

# Third Street Improvement (TSI) Project

## Project Advisory Committee #2

Existing Conditions

McMinnville, Oregon

30 November 2023

3-5p





# Project Advisory Committee :: **Meeting #2 Agenda**

## MEETING PURPOSE

- To provide PAC members with important context regarding the existing condition of Third Street's infrastructure.

## AGENDA

3p	Welcome + Introductions	<i>Chair / SERA</i>
305p	Business Resilience Update	<i>MDA</i>
320p	Discussion: <i>What are your concerns about Third Street's infrastructure?</i>	<i>All</i>
340p	Break	<i>All</i>
345p	Existing Conditions Review	<i>BKF</i>
430p	Street Tree Considerations	<i>SERA</i>
455p	Next Steps	<i>SERA</i>
5p	Adjourn	



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

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

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

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

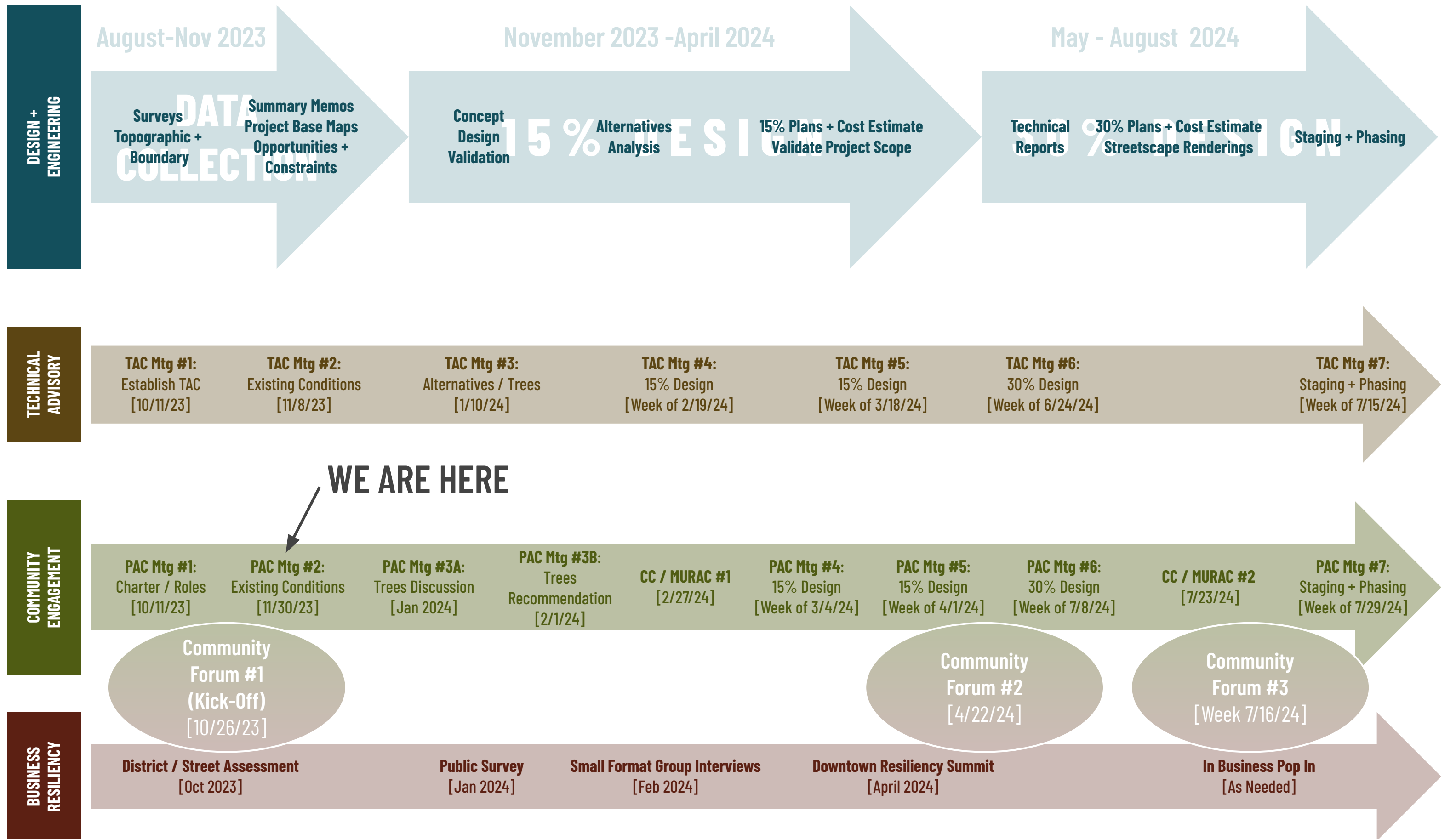
Phase D: **Preliminary Engineering** (2023/24)

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





# Third Street Improvement Project :: **Process / Schedule** (as of 11/30/23)



**WE ARE HERE**

*Dates subject to change*





The background is a light gray 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 NE 5TH ST, NE 4TH ST, NE 3RD ST, NE 2ND ST, and NE 1ST ST running east-west, and SW ADAMS ST, NE BAKER ST, NE COWLES ST, NE DAVIS ST, NE EVANS ST, NE FORD ST, NE GALLOWAY ST, NE IRVINE ST, and NE JOHNSON ST running north-south. Various building footprints are shown in light gray, with some labeled with names like 'aquatic center', 'city park', 'library', 'downtown association', 'u.s. bank plaza', 'hotel oregon', 'the barber', and 'train station'. A yellow double-headed arrow is positioned above the text, spanning the width of the main title.

# Third Street Improvement (TSI) Project Vision, Goals, and Principles



## NE Third Street :: **Vision**

Third Street is McMinnville's signature People Place and year-round "living room" - a comfortable space for daily living and social cohesion - as well as its "central stage" for extraordinary events that bring everyone together. **It is the welcoming feature and "heartbeat" of the community - the place where locals mingle with visitors to enjoy the authentic ambiance and lively atmosphere of this rural Downtown.** Leafy green and shaded in summer, magically illuminated in the evenings and during the winter, Third Street is intimate, artistically creative, and beautifully enchanting.

