

NE Third Street Conceptual Design

Refined Design Concepts

Public Information Session #2
McMinnville, Oregon





The background is a detailed map of a city grid. The map shows a series of streets running north-south and east-west. The streets are labeled with names such as SW ADAMS ST, NE 5TH ST, NE 4TH ST, NE 3RD ST, NE 2ND ST, NE 1ST ST, NE BAKER ST, NE COWL S ST, NE DAVIS ST, NE EVANS ST, NE FORD ST, NE GALLOWAY ST, NE IRVINE ST, and NE JOHNSON ST. Various building footprints are shown in different shades of gray, representing different structures and their footprints. Some buildings are labeled with names like 'aquatic center', 'city park', 'library', 'downtown association', 'u.s. bank plaza', 'hotel oregon', 'the burberry', and 'park station'. The map is overlaid with a grid of lines, and the text 'Project Background Vision, Goals, and Principles' is centered over the map.

Project Background Vision, Goals, and Principles



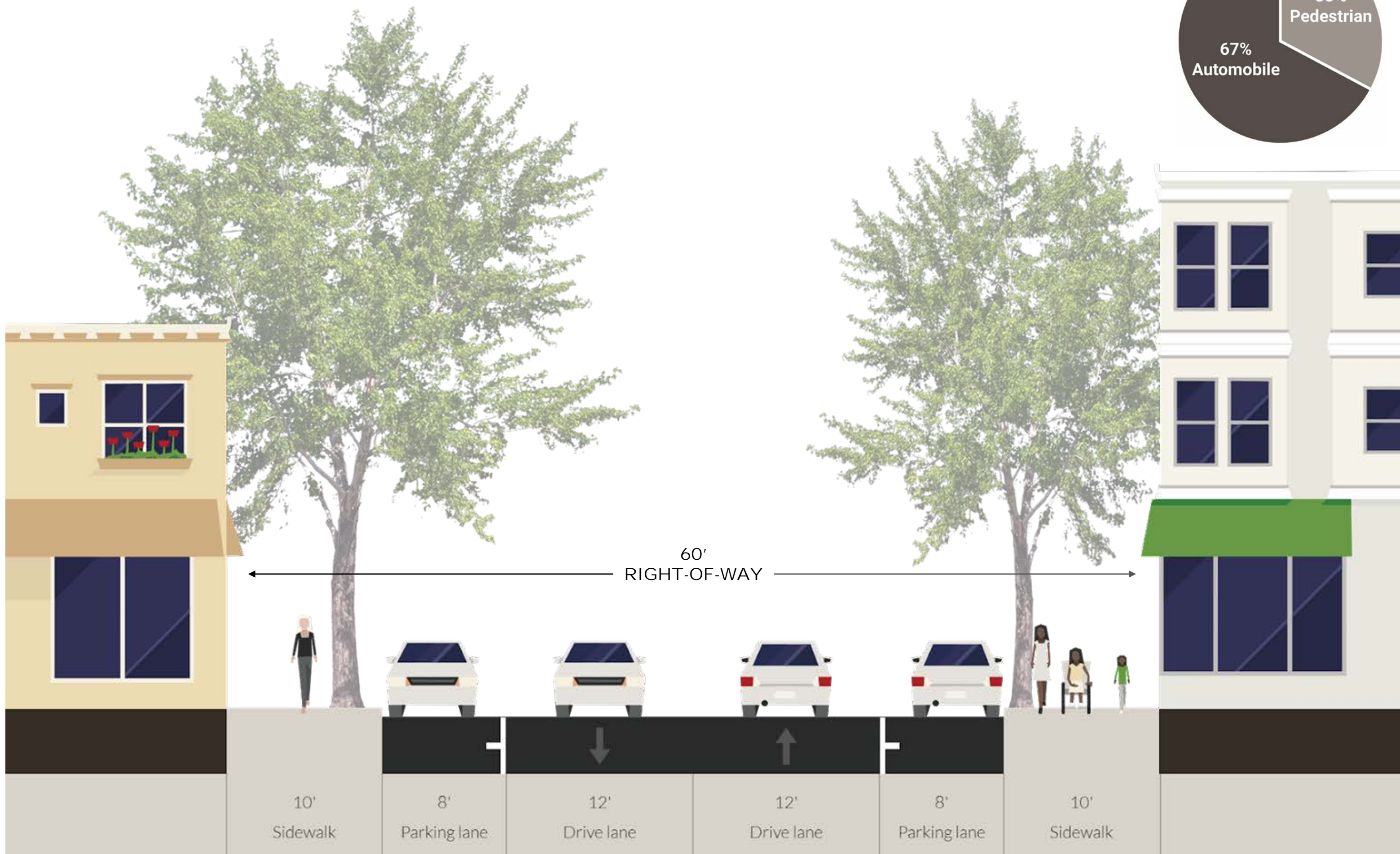
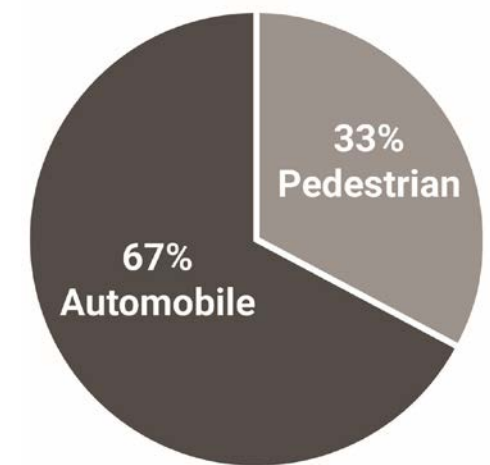
Existing Conditions :: **Historic District**



Existing Conditions :: Commemorative Plaques



Existing Conditions :: Cross-Section



Existing Conditions :: **Designed for Cars**



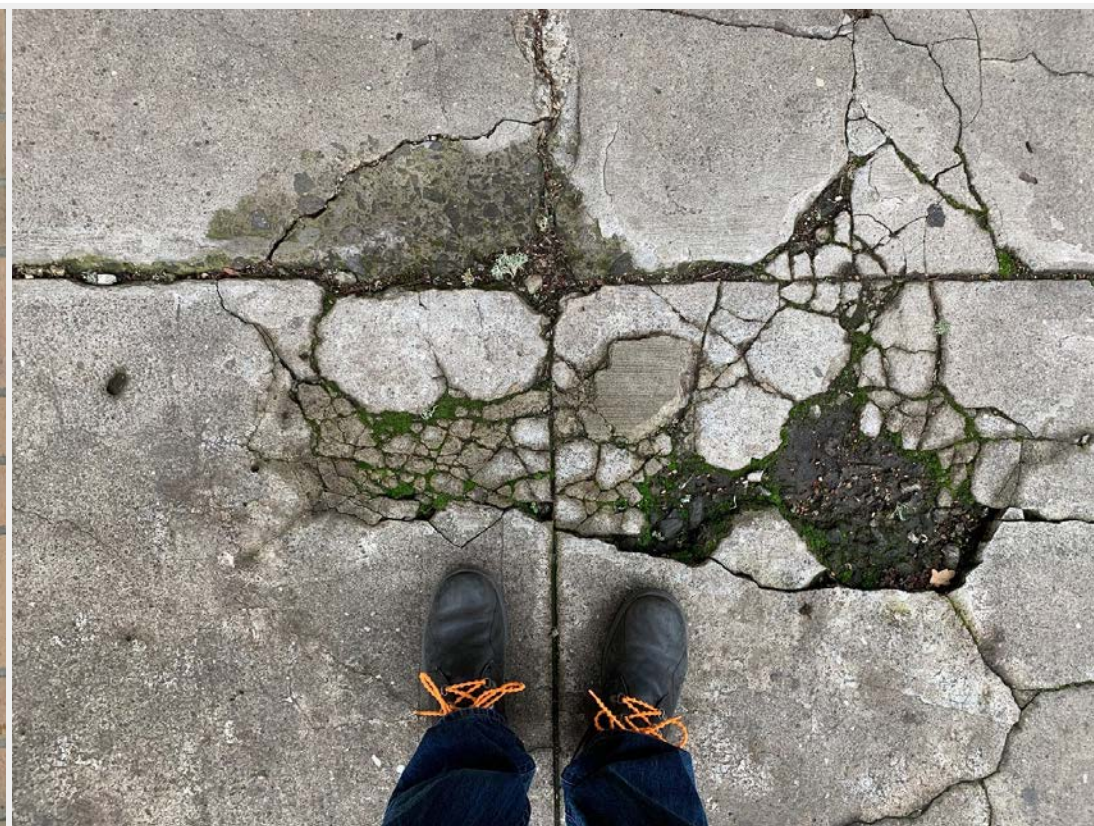
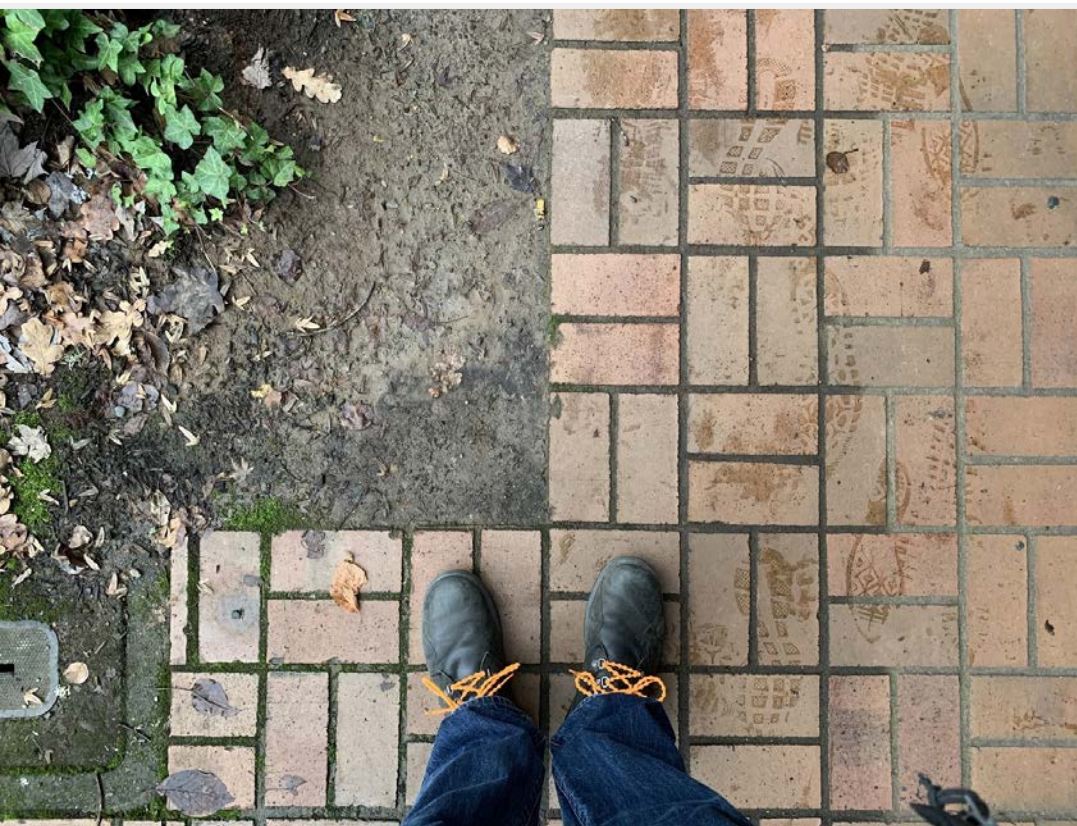
Existing Conditions :: **Designed for Cars**



Existing Conditions :: **Drainage Issues**



Existing Conditions :: Sidewalks / Paving Variety



Existing Conditions :: Sidewalks



Project Overview :: **Adams to Johnson**



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**



Agenda and Schedule **6 / 21 / 2022**

NE Third Street Conceptual Design :: Project Timeline

updated 06/21/22

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)

Street Trees / 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?

