

NE Third Street Conceptual Design

Refined Design Concepts

Project Advisory Committee Meeting #6
08 June 2022
McMinnville, Oregon



NE Third Street Conceptual Design :: Project Timeline

updated 06/03/22

Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 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 (5/17)	TAC (6/6 and 6/29)	
PAC (12/13)	PAC (1/24)	PAC (2/28)		PAC (4/4 and 4/25)		PAC (6/8)	PAC (7/11)
					Community Forum (5/3)	Community Forum (6/21)	
					Online Survey (5/2 - 5/13)	Online Survey (6/13 - 6/24)	
					MURAC / City Council (5/10)		MURAC / City Council (7/12)

Groves

- How should the groves work at ground level?
- Should the mid-block groves / curb extensions be symmetrical or offset?
- Should the planters be orthogonal or angled?

Roadway Considerations

- Should the roadway be asphalt or concrete?
- Should crosswalks be raised?
- Should intersections be raised?

Sidewalks

- Where on the sidewalks should commercial activity occur?
- What type of accent pavers should be used?
- What curb width should be used?



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



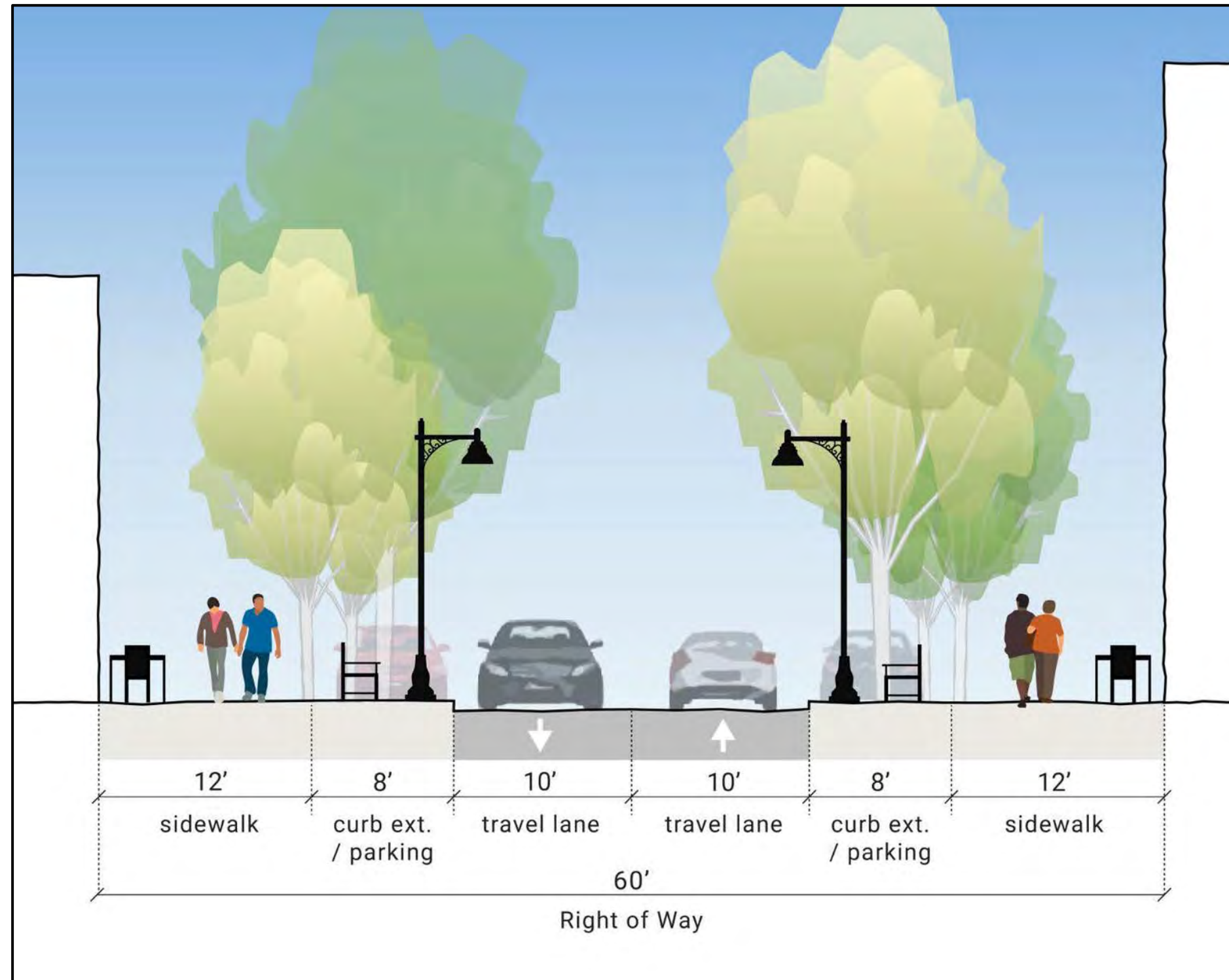
NE Third Street :: **Design Principles**

- 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**



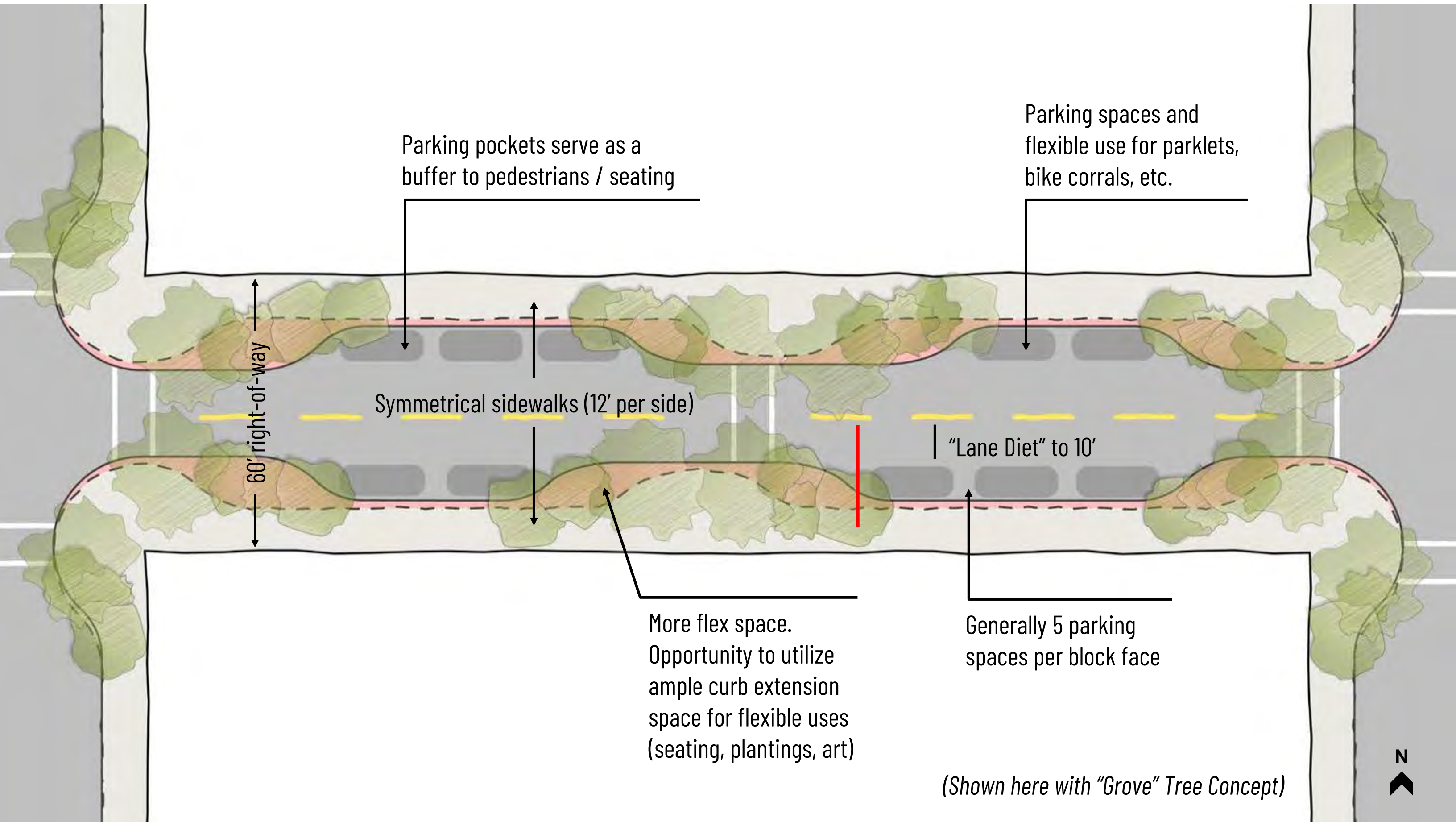
Preferred Functional Design Sidewalk Pockets

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)





Preferred Street Tree Concept
Grove: Open Mountain Woodland

Survey Results (5/13/22) :: Overview for Street Trees

The online survey was posted on the [project webpage](#) from 5/02/22 thru 5/13/22. Paper versions were distributed / collected at the Community Forum on 5/3/22. The survey was advertised at the Community Forum on 5/3/22, at the Joint City Council / MURAC Work Session on 5/10/22, and via the City's social media platforms. The survey was further promoted by Project Advisory Committee (PAC) members and the McMinnville Downtown Association.

