

NE Third Street Conceptual Design

MURAC / City Council Joint Session

10 May 2022
McMinnville, Oregon



NE Third Street Conceptual Design :: Project Timeline

updated 05/10/22

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)

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

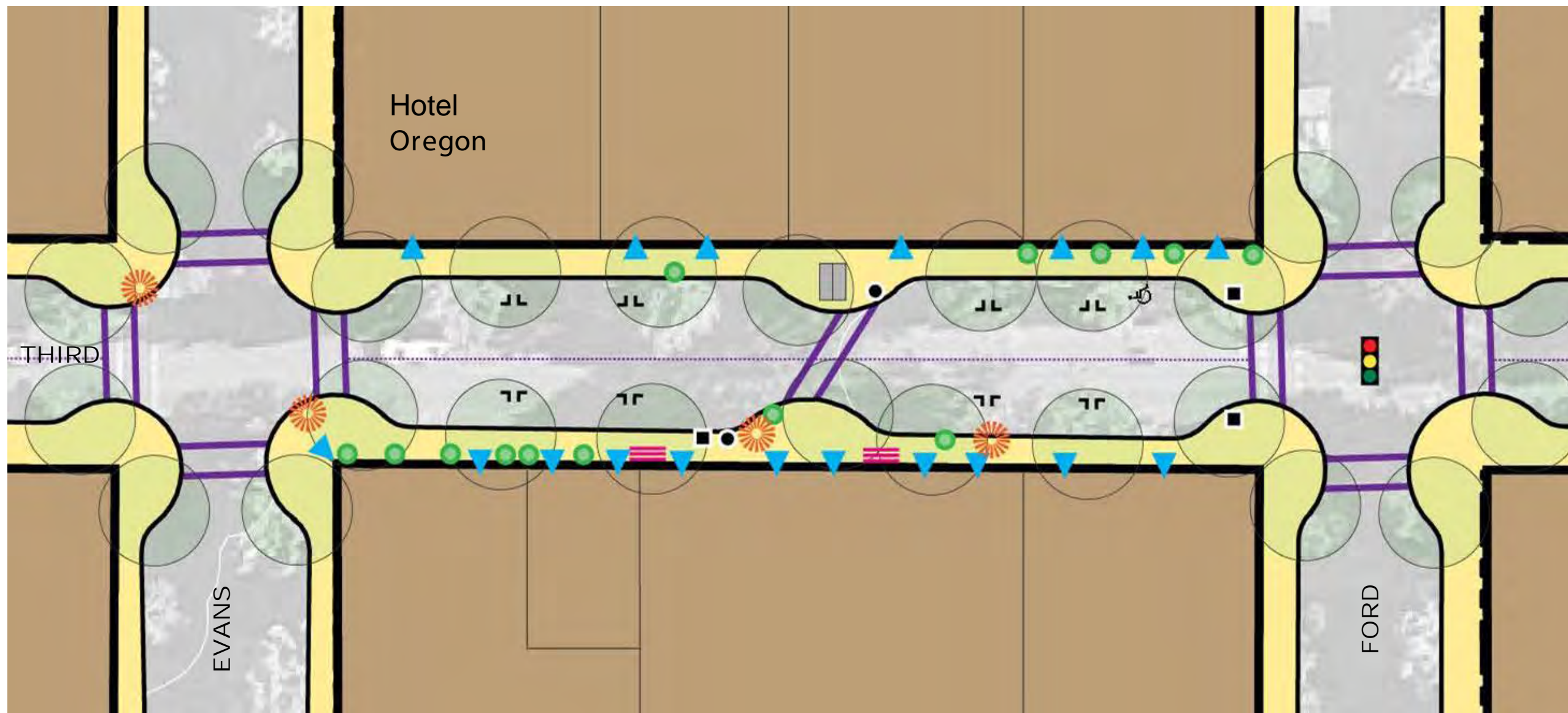
How Did We Get Here?

Project Overview :: **Adams to Johnson**





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

Existing Conditions :: **Designed for Cars**



60'
RIGHT-OF-WAY

Existing Conditions :: **Designed for Cars**



10'
SIDEWALKS

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



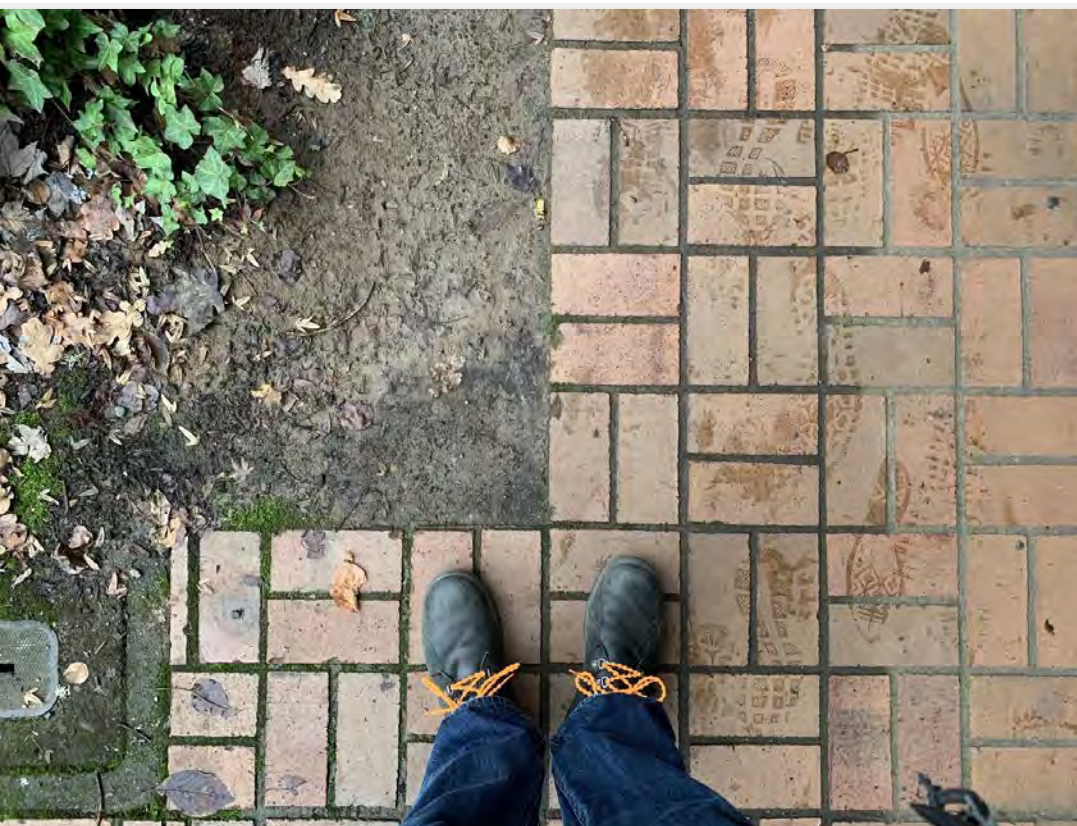
Existing Conditions :: **Strong Frontages + Street Trees**



Existing Conditions :: Sidewalks



Existing Conditions :: Sidewalks / Paving Variety



Existing Conditions: **Drainage Issues**



Existing Conditions: Commemorative Plaques



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

- Honor Downtown's heritage and include the contributions of previous generations
- Perpetuate Downtown's quirky character (and leave room for individual expression)
- Define cohesive furnishing, material, and color palettes
- Integrate public art into the streetscape and create opportunities for temporary art installations
- Create a comprehensive lighting program that includes building illumination
- Strategically revitalize Third Street's iconic canopy of street trees
- Create more gathering spaces and provide more seating

strengthen the PROSPERITY of LOCAL BUSINESSES

- Partner with property owners, local businesses, and the Downtown Association to foster and develop a sense of shared pride and ownership of the street
- Design sidewalk areas, seating, lighting, and access to support business function
- Ensure that special events are programmed and facilitated in ways that complement and bolster commercial businesses

ensure SAFETY for all users and CONNECTIVITY throughout Downtown

- Manage the needs of all modes of transportation while prioritizing pedestrians
- Provide universal access
- Improve wayfinding and signage
- Maintain mid-block crossings
- Improve connections between Third Street and key destinations (e.g., City Park, Library, East End, Granary District, surrounding neighborhoods, etc.)
- Manage downtown parking holistically

foster a range of EVENTS for citizens and visitors alike

- Integrate features into the streetscape to facilitate special events and improve safety and security for pedestrian crowds
- Provide facilities and amenities that support events and benefit local businesses
- Program events that generally cater to a mix of local residents and visitors

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

- Develop a comprehensive phasing strategy with business owners and contractors to minimize construction impacts on businesses
- Improve and/or expand existing infrastructure (e.g., power, water, sewer, stormwater drainage, communication) to meet current and future needs
- Future-proof utility investments

facilitate a robust PUBLIC ENGAGEMENT process that engages the entire community

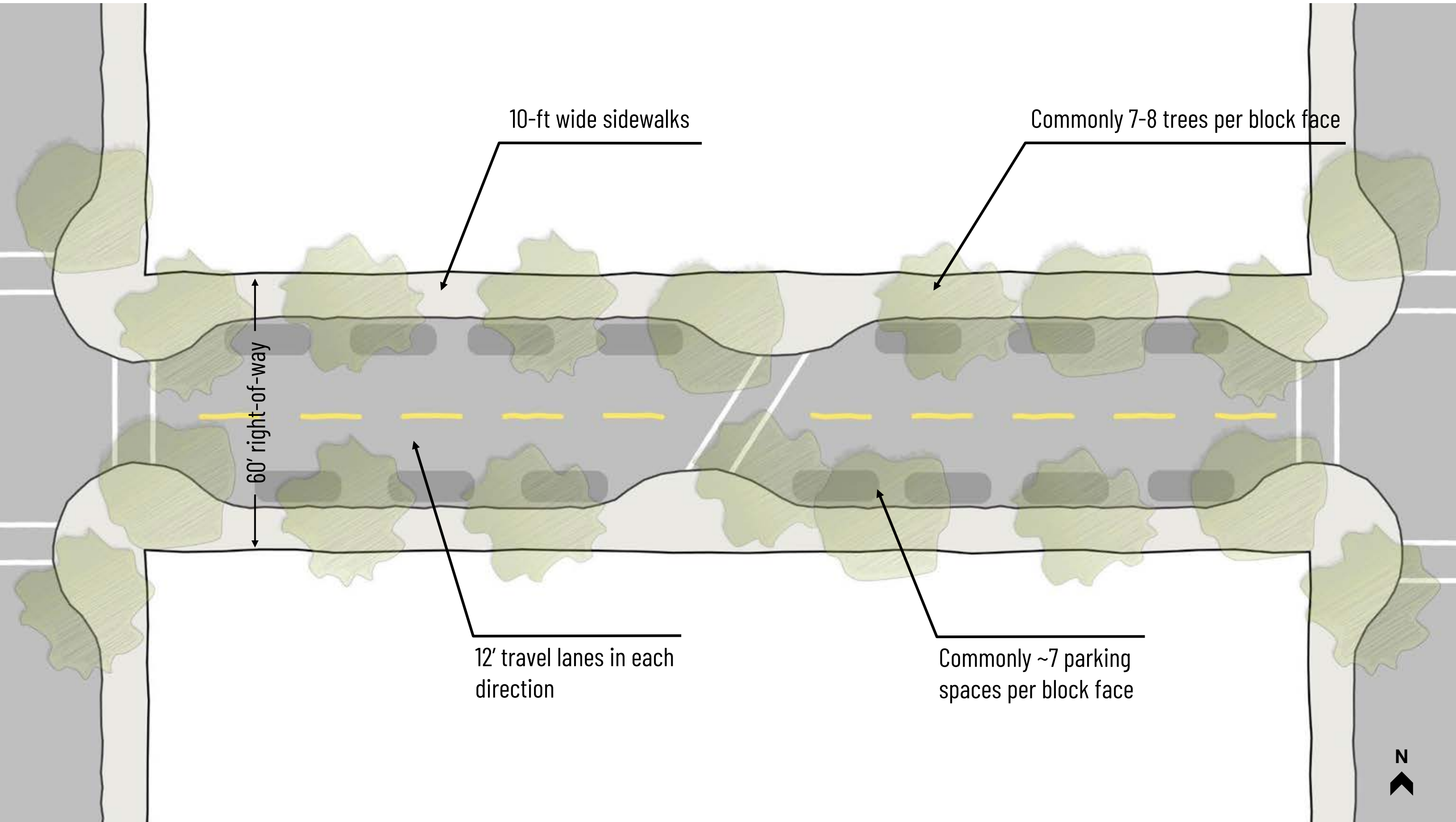
- Manage a transparent design and decision-making process
- Engage a complete cross-section of stakeholders (e.g., businesses, property owners, utility providers, City / agency staff, event organizers, and the general public)
- Provide a mix of engagement activities (e.g., meetings, open houses, workshops, website, social media)

NE Third Street :: **Design Principles**

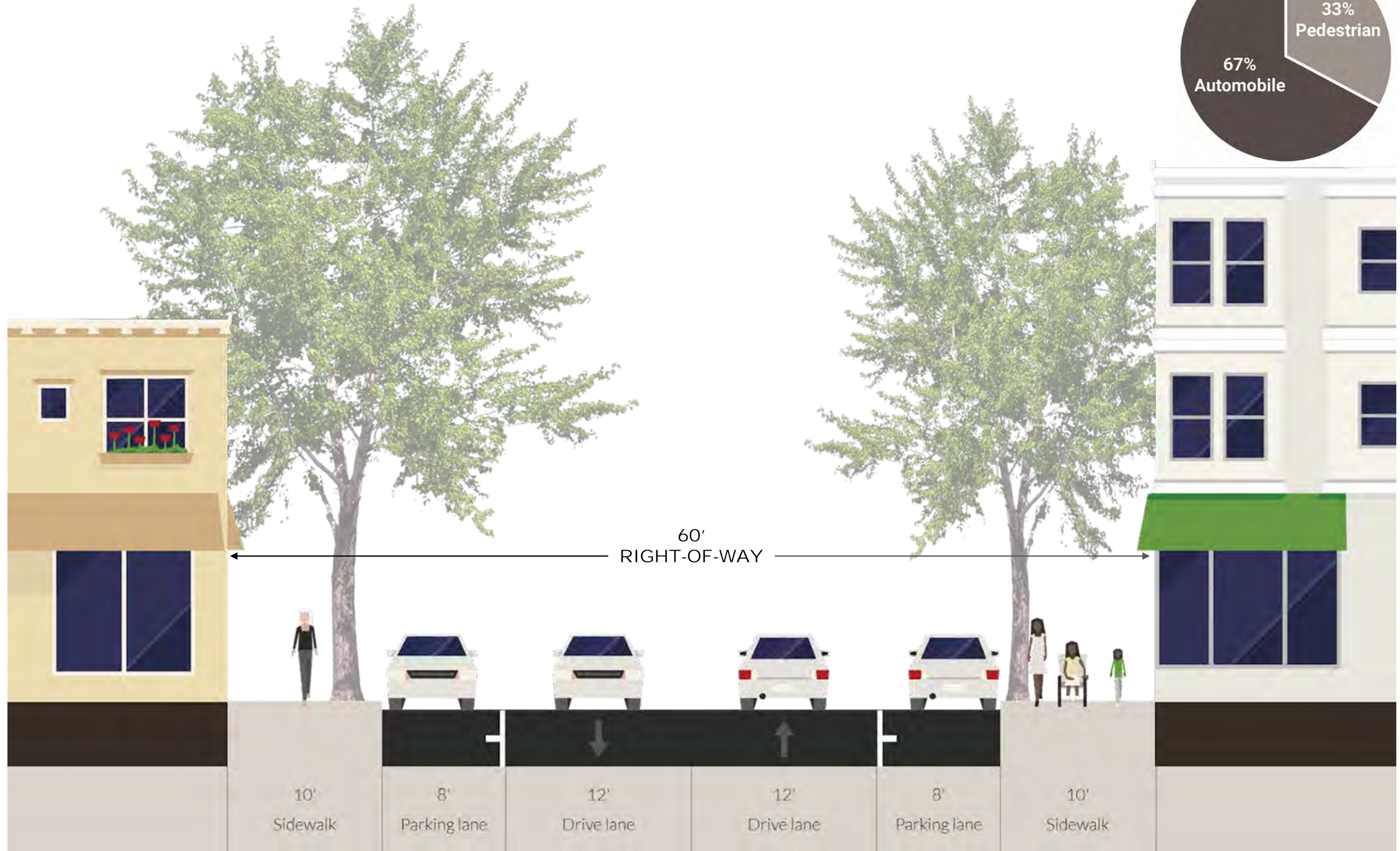
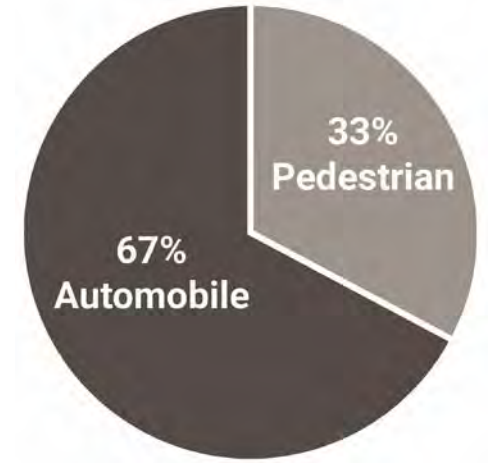
- Third Street is of the **people**, for the people, and created by the people
- Third Street is **safe, inclusive**, and **accessible to all**
- Third Street is Downtown's premier **public space**
- Third Street is an **integral part of Downtown**
- Third Street is the **vibrant commercial heart** of 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**

Preferred Functional Design Sidewalk Pockets

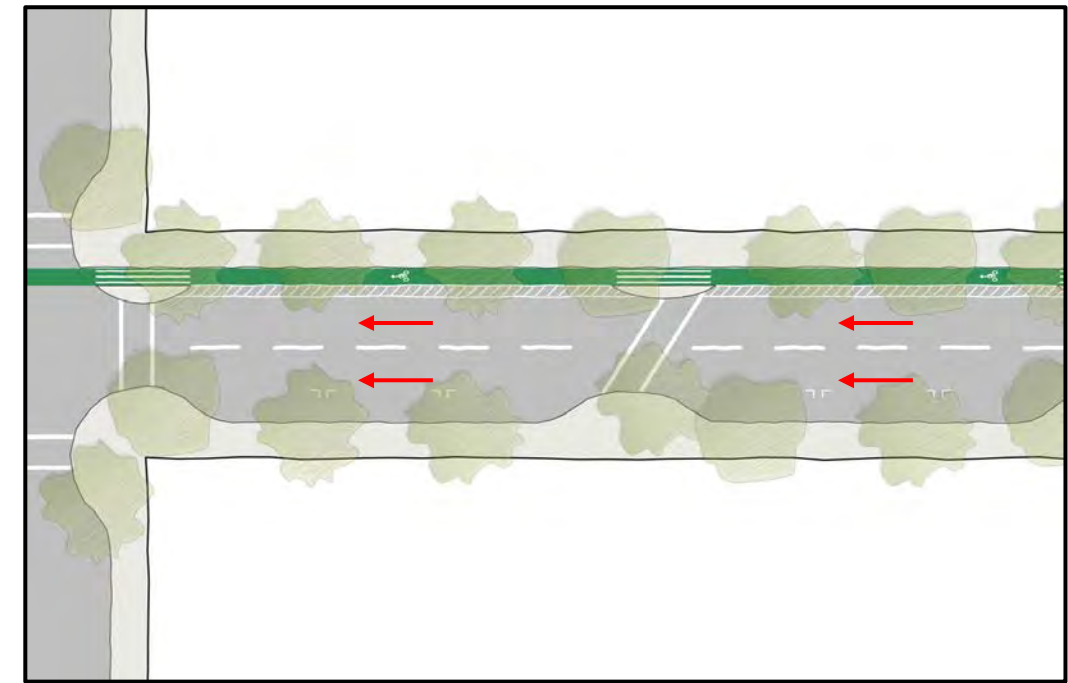
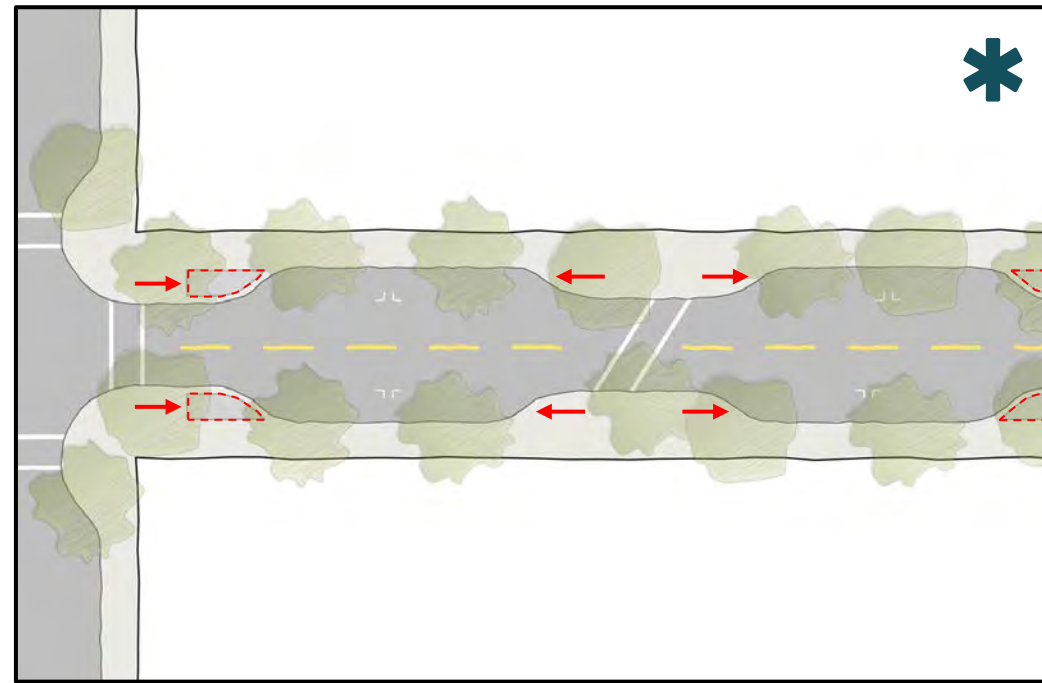
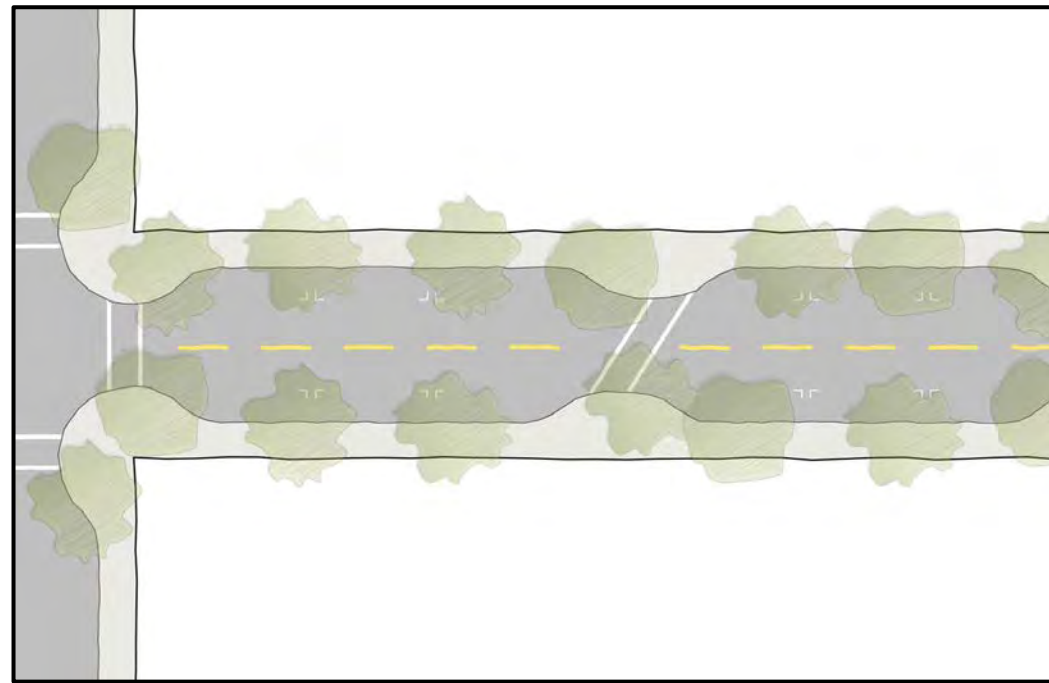
Existing Conditions :: **Typical Block**



Existing Conditions :: Typical Cross-Section



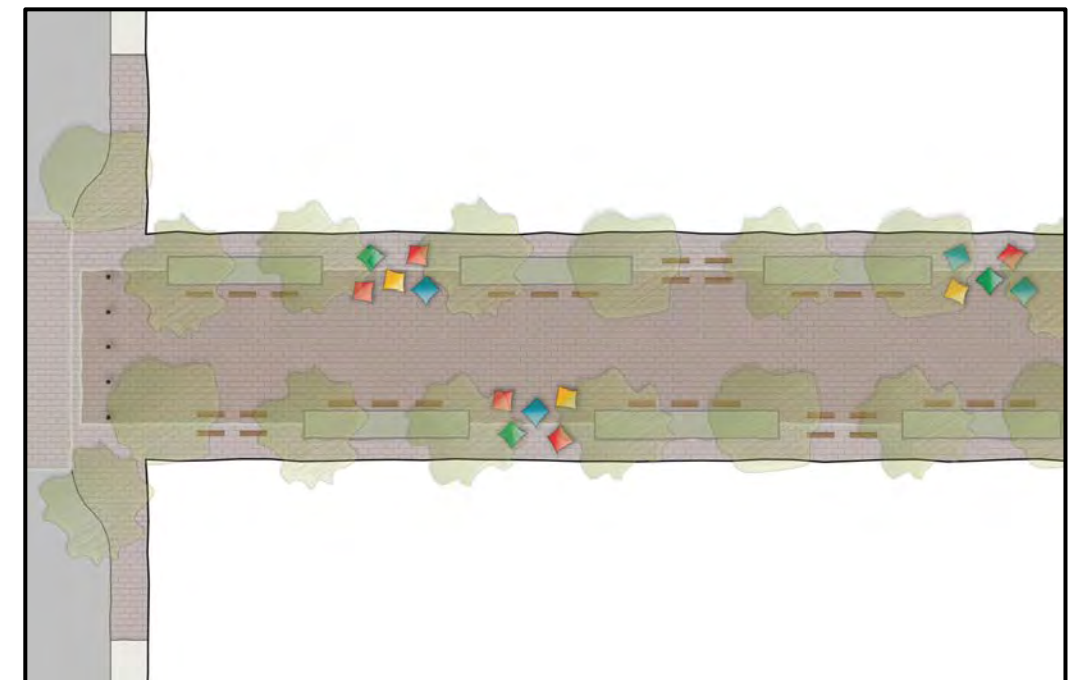
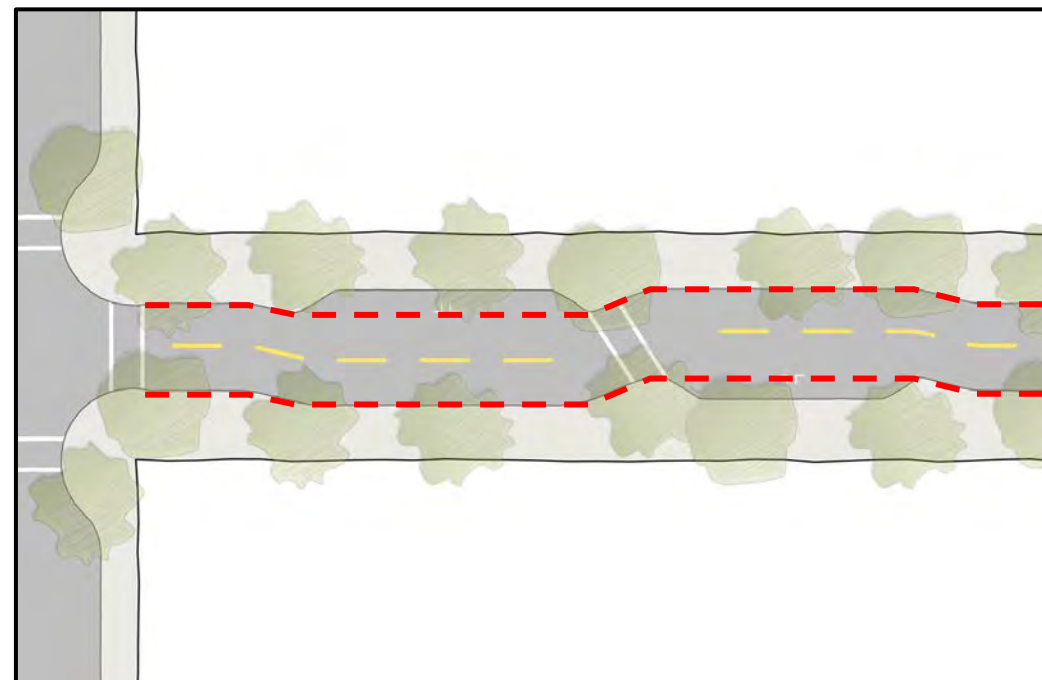
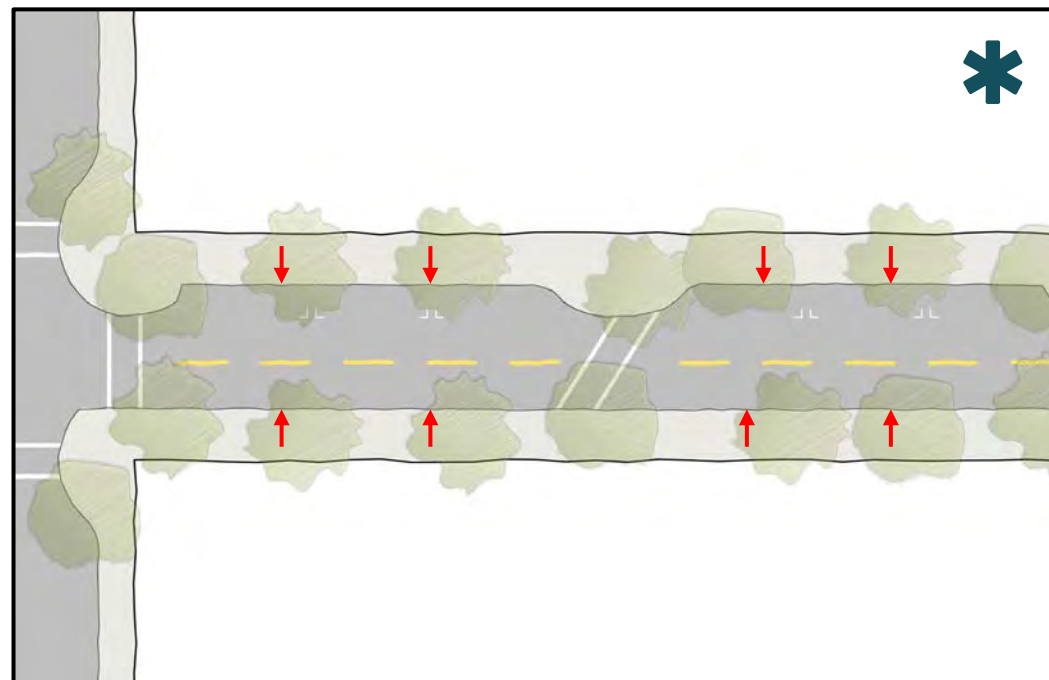
Functional Design :: **Concept Comparisons** (Winter 2021/22)



