NE Third Street Conceptual Design

Community Forum #1

03 May 2022

McMinnville, Oregon

NE Third Street Conceptual Design :: **Project Timeline**

updated 05/03/22

Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022
B1. Functional Alternatives						
	B2. Tree Alternatives					
		B3. Design Theme Alternatives				
					B4. Initial Design Review	
					C1. Preferred Design Alternative	
						C2. Conceptual Cost Forecast
						C3. Review of Preferred Design
TAC (12/6)	**TAC** (1/11-12)			**TAC** (4/14)	**TAC** (TBD)	**TAC** (TBD)
PAC (12/13)	**PAC** (1/24)	**PAC** (2/28)		**PAC** (4/4 and 4/25)	**PAC** (TBD)	**PAC** (TBD)
					Community Forum (5/3)	**Community Forum** (TBD)
					Online Survey (5/2 - 5/13)	**Online Survey** (TBD)
					MURAC / City Council (5/10)	**MURAC / City Council** (TBD)

Community Forum #1 :: **Agenda (03 May 2022)**

TODAY'S TOPIC

To Do:

- **Review the Preferred Functional Alt.**

PREFERRED FUNCTIONAL ALTERNATIVE

- Mobility and access
- How is the 60-ft width divided up?

TODAY'S TOPIC

To Do:

- **Advise on the Street Tree Alternatives**

STREET TREE ALTERNATIVES

- Spatial arrangement
- Species selections
- Planting variety

TODAY'S TOPIC

To Do:

- **Advise on the Design Theme Alternatives**

DESIGN THEME ALTERNATIVES

- Elements of a streetscape
- Furniture & fixture options

Project Background

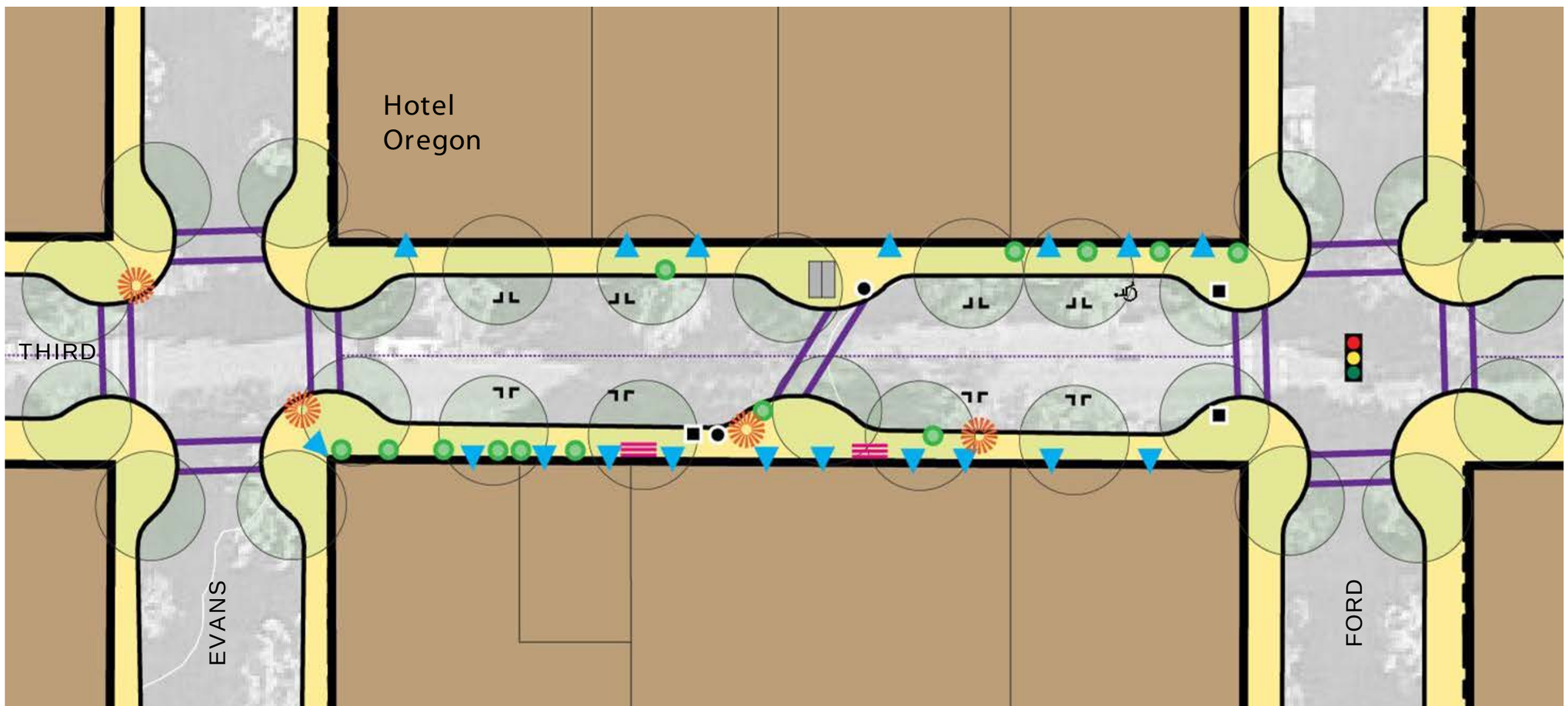
How Did We Get Here?

Project Overview :: **Adams to Johnson**

MACK

McMINNVILLE
OREGON

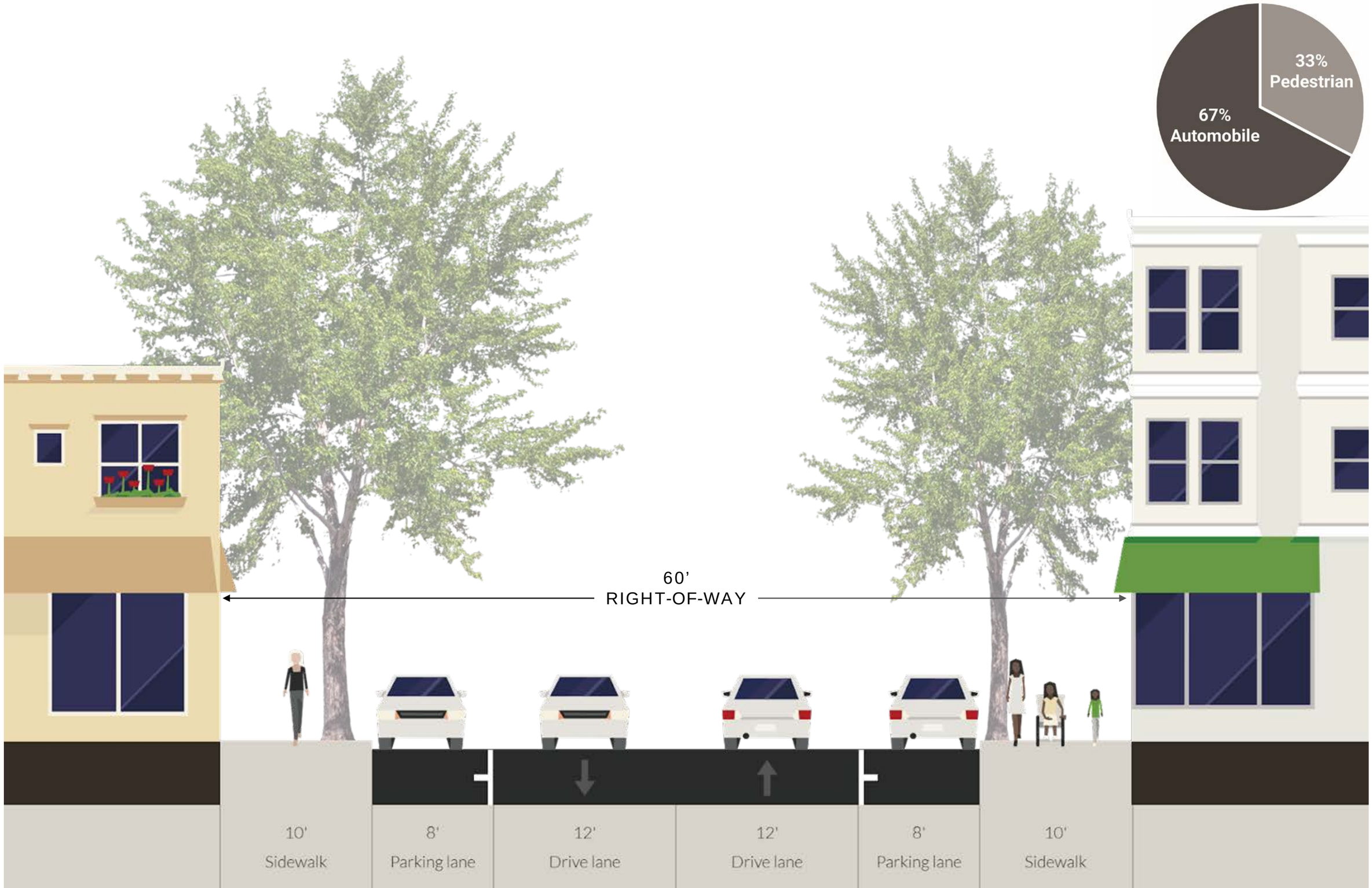
Project Overview :: **Existing Conditions**



LEGEND

- Traffic Signal
- Street Light
- Planter
- Trash Can
- Bicycle Rack
- Building Entry
- Bench
- Street Centerline
- Crosswalk
- Railroad
- Public Parking
- Kiosk
- Tree

