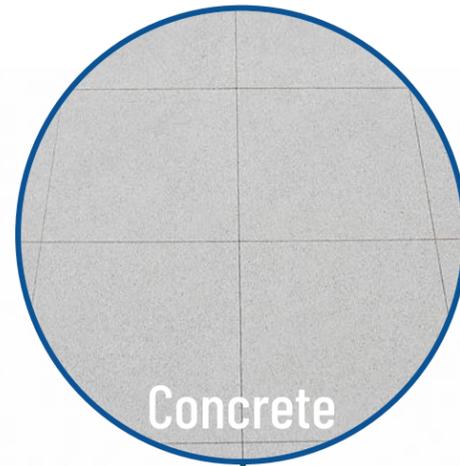
Recommendation: Work with MDA, stakeholders, and community members on an approach to (seasonal?) **decorative lighting**



Adopted Design Concept Paving Treatments

Preferred Design Concept :: **Paving**

Recommendation: Proceed with **concrete paving** - and reconsider during 30% Design



Recommendation: Utilize flush **pavers** of varying sizes/shapes in a tight-fitting layout that maximizes accessibility and minimizes plant growth between pavers



or



Recommendation: Determine final **curb width** during 30% Design

Roadway Options :: **Raised Mid-Block Crosswalks** (Optional)



Pros:

- Keeps pedestrians at same level as sidewalks
- Act as speed humps, slowing traffic
- Improves visibility of pedestrians
- Clearly designates the crosswalk
- Ramp 'wings' not required, giving more space to other curb extension functions

Cons:

- More expensive treatment
- Requires additional engineering / more elaborate drainage solution
- Durable, but can have collateral maintenance issues (related to utilities)

Recommendation: Consider **raised crosswalks** for some locations during 30% Design

Sidewalk Paving Concepts :: **Commercial Activity on the Sidewalk**



Building Frontage Zone



Street Frontage Zone

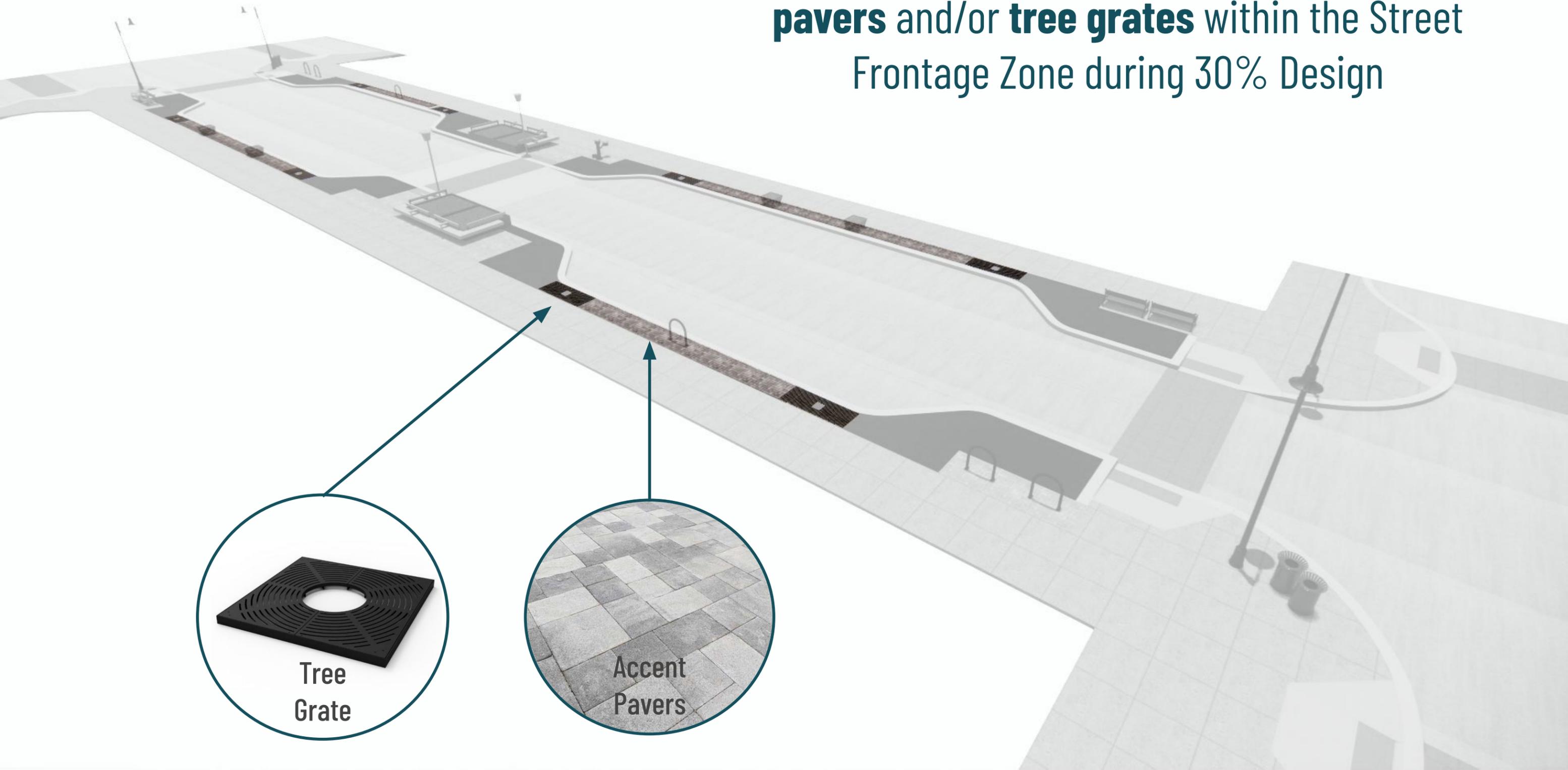


Curb Extension

Recommendation: Maintain sidewalk flexibility for now, but work with business owners, property owners, MDA, and City staff during the design and construction phases to determine agreements and/or regulations regarding commercial uses on public sidewalks