1: Rebuild to Existing Cross-Section

2: Expanded Curb Extensions

3: One-Way w/ Bike Lane

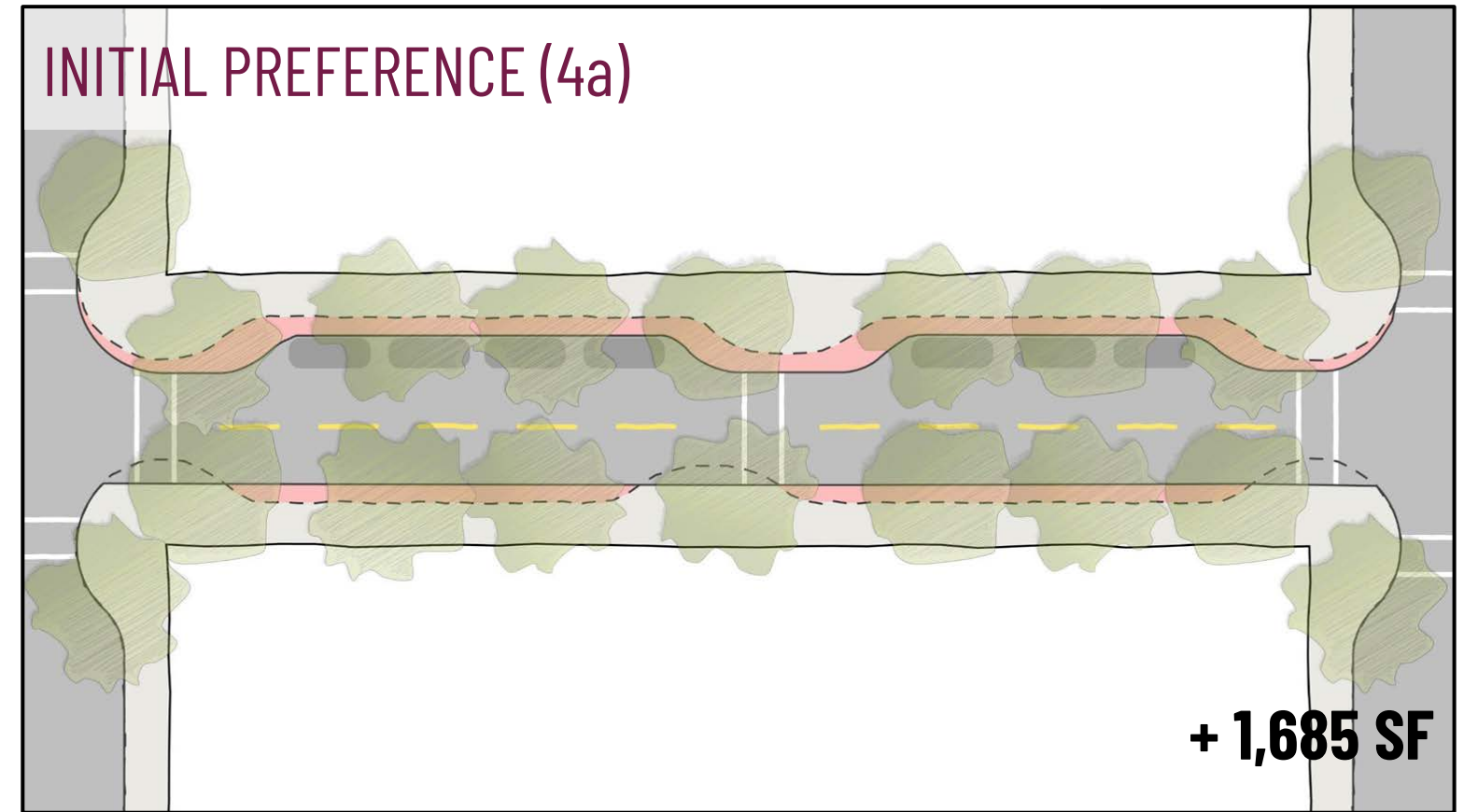
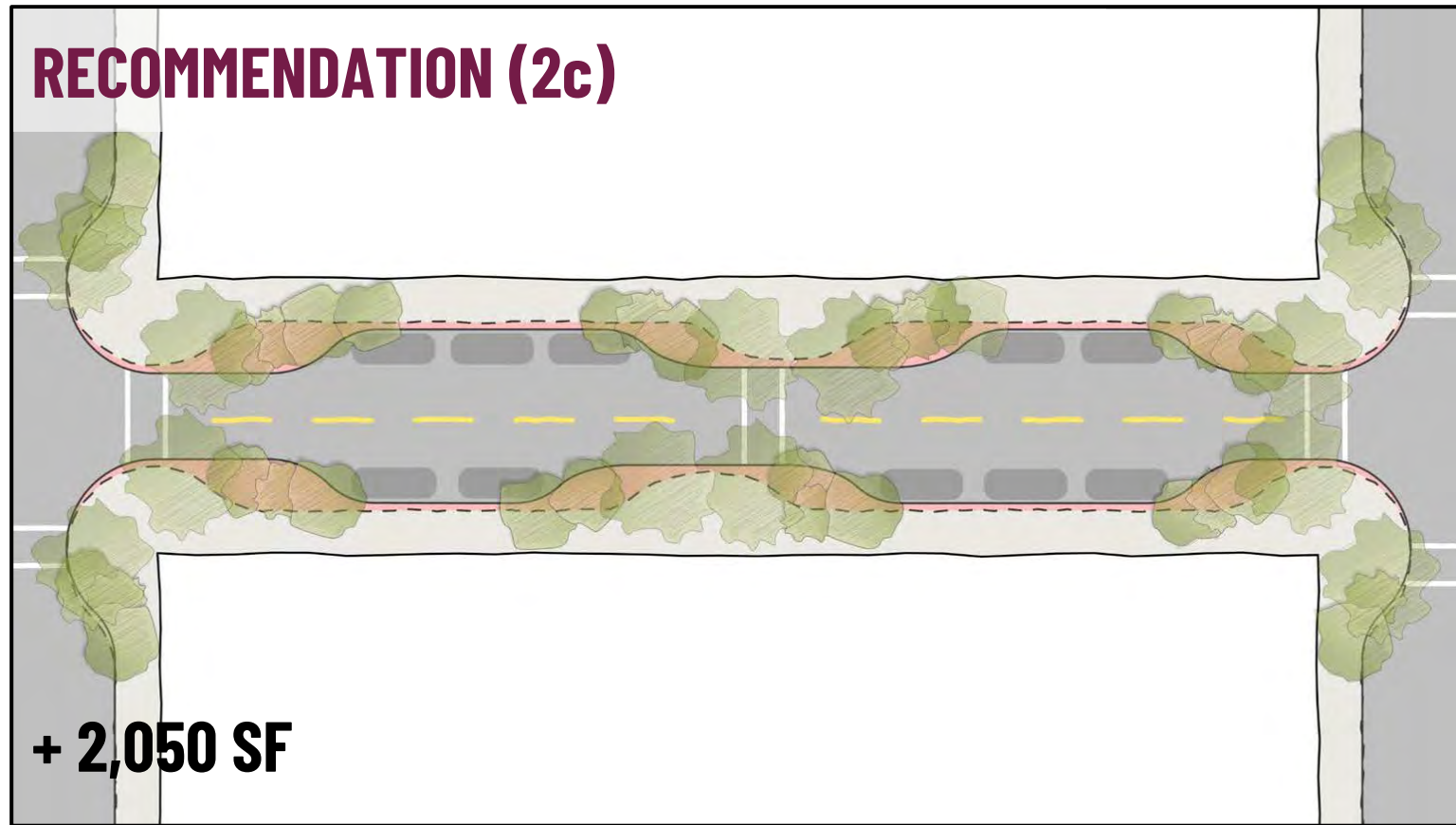


4: Wider Sidewalks / One-Sided Parking

5: Chicane

6: Full Pedestrian Mall

Functional Design :: **Concept Comparison** (2/28/22)



2c :: SIDEWALK POCKETS

Improves familiar design - more gathering space

Larger curb extensions; overall sidewalk widening

Possible lane-diet; two-side parking creates friction

Symmetry - sidewalk size, parking, trees

Curb exts. and parking spaces = flexible areas

Grove trees: more species/size variety; shade pockets

Grove trees create more visibility openings

IMPROVE EXISTING

PEDESTRIAN SPACE

CALM TRAFFIC

BALANCE / DISTRIBUTION

FLEXIBLE USES

TREES / LANDSCAPE

BUSINESS VISIBILITY

4a :: SINGLE-SIDE PARKING

Major reconfiguration; risks a "favored" side

Wider sidewalks; curb-tight lane is subpar

Possible lane-diet

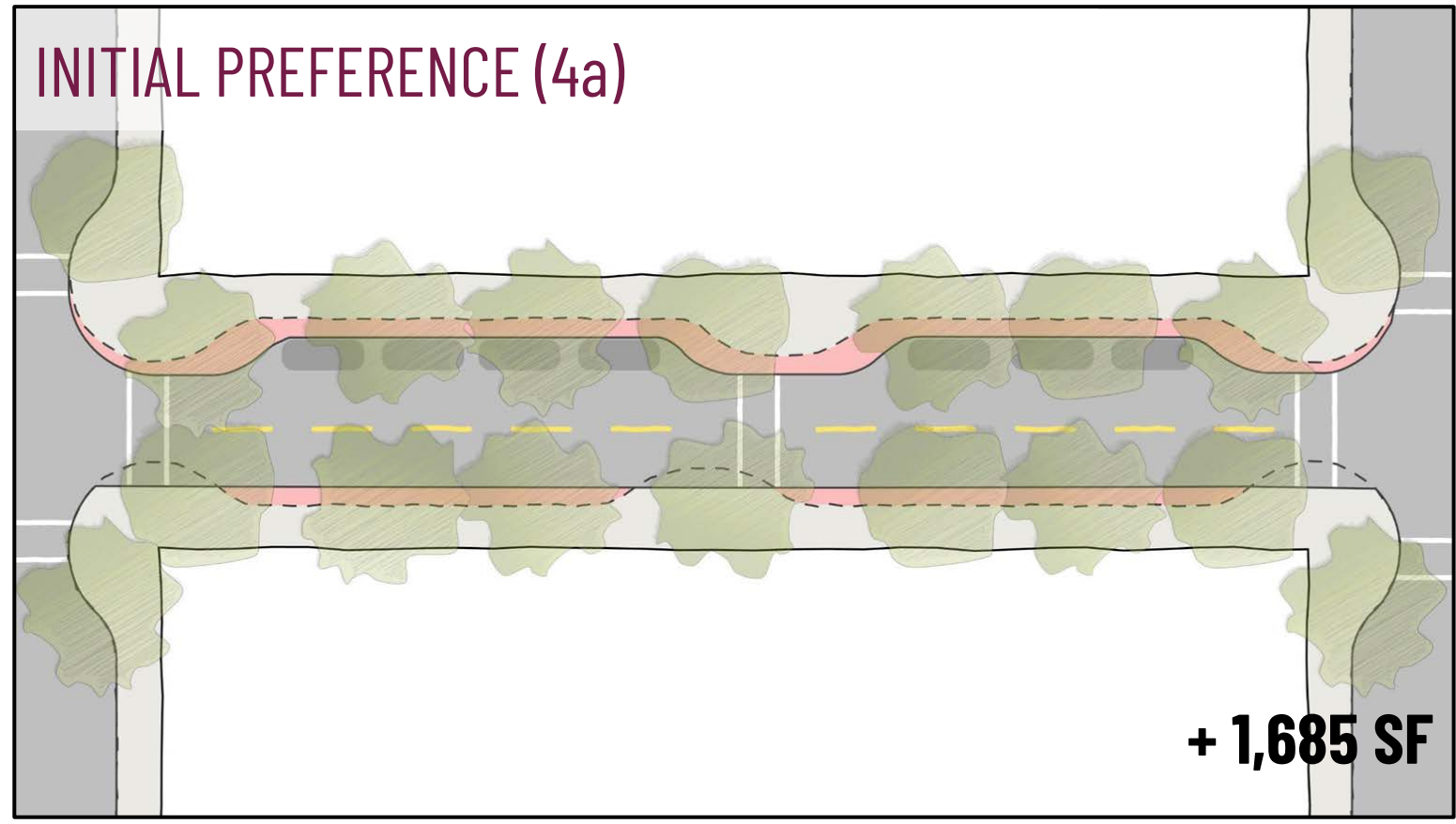
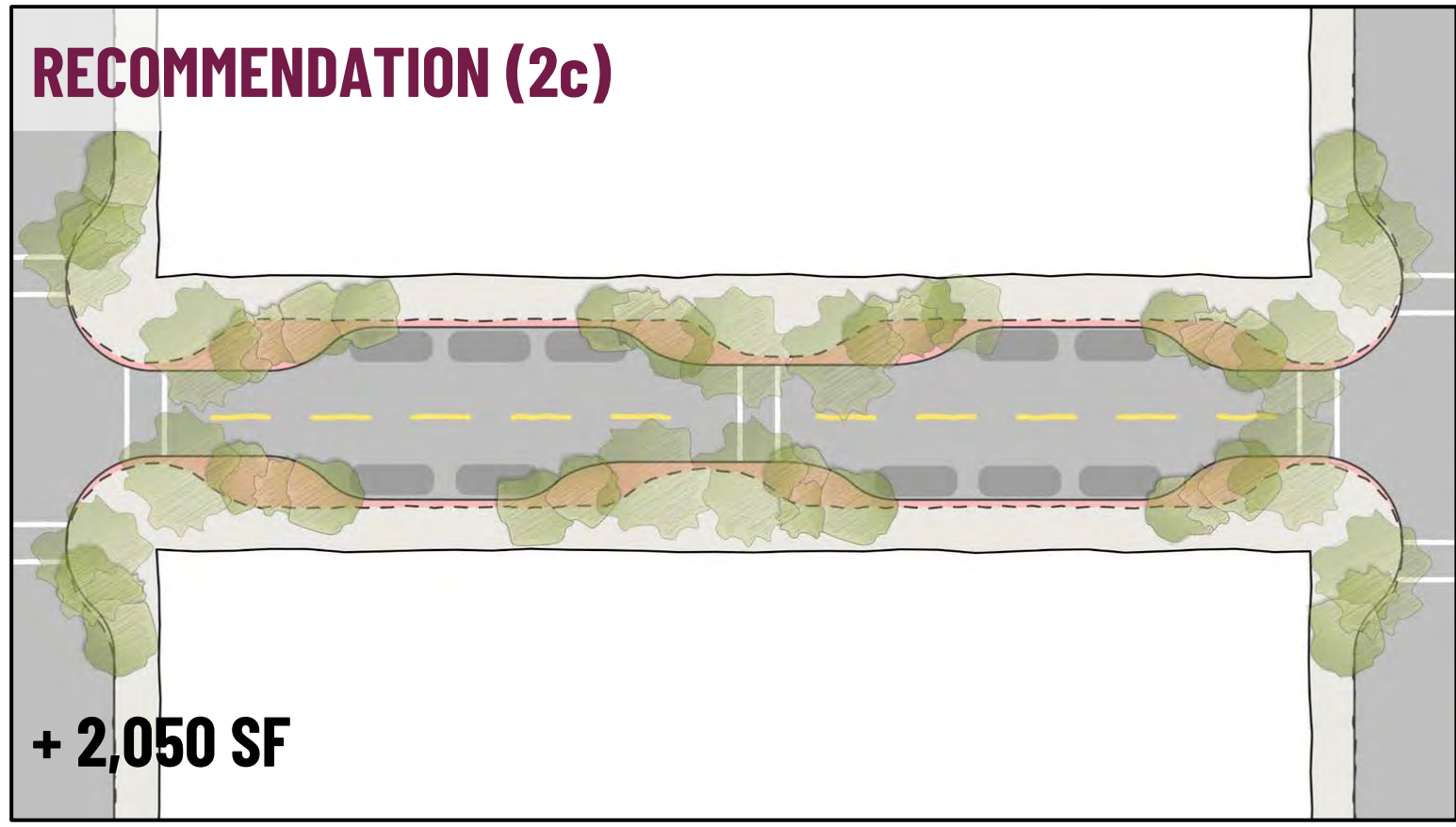
Parking only one side; asymmetrical; mixed trees

Wider uniform sidewalks; less curb ext. flex-space

Could mix-and-match: Groves one side; Linear other

Linear trees may block some views; TBD from locations

Functional Design :: **Advisory Vote** (2/28/22)



#1 - I support the recommendation (**12 votes**)

#2 - I support it with the following amendments / suggestions (**6 votes**)

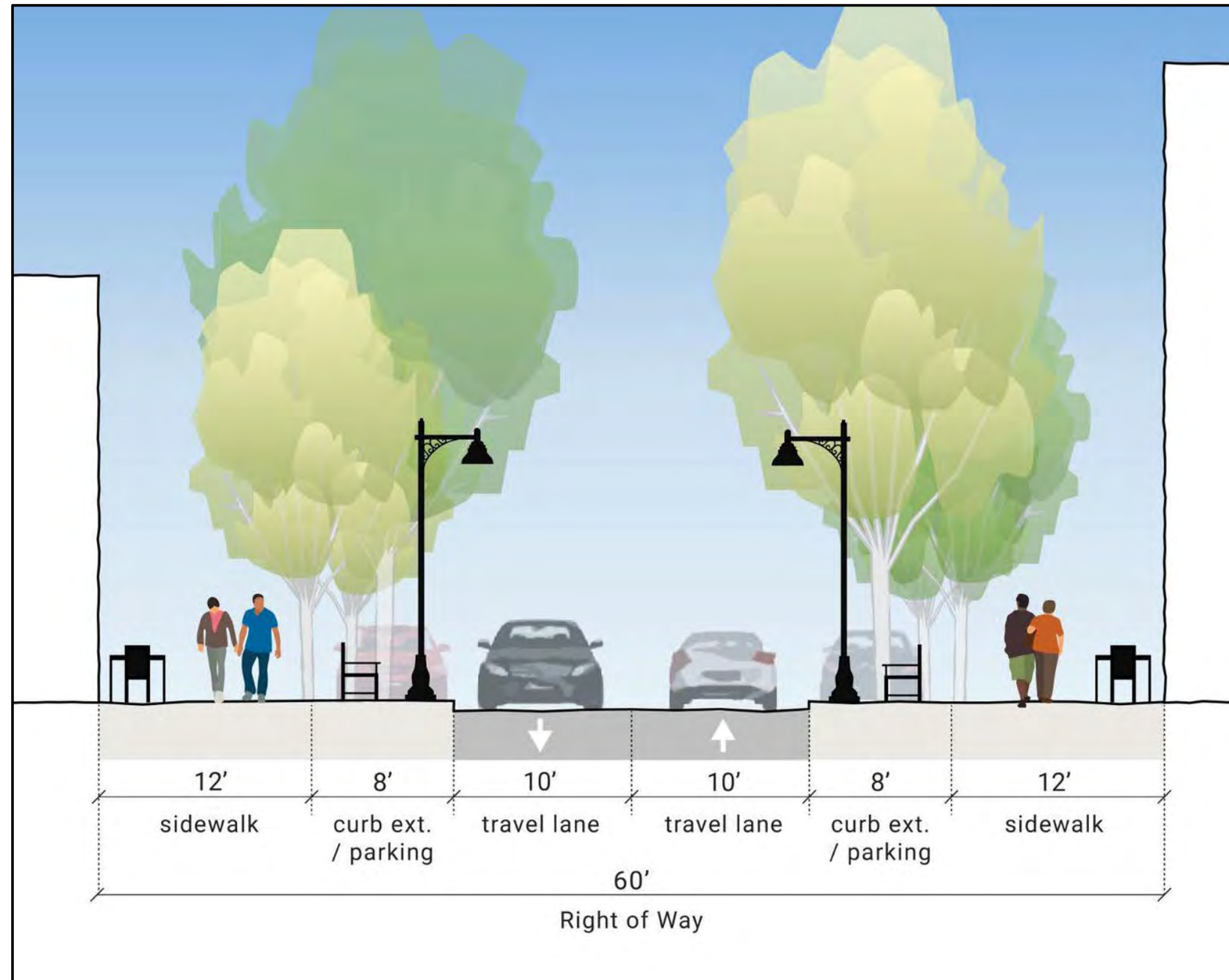
#3 - I don't support the recommendation (**0 votes**)

Preferred Functional Design :: **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

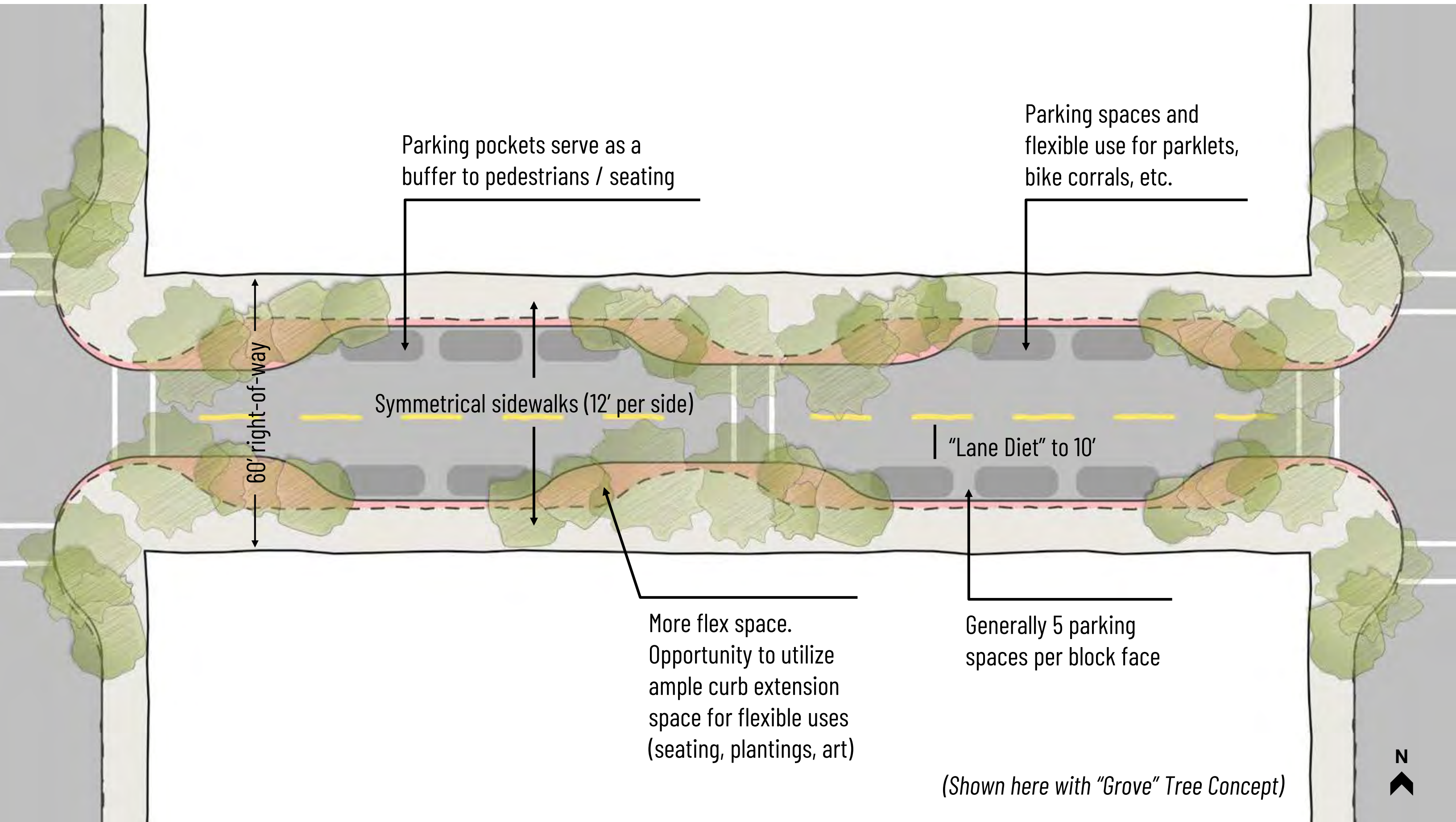


Preferred Functional Design :: **Sidewalk Pockets** (A Person-Centered Main Street)



- 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 Design :: **Sidewalk Pockets** (A Person-Centered Main Street)



Parking pockets serve as a buffer to pedestrians / seating

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

60' right-of-way

Symmetrical sidewalks (12' per side)

"Lane Diet" to 10'

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

Generally 5 parking spaces per block face

(Shown here with "Grove" Tree Concept)



Preferred Functional Design :: **Example Curb Extensions & Flexible On-Street Uses**



Main Street (Grand Junction, CO)



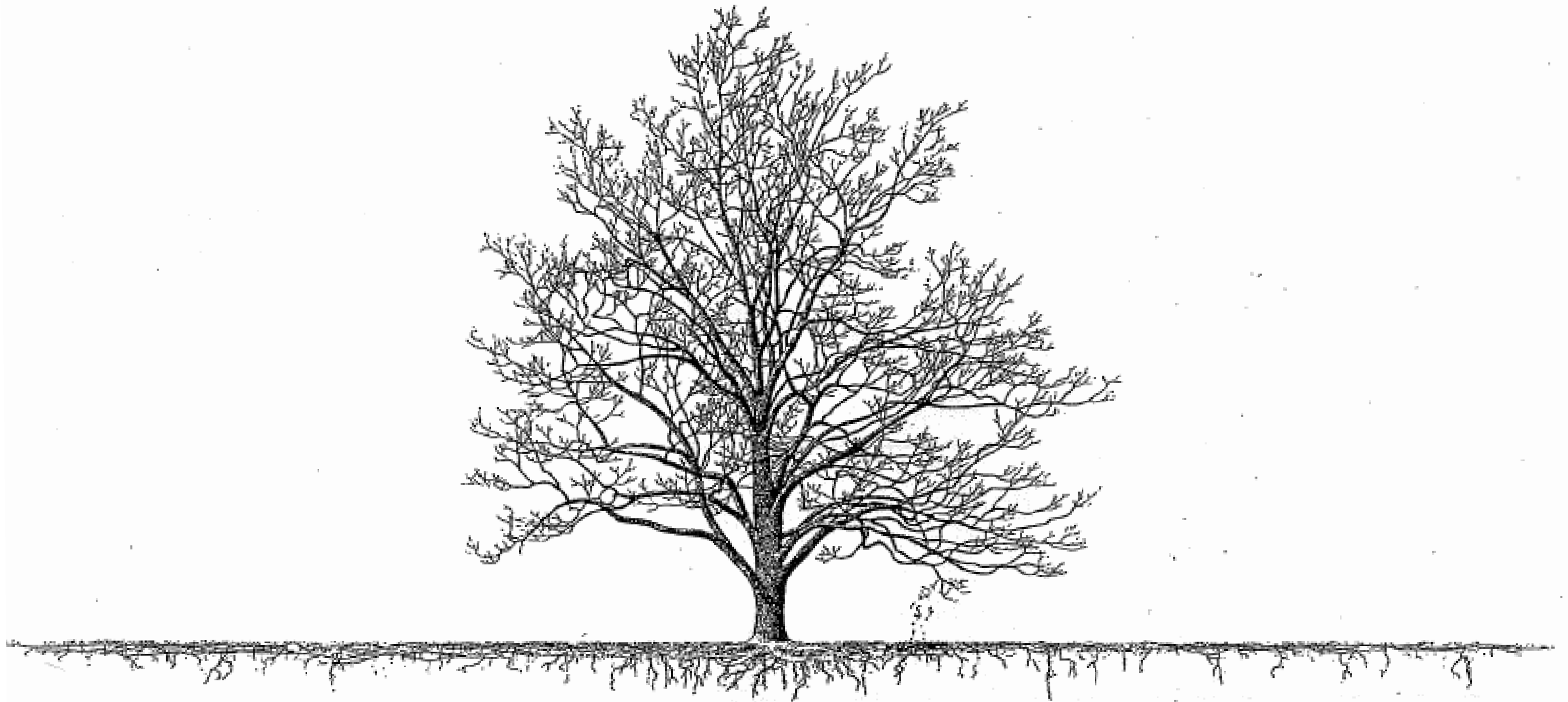
Witherspoon Street (Princeton, NJ)



Street Tree Alternatives

Species, Urban Form, Etc.

Street Trees :: Extensive Root Growth



NOTE: This illustration is derived from a retouched photograph of a 36" diameter Northern Red Oak tree located in the Morton Arboretum, Morton, Illinois. The root system was carefully exposed to show both its extent and depth. Smaller roots extend out from the ends of those illustrated at least an additional 12' to 15', but were too small to depict. To assist the viewer with scale, 6' tall figure was drawn in to the right of the tree.

Street Trees :: **Extensive Root Growth**



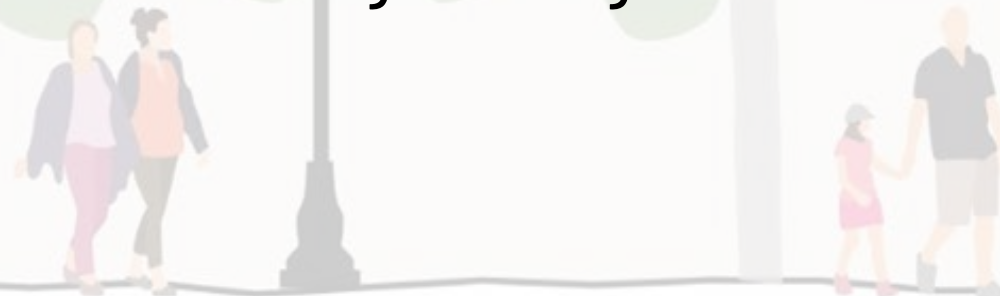
Impractical to demolish street, dig trenches, and reconstruct around large root systems

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

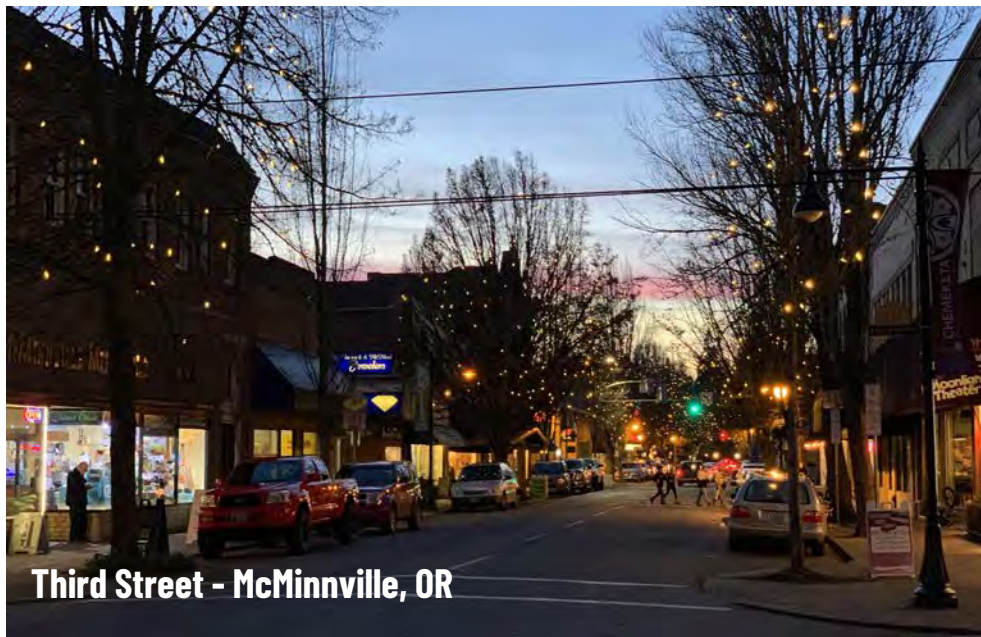


Groves :: **Street Tree Design Principles**

- 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 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).



