

**ANNUAL FINANCIAL
REPORT FOR FISCAL YEAR
ENDED JUNE 30TH, 2025**

McMinnville Urban Renewal Plan



Adopted by the City of McMinnville
July 23, 2013
Ordinance No. 4972

Elaine Howard Consulting, LLC
ECONorthwest

REPORT ACCOMPANYING MCMINNVILLE URBAN RENEWAL PLAN

Adopted by the City of McMinnville

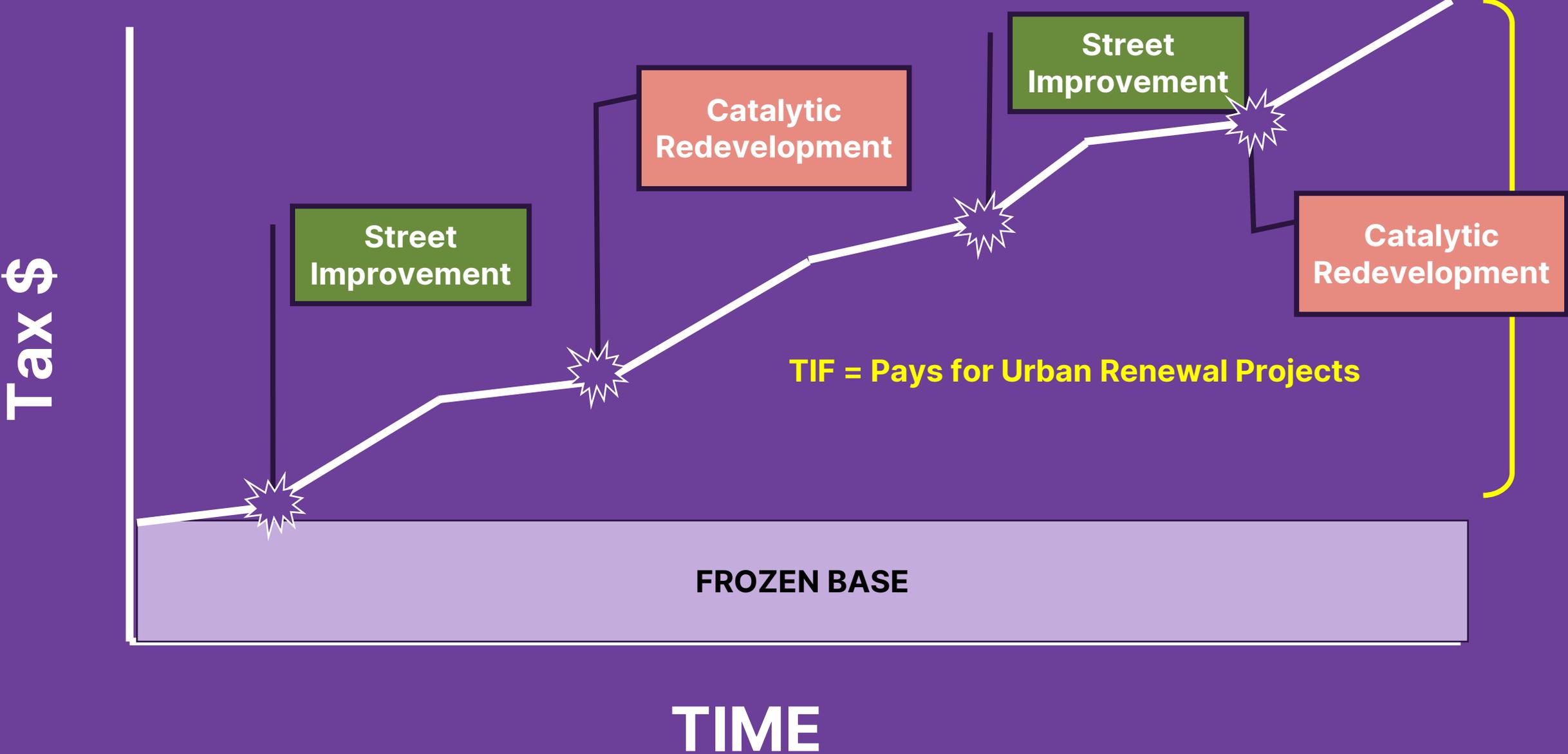
July 23, 2013

Ordinance No. 4972

PURPOSE OF URBAN RENEWAL

- ❖ Improve specific areas of a city that are poorly developed or underdeveloped.
 - ❖ Old or deteriorated buildings (56% of NE Gateway Area Properties are Low Improvement Value)
 - ❖ Streets and utilities in poor condition
 - ❖ Lack of parking
- ❖ Allows for the use of tax increment financing to fund projects which will stimulate redevelopment, business investment and economic vitality.
 - Incremental revenue (amount of taxes generated in the area after the district is formed) are used to repay borrowed funds..
 - The funds borrowed are used to pay for urban renewal projects
 - Projects are chosen based on a plan with direct and indirect return to the district.

Urban Renewal Investments – Direct and Indirect Return on Investment



Street Improvement

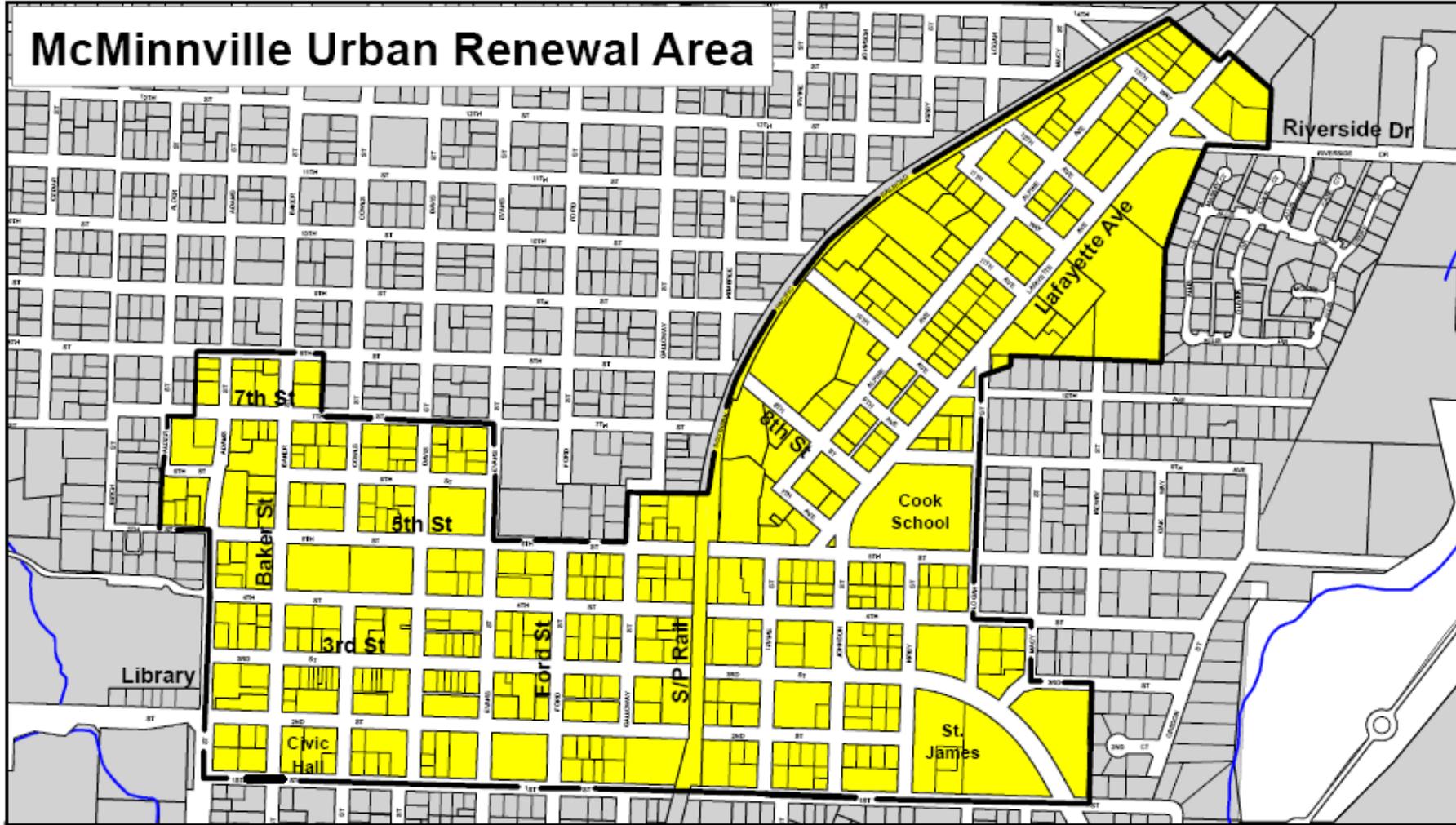


**Street
Improvement**

**Catalytic
Redevelopment**



McMinnville Urban Renewal Area



McMINNVILLE URBAN RENEWAL PLAN



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

McMinnville Urban Renewal Plan Goals and Objectives

#	GOAL	OBJECTIVE
1	PUBLIC INVOLVEMENT	<ol style="list-style-type: none"> 1. Provide opportunities for public input throughout the implementation process. 2. Establish and maintain an ongoing Citizens' Advisory Committee to assist the Urban Renewal Board in its decisions regarding plan implementation.
2	ECONOMY	<ol style="list-style-type: none"> 1. Support development in the Area by assisting in the financing and provision of transportation and public infrastructure improvements. 2. Assist existing businesses and support the creation of new business and employment opportunities in the Area. 3. Work with property owners to promote the development and redevelopment of properties within the Area. Develop programs and incentives that encourage economic development in the Area. 4. Partner with public and private entities to leverage public investment and generate private investment. 5. Remove barriers to development and redevelopment in the Area.

McMinnville Urban Renewal Plan Goals and Objectives

#	GOAL	OBJECTIVE
3	<p>ENCOURAGE A UNIQUE DISTRICT IDENTITY</p> <p>(Downtown Commercial Core and Northeast Gateway)</p>	<ol style="list-style-type: none"> 1. Extend common streetscape features and signage throughout the Area so the streetscape design is consistent and ties the Area together visually. Such improvements could include, but are not limited to, gateways and directional signage, landscaping and street tree improvements, street lighting and traffic signal standards, and public use amenities, including benches, bike racks, fountains, restrooms, shelters, kiosks, mid-block crossings, and crosswalk and street improvements. 2. Create public spaces that provide a venue for formal and informal community activities. 3. Encourage the incorporation of public art into the Area. 4. Underground utilities. 5. Draft and implement design standards and guidelines. Provide opportunities for public input throughout the implementation process.

