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# City of McMinnville Oregon

231 NE Fifth Street, McMinnville, Oregon 97128

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

503-434-7311

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## THIRD STREET IMPROVEMENT PROJECT

Project Advisory Committee Meeting

Monday, January 24, 2022, 10:00 AM – 12:00 PM

### AGENDA

1. Welcome and Brief Refresher (10 Minutes)
2. Background: Below-ground Utility and Infrastructure Rebuild (10 Minutes)
3. Tree Alternatives (25 Minutes)
  - a. Tree Condition and Implications of Utility Rebuild
  - b. Discuss High-level Tree Strategies
4. Functional Alternatives – Seeking One Preferred Concept (40 Minutes)
5. Workshopping of Tree and Functional Alternatives (25 Minutes)
6. Wrap-Up and Next Steps (10 Minutes)

**Zoom Meeting Link:**

<https://mcminnvilleoregon.zoom.us/j/86393733639?pwd=UTVHc0lMVp2MVBFSHcyblpyak5QZz09>

Meeting ID: 863 9373 3639

Passcode: 167140

By Phone: 253 215 8782

**McMinnville 3rd Street Streetscape**  
Functional Alternatives / Tree Alternatives

Project Advisory Committee Review  
1/24/2022

# Agenda - 1/24/2022 - PAC Meeting

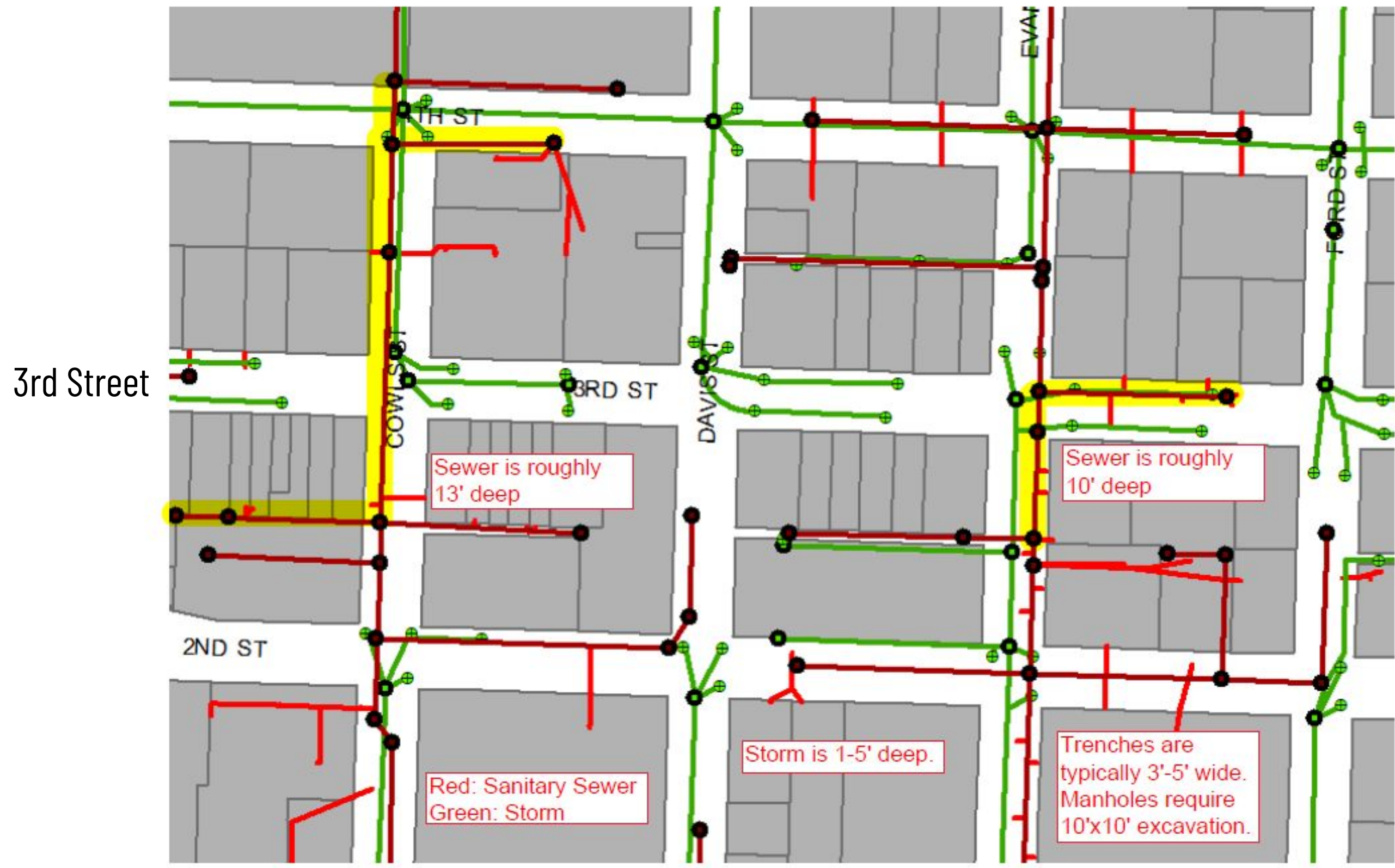
1. Welcome and Brief Refresher (10 minutes)
2. Background: Below-ground Utility and Infrastructure Rebuild (10 minutes)
3. Task B2. Tree Alternatives (25 minutes)
  - a. Tree Condition and Implications of Utility Rebuild
  - b. Discuss High-level Tree Strategies
4. Task B1. Functional Alternatives - Seeking One Preferred Concept (40 minutes)
5. Workshopping of Tree and Functional Alternatives (25 minutes)
6. Wrap-up and Next Steps (10 minutes)