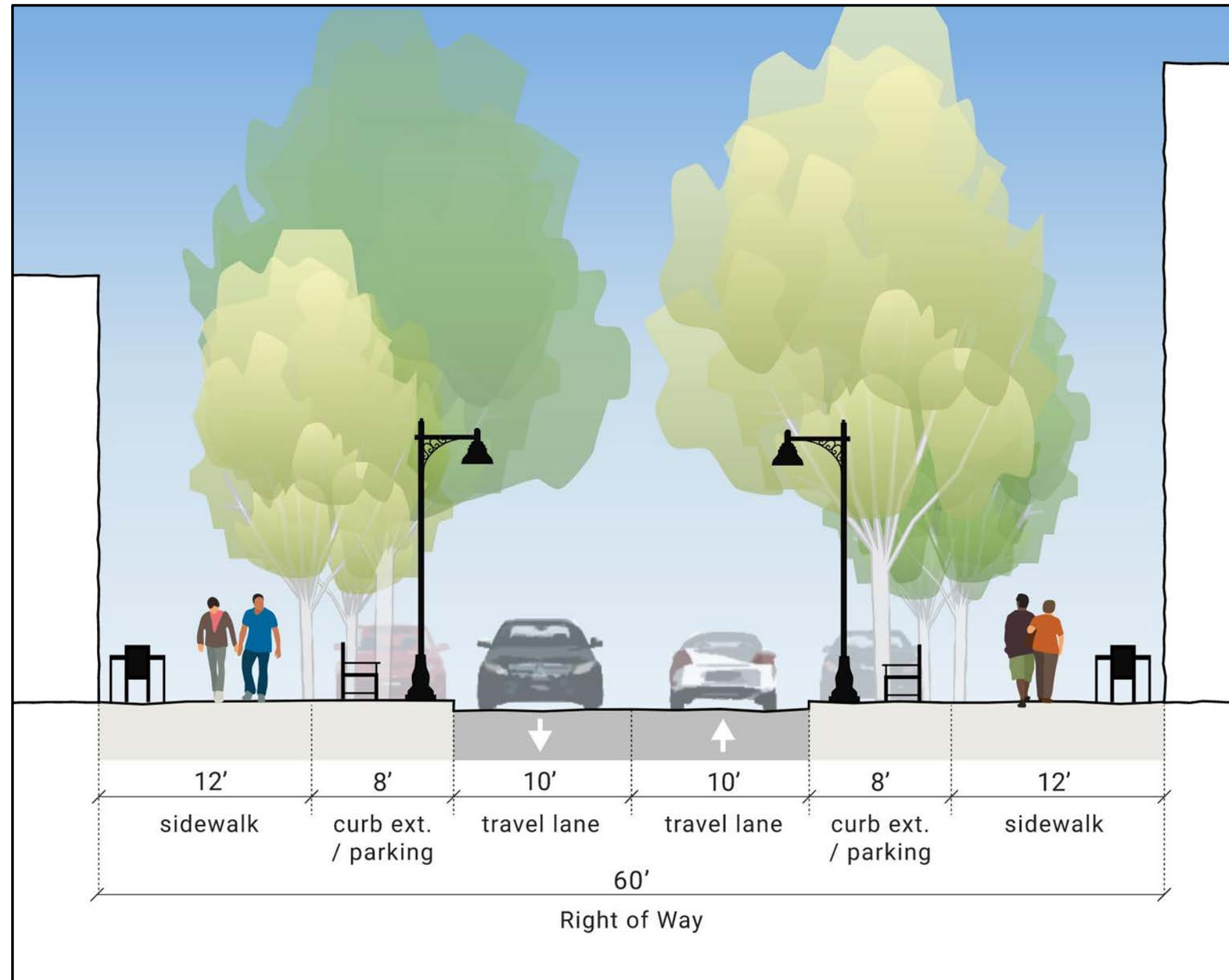
Preferred Functional Design Sidewalk Pockets

Preferred Functional Design :: **Improving Upon the Strengths of Today's Third Street**

- 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

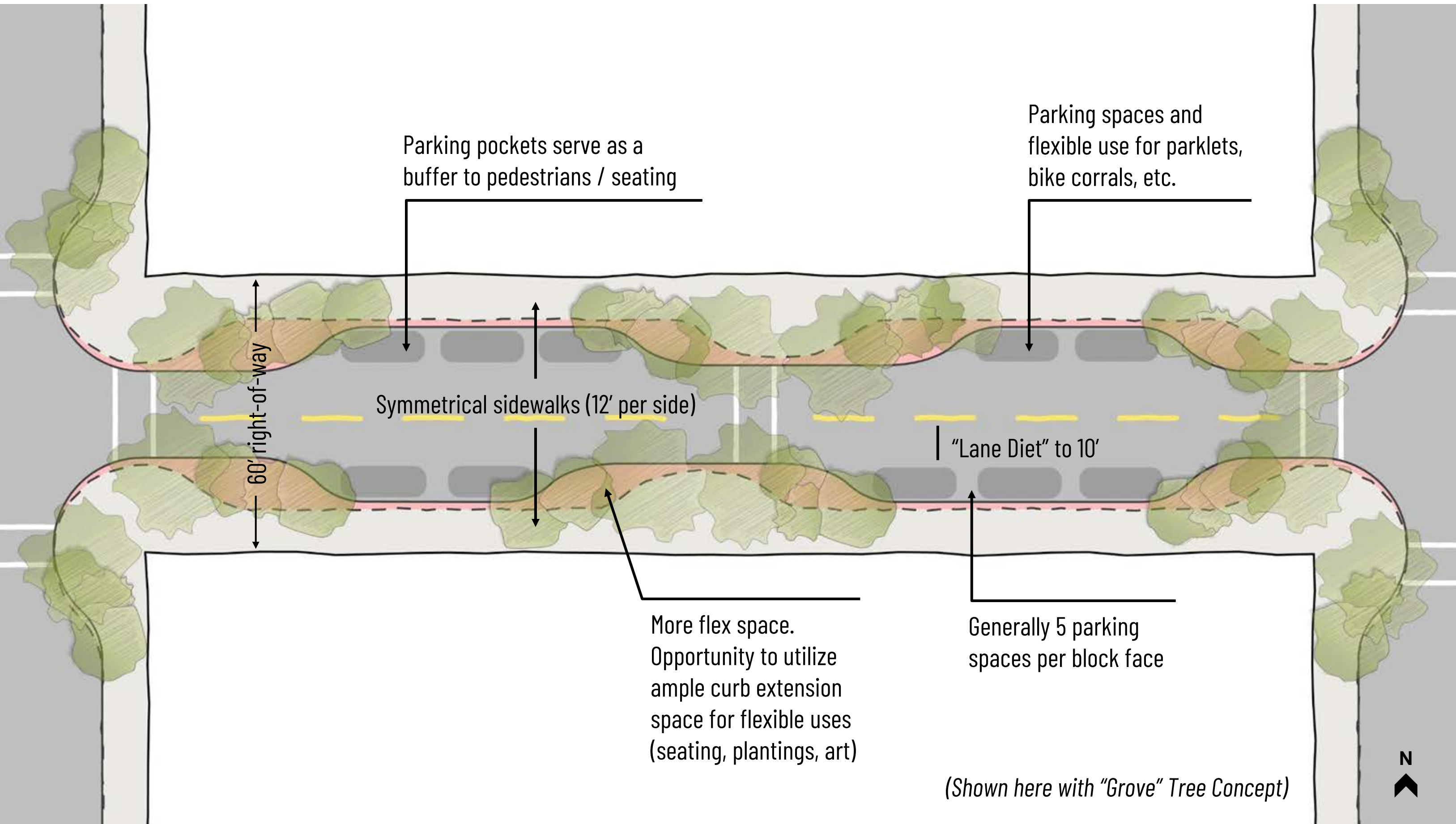


Preferred Functional Design :: **Sidewalk Pockets** (A Person-Centered Main Street)



- 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)





Preferred Street Tree Concept Grove: Open Mountain Woodland

Existing Conditions :: **Street Trees**



Street Trees :: **Survey Results** (5/13/22)

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 support for native species and concerns about maintenance



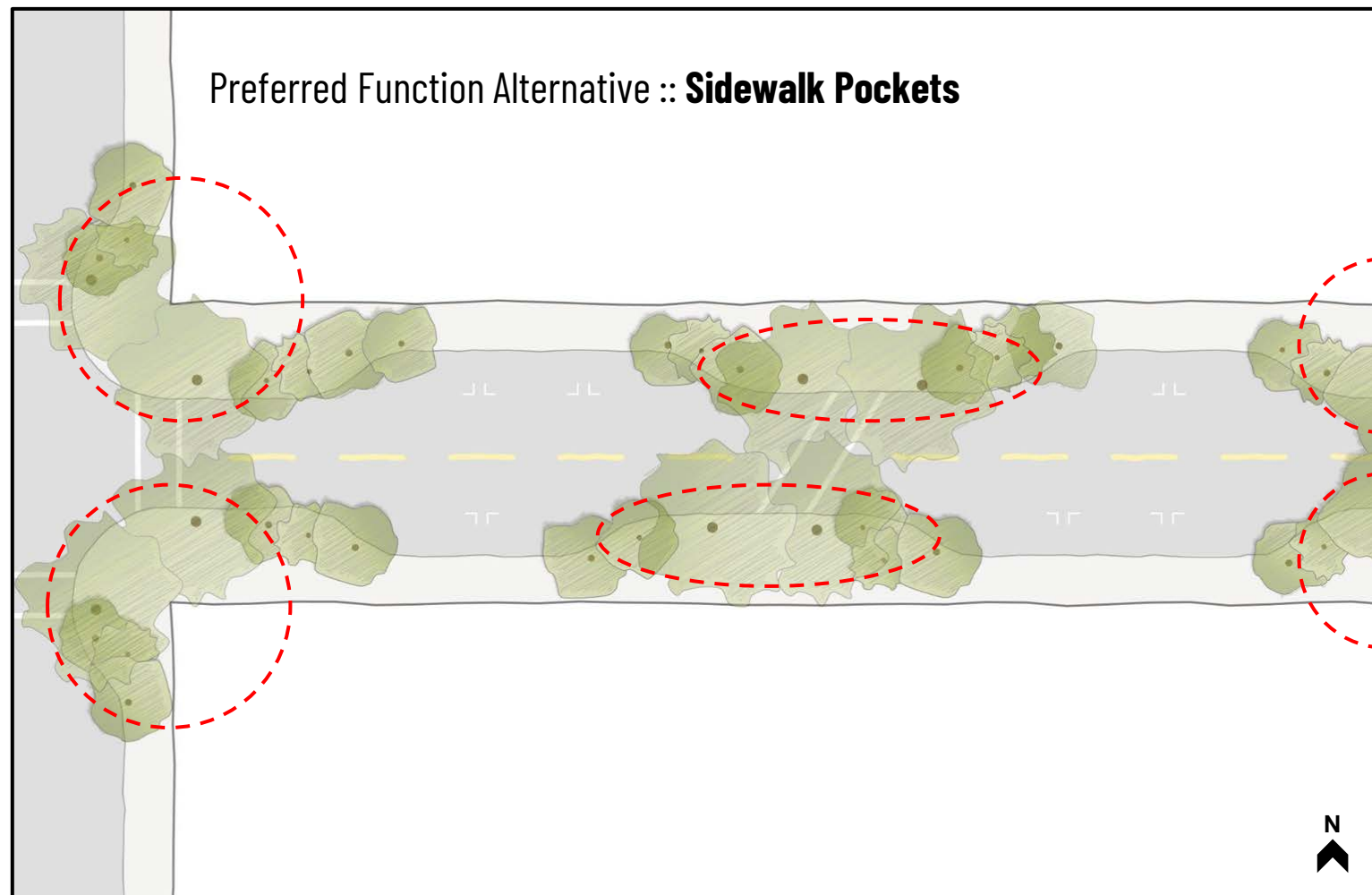
The screenshot shows the City of McMinnville website header with the text "City of McMINNVILLE Oregon" and navigation links for "GOVERNMENT", "BUSINESS", "COMMUNITY", and "I WANT TO". Below the header is the title "Third Street Improvement Project" and an aerial photograph of the street area with a red line indicating the project zone. The text below the photo reads: "We value your opinion and want to hear from our community! Please take this quick **SURVEY (English)** | **SURVEY (Spanish)** about what you would like to see happen on Third Street in regards to Street Trees & Design Themes."