- # of responses (English): 272
- # of responses (Spanish): 0

Key Street Tree Findings:

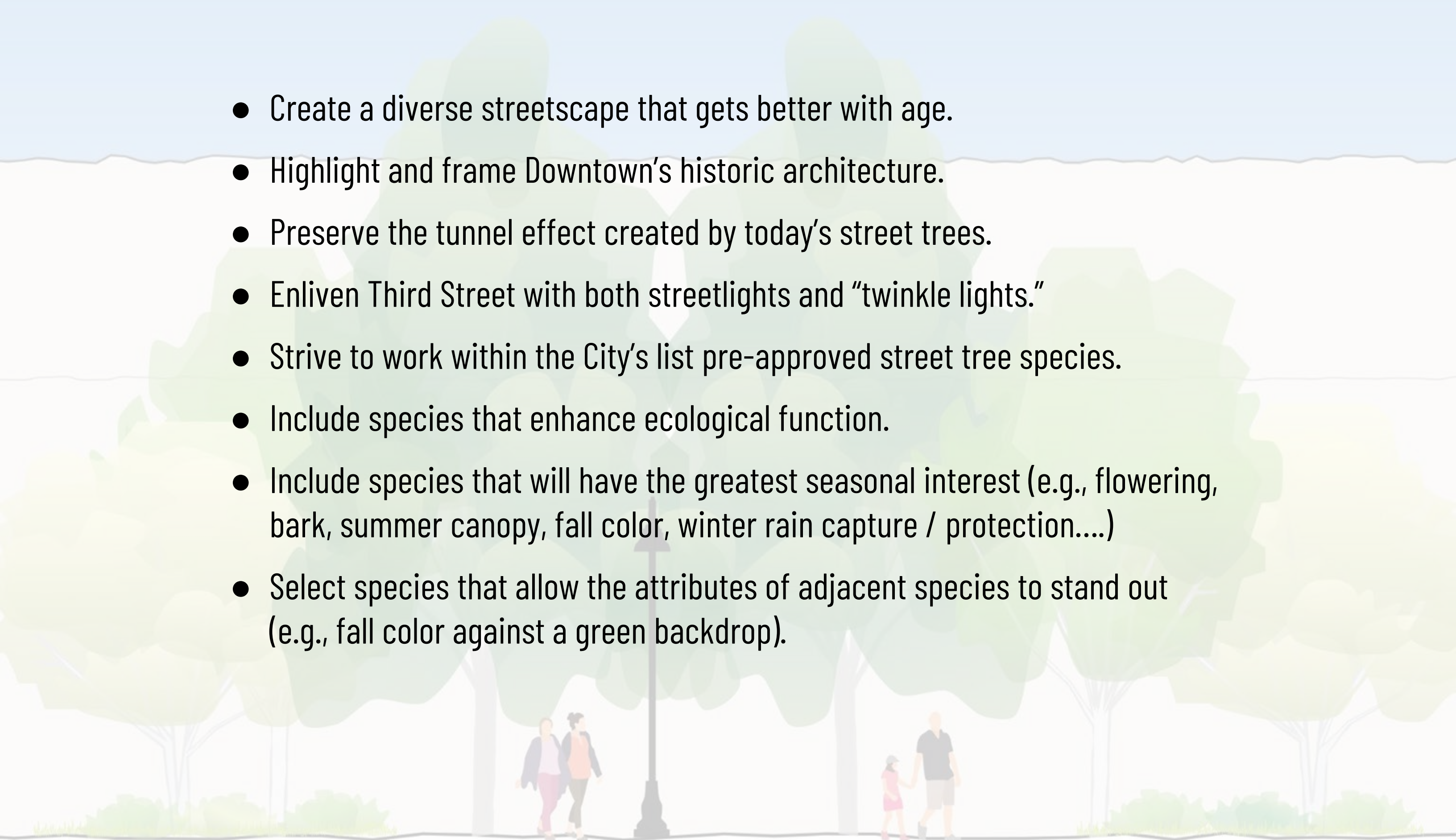
- Majority support for:
 - Grove Concept (53.0%)
 - Open Mountain Woodland (52.8%)
 - More dense foliage (52.3%)
- Strong majority support for:
 - Mixing tree species (72.8%)
 - Including flowering trees (85.1%)
 - Including conifers / evergreens (71.7%)
- General plugs for native species and concerns about maintenance



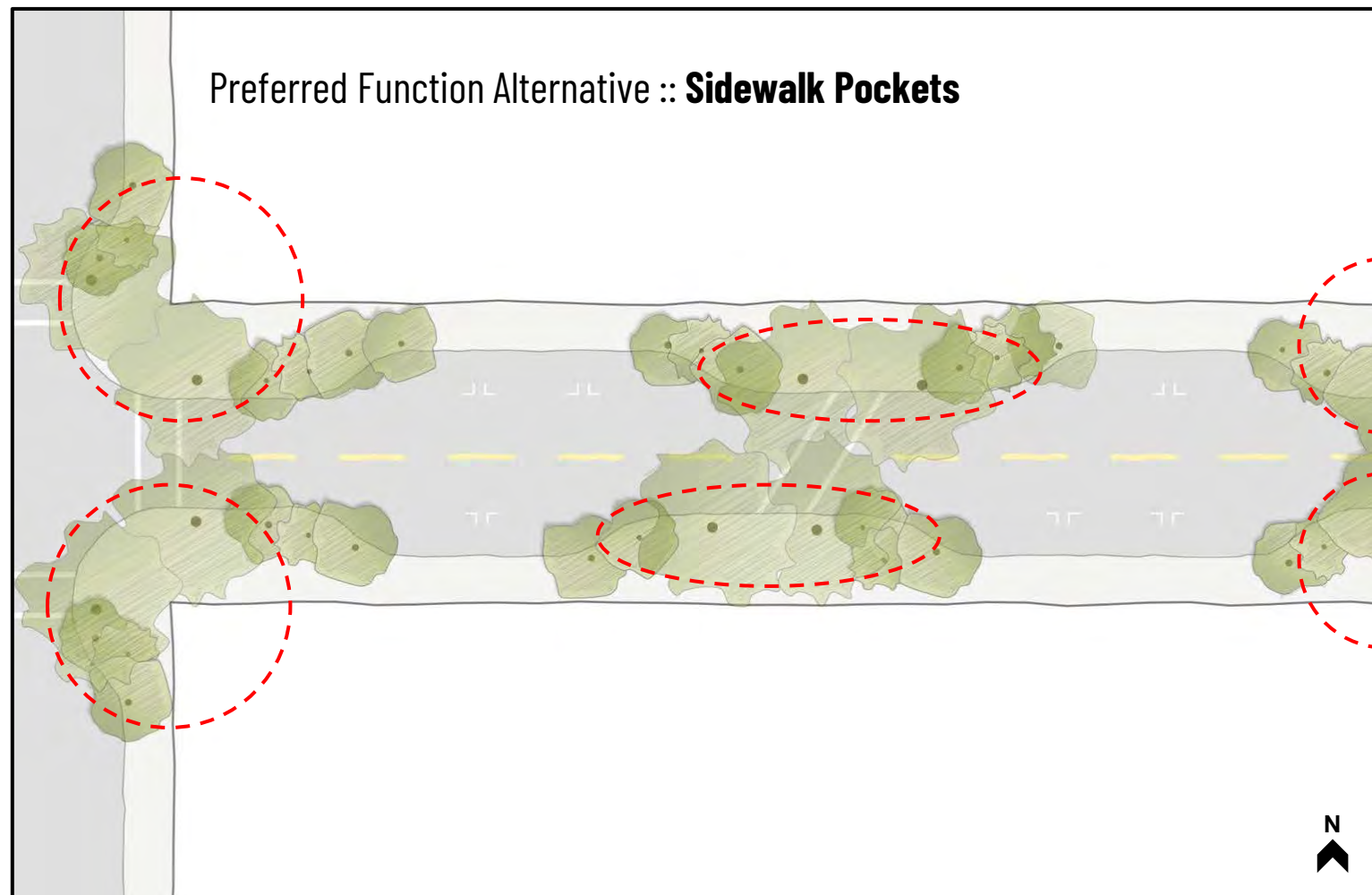
(full results in the [Appendix](#))

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 (e.g., flowering, bark, summer canopy, fall color, winter rain capture / protection....)
- Select species that allow the attributes of adjacent species to stand out (e.g., fall color against a green backdrop).