# Drainage Problems / Sidewalk Cracking



Curb has been overly "paved up"

# Stormwater (green) and Sanitary Sewer (red) Rebuild



# Utilities under sidewalks and trees



# Example of Extensive Demolition: Sisters, OR (2013)



# \*Phased to Keep Businesses Open: Sisters, OR (2013)





# Tree Impacts



**Trees are in fair/average condition - many are cramped and overgrown**



**Construction likely to significantly disturb or destroy already-fragile roots**



**Inconsistent approach to tree replacement (or not) when removed**

# Example: Extensive Root Growth



Impractical to demolish street, dig trenches, and reconstruct around large root systems

# Tree Condition: Healthiest Trees in the Curb Extensions



# Some Tree and Landscape Options



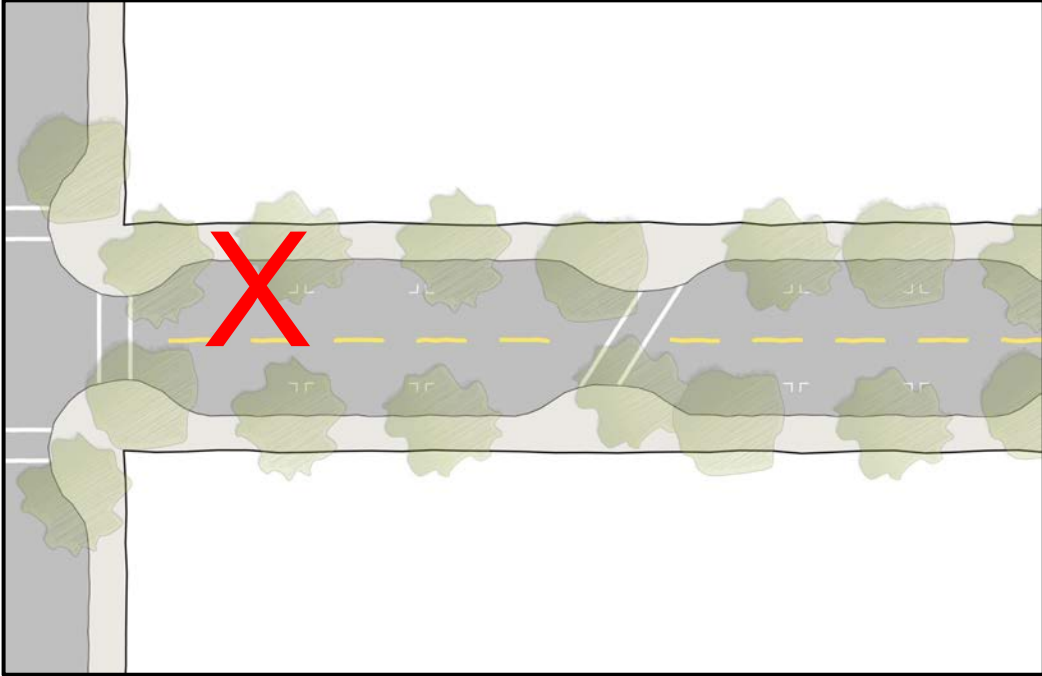
Wider sidewalks = larger tree wells



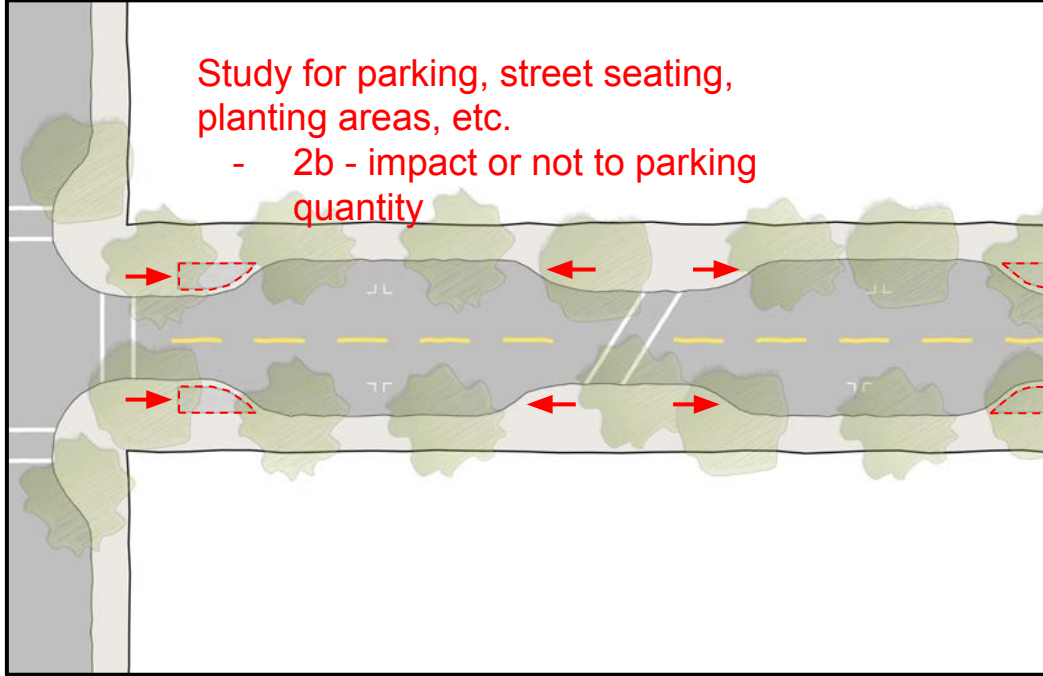
Larger curb extensions = more landscape area



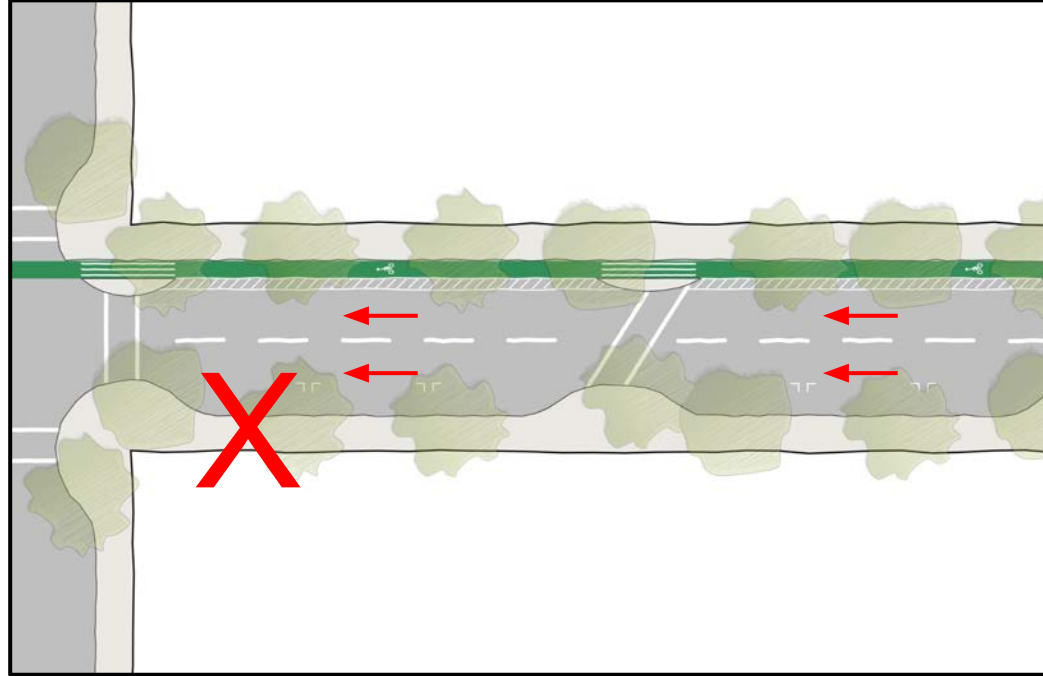
# Alternatives Summary - Round 1 Vote Results