Grove Concept :: **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 of **pre-approved street tree species**.
- Include species that enhance **ecological function**.
- Include species that will have the greatest **seasonal interest** (e.g., flowering, bark, summer canopy, fall color, winter rain capture / protection....)
- Select species that allow the **attributes of adjacent species** to stand out (e.g., fall color against a green backdrop).



Grove Concept :: Overview



TREE DESIGN

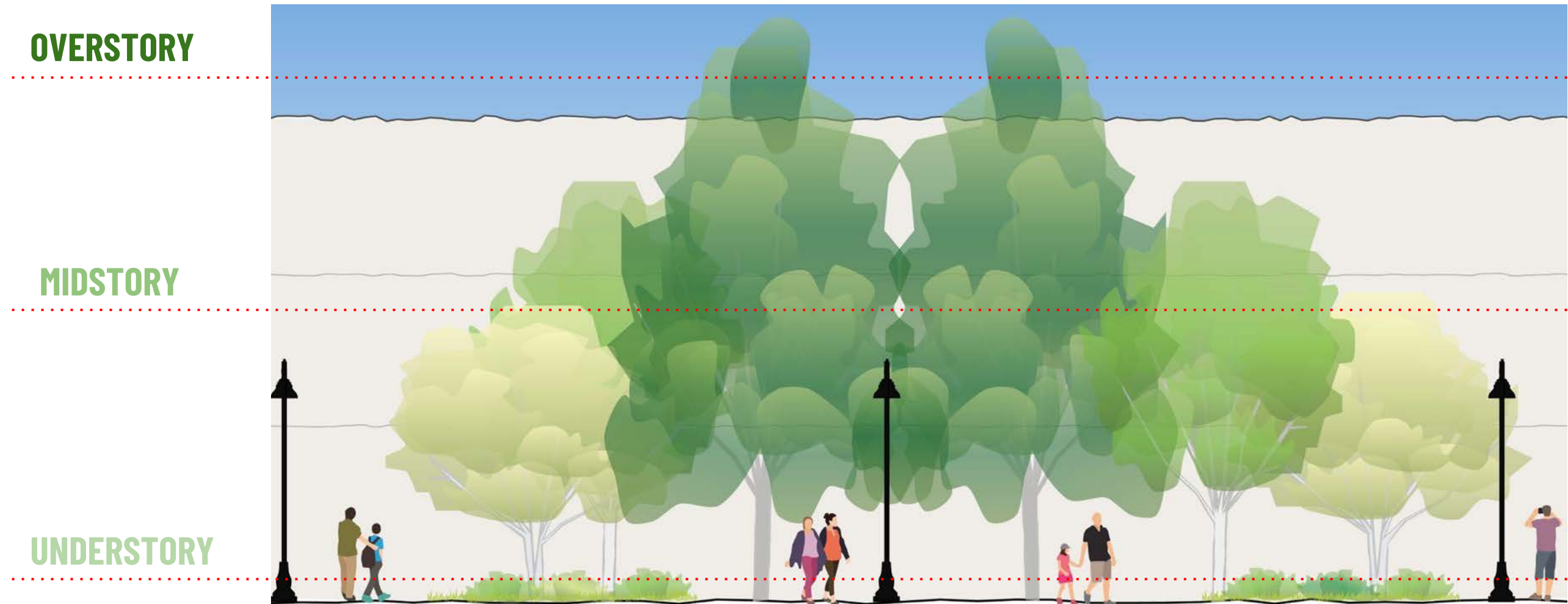
- Concentration of trees that vary in species, height, spread.
- Limited to wider curb extension areas.
- Employs a variation of tree species to create a lush/dense effect.
- Utilizes a range of upper/middle/lower story layering.
- Planting space at base of groves.

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 Concept :: Streetscape Examples



Bell St - Seattle



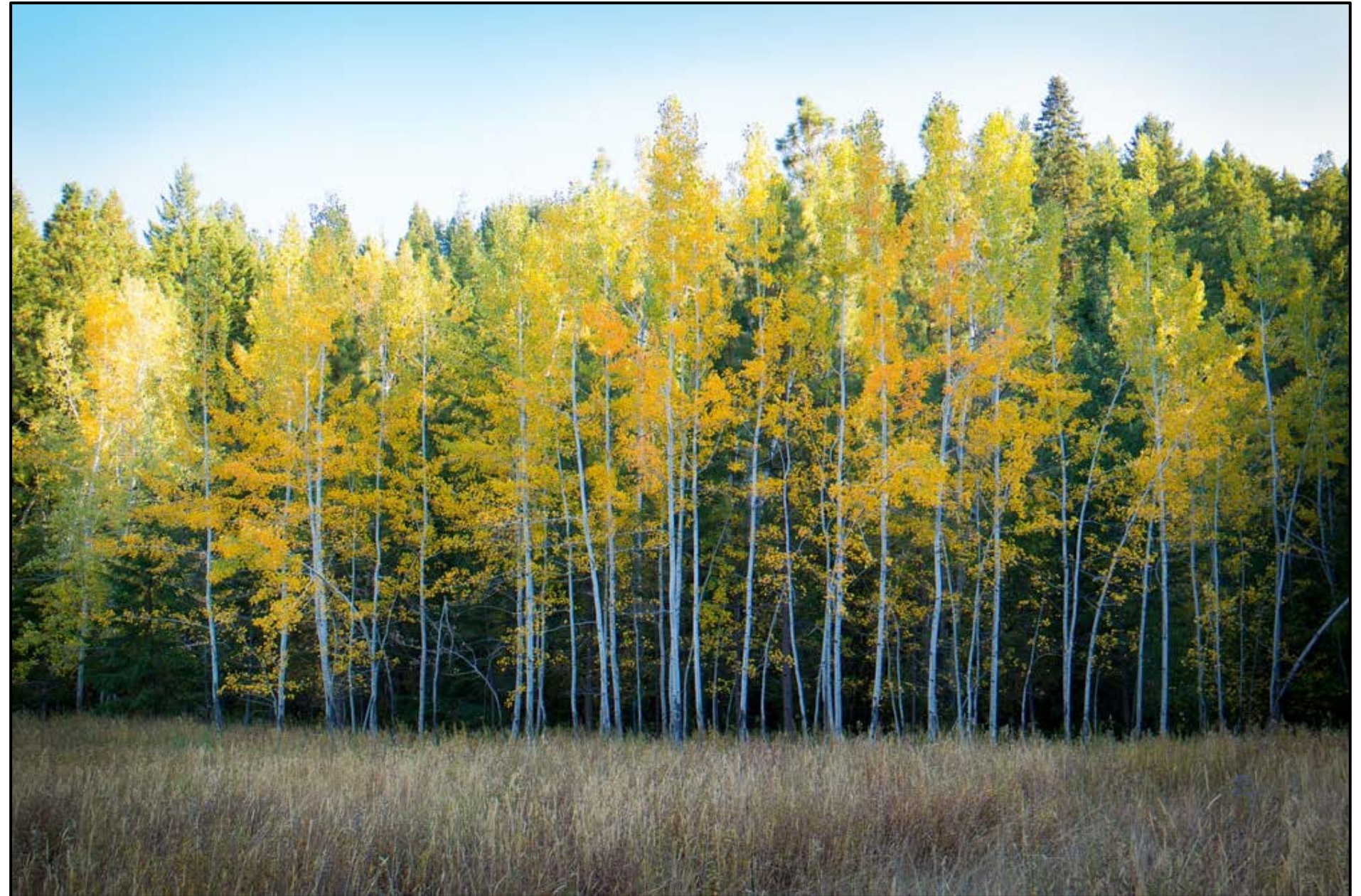
8th Ave - Arbor Blocks - Seattle



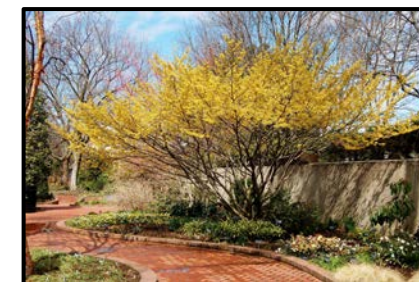
Main Street (Grand Junction, CO)

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**

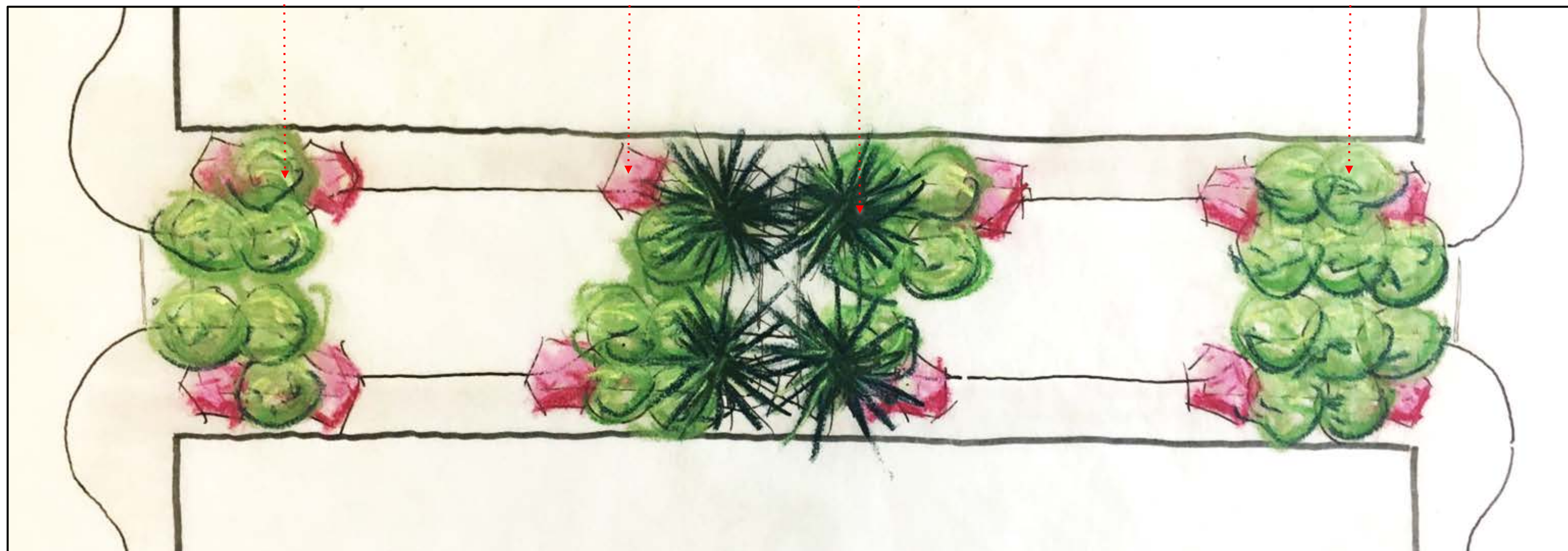


Deciduous - e.g., Birch or Hornbeam

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**

(Note: All images are rendered at the mid-block curb extension)