Grove Concept :: Overview



TREE DESIGN

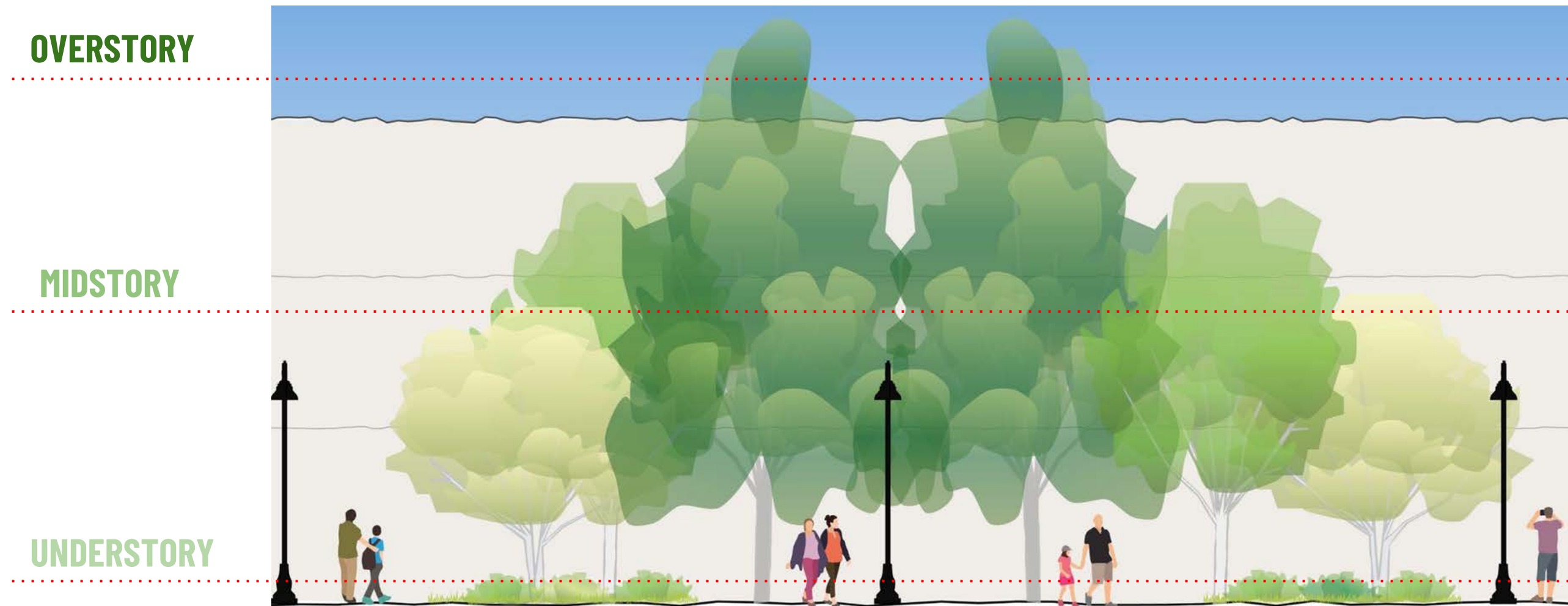
- Concentration of trees that vary in species, height, spread.
- Limited to wider curb extension areas.
- Employs a variation of tree species to create a lush/dense effect.
- Utilizes a range of upper/middle/lower story layering.
- Planting space at base of groves.

HUMAN EXPERIENCE

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



Grove Concept :: **Spatial Structure**



Grove Concepts :: Streetscape Examples



Bell St - Seattle



8th Ave - Arbor Blocks - Seattle



Main Street (Grand Junction, CO)

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

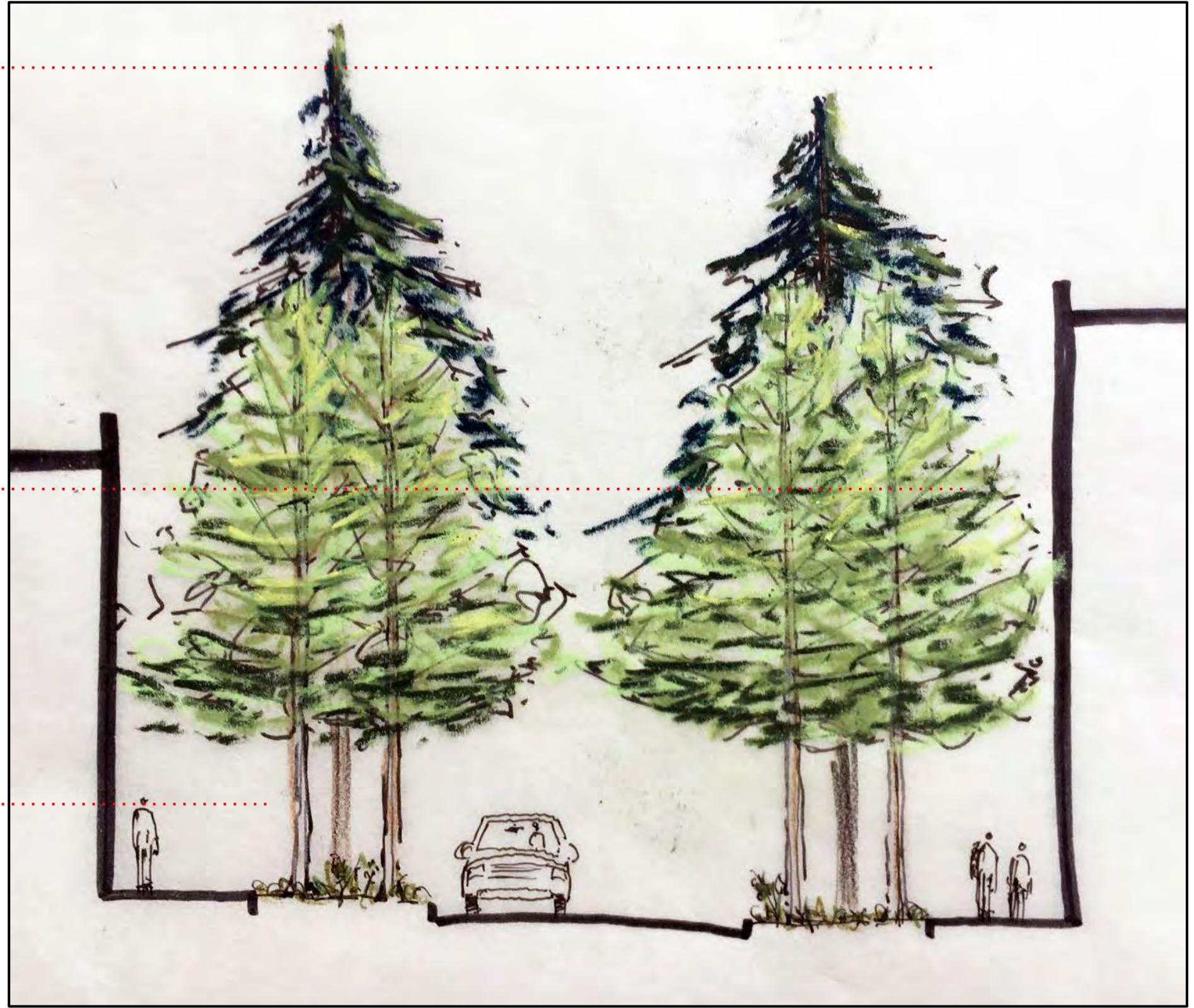
OVERSTORY



MIDSTORY



UNDERSTORY



SECTION - ELEVATION

Grove Concept :: **Ground-Level Alternatives**



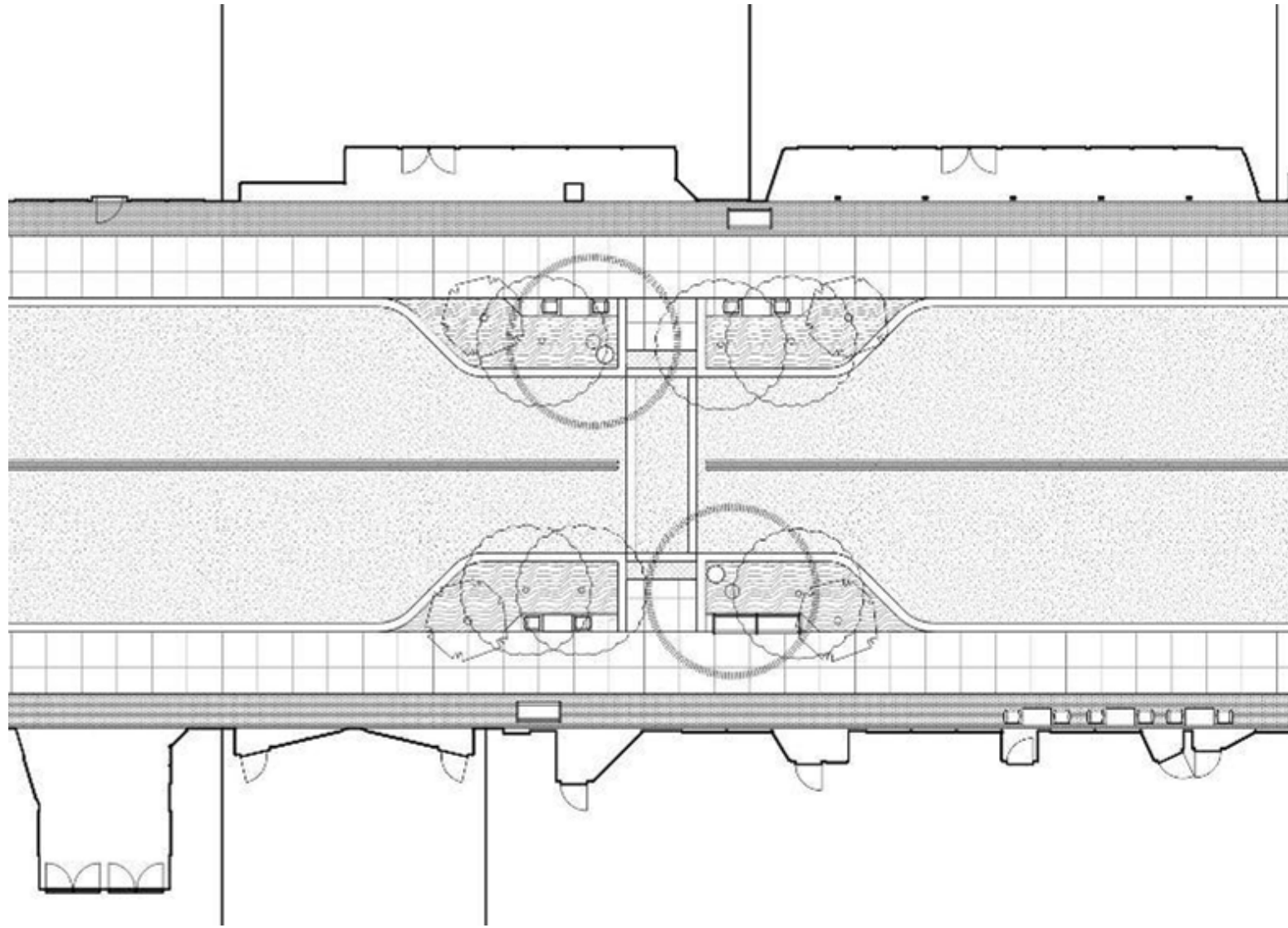
How should the Groves work at **ground-level**?