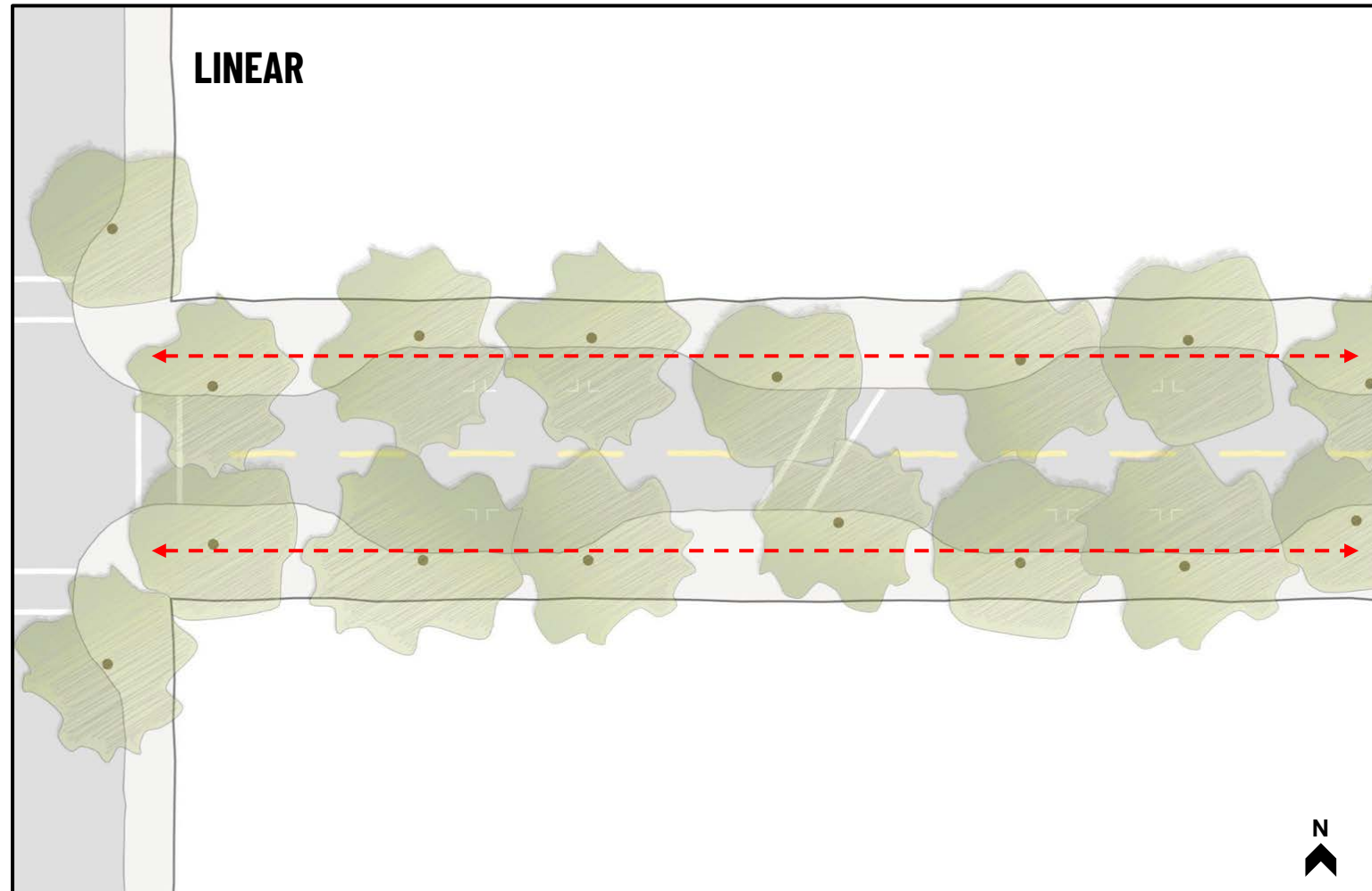
Street Character :: Ornamental / Decorative Lighting



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

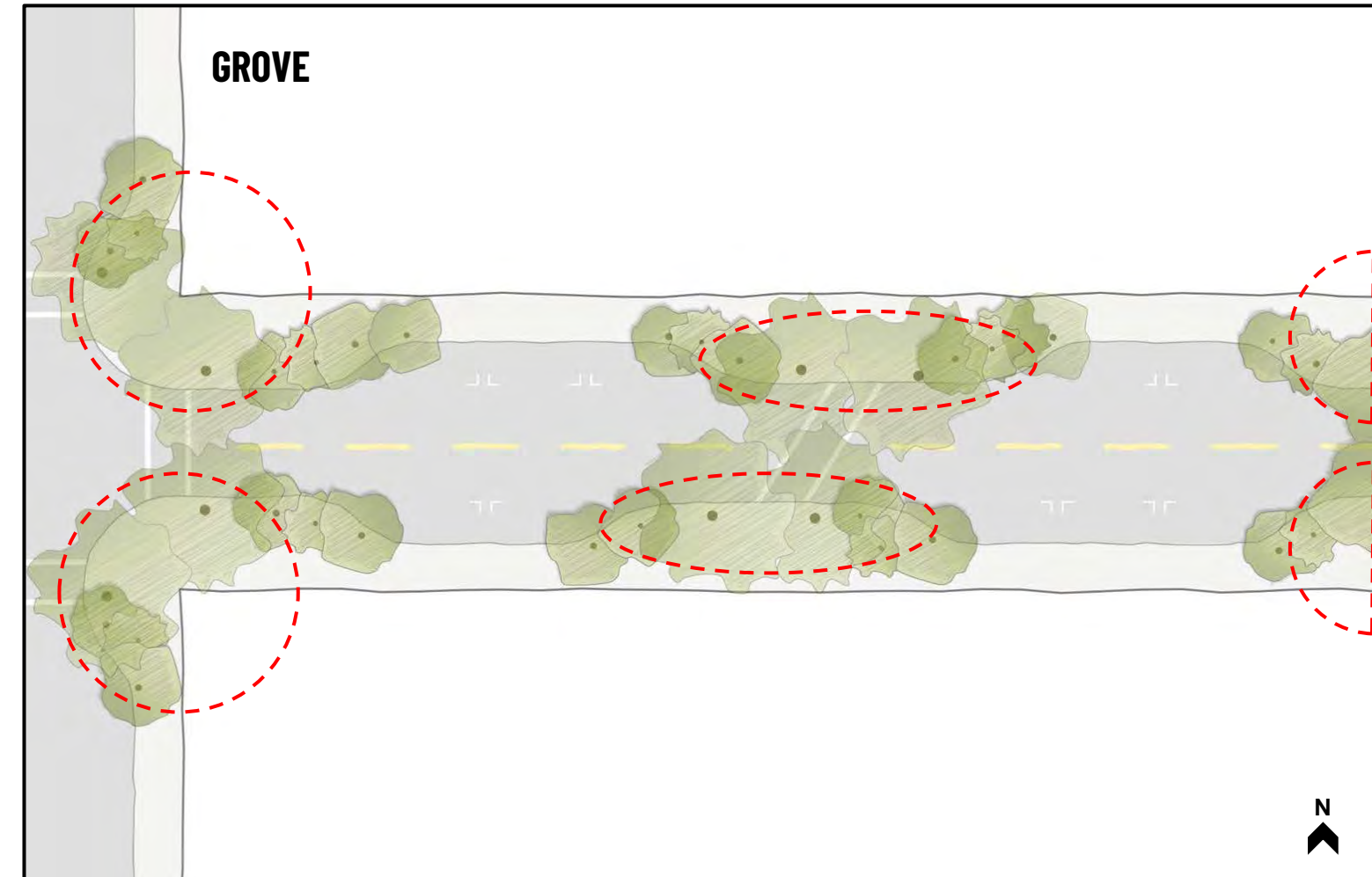
LINEAR

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

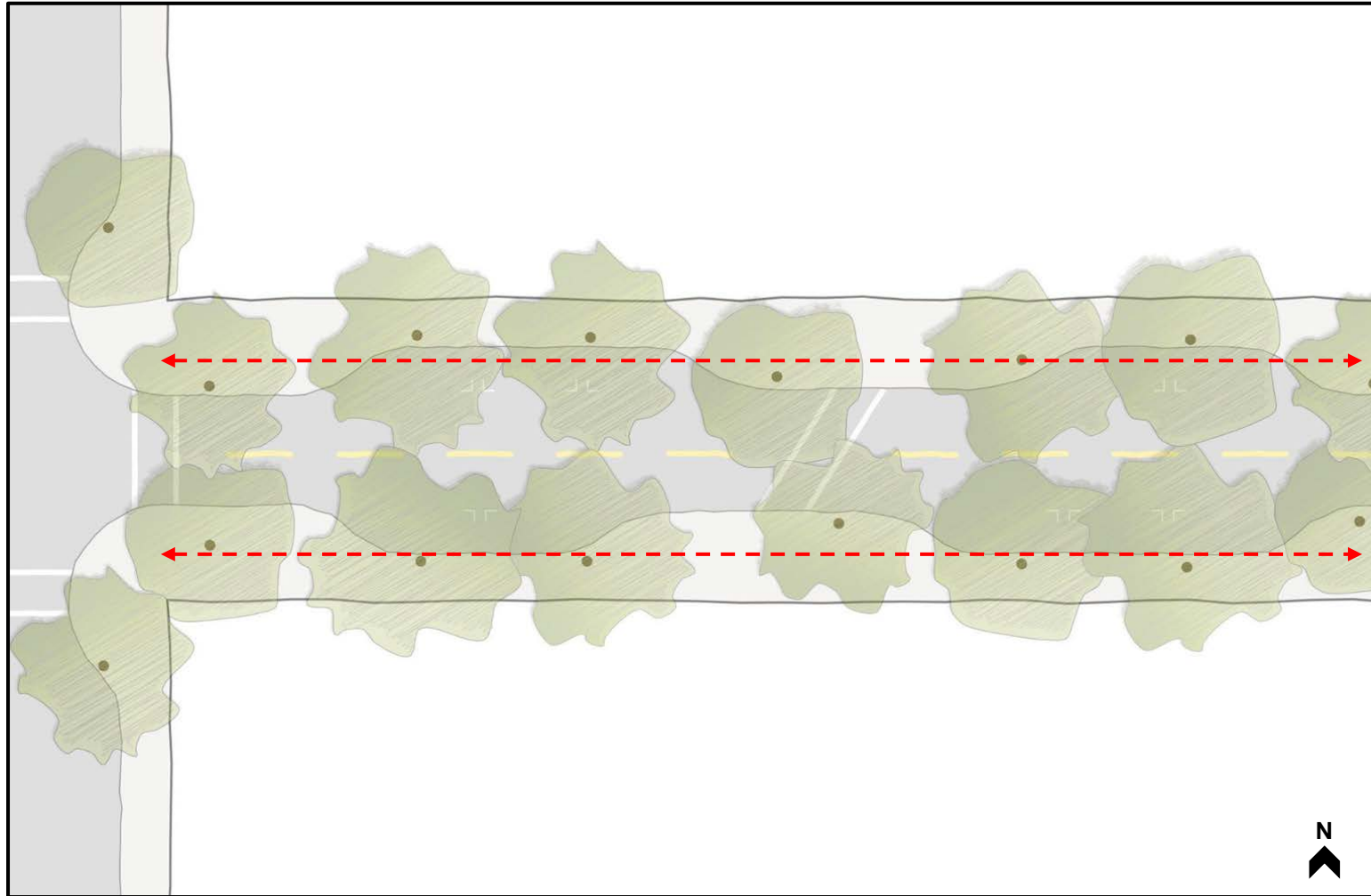


GROVE

- 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.

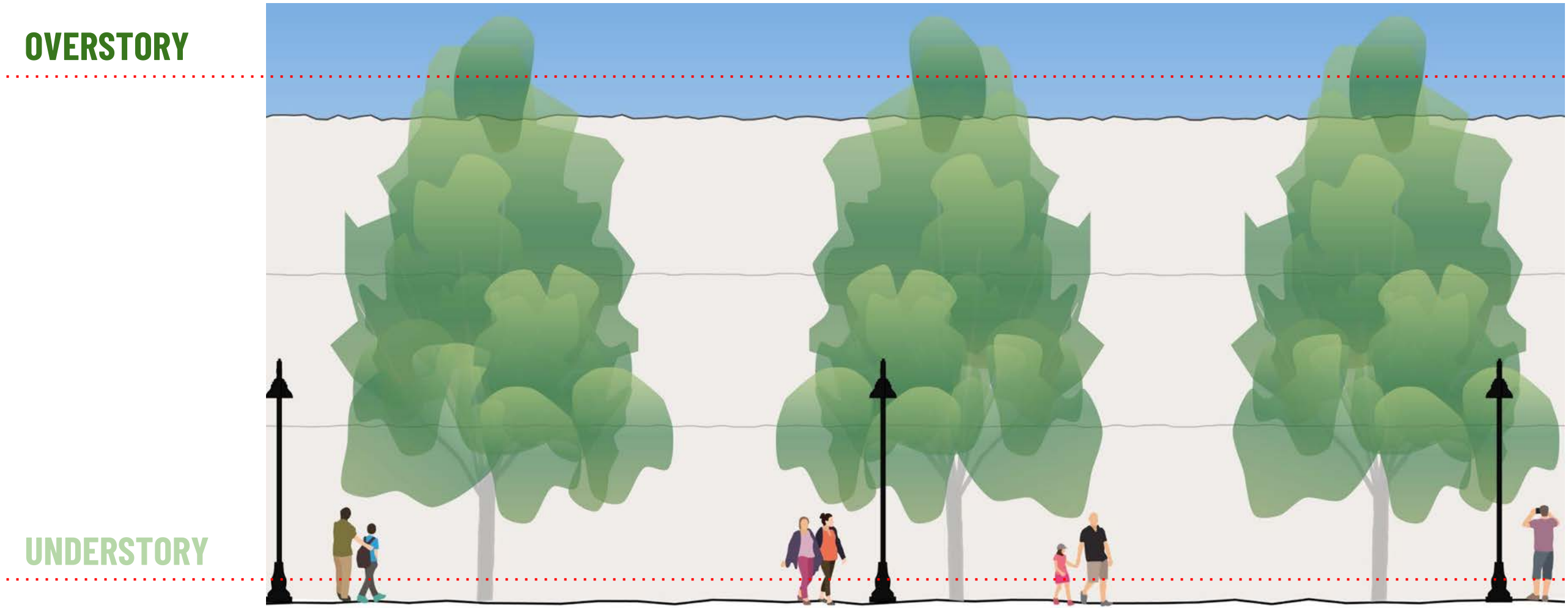
HUMAN EXPERIENCE

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



Linear Concepts :: **Spatial Structure**

OVERSTORY

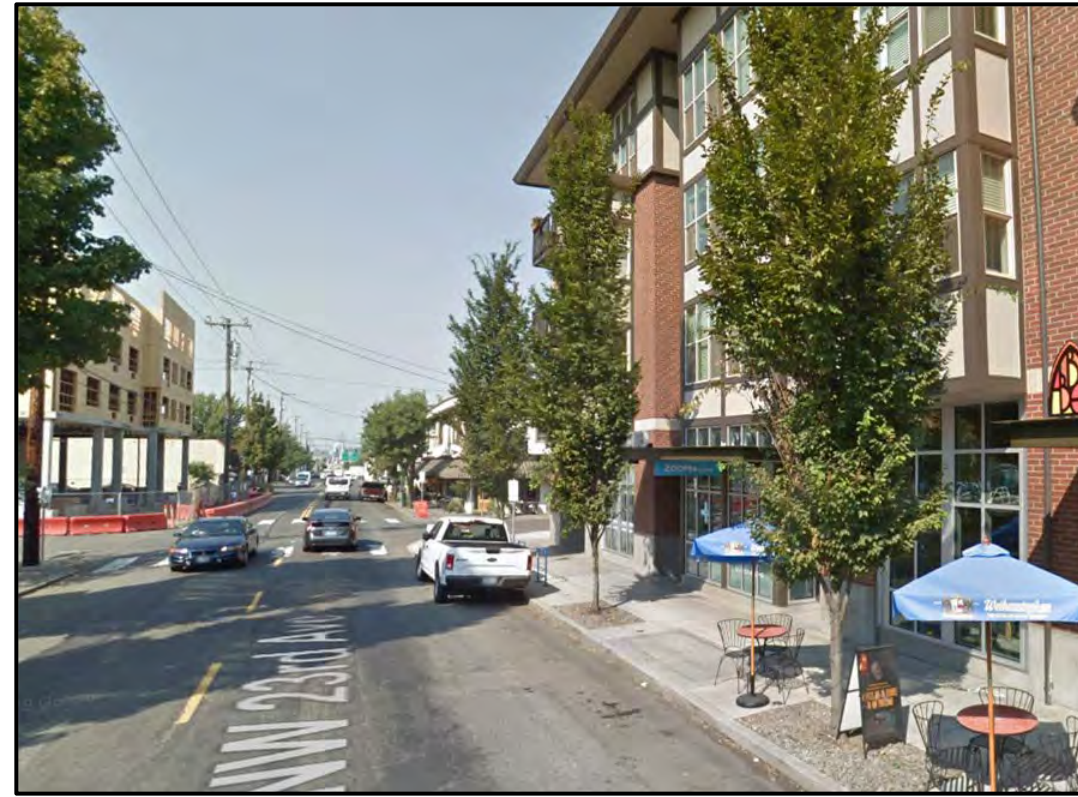


UNDERSTORY

Linear Concepts :: Streetscape Examples



Seattle



NW 23rd Ave - Portland



Second Ave - Walla Walla

Linear Concept A :: **Single Species**

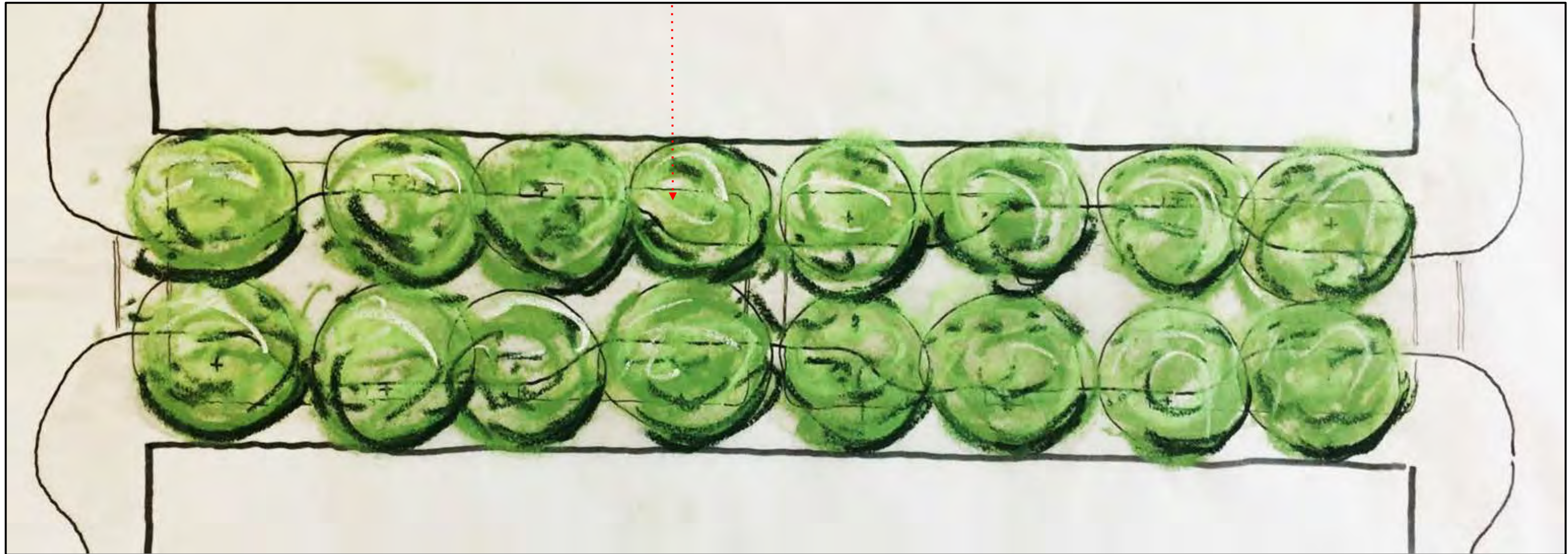
Given the success and popularity of Third Street's current trees, this concept closely replicates the current scheme with a primary species of red maple. Given time, this will eventually fill-in to form the desired tunnel effect and accommodate twinkle lights in the ways that residents currently appreciate.



Linear Concept A :: **Single Species**



Deciduous - e.g., Red Maple



Linear Concept A :: **Single Species**

OVERSTORY



Deciduous - e.g., Red Maple

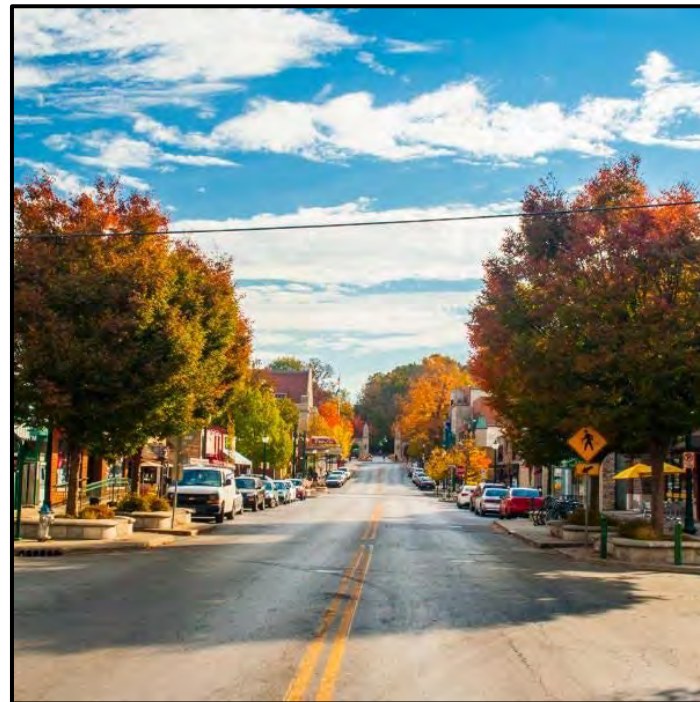
UNDERSTORY



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



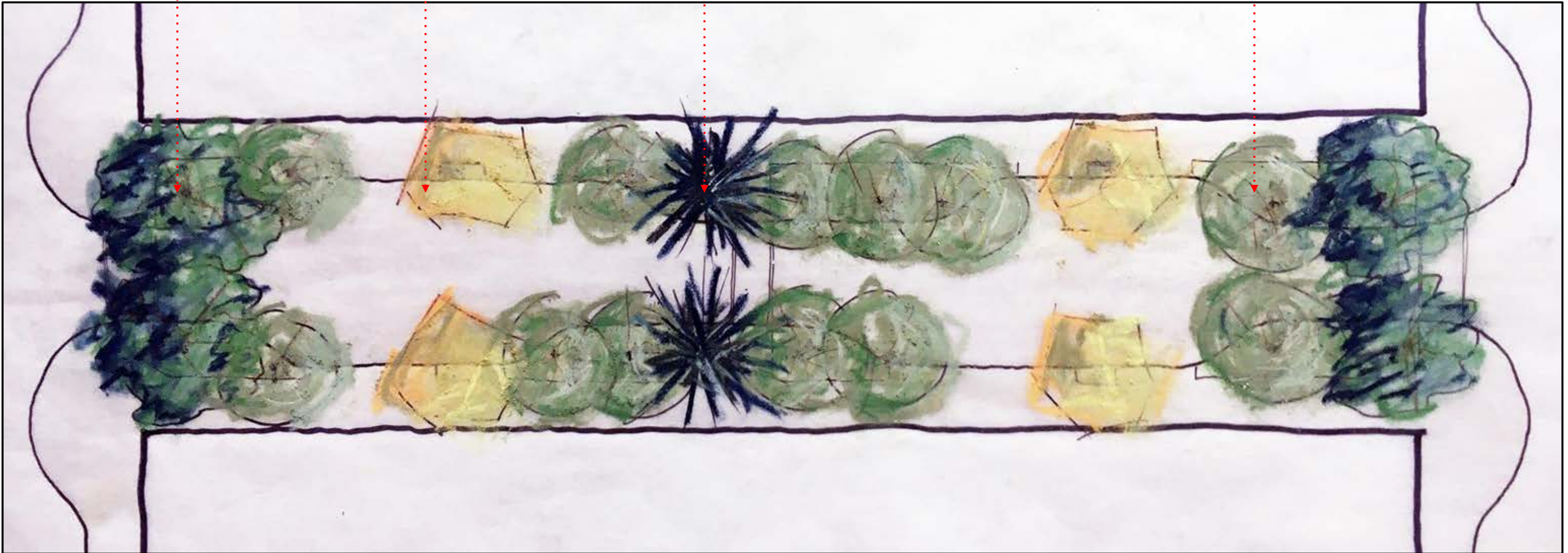
Deciduous Ornamental - e.g., Snowbell or Redbud