At-Grade / Open



At-Grade / Raised Edge



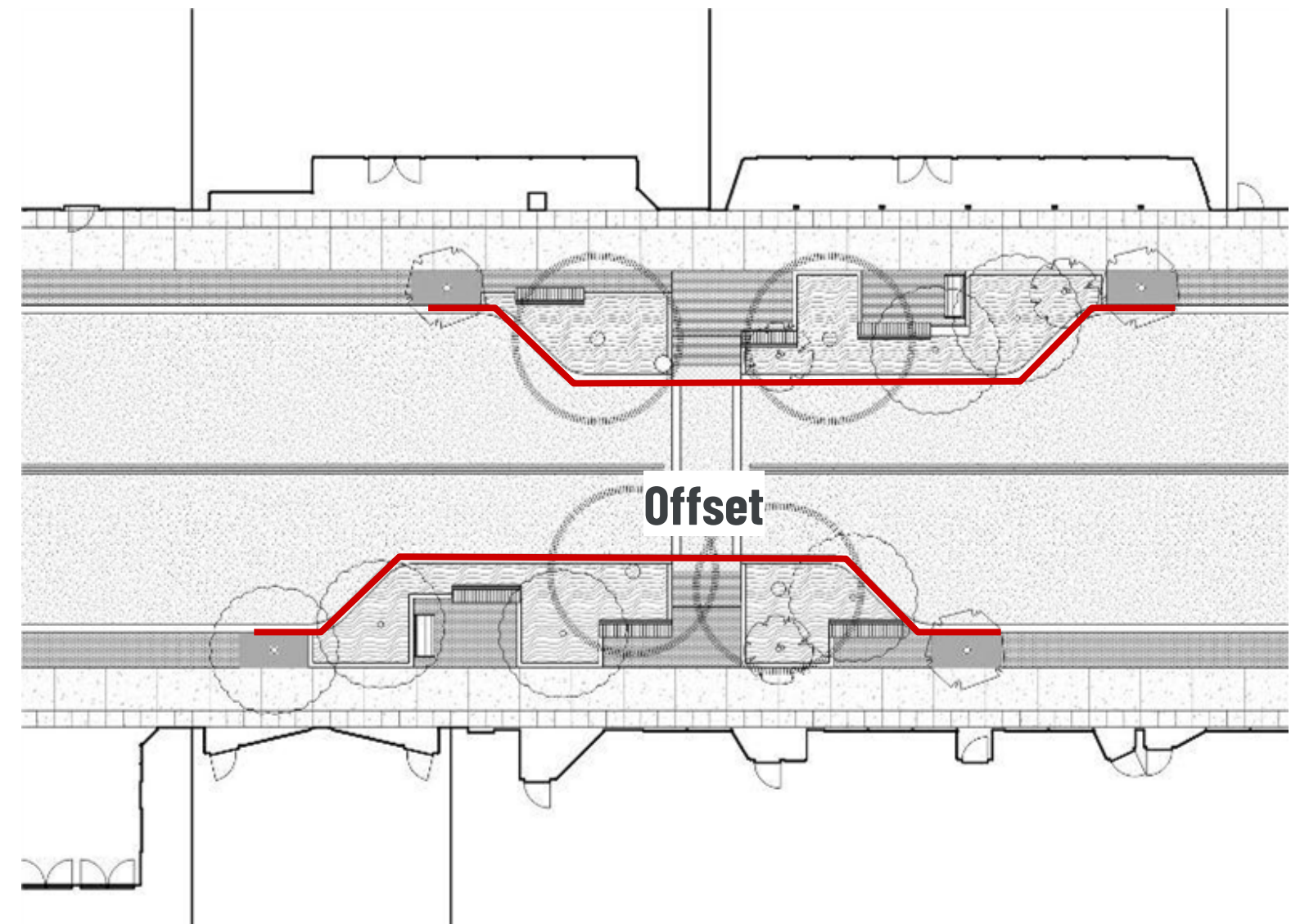
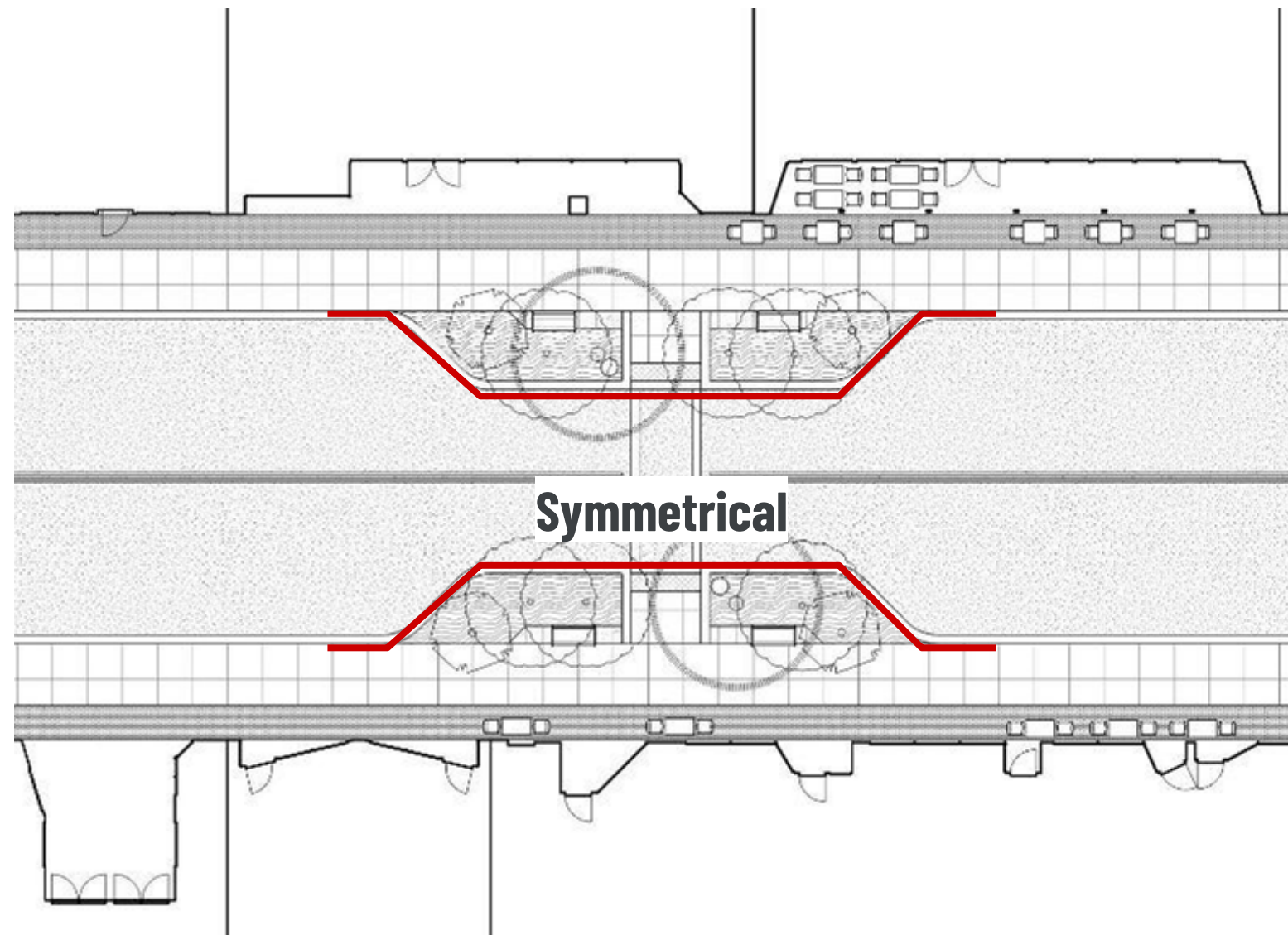
Raised Planters