Grove Concept :: **Planter Shape Alternatives**

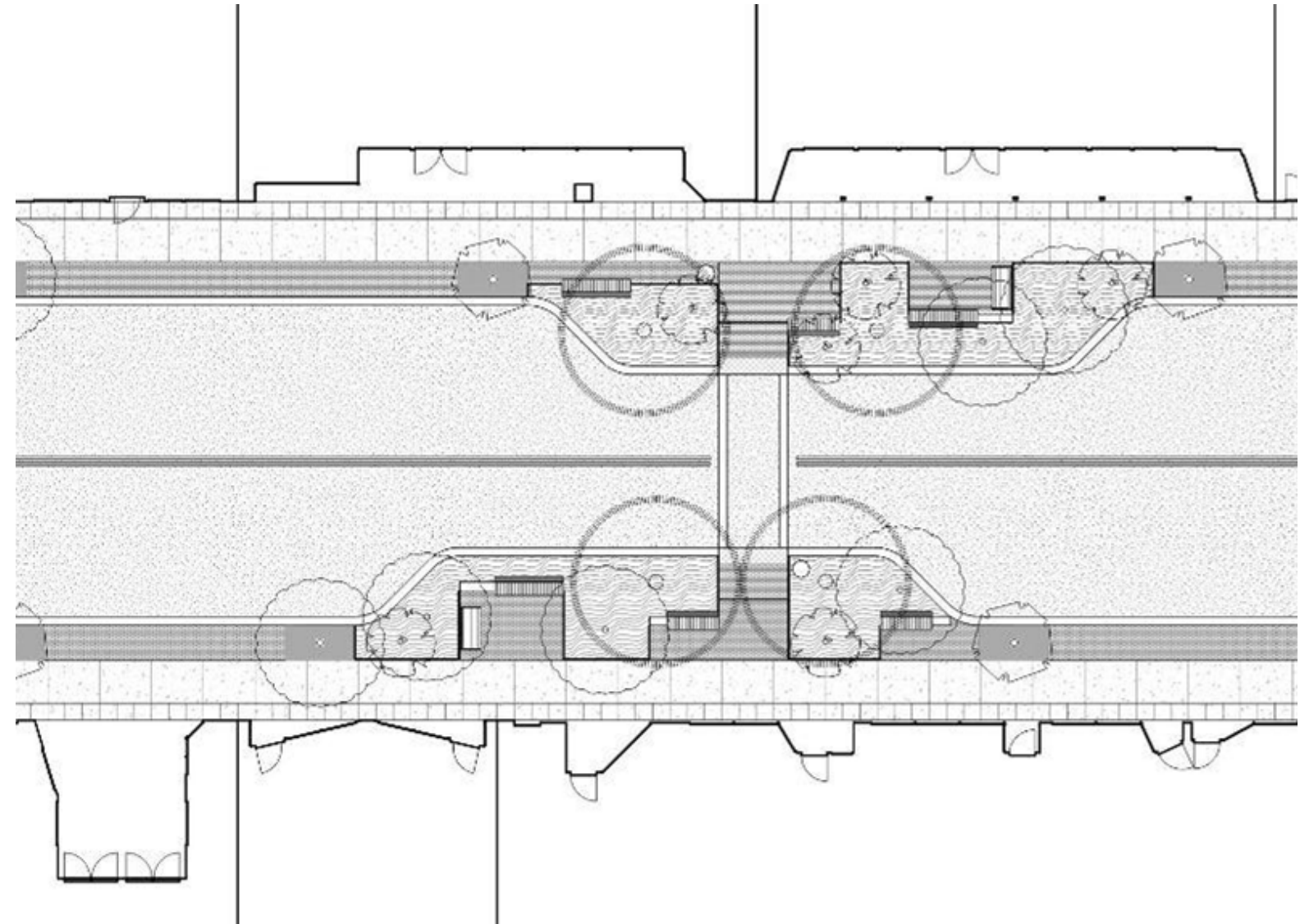


What shape should the Groves have at **ground-level**?

Grove Concept :: **Symmetrical v. Offset**



Symmetrical Mid-Block Crossing



Offset Mid-Block Crossing

Should **mid-block curb extensions** be symmetrical or offset?

Paving Concepts

Sidewalks, Curb Extensions, Roadway

Paving Concepts :: **Considerations**

General Considerations

- Access and comfort for all users (including ADA)
- Compatibility with the Historic District / local architecture
- Durability and maintenance of materials
- Material adjacencies (i.e., how materials interact and wear over time)

Roadway Considerations







- Travel Lanes
- Parking Area
- Crosswalks
- Intersections

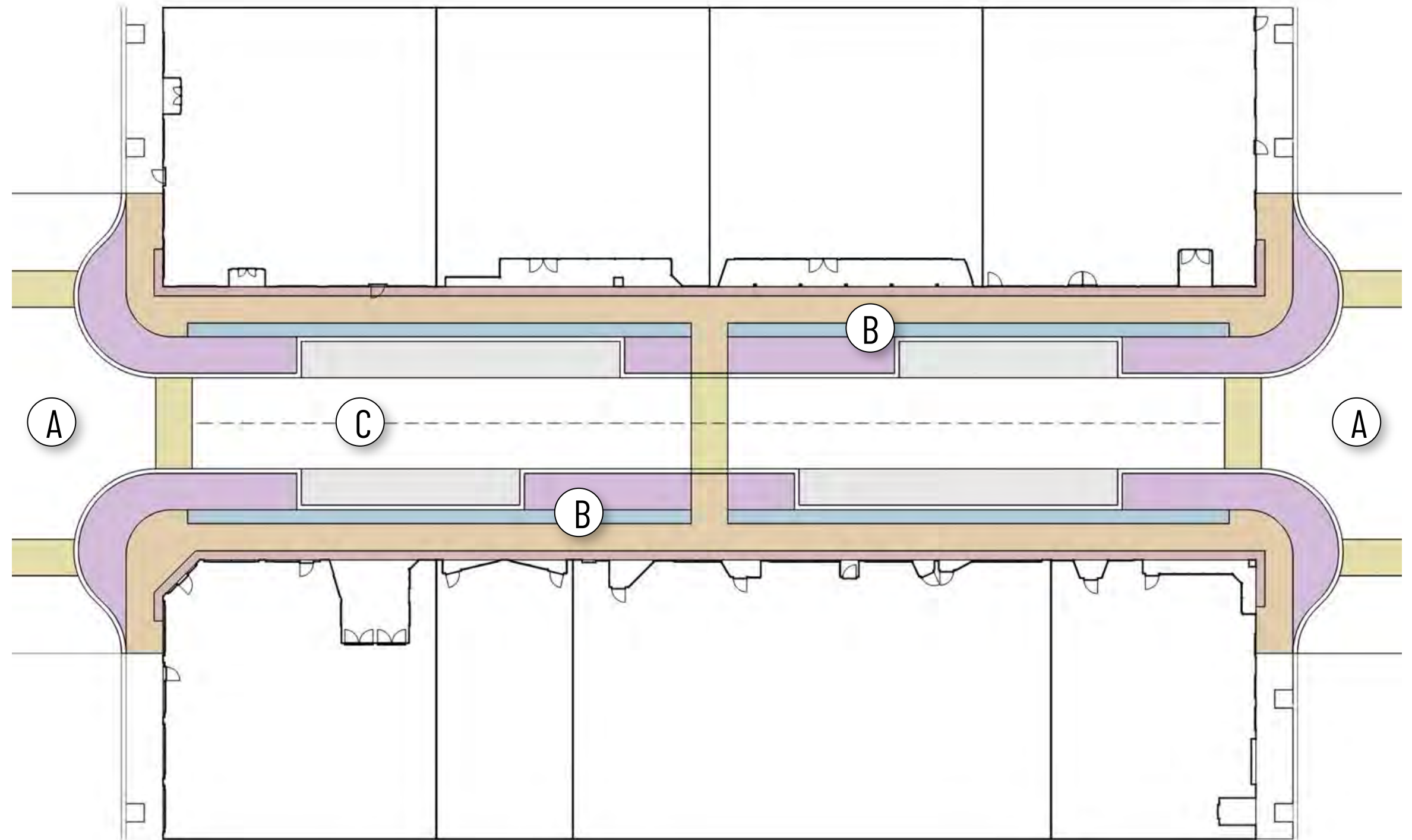
Sidewalks

- Curbs
- Building Frontage Zone
- Furnishing Zone
- Curb Extensions

Paving Concepts :: Sidewalk and Roadway Zones

- Ⓐ Intersections
- Ⓑ Sidewalk Area
- Ⓒ Travel Lanes

-  Building Zone (2')
-  Pedestrian Zone (6')
-  Street Frontage Zone (4')
-  On-Street Parking (8')
-  Crosswalk (8' width)
-  Curb Extension Area (8')



