

# Third Street Improvement (TSI) Project

## Project Advisory Committee #3A

### Street Tree Criteria

McMinnville, Oregon

9 January 2024

3-5p



# Project Advisory Committee :: **Meeting #3A Agenda**

## **MEETING PURPOSE**

- To review draft Criteria and Decision Tree for evaluating the existing street trees on NE Third Street.

## **AGENDA**

3p	Welcome + Introductions	<i>Chair / SERA</i>
305p	General Project Updates	<i>City / MDA / All</i>
315p	Draft Street Tree Criteria + Decision Tree	<i>SERA / BKF</i>
330p	Discussion	<i>All</i>
4p	Break	<i>All</i>
405p	Discussion	<i>All</i>
455p	Next Steps	<i>SERA</i>
5p	Adjourn	

# Project Overview :: **Adams to Johnson**

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

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

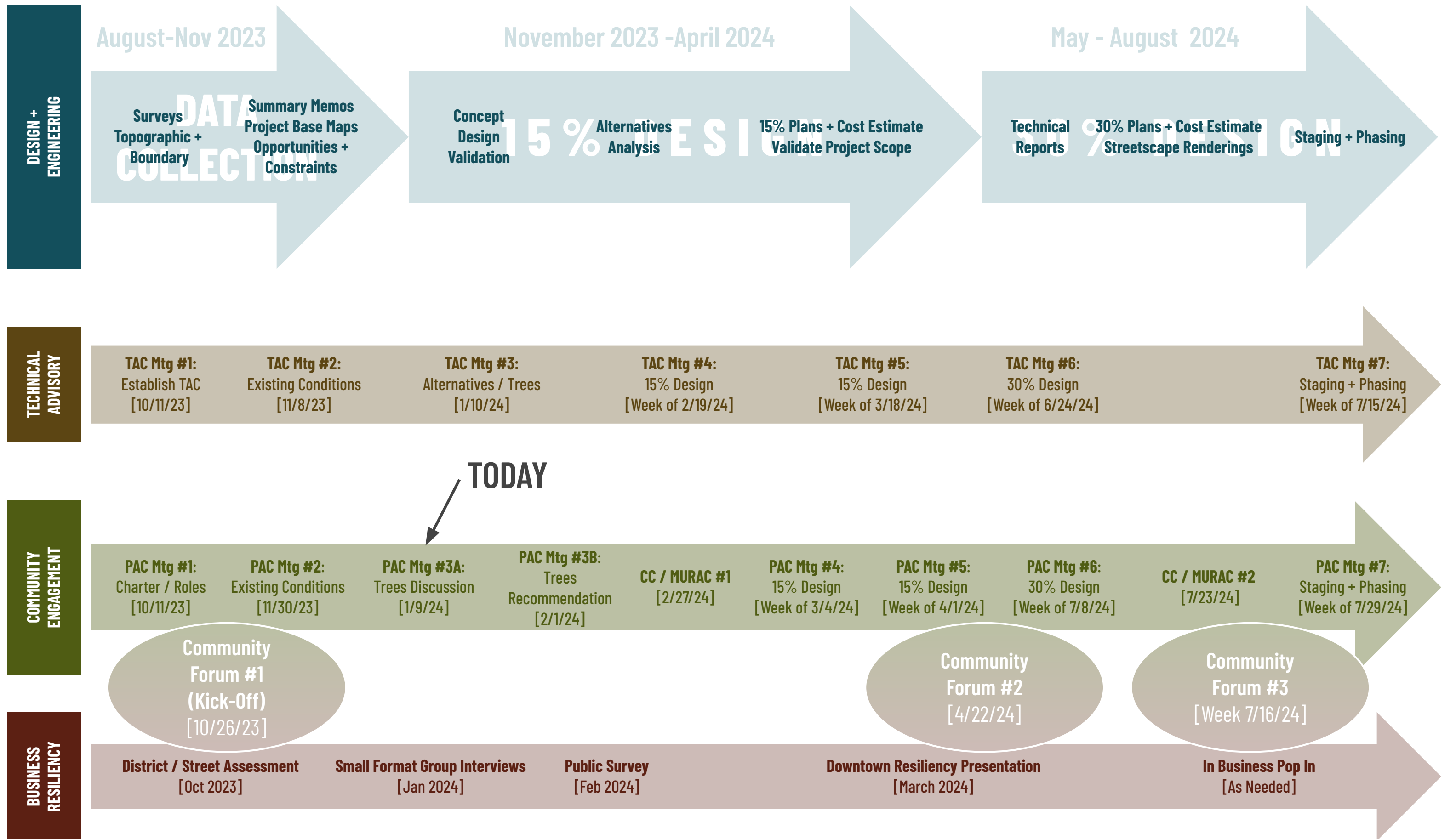
Phase C: **Refined Concept Design** (2022)

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

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



# Third Street Improvement Project :: **Process / Schedule** (as of 12/15/23)



*Dates subject to change*



Background map of downtown Portland, Oregon, showing a grid of streets and building footprints. The map is rendered in a light, semi-transparent style. A yellow double-headed arrow highlights the segment of NE 3rd Street between SW Adams St and NE Johnson St. Several buildings are labeled with their names: aquatic center, city park, library, downtown association, u.s. bank plaza, hotel oregon, the barber, and train station. Street names are labeled along the grid: NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, NE 1st St, 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. Blue 'P' icons indicate parking locations.