Project Overview :: **Existing Cross-Section**



Existing Conditions :: **Designed for Cars**

Existing Conditions :: **Designed for Cars**

Existing Conditions :: **Strong Frontages + Street Trees**

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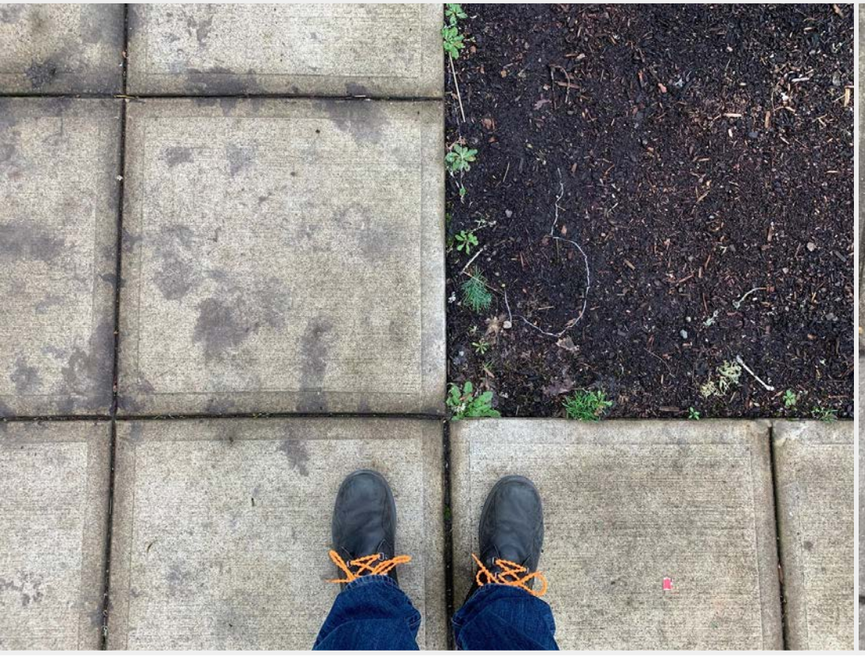
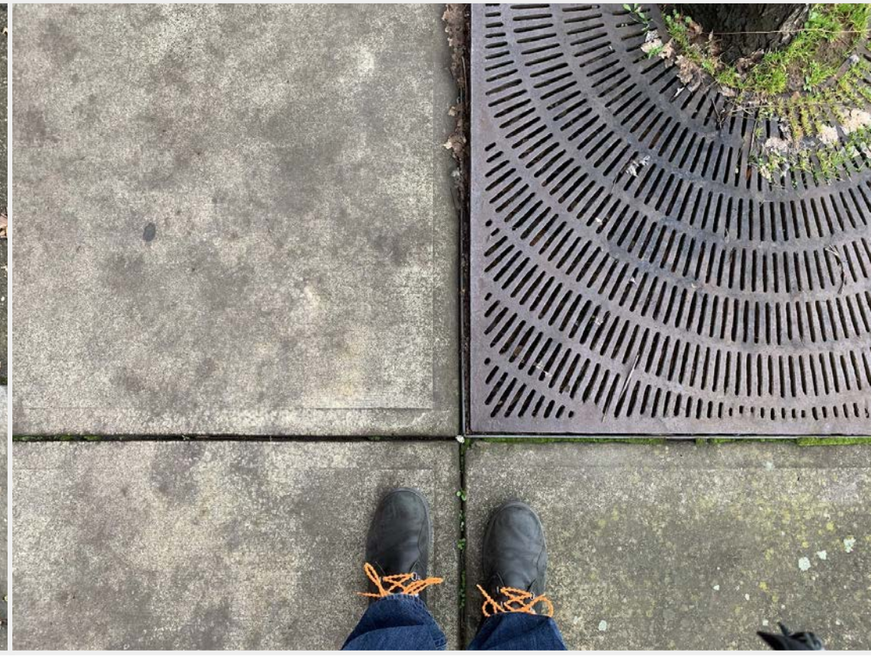
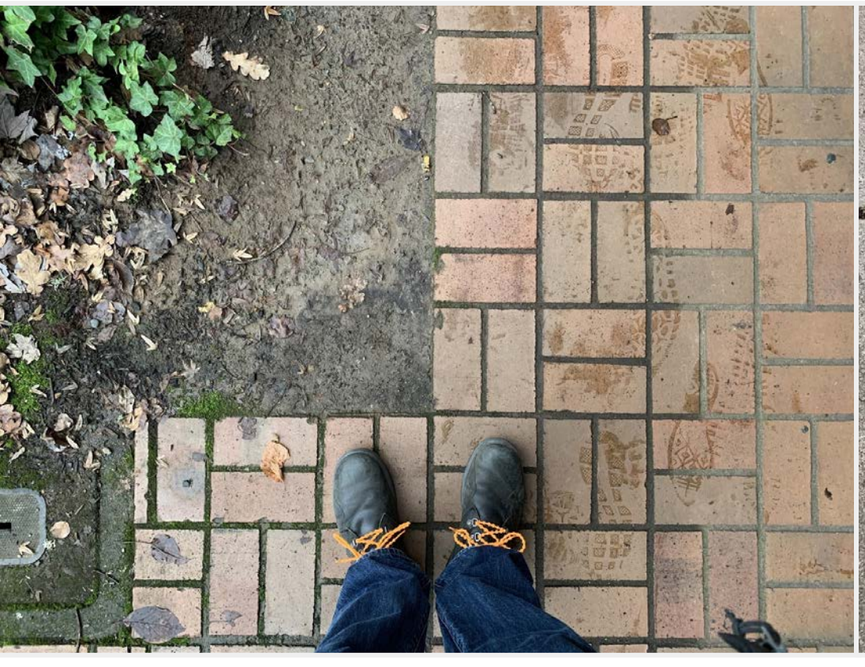
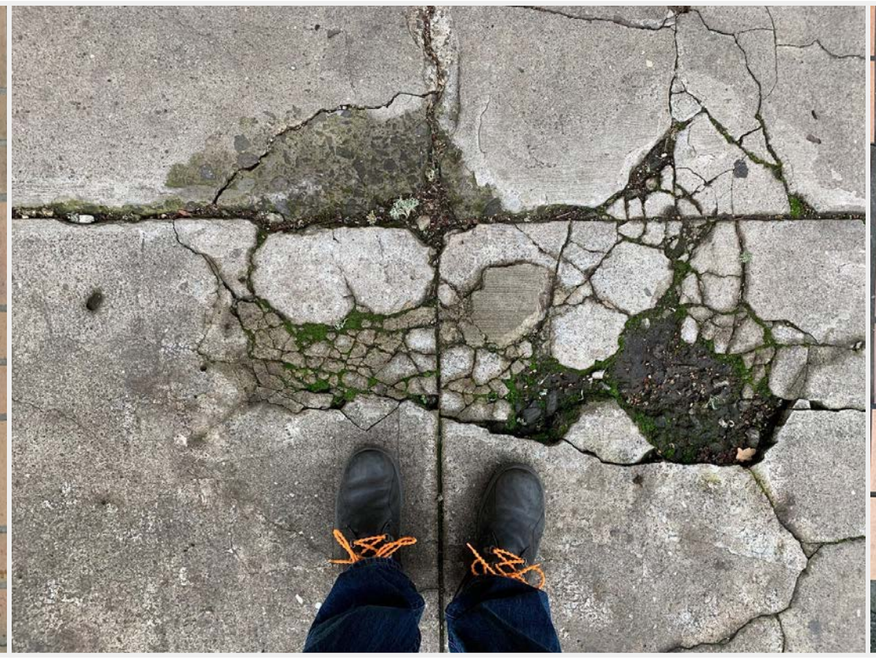
Existing Conditions :: **Sidewalks**

Existing Conditions :: **Sidewalks / Paving Variety**



Existing Conditions: **Drainage Issues**

Existing Conditions: **Commemorative Plaques**

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 all for **efficient construction** and **effective maintenance**
- Facilitate a robust **public engagement** process that engages the entire community

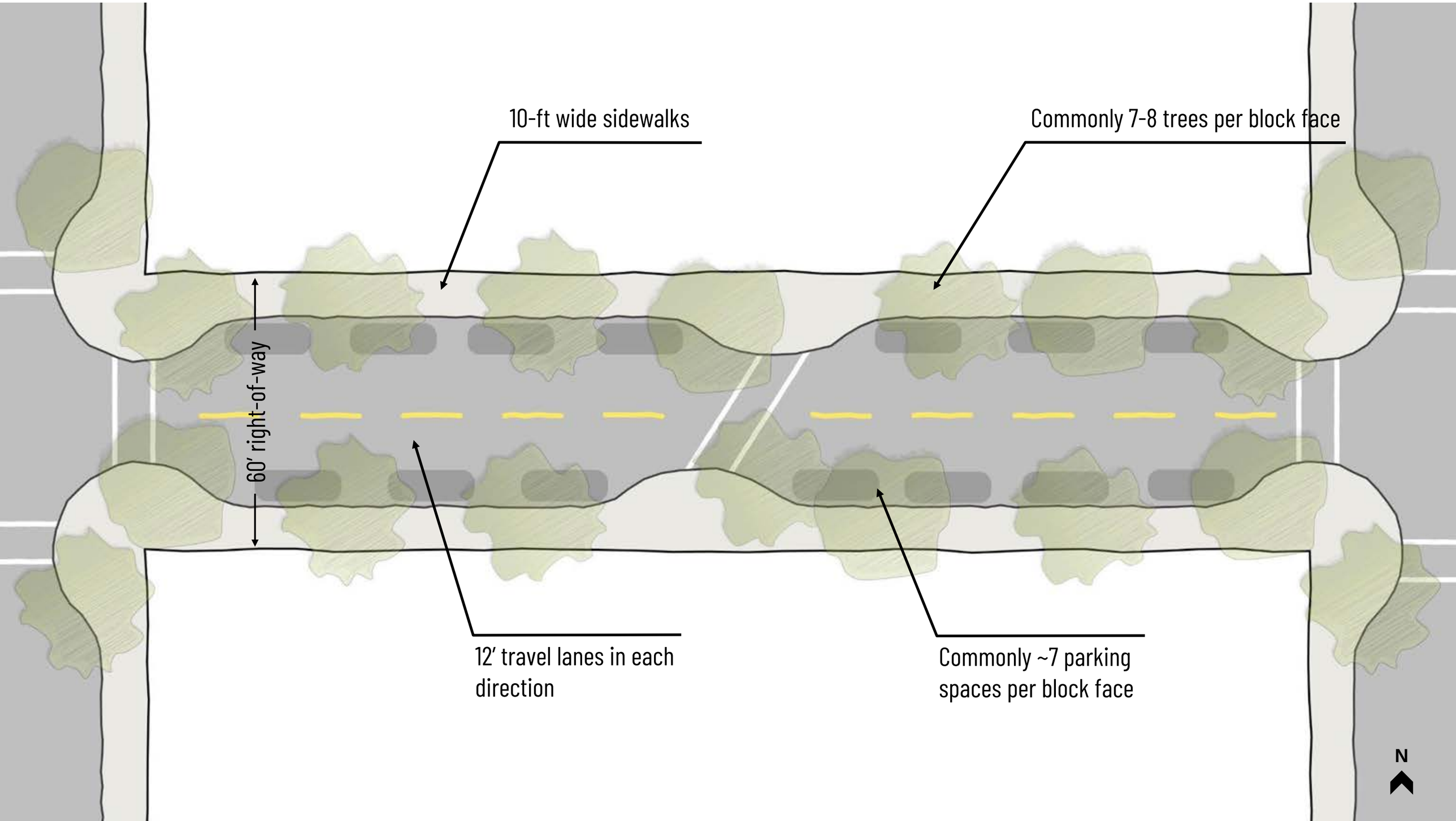
NE Third Street :: **Design Principles**

- 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
- Thirds Street is **quirky** and **unique**

Preferred Functional Alternative

Sidewalk Pockets

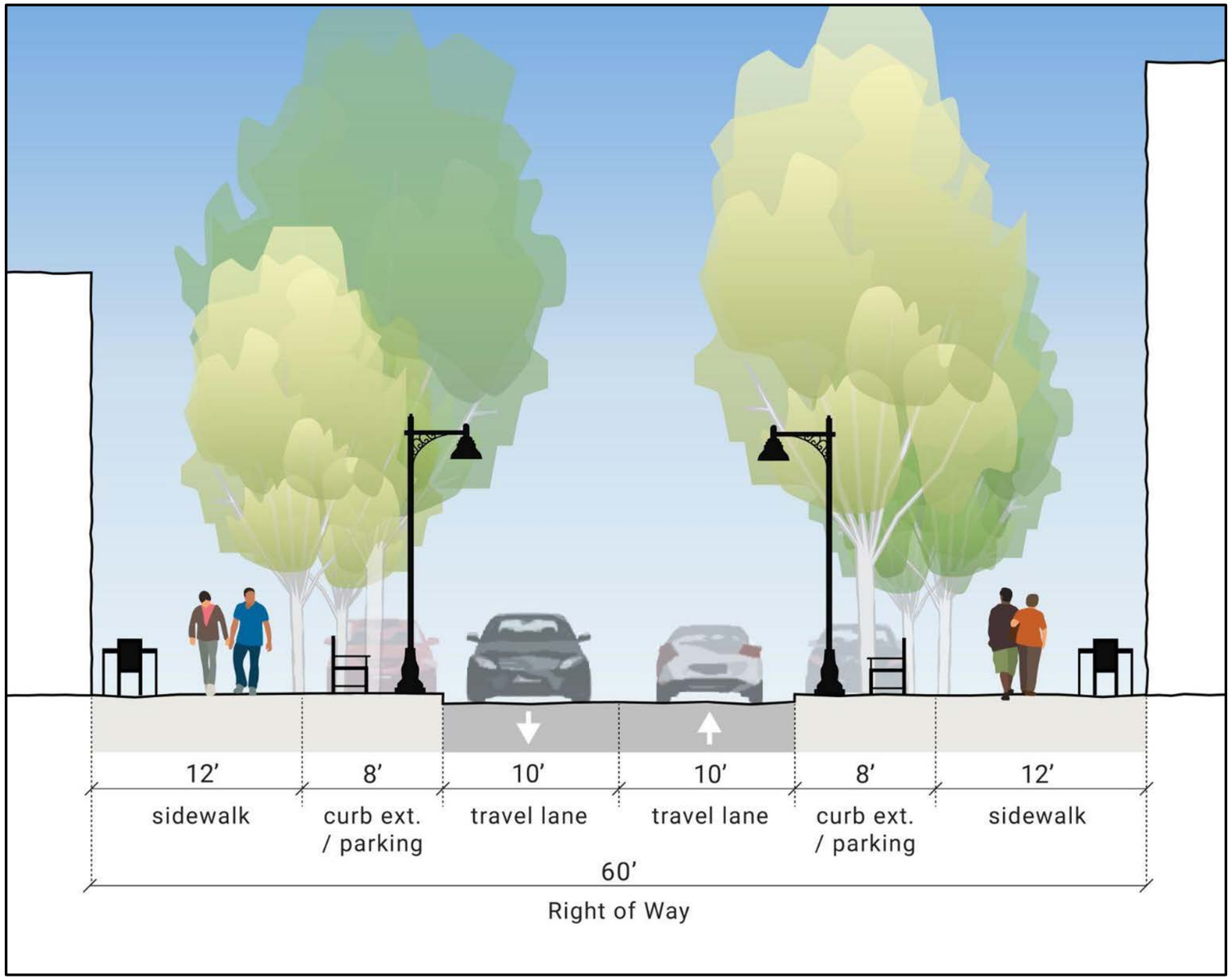
Existing Conditions :: **Typical Block**