Conifer- e.g., Lodgepole Pine



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

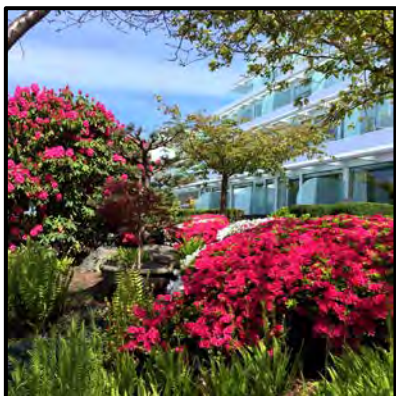


Linear Concept B :: **Mixed Species (2-4 varieties)**

OVERSTORY



UNDERSTORY



SECTION - ELEVATION

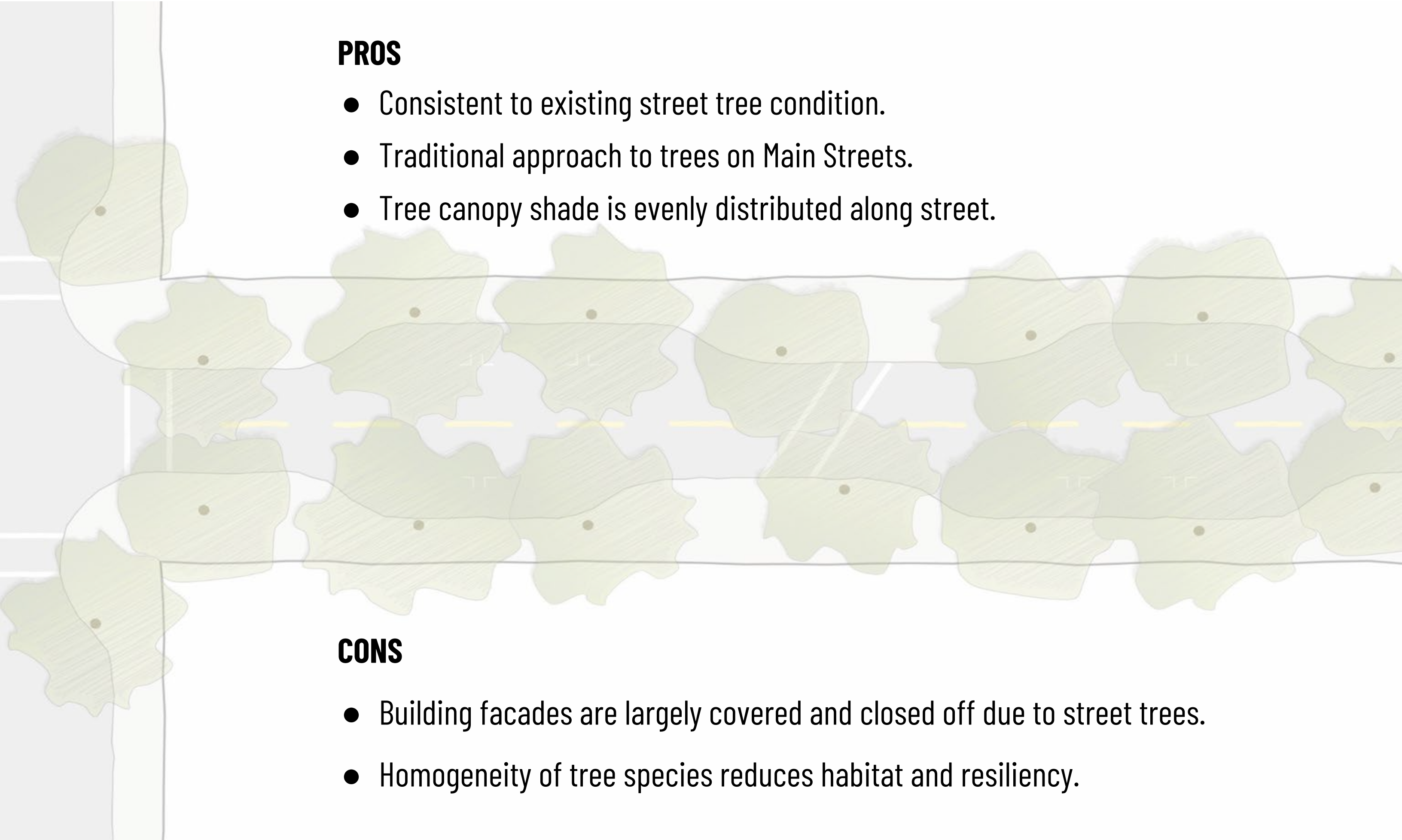
Linear Concepts :: **Evaluation**

PROS

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

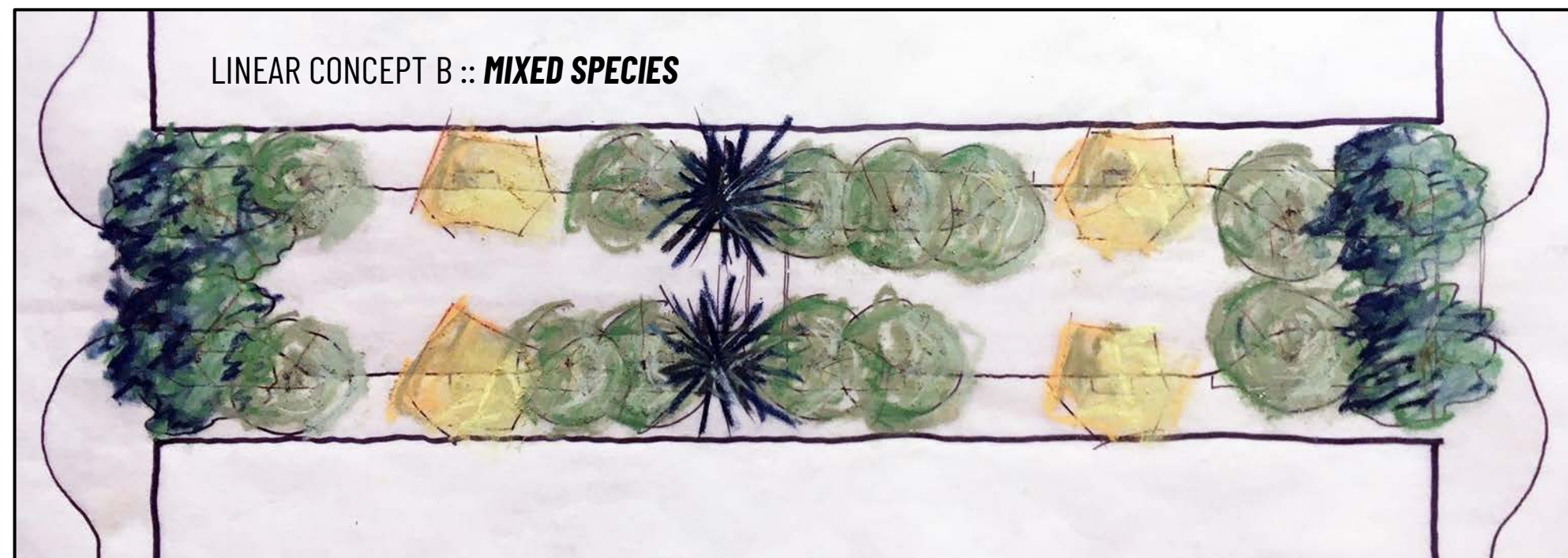
CONS

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

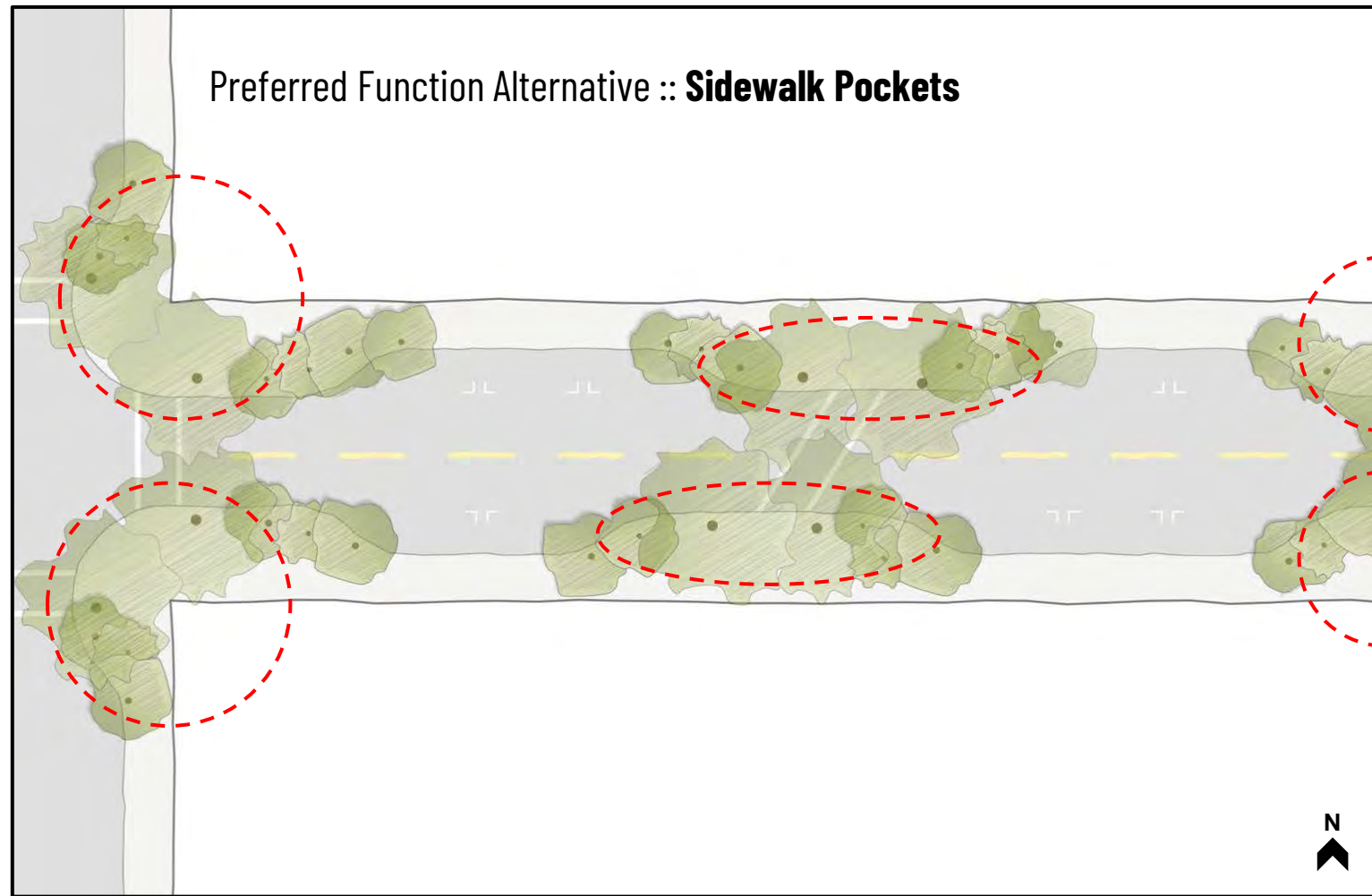


Linear Concepts :: **Questions**

- 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

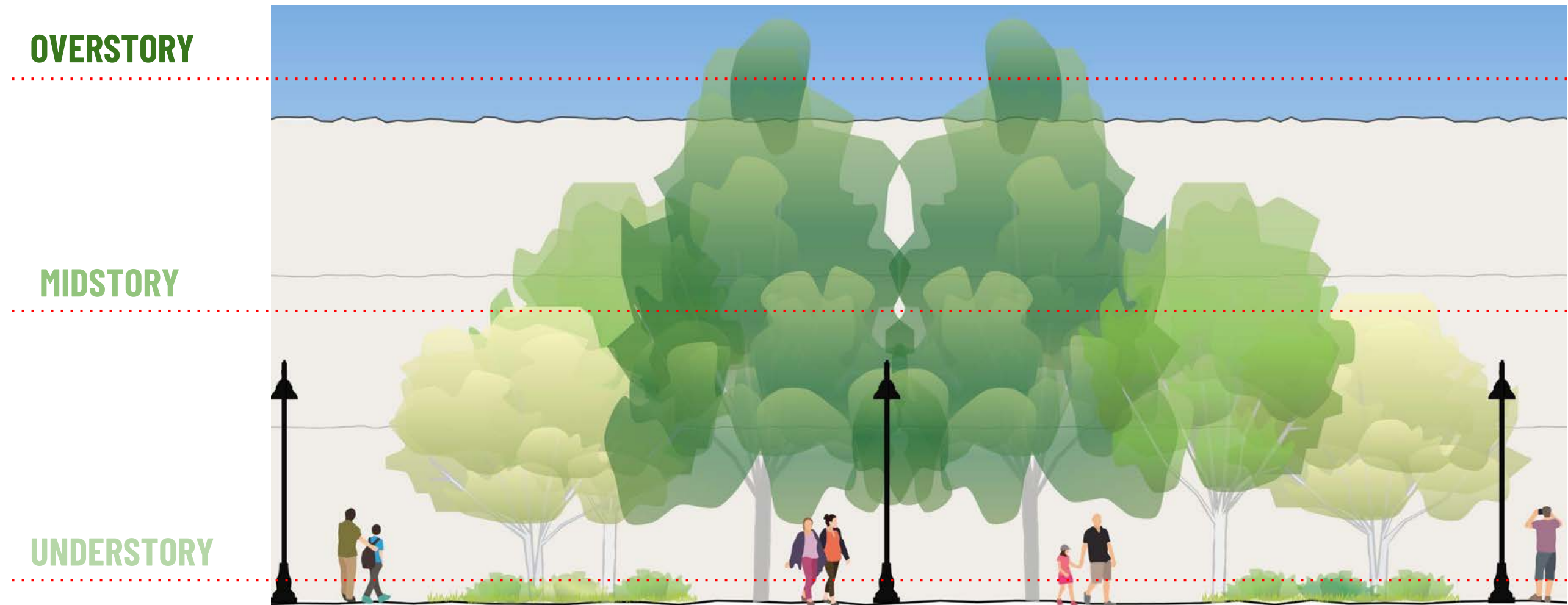
- Concentration of trees that vary in species, height, spread.
- Limited to wider curb extension areas.
- Employs a variation of tree species to create a lush/dense effect.
- Utilizes a range of upper/middle/lower story layering.
- Planting space at base of groves.

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**



Grove Concepts :: Streetscape Examples



Bell St - Seattle



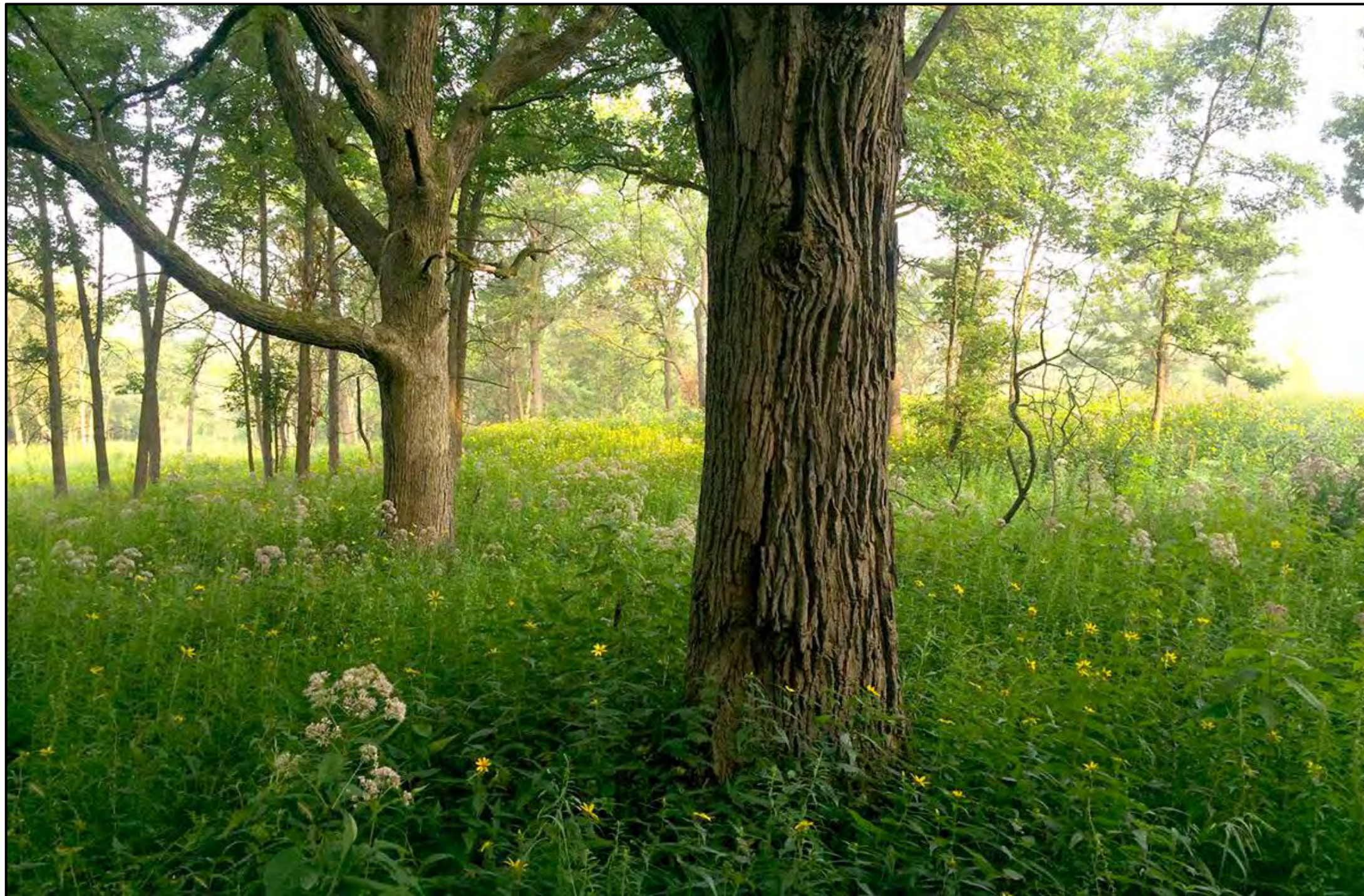
8th Ave - Arbor Blocks - Seattle



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**



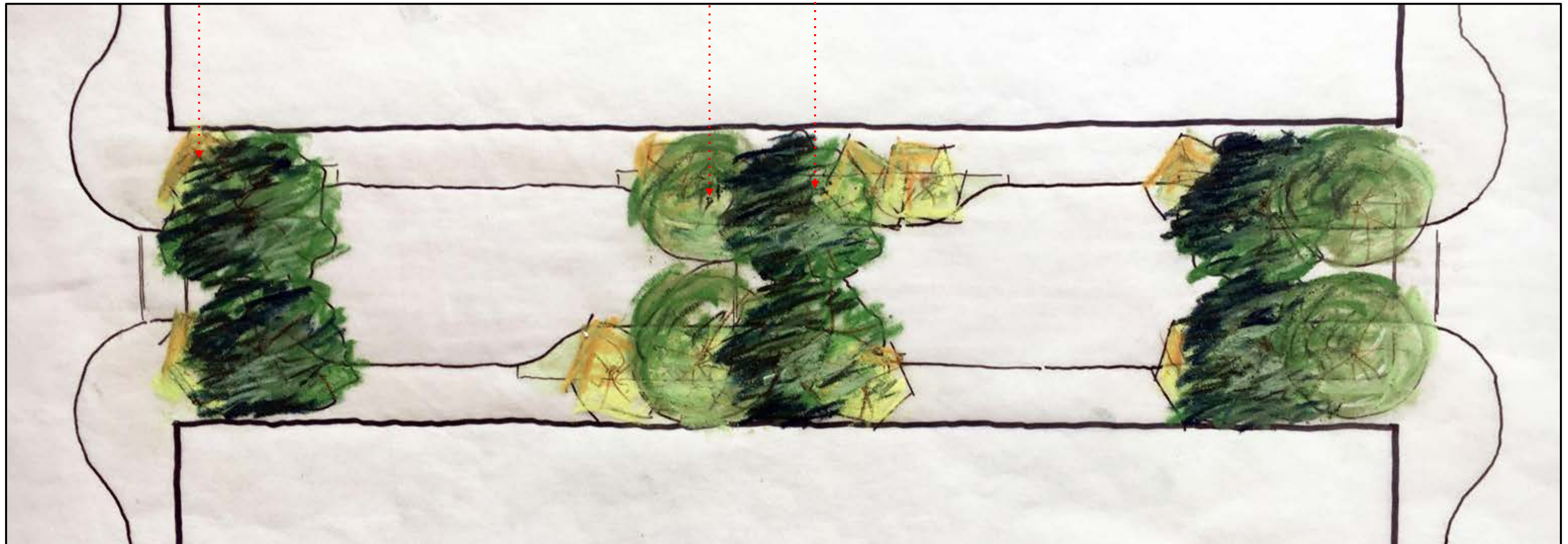
Understory - e.g., Redbud or Snowbell



Canopy - e.g., Madrone



Specimen - e.g., Oak



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



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

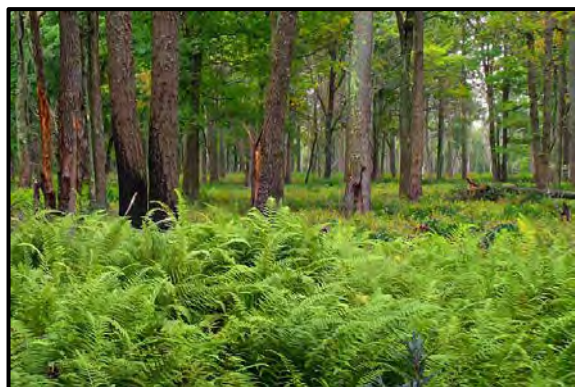
OVERSTORY



MIDSTORY



UNDERSTORY



SECTION - ELEVATION

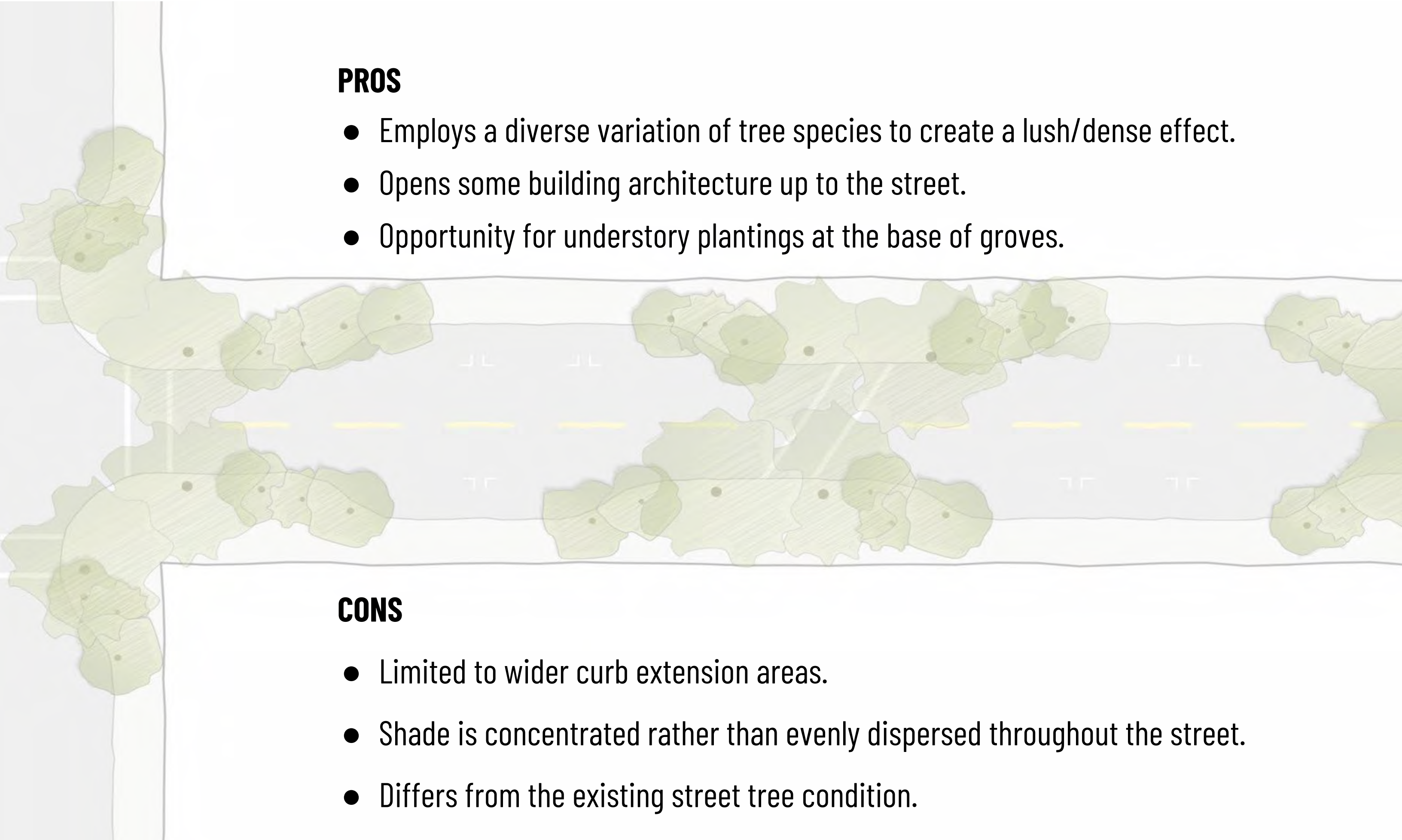
Grove Concepts :: **Evaluation**

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.



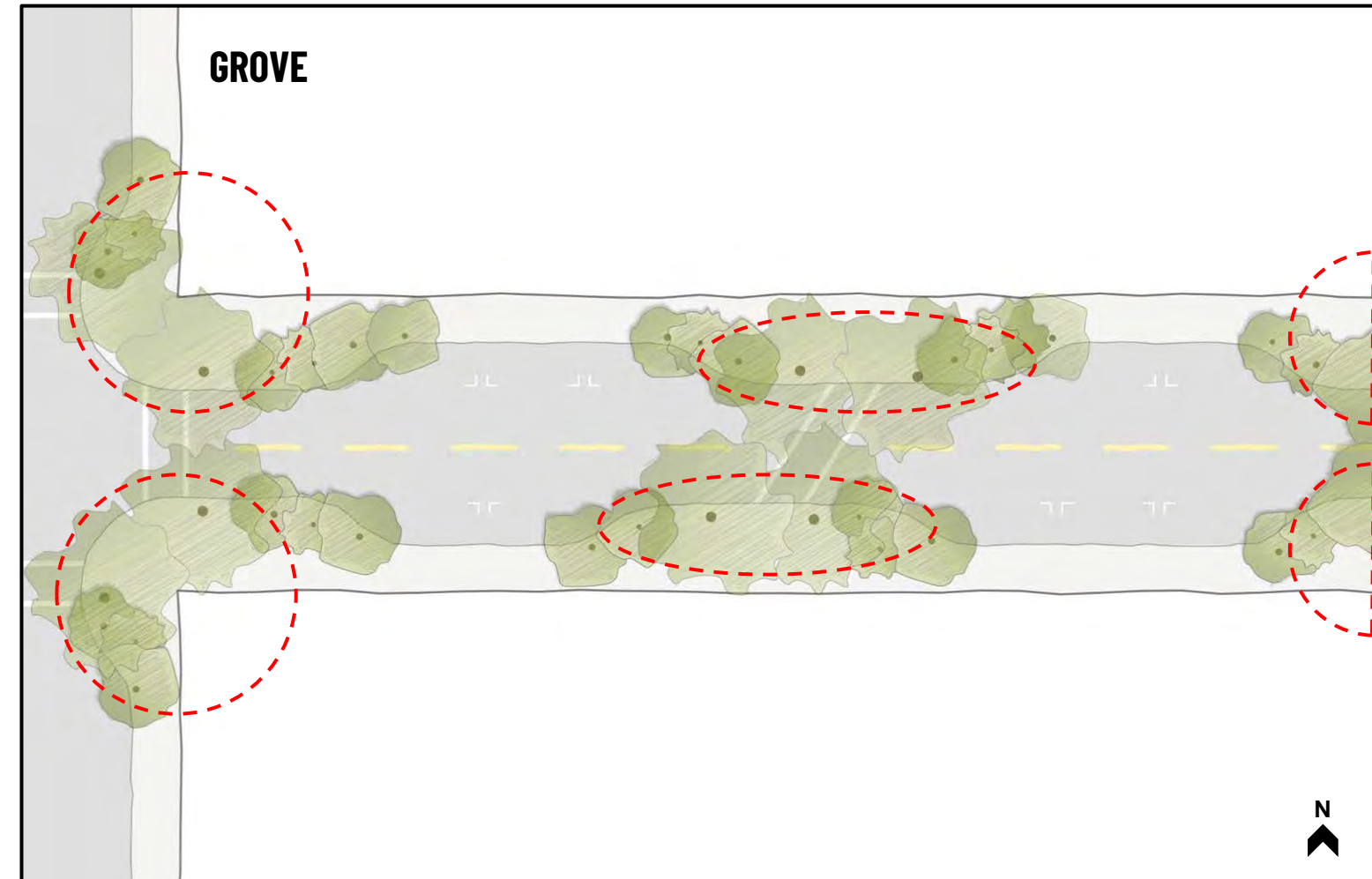
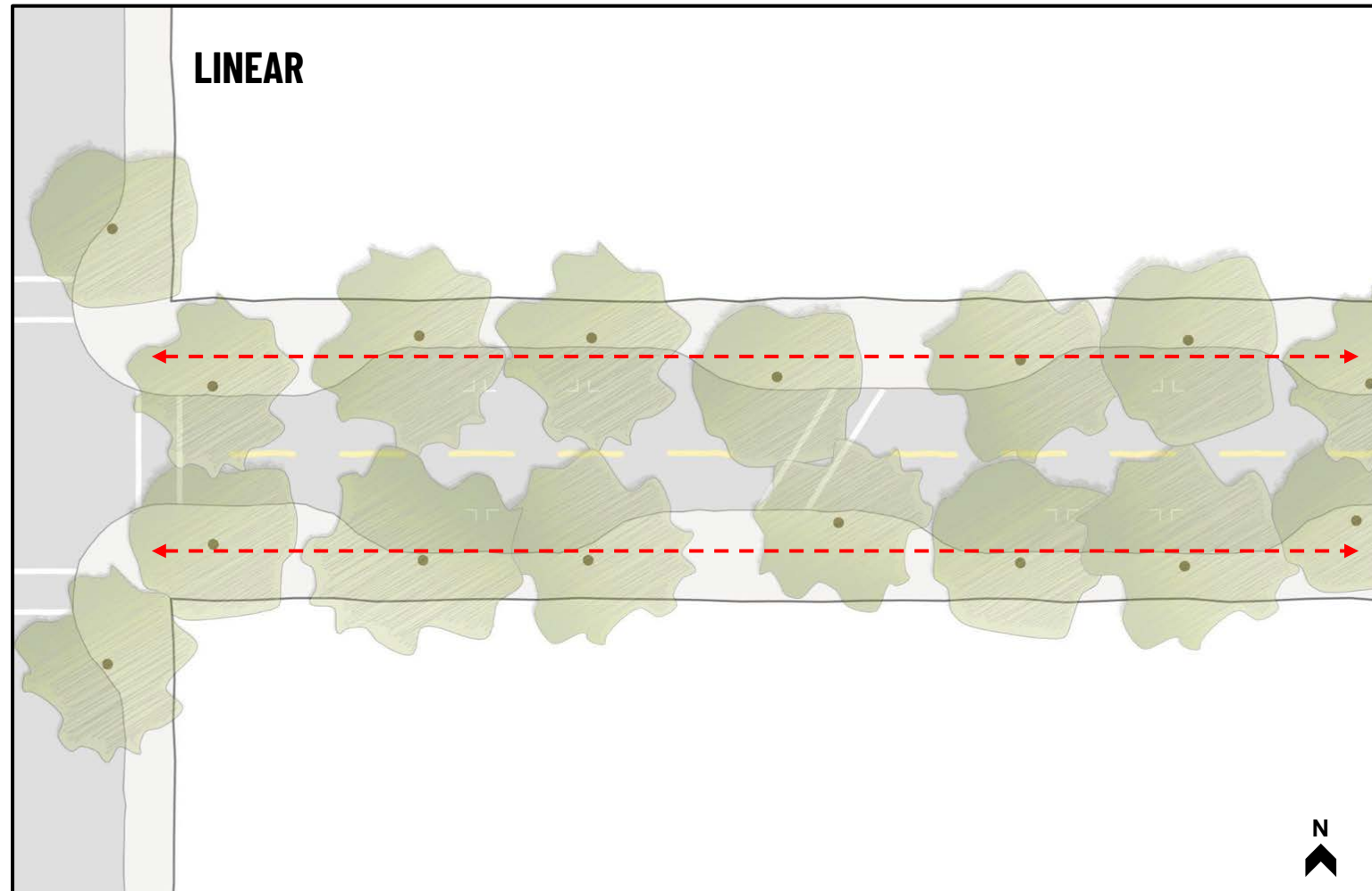
Grove Concepts :: **Questions**

- 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/foilage to be **more dense** or **lighter**?





Design Theme Alternatives
Furnishing Concepts

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 brewery

SW ADAMS ST

NE BAKER ST

NE COWL S ST

NE DAVIS ST

NE EVANS ST

NE FORD ST

NE GALLOWAY ST

NE IRVINE ST

NE JOHNSON ST

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 :: Initial Discussion

1. Agrarian - vineyards, orchards, nursery industry, barns, hops



1. Industrial Contemporary - steel mill, blacksmith, hydroelectric power



1. Historic Traditional - tries to blend in with historic character, ornamental



1. Minimalist - everything fades and lets the individuality stand out



Design Theme Alternatives :: **Preferred Direction**

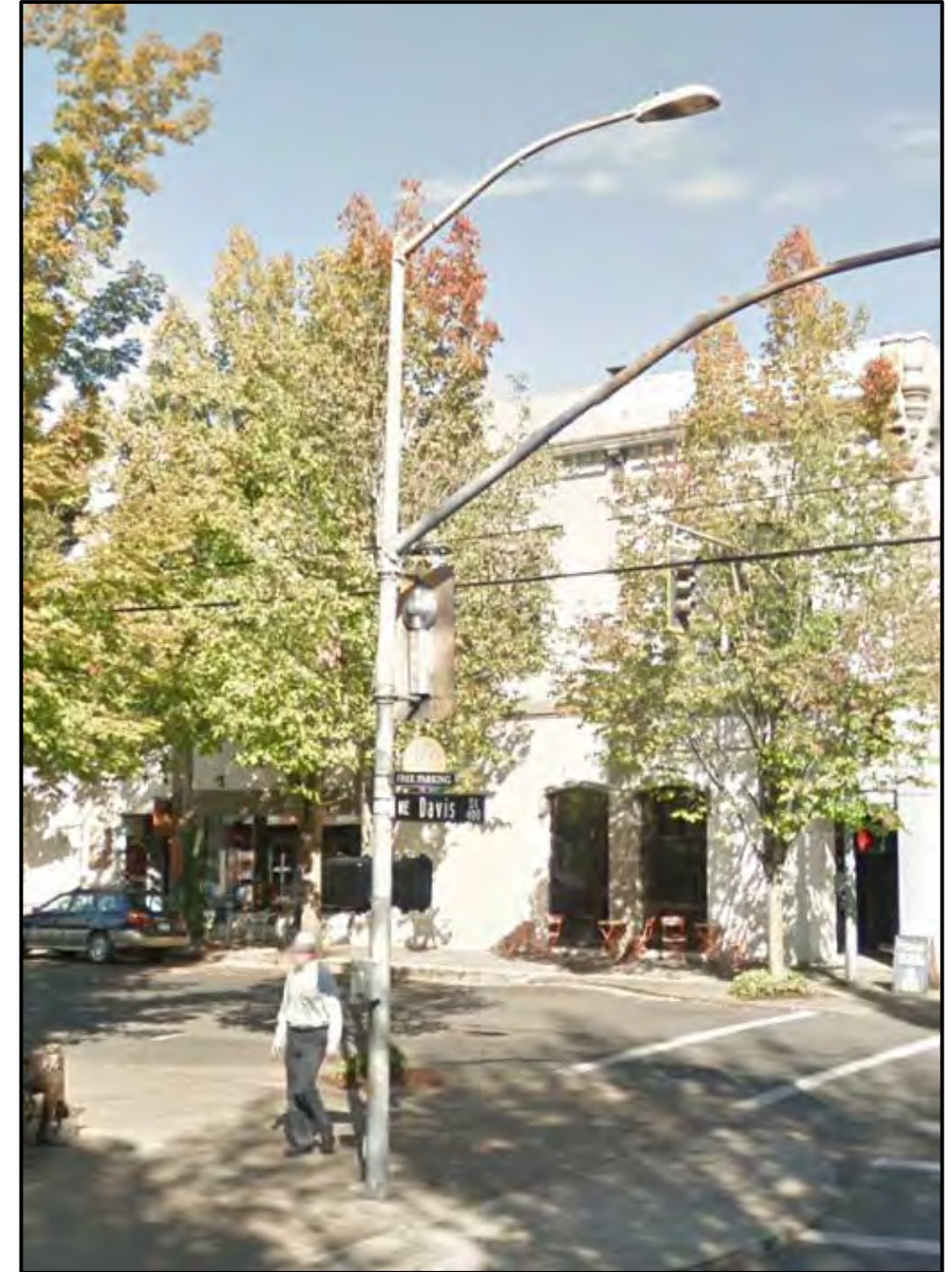
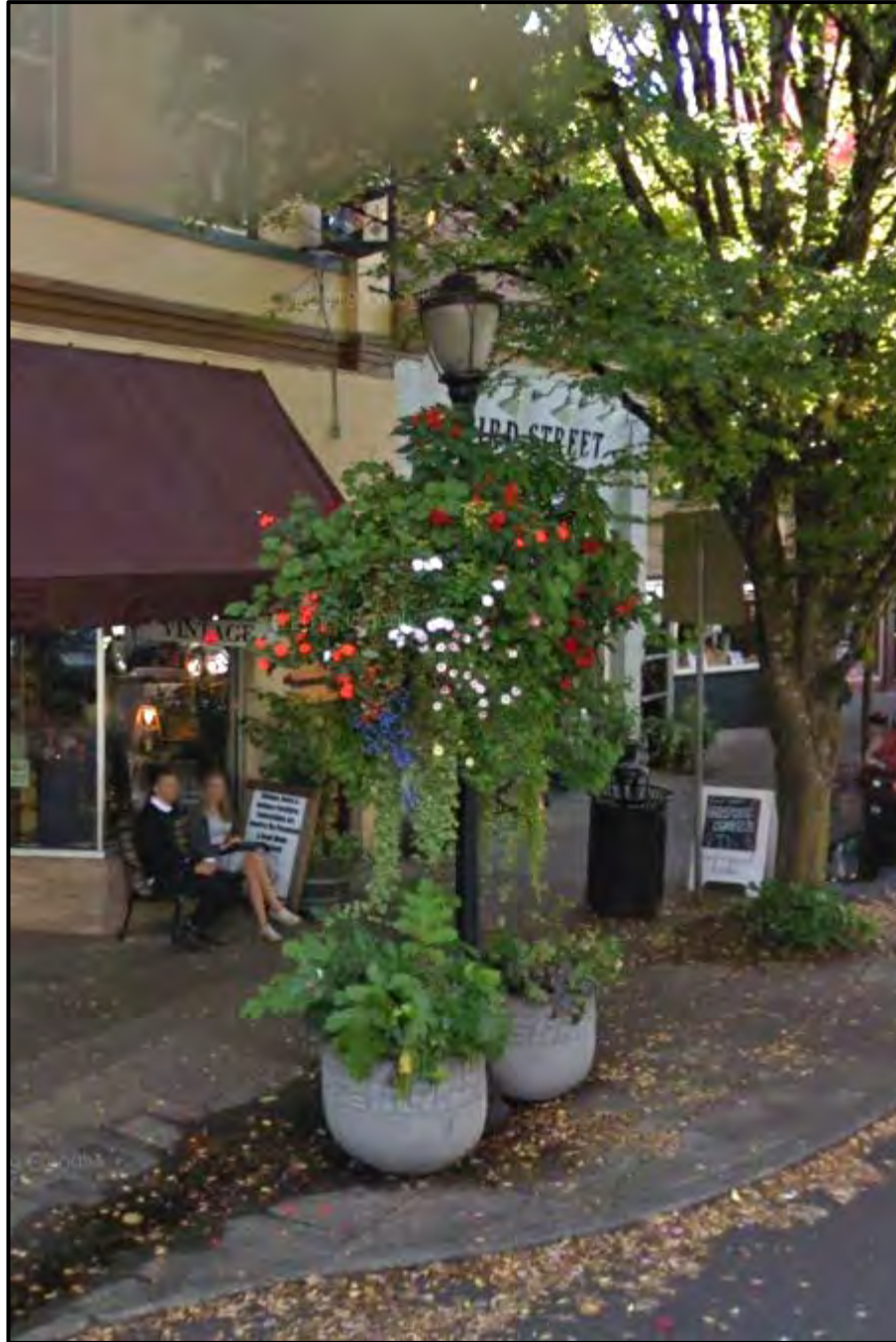
The intent of these design theme alternatives is to emulate the existing, beloved street furnishings that the community values and treasures while simultaneously updating the fixtures for McMinnville's future generations to enjoy.