Third Street is both quirky and classy, proudly reflecting the cultural richness of the city and the surrounding region while forging an identity all its own. **Featuring historic architectural gems, curated art and furnishings, and adaptive infrastructure, Third Street's organic flexibility makes it both timeless and future-proof.** It maintains a diverse, thriving, and independent business community. Local ownership and an overarching commitment to authenticity ensure an interesting and rewarding experience unique to McMinnville.



# NE Third Street :: **Goals + Objectives**

**reinforce and celebrate McMinnville's UNIQUE and WELCOMING IDENTITY**

**strengthen the PROSPERITY of LOCAL BUSINESSES**

**ensure SAFETY for all users and CONNECTIVITY throughout Downtown**

**foster a range of EVENTS and ACTIVITIES for citizens and visitors alike**

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

**facilitate a robust PUBLIC ENGAGEMENT process that engages the entire community**



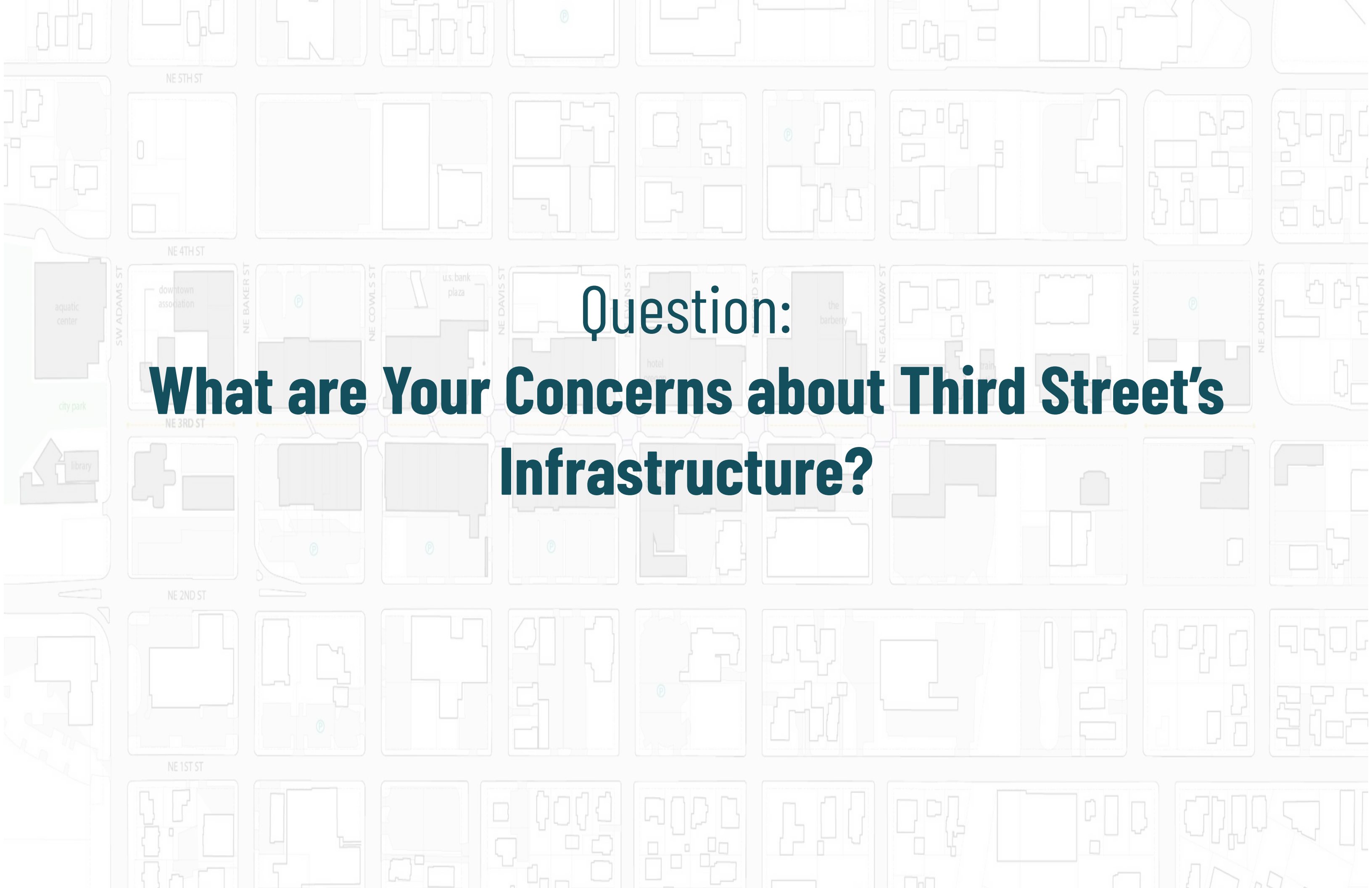
## NE Third Street :: **Design Principles**

- Third Street is of the **people**, for the people, and created by the people
- Third Street is **safe, inclusive**, and **accessible to all**
- Third Street is Downtown's premier **public space**
- Third Street is an **integral part of Downtown**
- Third Street is the **vibrant commercial heart** of Downtown McMinnville
- Third Street's success relies on **public-private partnerships**
- Third Street is an **ever-evolving** street that **embraces change**
- Third Street is actively geared towards **early implementation-oriented improvements**
- Third Street contributes to a more **sustainable** environment
- Third Street is **quirky** and **unique**



# Update Business Resilience





Question:

# What are Your Concerns about Third Street's Infrastructure?





# Third Street Improvement (TSI) Project Existing Conditions



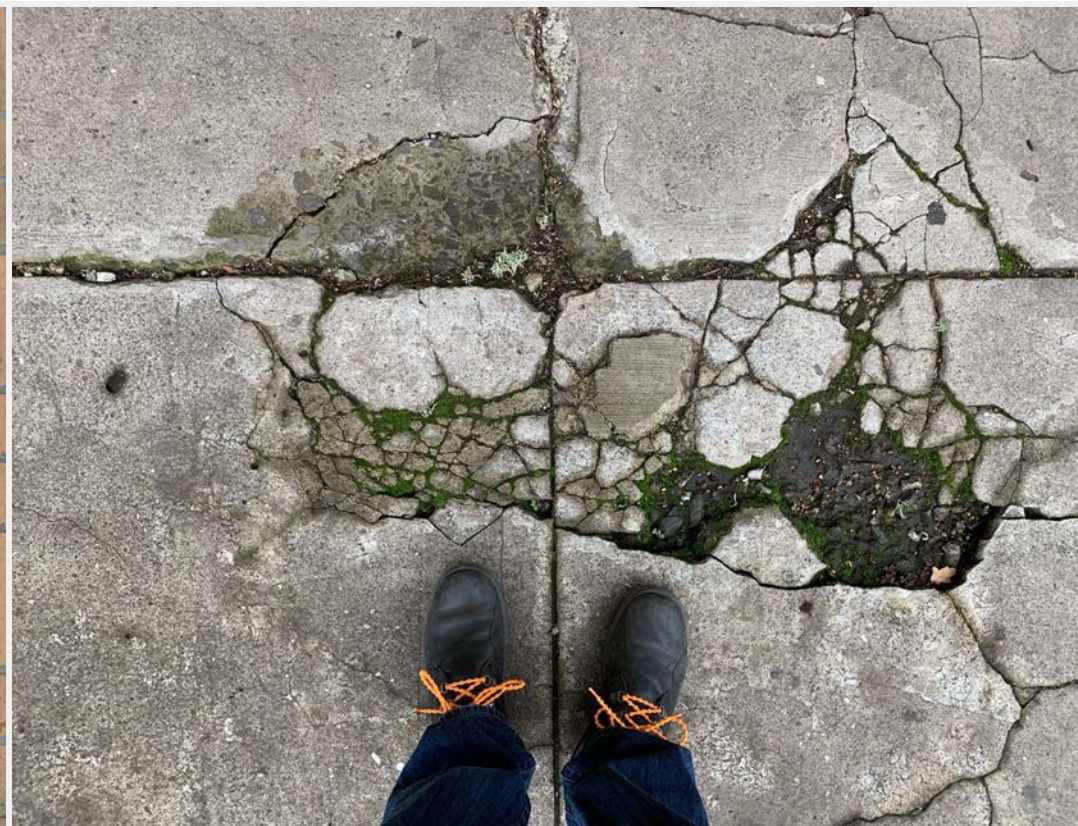
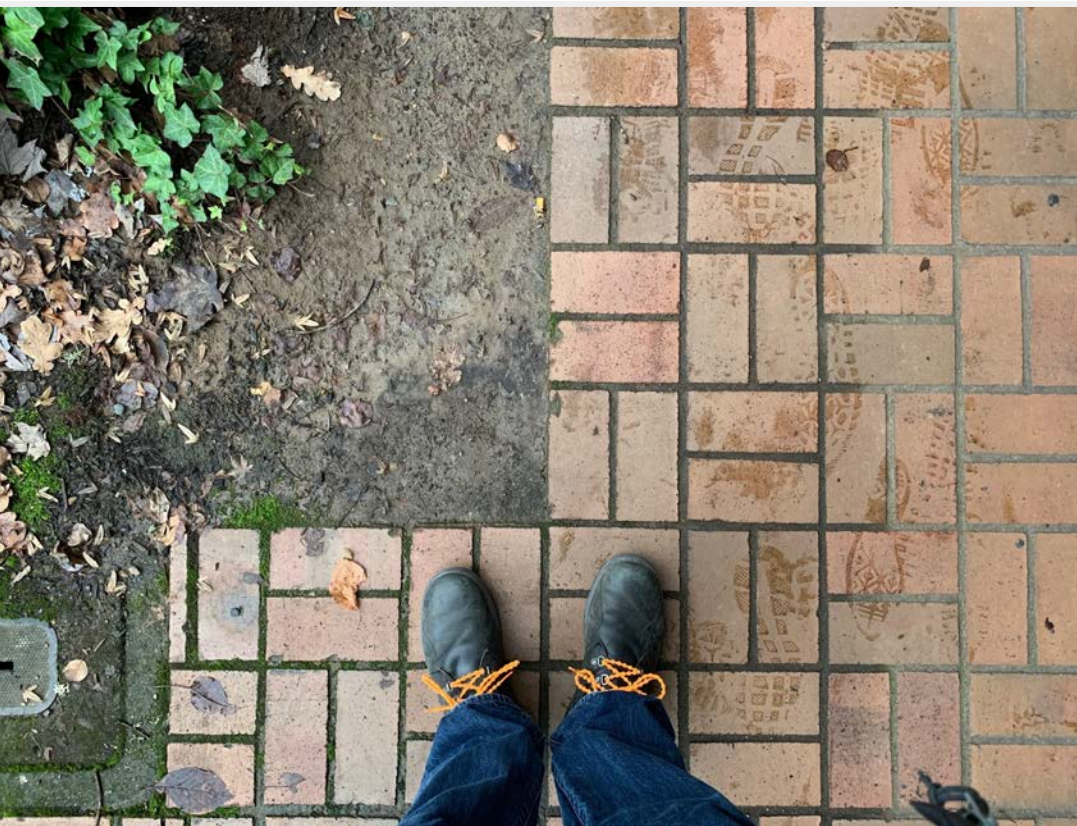
## Existing Conditions :: Sidewalks



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



# Existing Conditions :: Sidewalks / Paving Variety





# Existing Conditions :: Storm Drainage



- Existing street grades are insufficient to facilitate surface drainage



# Existing Conditions :: Storm Drainage

- The existing storm drains are generally at the end of their useful lives.
- The TSI Project will be resetting curb locations, which will necessitate the relocation of inlets.
- Storm connections to 4th Street via Cowls, Davis, and Ford are all damaged /failing and in need of replacement.