Preferred Functional Alternative :: **A Familiar but Improved Design**

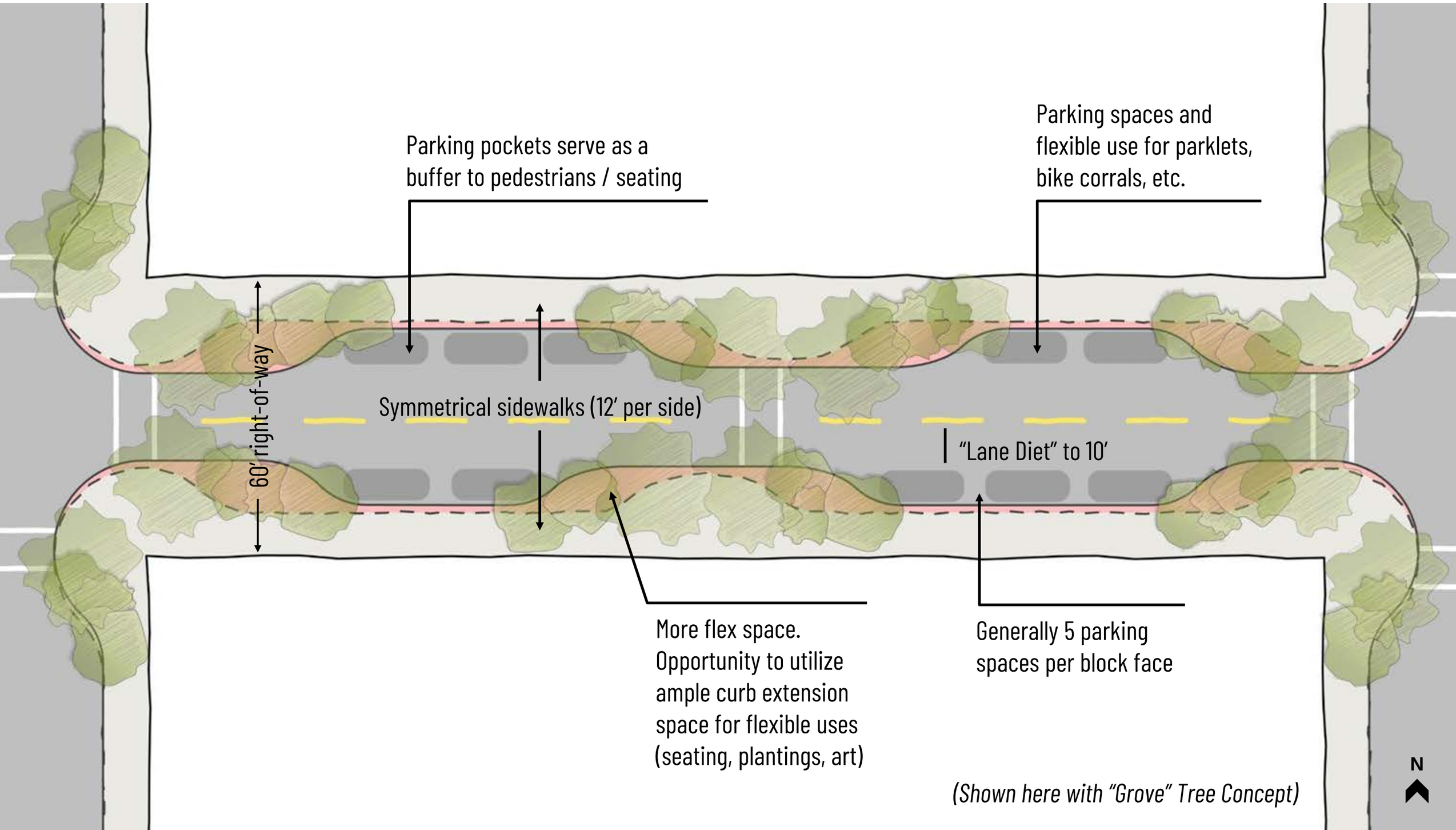
- Widen sidewalks
- Clean up the parking and keep balance
- Create more outdoor gathering areas
- Calm down the traffic
- Make spaces flexible/adaptable
- Include landscape variety

Preferred Functional Alternative :: **Sidewalk Pockets** (A Person-Centered Main Street)



- Familiar layout that improves upon what works well today
- Large curb extensions create seating, art, tree, dining spaces
- Balanced design equally serves both sides of the street

Preferred Functional Alternative :: **Sidewalk Pockets** (A Person-Centered Main Street)



(Shown here with "Grove" Tree Concept)

Street Tree Alternatives

Species, Urban Form, Etc.

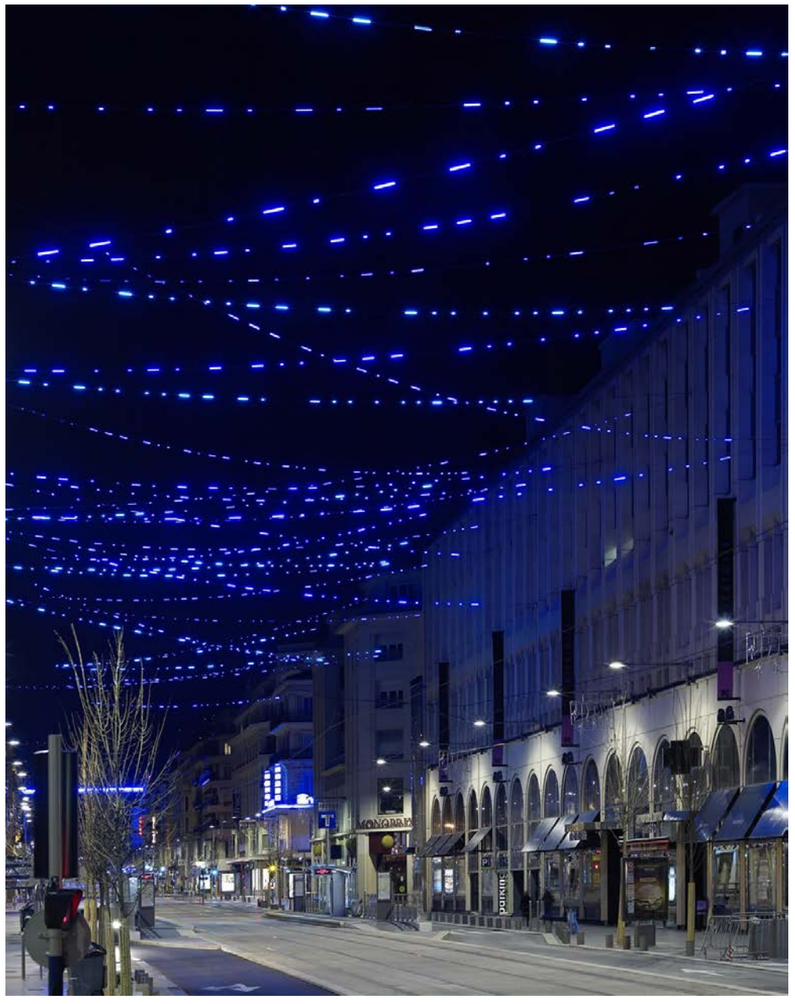
- Create a diverse streetscape that gets better with age.
- Highlight and frame Downtown's historic architecture.
- Preserve the tunnel effect created by today's street trees.
- Enliven Third Street with both streetlights and "twinkle lights."
- Strive to work within the City's list pre-approved street tree species.
- Include species that enhance ecological function.
- Include species that will have the greatest seasonal interest, for example:
    - 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 stands out best against a green backdrop).

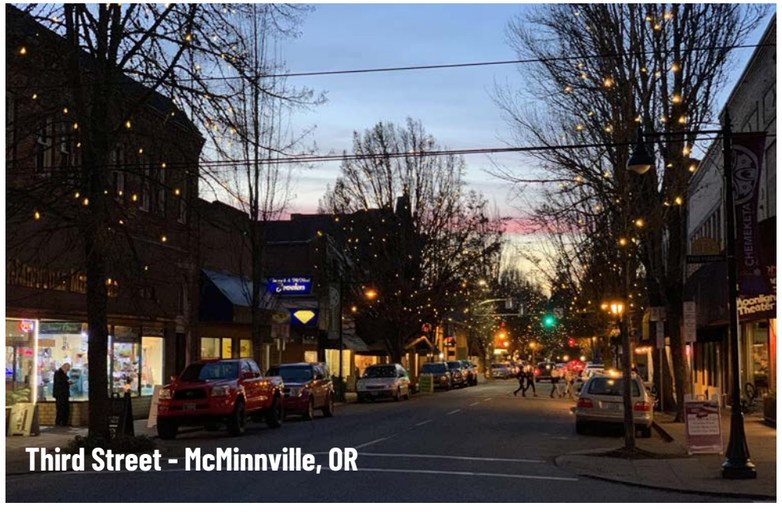
Street Character :: **Ornamental / Decorative Lighting**

Third Street - McMinnville, OR

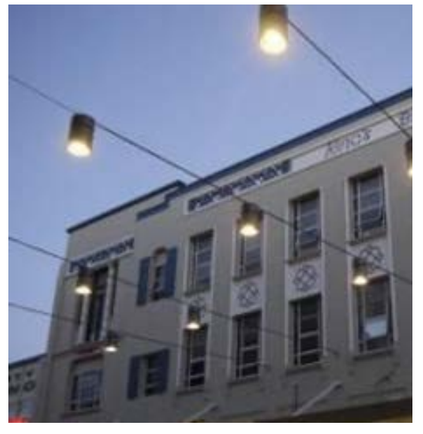
View facing East near the corner of Davi

Third Street - McMinnville, OR




Third Street - McMinnville, OR

Larimer Square - Denver, CO



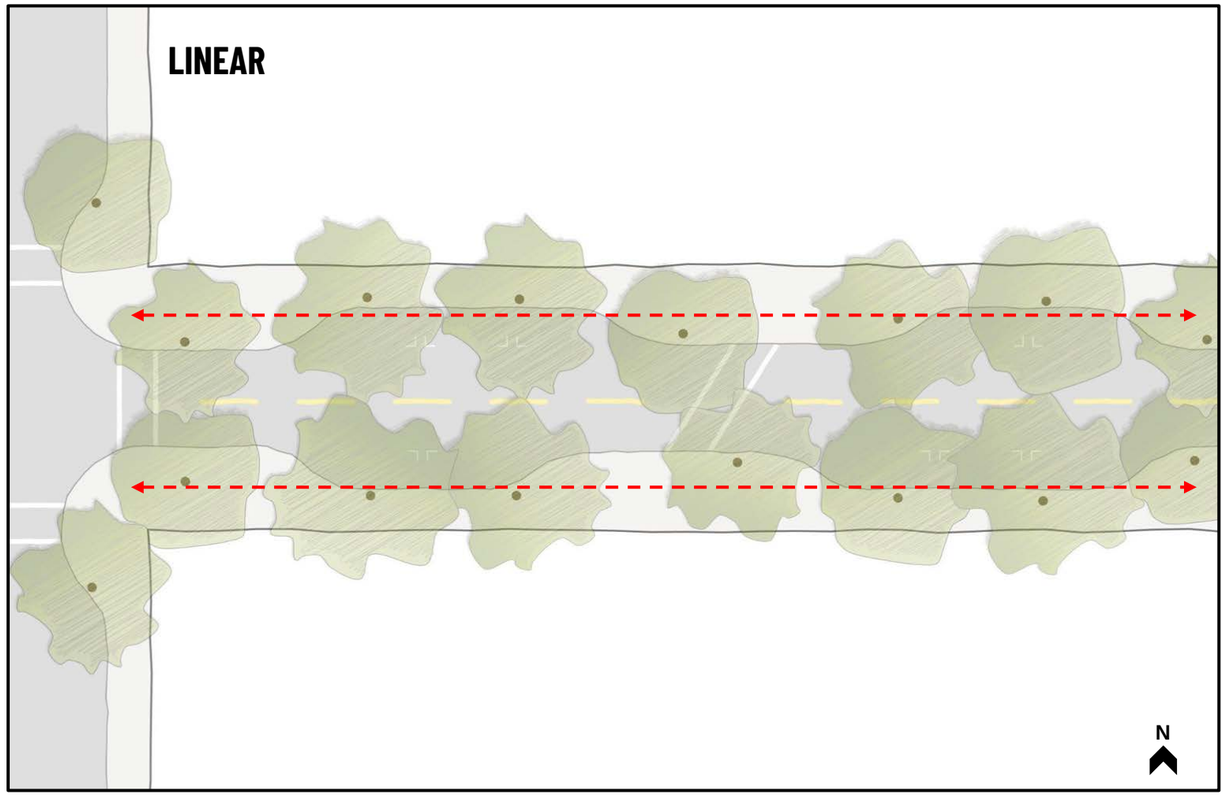
Two General Street Tree Concepts :: **Linear + Grove**