# 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**





The background is a detailed street map of a city grid. The streets shown include NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, and NE 1st St running east-west, and 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 running north-south. Various buildings are shaded in light gray, with some labeled: 'aquatic center', 'city park', 'library', 'downtown association', 'u.s. bank plaza', 'hotel oregon', 'the barber', and 'train station'. Blue 'P' icons indicate parking spots. Yellow dashed lines are drawn across the map, primarily along NE 3rd St and NE 4th St.

# Discussion Street Tree Evaluation Criteria

# Existing Street Trees :: **Draft Evaluation Criteria**

*As we plan the Third Street Improvements for a 50-year design life, we must consider the following criteria when evaluating Third Street's existing trees:*

**Compromised Health:** Is the existing tree in Fair, Poor, or Very Poor health or is the existing tree's health demonstrably declining (as determined by the project's Consulting Arborist)?

**Lifted Roots:** Are the existing tree's roots lifting the sidewalks? Would the roots need to be significantly trimmed / removed in order to rebuild the new sidewalk to meet ADA standards and building entrances? (Would the existing tree survive if its roots were shaved / cut / trimmed back?)

**Conflict with Improvements:** Will the existing tree conflict with proposed infrastructure / improvements (either above or below ground)?

**Conflict with Concept Plan:** Will the existing tree conflict with the 2022 Concept Design? (e.g., Will the existing tree conflict with an ADA ramp or stand in the middle of the proposed pedestrian way?)

**Conflict with Agency Standards:** Will preserving the existing tree cause conflicts with standards set by the City's Engineering or Fire Department or by McMinnville Water & Light?

# Draft Preservation Criteria :: **Compromised Health**

*Is the existing tree in Fair, Poor, or Very Poor health or is the existing tree's health demonstrably declining (as determined by the project's Consulting Arborist)?*

In the 2019 survey by the project team's Consulting Arborist, trees were rated "**Fair**" or "**Poor**" or "**Very Poor**" (based on above-ground observations only) if they exhibited the following issues:

- Visible wounds, exposed decay, and/or deadwood
- Poor annual twig growth
- Asymmetric crowns or imbalanced structure
- Sunscald
- Some amount of dead stems
- Roots causing sidewalk damage



# Draft Preservation Criteria :: **Lifted Roots**

*Are the existing tree's roots lifting the sidewalks? Would the roots need to be significantly trimmed / removed in order to rebuild the new sidewalk to meet ADA standards and building entrances? (Would the existing tree survive if its roots were shaved / cut / trimmed back?)*



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).

The proposed improvements will need to restore proper ADA-compliant grading while also maintaining access to existing buildings and businesses. This means that, were existing trees to remain, their above-grade roots would need to be shaved / trimmed / cut / removed.



# Draft Preservation Criteria :: **Conflict with Improvements**

*Will the existing tree conflict with proposed infrastructure / improvements (either above or below ground)?*

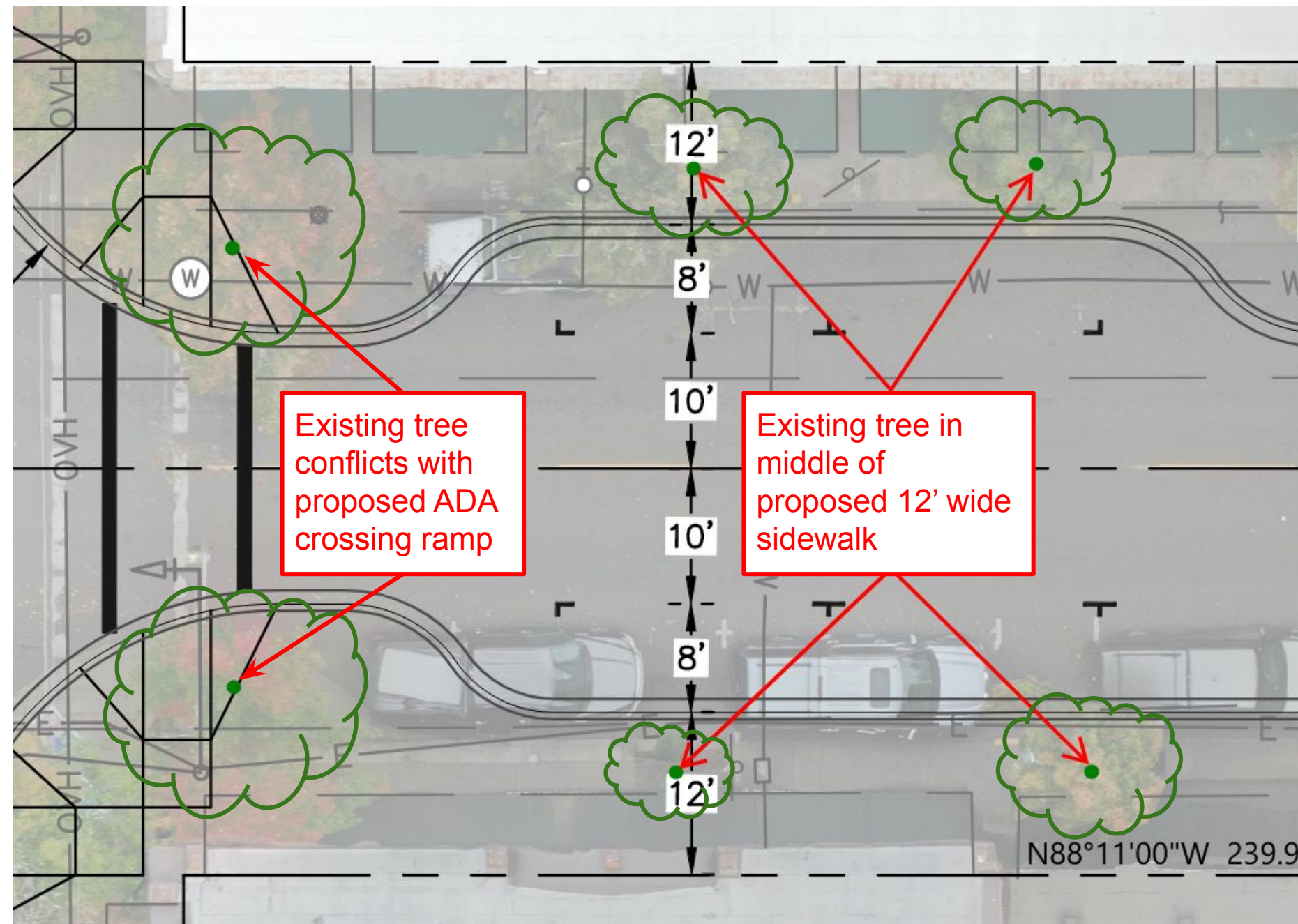
Some of the existing trees today conflict with important infrastructure such as traffic signals and streetlights - and diminish the effectiveness of that infrastructure. Such conflicts should be avoided with the new Third Street improvements - and in some cases must be based on adopted local standards.