*Storm pipe at NE 3rd and Davis*



*Storm pipe at NE Ford between 3rd and 4th*



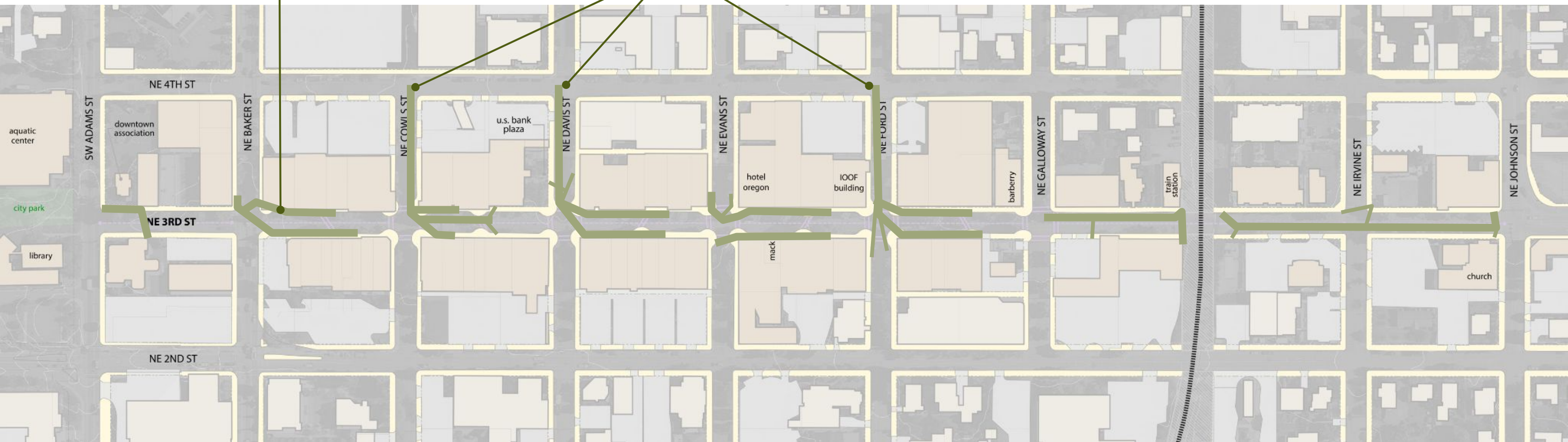
*Storm pipe at NE 3rd and Davis*



# Recommended Improvements :: Storm Drainage

Due to condition and location, all storm drain inlets and pipes within the project limits are to be replaced (*per City of McMinnville*)

Broken/missing storm drain pipe from inlet on 3rd Street to 4th Street



Improvements to the storm drainage system will be done in consultation with the City of McMinnville's Storm Drainage Master Plan (2009)

Further evaluation by the City will be needed to understand the effects of these improvements on the system downstream.



## Existing Conditions :: **Water Service**

- Some existing water mains and service lines within the project area are near the end of their useful lives and, per McMinnville Water + Light, should be strategically replaced in conjunction with the Third Street Improvement Project.
- Some existing mains are cast iron and some service lines are galvanized; the preferred replacement for all would be ductile iron.
- There are redundant mains between Ford and the railroad tracks which should be consolidated into a single main.
- There is a new main from Ford to Johnson which will not need to be replaced.





# Recommended Improvements :: Water Service

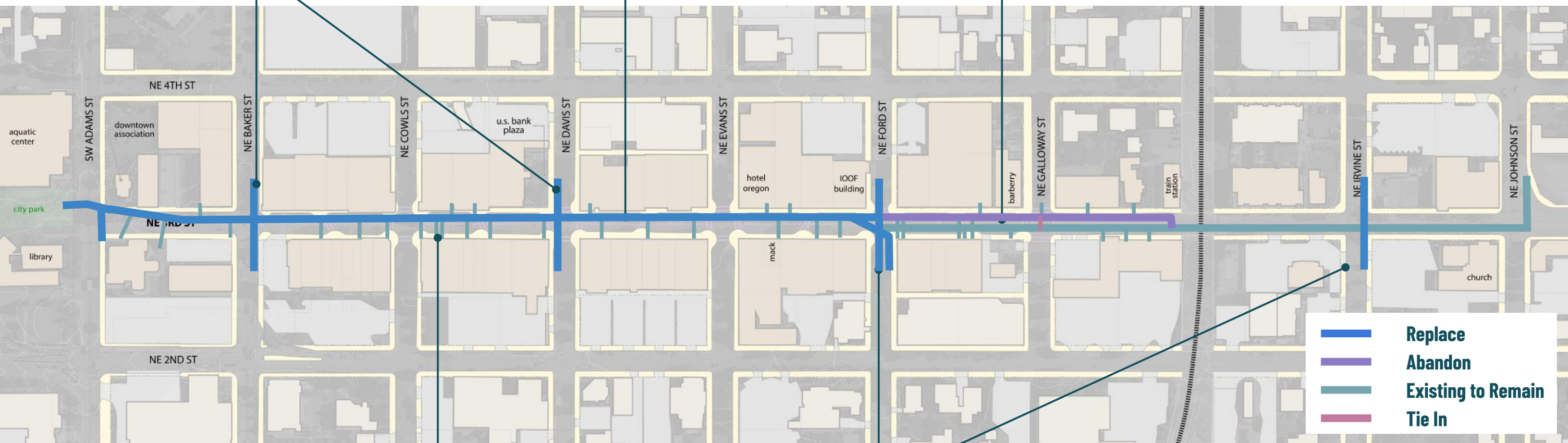
Replace 8" cast iron main (10-20' past project surface improvement limits) with ductile iron main (per McMinnville Water + Light)

Replace 14" cast iron main with ductile iron from Adams to Ford (per McMinnville Water + Light)

Consolidate parallel mains (8" cast iron and 16" ductile iron) into existing 16" main (per McMinnville Water + Light)

Replace all galvanized water and fire services with copper services where mains are being replaced (per McMinnville Water + Light)

Replace 6" cast iron main (10-20' past project surface improvement limits) with ductile iron main (per McMinnville Water + Light)



- Replace
- Abandon
- Existing to Remain
- Tie In



# Recommended Improvements :: Sanitary Sewer

- Most properties / businesses are currently served via the alleys.