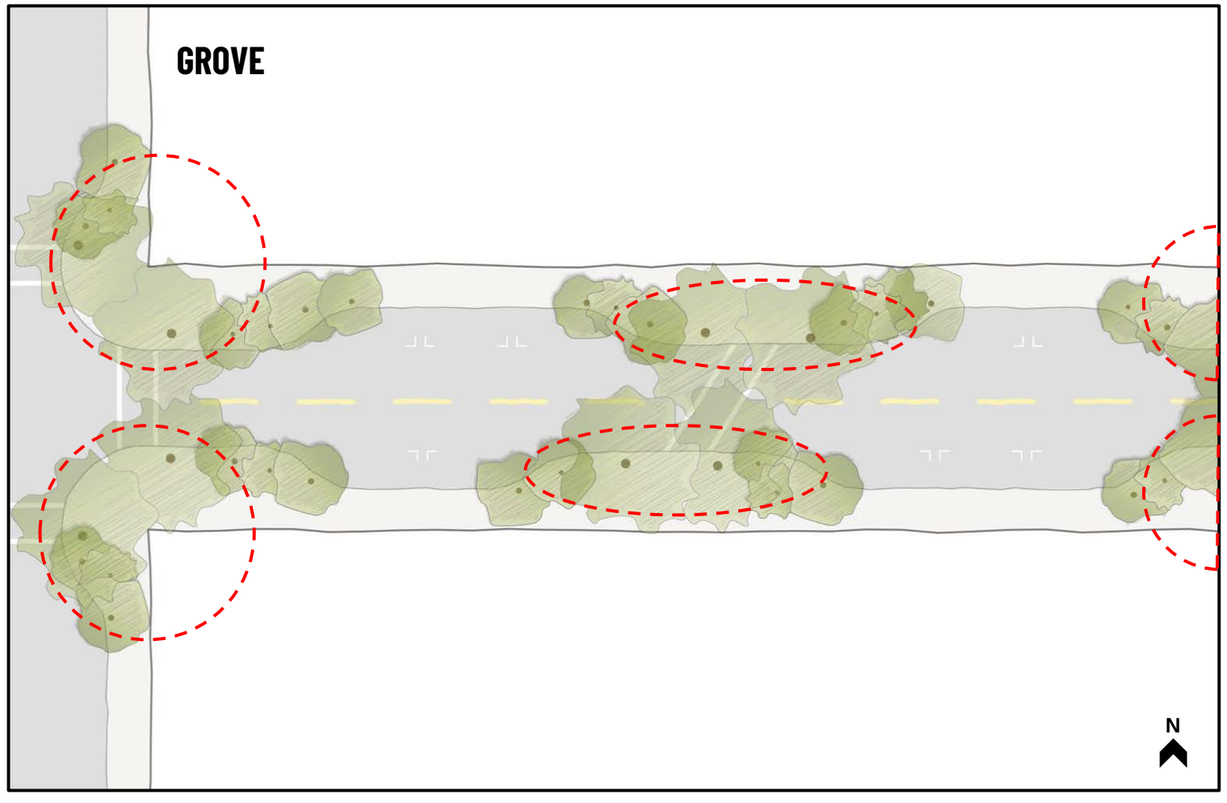
LINEAR

- Continues existing street tree pattern
- Longitudinal spacing that is structured/orderly and creates a canopy spread along the entire street.

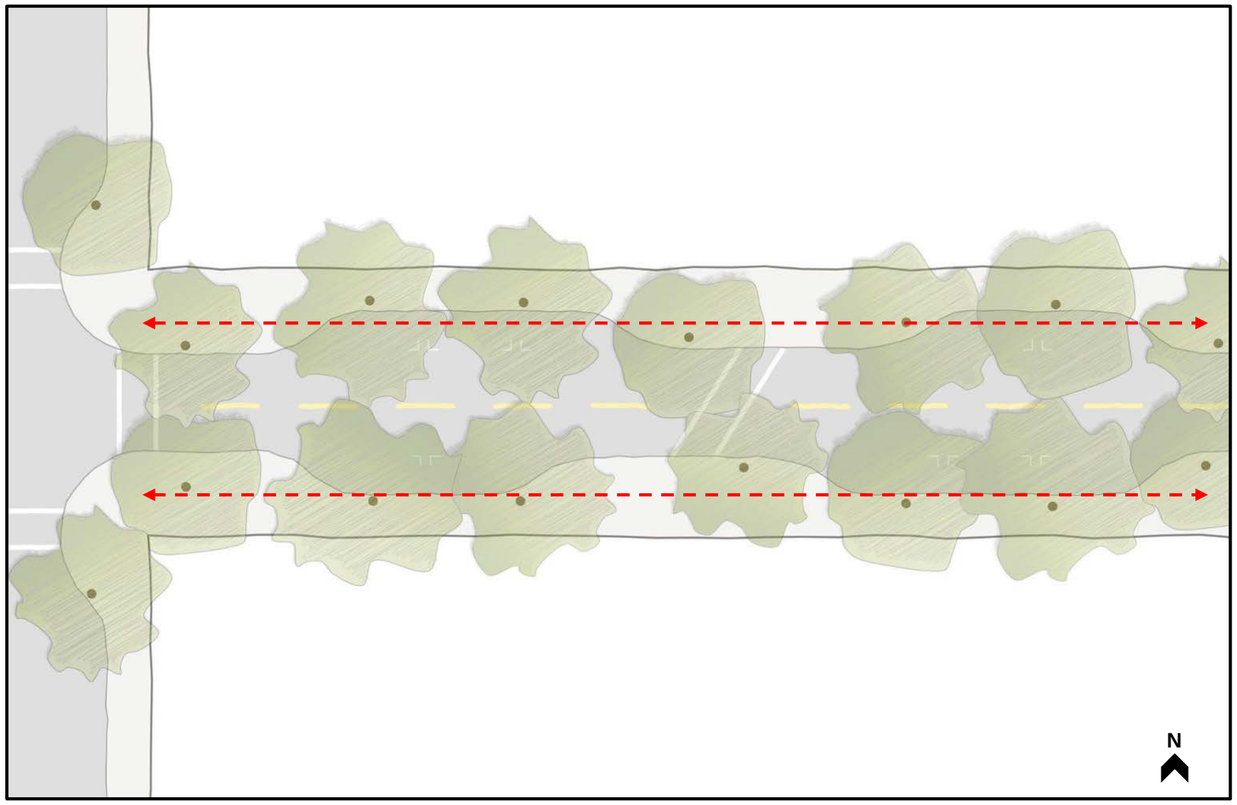
GROVE

- Concentrates trees in wider curb extension areas.
- Employs a variation of tree species to create a lush/dense effect.





Linear Concepts :: **Overview**



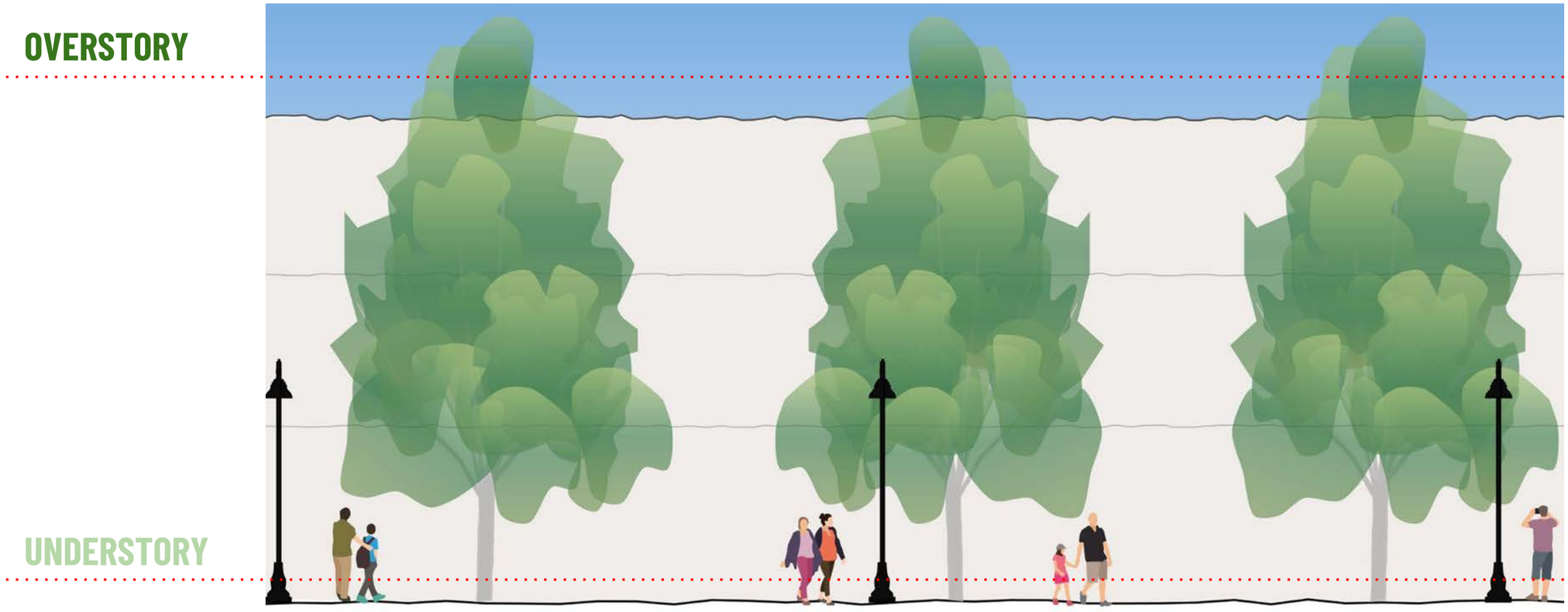
TREE DESIGN

- Longitudinal spacing that is structured/orderly and creates a canopy spread along the entire street.
- Employs 1-2 tree species for consistency.
- Consistent story/height.

HUMAN EXPERIENCE

- Tree canopy shade is evenly distributed along street.
- Consistency and familiarity to existing tree condition.

Linear Concepts :: **Spatial Structure**



Linear Concepts :: **Streetscape Examples**

Seattle

NW 23rd Ave - Portland

Second Ave - Walla Walla

*Linear Concept A :: **Single Species***

Given the success and popularity of Third Street's current trees, this concept closely replicates the current scheme with a primary species of red maple. Given time, this will eventually fill-in to form the desired tunnel effect and accommodate twinkle lights in the ways that residents currently appreciate.

Linear Concept A :: **Single Species**

Deciduous - e.g., Red Maple

PLAN

Linear Concept A :: **Single Species**

OVERSTORY

Deciduous - e.g., Red Maple

UNDERSTORY

SECTION - ELEVATION

Linear Concept B :: ***Mixed Species (2-4 varieties)***

Building on the success of the current streetscape and the new opportunity the larger bump-outs offer, this concept keeps the trees in a linear procession but adds diversity at the bump-outs. In fact, larger trees can be added and centered in the bump-outs to further amplify the tunnel effect.

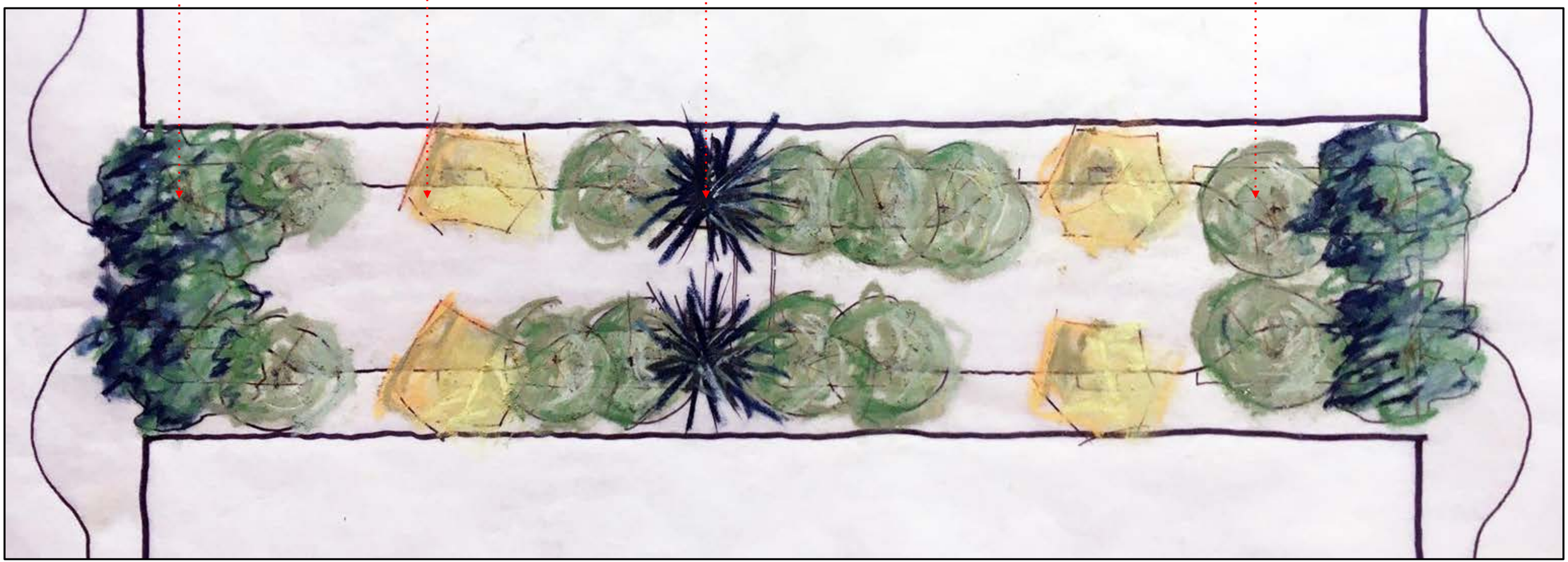
Linear Concept B :: **Mixed Species (2-4 varieties)**

Large - e.g., Oak

Deciduous Ornamental - e.g., Snowbell or Redbud

Conifer- e.g., Lodgepole Pine

Deciduous Medium - e.g., Iron Wood or Yellow Wood



PLAN

Linear Concept B :: **Mixed Species (2-4 varieties)**

OVERSTORY

UNDERSTORY

SECTION - ELEVATION

Linear Concepts :: **Evaluation**

PROS

- Consistent to existing street tree condition.
- Traditional approach to trees on Main Streets.
- Tree canopy shade is evenly distributed along street.