Full Grates

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

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



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

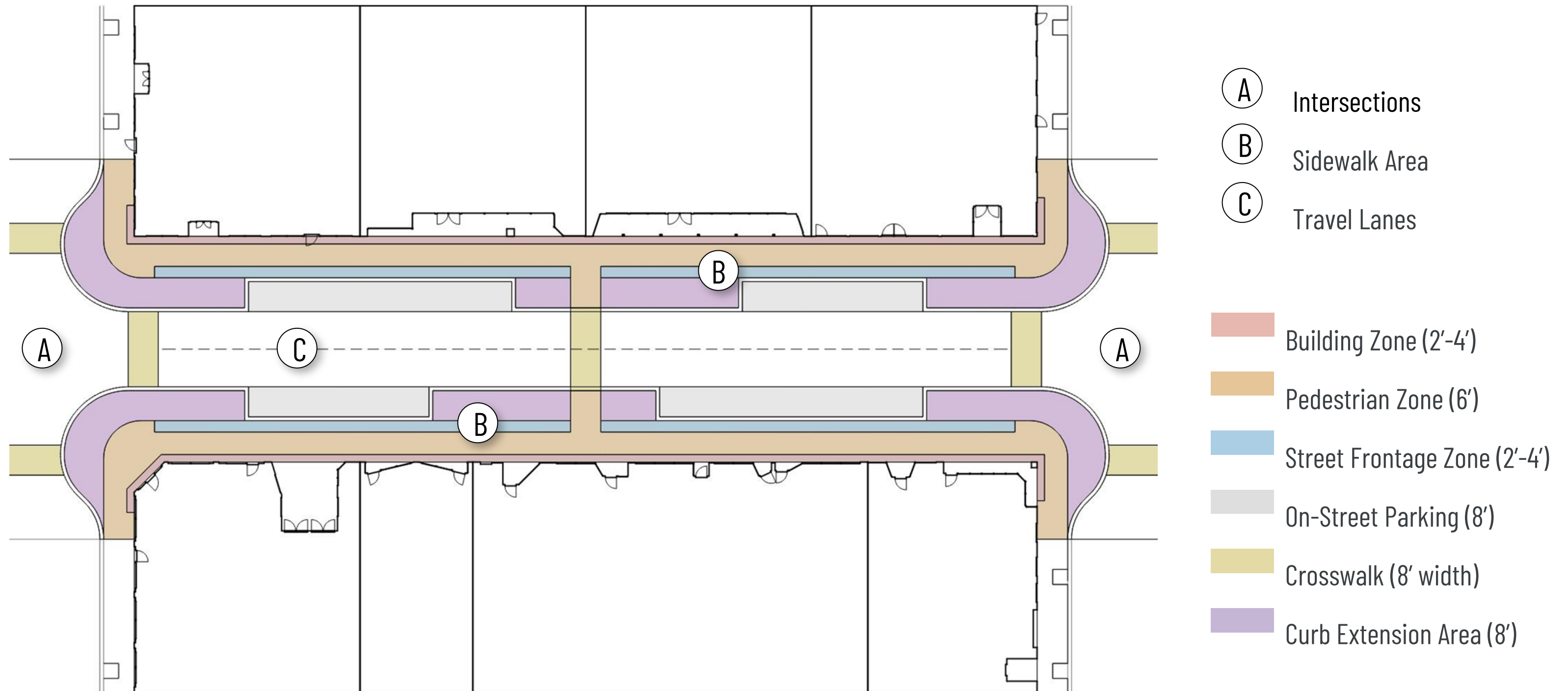
Paving Concepts

Sidewalks, Curb Extensions, Roadway

Paving Concepts :: Sidewalk & Roadway Zones

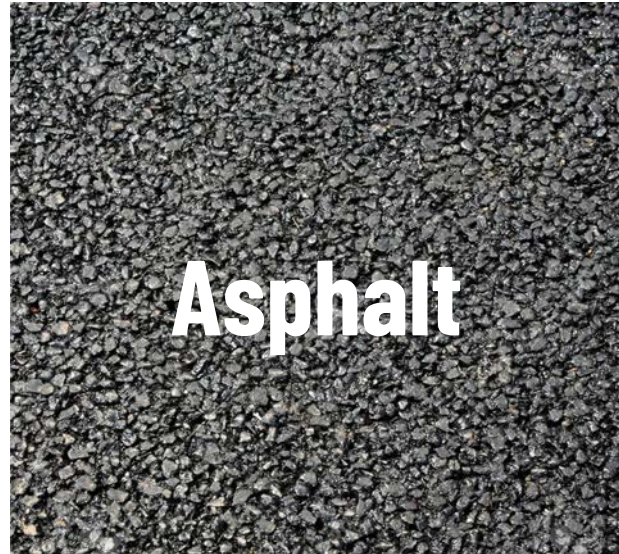
General Considerations

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

Which **roadway material** would you prefer?

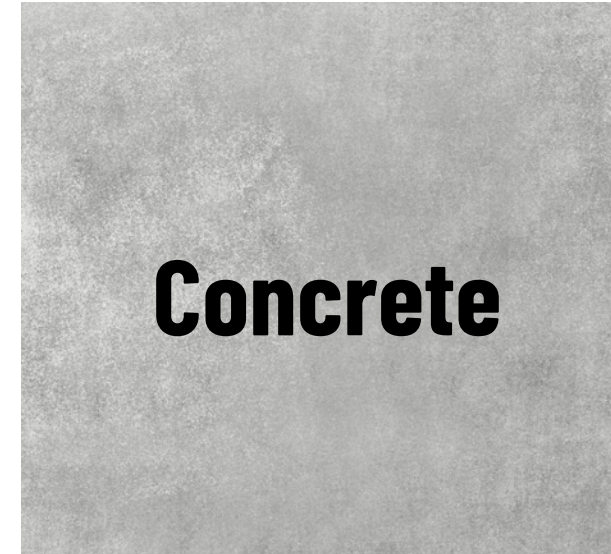


Pros:

- Standard roadway material
- Easy to work with and maintain

Cons:

- Wears faster and more irregularly; requires more regular maintenance
- Darker surface has higher ambient temperature and 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
- Significantly 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 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) primarily occur?

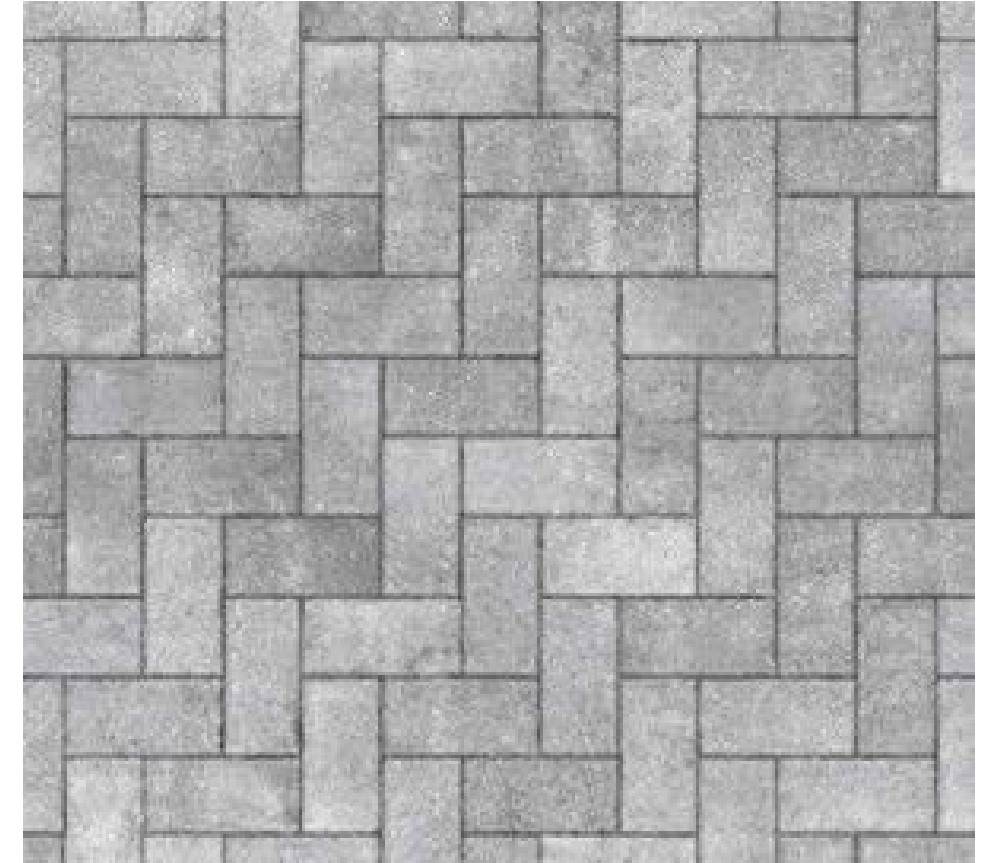
Sidewalk Paving Concepts :: **Accent Paver Styles**



Tumbled Pavers



Linear Paver



Holland Paver

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

Sidewalk Paving Concepts :: **Curb Options**

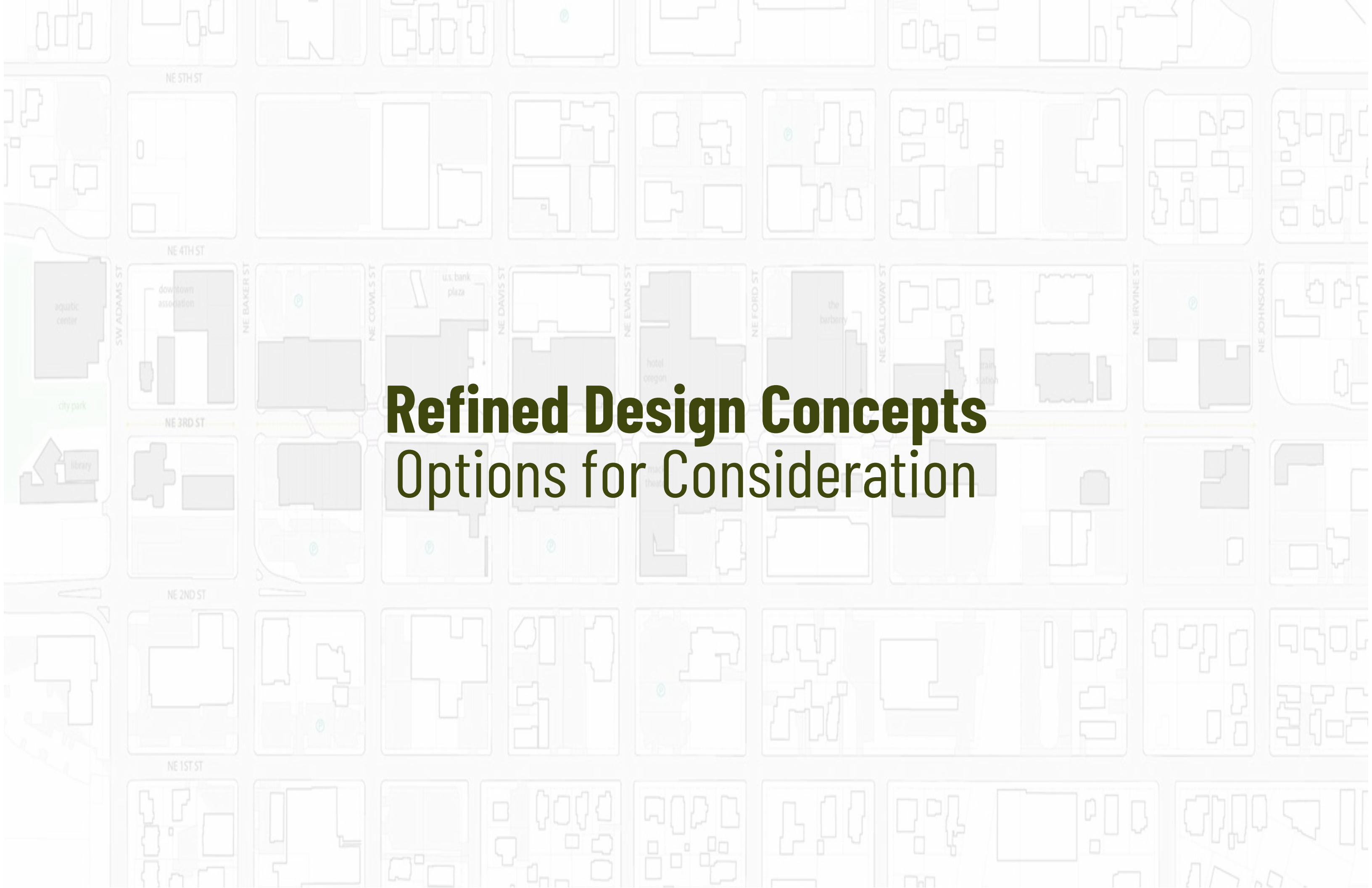


12" Concrete Curb



6" Concrete Curb
(Existing)

Which **curb width** do you prefer?