- The existing sanitary sewer lines are either clay tile or concrete. Clay lines could be 100+ years old and concrete lines are about 70 years old.



Replace clay tile and concrete main

Replace 12" clay tile and concrete main from manhole to manhole

Replace all sanitary sewer laterals where mains are being replaced

- The sanitary sewer lines (clay and concrete) are in poor condition and should be replaced with more durable material (e.g., PVC).



# Street Trees Existing Conditions + Considerations

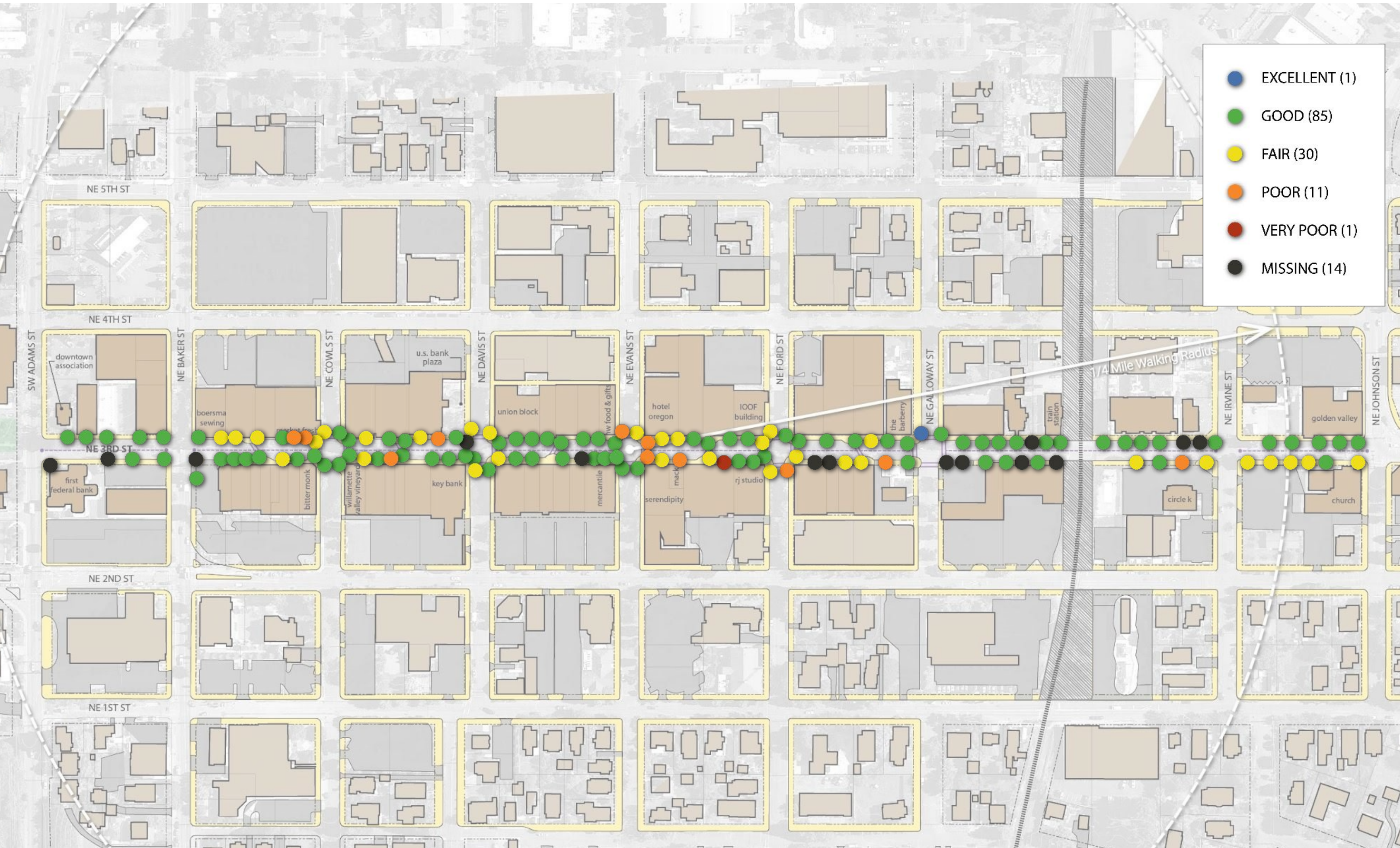


# Existing Conditions :: **Street Trees**





# Existing Conditions :: Street Trees (2019)





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