McMinnville Urban Renewal Plan Goals and Objectives

#	GOAL	OBJECTIVE
5	PUBLIC UTILITIES	<ol style="list-style-type: none"> 1. Encourage the development and redevelopment of commercial and residential parcels within the Area to ensure the public infrastructure already in place is efficiently utilized. 2. Upgrade infrastructure to encourage development and redevelopment of parcels in the Area in coordination with adopted master plans. 3. Underground utilities.
6	HOUSING	<ol style="list-style-type: none"> 1. Provide assistance for infrastructure development that will encourage the development of housing in the Area. 2. Encourage the use of upper floors as housing to support commercial uses and promote vitality in the Area.
7	HISTORIC PRESERVATION	<ol style="list-style-type: none"> 1. Encourage the preservation of historic properties in the Area.
8	DEVELOPMENT AND REDEVELOPMENT	<ol style="list-style-type: none"> 1. Provide financial and technical assistance for development and redevelopment that will implement the Northeast Gateway Plan, including, but not limited to, housing and craft industry projects. 2. Provide financial and technical assistance for commercial development and redevelopment

McMinnville Urban Renewal Plan Projects

PROJECT	PROJECT DESCRIPTION	UR AMOUNT (2013 Dollars)	PLANNED TIMEFRAME
5 th Street	Design and reconfiguration of 5 th Street from Lafayette to Adams	\$1,200,000	2023-2024
1 st /2 nd Streets	Curb extensions at major intersections, pedestrian scale lighting, new traffic signal at 2 nd and Davis.	\$1,000,000	2025-2030
Downtown Signals	Upgrade signals at: 3 rd / Johnson; 3 rd / Ford; 3 rd / Davis; 2 nd / Adams; 2 nd / Baker	\$700,000	2017-2026
2 nd Street	Better movement through 2 nd Street and Adams Street intersection. Curb extensions at Baker Street, additional westbound lane.	\$1,100,000	2037-2039
Alpine Avenue	Design and reconstruct Alpine Avenue (in phases) from 8 th Street to 14 th Street	\$5,300,000	2016-2032
3rd Street Streetscape	Design and construction of Third Street and streetscape.	\$2,325,000	2016-2022
Adams/Baker	Curb extensions within the corridor at major intersections, adding pedestrian scale lighting and crosswalks.	\$600,000	2021-2024
Lafayette Avenue	Design and Construction of Lafayette Avenue	\$1,500,000	2034-2038
Public Parking	Increased parking inventory and parking management.	\$1,000,000	2025, 2032-2035
Public Infrastructure	Projects identified in adopted public facility plans located in the area.	\$590,000	2038-2039
Property Acquisition	Acquisition and assembly of key properties for redevelopment, parking and public open space.	\$450,000	As Needed
Development Assistance	Low interest loans and grant programs for business to improve their properties consistent with the goals and objectives of the Plan.	\$940,000	Incremental
Debt Service / Admin			
• Financing Fees	Financing Costs	\$218,895	As Needed
• Administration	On going administration	\$1,279,996	Annual

McMinnville Urban Renewal Plan Projects – Trans Bond

PROJECT	PROJECT DESCRIPTION	UR AMOUNT (2013 Dollars)	PLANNED TIMEFRAME
5th Street	Design and reconfiguration of 5th Street from Lafayette to Adams	\$1,200,000	2023-2024
1st/2nd Streets	Curb extensions at major intersections, pedestrian scale lighting, new traffic signal at 2nd and Davis.	\$1,000,000	2025-2030
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Debt Service / Admin			
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• Administration	On going administration	\$1,279,996	Annual

McMinnville Urban Renewal Plan Projects – Transportation

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McMinnville Urban Renewal Plan Projects – Property Development

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Debt Service / Admin			
• Financing Fees	Financing Costs	\$218,895	As Needed
• Administration	On going administration	\$1,279,996	Annual

PROJECT DASHBOARD

PROPERTY TAXES

FYE (Fiscal Year End)	Resources	Expenditures
2015	\$82,030.00	
2016	\$118,366.00	
2017	\$176,326.00	
2018	\$204,046.00	
2019	\$256,458.00	
2020	\$346,146.00	
2021	\$399,845.00	
2022	\$518,536.51	
2023	\$652,989.00	
2024	\$702,008.29	
2025	\$684,167.74	
TOTAL:	\$4,140,918.40	

PROJECT DASHBOARD

PROPERTY TAX INCREMENT REVENUE HISTORY (ACTUAL VERSUS FORECAST)

	Adopted UR Report, 2014	ECONorthwest (2016 Reset)	Actual
FYE 2017	\$263,362	\$144,423	\$176,326
FYE 2018	\$365,006	\$176,364	\$204,046
FYE 2019	\$471,108	\$248,054	\$256,458
FYE 2020	\$581,921	\$323,059	\$346,146
FYE 2021	\$697,852	\$401,514	\$399,845
FYE 2022	\$818,848	\$483,558	\$518,536
FYE 2023	\$931,231	\$569,334	\$652,989
FYE 2024	\$1,062,051	\$658,994	\$702,008
FYE 2025	\$1,231,353	\$752,692	\$684,168

PROJECT DASHBOARD



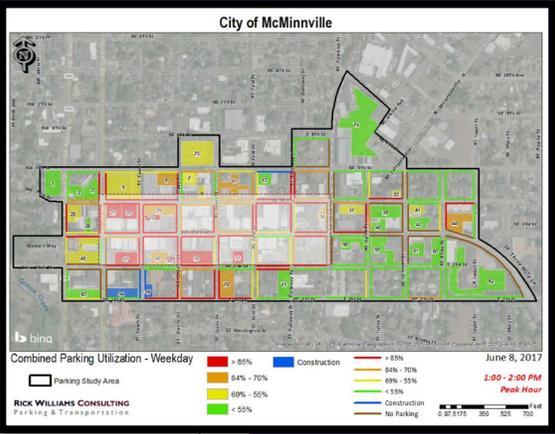
PROPERTY ASSISTANCE PROGRAM (\$940,000 – 2013 Dollars)

FYE (Fiscal Year End)	Resources	Expenditures
2016		\$6,982.00
2017		\$2,500.00
2018		\$29,377.00
2019	\$657.86	\$128,200.00
2020	\$1,305.00	\$76,091.56
2021	\$8,551.12	\$148,629.25
2022	\$70,252.95	\$51,317.90
2023	\$24,892.64	\$50,000.00
2024	\$17,224.82	\$52,328.91
2025	\$10,452.75	\$72,256.08
TOTAL:	\$133,337.14	\$617,681.80

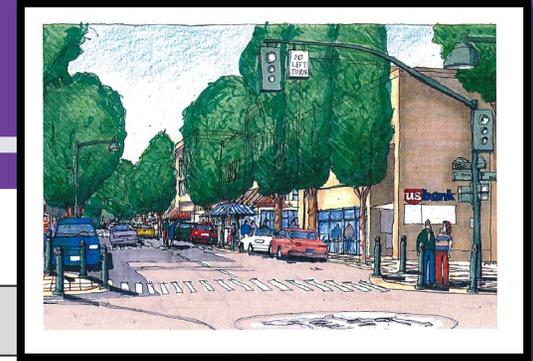
PROJECT DASHBOARD

PARKING (\$1,000,000 – 2013 Dollars)

FYE (Fiscal Year End)	Resources	Expenditures
2016		
2017		
2018		
2019		\$2,675.00
2020		\$12,189.00
2021		
2022		
2023		\$15,000.00
2024		\$86,059.50
2025		
TOTAL:		\$115,923.50



PROJECT DASHBOARD



THIRD STREET IMPROVEMENT PROJECT (\$2,325,000 – 2013 Dollars)

FYE (Fiscal Year End)	Resources	Expenditures
2016		
2017		
2018		\$8,000.00
2019		\$27,672.00
2020		\$2,742.00
2021		
2022		\$97,218.96
2023		\$7,755.81
2024		\$131,494.97
2025		\$55,342.51
TOTAL:		\$330,226.25

PROJECT DASHBOARD

Alpine Avenue Street Improvement Project (\$5,300,000 – 2013 Dollars)

FYE (Fiscal Year End)	Resources	Expenditures
2016		\$181,878.00
2017		\$646,302.00
2018		\$1,125,150.00
2019		
2020		
2021		
2022		
2023		
2024		
TOTAL:		\$1,953,330.00

PROJECT DASHBOARD

NW RUBBER SITE

Component	Resources	Expenditures
Carry Price (06.30.26)		\$575,376.00
Utilities / Security		\$45,000.00
TOTAL:		\$620,376.00

PROJECT DASHBOARD

INTEREST PROCEEDS

FYE (Fiscal Year End)	Resources	Expenditures
2016		
2017	\$16,752.00	
2018	\$15,860.00	
2019	\$7,922.00	
2020	\$7,302.00	
2021	\$10,538.00	
2022	\$1,166.77	
2023	\$13,416.51	
2024	\$4,490.18	
2025	\$66,045.56	
TOTAL:	\$143,493.02	

**ANNUAL FINANCIAL
REPORT FOR FISCAL YEAR
ENDED JUNE 30TH, 2025**

Money Received

ORS 457.460 (a)

	Urban Renewal Fund	Debt Service Fund	Total
Resources			
Property Taxes - Current	--	\$684,167	\$684,167
Transfer In (from Debt Service Fund)	\$189,221	--	\$189,221
Property Assistance	\$10,153	--	\$10,153
Interest income	\$104	\$65,653	\$65,757
Misc	--	\$288	\$288
Total resources	\$199,478	\$750,109	\$949,587

Money Expended

ORS 457.460 (b)

	Urban Renewal Fund	Debt Service Fund	Total
Expenditures			
Third Street Streetscape Improvement Project	\$55,343	--	\$55,343
Property Assistance	\$72,256	--	\$72,256
Public Offstreet Parking	--	--	
Administration	\$71,880	--	\$71,880
Transfer Out (to UR Fund)	--	\$189,221	\$189,221
Debt Service	--	\$403,053	\$403,053
Total Expenditures	\$199,478	\$592,273	\$791,751

Long-term obligations

The Agency and the City entered into an intergovernmental agreement for the City to loan \$2,192,300 to the Agency for construction of the Alpine Avenue project. The Agency and City also have an intergovernmental agreement for the Agency to reimburse the City for Urban Renewal planning expenditures and accounts payable. The balance is being repaid over fifteen years as follows:

Fiscal year ending June 30	Principal	Interest	Total
2026	\$164,980	\$22,312	\$187,292
2027	\$168,370	\$18,929	\$187,299
2028	\$171,810	\$15,477	\$187,287
2029 – 2032	\$629,590	\$25,948	\$655,538
Total	\$1,134,810	\$82,666	\$1,217,416

Proposed Budget for Current Fiscal Year 2025-2026

ORS 457.460 (d)

	Urban Renewal Fund	Debt Service Fund	Total
Resources			
Beginning Fund Balance	--	\$1,429,339	\$1,429,339
Property Taxes – Current	--	\$690,000	\$690,000
Property Taxes – Prior	--	\$10,000	\$10,000
Transfer In (from Debt Service Fund)	\$1,096,681	--	\$1,096,681
Interest income	\$100	\$41,000	\$41,100
Developer Loan Repayments	\$14,914	--	\$14,914
Total resources	\$1,111,695	\$2,170,339	\$3,282,034
Expenditures			
3rd Street Improvements	\$200,000	--	\$200,000
Development Assistance Program	\$100,000	--	\$100,000
Property Acquisition	\$49,800	--	\$49,800
Housing	\$50,000	--	\$50,000
District Identity Improvements	\$40,000	--	\$40,000
Downtown Master Plan	\$350,000	--	\$350,000
Administration	\$121,895	--	\$121,895
Transfer Out (to UR Fund)		\$1,096,681	\$1,096,681
Transfer Out (to GF - Debt)		\$403,053	\$403,053
Contingency	\$200,000	\$300,000	\$500,000
Total Expenditures	\$1,111,695	\$1,799,734	\$2,911,429
Ending Fund Balance	--	\$370,600	\$370,600

Maximum Indebtedness

ORS 457.460 (e)

The maximum indebtedness established in 2013 for the McMinnville Urban Renewal Plan is \$30,000,000. The maximum indebtedness is the total amount of tax increment funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan.

	Formal Indebtedness	Other Expenditures	TOTAL INDEBTEDNESS
Authorized Maximum Indebtedness			\$30,000,000
Administration, Projects, Plans		\$1,680,320	
Alpine Avenue (Chase)	\$2,192,300		
Design Work (City of McMinnville)	\$35,000		
TOTAL	\$2,227,300	\$1,680,320	\$3,907,620
REMAINING INDEBTEDNESS			\$26,092,380

Impact on Taxing Districts

ORS 457.460 (f)

The revenues foregone by local taxing districts due to urban renewal are shown in the table below. This information is from Yamhill County Assessor records, Table 4e.

Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The McMinnville School District 40 and Willamette Regional ESD are funded through the State School Fund on a per pupil allocation. There is no direct impact of urban renewal on their funding. The State School Fund is funded through property tax allocations and other state resources.