Roadway Material Options :: **Asphalt v. Concrete**

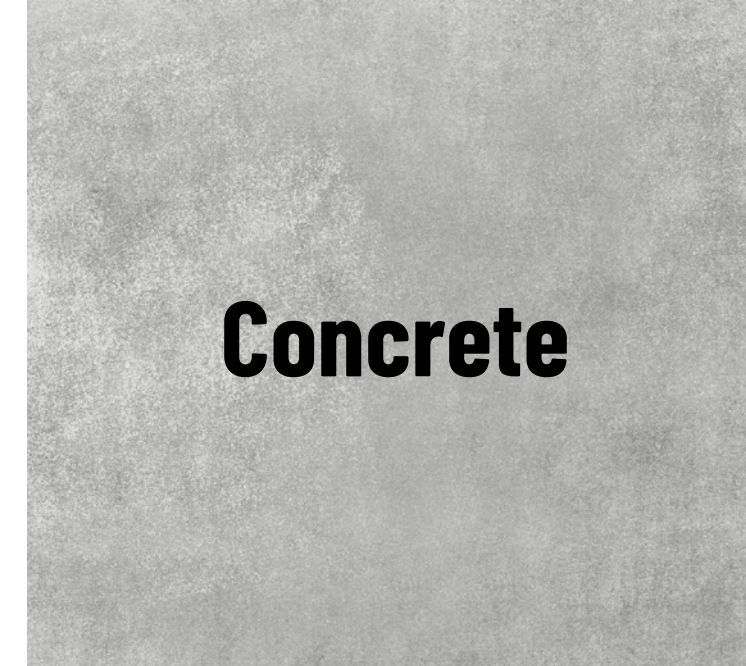


Pros:

- Standard roadway material
- Easy to work with and maintain

Cons:

- Wears faster and more irregularly; requires more regular maintenance
- Darker surface contributes to urban heat island effect
- Can crack / sag with high heat
- More pollution issues associated with runoff



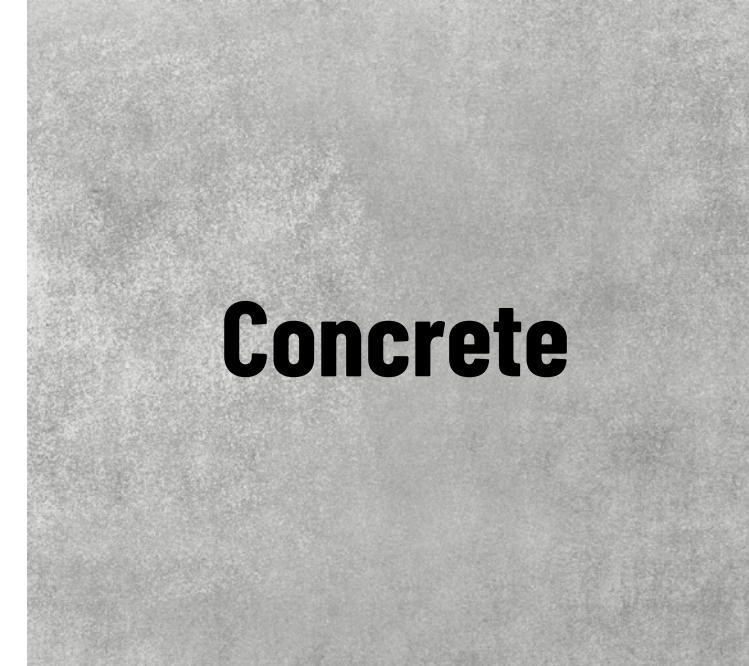
Pros:

- Allows for scoring and/or color tones to enhance design
- More durable / longer lasting

Cons:

- Stains more easily
- Maintenance of underground utilities can lead to awkward patching
- Can crack in extreme cold; can be damaged by salts used to melt snow

Roadway Material Options :: **Asphalt v. Concrete**



Which **roadway material** would you prefer?

Roadway Options :: **Raised Crosswalks**



Pros:

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

Cons:

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

Should **mid-block crosswalks** be raised?

Roadway Options :: **Raised (Table) Intersections**



Pros:

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

Cons:

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

Should **intersections** be raised?

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



Building Frontage Zone



Street Frontage Zone



Curb Extension

Where on the sidewalk should **commercial activity** (e.g., dining) occur?

Sidewalk Paving Concepts :: **Accent Paver Styles**



Tumbled Pavers



Linear Paver



Holland Paver

What type of **accent paver** do you prefer?

Sidewalk Paving Concepts :: **Curb Options**



12" Concrete Curb

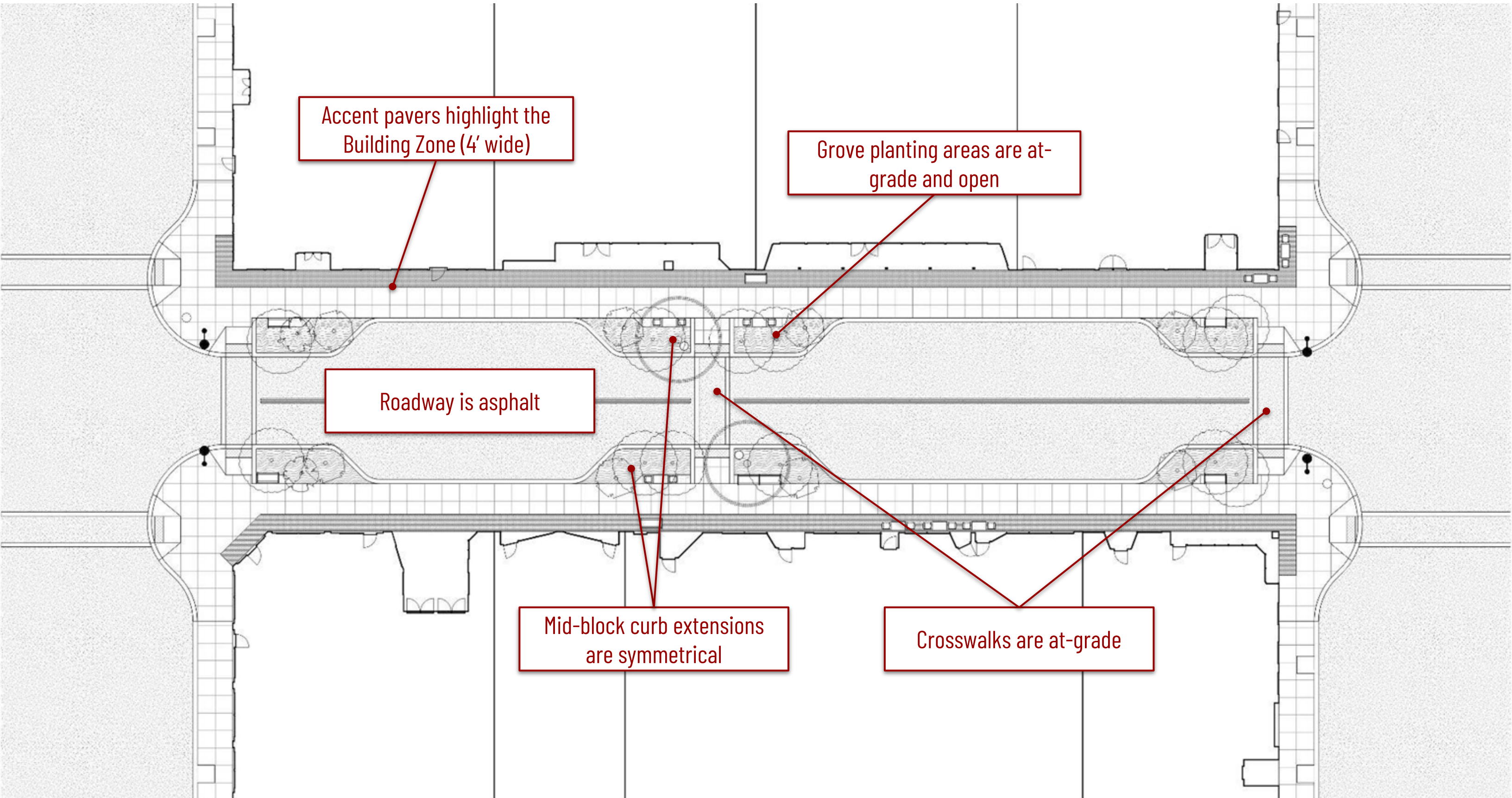


6" Concrete Curb
(Existing)

Which **curb width** do you prefer?