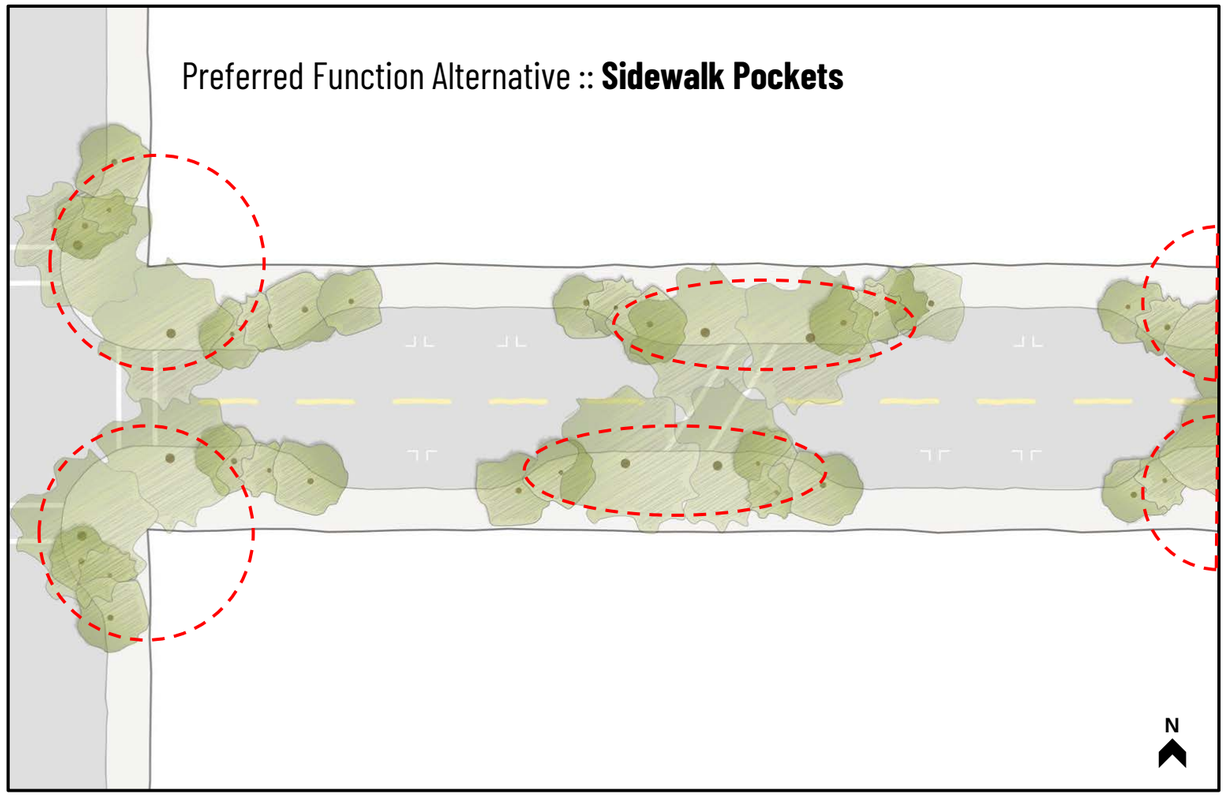
CONS

- Building facades are largely covered and closed off due to street trees.
- Homogeneity of tree species reduces habitat and resiliency.

Linear Concepts :: **Questions**

- Of the two Linear Concepts, which do you prefer: **Single Species** or **Mixed Species**?
  - If we went with the Mixed Species concept, would you prefer **two** or **three** or **four** species?

Grove Concepts :: **Overview**



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

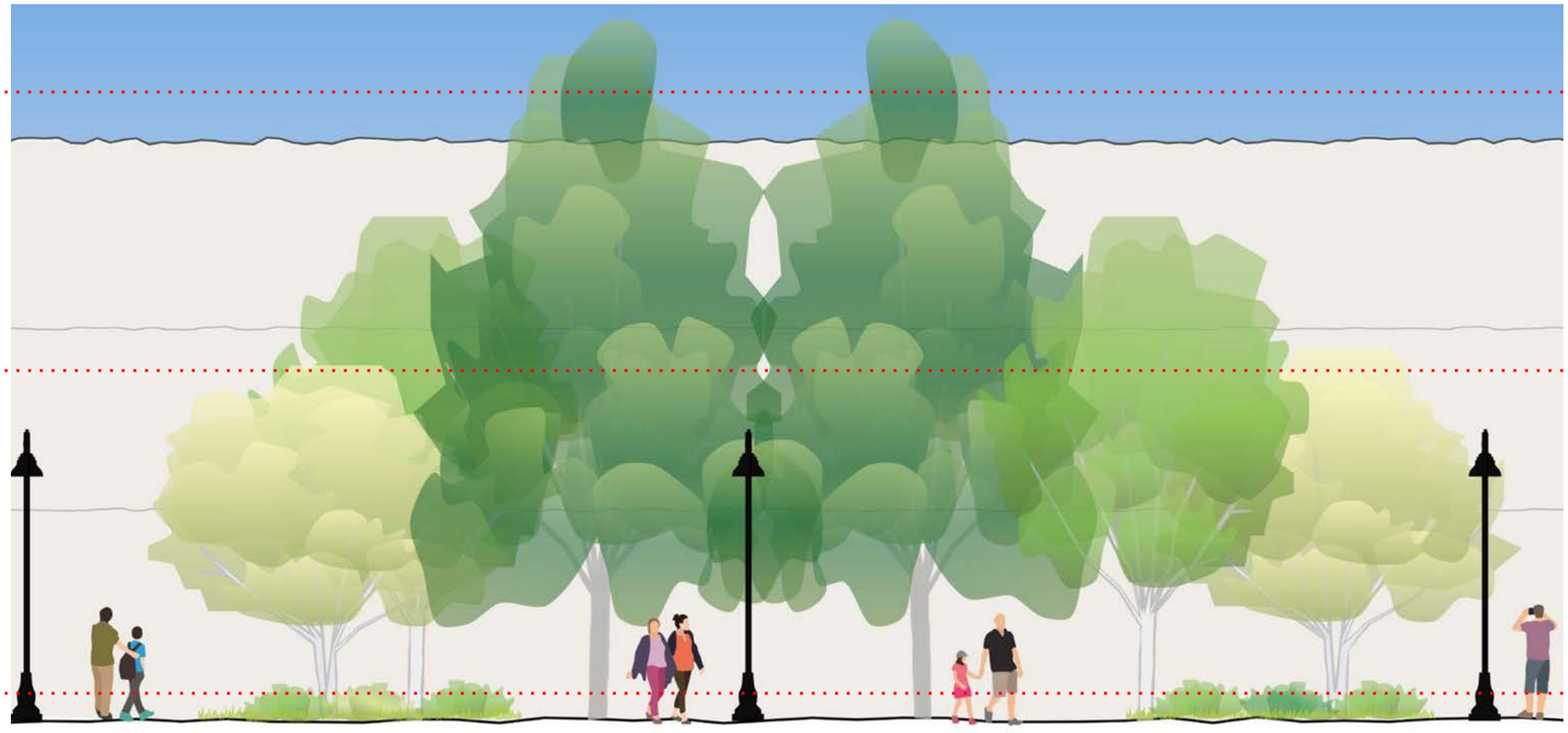
- Opens building architecture up to the street.
- Concentrates shade at gathering areas.
- Opportunity for other forms of vertical elements.

Grove Concepts :: **Spatial Structure**

OVERSTORY

MIDSTORY

UNDERSTORY



Grove Concepts :: **Streetscape Examples**

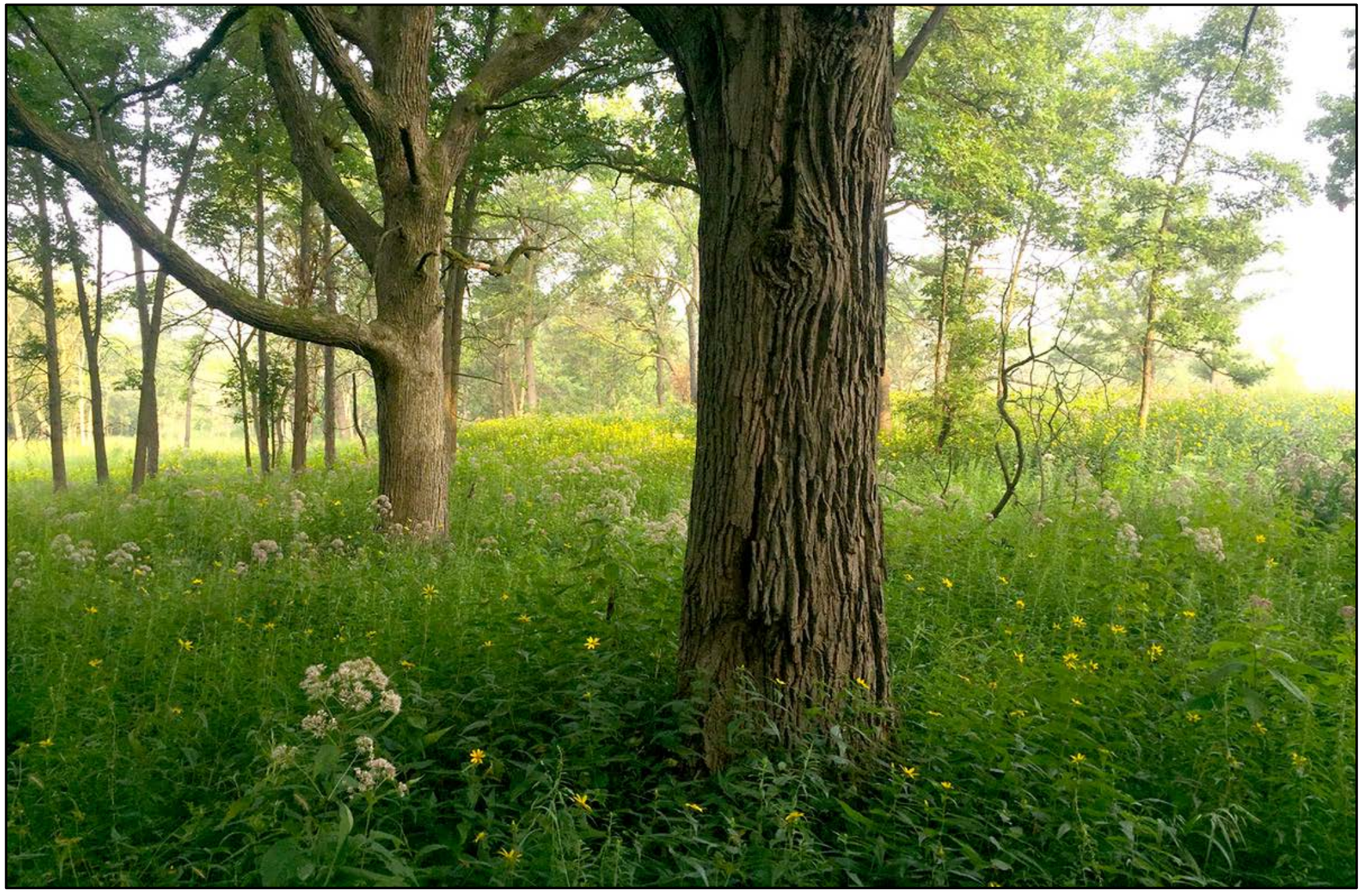
Bell St - Seattle

8th Ave - Arbor Blocks - Seattle

Main Street (Grand Junction, CO)

Grove Concept A :: **Oak Savanna / Prairie**

The Oak Savannah Prairie is an historical ecosystem characterized by a predominance of grasses and perennials with clusters of trees. According to research, this ecosystem probably was located where downtown McMinnville is today. Relying heavily on lower plantings, the Savannah version of the Grove Concept would have the least amount of trees, but would further show off the historical architecture.