Taxing District	Revenue Foregone Permanent Rate
Yamhill County	\$141,274
Yamhill County Extension Service	\$2,152
Yamhill County Soil & Water	\$1,793
McMinnville School District 40	\$211,535
McMinnville Fire	\$101,863
Willamette Regional ESD	\$15,058
City of McMinnville	\$204,802
Chemeketa Library	\$3,945
Chemeketa Community College Before Bonds	\$31,910
TOTAL	\$704,332

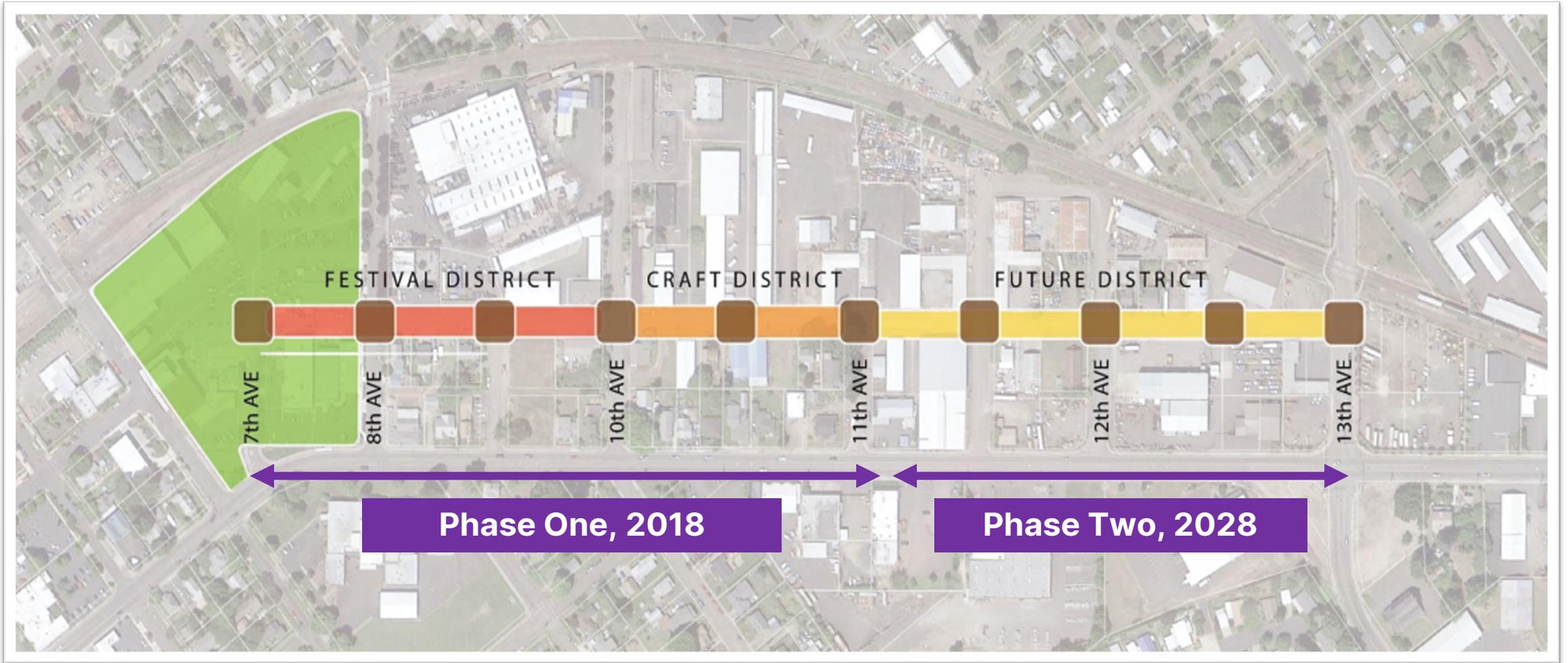
5 YEAR STRATEGIC PLAN

PROJECT	2022	2023	2024	2025	2026
Administration	X	X	X	X	X
Downtown Plan			X	X	X
(Housing, Office Development, City Center Park, Connection to NE Gateway District, Parking)					
Development Assistance	X	X	X	X	X
(Loans and Grants – Incentivize new projects, jobs, tax base)					
3 rd Street Improvement Project	X	X	X	X	X
(Scope of Project, Design, Implementation Strategy, Community Engagement – 30% Construction Documents by 2024)					
Northwest Rubber Site			X	X	X
Alpine Avenue, Phase 2					X

BUDGET DISCUSSION

PROJECT	PLAN PROJECT	AMOUNT DEDICATED	AMOUNT SPENT THUS FAR	FY 25/26 BUDGET	FY 25/26 ACTUAL	FY 26/27 PROPOSED
DEVELOPMENT ASSISTANCE	Development Assistance	\$940,000	\$617,881.80 (\$133,337.14)	\$100,000	\$5,224.38	\$100,000
HOUSING DEVELOPMENT				\$50,000	\$0	\$50,000
THIRD STREET IMPROVEMENT	Third Street Streetscape	\$2,325,000	\$330,226.25	\$200,000	\$0	\$200,000
PUBLIC PARKING	Public Parking	\$1,000,000	\$115,923.50	\$0	\$0	\$0
DOWNTOWN MASTER PLAN	Administration	\$1,500,000		\$350,000	\$0	\$350,000
ADMINISTRATION			\$414,337	\$71,880	\$71,880	\$79,849
PROPERTY ACQUISITION	Property Acquisition	\$450,000	\$620,376	\$233,566	\$233,566	\$233,566
ALPINE AVENUE	Alpine Avenue	\$5,300,000	\$1,953,330	\$0	\$0	\$200,000
CONTINGENCY	Contingency			\$200,000	\$0	\$300,000
TOTAL:				\$1,205,746	\$310,670	\$1,513,415

Alpine Avenue, Phase 2



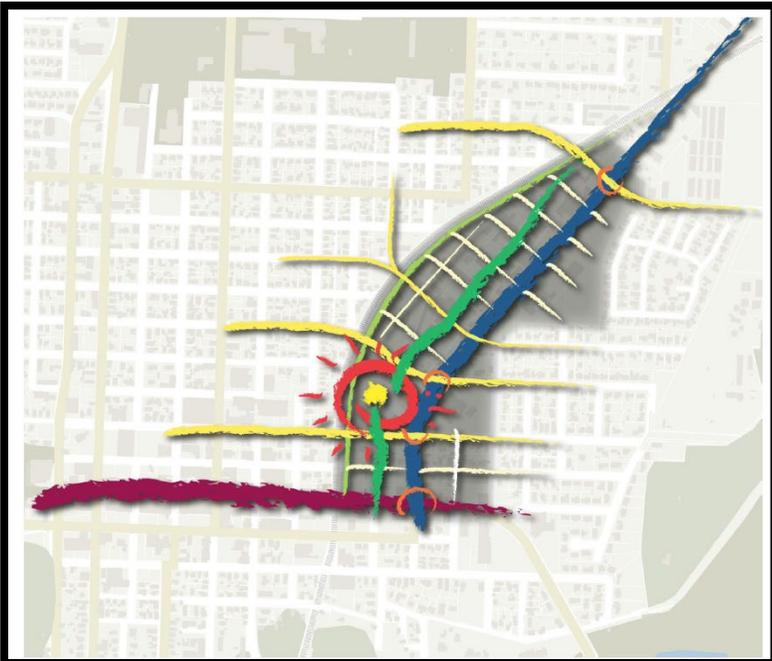
\$200,000 for Design Development and Survey

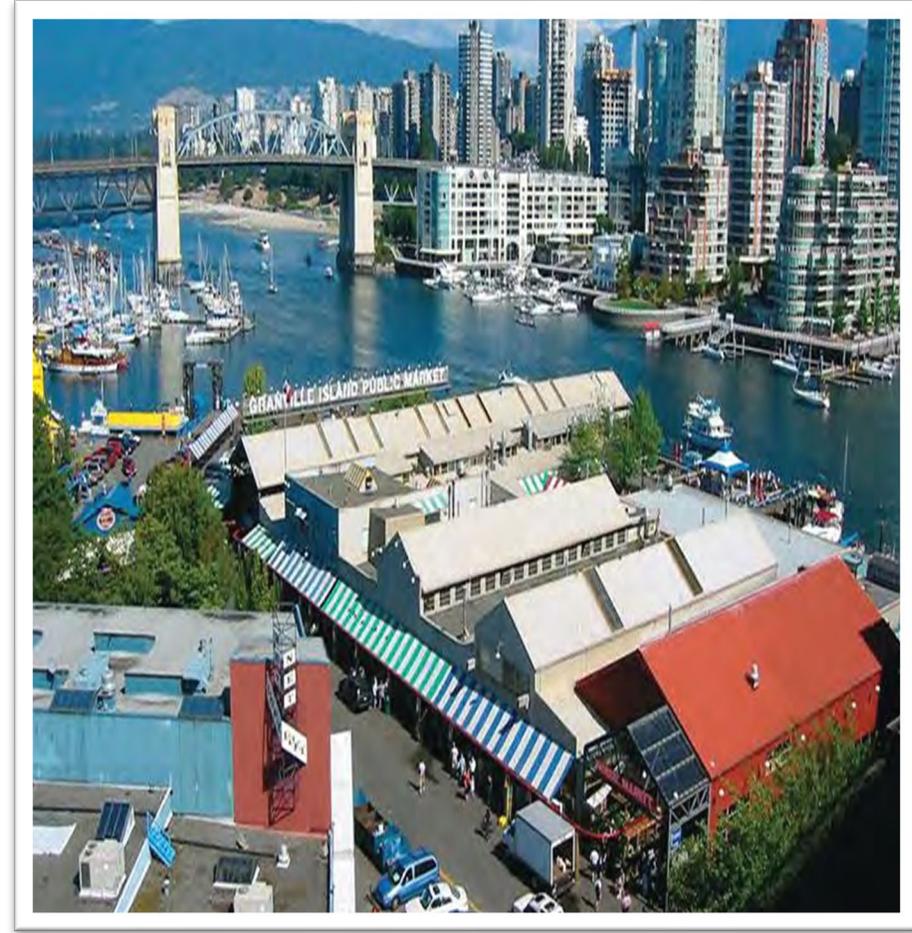


Project: **Alpine Avenue**
Plan Estimate: **\$5,300,000**
Funded thus Far: **\$1,953,330**
Remaining: **\$3,346,670**

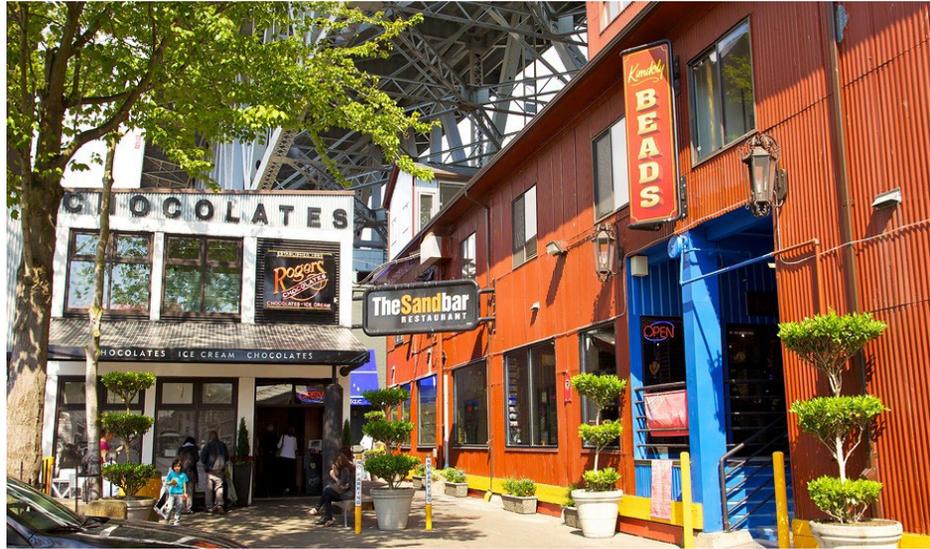
ALPINE AVENUE:

- **The Central Spine**
- **Primary Pedestrian Route**
- **Supports craft workshop atmosphere**
- **Festival Street near Granary District**
- **Catalyst public improvement project**