# Draft Preservation Criteria :: **Conflict with Concept Plan**

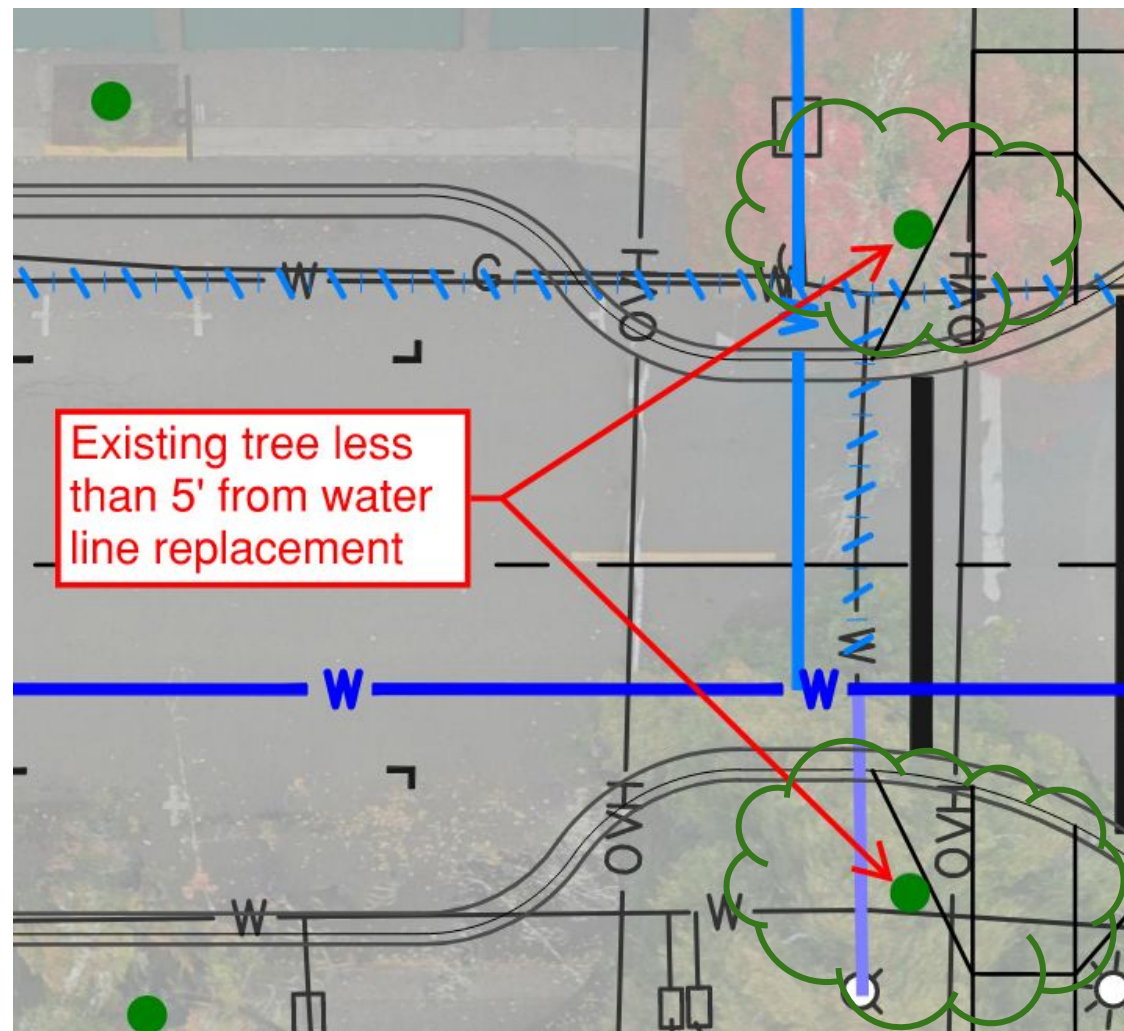
*Will the existing tree conflict with the 2022 Concept Design? (e.g., Will the existing tree conflict with an ADA ramp or stand in the middle of the proposed pedestrian way?)*

The existing streets on NE Third were sited and planted to match both a previous streetscape design and an earlier set of standards. For example, many of the trees were planted 12-18" from the existing curb. The new design widens the sidewalks for pedestrians, amenities, and commerce by relocating the curb further from the buildings. When this happens, many of the existing trees will effectively be in the middle of the new sidewalks.