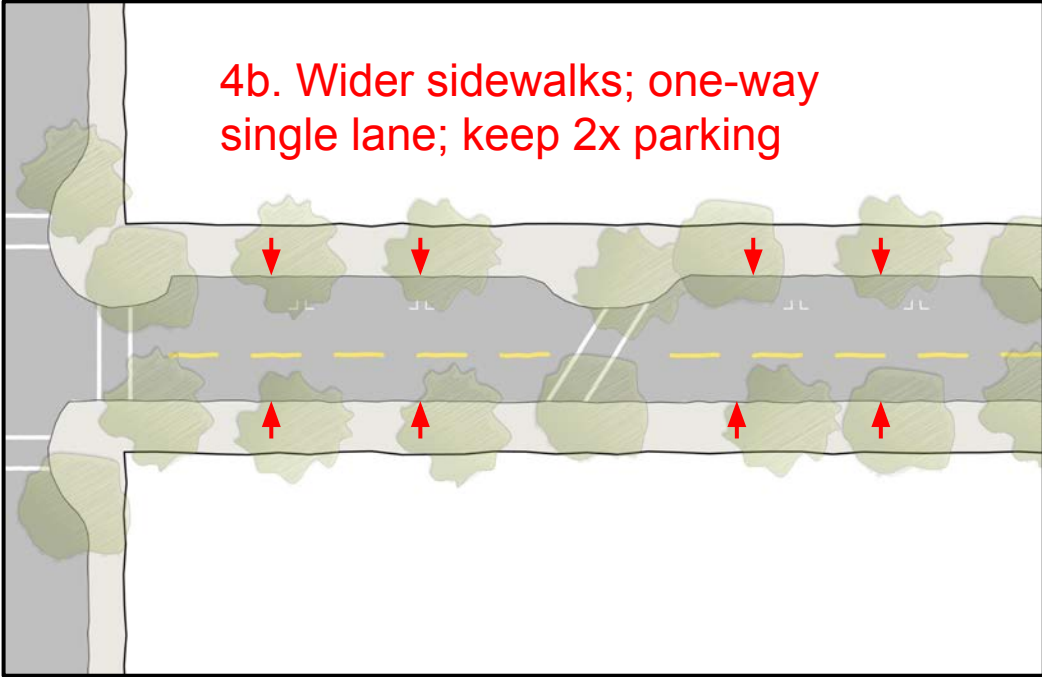
1: Rebuild to Existing Cross-Section (47%)



