

Project Team

City of McMinnville

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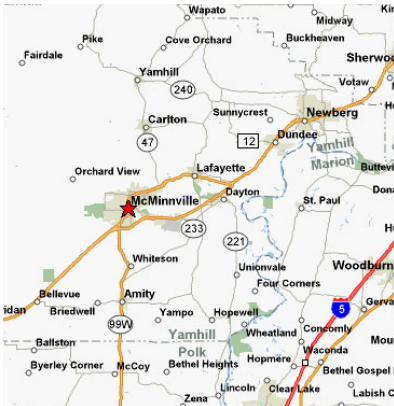
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McMinnville, OR



The downtown district of the City of McMinnville, Oregon is an urban revitalization success story that has drawn wide attention. Within the past decade, downtown McMinnville has transitioned from having a much under-utilized set of historic and other structures, to a bustling and vibrant mixture of local business and visitor-serving establishments. Many eateries, galleries and movie theatre mix with a number of office and service profession uses as well as some housing, to create extended activity and a draw to visitors, particularly tying into the Oregon Wine Country mystique.

Streets and streetscapes within the downtown core, feature a varied set of streetscape elements. There are at least four different and non-complementary light fixtures on Third Street alone. Several variations in trash receptacles, the usual array of newspaper and periodical stands, as well as different and clashing paving patterns are also present. Drainage difficulties due to multiple asphalt overlays also are in need of improvement.

Downtown Character



Downtown McMinnville is characterized by its lush and plentiful street trees. The downtown has a variety of street trees, but particularly on Third Street, these trees are of a variety of appropriate and non-appropriate species, at several stages of maturity including over-mature, and in some cases, awkwardly located.

Mid-block shelters at mid-block crossings are a somewhat unique and distinctive feature of downtown McMinnville. However, these shelters now are viewed as somewhat heavy in feel, with large timbers and wood shake roofs perhaps being overly structured and too rustic for downtown McMinnville as viewed from the current perspective. These shelters have also become repositories for street utility panels and lighting controls, further cluttering their appearance.

Third Street Streetscape Improvements



In 2004 Seder Architects pc was retained by the City of McMinnville, to work with the downtown Streetscape Committee, and to ultimately make recommendations for streetscape improvements on Third Street that could, in fact, become standards for all downtown streetscapes. Within the downtown length of Third Street, a "Test Block" was identified for streetscape improvement construction and evaluation. The test block is between and including the intersections of Third and Cows Streets; and Third and Davis Streets. Significantly, this test block is also adjacent to the U.S. Bank plaza, an open area in the heart of downtown and on the north side of Third Street. The Plaza thus has much potential to be upgraded and transformed into a true urban active plaza, including casual lounging, small activities and events. The actual study of the U.S. Bank Plaza was outside the scope of the Third Street Streetscape Plan.



Through a series of Streetscape Committee Meetings, we identified several potential concepts and approaches to the Test Block of Third. These are included in the appendix of this report. Concept options included variations on the following:

Street Tree Approach

- Options considered included a) keeping all existing trees and merely rotating in new and appropriate trees, b) removal of trees at corners and mid-block, to open these areas up for views, light and new streetlights, and c) removing trees between corners and mid-block.

Crosswalks & Streets

- Crosswalks and streets: Options considered included raised and non-raised crosswalks, and crosswalk types from painted "zebra stripes" to new hard surface. Options for alignment included straight 90 degree alignments at all locations including mid-block, and retaining the existing diagonal alignments at mid-block.

Street Lighting

- There was a strong feeling on the Streetscape Committee that the existing light type recently installed at the McMinnville Times parking lot be the standard for downtown.

Shelters at Mid-Block Crossings

- The committee all felt that the existing structures needed to be removed. Options considered were non-replacement, and replacing the existing shelters with new and more appropriately designed, "fresher" shelters.

Landscaping

- Several options were considered for additional landscaping, including raised "sit-able" planters, flush planters, movable planter tubs, and no landscaping beyond street trees.