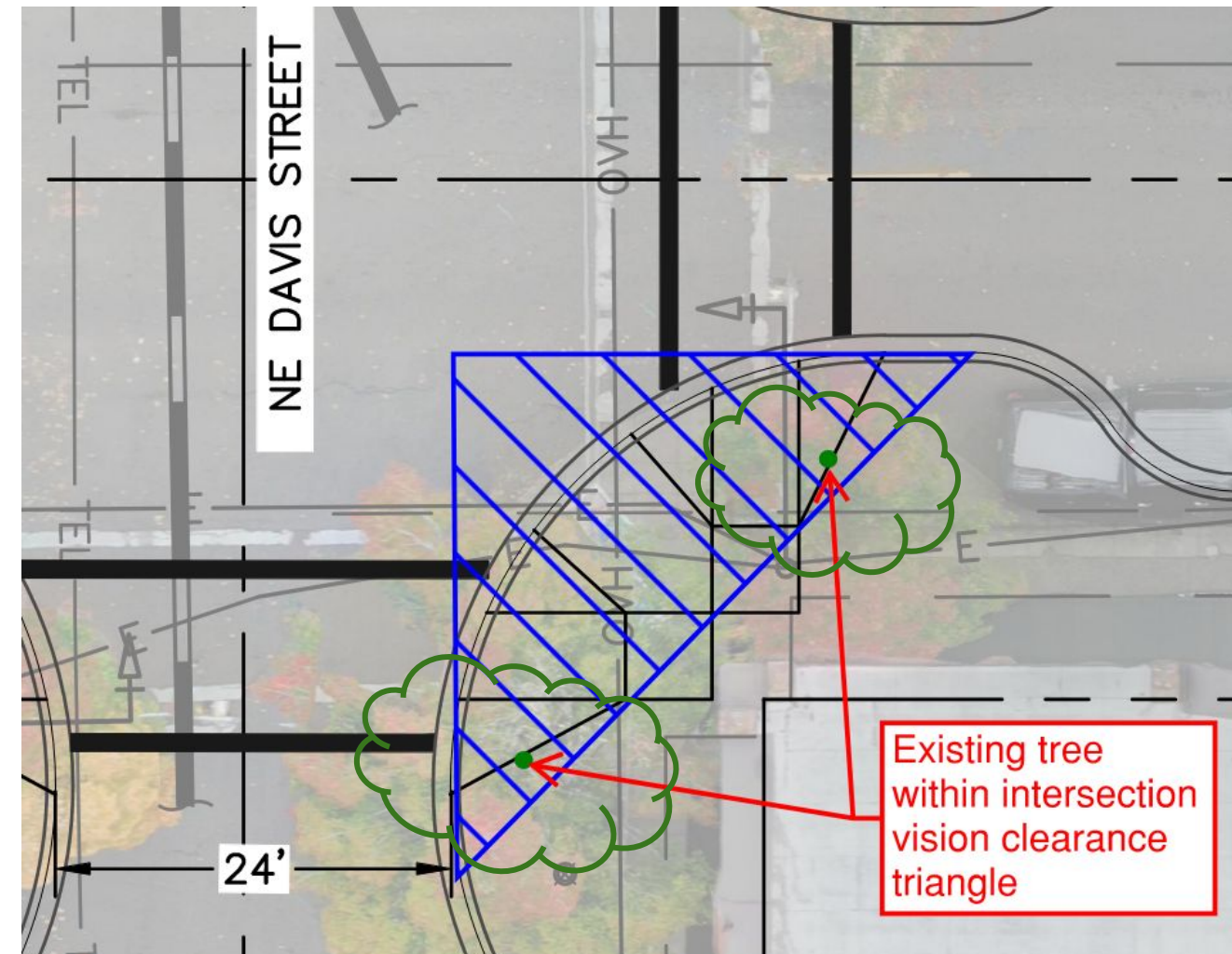
# Draft Preservation Criteria :: **Conflict with Agency Standards**

*Will preserving the existing tree cause conflicts with standards set by the City's Engineering or Fire Dept. or by McMinnville Water & Light?*



## 17.58.090 Street Tree Standards.

*Street trees shall not be planted within 10 feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within 20 feet of street light standards or street intersections, or within five feet of a private driveway or alley. New utility poles shall not be located within five feet of an existing street tree. Variations to these distances may be granted by the public works director and as may be required to ensure adequate clear vision.*



## 17.54.080 Clear Vision Area.

*A clear vision area shall be maintained on the corners of all properties at the intersection of two streets, a street and an alley, or a street and a railroad. Clear vision area requirements shall also apply to the first 10 feet of commercial and industrial access driveways when the driveway intersects with a street or alley. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction exceeding three feet in height, measured from the top of the curb or, where no curb exists, from three and one-half (3.5) feet above the edge of the pavement, or top of asphalt measured at the property line, except that the following may be allowed in a clear vision area.*

# Potential Eventualities :: **Future Discovery and Construction Impacts**

While the contractor will make all necessary efforts to protect trees marked for preservation, there is a possibility that some trees may not survive demolition and construction. For example, two related factors to consider:

- Extent of root system and potential for disturbance / damage during construction
- Tree stability during construction (including soil / root disturbance and wind shear)

It is also possible that additional information may come to light (e.g., tree health, root impacts) that will necessitate tree removal.