Refined Design Concepts
Options for Consideration

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 burberry

SW ADAMS ST

NE BAKER ST

NE COWL S ST

NE DAVIS ST

NE EVANS ST

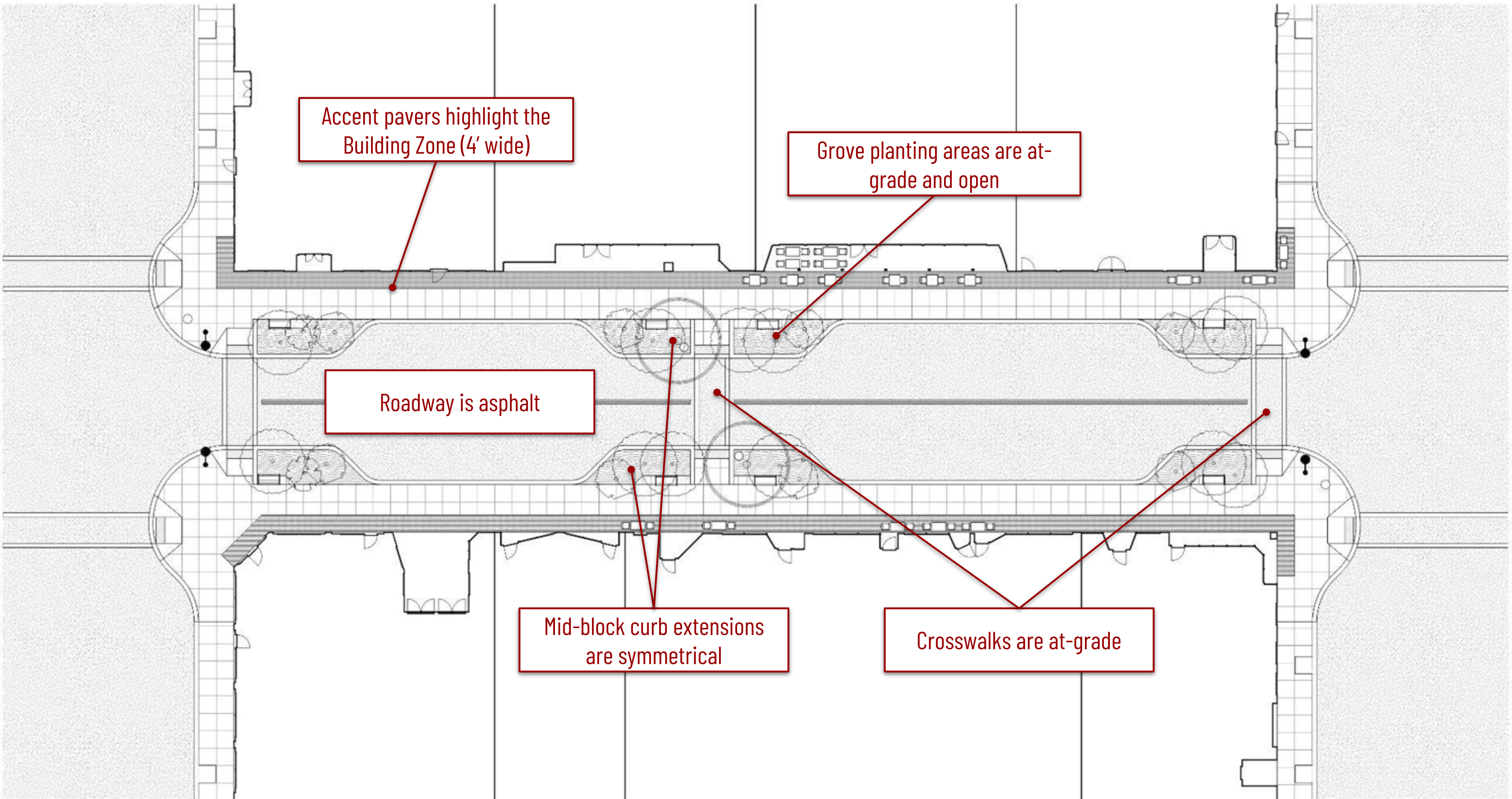
NE FORD ST

NE GALLOWAY ST

NE IRVINE ST

NE JOHNSON ST

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

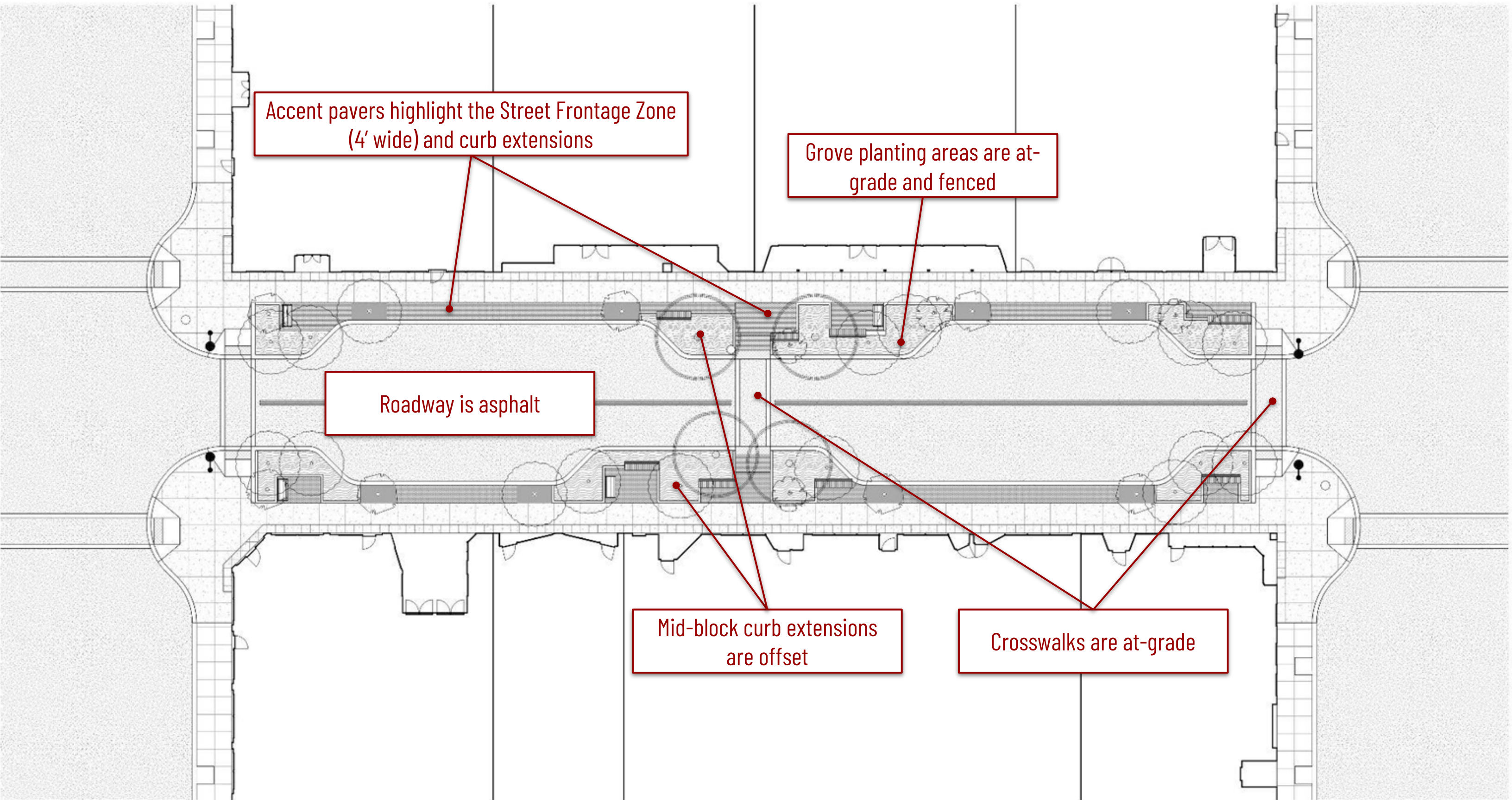


Refined Design Concept A :: **Highlighted Building Zone** (At-Grade Planters)

(Note: Image rendered at the mid-block curb extension)



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



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

Grove planting areas are at-grade and fenced

Roadway is asphalt

Mid-block curb extensions are offset

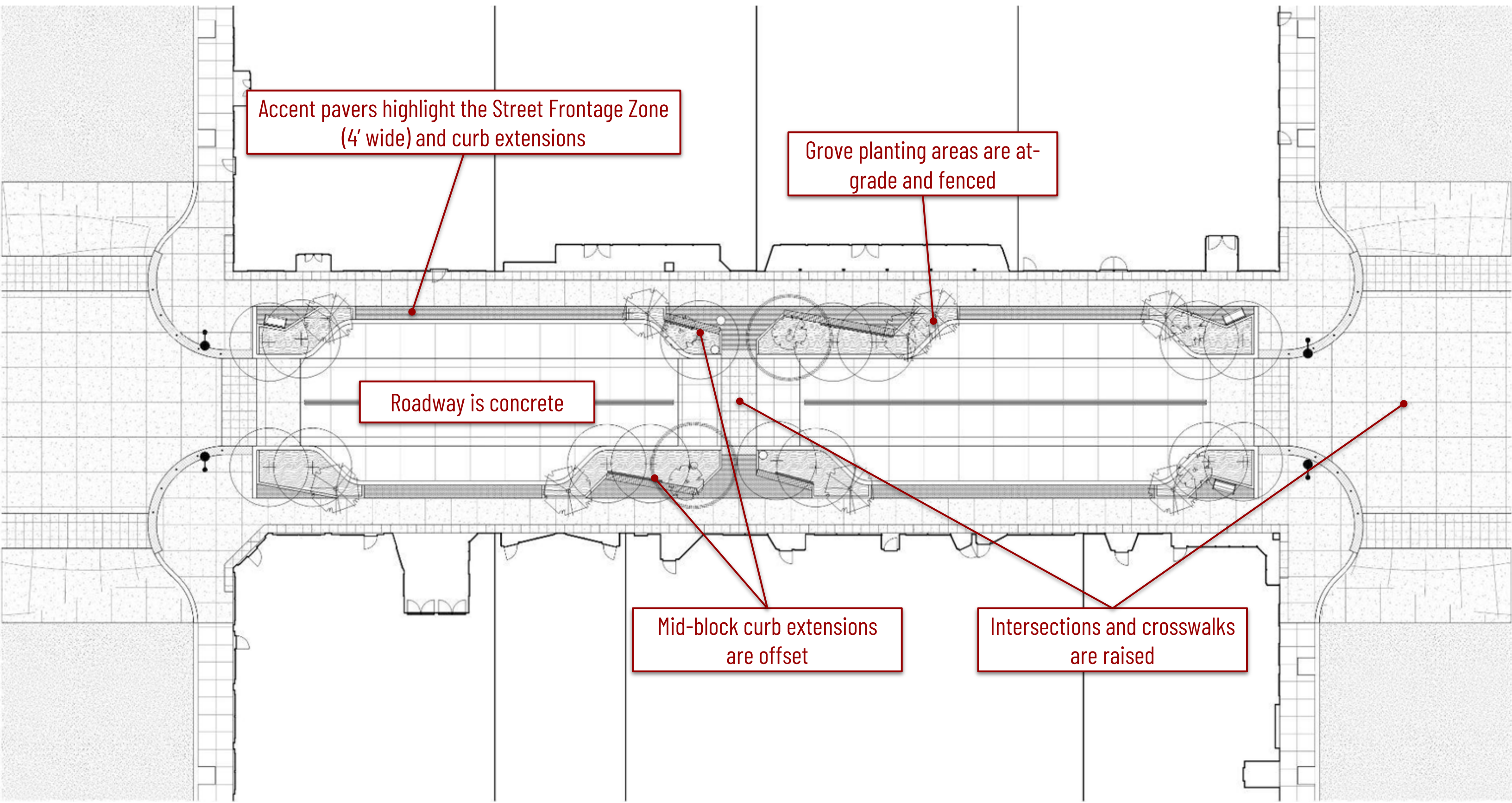
Crosswalks are at-grade

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

(Note: Image rendered at the mid-block curb extension)