Benches & Bike Racks

- Options were considered, but all noting the relative narrowness of downtown sidewalks and the need to keep these fairly free of permanent such installations. Locations at corners and mid-block crossings were highly preferred by the Streetscape Committee.

Trash & Newspaper Units

- Several options were considered, noting preferences of local and contracted haulers.

Sidewalk Surfacing

- Options considered included various combinations of materials including scored concrete, stamped concrete, brick masonry and unit interlocking pavers.



Working with the Committee, a final set of unified recommendations was established. The approved recommendations included:

Street Trees



- Removal of existing trees at selected locations on the corners of Davis and Cows on Third, and at the mid-block crossing, to open these areas up for light, views of buildings/shops, and for separation of new street lights from high vegetation.
- Relocation of certain trees when replaced/rotated, with appropriate species where different, and better located when existing location is inappropriate.
- Gradual establishment of metal ornamental tree grates as over mature trees are rotated out and replaced with new trees.

Crosswalks & Streets

- Either zebra-striped or alternately, brick paver crosswalks, including retaining the diagonal orientation of mid-block crossings.

Street Lighting



- New streetlights at diagonal corner locations and at one side of the mid-block, with arms for both additional flower baskets and irrigation tube, and for banners.
- New lit steel bollards between corners and mid-block, for fill light under street trees, supplementing new street lights.
- Steel bollards (non-lit) at street corners and mid-blocks, for traffic calming, pedestrian protection and general urban aesthetic.

Shelters



- New mid-block ornamental steel and translucent glass shelters, that are open air, covering somewhat more area than the existing, and serve as part of the night lighting of Third Street. These shelters are designed to be far lighter and more urban in appearance than the existing shelters, and to serve as night "beacons" at the mid blocks. The north to south diagonal placement of the new shelters complements the diagonal mid-block crossings, with both creating a lively rhythm to the narrow rectilinear space of Third Street.

Landscaping



- Concrete planter tubs at various locations at corners and mid-blocks, to add color, greenery and variety at the pedestrian level complementing the overhead tree canopy.
- A brick planter at the mid-block on the shelter side, with raised sitting surface and irrigation.



Benches & Bike Racks



- New benches at corners and mid-block crossings, with custom-formed similar benches surrounding selected new streetlight poles, around two of the existing traffic signal uprights and around one of the steel uprights supporting the mid-block shelter.
- A new bike rack at each corner, and at the mid-block.

Trash & Newspaper Units

- Trash receptacles to match existing new receptacles at the park plaza immediately across Highway 99 from Third Street.

Sidewalk Surfacing



- A brick newspaper and trash receptacle surround at the mid-block shelter, that will also contain utility boxes, valves and cutoffs.
- Inlaid design(s) of the community's choosing (possible decorative or historic themes) at the center of the Davis and Cowls intersections and thus, completely drivable.
- Sidewalk surfacing including 2x2 and 4x4 scored concrete with brick edging strip with utilities accessible underneath, and brick cross-strips at locations to be determined. Cross strips would coordinate with street trees and with building entries and modulation.

Cost Planning

Seder Architects' cost planner/estimator then applied probable construction costs to the test block, both as

- A single and all-inclusive street and sidewalk replacement upgrade project, and
- A series of ten individual small sidewalk replacement/upgrade projects, including the eight corners and two mid-block locations.



These are illustrated in this report, with total costs of all projects indicated. Cost estimate breakdowns for all projects are included in the appendix of this report. It should be noted that it may be possible to place new streetlights in certain final locations, without the other adjacent sidewalk improvements needing to be done at the same time. An original driving force behind the Third Street Streetscape Study was to identify a streetlight type and establish locations, as a first step toward phased-in and tested new streetscape work and improvements.

The McMinnville Third Street Streetscape Plan was unanimously approved by the McMinnville City Council. The Streetscape Plan scope did not include detailed design nor engineering for the actual work. Rather, the plan provides the framework, recommendations and locations of streetscape elements and an overall design that can be used to guide all subsequent work, on the Test Block, on Third Street, and throughout the downtown.