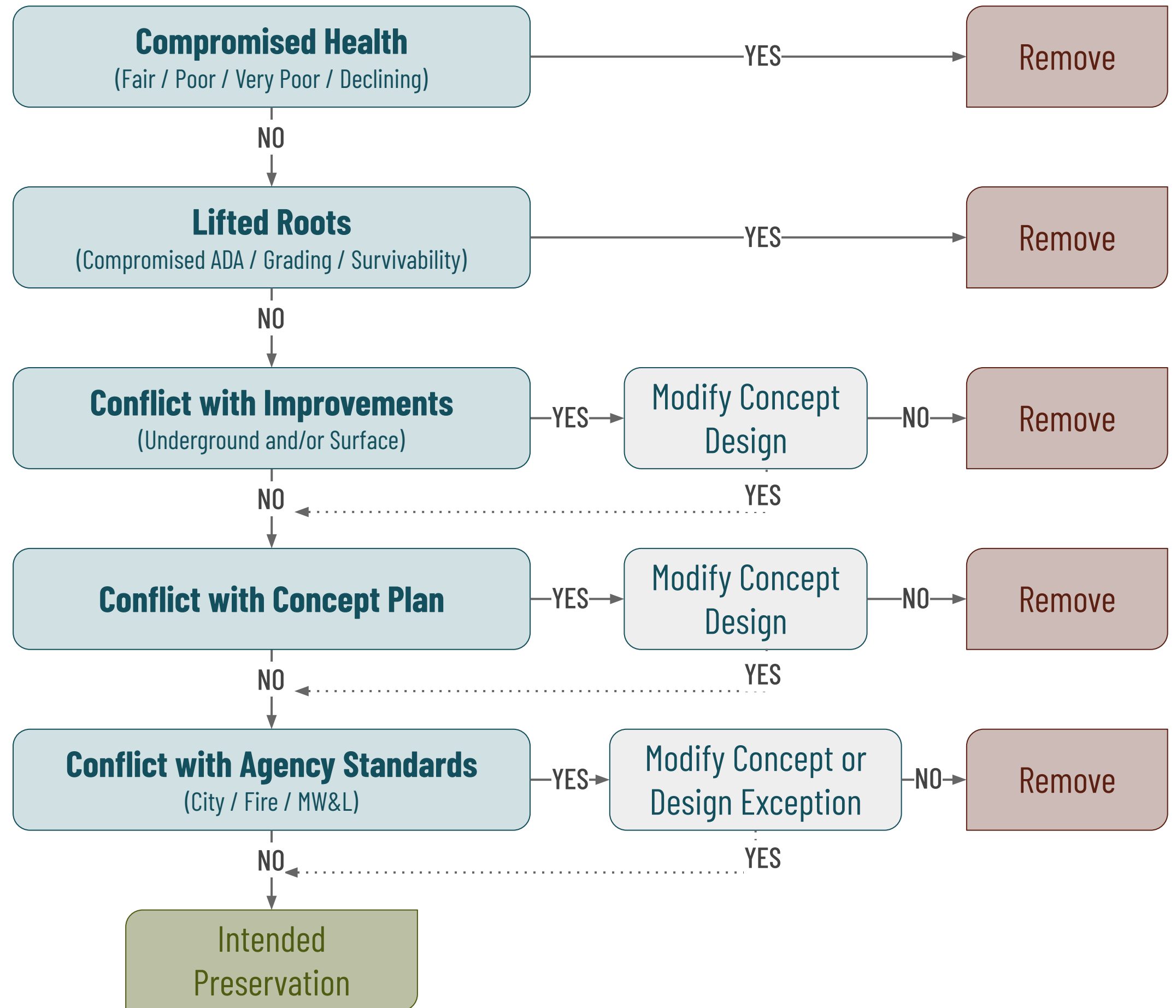





# Existing Street Trees :: Draft Decision Tree

## Notes:

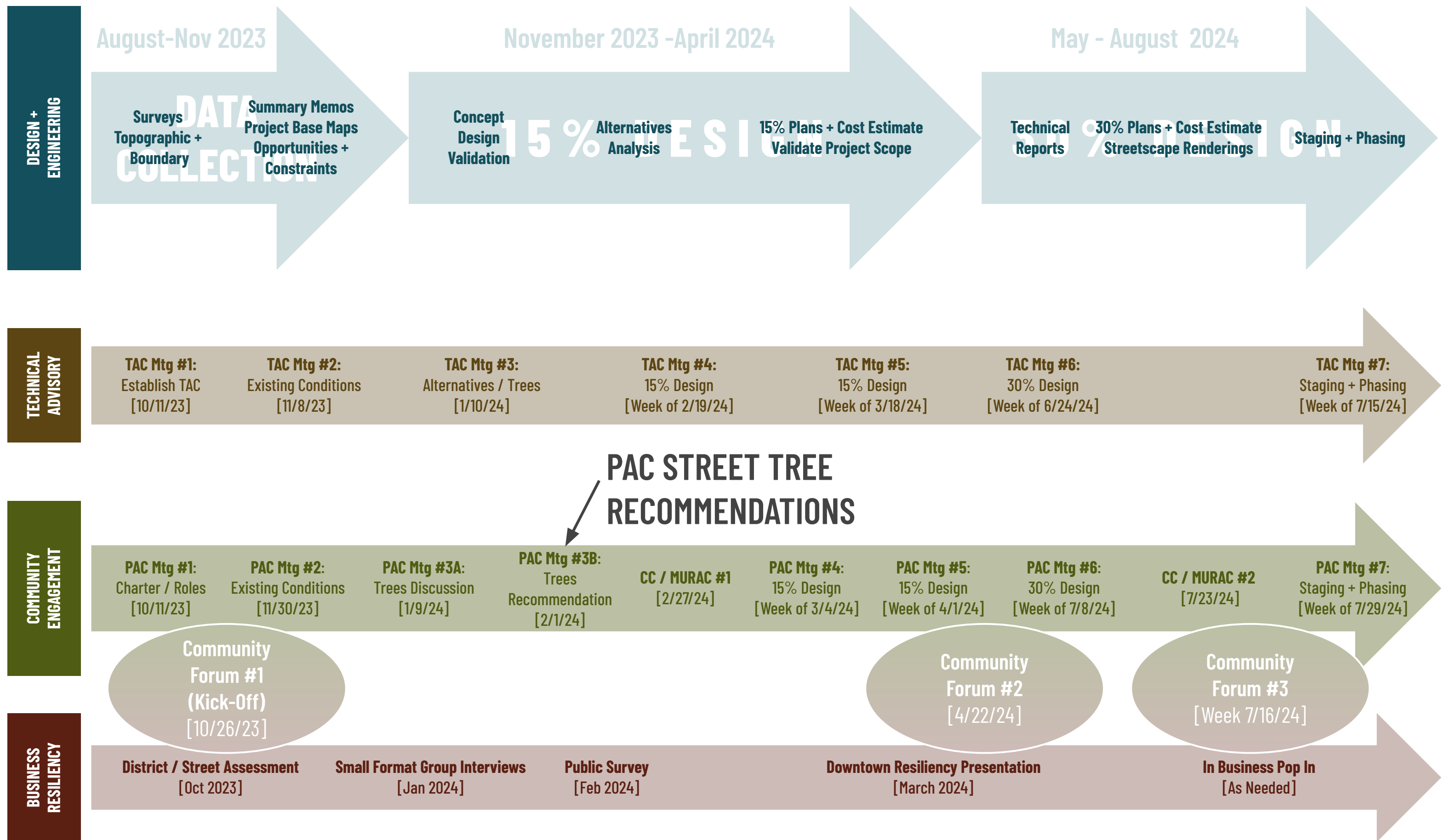
- 1) Aesthetics?
- 2) Construction?
- 3) Diversity (age, species, size)?
- 4) Distribution of existing trees
- 5) Cost of maintaining?





# Third Street Improvement Project Scope + Schedule

# Third Street Improvement Project :: **Process / Schedule** (as of 12/15/23)



## PAC STREET TREE RECOMMENDATIONS

*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:*