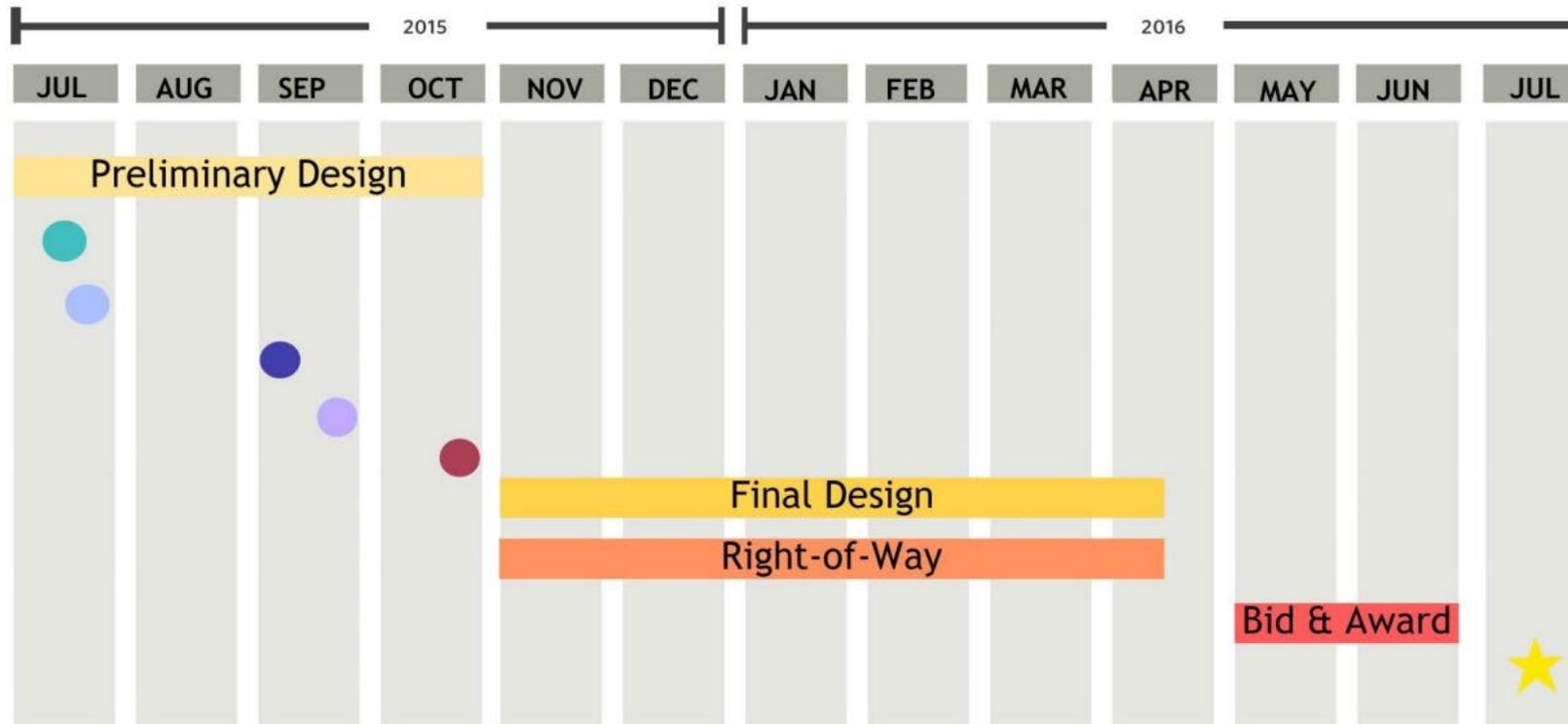




GRANVILLE ISLAND, VANCOUVER, BC



City of McMinnville Alpine Avenue Improvement Project Timeline



Milestones:

 Advisory Committee Kickoff Meeting

 Advisory Committee Meeting #2
(Review Preferred Alternative)

 Council Meeting
(Approval of Preferred Design)

 Design Charette
(Identify Preferred Design Options)

 Community Forum

 Construction Start



Observations

- Narrow
- Pedestrians on street
- Curb free



Design challenge:

Our design charge is to balance the design for people and vehicles, and to support new/existing economic vibrancy and investment.

It has become clear that the preferred and approved concept design for Alpine Avenue can create a unique and attractive pedestrian environment, while also accommodating trucks of the WB-40 type (and smaller) on all Alpine intersections.

However, accommodating larger trucks (WB-67) on **all** Alpine Avenue intersections would critically impact the preferred streetscape concept. The large turning radii of WB-67 trucks would wipe out large areas of pedestrian plazas, landscaping and stormwater facilities. The resulting intersections would create unpleasant and potentially hazardous, vehicle-dominated environments, detrimental to the envisioned and desired character of Alpine Avenue.

Alpine Avenue Design Principles

- Support new/existing economic vibrancy and investment
- Integrate and connect Alpine Ave to downtown
- Balance design for people and vehicles
- Engage existing development
- Design for appropriate long-term maintenance cost and effort
- Celebrate and honor history
- Provide a flexible design solution that has dynamic uses and accommodates future growth
- Provide infrastructure for public art
- Tend toward eclectic, unique, organic and memorable designs