Existing Fixtures :: Seating



Existing Fixtures :: **Lighting**



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



Existing Fixtures :: Kiosk



Existing Fixtures :: Planters



Existing Fixtures :: Memorial Plaques



Design Theme Alternatives Overview

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



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

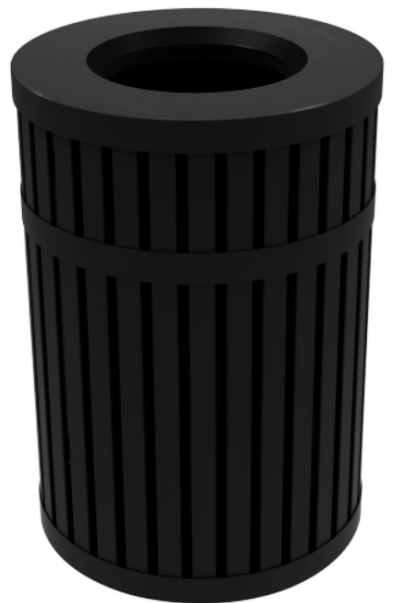
Design Theme Concept B :: **Historic Minimal** - Furnishing Family



Seating



Planters



Waste Receptacle



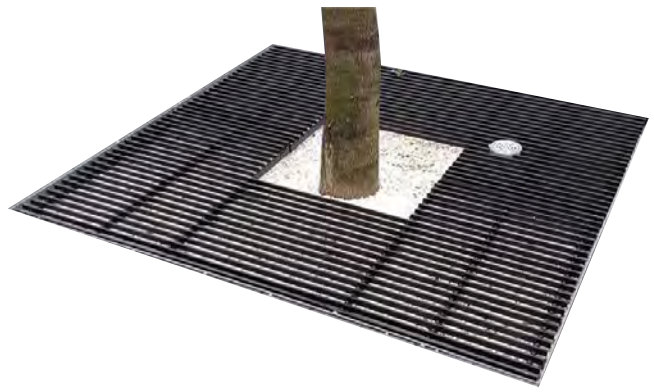
Lighting



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



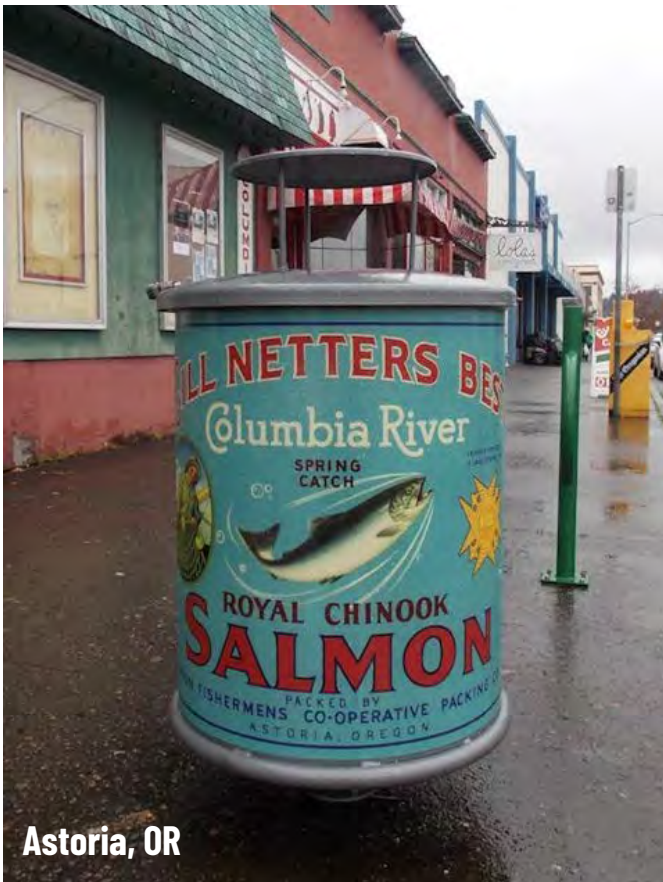
Denver Ave - Portland, OR



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



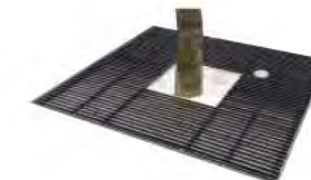
Lighting



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.

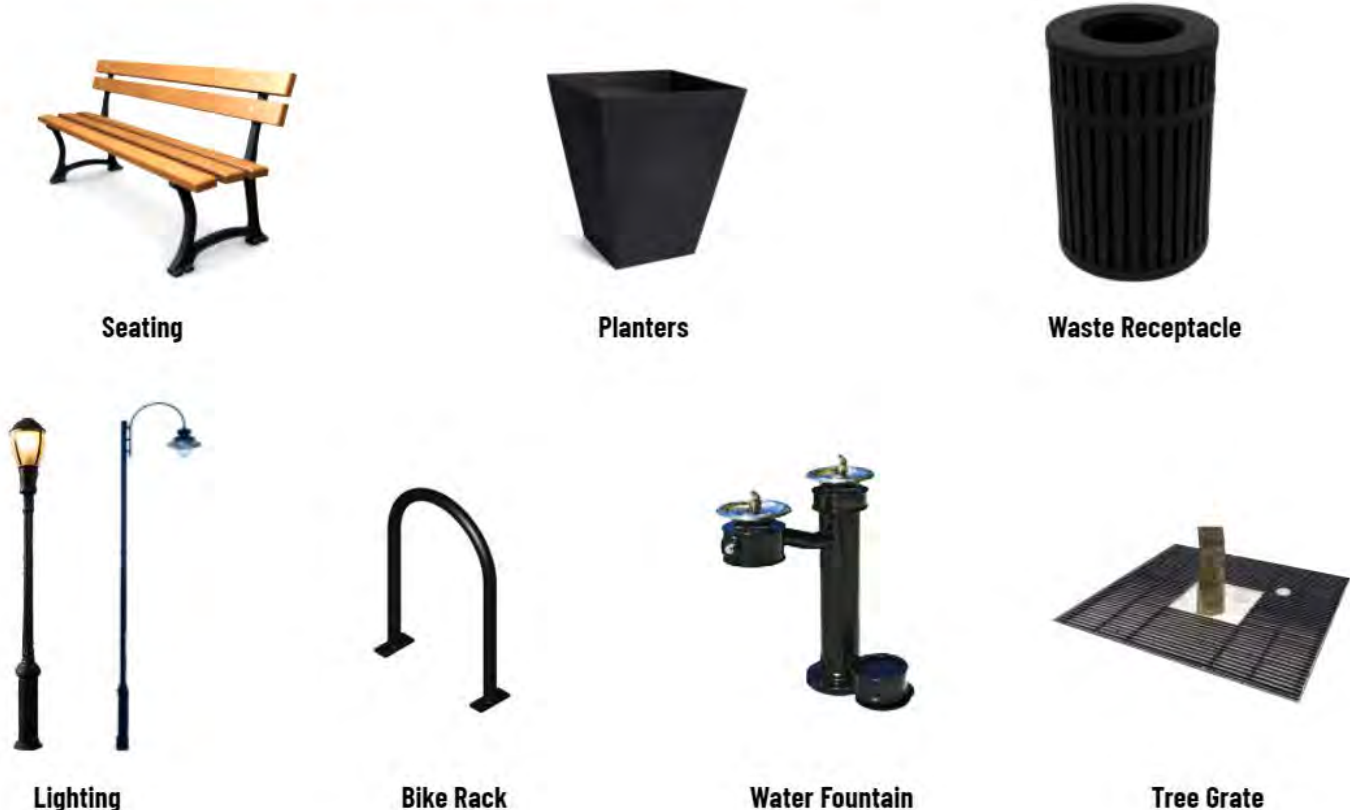
Design Theme Alternatives :: **Questions**