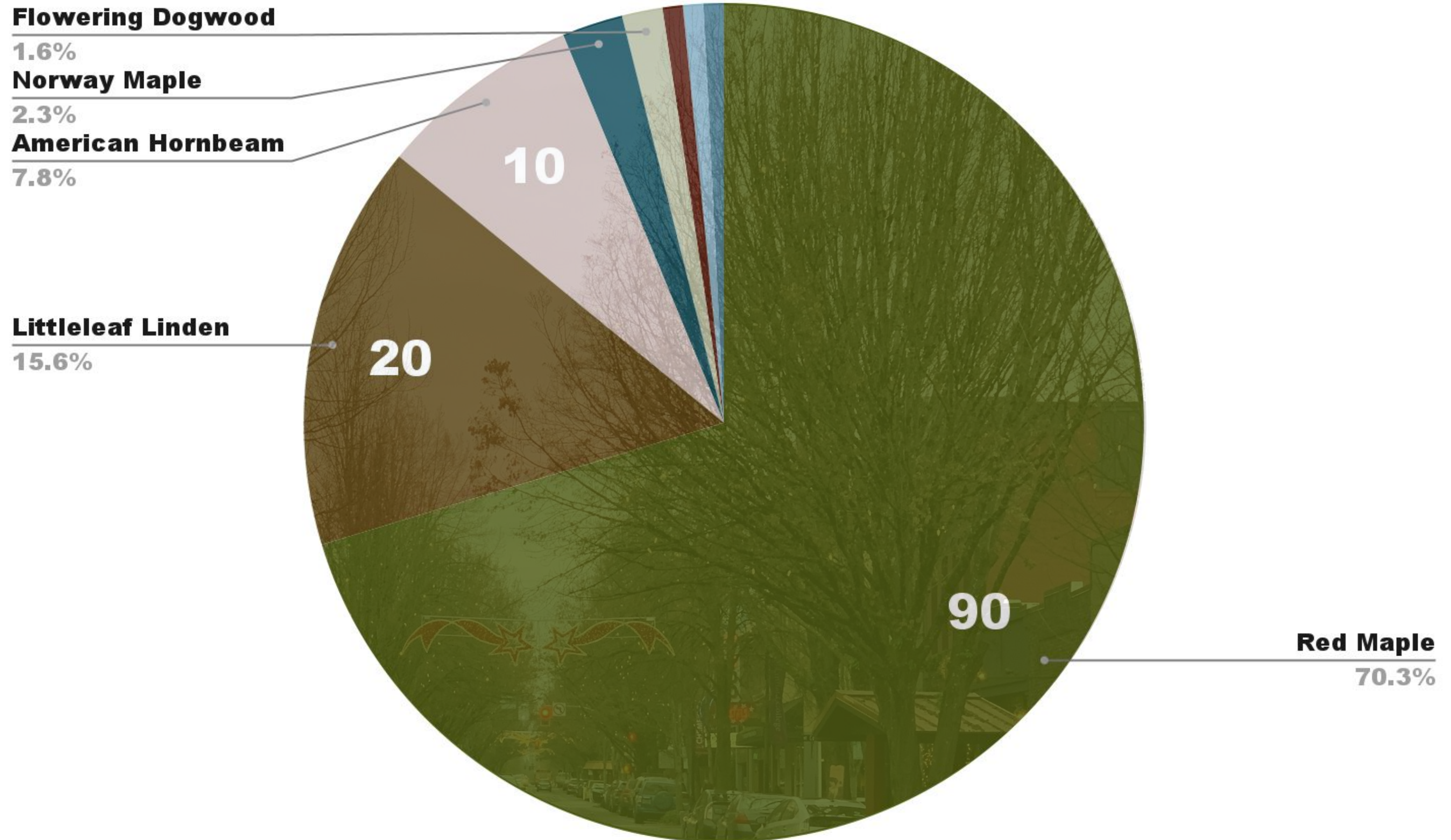
Trees rated **"Fair"** or **"Poor"** (based on above-ground observations only) have varying degrees of the following issues:

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





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





# Existing Conditions :: **Street Trees**



- The older existing trees are lifting the sidewalks and creating **ADA accessibility issues** - for which both the City and the adjacent property owner are liable.
- The older existing trees are cracking and damaging **curbs**, which affects the stormwater system.
- Recent tree removals showed that roots are **damaging building foundations and infrastructure**.