Figure 7: Granville Island, Vancouver, BC



Figure 9: Director Park Shared Street Design



Figure 8: Chinatown Festival Street Concept Design



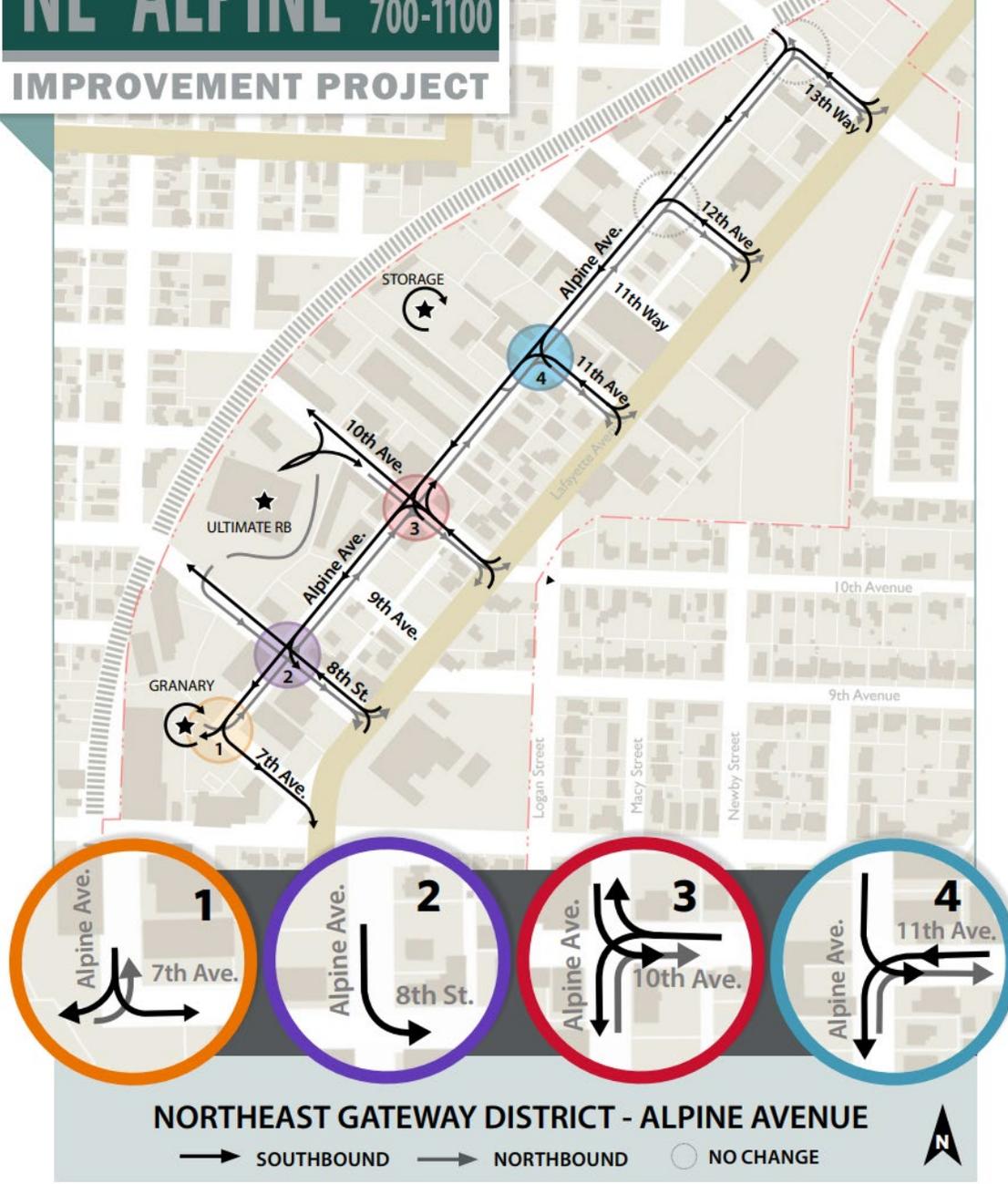
Figure 11: Park Lane, Kirkland, WA

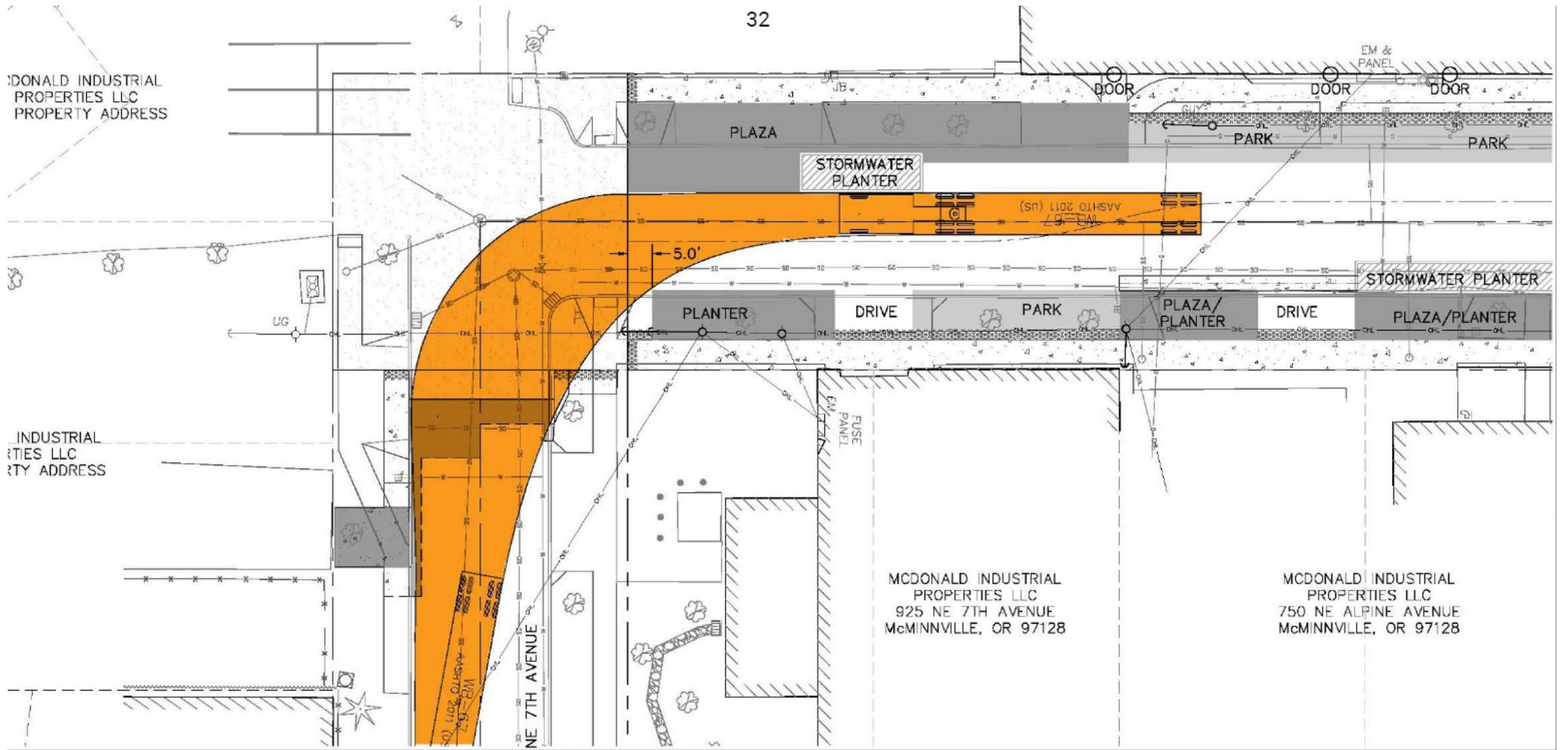


NE ALPINE AVE 700-1100

IMPROVEMENT PROJECT

Access on Alpine Avenue for Large Interstate Semitrailer Trucks





PROJECT MANAGER			STEPHANIE SERPICO, P.E.		
ISSUE	DATE	DESCRIPTION	PROJECT NUMBER	200278	

PRELIMINARY DESIGN

**CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
TRUCK TURNING MOVEMENTS
S.B. ALPINE AVE TO E.B. 7TH AVE**



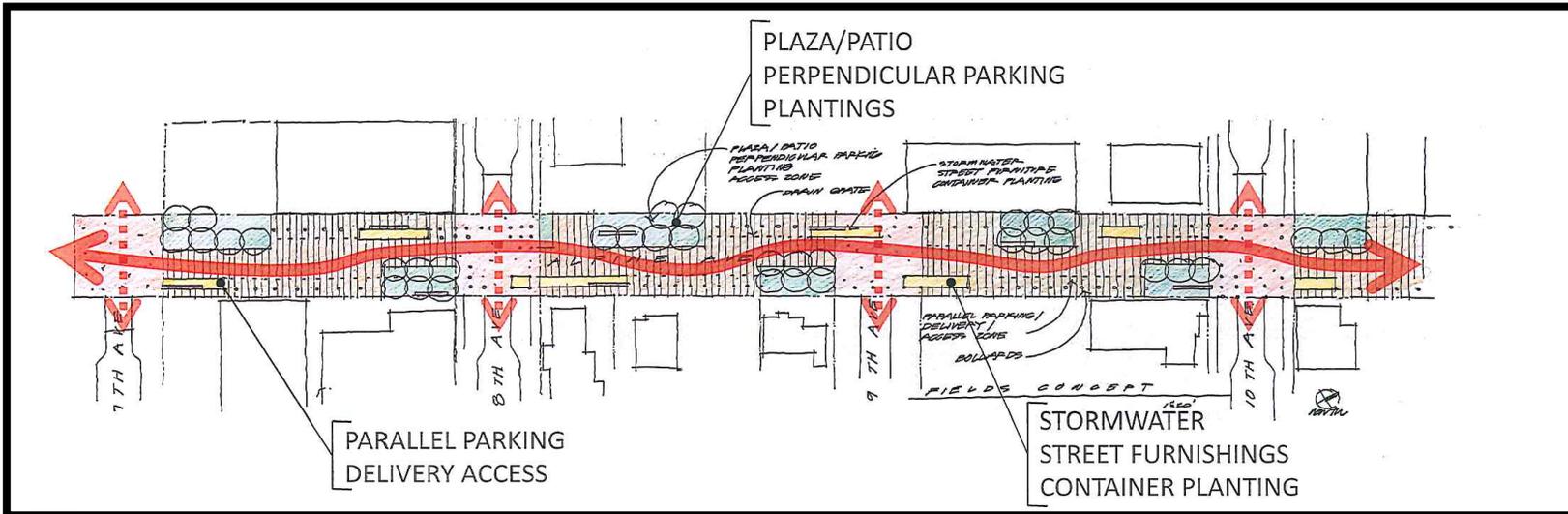
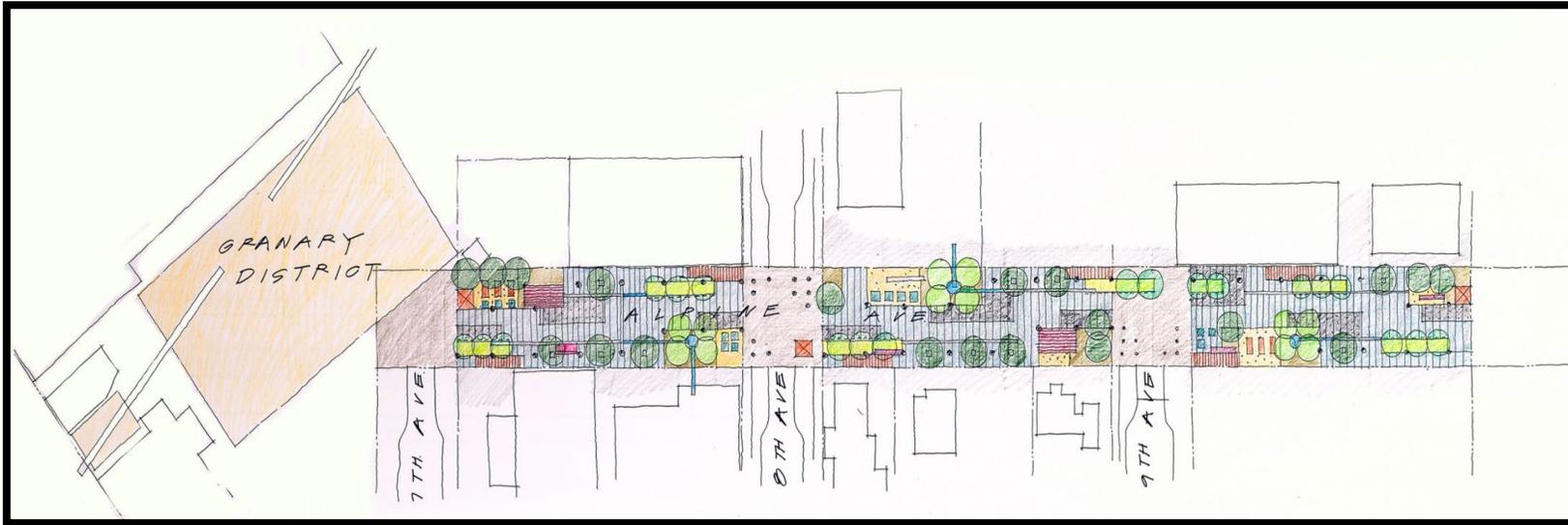
HORIZONTAL SCALE 0 10 20 FEET
1" = 10'

DATE 2/23/2016 SHEET EX 1

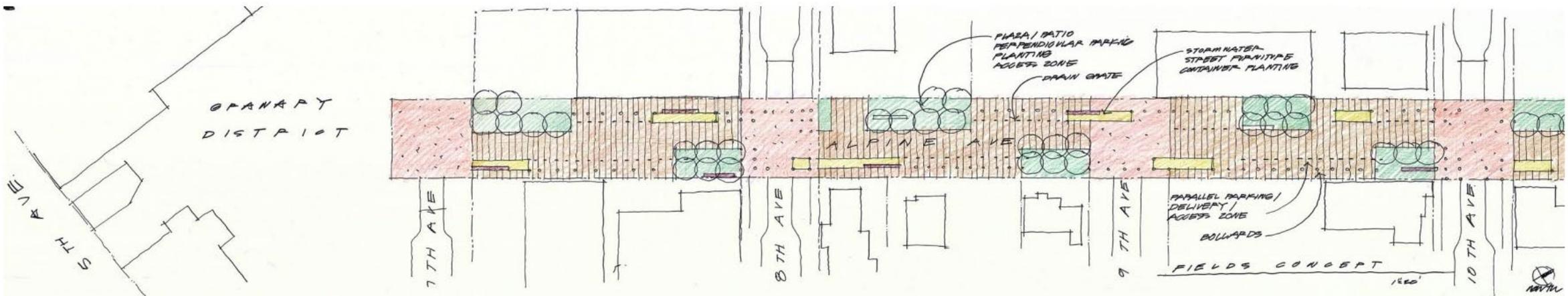
Truck Movements accommodated

Alpine Avenue's design accommodates defined truck movements in the district, which need to be accommodated into any future side street reconstruction project. See appendix for full set.