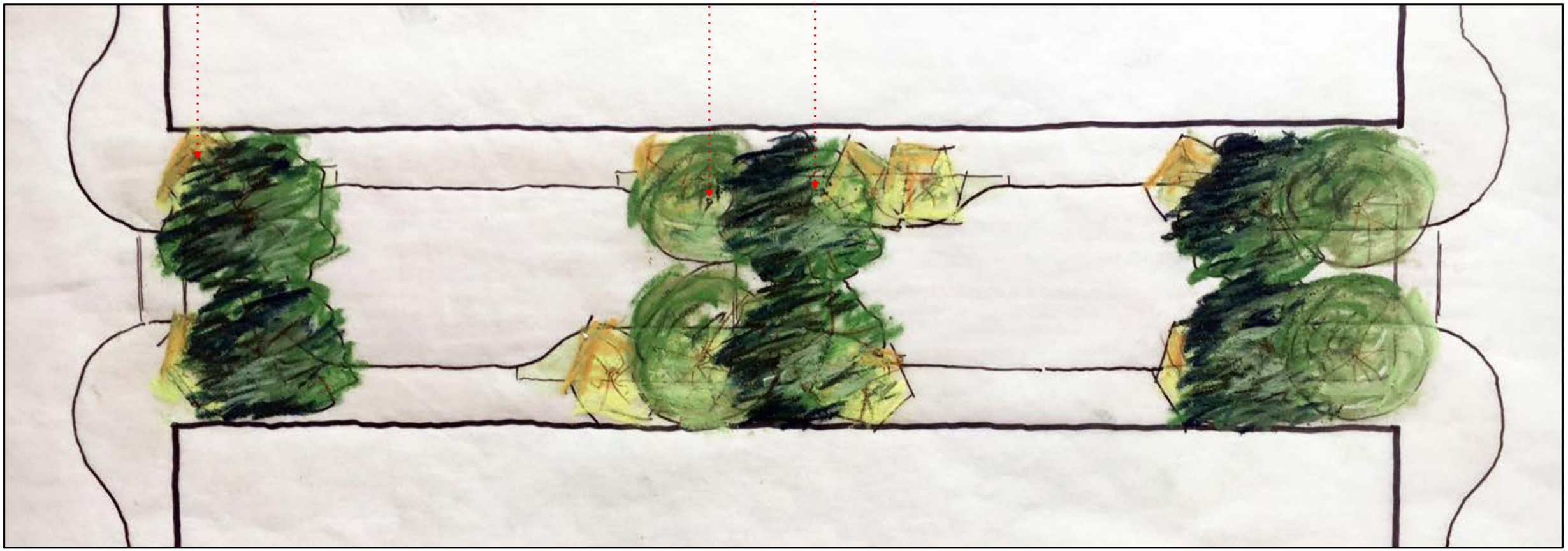


Grove Concept A :: **Oak Savanna / Prairie**

Understory - e.g., Redbud or Snowbell

Canopy - e.g., Mardrone

Specimen - e.g., Oak



PLAN

Grove Concept A :: **Oak Savanna / Prairie**

OVERSTORY

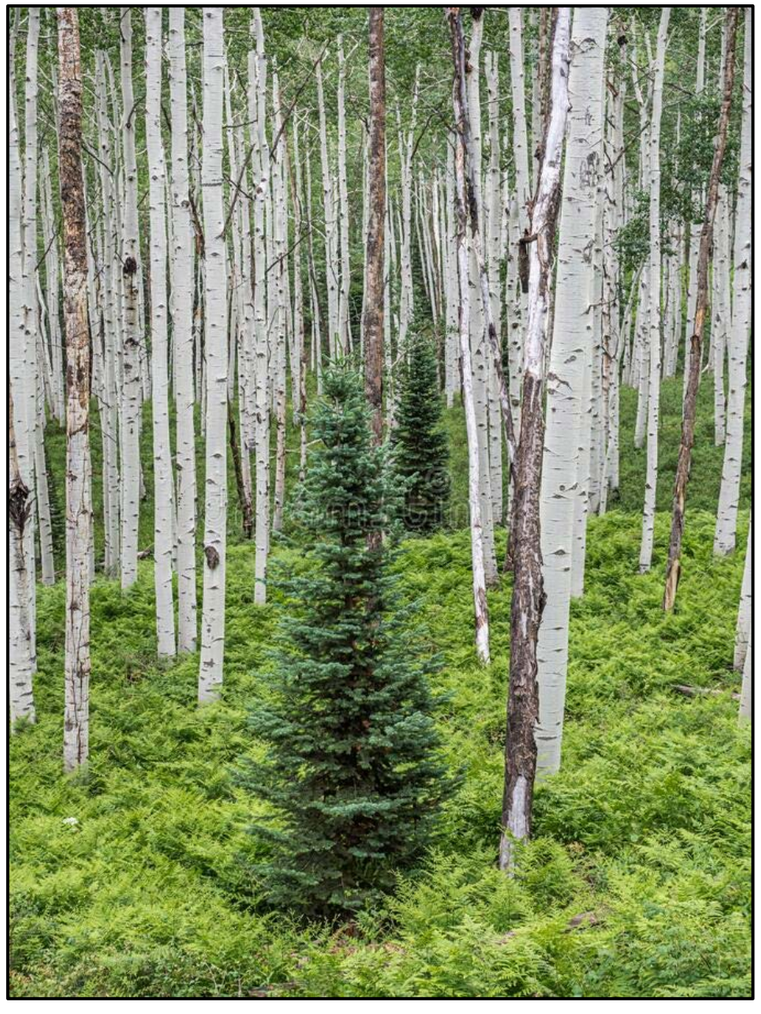
MIDSTORY

UNDERSTORY

SECTION - ELEVATION

Grove Concept B :: **Open Mountain Woodland**

With more trees than the Oak Savanna, the Mountain Woodland still 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.



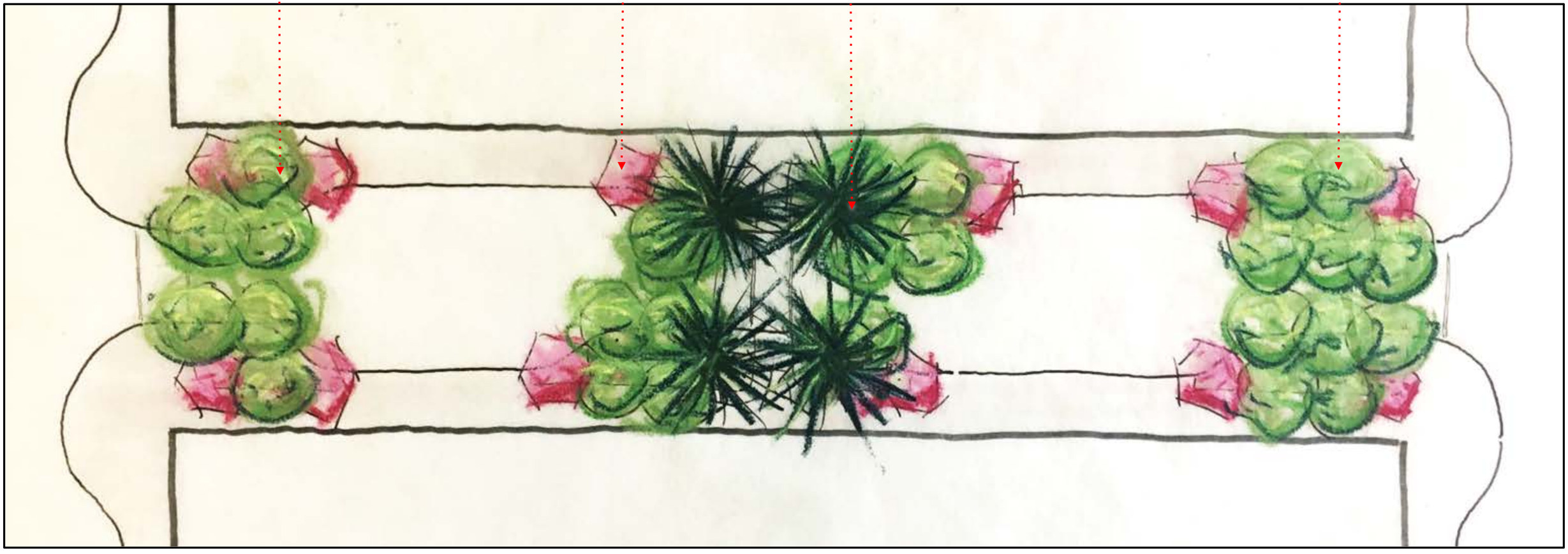
Grove Concept B :: **Open Mountain Woodland**

Deciduous - e.g., Birch or Hornbeam

Understory 2 - e.g., Dogwood or Redbud

Conifer - e.g., Lodgepole Pine

Understory 1 - e.g., Vine Maple or Witchhazel

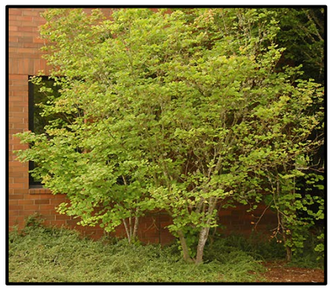


PLAN

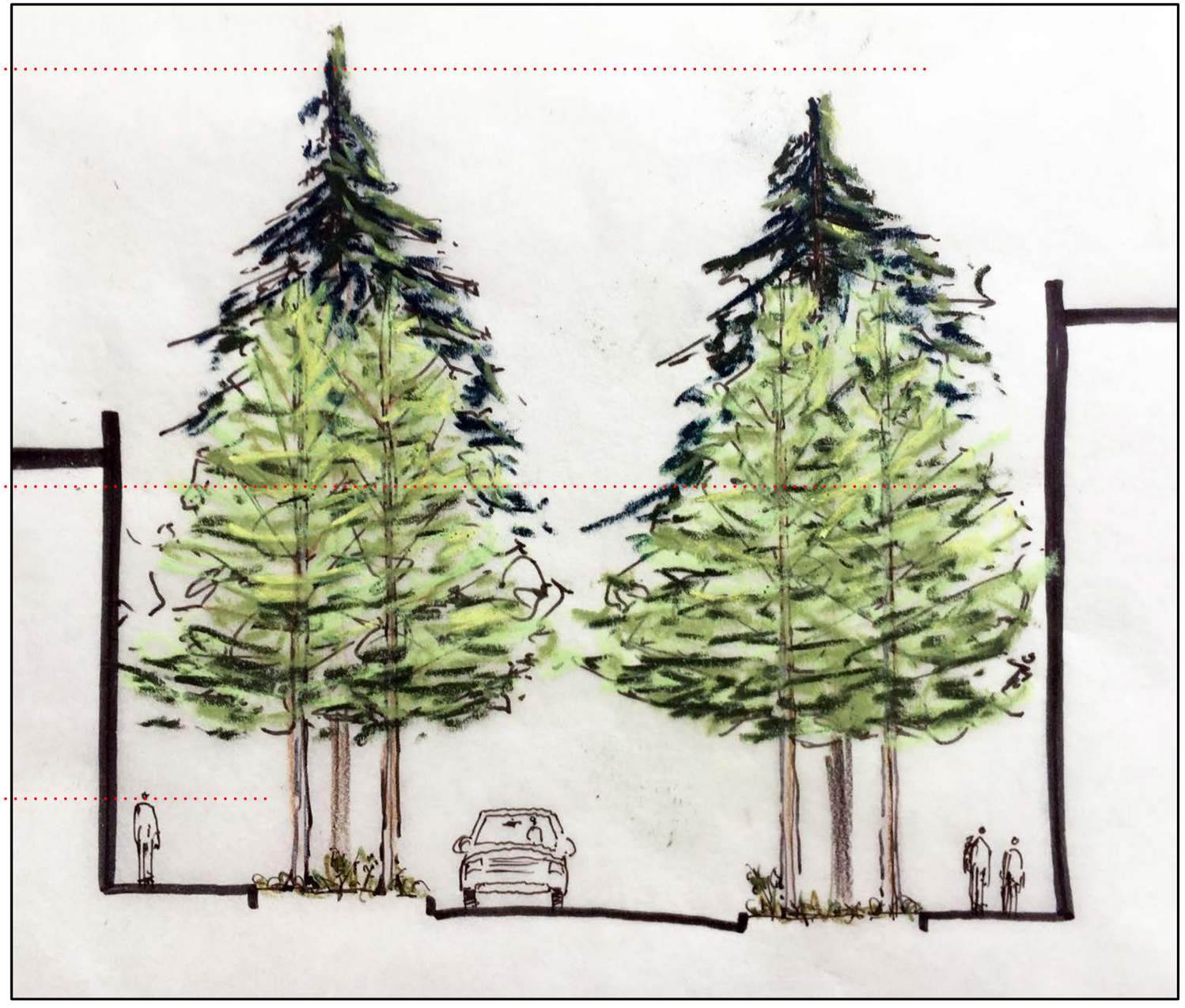
Grove Concept B :: **Open Mountain Woodland**