**Jody Christensen**, Community Development Special Projects Manager  
Jody.Christensen@mcminnvilleoregon.gov

**Jeff Gooden**, Engineering Project Manager  
Jeff.Gooden@mcminnvilleoregon.gov

*or visit:*

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





Third Street Improvement Project  
**APPENDIX**

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

the barber

hotel oregon

theater

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](#)].

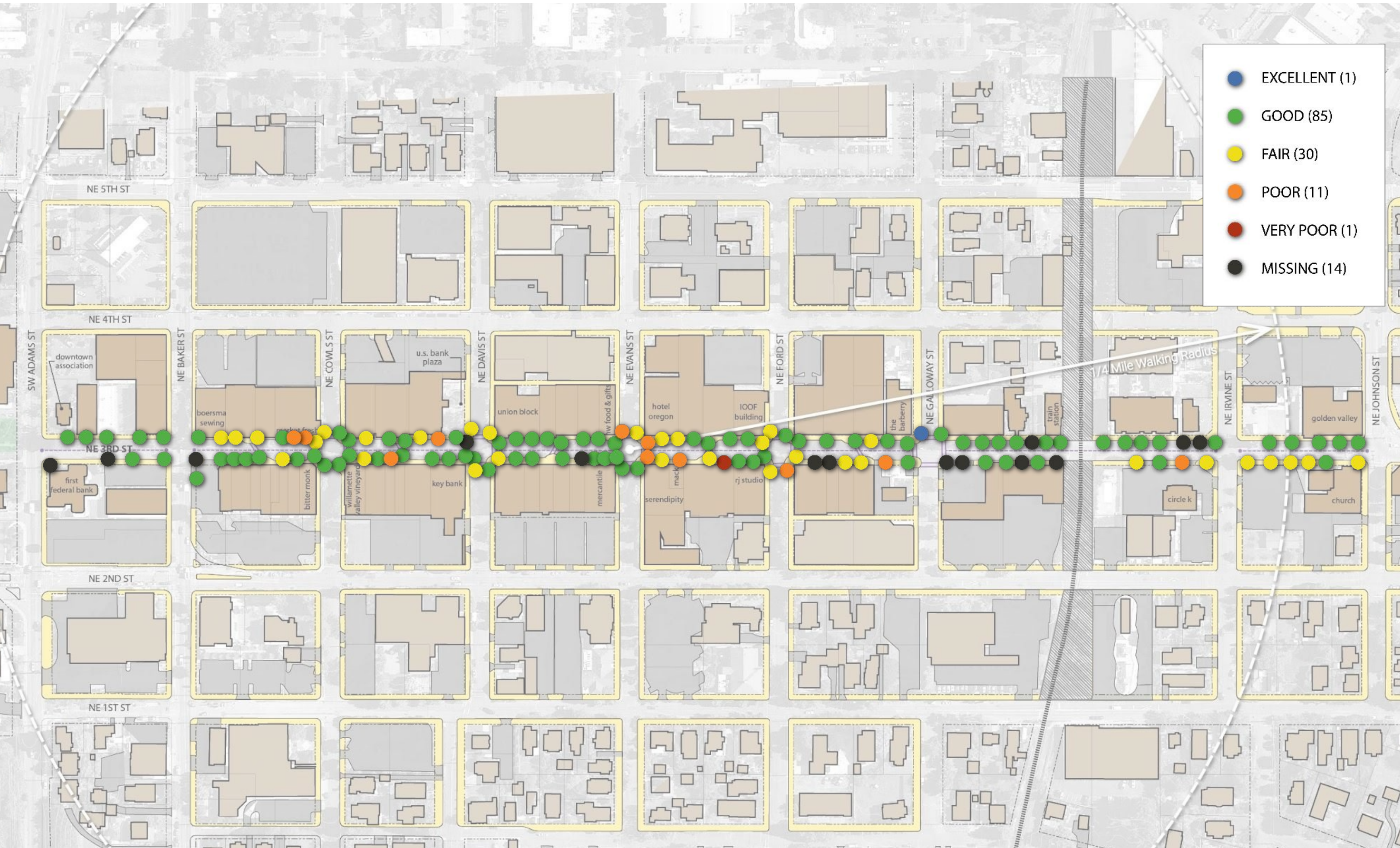
# Street Trees Existing Conditions + Considerations