- 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



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





The Pacific
Resources
Group

- **Heather Richards**, Planning Director

- **Dave Rucklos**, Executive Director

- **Matthew Arnold**, Principal / Project Manager

- **Nick Lavelle**, Landscape Designer

- **Elise Chelak**, Urban Designer / Planner

- **Steve Goetz**, President

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

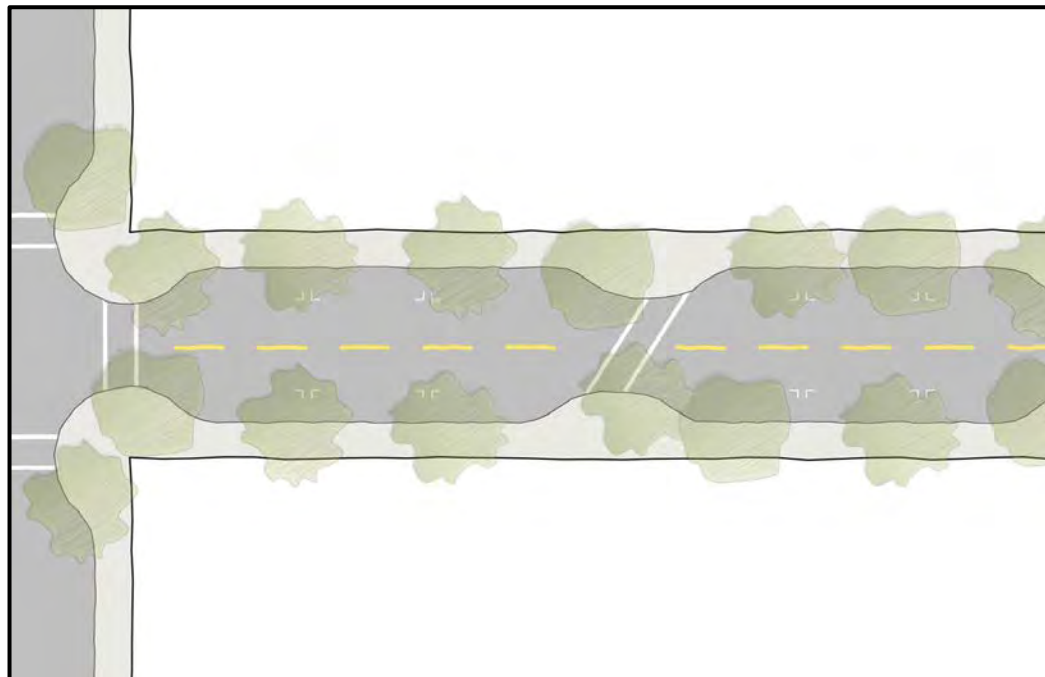




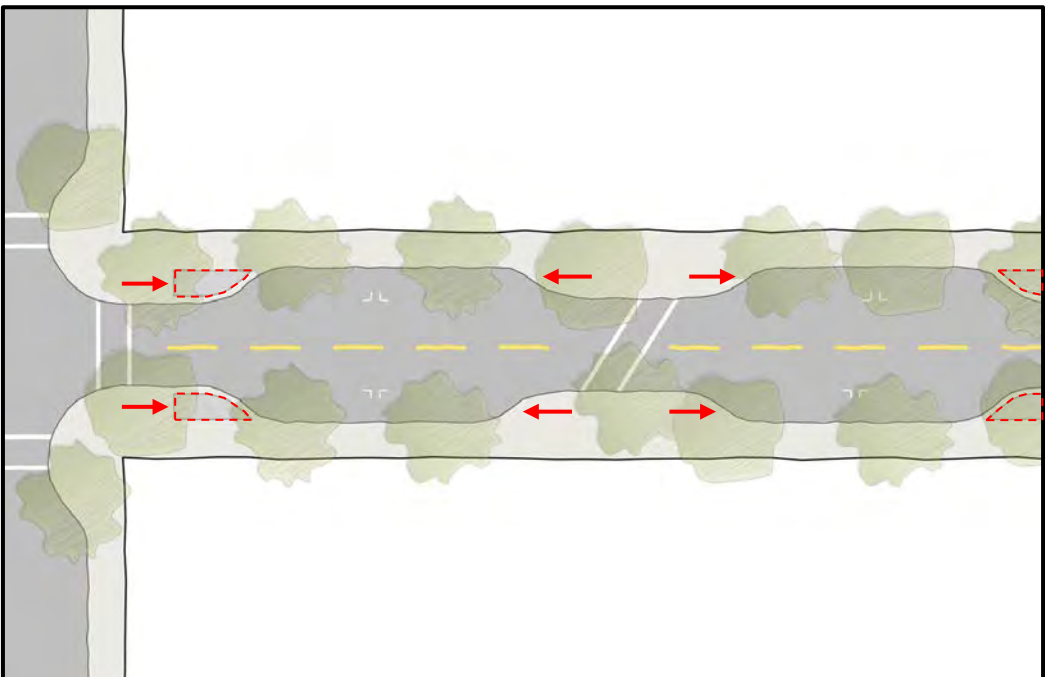
appendix

Functional Alternatives
Project Advisory Committee
12/13/21 - 1/24/22 - 2/28/22

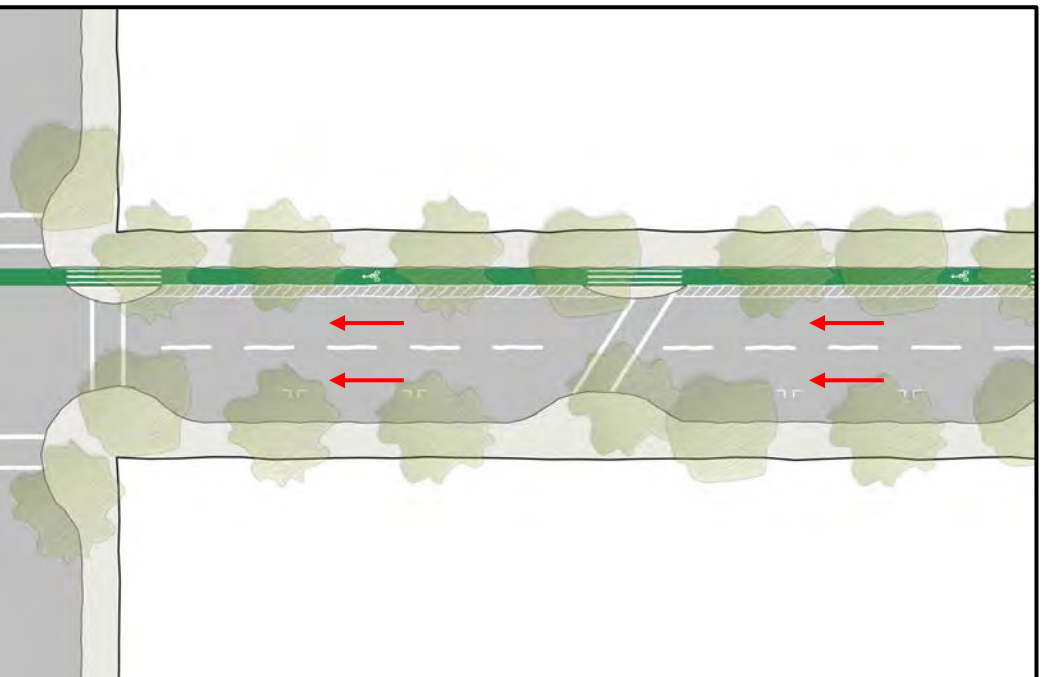
Alternatives Summary - Plan View



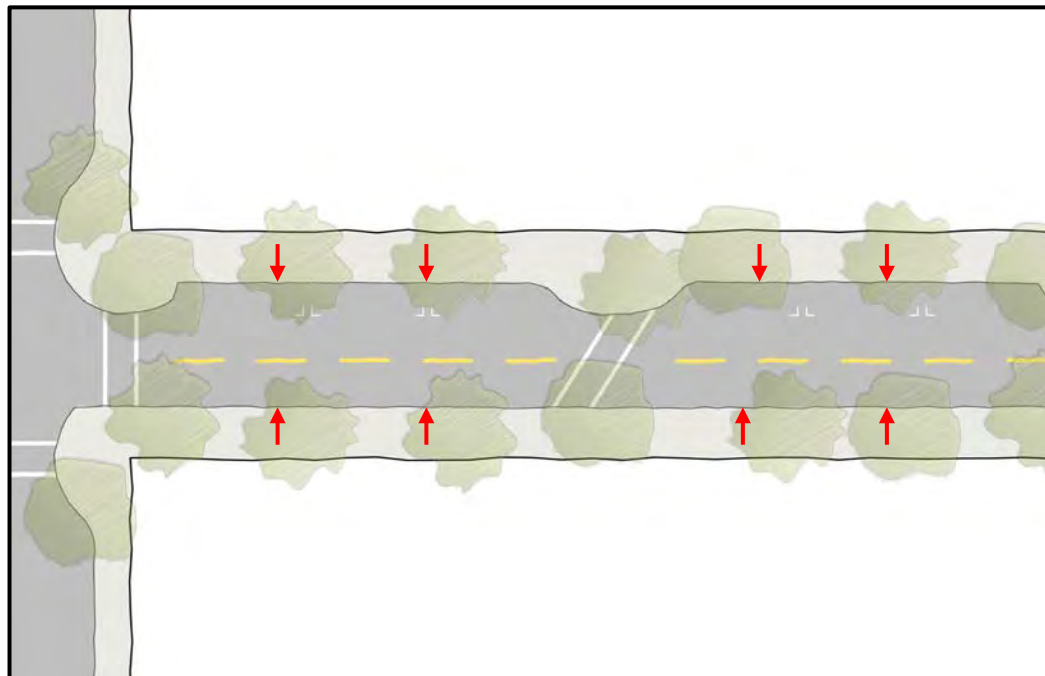
1: Rebuild to Existing Cross-Section



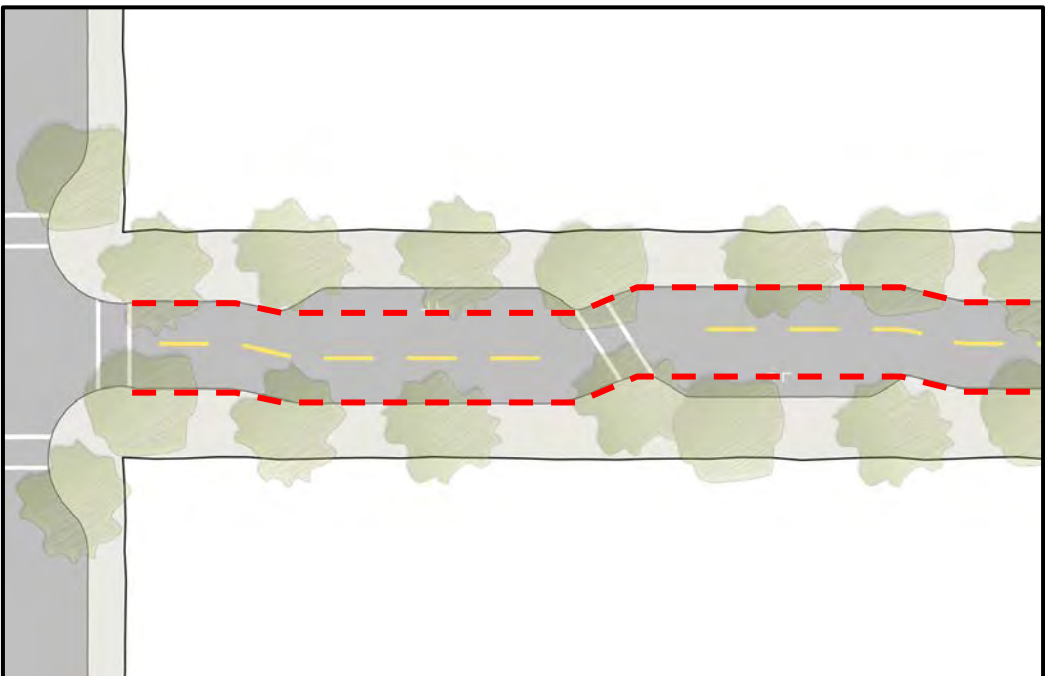
2: Expanded Curb Extensions



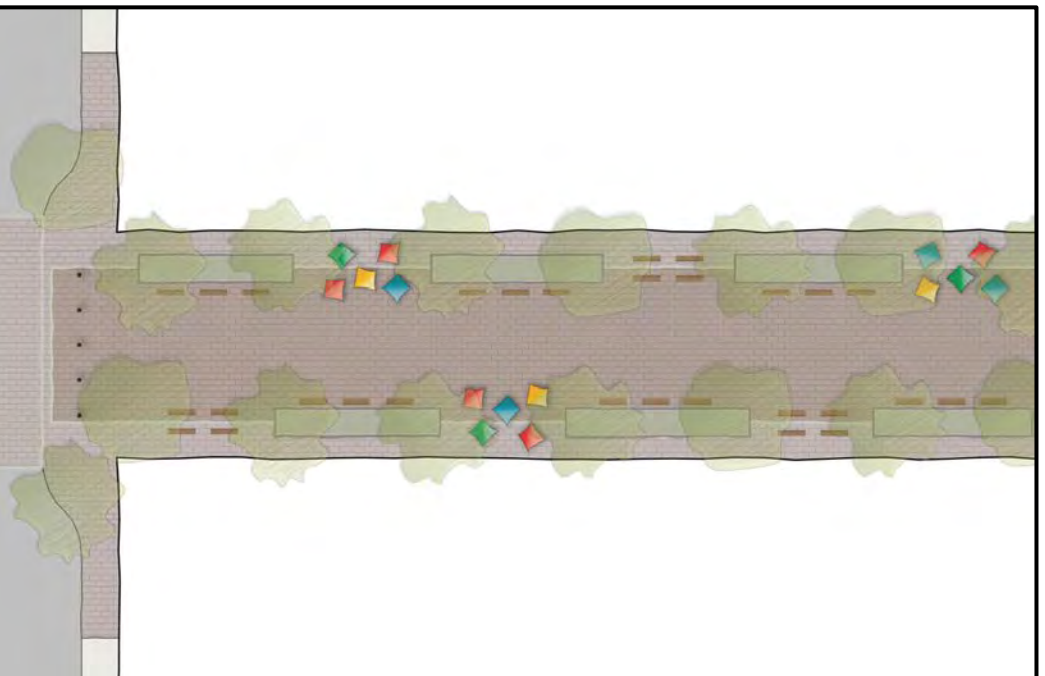
3: One-Way w/ Bike Lane



4: Wider Sidewalks / One-Sided Parking

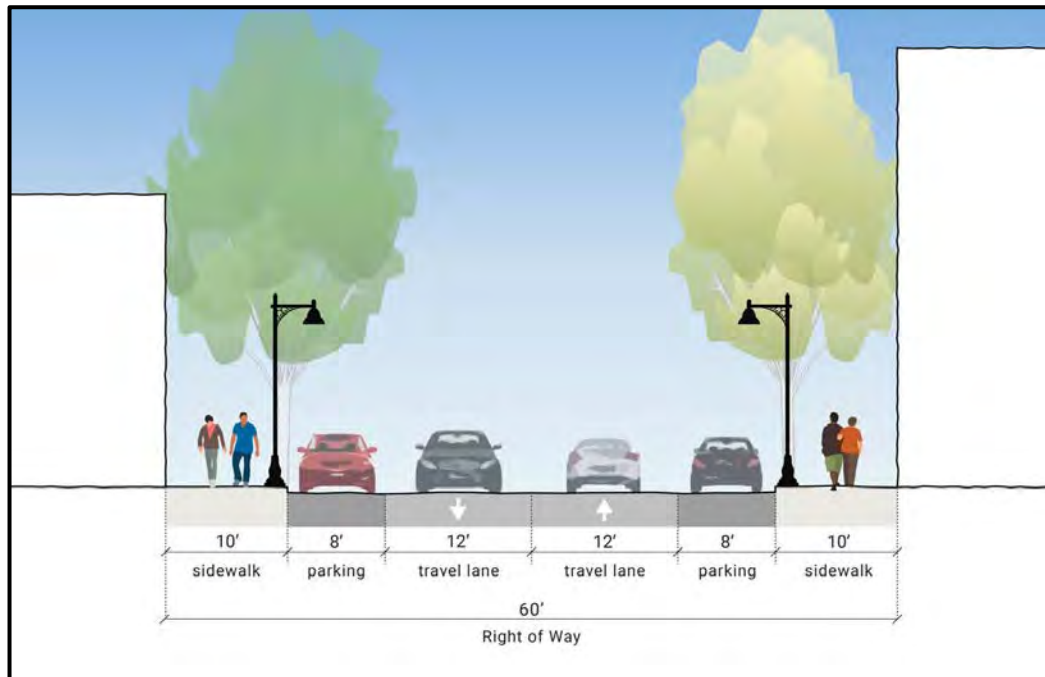


5: Chicane

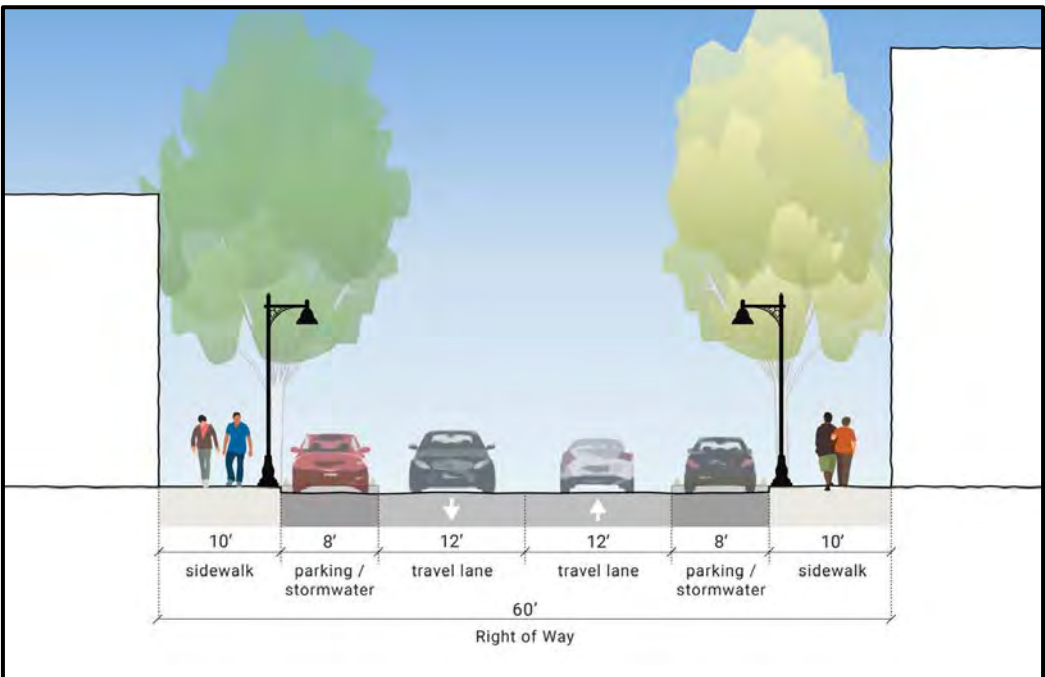


6: Full Pedestrian Mall

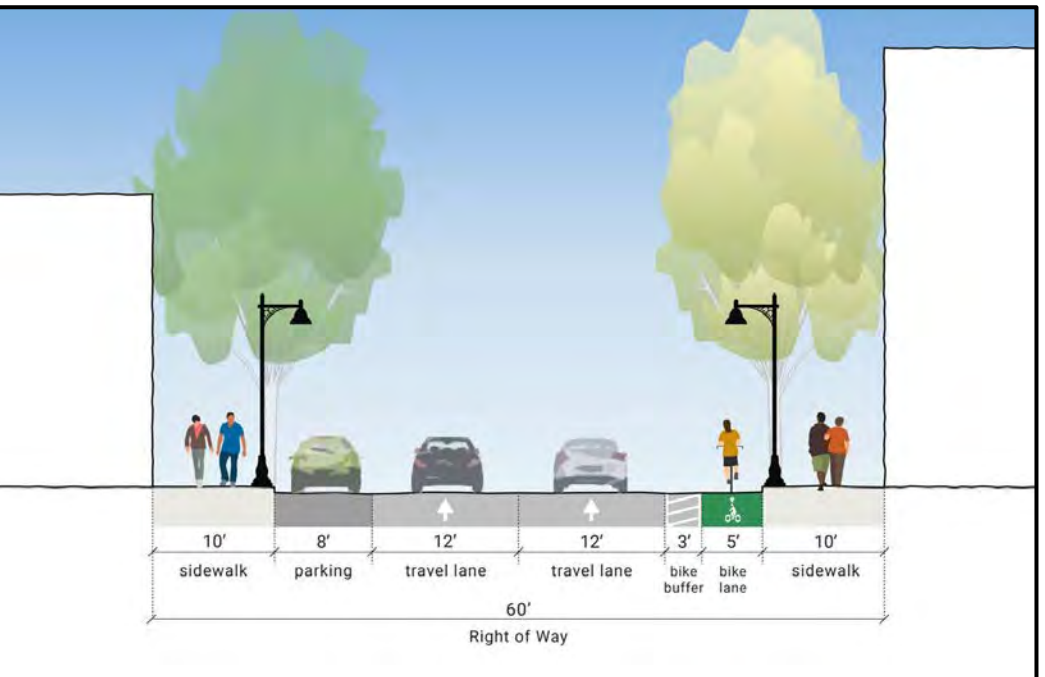
Alternatives Summary - Cross-sections



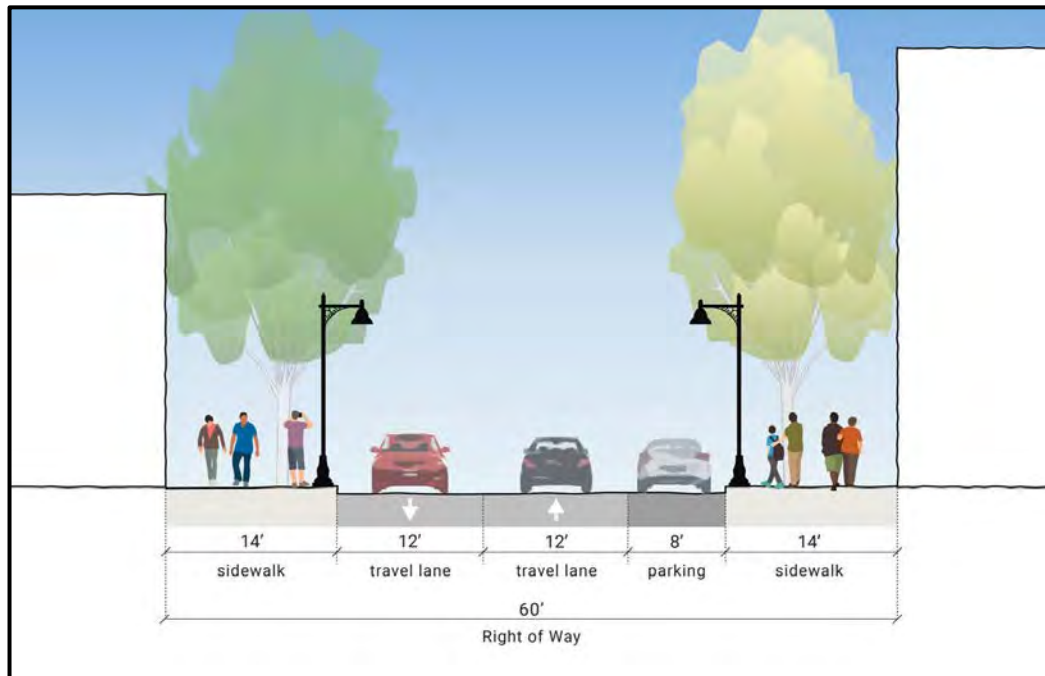
1: Rebuild to Existing Cross-Section



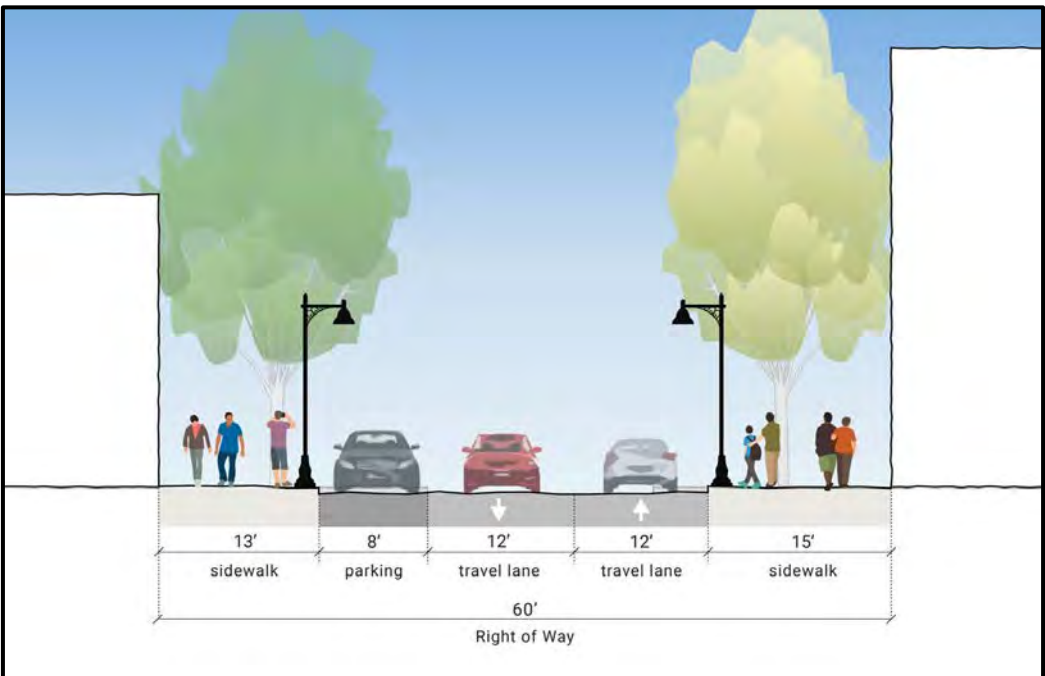
2: Expanded Curb Extensions



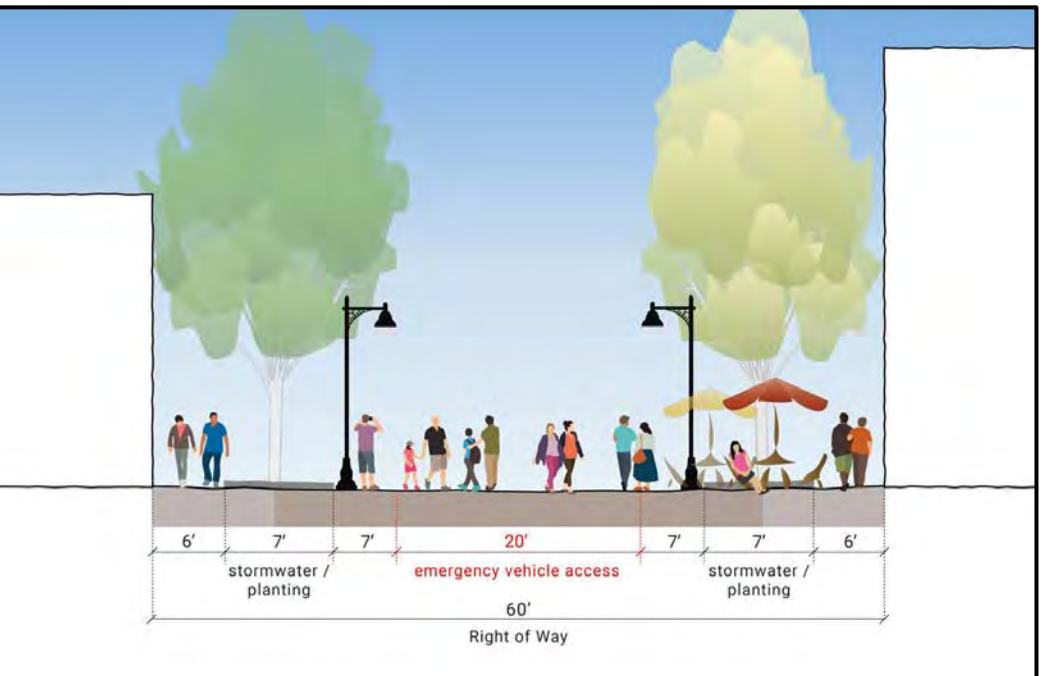
3: One-Way w/ Bike Lane



4: Wider Sidewalks / One-Sided Parking

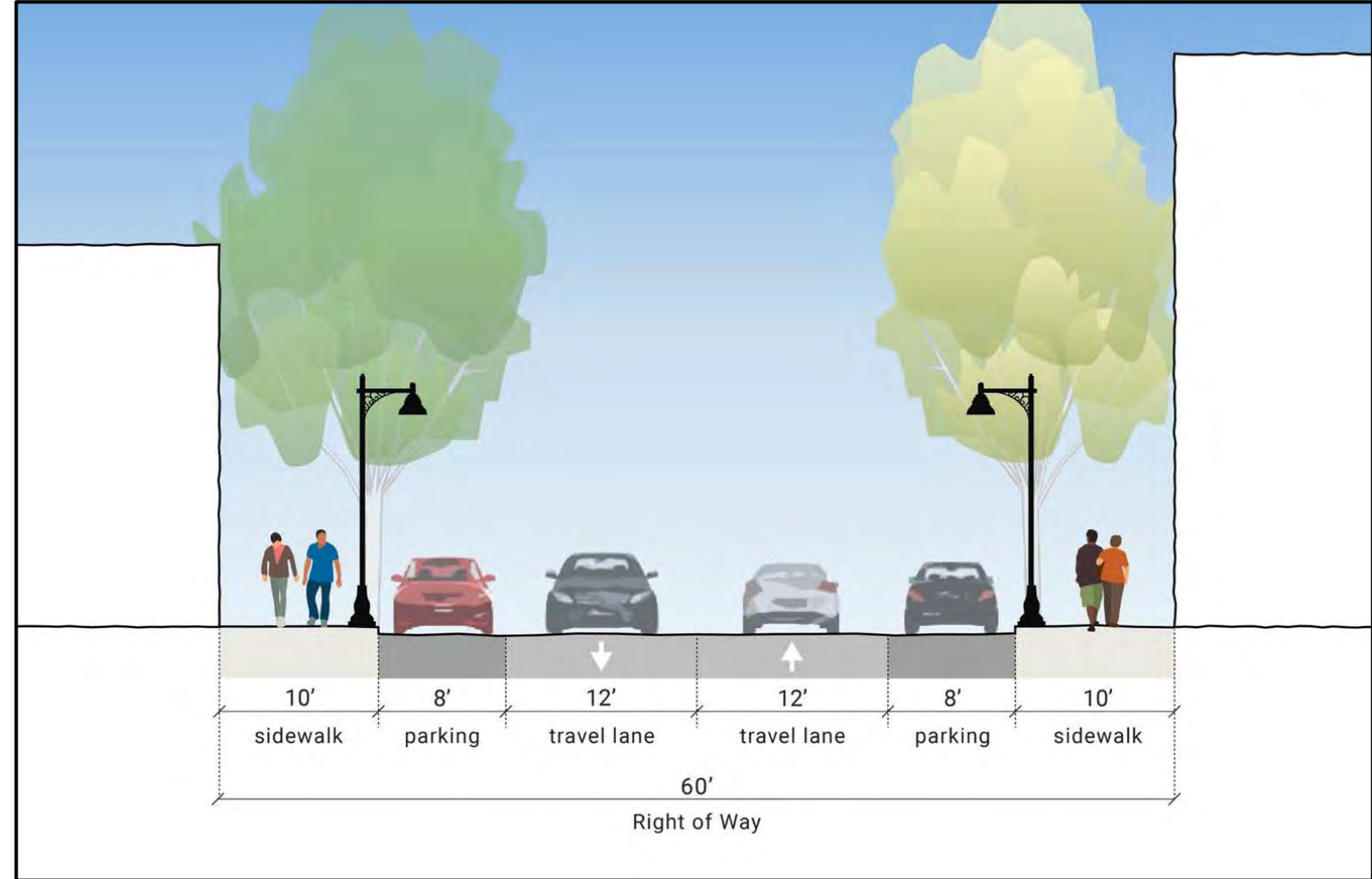
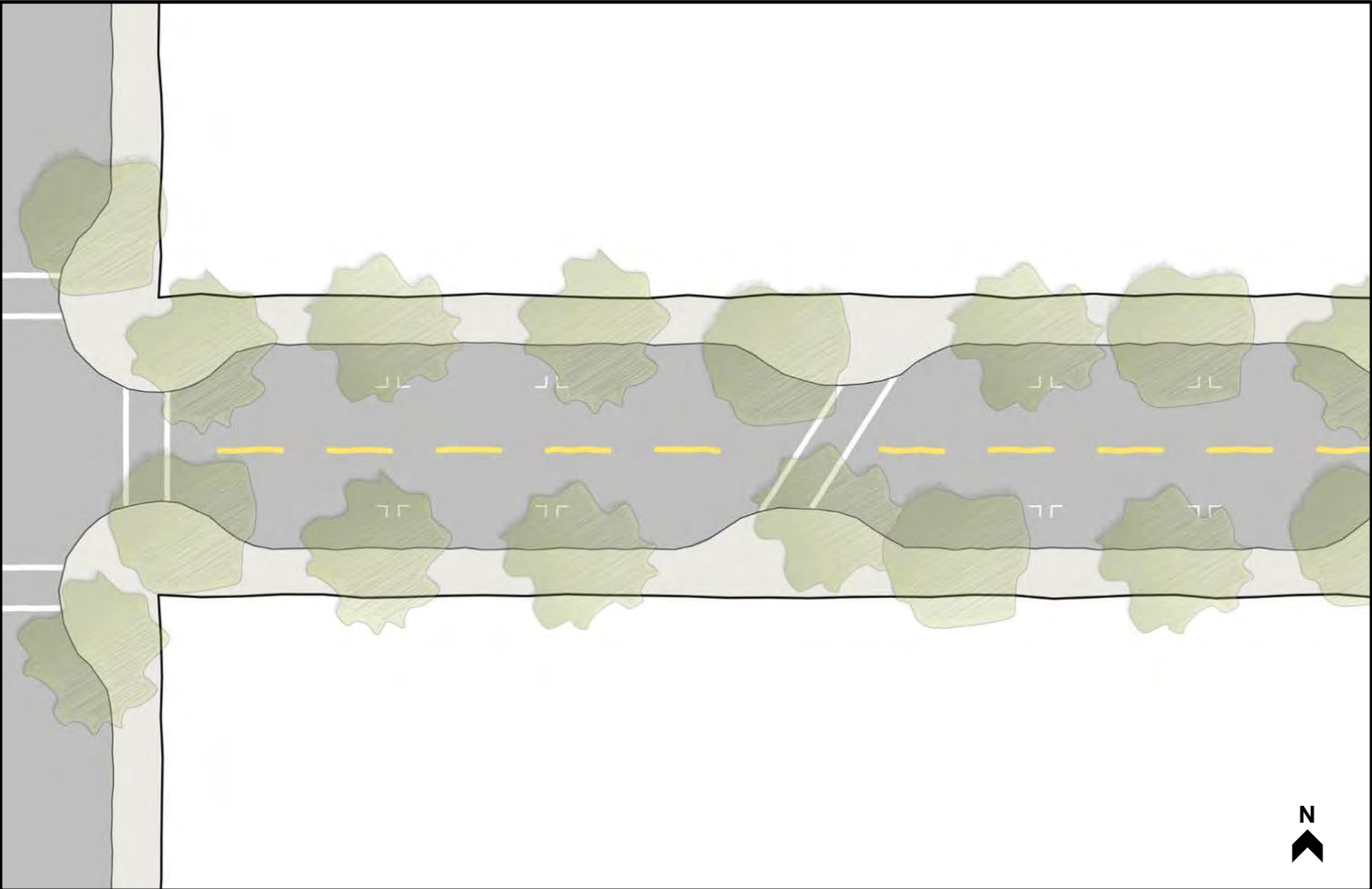


5: Chicane



6: Full Pedestrian Mall

Concept 1: Rebuild to Existing Cross-Section



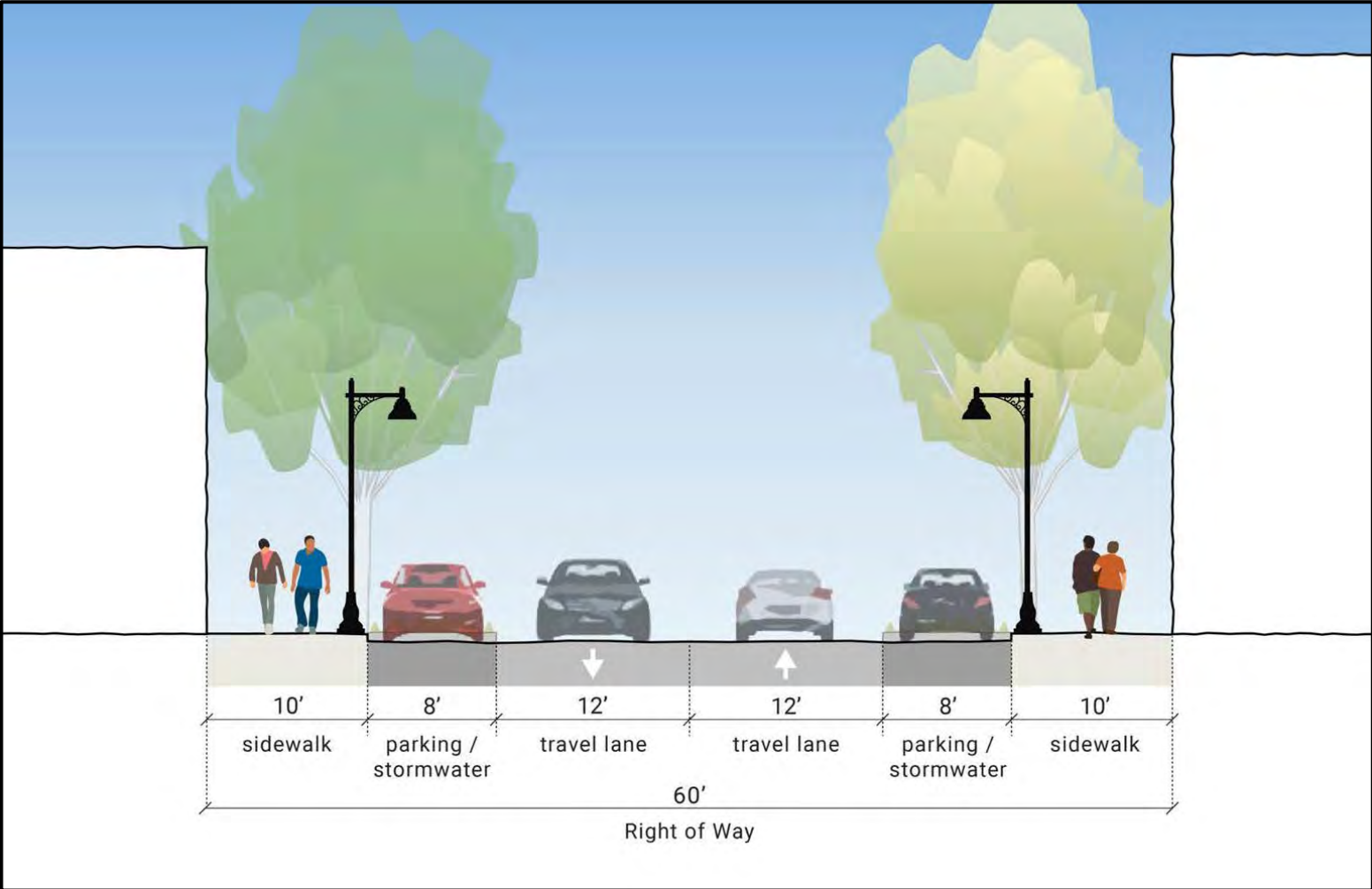
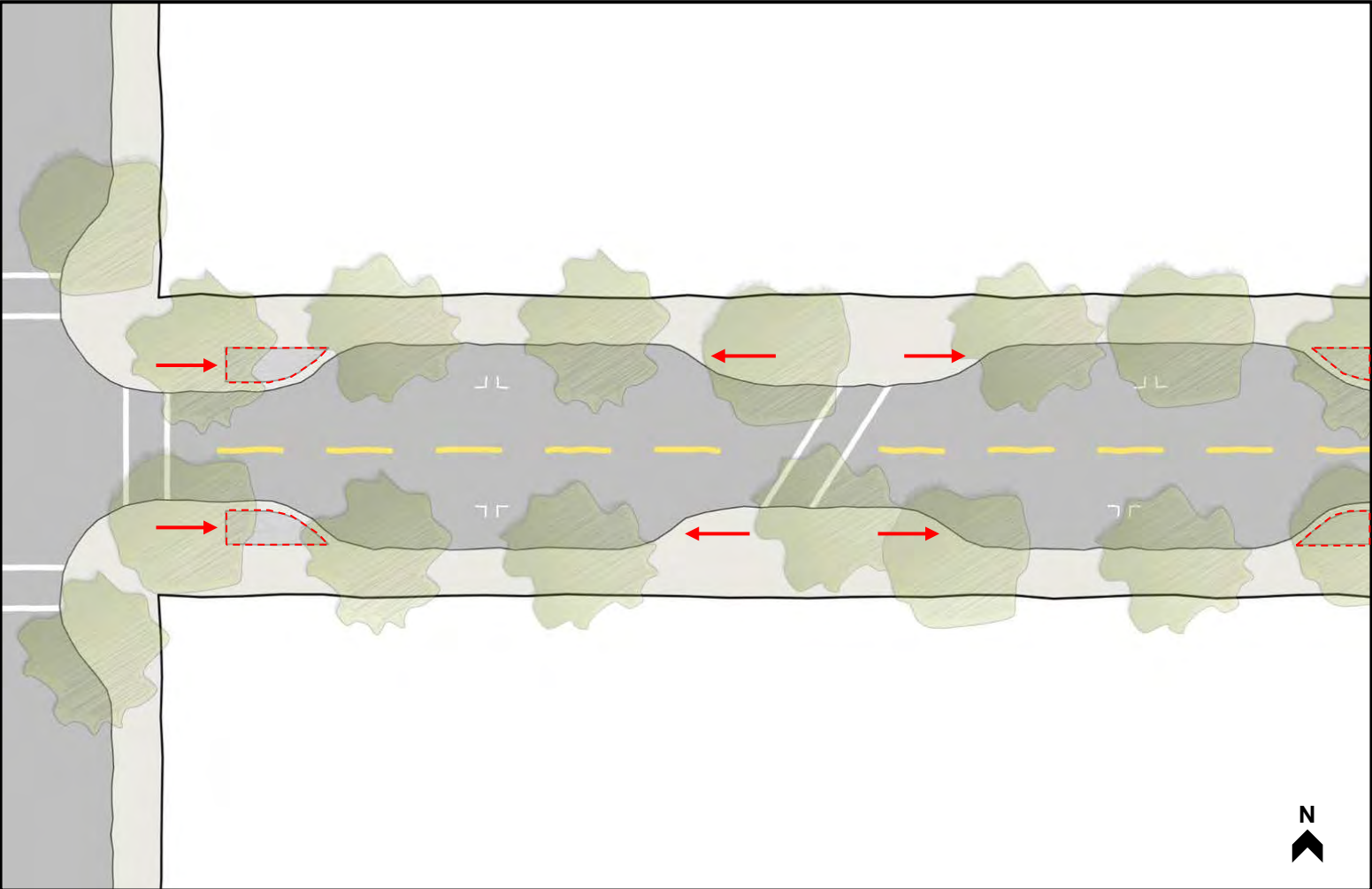
New curb ramps (Historic Columbia River Hwy - Troutdale, OR)



New sidewalks and planter wells (Downtown Walla Walla, WA)

- Existing approach; a familiar 3rd Street
- Rebuild with existing dimensions, traffic flow, parking
- Update features to meet modern standards and ADA
- Update amenities to enhance design aesthetic
- Improve stormwater function
- Improve tree planting conditions and replace as needed

Concept 2: Expanded Curb Extensions



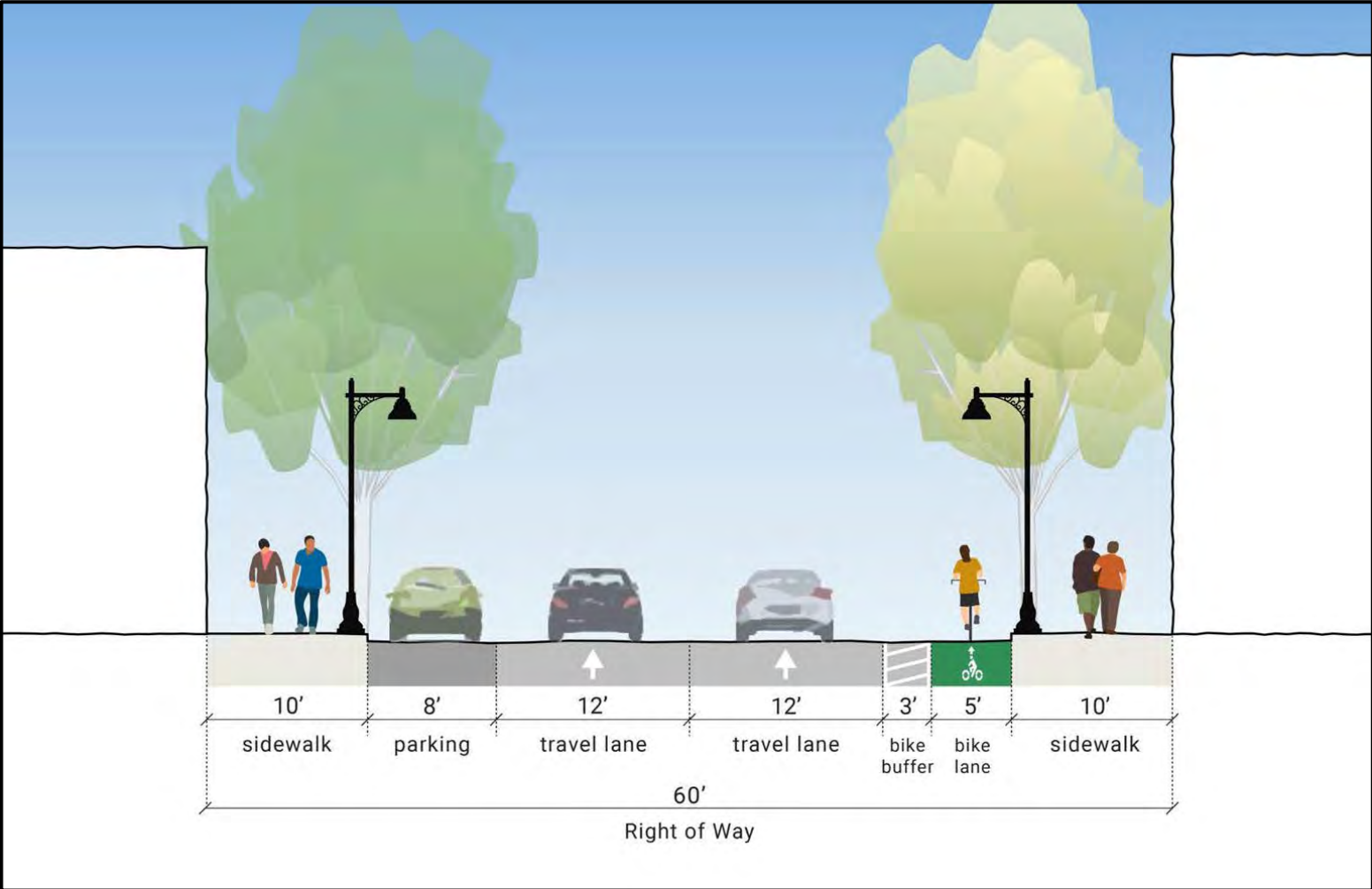
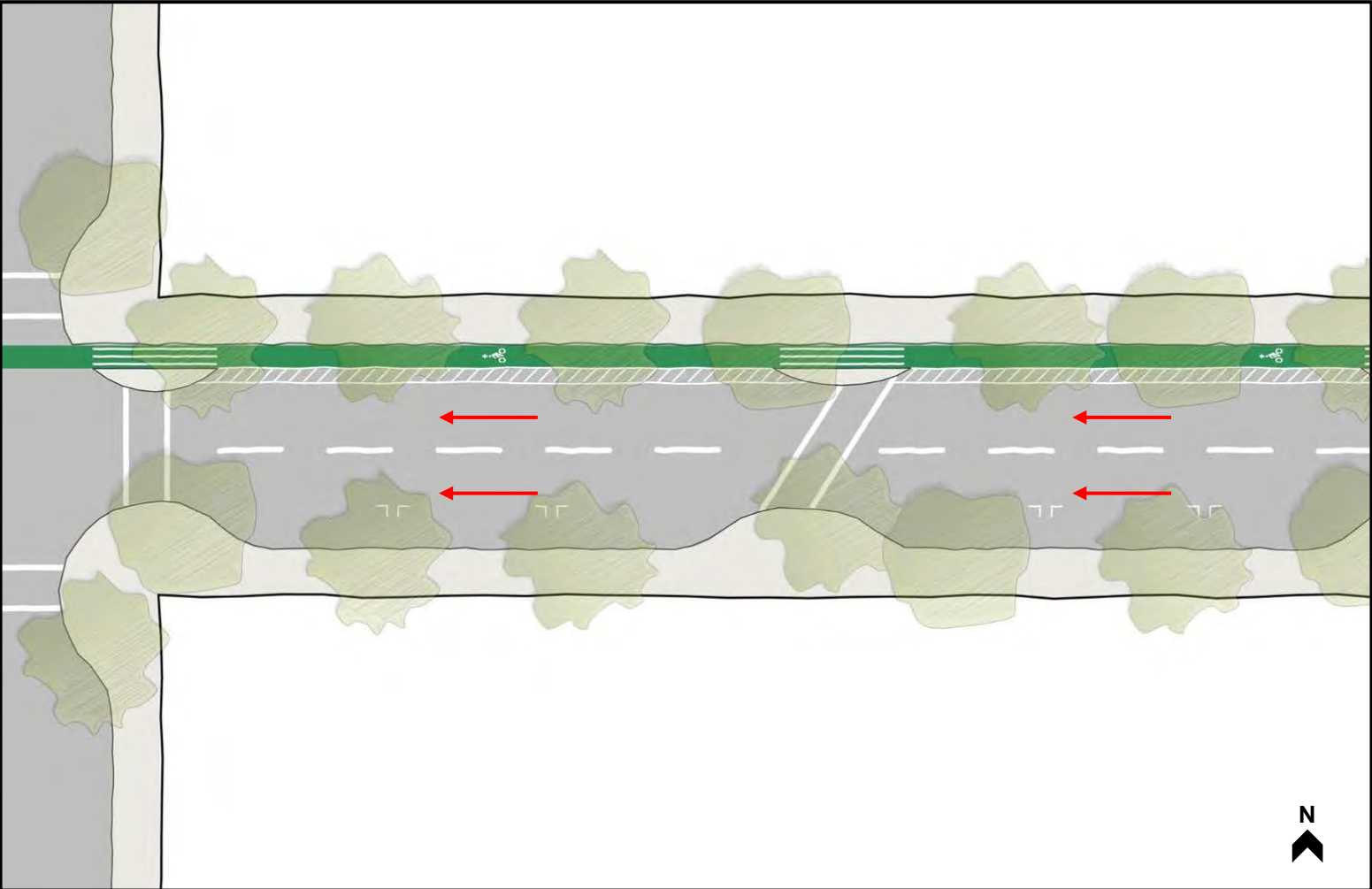
Seating and planting (Winslow Way - Bainbridge Island, WA)



Stormwater (SE Division Street - Portland, OR)

- **More pedestrian and sidewalk spaces**
- Retains basic existing design and operations
- Extends curb extensions further along street length
- Creates more space for seating, stormwater, tree planting, art, and amenities in curb extensions
- Relocates certain stormwater catchment