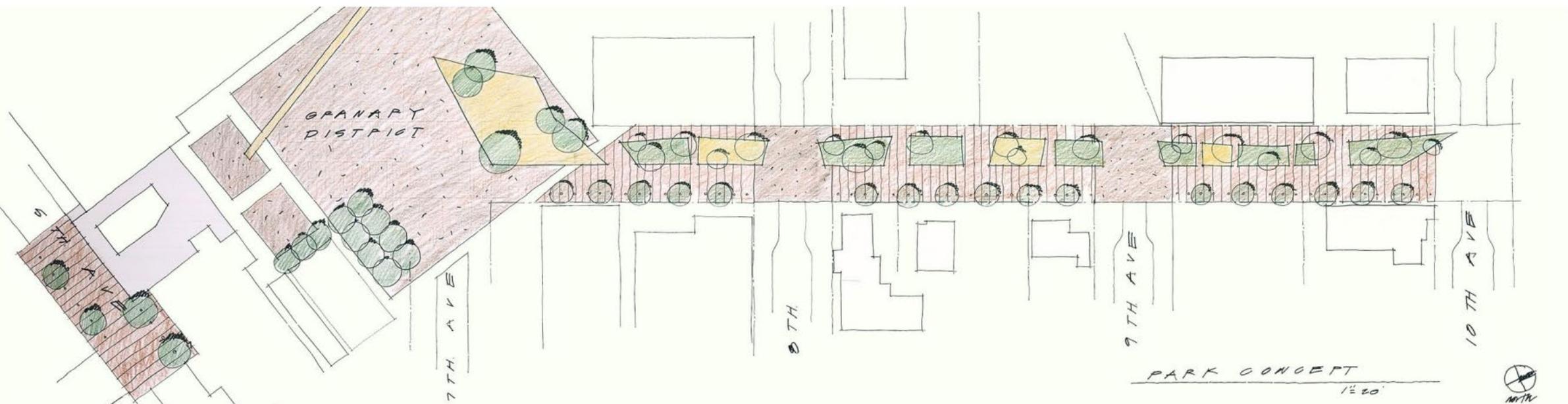




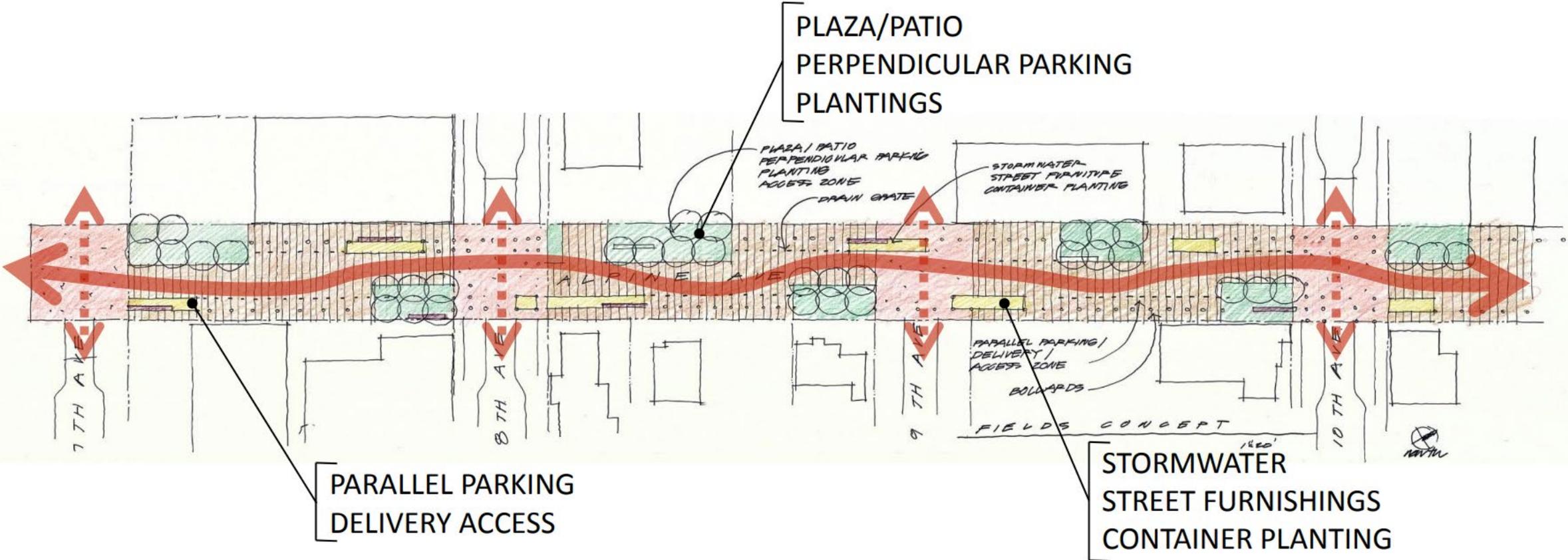
FIELDS CONCEPT



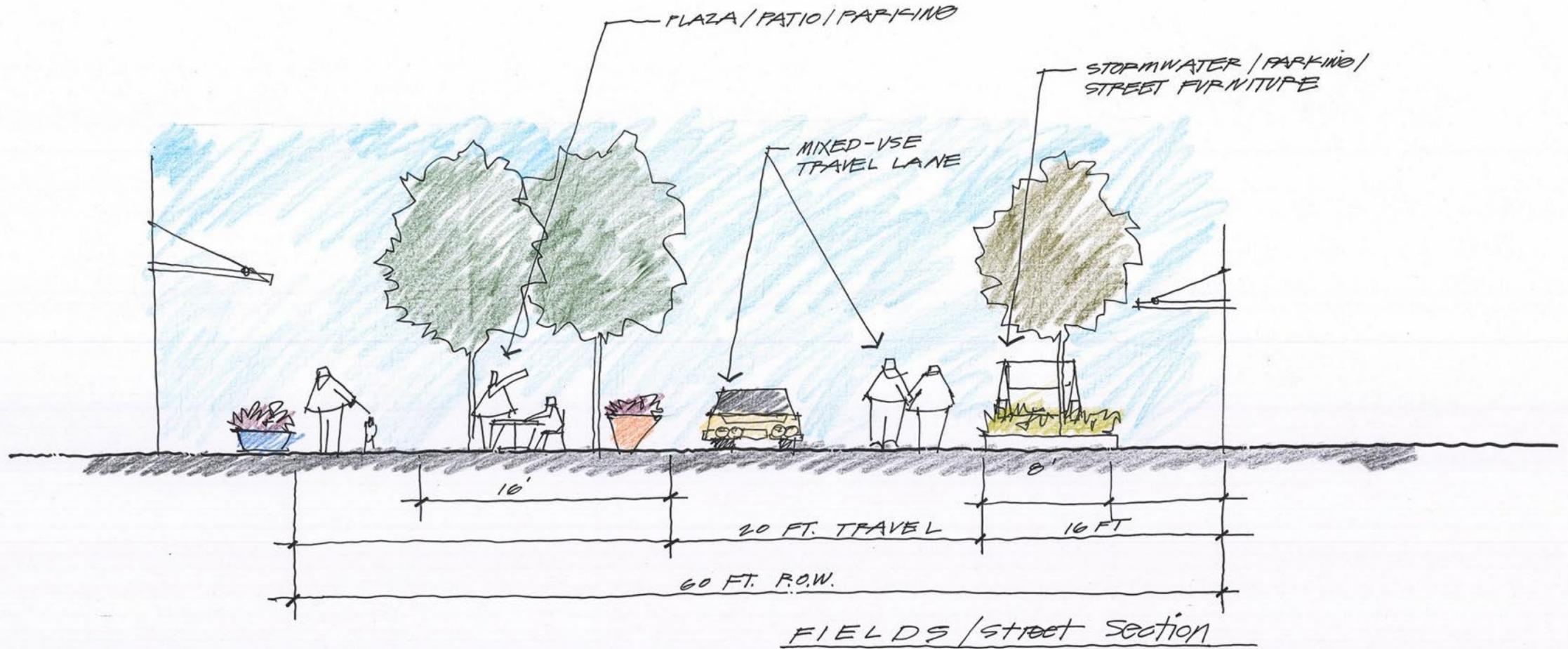
PARK CONCEPT



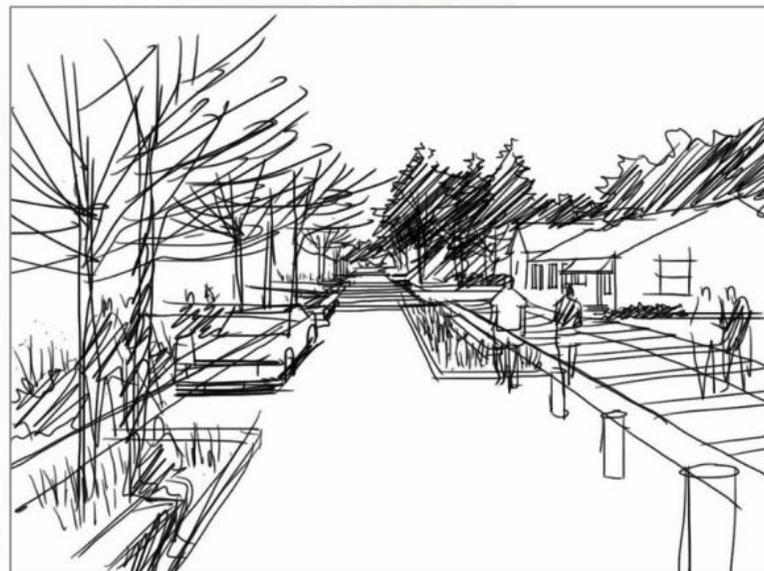
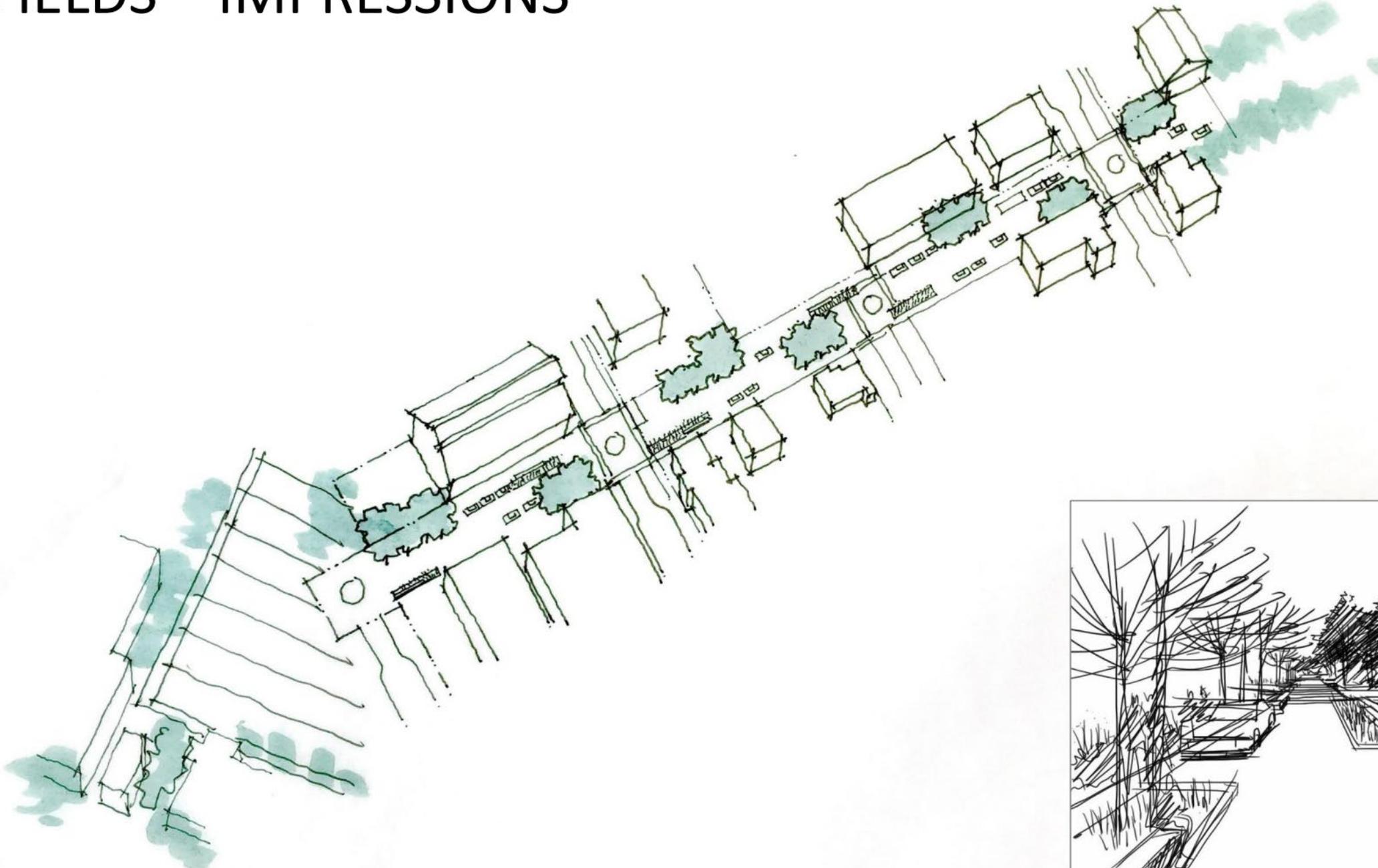
FIELDS - FUNCTIONAL ORGANIZATION