# Existing Conditions :: **Street Trees**





# Existing Conditions :: Street Trees (2019)



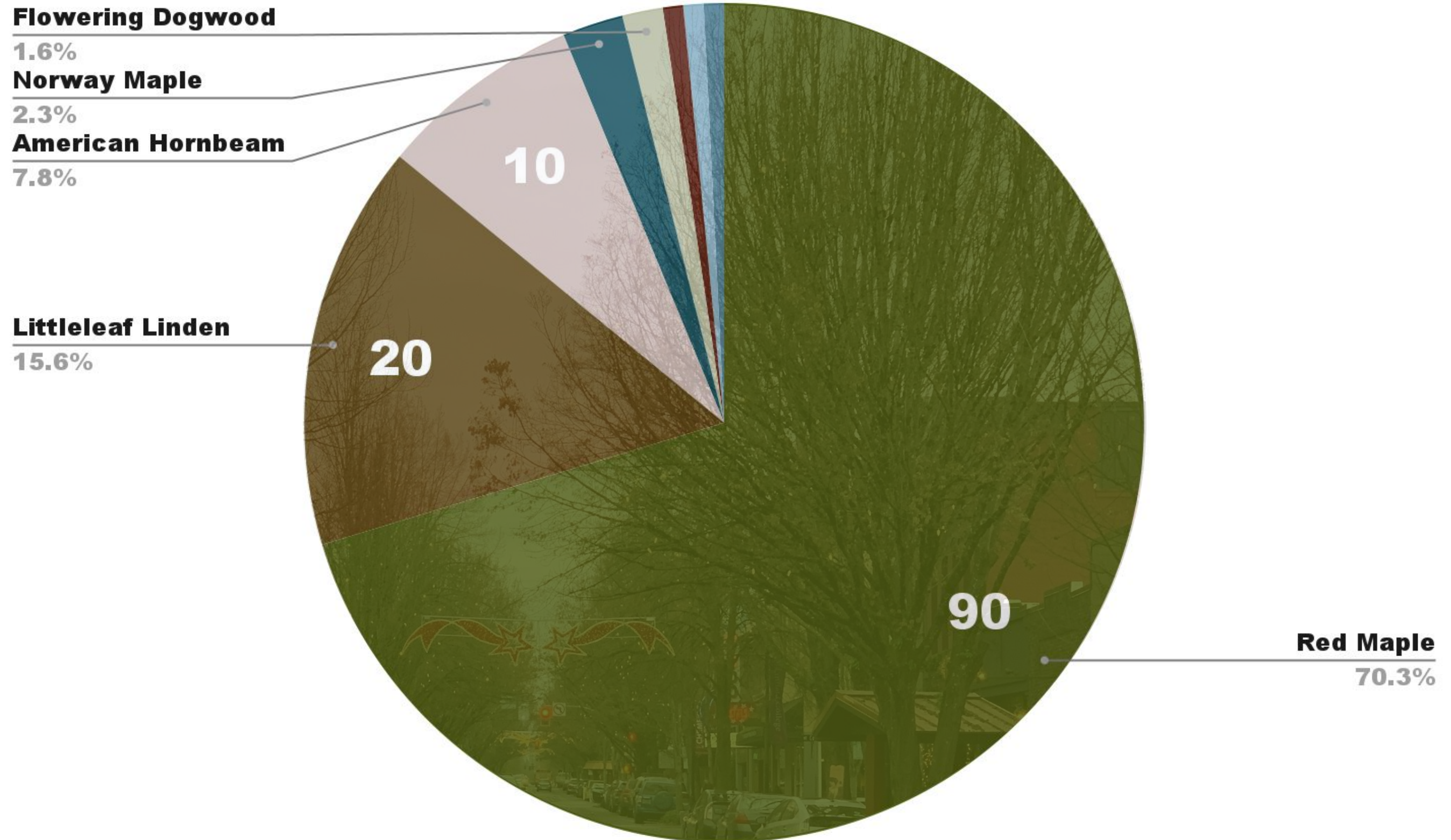
# Existing Conditions :: **Street Trees** (2019)