Concept 3: One-Way with Bike Lane



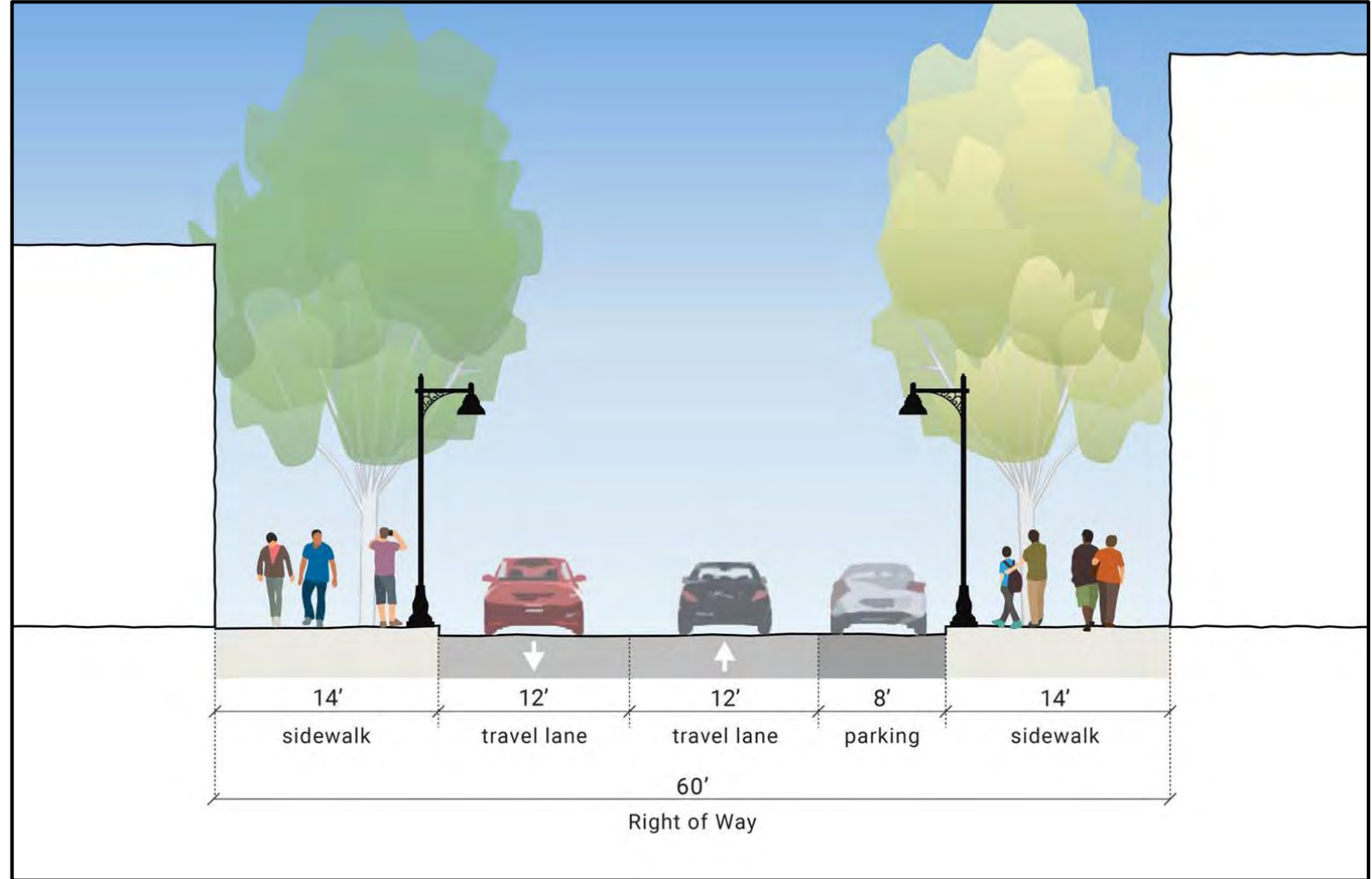
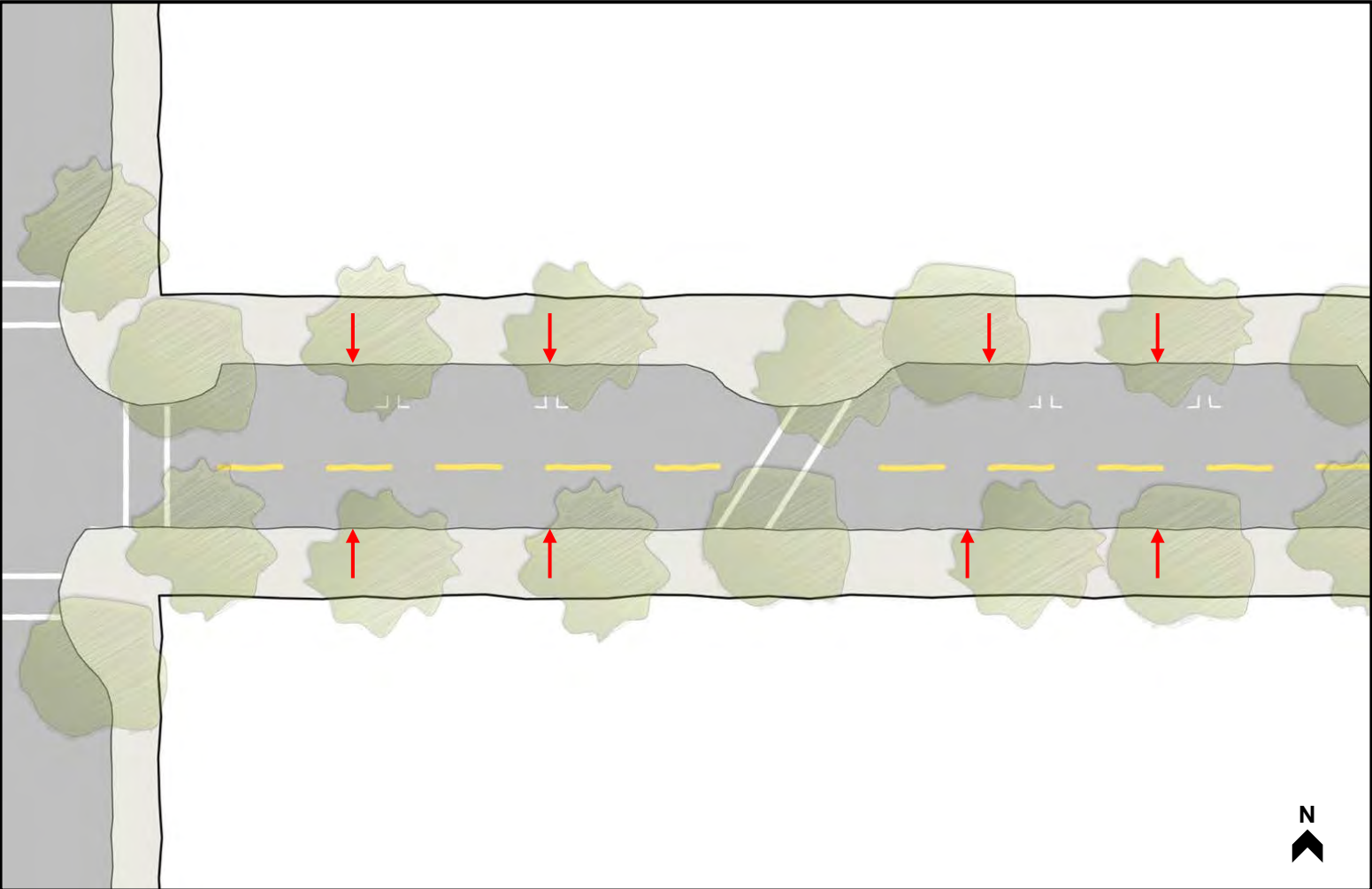
One-way main street (SW 6th St - Redmond, OR)



Dedicated bikeway (NW 19th Ave - Portland, OR)

- **Adds bikeway; new traffic flows**
- Convert to one-way traffic (westbound in this image)
- On-street parking only on one side
- Buffered bike lane
- Keeps same sidewalk width
- Non-disruptive to tree locations
- May require complementary eastbound traffic on a nearby parallel street

Concept 4: Wider Sidewalks / One-Sided Parking



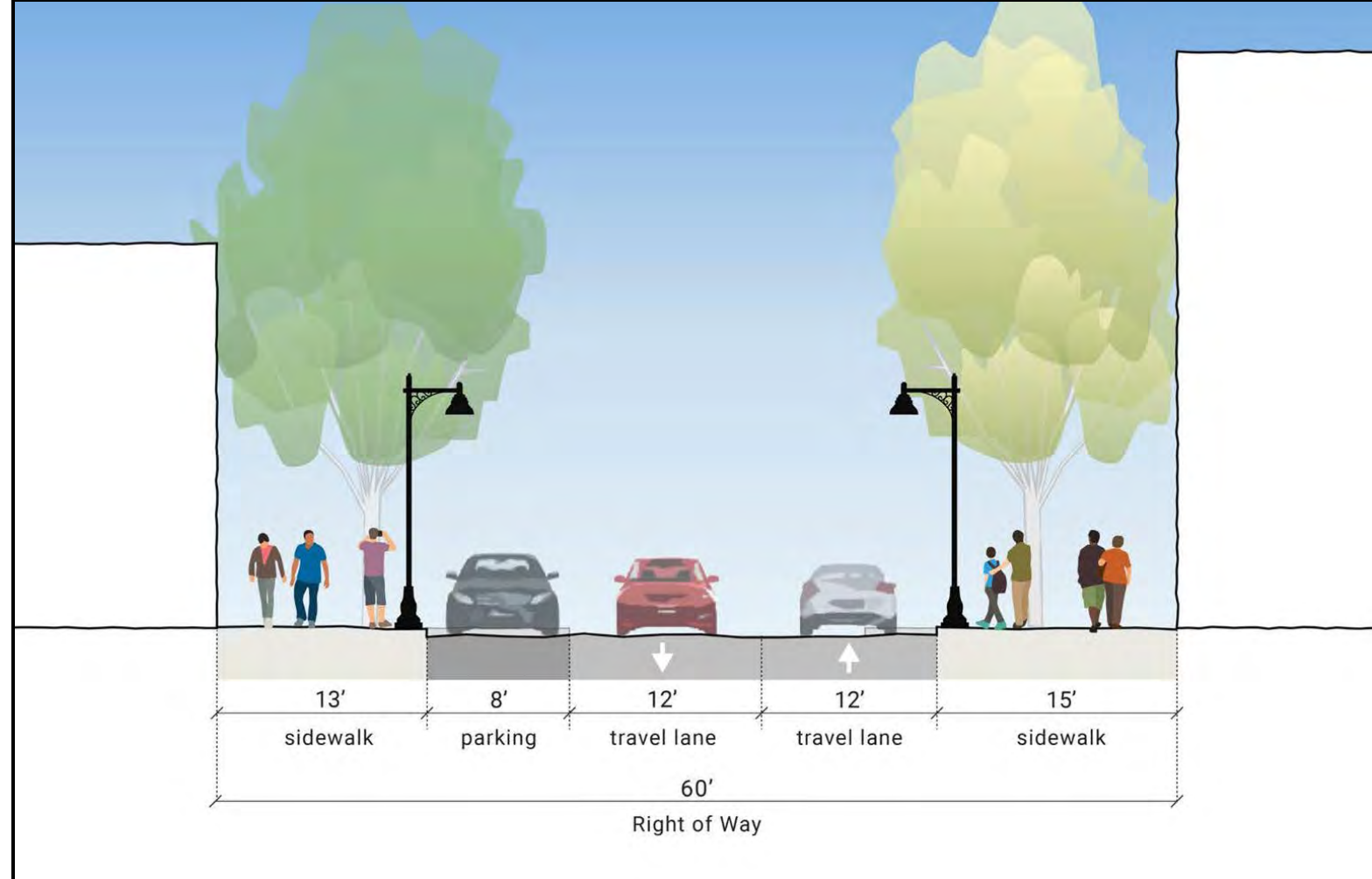
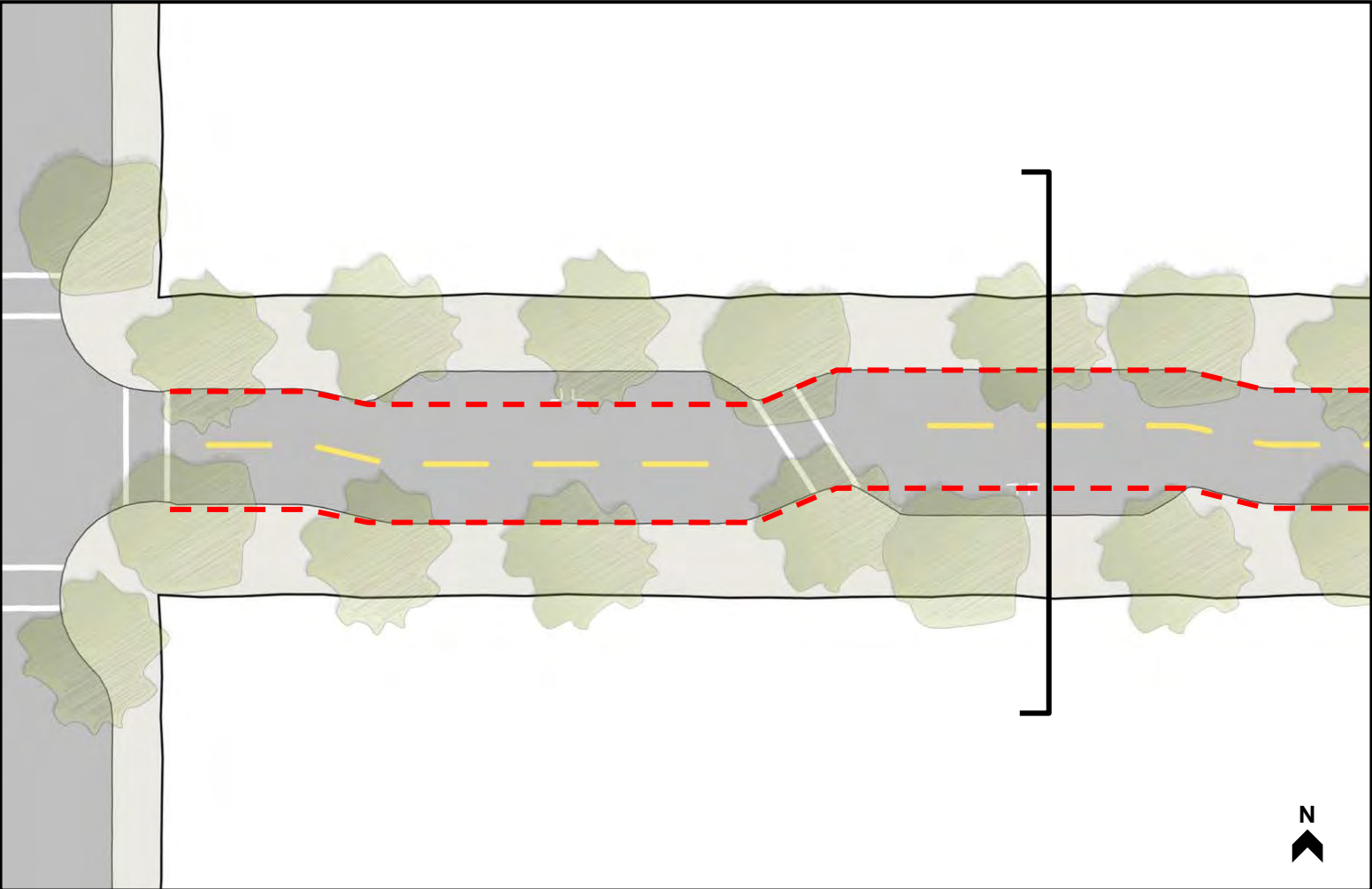
Outdoor seating and tree areas (Denver Ave - Portland, OR)



Outdoor seating and stormwater (Willamette St - Eugene, OR)

- **Creates more pedestrian and outdoor business space**
- Widens both sidewalks by 4ft (from 10ft to 14ft)
- Retains parking only on one side
- Provides more tree planting and furnishing space
- Retains two-way vehicle travel
- (Note: This could also be done as a One-Way option)

Concept 5: Chicane



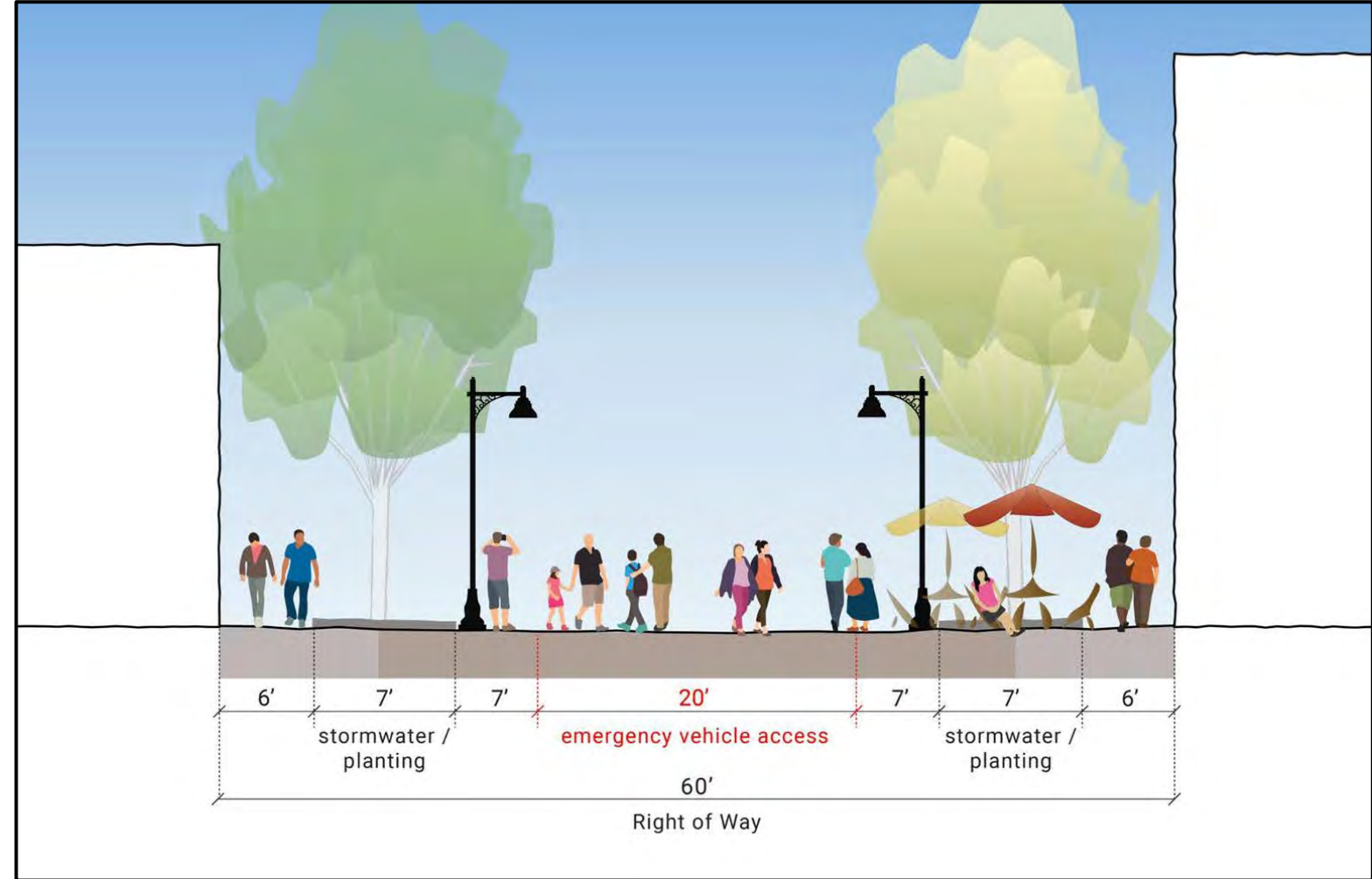
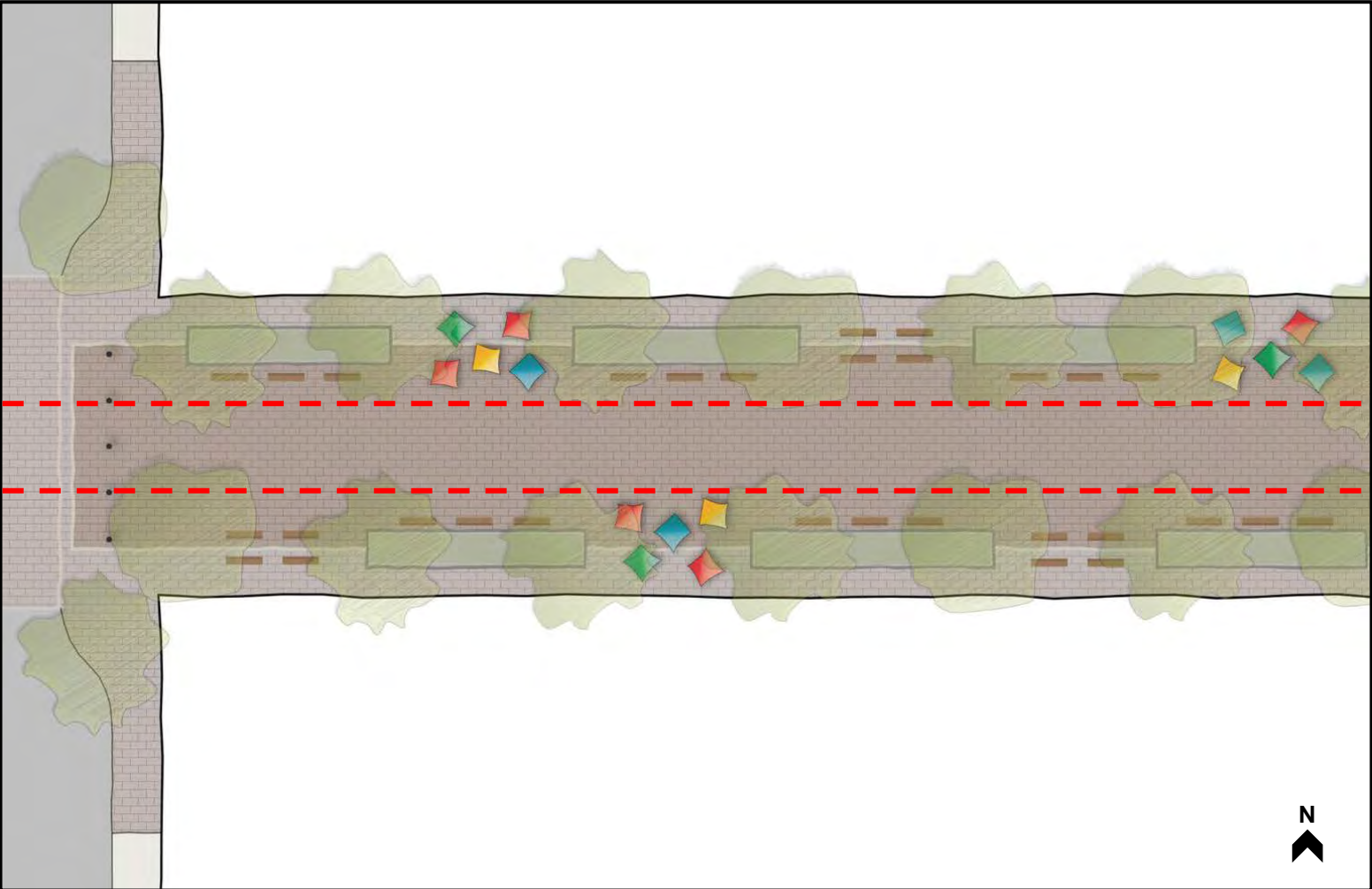
Chicane calms traffic, makes outdoor places (Bell St - Seattle)



Varied sidewalk & parking (Colorado Ave - Grand Junction, CO)

- **Traffic calming = business visibility; wider sidewalks**
- Uses alternating parking, sidewalk widening, and curb extension to create travel lane chicane (zig-zag)
- Adds traffic-calming (slowing) effects via the chicane
- Wider sidewalks and curb extension areas provide more tree, furnishing, and stormwater space
- Reduces on-street parking quantity

Concept 6: Full Pedestrian Mall



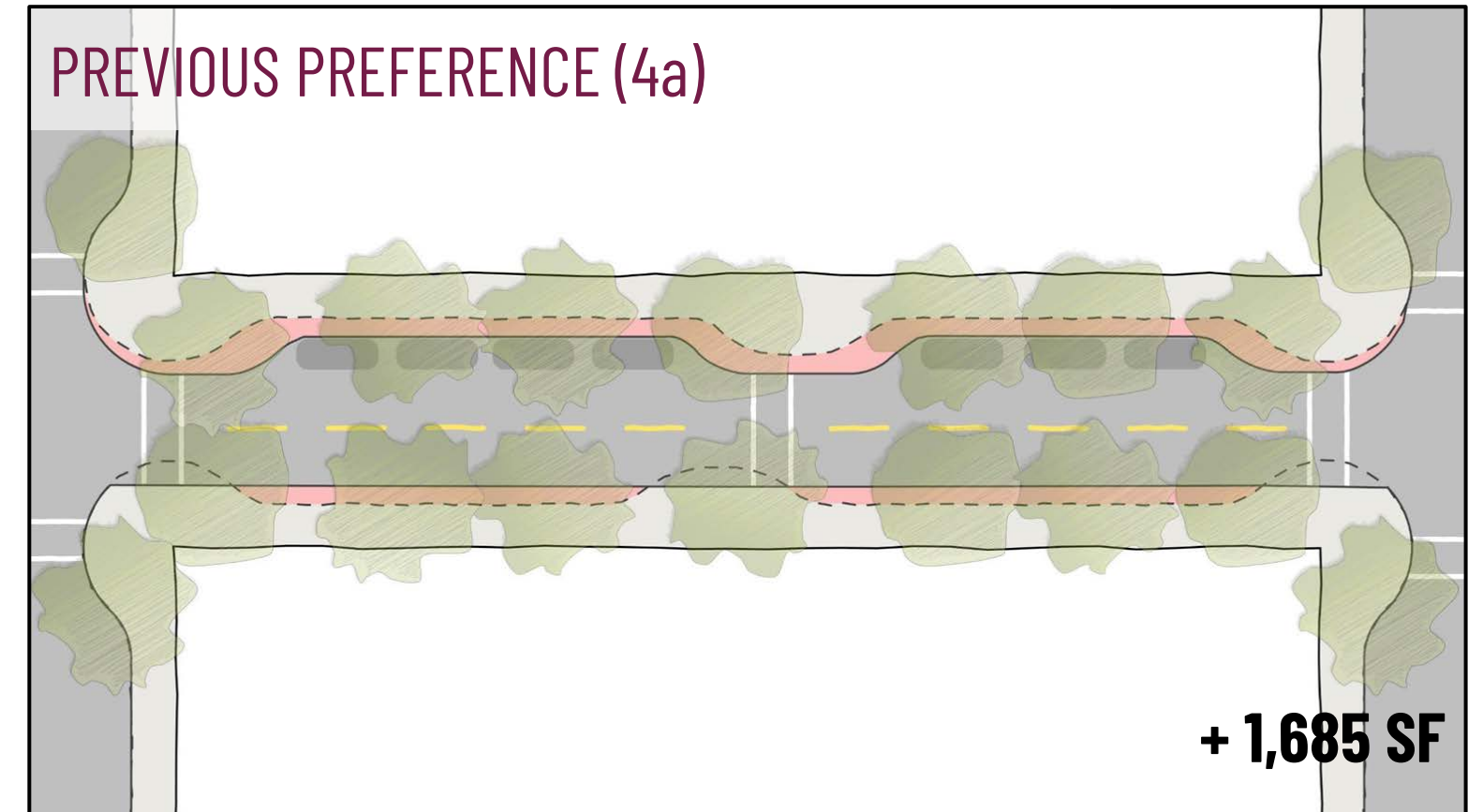
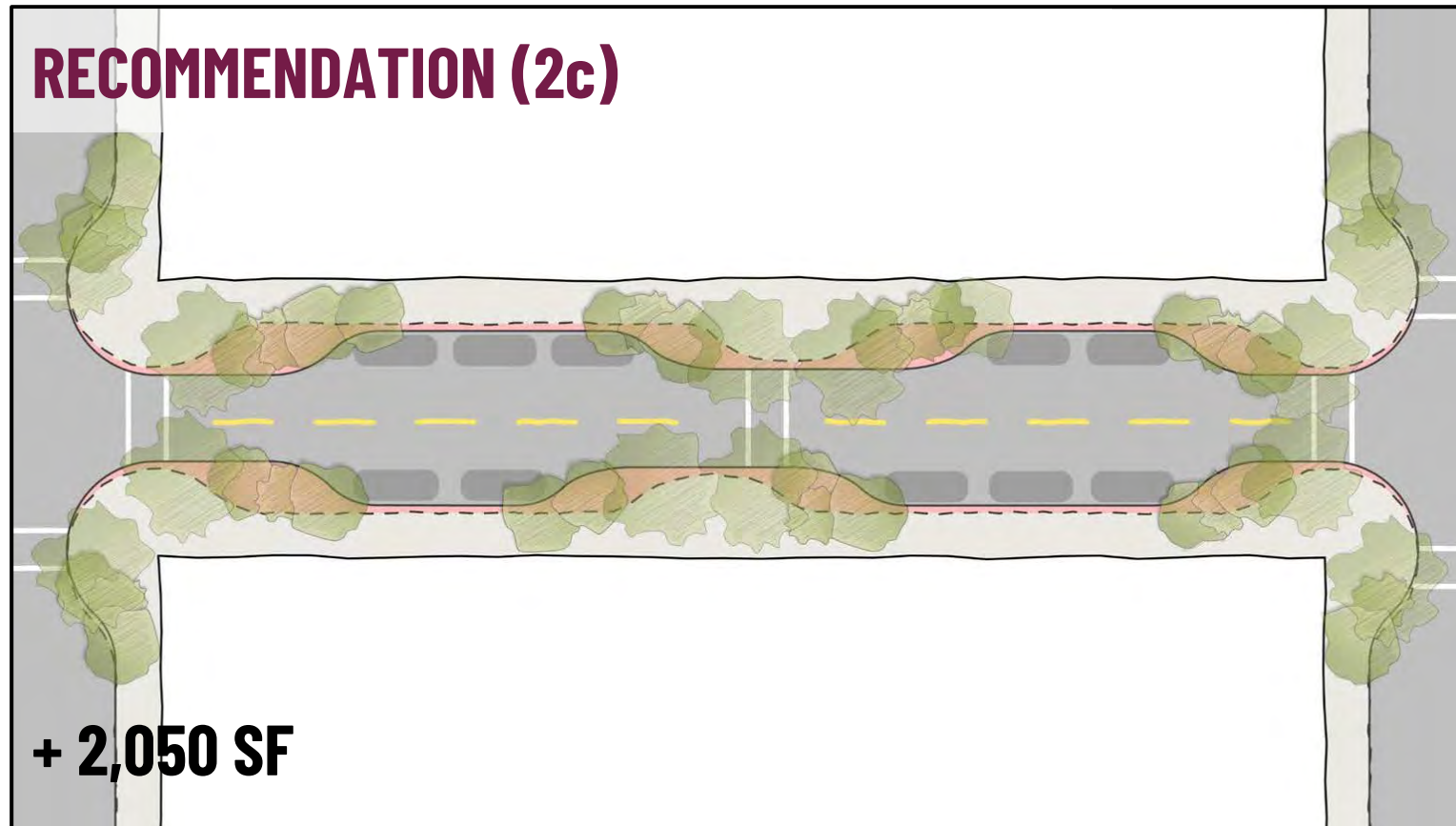
Reduced vehicle access (S. Kalamazoo Mall, MI)



Central "clear" zone (Ithaca Commons - Ithaca, NY)

- **A fully pedestrian main street; streets for business**
- Dedicates the street to walking and biking
- Includes "clear path" for emergency vehicles
- 60ft of street width for walking, biking, and business
- Could be implemented on entire street length or certain blocks