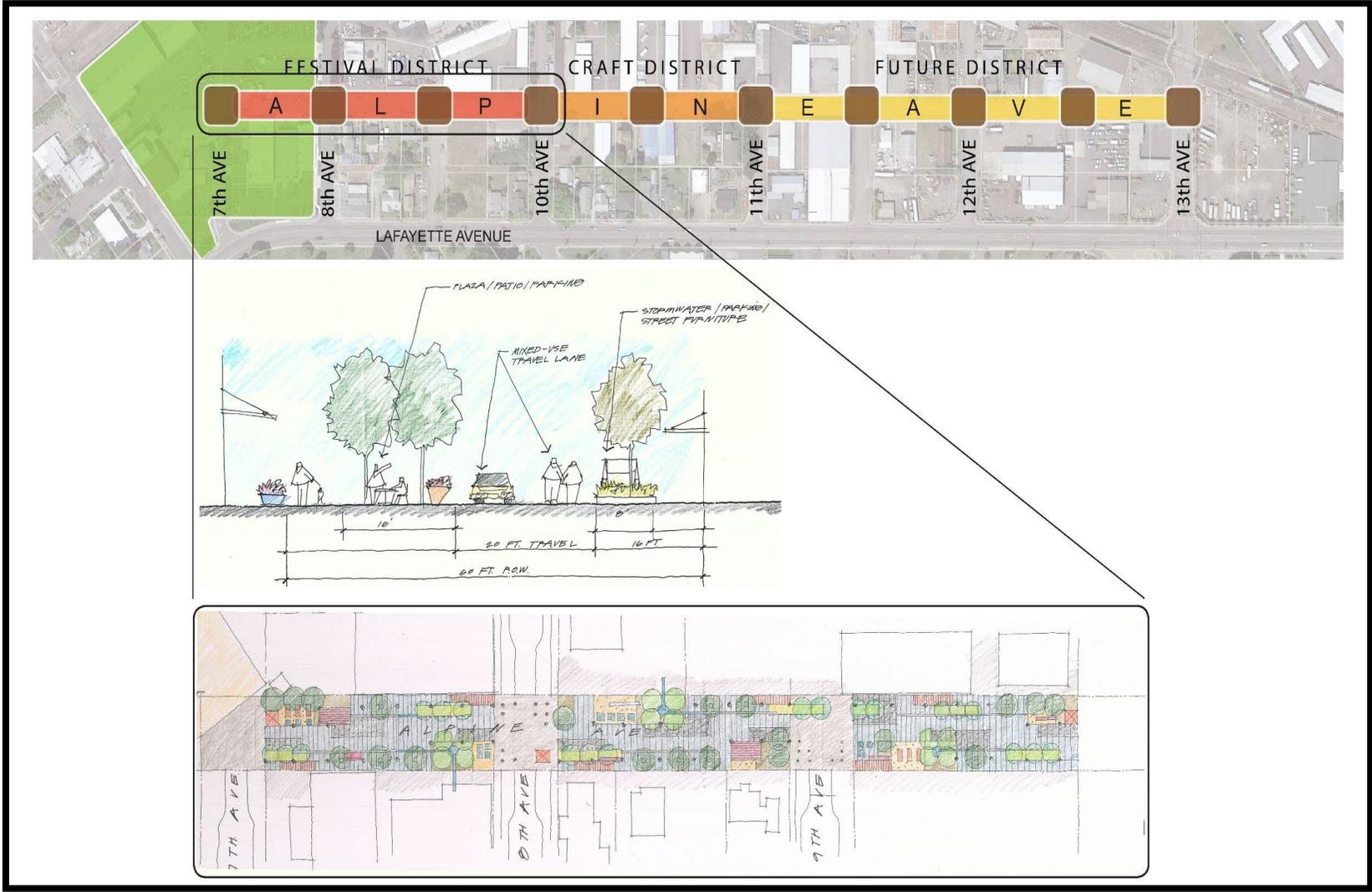


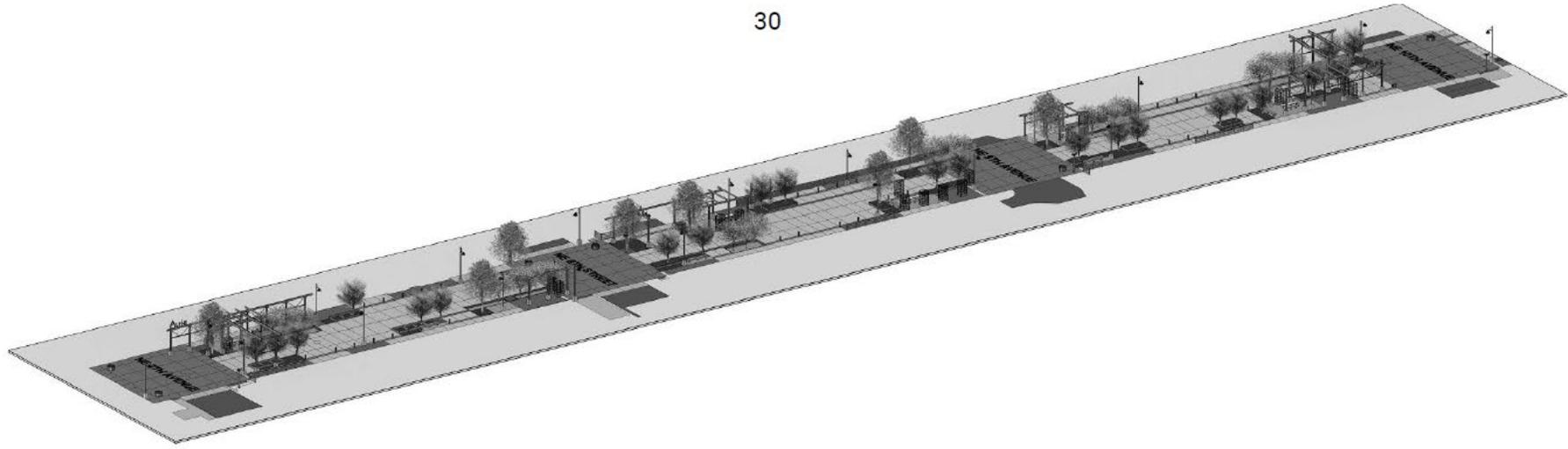
FIELDS - TYPICAL SECTION



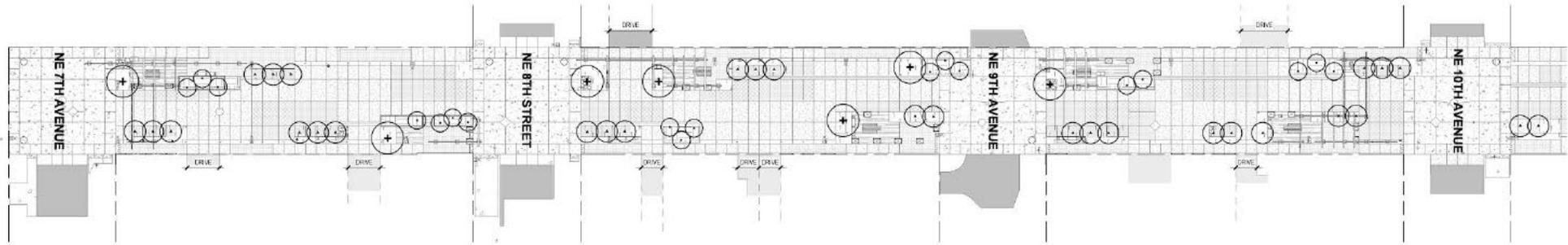
FIELDS – IMPRESSIONS



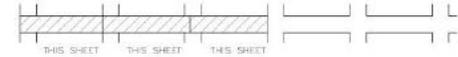




FESTIVAL DISTRICT ①



KEY MAP
N.T.S.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER

PROJECT NUMBER



CITY OF MCMINNVILLE
 NE ALPINE AVENUE IMPROVEMENTS
 FESTIVAL DISTRICT CONTEXT

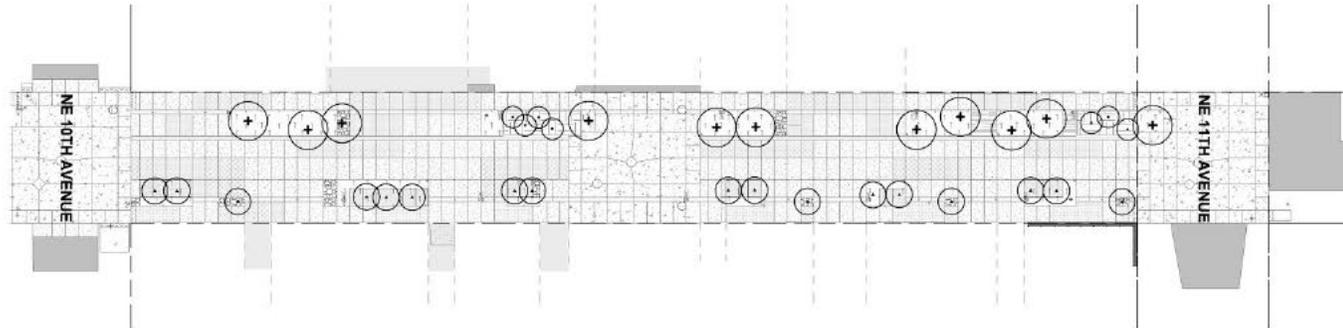
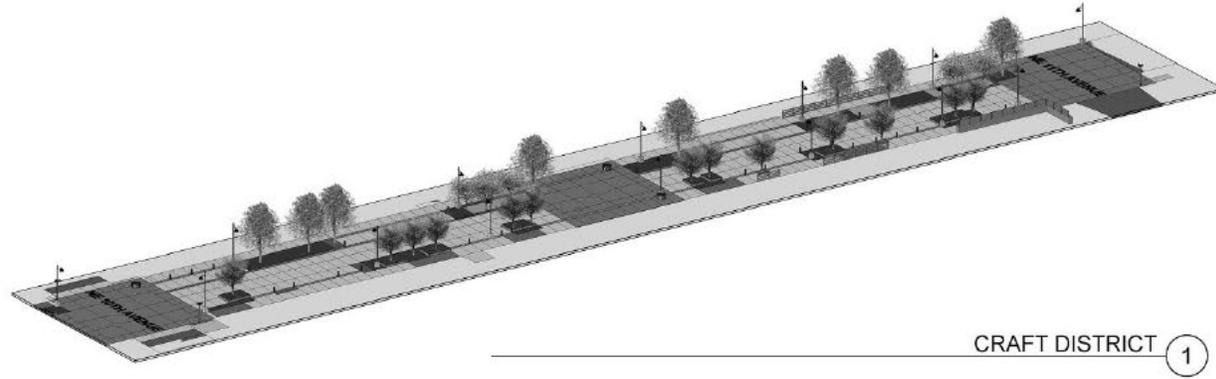


SCALE AS INDICATED
 DATE 09/2016

SHEET GN104

Alpine Avenue Design

Alpine Avenue is a Festival Street between 7th and 10th Avenue



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	PROJECT NUMBER



CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
CRAFT DISTRICT CONTEXT



SCALE AS INDICATED
DATE 09/2016

SHEET GN205

Alpine Avenue Design

Alpine Avenue is a Craft Street between 10th and 11th Avenue



HARVEST BOX
PLANTERS



RAISED STEEL
PLANTERS



BIKE RACKS

LIGHTING



STRUCTURA--ALPINE LIGHTING





Final Design Methodology Memorandum

NE Alpine Avenue
McMinnville, Oregon

October 17, 2016



NE Gateway District

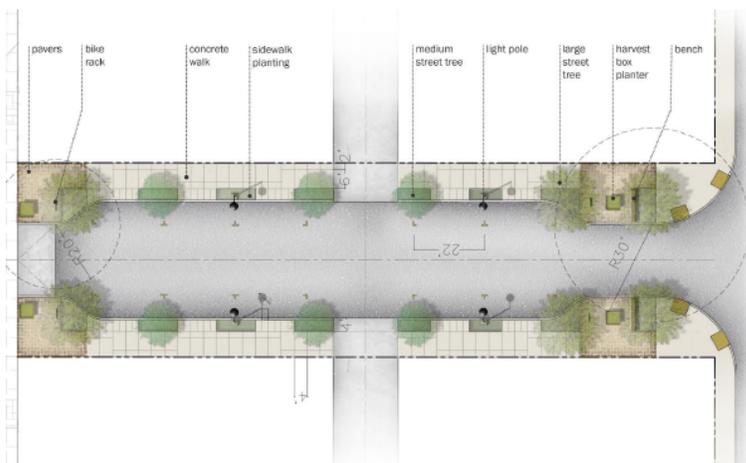
Streetscape Improvements Plan



03.20.2018

1a

10



Streetscape Option 1a - No truck access

- existing 60' right-of-way dimension.
- based on the TSP's 28' curb-to-curb (Local Street).
- 22' bi-directional drive aisle.
- 7' parallel parking on both sides.
- 12' sidewalk and furnishing zones on both sides.
- **10 parking stalls.**
- **\$242,290**

1b



Streetscape Option 1b - No truck access + maximized parking

- exceeds 60' right-of-way dimension.
- maximizes parking potential by providing perpendicular parking on both sides.
- 26' bi-directional drive aisle.
- 19' perpendicular parking zones on both sides.
- 8' sidewalk and furnishing zones on both sides.
- **24 parking stalls.**
- **\$304,580**

DEVELOPMENT PROGRAM

KEY TRENDS:

- Population is growing
- Housing favorable in walkable locations
- Livability
- Attracts families
- Diverse employment
- Strong retail
- Shortage of residential and industrial lands
- Tourism strong and growing
- Wine related industries are strong and growing

Development Timeframe	Housing		Commercial		Civic
	Townhouse	Multifamily	Retail	Non-Retail	
	Units	Units	SF	SF	SF
Short Term – First 5 Years	0	50	16,500	38,000	-
Long Term - Next 5 Years	80	220	35,500	67,000	29,000
Total Through 2025	80	270	52,000	105,000	29,000



Flexible Open Space

• 3,000 to 15,000 SF



Woodworking/ Metals



Specialty Craft Foods



Winery/Brewery



Townhouse/ Rowhouse

- 12 – 20 du/acre
- 2 to 3 stories
- Surface parking or parking within each unit



Wood Frame Condos or Apartments

- 20 – 35 du/acre
- 2 to 3 stories
- Surface, garage, or tuck under parking



Mixed-Use Mid-Rise or Mid-Rise Apartments

- 30 – 50 du/acre
- 3 to 4 stories
- Tuck under or structured parking

NE GATEWAY DEVELOPMENT OPPORTUNITIES

DEVELOPMENT PROGRAM

KEY TRENDS:

- Population is growing
- Housing favorable in walkable locations
- Livability
- Attracts families
- Diverse employment
- Strong retail
- Shortage of residential and industrial lands
- Tourism strong and growing
- Wine related industries are strong and growing

Development Timeframe	Housing		Commercial		Civic
	Townhouse Units	Multifamily Units	Retail SF	Non-Retail SF	SF
Short Term – First 5 Years	0	50	16,500	38,000	-
Long Term - Next 5 Years	80	220	35,500	67,000	29,000
Total Through 2025	80	270	52,000	105,000	29,000