Refined Design Concepts Options for Consideration

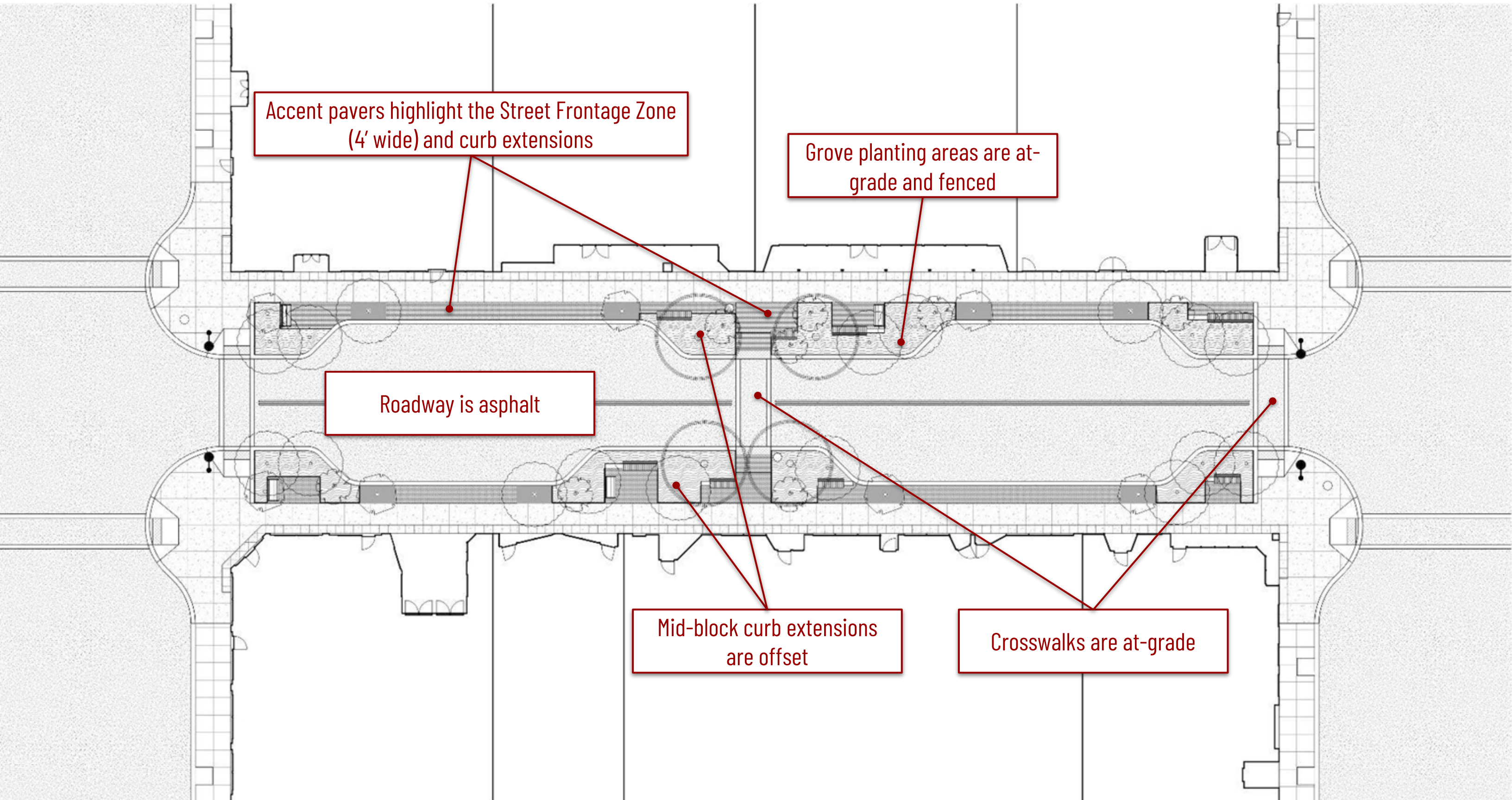
Refined Design Concept A :: **Highlighted Building Zone** (At-Grade Planters)



Refined Design Concept A :: **Highlighted Building Zone** (At-Grade Planters)



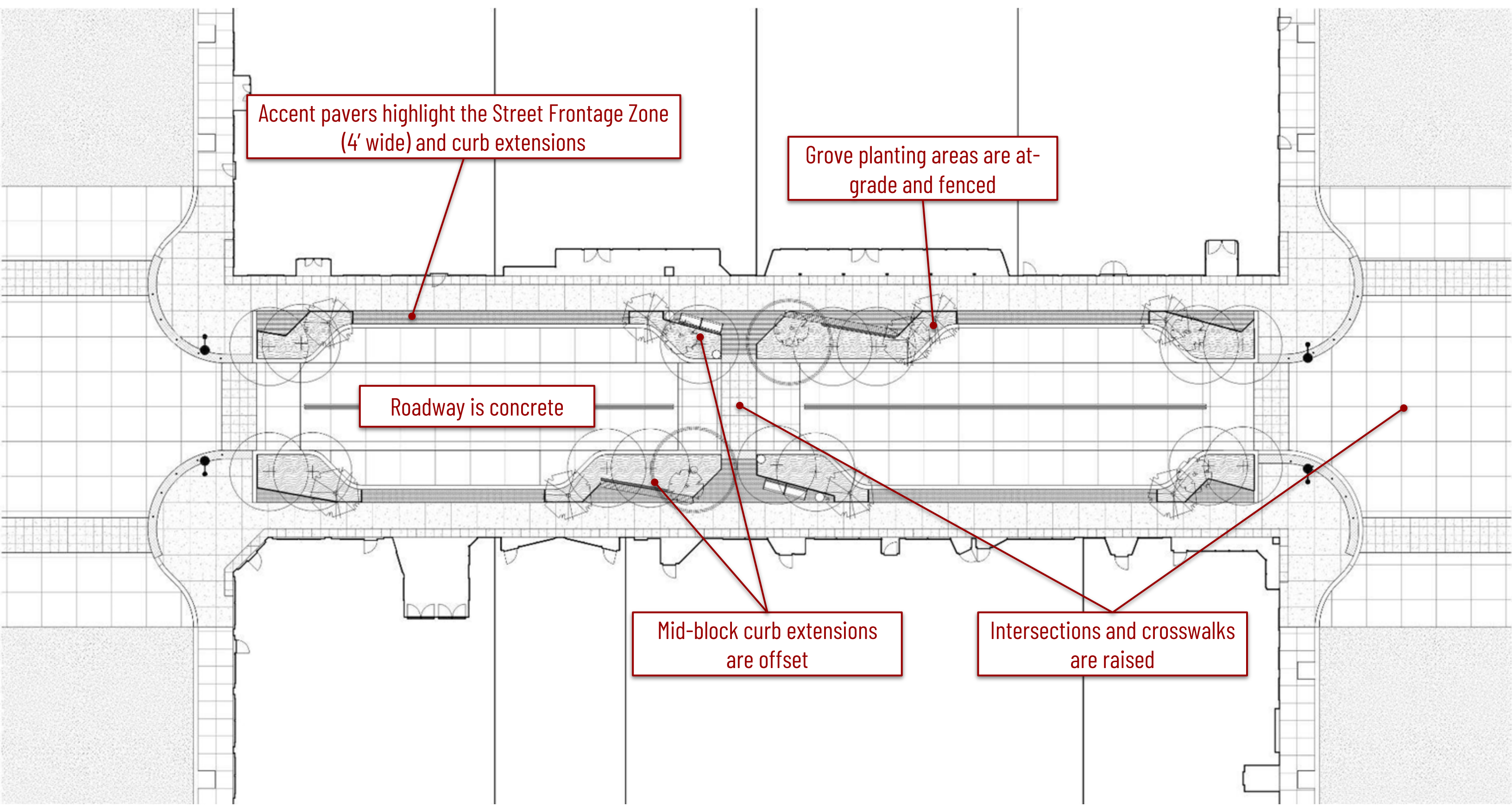
Refined Design Concept B :: **Highlighted Street Frontage Zone** (At-Grade Planters)



Refined Design Concept B :: **Highlighted Street Frontage Zone** (At-Grade Planters)



Refined Design Concept C :: **Highlighted Street Frontage Zone** (Angled Planters)