Concept Comparison



2c :: SIDEWALK POCKETS

Improves familiar design - more gathering space

Larger curb extensions; overall sidewalk widening

Possible lane-diet; two-side parking creates friction

Symmetry - sidewalk size, parking, trees

Curb exts. and parking spaces = flexible areas

Grove trees: more species/size variety; shade pockets

Grove trees create more visibility openings

IMPROVE EXISTING

PEDESTRIAN SPACE

CALM TRAFFIC

BALANCE / DISTRIBUTION

FLEXIBLE USES

TREES / LANDSCAPE

BUSINESS VISIBILITY

4a :: SINGLE-SIDE PARKING

Major reconfiguration; risks a "favored" side

Wider sidewalks; curb-tight lane is subpar

Possible lane-diet

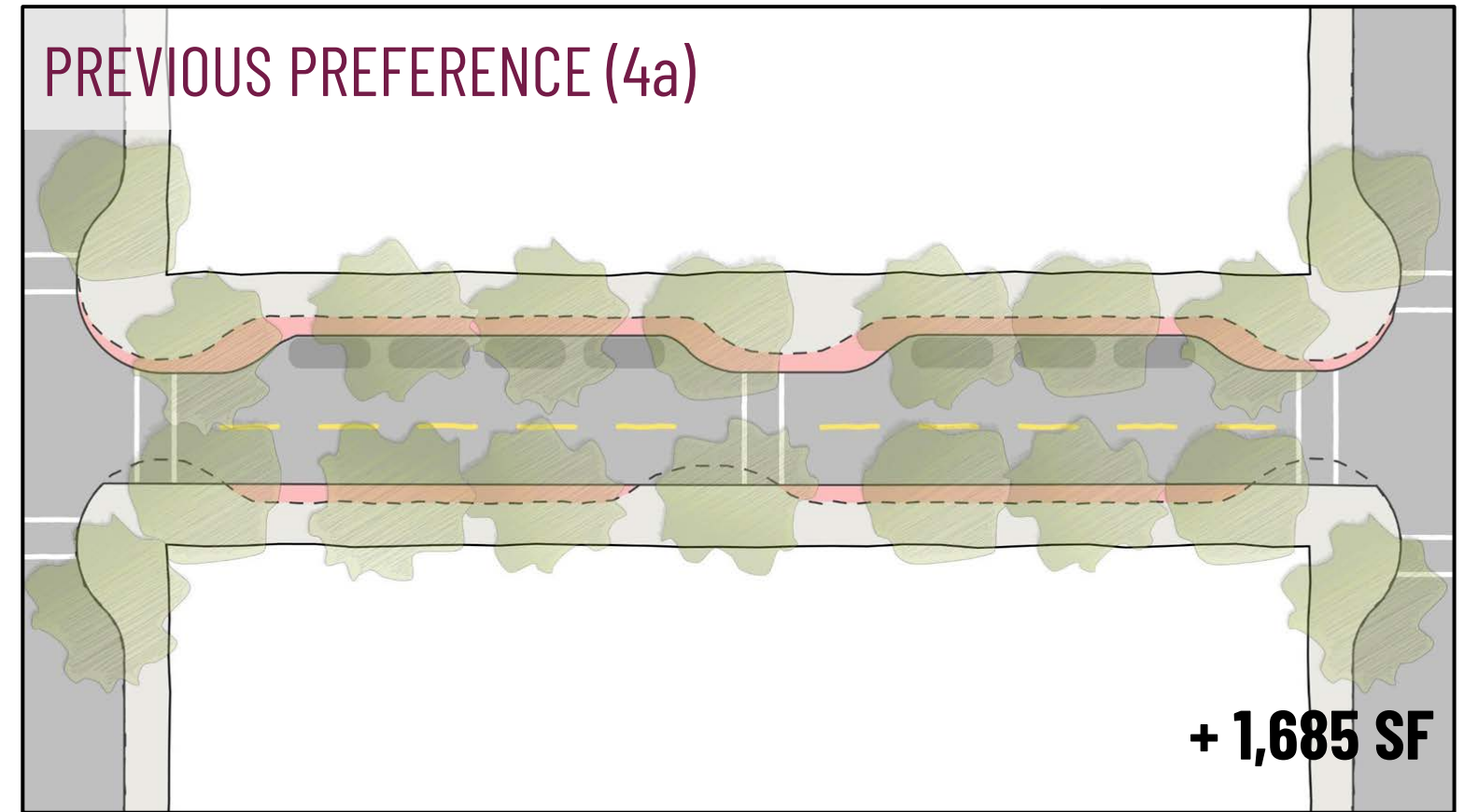
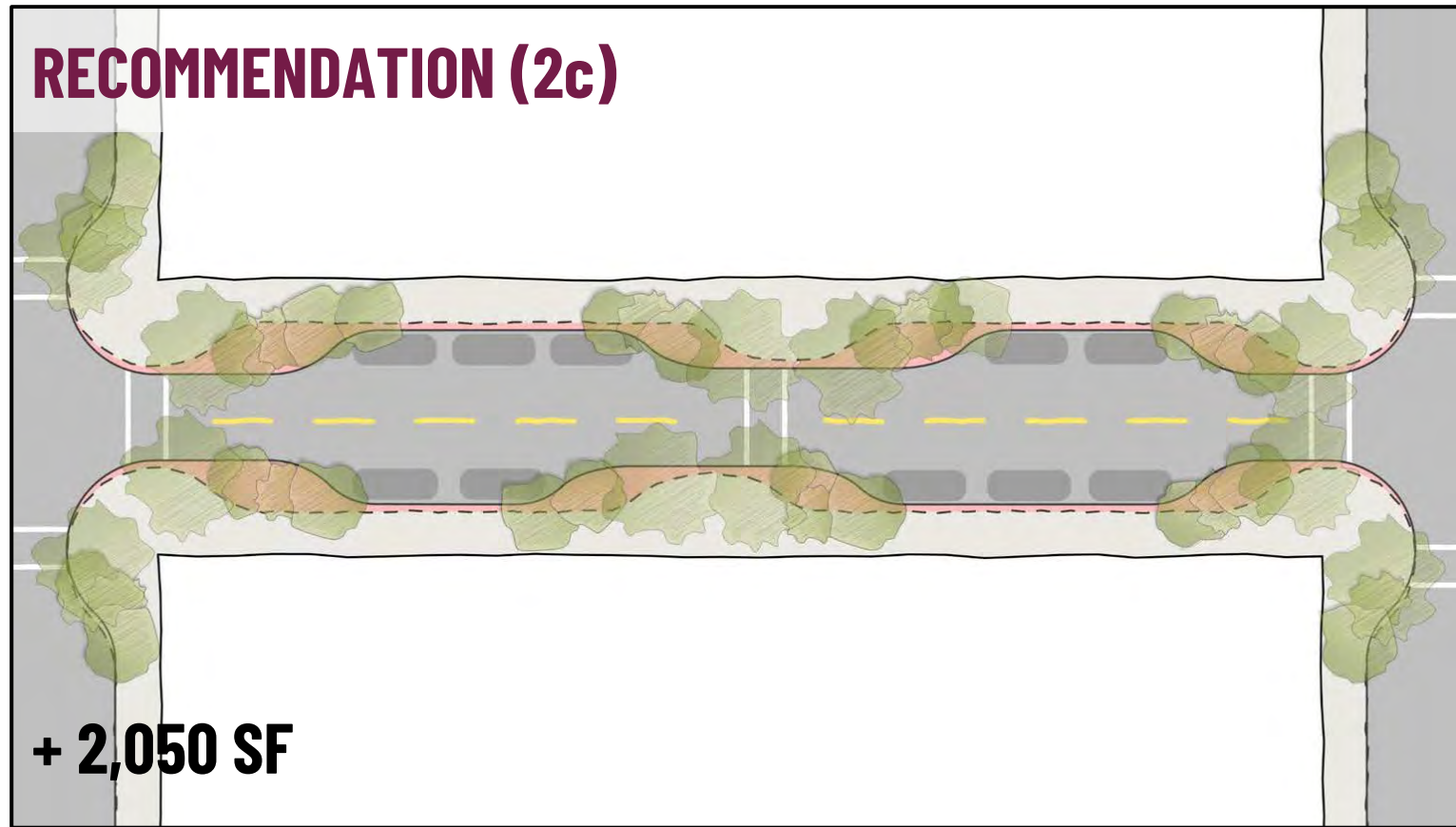
Parking only one side; asymmetrical; mixed trees

Wider uniform sidewalks; less curb ext. flex-space

Could mix-and-match: Groves one side; Linear other

Linear trees may block some views; TBD from locations


Advisory Vote (2/28/22)



#1 - I support the recommendation (**12 votes**)

#2 - I support it with the following amendments / suggestions (**6 votes**)

#3 - I don't support the recommendation (**0 votes**)



Street Tree Alternatives
Project Advisory Committee
1/24/22 - 2/28/22 - 4/13/22 - 4/25/22

The background is a light gray map of a city block. It features a grid of streets. Vertical streets on the left are labeled SW ADAMS ST, NE BAKER ST, NE COWL S ST, NE DAVIS ST, NE EVANS ST, NE FORD ST, and NE IRVINE ST. Vertical streets on the right are labeled NE JOHNSON ST. Horizontal streets are labeled NE 1ST ST, NE 2ND ST, NE 3RD ST, NE 4TH ST, and NE 5TH ST. Various building footprints are shown in light gray. Some buildings are labeled: 'aquatic center', 'city park', 'library', 'downtown association', 'u.s. bank plaza', 'the bakery', and 'nick'. There are also several small green circular icons scattered across the map.

Grove Concept One :: **Northwest Forest - Mixed Coniferous**

This may be the signature ecosystem of the NW and could fit well into the overall Grove Concept. Though we wouldn't be able to replicate the grandeur of our forest's large conifers, the magical feeling and openness could be mimicked on a smaller scale with similar species, groundcover planting, and supporting furnishing elements.



Inspiration:

Grove Concept One :: Northwest Forest - Mixed Coniferous



Deciduous - e.g., Pacific Dogood



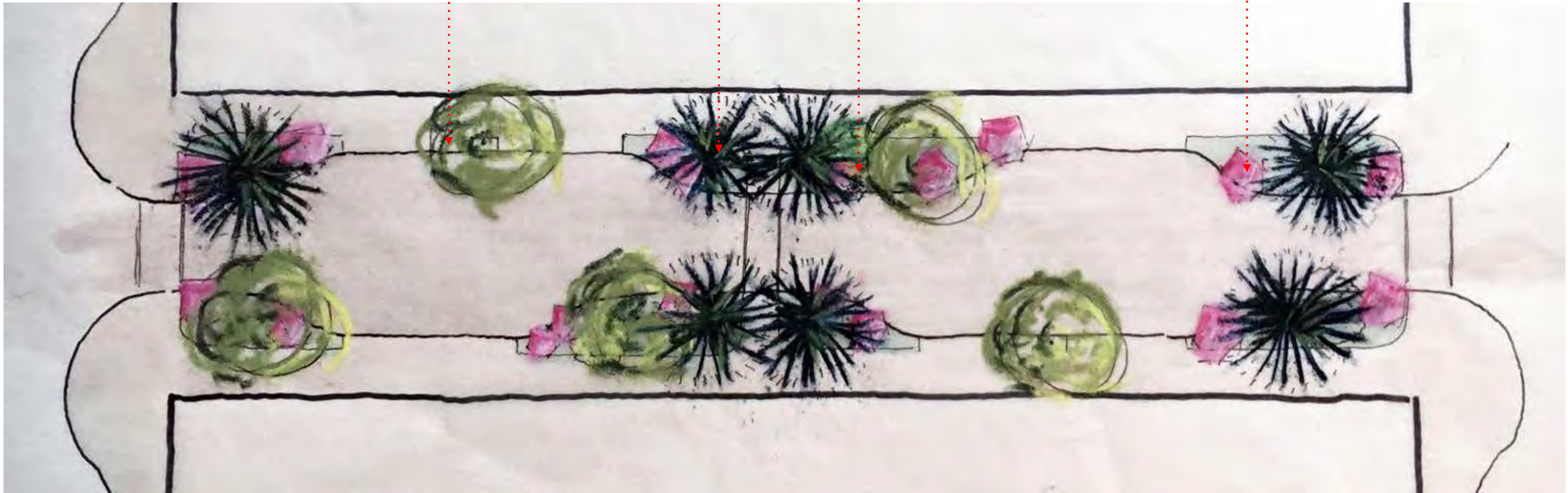
Conifer - e.g., Lodgepole Pine



Understory 1 - e.g., Vine Maple



Understory 2 - e.g., Serviceberry



Grove Concept One :: Northwest Forest - Mixed Coniferous

OVERSTORY



MIDSTORY



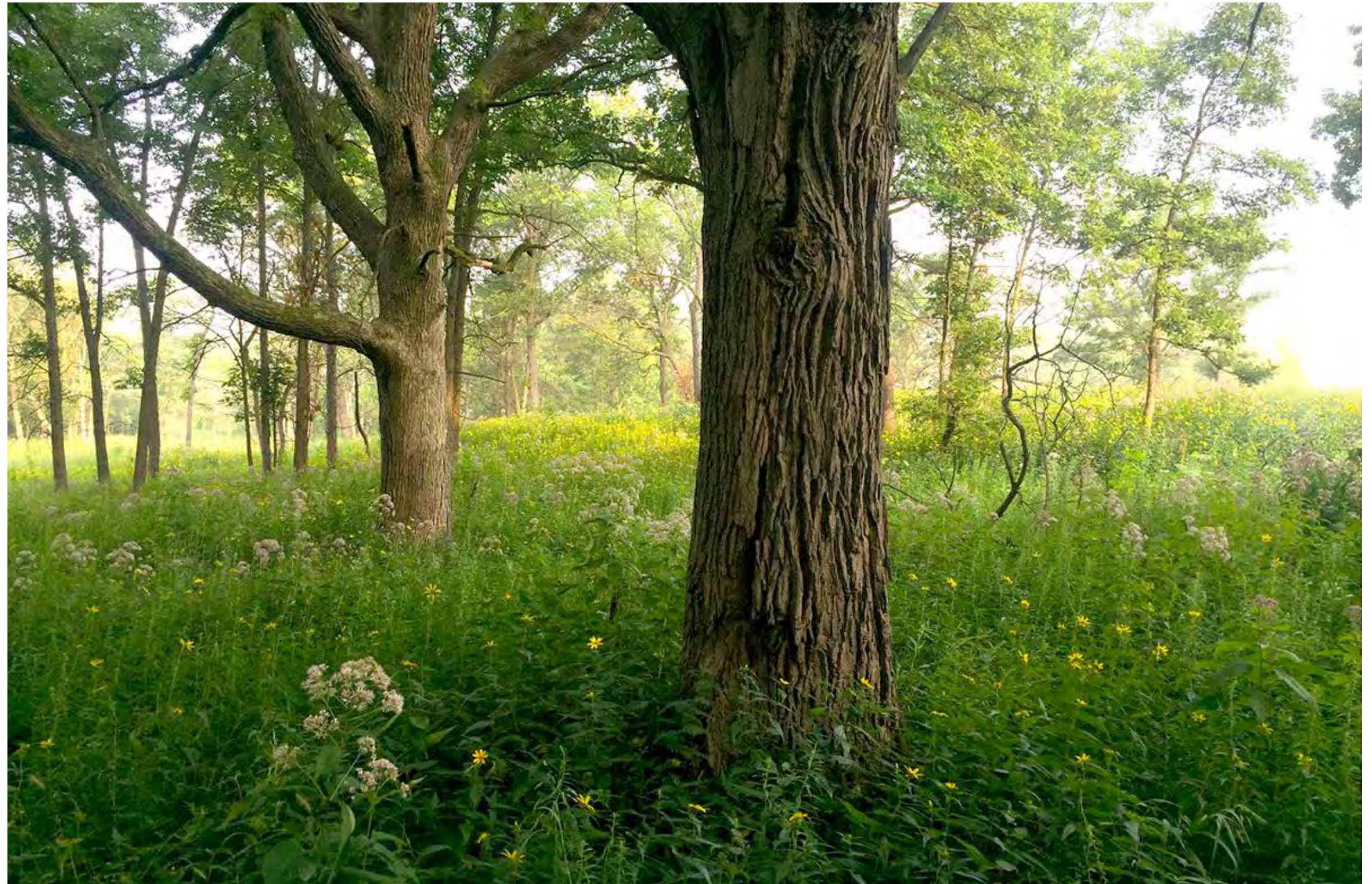
UNDERSTORY



SECTION - ELEVATION

Grove Concept Two :: **Oak Savannah | 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.



Inspiration:

Grove Concept Two :: **Oak Savannah | Prairie**



Understory - e.g., Serviceberry



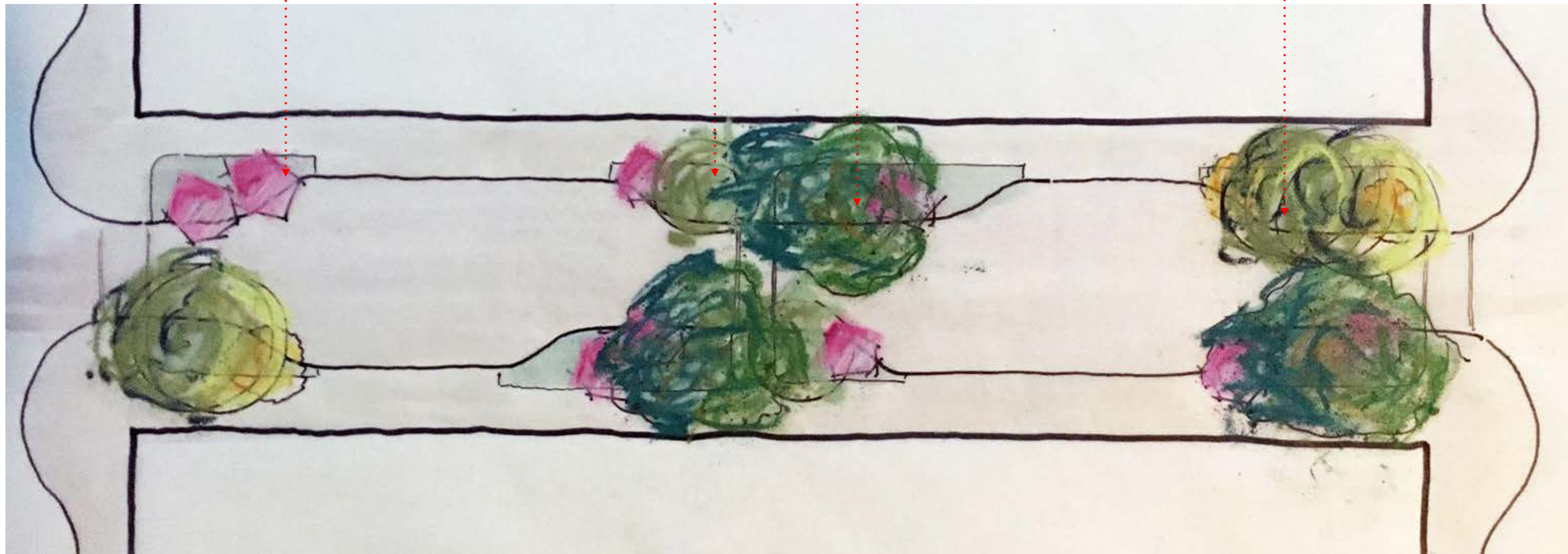
Canopy - e.g., Madrone



Specimen - e.g., Oregon White Oak



Canopy - e.g., Tupelo



Grove Concept Two :: **Oak Savannah | Prairie**

OVERSTORY



MIDSTORY



UNDERSTORY



Grove Concept Three :: **Open Mountain Woodland Grove**

With more trees than the Oak Savannah, 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.

Inspiration:



Grove Concept Three :: Mountain Open Woodland Grove



Deciduous - e.g., Birch or Hornbeam



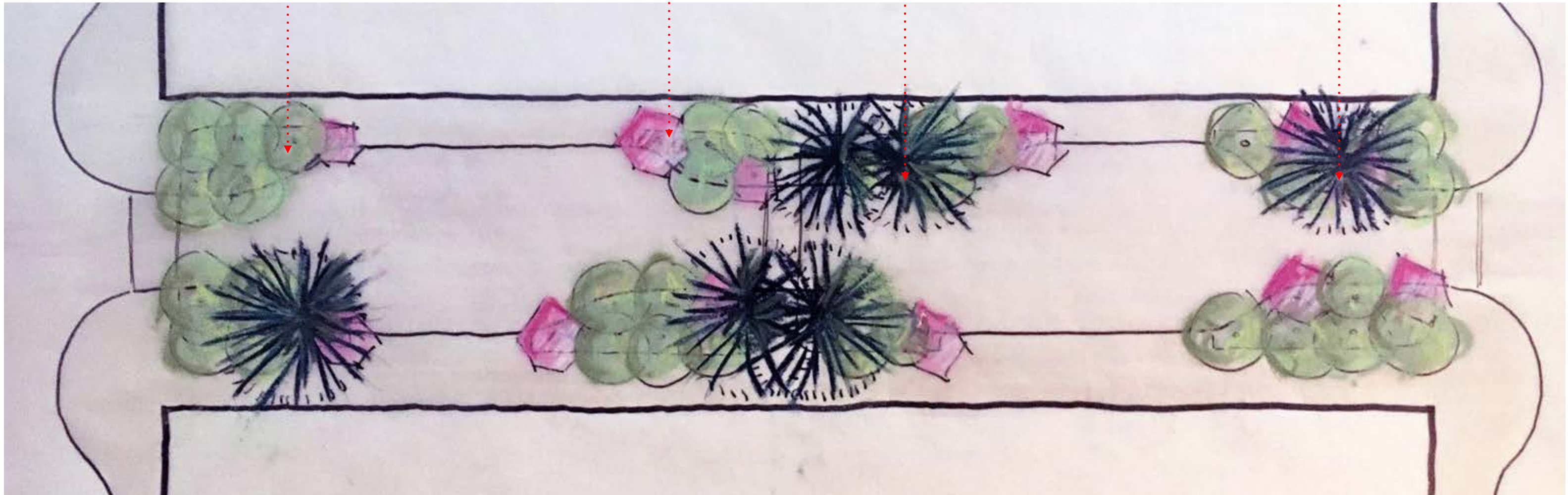
Understory 2 - e.g., Serviceberry



Understory 1 - e.g., Vine Maple



Conifer - e.g., Lodgepole Pine



Grove Concept Three :: Mountain Open Woodland Grove

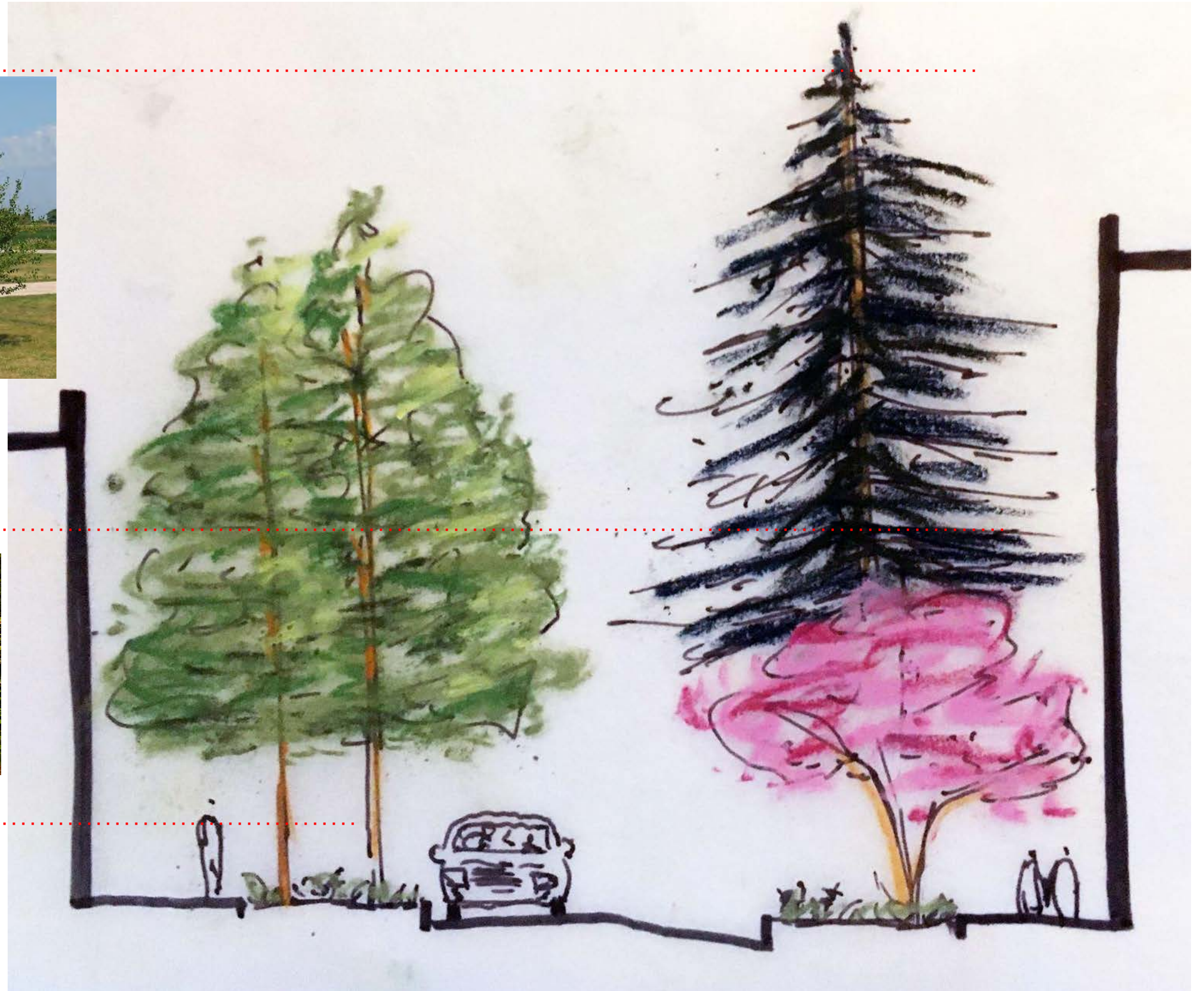
OVERSTORY




MIDSTORY



UNDERSTORY





Design Theme Alternatives
Project Advisory Committee
2/28/22 - 4/13/22 - 4/25/22

Design Theme Concept A :: *Agrarian*

Located in the Willamette Valley and surrounded by hundreds of wineries and vineyards, McMinnville is at the heart of Oregon wine country. The natural palettes of this concept speak to McMinnville's relationship to Oregon's wine and agricultural industries.



Design Theme Concept A :: *Agrarian* - Materials Palette



Wood



Rusted Metal



Reclaimed Materials



Accent Paving

Design Theme Concept A :: *Agrarian* - Furnishing Family



Seating



Planters



Waste Receptacle



Lighting



Bike Rack



Water Fountain



Tree Grate

Design Theme Concept A :: *Agrarian* - Precedent Images



Design Theme Alternatives

Industrial Contemporary

Design Theme Concept B :: *Industrial Contemporary*

This concept is an homage to McMinnville's industrial economy and the long standing presence of Cascade Steel Mill. Other components of the concept include contemporary/modern details and flares, which act as a nod to the innovation found at the nearby Evergreen Aviation & Space Museum.



Design Theme Concept B :: **Industrial Contemporary** - Materials Palette



Polished Stainless Metal



Brushed Stainless Metal



Iron Metal



Accent Paving

Design Theme Concept B :: **Industrial Contemporary** - Furnishing Family



Seating



Planters



Waste Receptacle



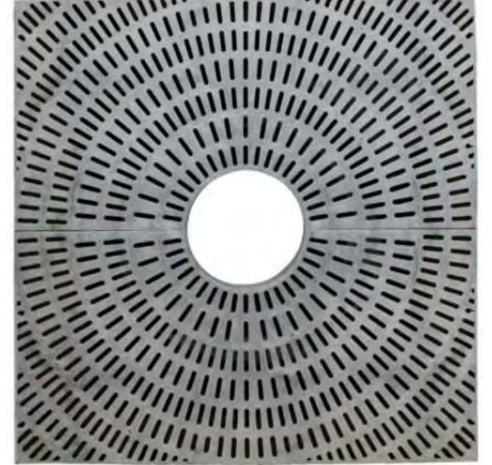
Lighting



Bike Rack



Water Fountain



Tree Grate

Design Theme Concept B :: *Industrial Contemporary* - Precedent Images



Design Theme Alternatives

Historic Traditional

Design Theme Concept C :: *Historic Traditional*

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 C :: **Historic Traditional** - Materials Palette



Black Cast Metals



Wood



**Accent Paving -
Tumbled Pavers**

Design Theme Concept C :: **Historic Traditional** - Furnishing Family



Seating



Planters



Waste Receptacle



Lighting



Bike Rack



Water Fountain



Tree Grate

Design Theme Concept C :: **Historic Traditional** - Precedent Images



Design Theme Alternatives

Minimalist

Design Theme Concept D :: **Minimalist**

This concept demonstrates 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 D :: *Minimalist* - Materials Palette



Black Metals



Softwood (low grain & wear)



Accent Paving - Linear Paver

Design Theme Concept D :: *Minimalist* - Furnishing Family



Seating



Planters



Waste Receptacle



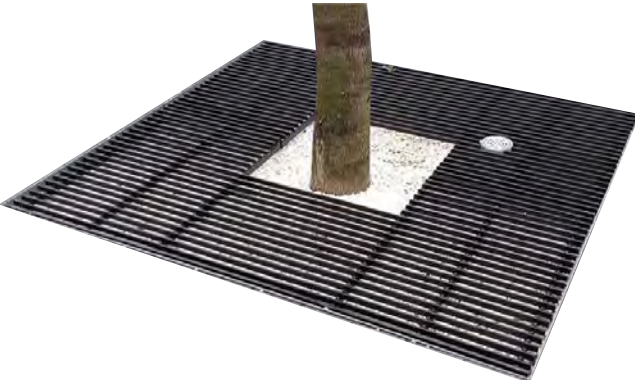
Lighting



Bike Rack



Water Fountain



Tree Grate

Design Theme Concept D :: *Minimalist* - Precedent Images



Design Themes :: *Review*

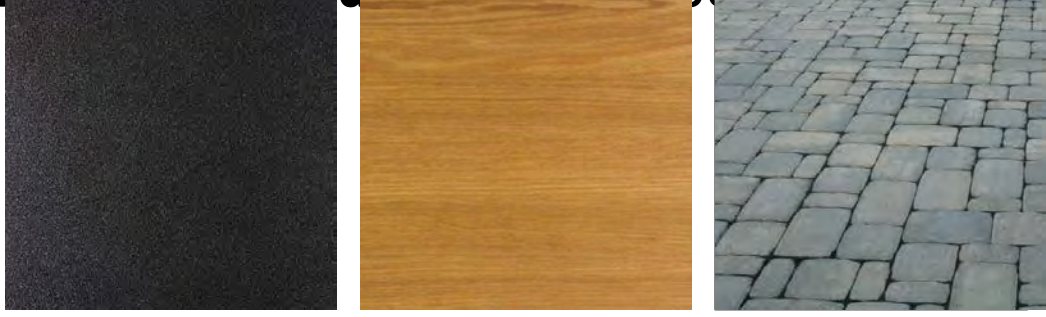
1. **Agrarian** - vineyards, orchards, nursery industry, barns, hops



1. **Industrial Contemporary** - steel mill, blacksmith, hydroelectric power



1. **Historic Traditional** - tries to blend in with historic character, ornamental



1. **Minimalist** - everything fades and lets the individuality stand out