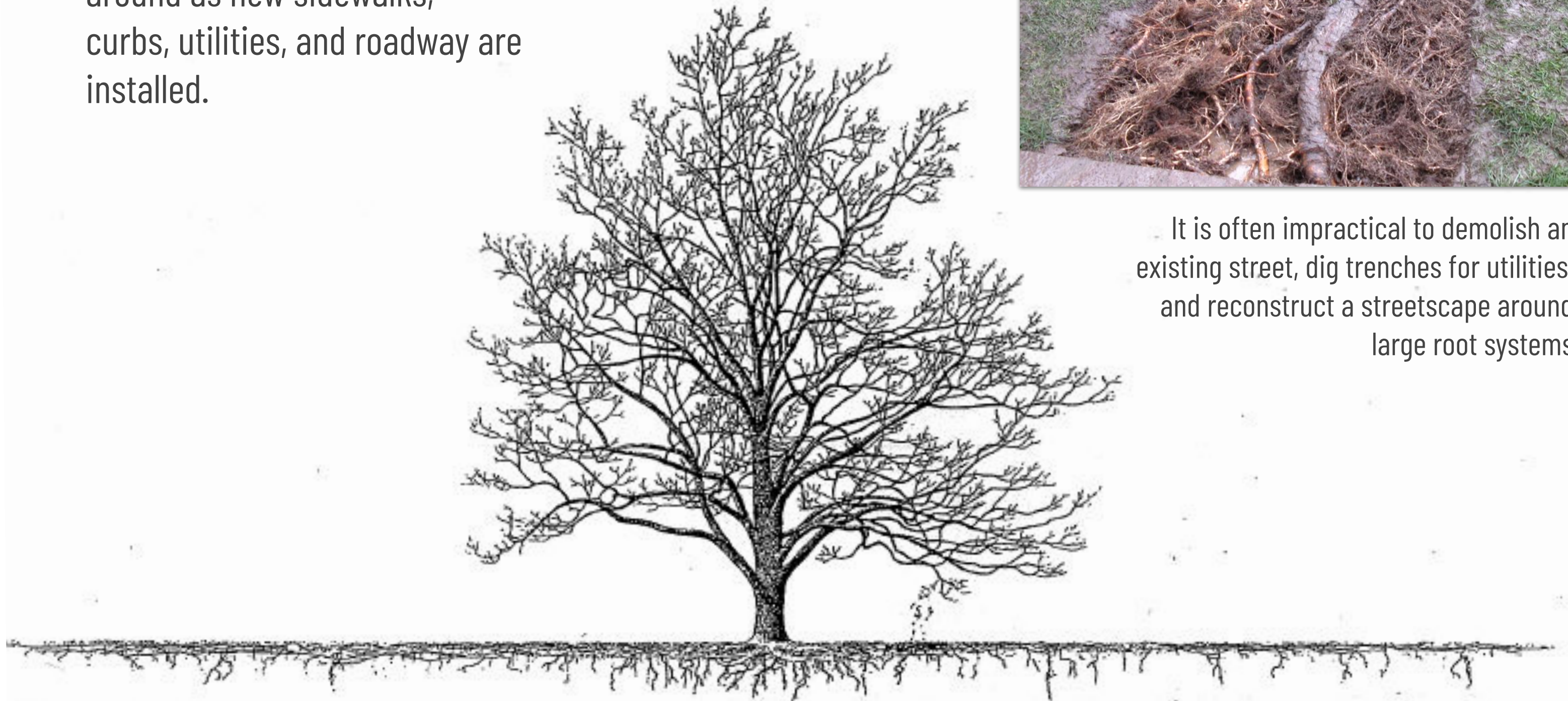


# Street Trees :: **Extensive Root Growth**

- Most of the current trees likely have **shallow root systems**, which will be difficult to work around as new sidewalks, curbs, utilities, and roadway are installed.



It is often impractical to demolish an existing street, dig trenches for utilities, and reconstruct a streetscape around large root systems





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



**CANOPY TREES NEED  
MORE ROOM TO GROW**

WEX 3rd St



# Street Trees :: **Considerations**

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

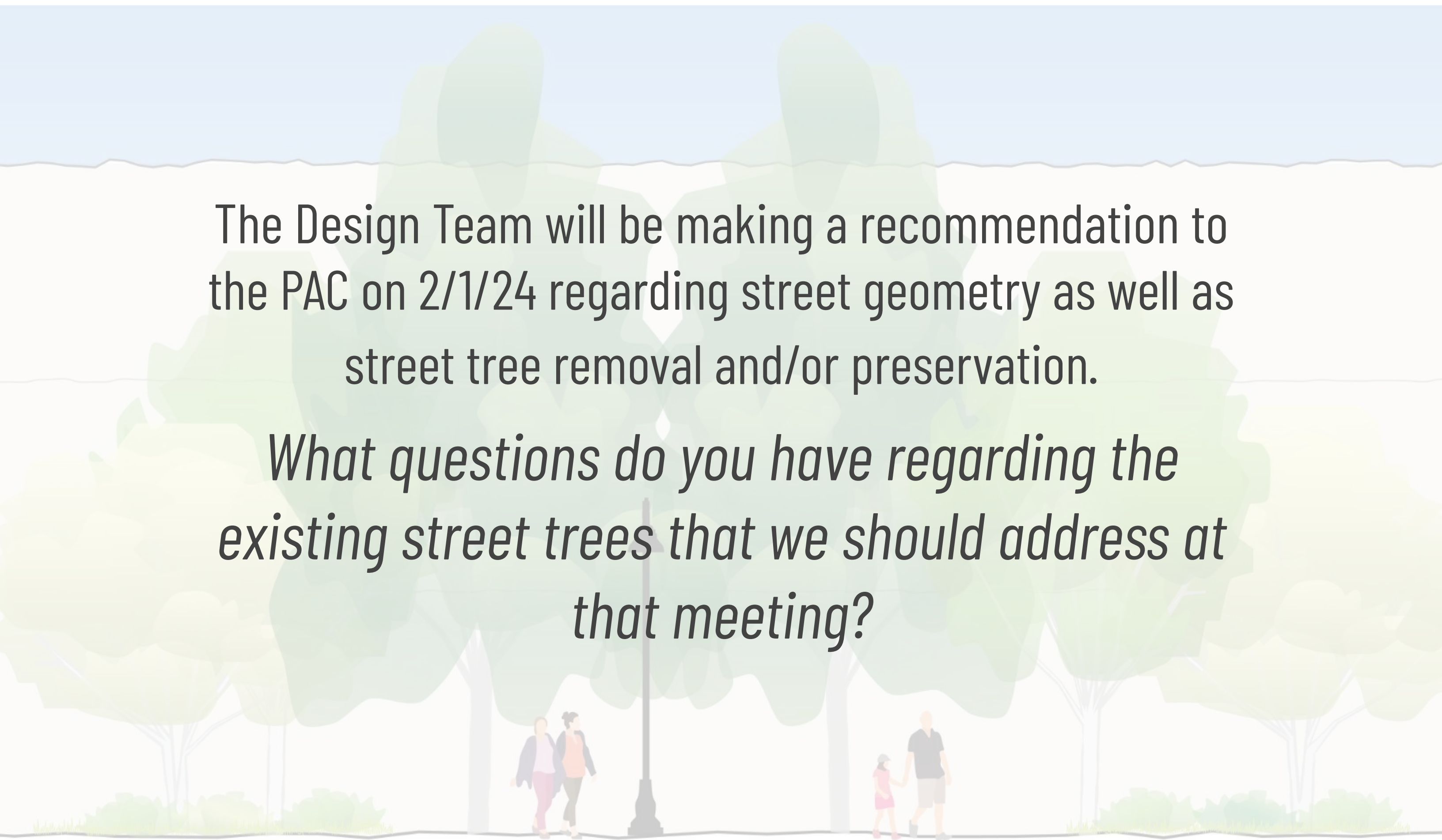
- 50+ year horizon for the overall street improvement project
- Overall age and condition / health
- Existing root height relative to proposed sidewalk (and related drainage issues)
- Extent of root system and potential for disturbance / damage during construction - especially in relation to proposed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





The Design Team will be making a recommendation to the PAC on 2/1/24 regarding street geometry as well as street tree removal and/or preservation.

