



535 NE Fifth Street
McMinnville, Oregon
97128
503-474-4910

To: City of McMinnville Planning Department

Regarding: *Planned Development Amendment application PDA 1-24, the Hillcrest Planned Development, Tax Lot No. R4524 0080. The site is approximately 106 acres, including the general area between the westerly ends of SW 2nd Street and NW Horizon Drive and extending to the northwest. Amending the previous Planned Development Amendment Approval ZC 6-17 (Ordinance 5024).*

Yamhill County Transit (YCT) is the transit service provider for the City of McMinnville, and Yamhill County. Yamhill County Transit provides four local McMinnville routes and four commuter routes connecting McMinnville to Tigard, Hillsboro, Salem, and Grand Ronde. YCT also provides demand response service Monday-Saturday in McMinnville. Annual ridership system wide is approximately 200,000 and prior to the pandemic was 300,000.

Thank you for the opportunity to respond to the modification of an approved Planned Development project, Hillcrest Planned Development. Project file # PDA 1-24. These comments are being provided in conjunction with the land use review associated with this proposal and may be included in the public record associated with this project. This project will develop nearly 400 sites for residential development. There are a number of locations in the City's approval criteria for this project which, when implemented, will help support transit. These include the following:

The City's code standards for land divisions in code section 17.53.103) (B) includes provisions to limit block length to 400' perimeter to 1,600'. This helps to create a walkable environment by creating more opportunities for pedestrian connections.

For this amendment, the applicant has requested increases to block length and perimeter and adjustments of mid-block connections. The applicant has cited topographical and ADA requirements. If approved, this will reduce vehicle connectivity which minimizes the ability to provide dial-a-ride or other on-demand transit service. Overall, the project is also requesting a reduction to pedestrian access ways, thereby reducing pedestrian connectivity throughout the project as a whole.

Additionally, the City's code standard in 17.11.110.B. Required Elements, Great Neighborhood Principles, subsection 6b notes:

6. Connected Streets.

a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive



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Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.

b. Streets shall be designed to encourage more bicycle, pedestrian, and transit mobility with a goal of less reliance on vehicular mobility.

The project has not provided any resources around the direct provision of transit for nearly 400 single-family homesites. Resources could include:

- A mix of housing types at a variety of scales and densities and neighborhood-serving commercial spaces, reducing demand on automobile use by providing services within walking distance.
- Transit shelters at the edge of the site.
- Identify locations for bus stops that provide access for a bus to deploy a ramp and load wheelchairs.

YCT recommends the City of McMinnville refer to the 2018 Transit Development Plan adopted by the City of McMinnville and the recommended land use transit supportive code guidance in TDP Volume 1 Appendices, Appendix G-1.

Respectfully,

Cynthia

Cynthia Thompson
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