Trees rated "**Fair**" or "**Poor**" or "**Very Poor**" (based on above-ground observations only) have varying degrees of the following issues:

- Visible wounds, exposed decay, and/or deadwood
- Poor annual twig growth
- Asymmetric crowns or imbalanced structure
- Sunscald
- Some amount of dead stems
- Roots causing sidewalk damage



# Existing Conditions :: **Street Trees** (2019)



# Existing Conditions :: **Street Trees**



- 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.
- The older existing trees are cracking and damaging **curbs**, which affects the stormwater system.
- Recent tree removals showed that roots are **damaging building foundations and infrastructure**.

## Existing Conditions :: **Lifted Roots**



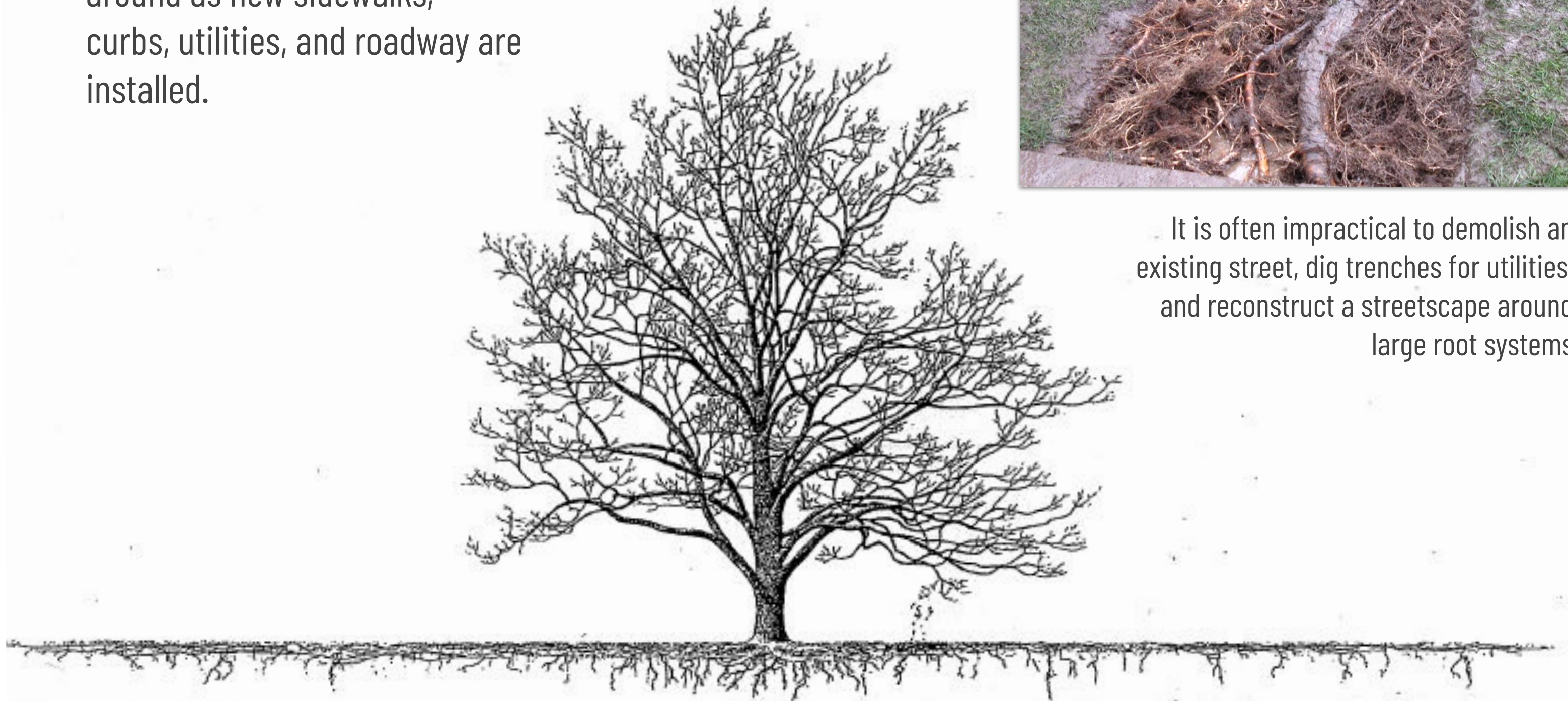
- Tree roots have caused excessive sidewalk heaving and cracking at many locations
- Existing sidewalks and curb ramps are not compliant with current ADA standards

# Street Trees :: **Extensive Root Growth**

- 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.



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

# Street Trees :: **Considerations**

The following considerations should be taken into account when making recommendations / determinations about the existing street trees on NE Third:

- 50+ year horizon for the overall street improvement project
- Overall age and condition / health
- Existing root height relative to proposed sidewalk (and related drainage issues)
- Extent of root system and potential for disturbance / damage during construction - especially in relation to proposed utility improvements
- Stability during construction (including soil / root disturbance and wind shear)
- Trunk location relative to proposed (wider) sidewalks
- Overall diversity of Third Street / Downtown "forest"
- Goals for streetlights and creating a well-lit pedestrian realm