OVERSTORY

MIDSTORY

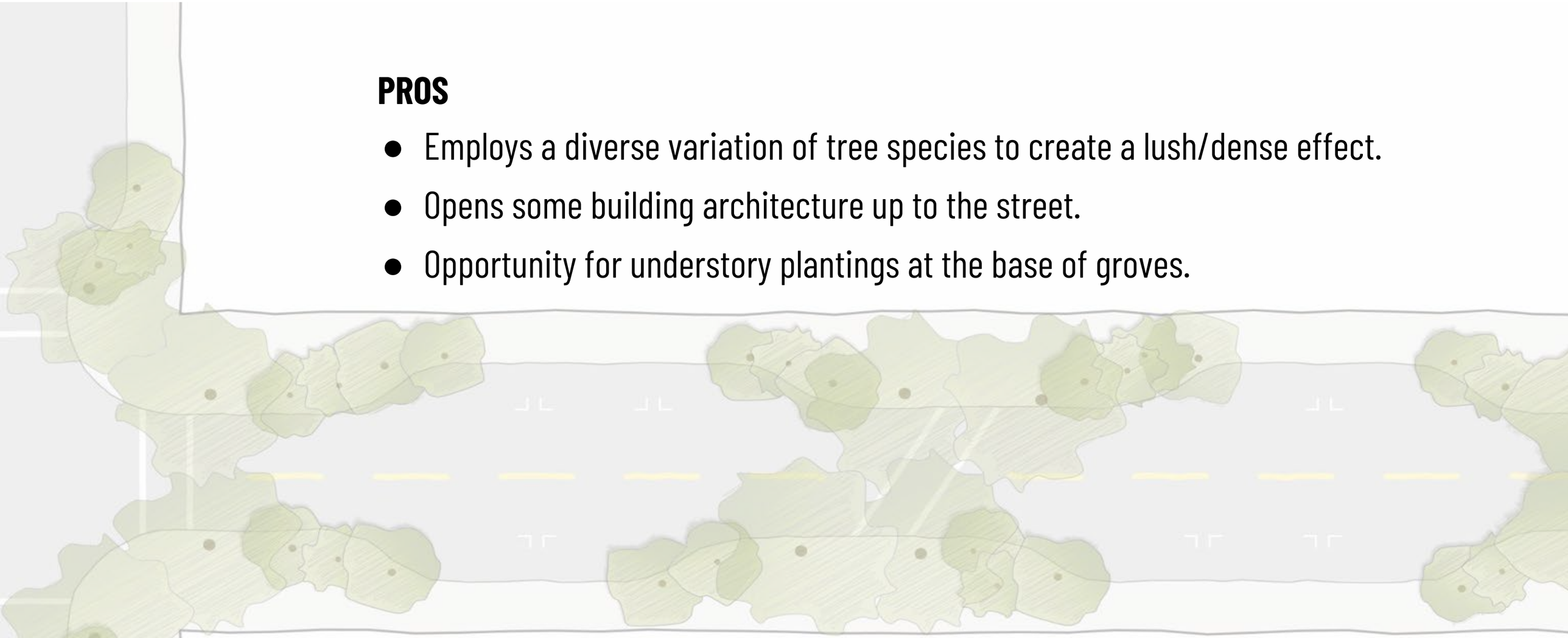


UNDERSTORY



SECTION - ELEVATION

Grove Concepts :: **Evaluation**



PROS

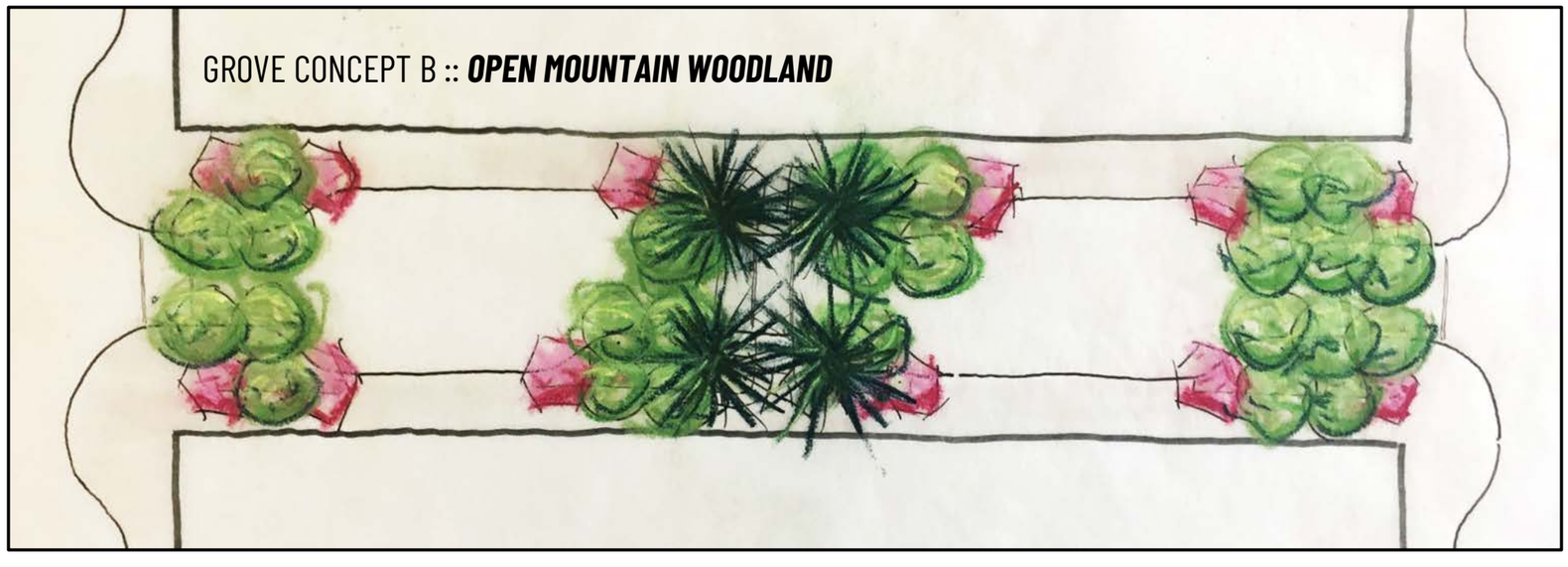
- Employs a diverse variation of tree species to create a lush/dense effect.
- Opens some building architecture up to the street.
- Opportunity for understory plantings at the base of groves.

CONS

- Limited to wider curb extension areas.
- Shade is concentrated rather than evenly dispersed throughout the street.
- Differs from the existing street tree condition.

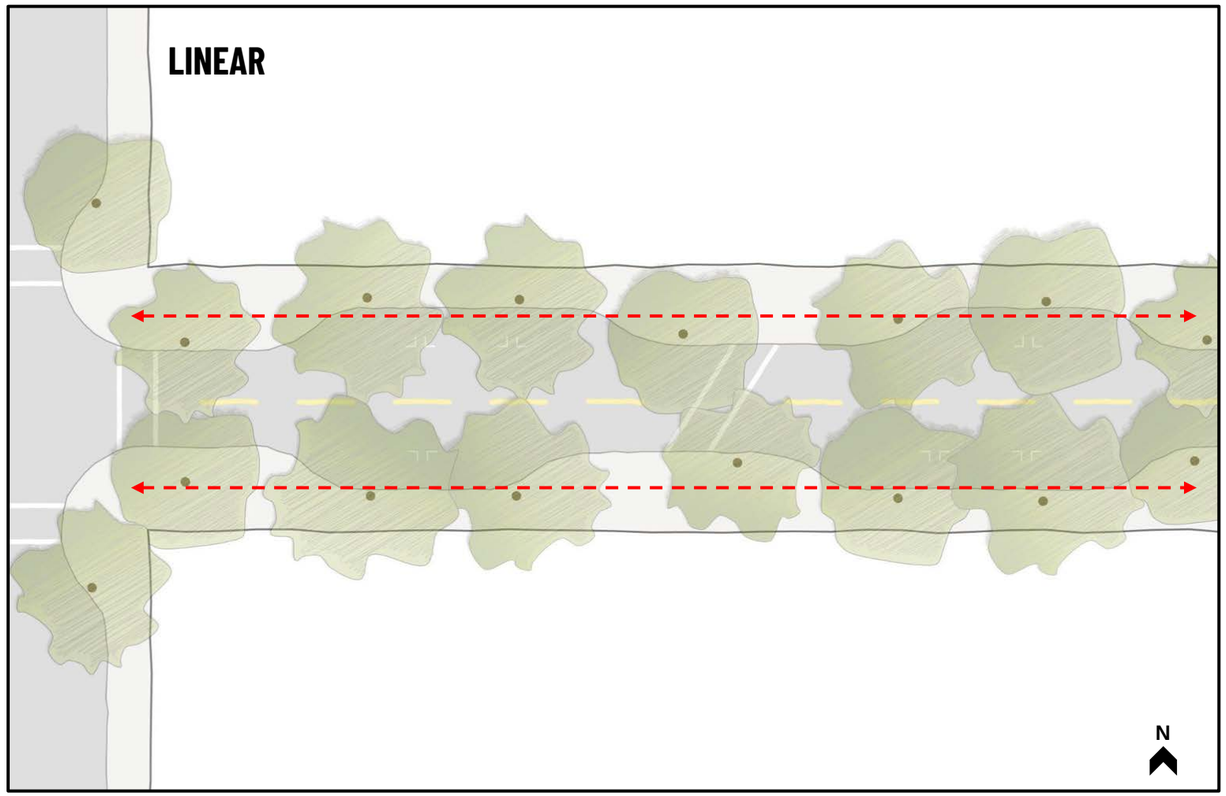
Grove Concepts :: **Questions**

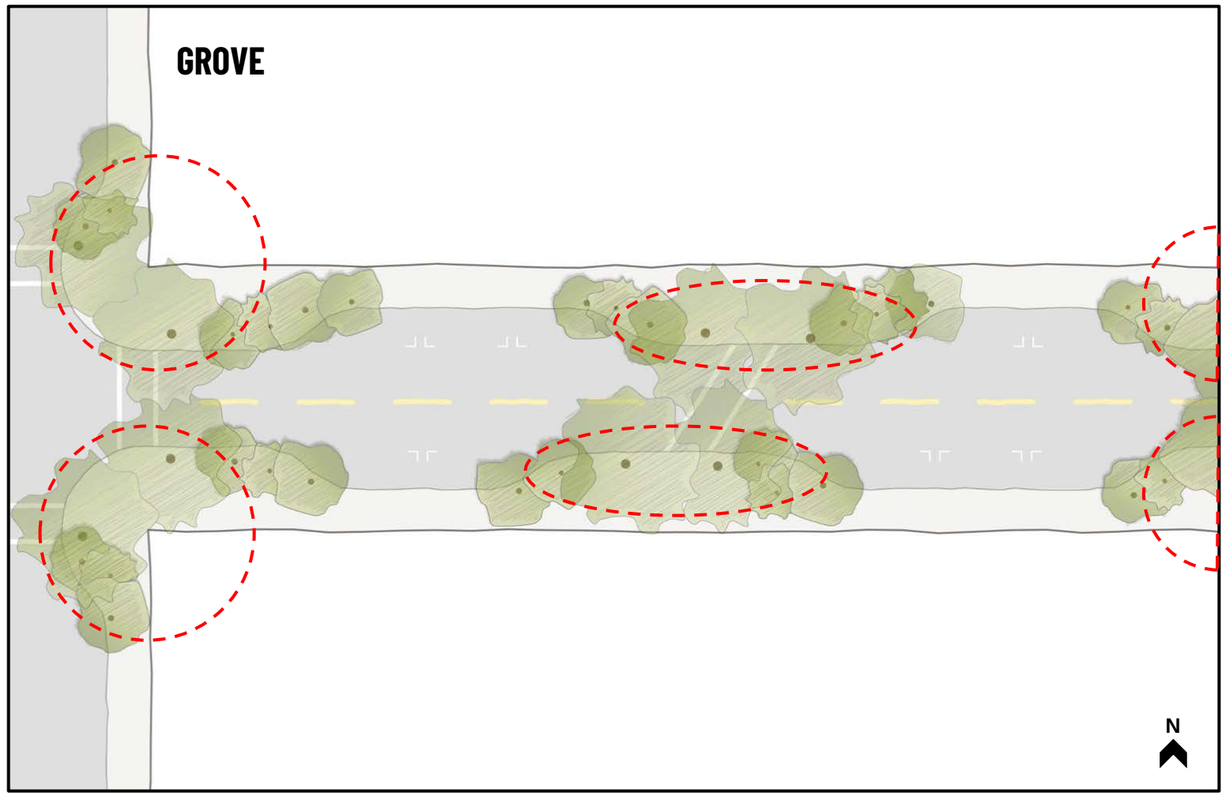
- Of the two Grove Concepts, which do you prefer: **Oak Savanna / Prairie** or **Open Mountain Woodland**?
  - Would you prefer the trees to be **symmetrical** across the street (north-to-south) or **asymmetrical**?