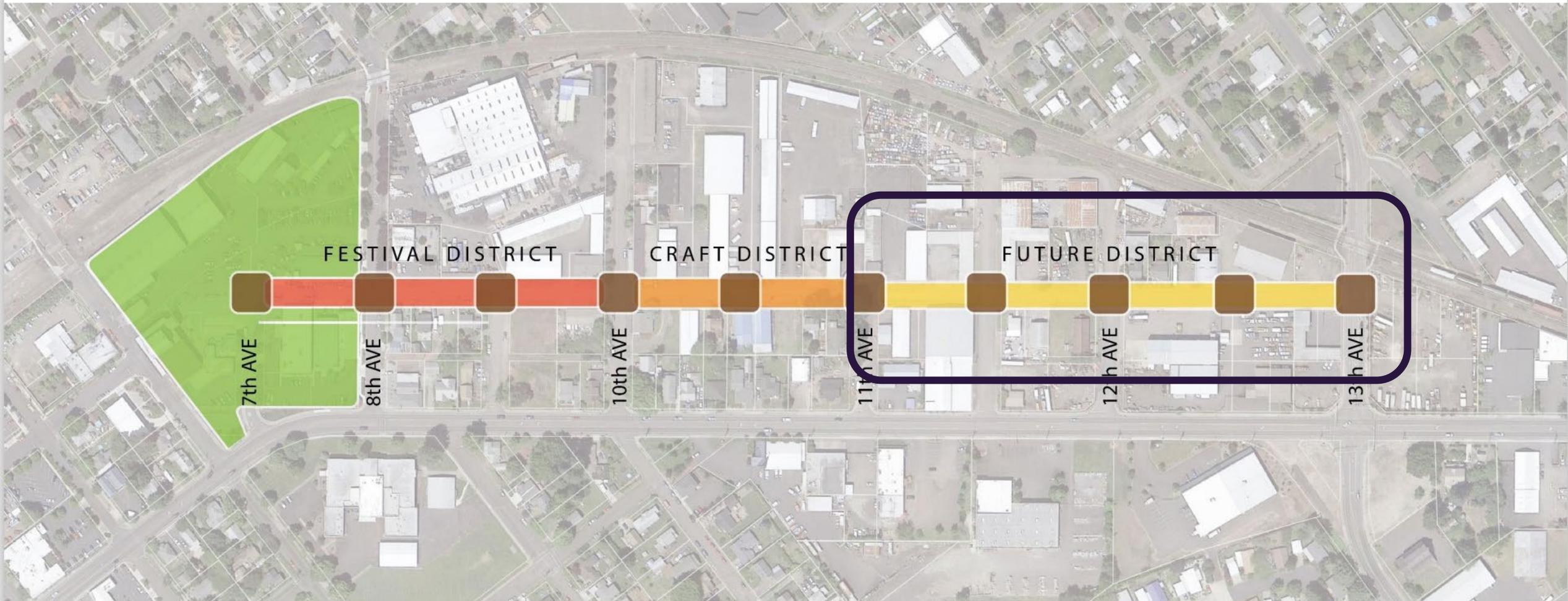
DEVELOPMENT PROGRAM

KEY TRENDS:

- Population is growing
- Housing favorable in walkable locations
- Livability
- Attracts families
- Diverse employment
- Strong retail
- Shortage of residential and industrial lands
- Tourism strong and growing
- Wine related industries are strong and growing

Development Timeframe	Housing		Commercial		Civic
	Townhouse Units	Multifamily Units	Retail SF	Non-Retail SF	
Short Term – First 5 Years	0	50	16,500	38,000	-
Long Term - Next 5 Years	80	220	35,500	67,000	29,000
Total Through 2025	80	270	52,000	105,000	29,000

SUB-DISTRICTS





- Overhead powerlines
- Gravel shoulders
- Lack of street trees



- Informal parking
- Pedestrians crisscross
- Low vehicle volumes

Phase 2 – Next Steps

2026

- **Start the Design Process (Sole Source, Competitive Proposals)**
- **Identify Public Engagement – PAC, MURAC, etc.**
- **Answer the question of what carries forward into the future district in terms of design elements**
- **Construction Documents**
- **Construction**

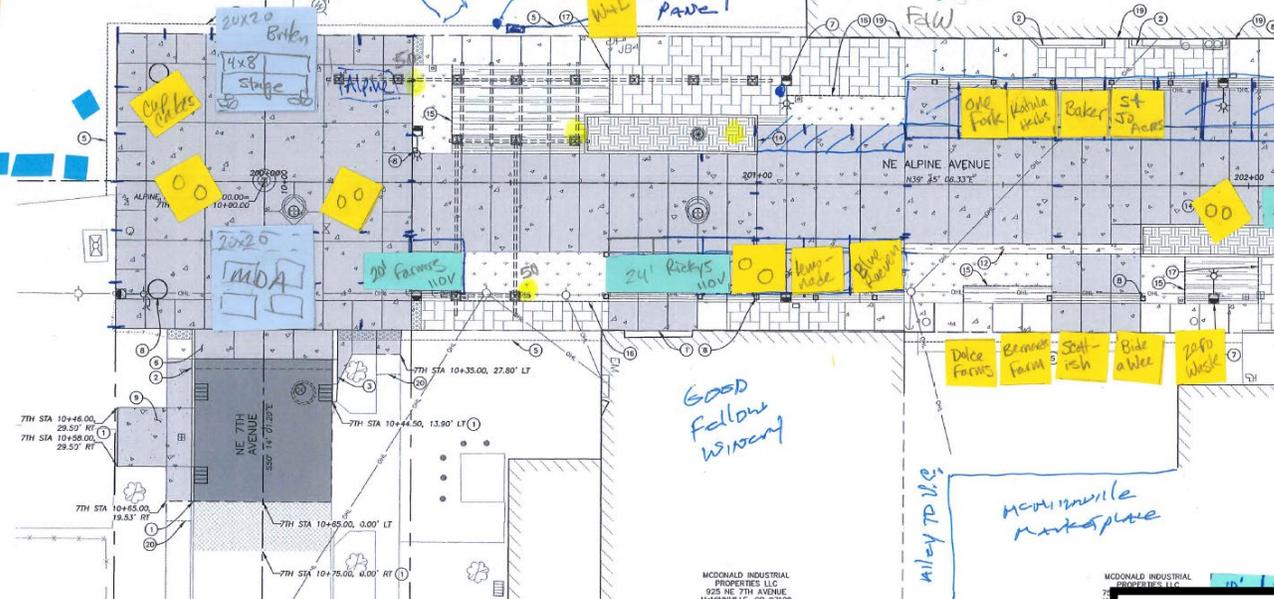
Dumpsters
6.5'w x 4.5'h

MAC
Mails

20x20
MADA

MCDONALD INDUSTRIAL
PROPERTIES LLC
NO PROPERTY ADDRESS

MCDONALD INDUSTRIAL
PROPERTIES LLC
755 NE ALPINE AVENUE
MCMINNVILLE, OR 97128



GENERAL NOTES:

- REFER TO GRADING PLANS, SHEETS CR101-GR103 FOR STATION, OFFSET, AND ELEVATION INFORMATION FOR ALL CURBS, GRADING, AND CRITICAL POINTS NOT SHOWN ON THIS PLAN.
- REFER TO SURFACING PLANS, SHEETS SU101-SU103 FOR ALL SURFACING FINISHING AND MATERIAL INFORMATION NOT SHOWN ON THIS PLAN.
- REFER TO STORM DRAIN PLAN AND PROFILE, SHEETS SD101-SD102 FOR STORM DRAINAGE AND SANITARY SEWER CONSTRUCTION, AND UTILITY PLANS, SHEET UT101 FOR PRIVATE UTILITY COORDINATION.
- PROTECT EXISTING MONUMENTS DURING CONSTRUCTION. IF A MONUMENT IS DISTURBED, THE CONTRACTOR IS REQUIRED TO RESET THE MONUMENT PER ORS 208.150, ORS 208.155, AND PROJECT SPECIFICATIONS. MONUMENTS ARE REQUIRED TO BE REINSTALLED IN OLYMPIC FOUNDRY MONUMENT BOX. SEE DETAIL FOR PART NO. MADA, OR APPROVED EQUAL. THE CONTRACTOR IS REQUIRED TO PROVIDE DOCUMENTATION THAT ALL MONUMENTS WERE RECOVERED IN GOOD CONDITION OR RESET. SEE PROJECT SPECIFICATIONS.

CONSTRUCTION LEGEND:



CONSTRUCTION NOTES:

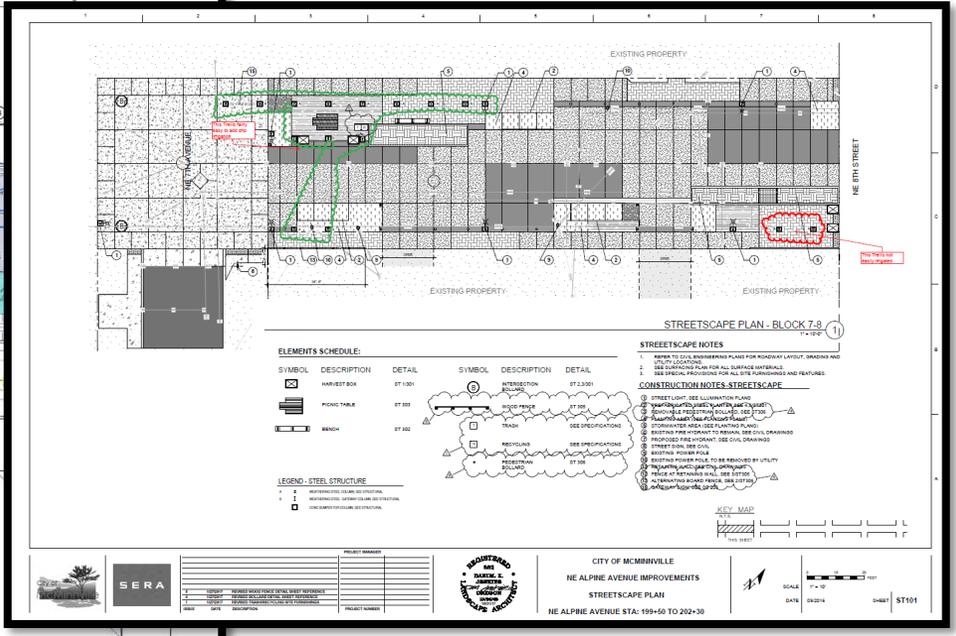
- PROPOSED IMPROVEMENTS TO MATCH EXISTING STANDARD DETAIL 6.
- CONSTRUCT LOW PROFILE MOUNTABLE CURB WITH STANDARD DRAWING R107.
- CONSTRUCT SLOPE FINISH AS REQUIRED PER SHEET DT104, TYPICAL. MAINTAIN DRAINAGE.
- CONSTRUCT CONCRETE RAMPED INTERSECTION DETAIL ON SHEET DT104 WITH CURB FINISHING REQUIRED.
- INSTALL STREET LIGHT, TYPICAL. SEE ILLUMINATION SHEET IL101.
- INSTALL BOLLARD, TYPICAL. SEE STREETSCAPE FOR BOLLARD TYPE AND CONSTRUCTION. SITE CONSTRUCT FULLY LOWERED DRIVEWAY OPTION.
- VEHICULAR CONCRETE PAVEMENT SECTION DETAIL DT101 AND ODOT STANDARD DRAWING R207A.
- CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL DT103.
- CONSTRUCT PLANTER WALL DETAIL PER DETAIL DT102, TYPICAL.



ISSUE	DATE	DESCRIPTION	PROJECT NUMBER	2016-8



CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
ROADWAY PLAN
NE ALPINE AVENUE STA: 199+50 TO 202+30



Alpine Avenue Follow-Up:

- Electrical Support (30 AMP Outlets, 240 Volt, Band Hookup)
- Water Hook-ups
- Water Infrastructure for Flowers (Bed Plants and Baskets)





75% design illustrations



Context: Alpine Avenue Design

Alpine Avenue features a unique streetscape that sets the character for the entire District.