Street Frontage Zone :: **Additional Accent Pavers and/or Tree Grates** (Optional)

Recommendation: Consider the use of **accent pavers** and/or **tree grates** within the Street Frontage Zone during 30% Design



Tree
Grate



Accent
Pavers

Third Street Improvement Project Scope + Schedule

NE 5TH ST

NE 4TH ST

NE 3RD ST

NE 2ND ST

NE 1ST ST

aquatic center

city park

library

downtown association

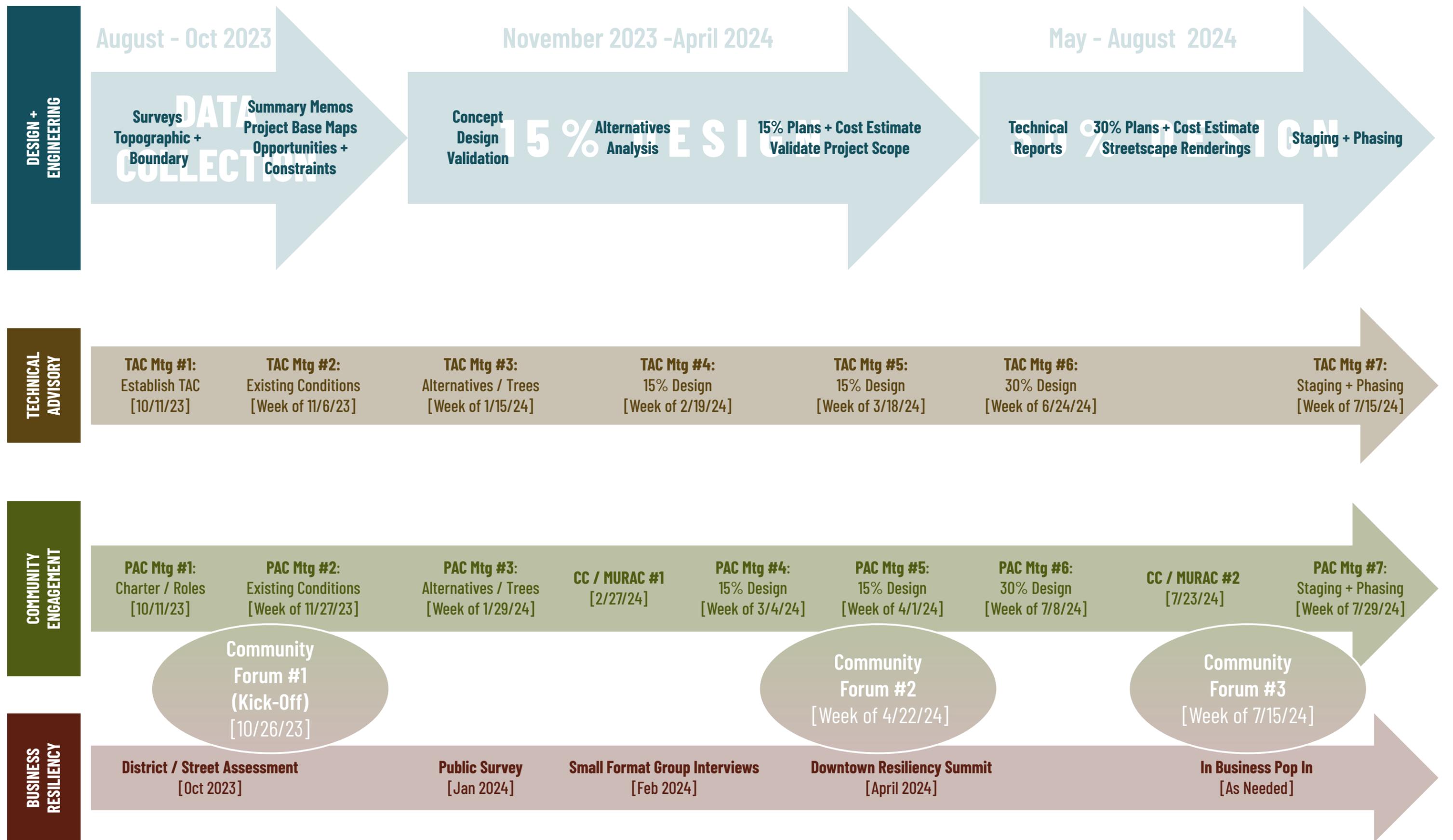
u.s. bank plaza

hotel oregon

the barber

train station

TSI Project :: **Process / Schedule** (as of 10/11/23)



Dates subject to change



*for more information on the **Third Street Improvement Project**, including a comprehensive summary of the Final Concept Design (2022), please contact:*

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or visit:

<https://www.mcminnvilleoregon.gov/thirdstreetimprovement>