Accent pavers highlight the Street Frontage Zone (4' wide) and curb extensions

Grove planting areas are at-grade and fenced

Roadway is concrete

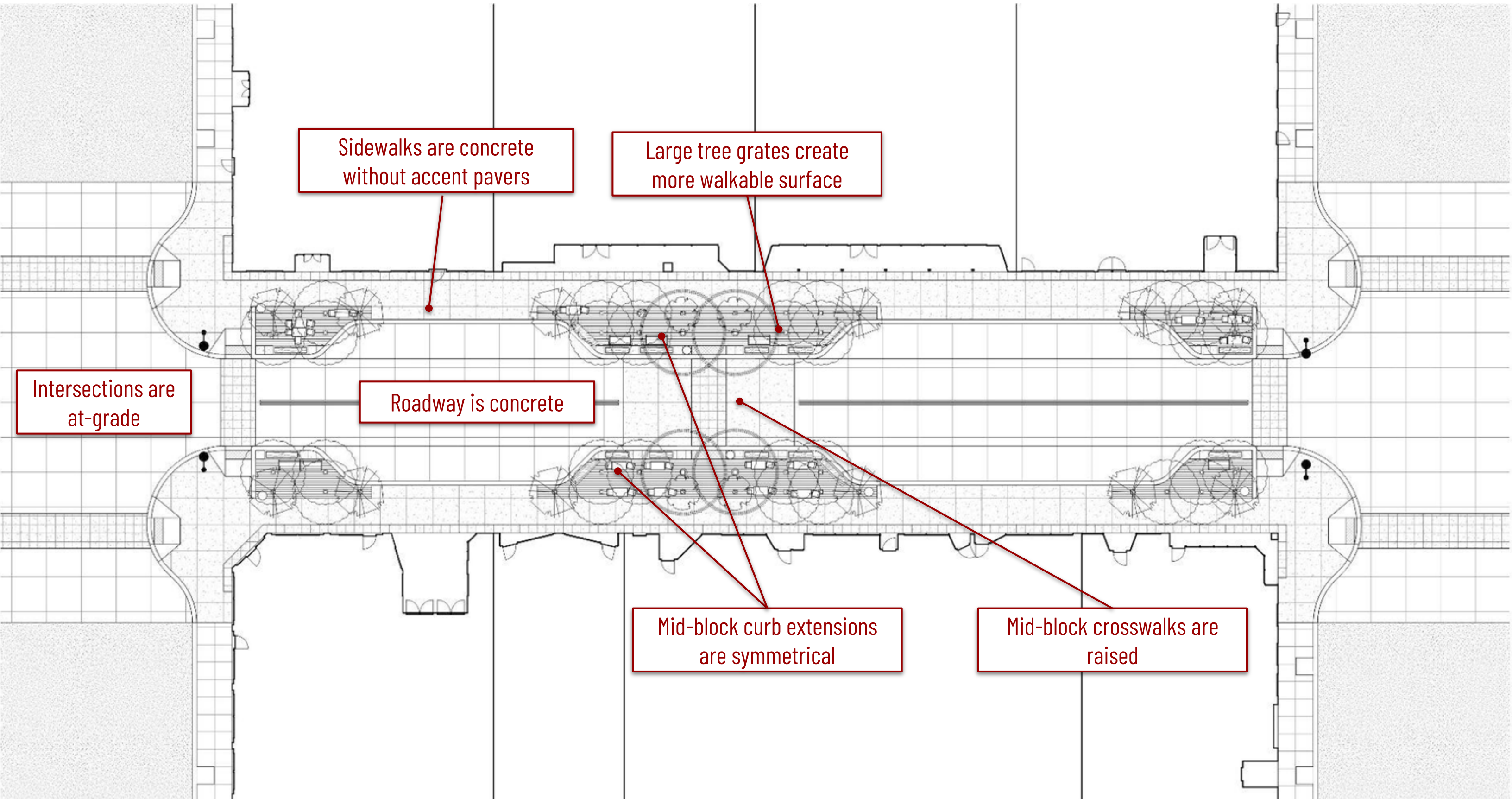
Mid-block curb extensions are offset

Intersections and crosswalks are raised

Refined Design Concept C :: **Highlighted Street Frontage Zone** (Angled Planters)



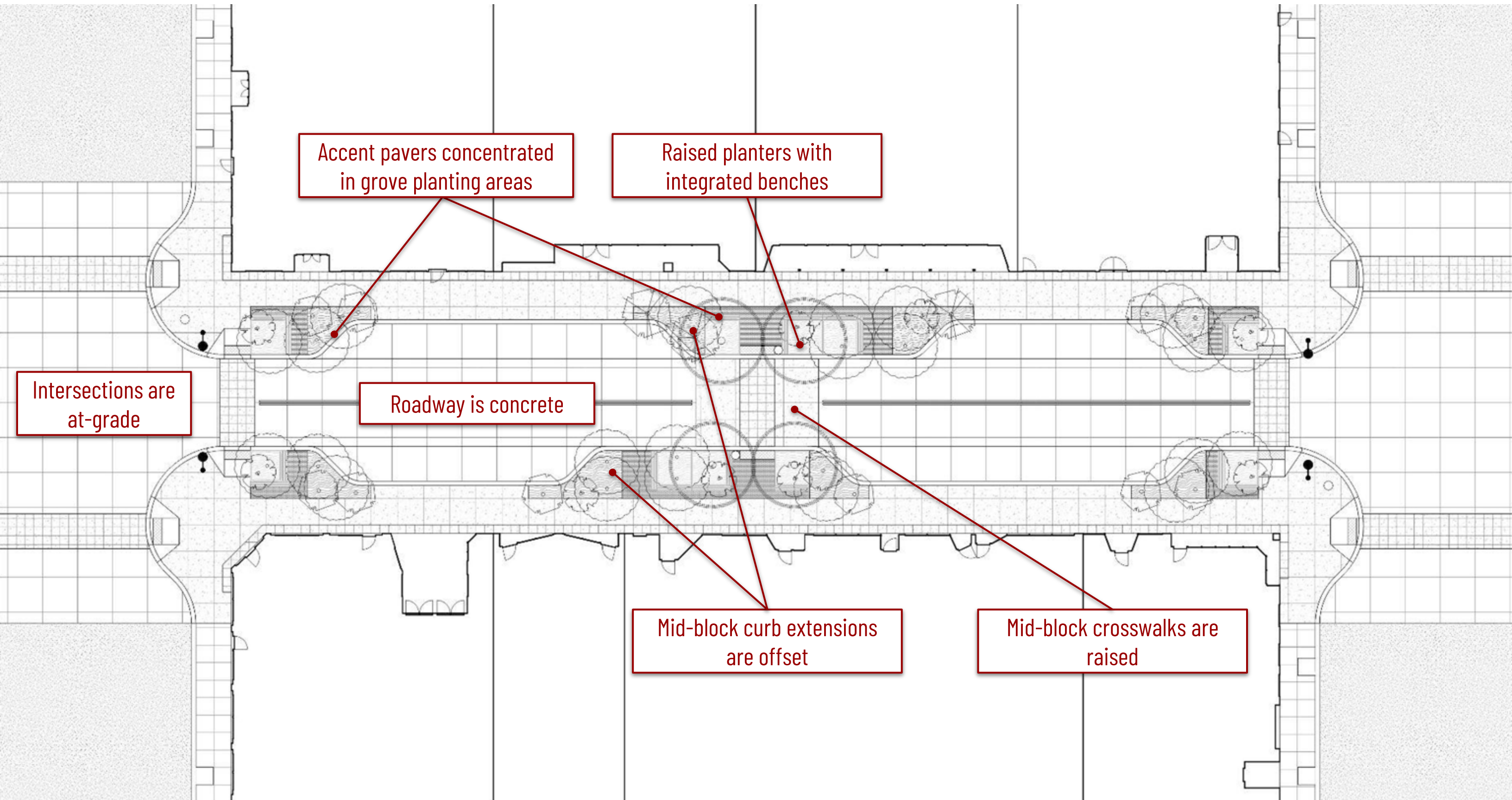
Refined Design Concept D :: **Highlighted Grove** (Large Tree Grates)



Refined Design Concept D :: **Highlighted Grove** (Large Tree Grates)



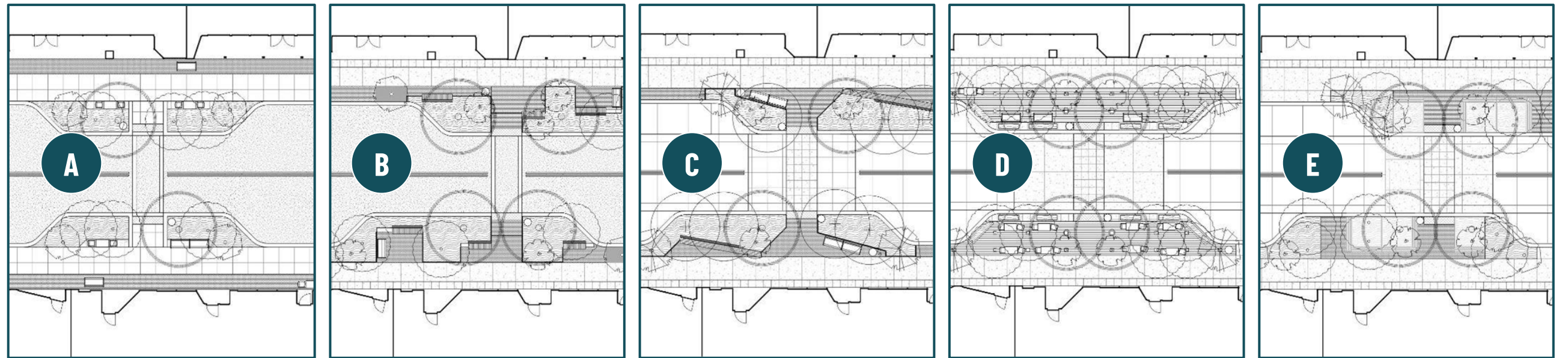
Paving Concept E :: **Highlighted Grove** (Raised Planters)



Refined Design Concept E :: **Highlighted Grove** (Raised Planters)