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

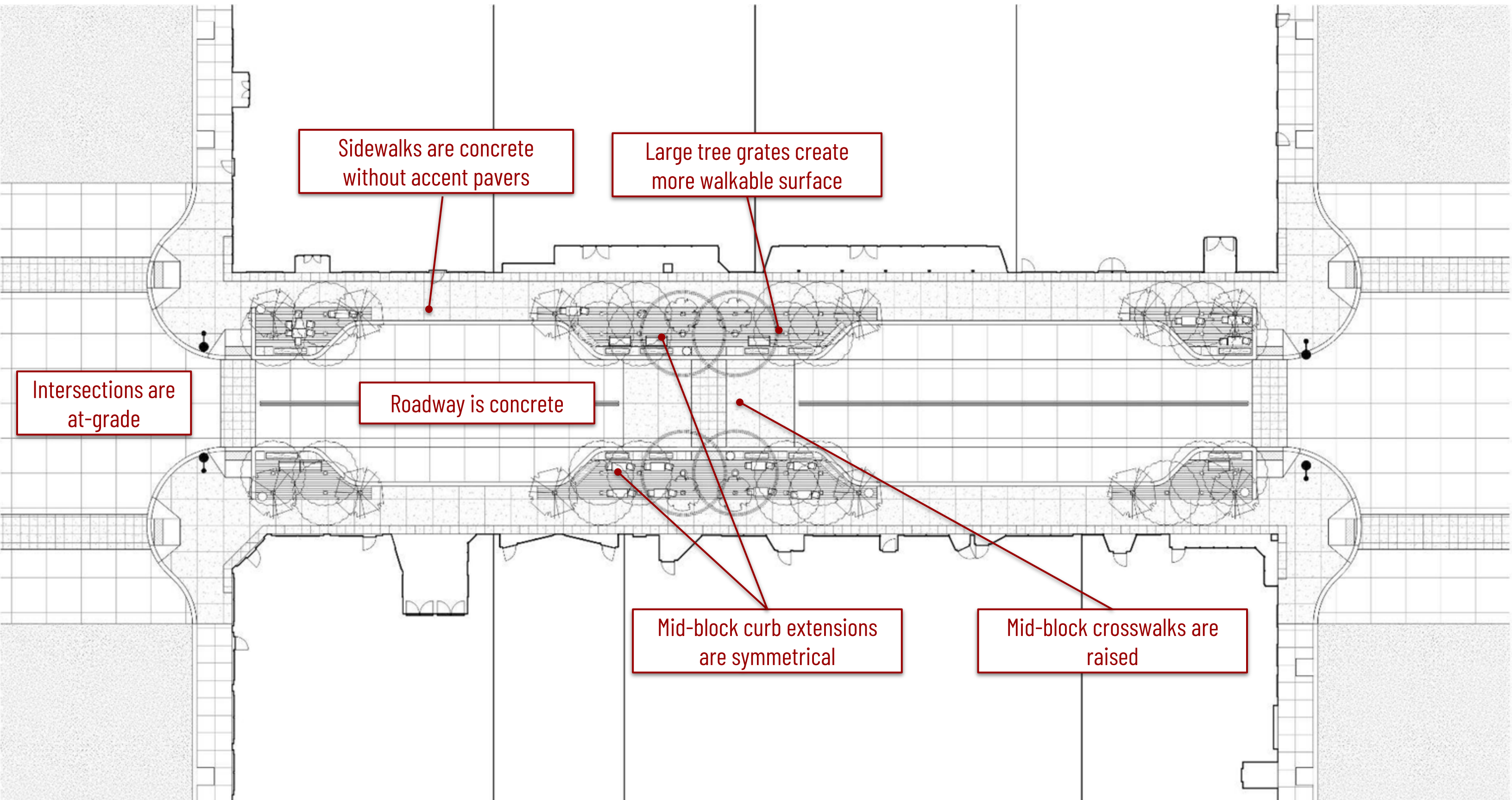
Intersections and crosswalks are raised

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

(Note: Image rendered at the mid-block curb extension)



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

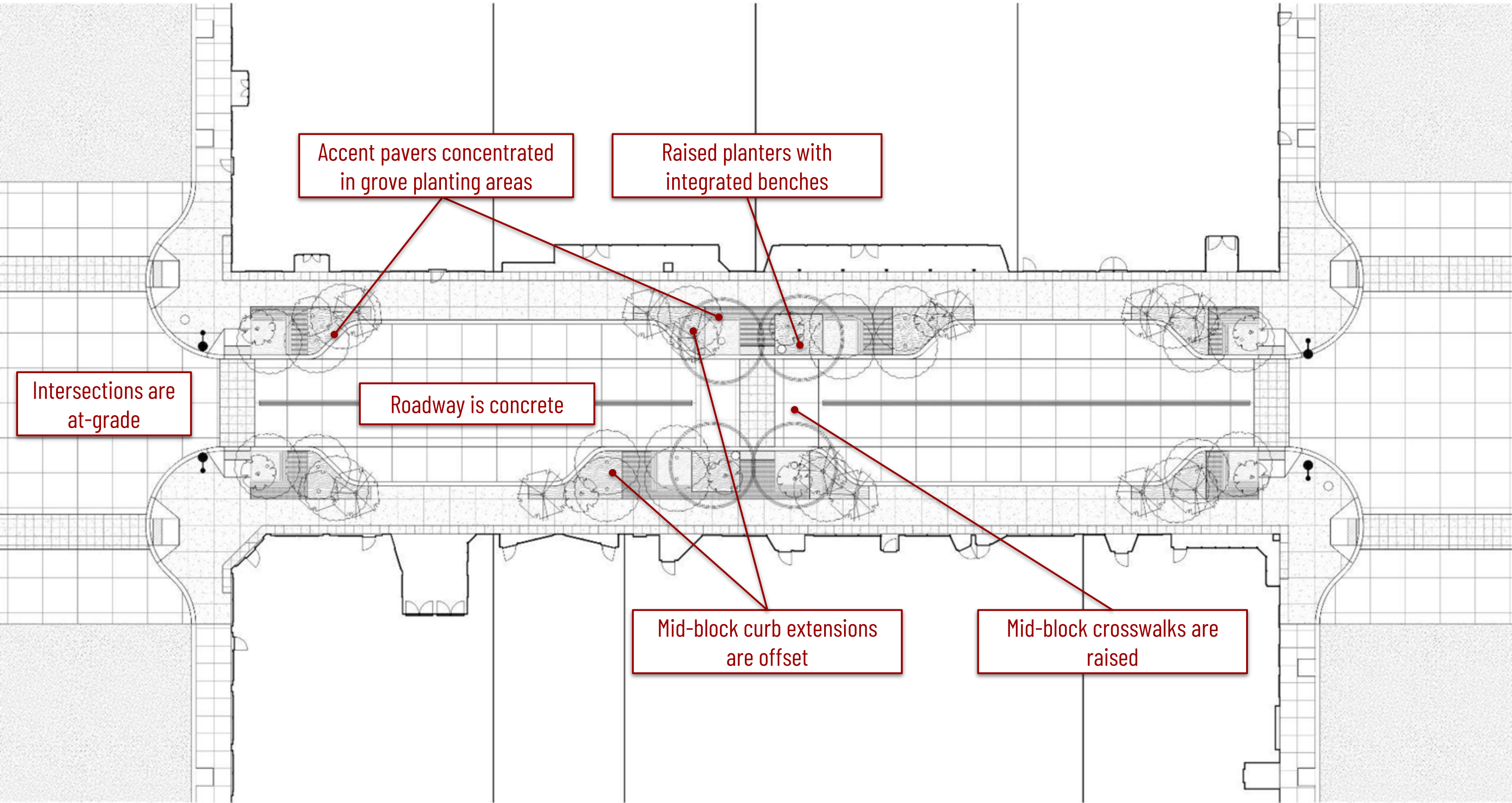


Refined Design Concept D :: **Highlighted Grove** (Large Tree Grates)

(Note: Image rendered at the mid-block curb extension)



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



Accent pavers concentrated in grove planting areas

Raised planters with integrated benches

Intersections are at-grade

Roadway is concrete

Mid-block curb extensions are offset

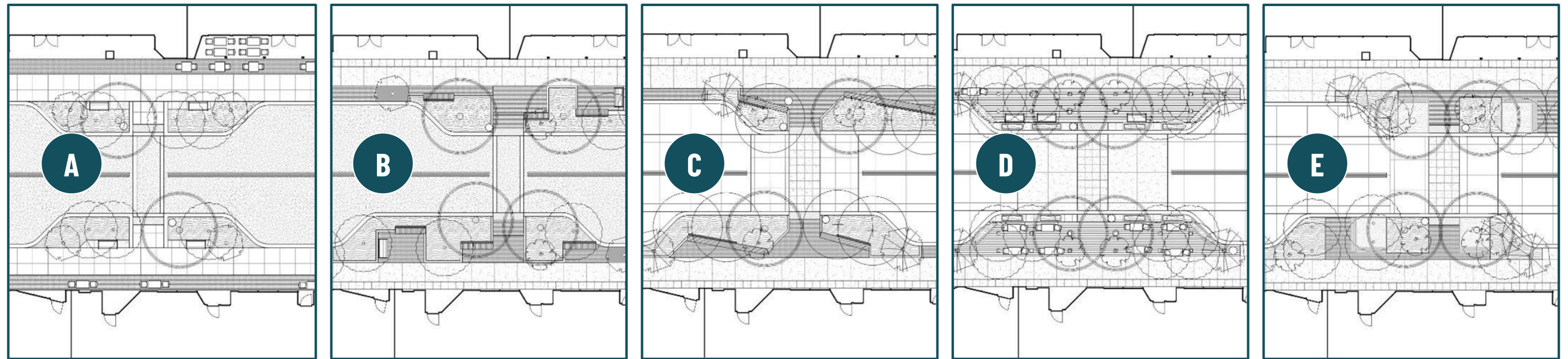
Mid-block crosswalks are raised

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

(Note: Image rendered at the mid-block curb extension)



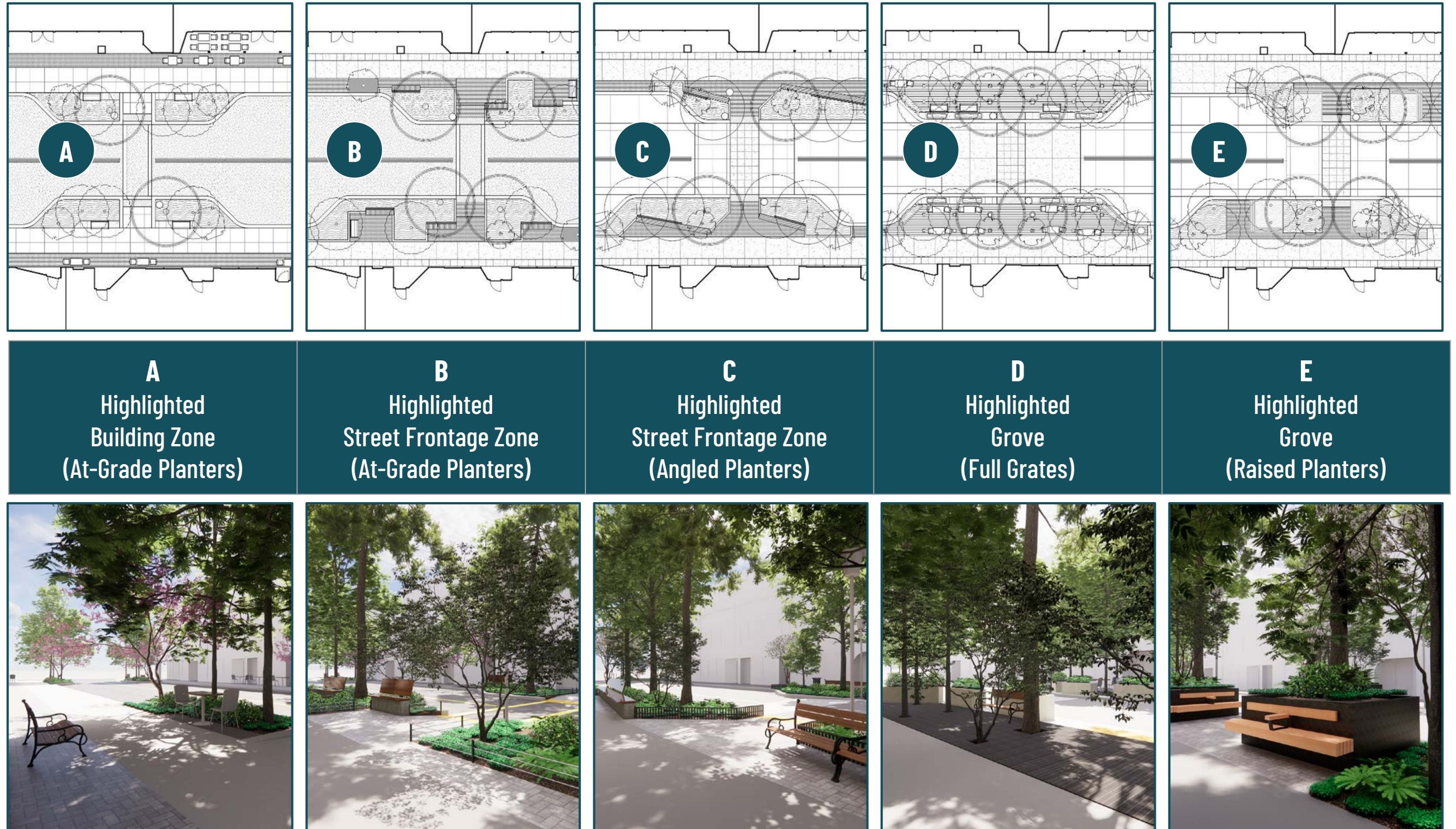
Refined Design Concepts :: Comparison



	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?