*What questions do you have regarding the existing street trees that we should address at that meeting?*

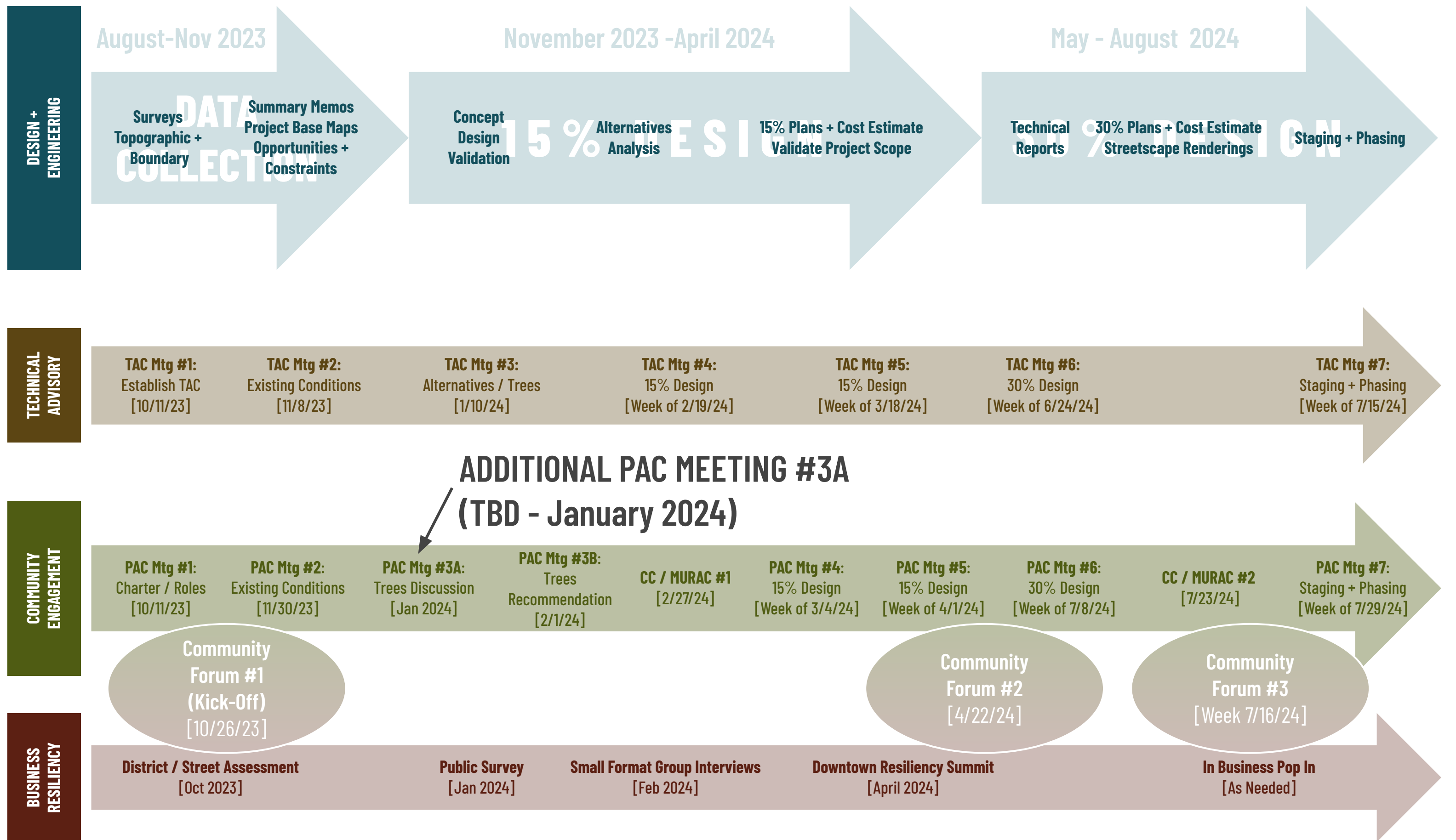




# Third Street Improvement Project Scope + Schedule



# Third Street Improvement Project :: **Process / Schedule** (as of 11/30/23)



**ADDITIONAL PAC MEETING #3A  
(TBD - January 2024)**

*Dates subject to change*





*for more information on the **Third Street Improvement Project**, including a comprehensive summary of the Final Concept Design (2022), please contact:*

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

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

*or visit:*

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





# Third Street Improvement Project **APPENDIX**



# Project Advisory Committee :: **Roles + Responsibilities**

**Membership.** The TSI Project Advisory Committee (PAC) is comprised of members from the McMinnville City Council, the McMinnville Urban Renewal Advisory Committee (MURAC), and the McMinnville Downtown Association (MDA), as well as representatives from Downtown businesses and the community at large. The PAC members are united by a commitment to Downtown McMinnville and its ongoing vitality and importance within the overall McMinnville community. Many of the PAC members have been with the TSI Project since the Visioning and/or Concept Design phase.

**Roles + Responsibilities.** The PAC has been convened to advise the Project Team (City staff and the consultant design team) on various aspects of the project - including design, engineering, and community engagement. Final project recommendations to City Council and MURAC will be made by the Project Team.

**Facilitation.** The PAC will be formally chaired by one of its members. Members of the Project Team will make presentations on specific topics and will record feedback from the committee.

**Guidance for Engagement.** PAC members are expected to share their opinions honestly, respond to other members courteously, and seek as much clarification as necessary from the Project Team. When speaking about the project outside of PAC meetings, it is important that members accurately represent the PAC and its purpose and are absolutely clear about where their own thoughts and opinions differ from those of the PAC.

**Project Transparency.** All PAC meetings are open to the public, although these will not be a forum for voicing or gathering public opinions on the project. Citizens seeking additional project information or wishing to register comments can do so at the three Community Forums or via the [[project webpage](#)].