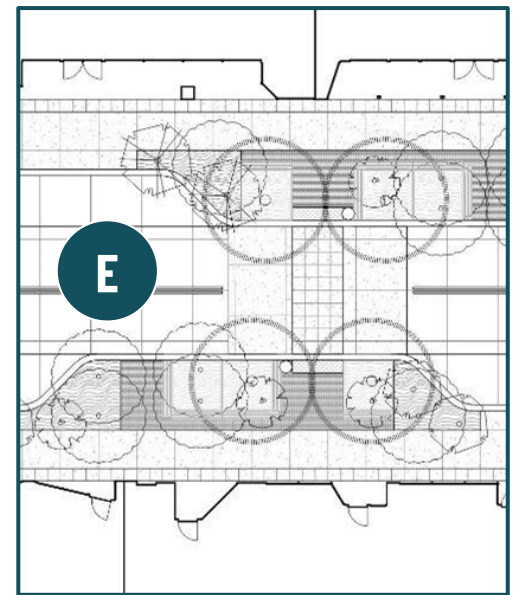
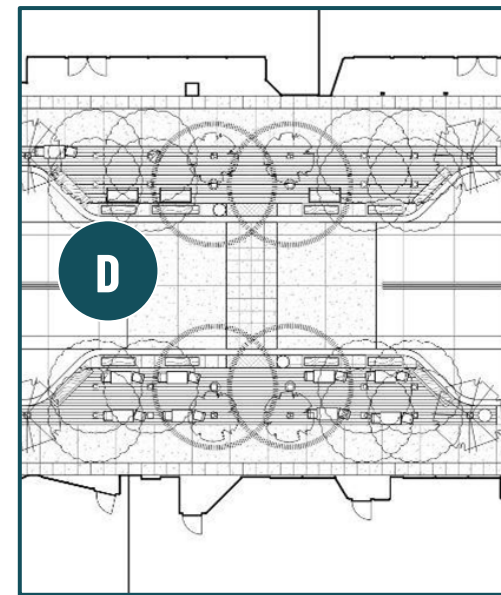
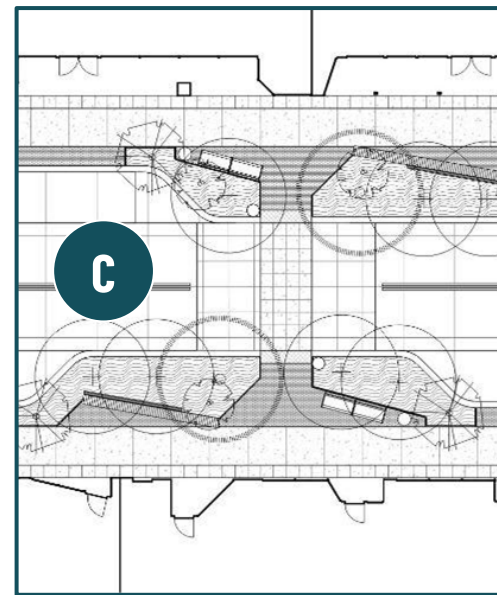
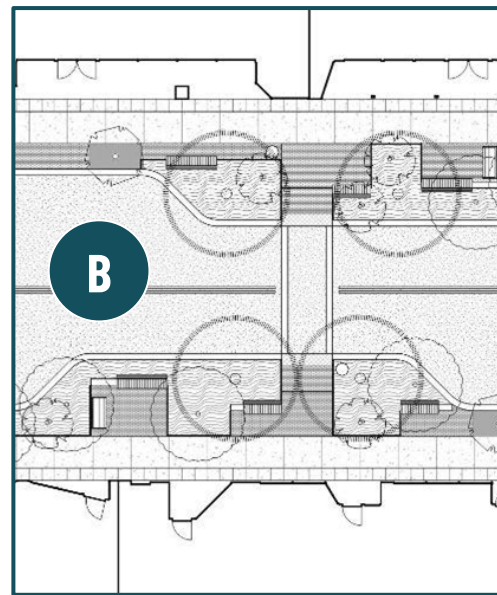
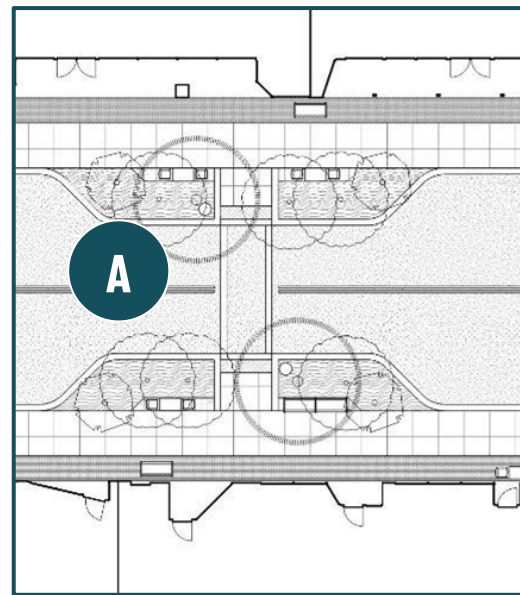
Refined Design Concepts :: Comparison



	A Highlighted Building Zone (At-Grade Planters)	B Highlighted Street Frontage Zone (At-Grade Planters)	C Highlighted Street Frontage Zone (Angled Planters)	D Highlighted Grove (Full Grates)	E Highlighted Grove (Raised Planters)
Accent Paver Location	Building Zone (4'-wide)	Street Frontage Zone (4'-wide) and Curb Extensions	Street Frontage Zone (4'-wide) and Curb Extensions	None	Curb Extensions
Mid-Block Curb Extension	Symmetrical	Offset	Offset	Symmetrical	Offset
Mid-Block Crosswalk	At-Grade	At-Grade	Raised	Raised	Raised
Intersection	At-Grade	At-Grade	Raised / Tabled	At-Grade	At-Grade
Roadway Surface	Asphalt	Asphalt	Concrete	Concrete	Concrete
Grove / Planting Area	At-Grade / Open	At-Grade / Fenced	At-Grade / Fenced	Large Grates	Raised Planters and At-Grade / Open

Refined Design Concepts :: **Comparison**

Which overall **design concept** do you prefer?



A
Highlighted Building Zone
(At-Grade Planters)

B
Highlighted Street Frontage Zone
(At-Grade Planters)

C
Highlighted Street Frontage Zone
(Angled Planters)

D
Highlighted Grove
(Full Grates)

E
Highlighted Grove
(Raised Planters)





Design Theme Alternatives Furnishing Concepts

Survey Results (5/13/22) :: Overview for Design Themes

The online survey was posted on the [project webpage](#) from 5/02/22 thru 5/13/22. Paper versions were distributed / collected at the Community Forum on 5/3/22. The survey was advertised at the Community Forum on 5/3/22, at the Joint City Council / MURAC Work Session on 5/10/22, and via the City's social media platforms. The survey was further promoted by Project Advisory Committee (PAC) members and the McMinnville Downtown Association.

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Key Design Themes Findings:

- Majority support for:
 - Historic Ornamental (53.0%)
- Less conclusive on:
 - Lighting preferences
- Strong support for:
 - Ben Franklin!
 - Incorporating functional art
- Many recommendations for mixing/matching



(full results in the [Appendix](#))

Preferred Design Theme :: **Historic**

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



Preferred Design Theme :: **Historic** - Materials Palette



Black Cast Metals



Wood



Accent Paving

Preferred Design Theme :: **Historic**



Seating



Planters



Waste Receptacle



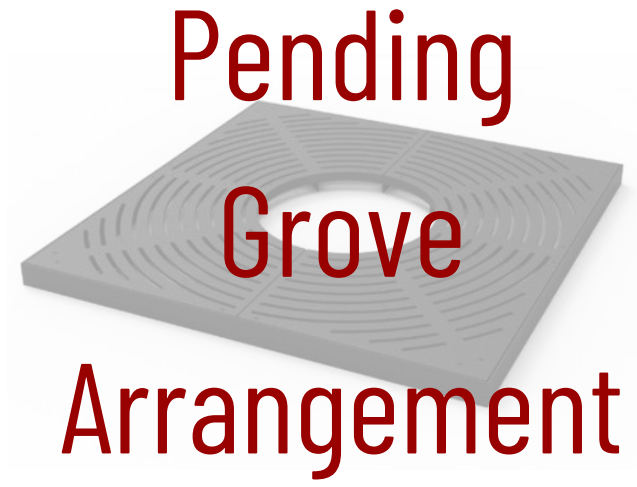
Lighting



Bike Rack



Water Fountain



Tree Grate

Preferred Design Theme :: **Waste Receptacles**



**Single Stream
Waste Receptacle**

TBD

**Multiple Stream
Waste Receptacle**

TBD

**Multiple Stream
Waste Receptacle**

Functional Art Ideas :: Bike Racks



Functional Art Ideas :: Benches



Third Street - McMinnville, OR



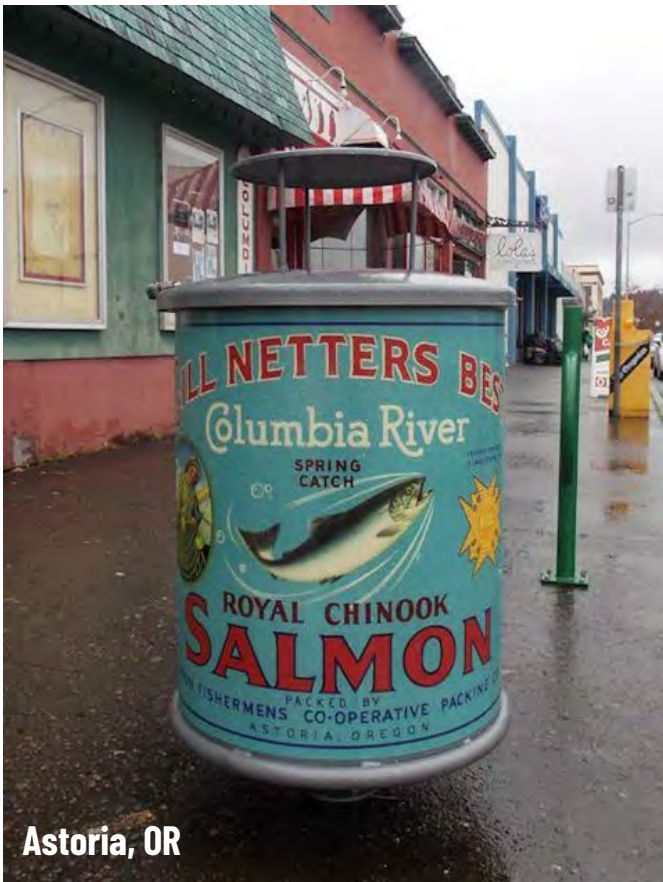
Denver Ave - Portland, OR



Functional Art Ideas :: Planters



Functional Art Ideas :: Waste Receptacles



Astoria, OR



Astoria, OR





The Pacific
Resources
Group

- **Heather Richards**, Planning Director
- **Dave Rucklos**, Executive Director
- **Matthew Arnold**, Principal / Project Manager
- **Dan Jenkins**, Senior Landscape Architect
- **Nick Lavelle**, Landscape Designer
- **Colin Roberts**, Urban and Landscape Designer
- **Steve Goetz**, President

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