Streetscape Furnishings & Fixtures

Historic Design Concept

Furnishings & Fixtures :: **Survey Results (5/13/22)**

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 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



The screenshot shows the City of McMinnville website header with navigation links for Home and Contact. Below the header, there are menu items for GOVERNMENT, BUSINESS, COMMUNITY, and I WANT TO. The main content area is titled "Third Street Improvement Project" and features an aerial map of the downtown area with Third Street highlighted in red. Below the map, there is a call to action: "We value your opinion and want to hear from our community! Please take this quick **SURVEY (English)** | **SURVEY (Spanish)** about what you would like to see happen on Third Street in regards to Street Trees & Design Themes."

(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



Pending
Multi-Stream
Recycling

Waste Receptacle



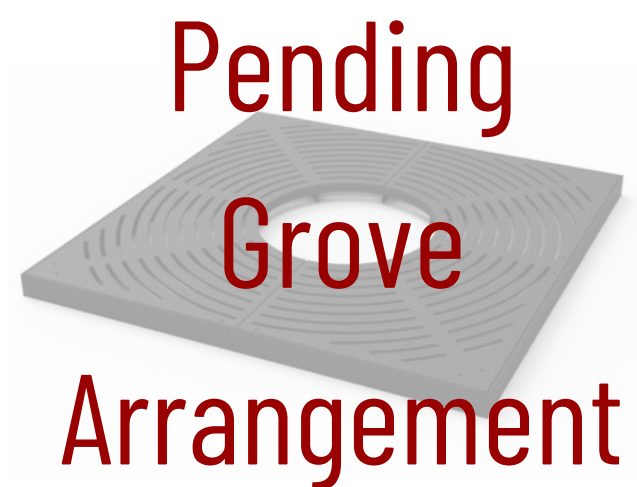
Lighting



Bike Rack



Water Fountain



Pending
Grove
Arrangement

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



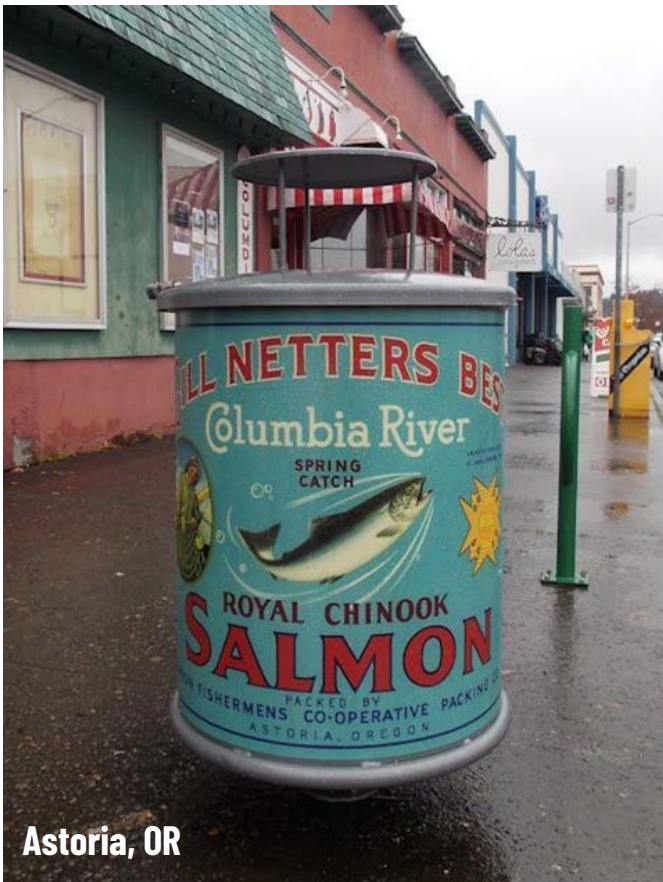
Denver Ave - Portland, OR



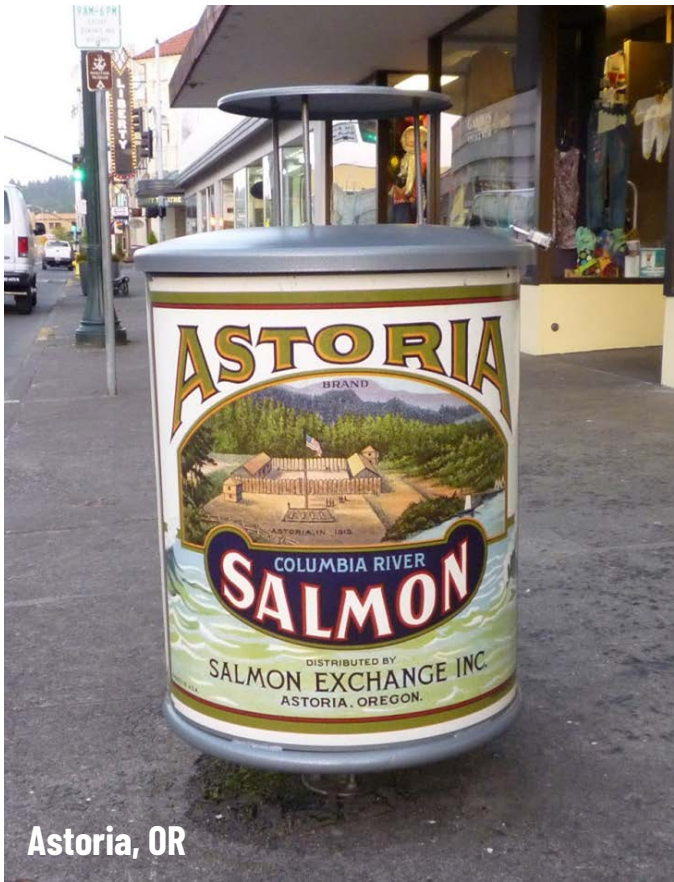
Functional Art Ideas :: Planters



Functional Art Ideas :: Waste Receptacles



Astoria, OR



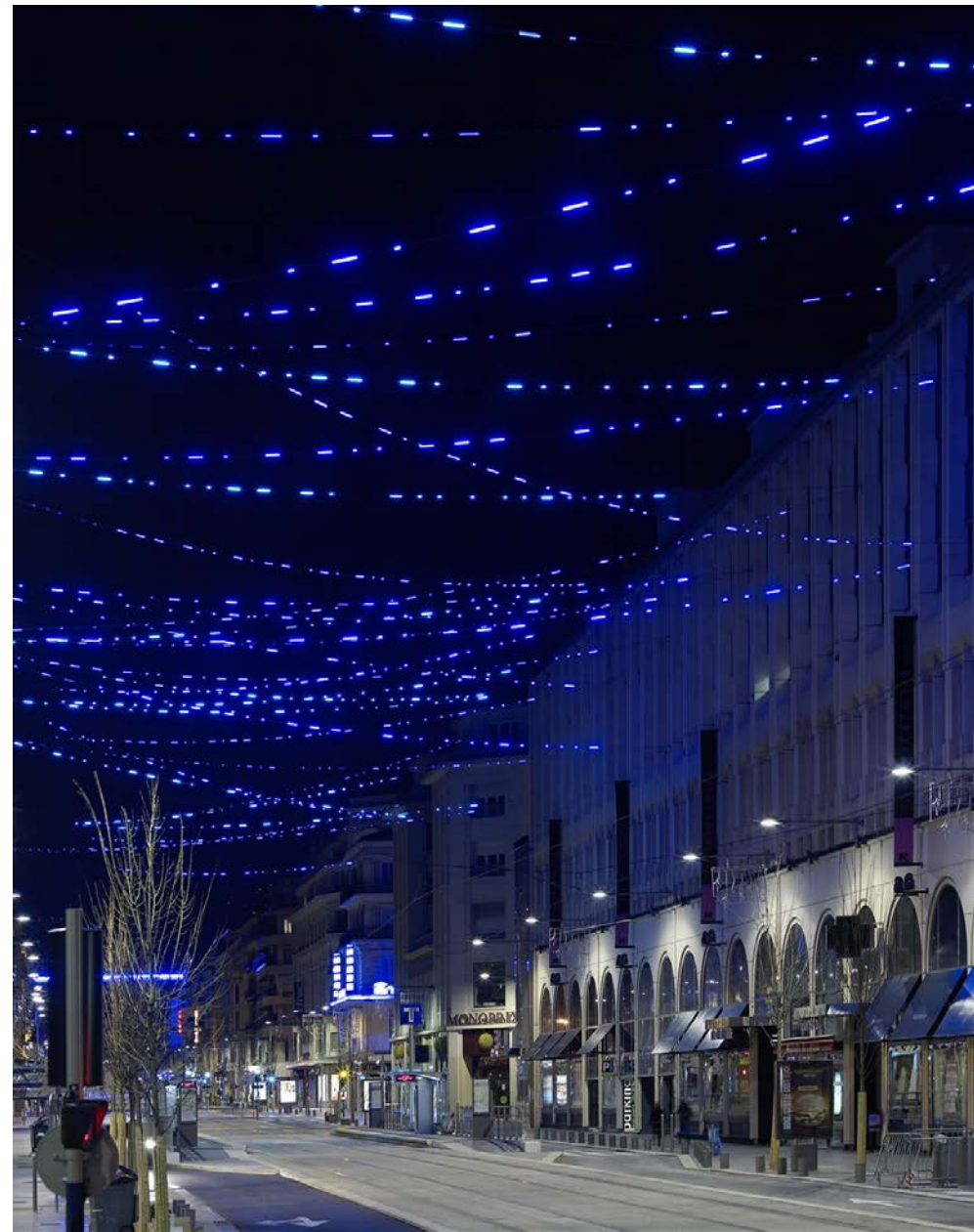
Astoria, OR



Existing Fixtures :: Memorial Plaques



Street Character :: Ornamental / Decorative Lighting



NE Third Street Conceptual Design :: **Next Steps**

updated 06/21/22

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					MURAC / City Council (5/10)		MURAC / City Council (7/12)



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
- **Margaret Raimann**, Planner

- **Steve Goetz**, President

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