Overall Tree Concept :: **Questions**

- Of the two overall concepts, which do you prefer: **Linear** or **Grove**?
- Would you support **flowering** trees as part of the streetscape?
- Would you support **conifers / evergreens** as part of the streetscape?
- Would you prefer the branches/foliage to be **more dense** or **lighter**?





Design Theme Alternatives

Furnishing Concepts

Design Theme Alternatives Objective

The intent of these design theme alternatives is to emulate the existing, beloved street furnishings that the community values and treasures while simultaneously updating the fixtures for McMinnville's future generations to enjoy.

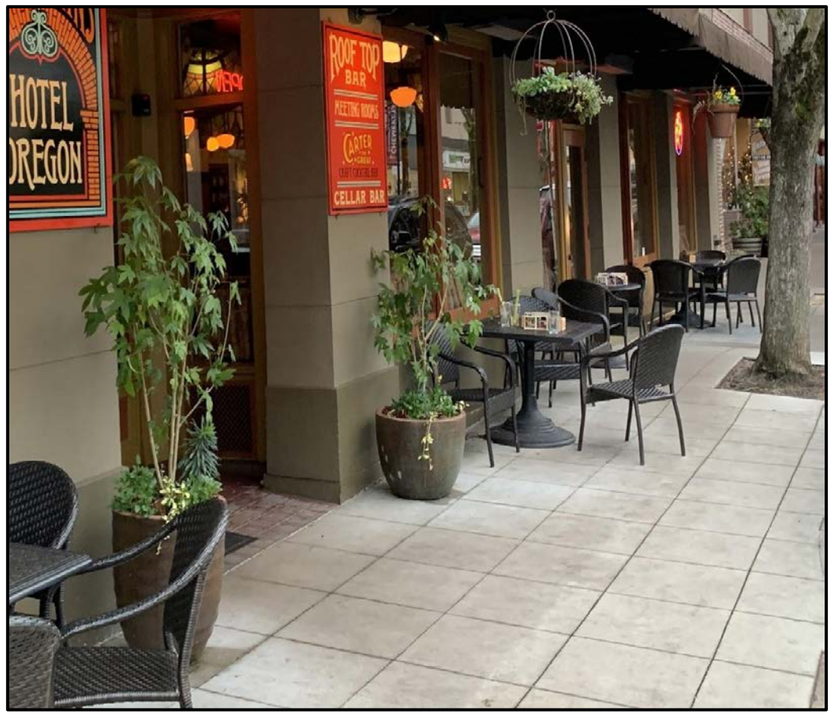
Existing Fixtures :: **Seating**

Existing Fixtures :: **Lighting**

Existing Fixtures :: **Waste Receptacles, Bike Racks**

Existing Fixtures :: **Kiosk**

Existing Fixtures :: **Planters**



Existing Fixtures :: **Memorial Plaques**

Considerations for Design Theme Alternatives

- **Materials:**
  a. Sidewalk paving
  b. Streetscape paving
  c. Tactile paving
- **Furnishings:**
  a. Benches
  b. Planters
  c. Bike racks
  d. Waste receptacles
  e. Tree grates
- **Vertical Elements:**
  a. Street lights
  b. Kiosks
  c. Sculptural elements - tree alternative
  d. Gateways
  e. Signage

Design Theme Alternatives Overview

Blends in with and complements the historic and traditional character of Third Street.

Design Theme Concept A :: ***Historic Ornamental*** - Furnishing Family

Seating

Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain

Tree Grate

Design Theme Concept B :: ***Historic Minimal*** - Furnishing Family

Seating

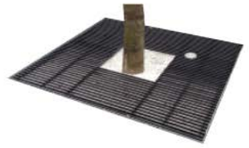
Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain



Tree Grate

HISTORIC ORNAMENTAL

Emphasis on detail, accents, and flare.

Intricate lines and elaborate forms.

HISTORIC MINIMAL

Unembellished and unornamented.

Cleaner lines and simple forms.

Design Theme Concept A :: **Historic Ornamental**

This concept pays tribute to the long-standing history of McMinnville's Third Street. Furnishings of this concept are classic and traditional, with ornamentation and usage of cast iron.

Design Theme Concept A :: **Historic Ornamental** - Materials Palette

Black Cast Metals

Wood

Accent Paving - Tumbled Pavers

Design Theme Concept A :: **Historic Ornamental** - Furnishing Family

Seating

Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain

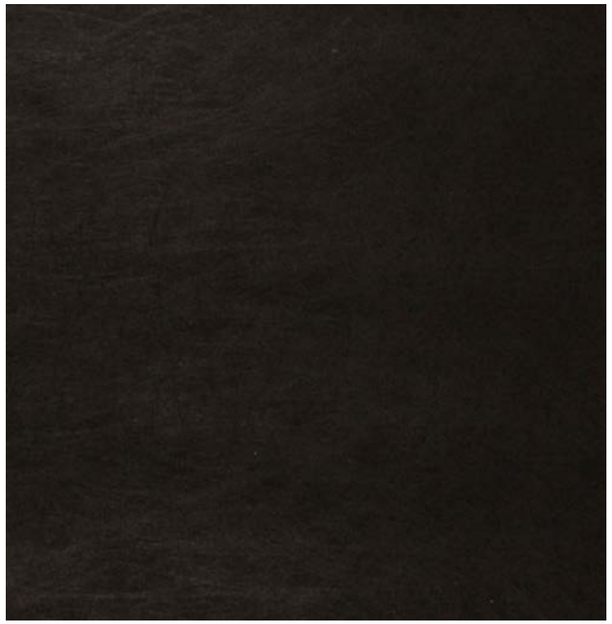
Tree Grate

Design Theme Concept A :: **Historic Ornamental** - Precedent Images

Design Theme Concept B :: **Historic Minimal**

This concept demonstrates historic furnishings in a minimalist condition, with clean lines and basic colors and materials. Generally the furnishings fade into the background so as to let the architecture and thriving businesses of Third Street stand out.

Design Theme Concept B :: **Historic Minimal** - Materials Palette



Black Metals

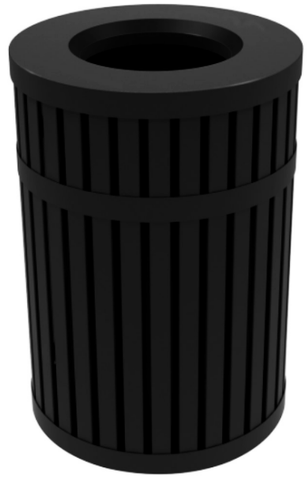
Softwood (low grain & wear)

Accent Paving - Linear Paver

Design Theme Concept B :: **Historic Minimal** - Furnishing Family

Seating

Planters



Waste Receptacle

Lighting

Bike Rack

Water Fountain

Tree Grate

Design Theme Concept B :: **Historic Minimal** - Precedent Images

Functional Art :: **Bike Racks**

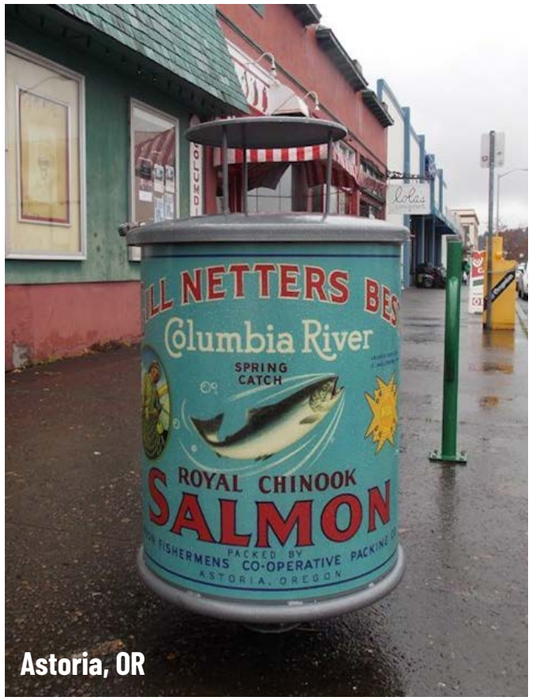
Functional Art :: **Benches**

Third Street - McMinnville, OR

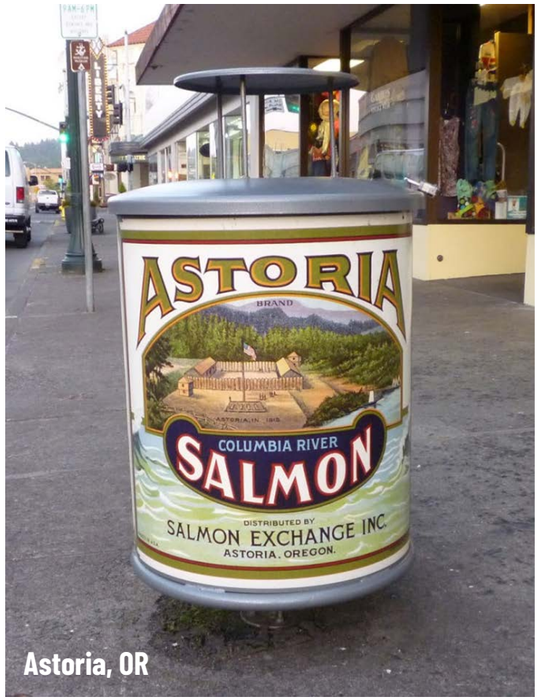
Denver Ave - Portland, OR

Functional Art :: **Planters**

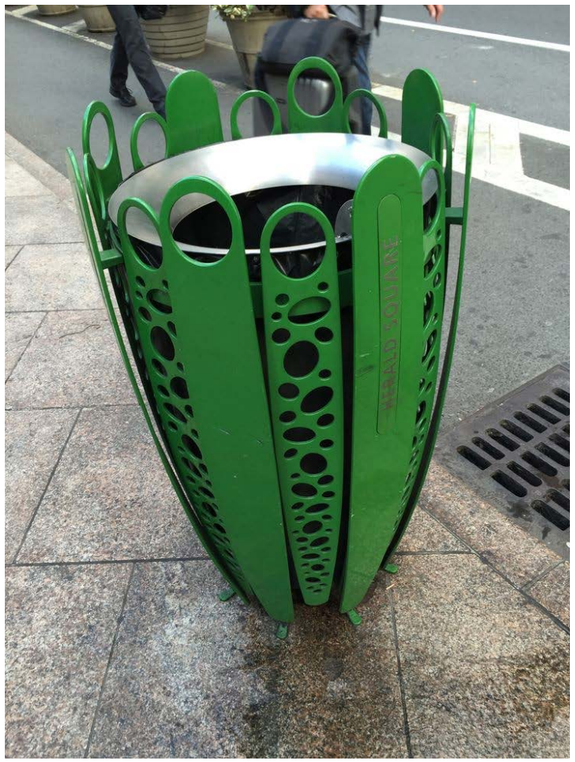
Functional Art :: **Waste Receptacles**



Astoria, OR



Astoria, OR



Design Theme Alternatives :: **Review**

Blends in with and complements the historic and traditional character of Third Street.

Design Theme Concept A :: ***Historic Ornamental*** - Furnishing Family

Seating

Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain

Tree Grate

Design Theme Concept B :: ***Historic Minimal*** - Furnishing Family

Seating

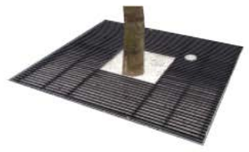
Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain



Tree Grate

HISTORIC ORNAMENTAL

Emphasis on detail, accents, and flare.

Intricate lines and elaborate forms.

HISTORIC MINIMAL

Unembellished and unornamented.

Cleaner lines and simple forms.

Design Theme Alternatives :: **Questions**

- Of the two concepts, which do you prefer: **Ornamental** or **Minimal**?
- If you liked elements from both concepts, what elements would you **mix and match** together?
- Of the different lighting options, which do you prefer: **Acorn** or **Crook Arm** or **both**?
- Is there a particular **functional art** piece that you are most interested in seeing on Third Street?

Design Theme Concept A :: ***Historic Ornamental*** - Furnishing Family

Seating

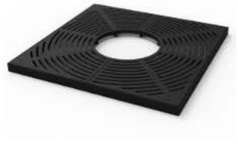
Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain



Tree Grate

Design Theme Concept B :: ***Historic Minimal*** - Furnishing Family

Seating

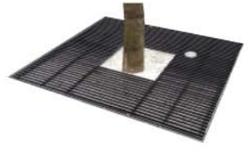
Planters

Waste Receptacle

Lighting

Bike Rack

Water Fountain



Tree Grate

City of McMinnville

- **Heather Richards**, Planning Director

McMINNVILLE EST. 1986 DOWNTOWN ASSOCIATION

- **Dave Rucklos**, Executive Director

SERA

- **Matthew Arnold**, Principal / Project Manager
- **Nick Lavelle**, Landscape Designer
- **Elise Chelak**, Urban Designer / Planner

The Pacific Resources Group

- **Steve Goetz**, President

https://www.mcminnvilleoregon.gov/planning/page/third-street-improvement-project