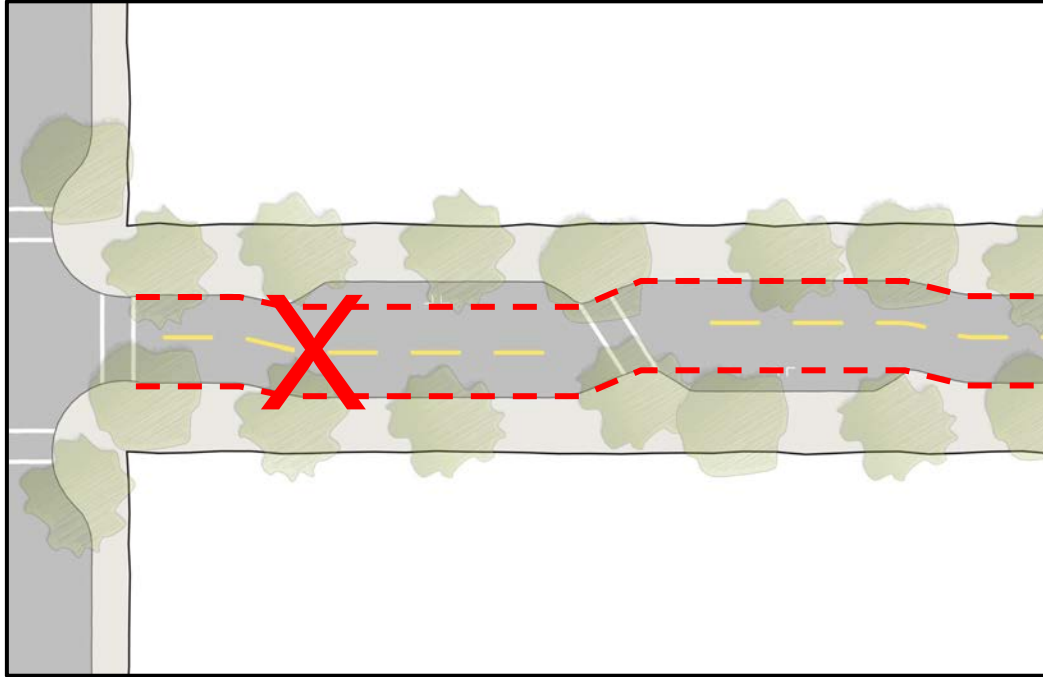
2: Expanded Curb Extensions (79%)



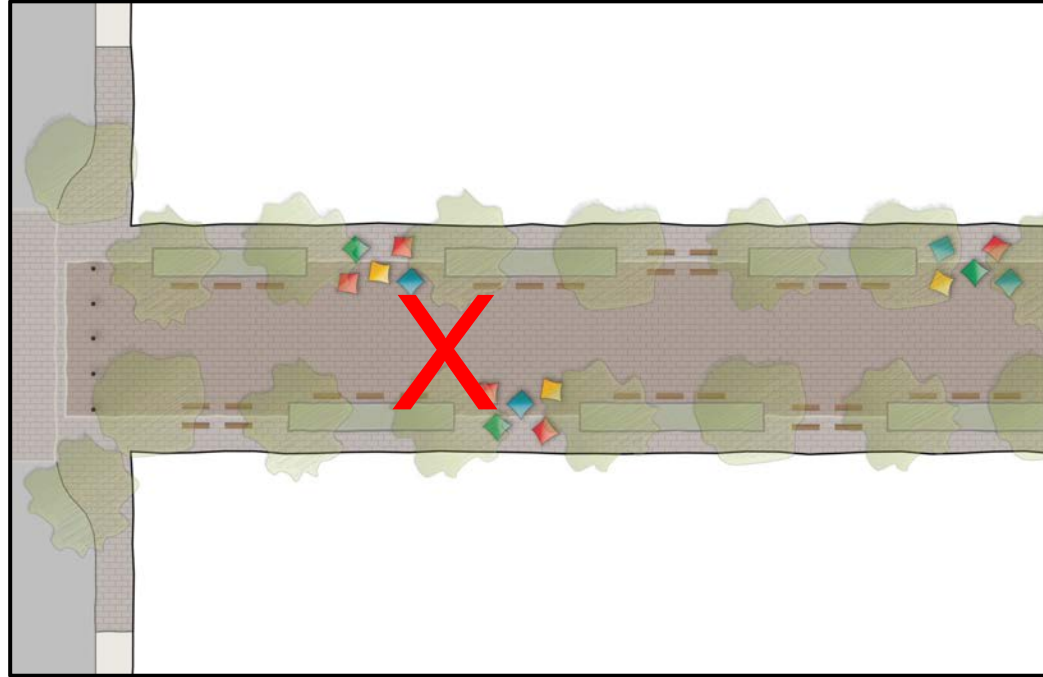
3: One-Way w/ Bike Lane (37%)



4: Wider Sidewalks / One-Sided Parking (89%)



5: Chicane (32%)



6: Full Pedestrian Mall (16%)

# Major Differences in Short-List Alternatives

- **Sidewalk width:** current or wider
- **Curb extension length:** current or longer (or partially removed)
- **On-street parking locations and quantity:** current quantity with efficiency or fewer spaces
- **Travel direction:** current two-way or switch to one-way

# Parking Efficiency: Unused Space



Numerous "No Parking" gaps on street.  
Space reclaimed by removing the gaps.

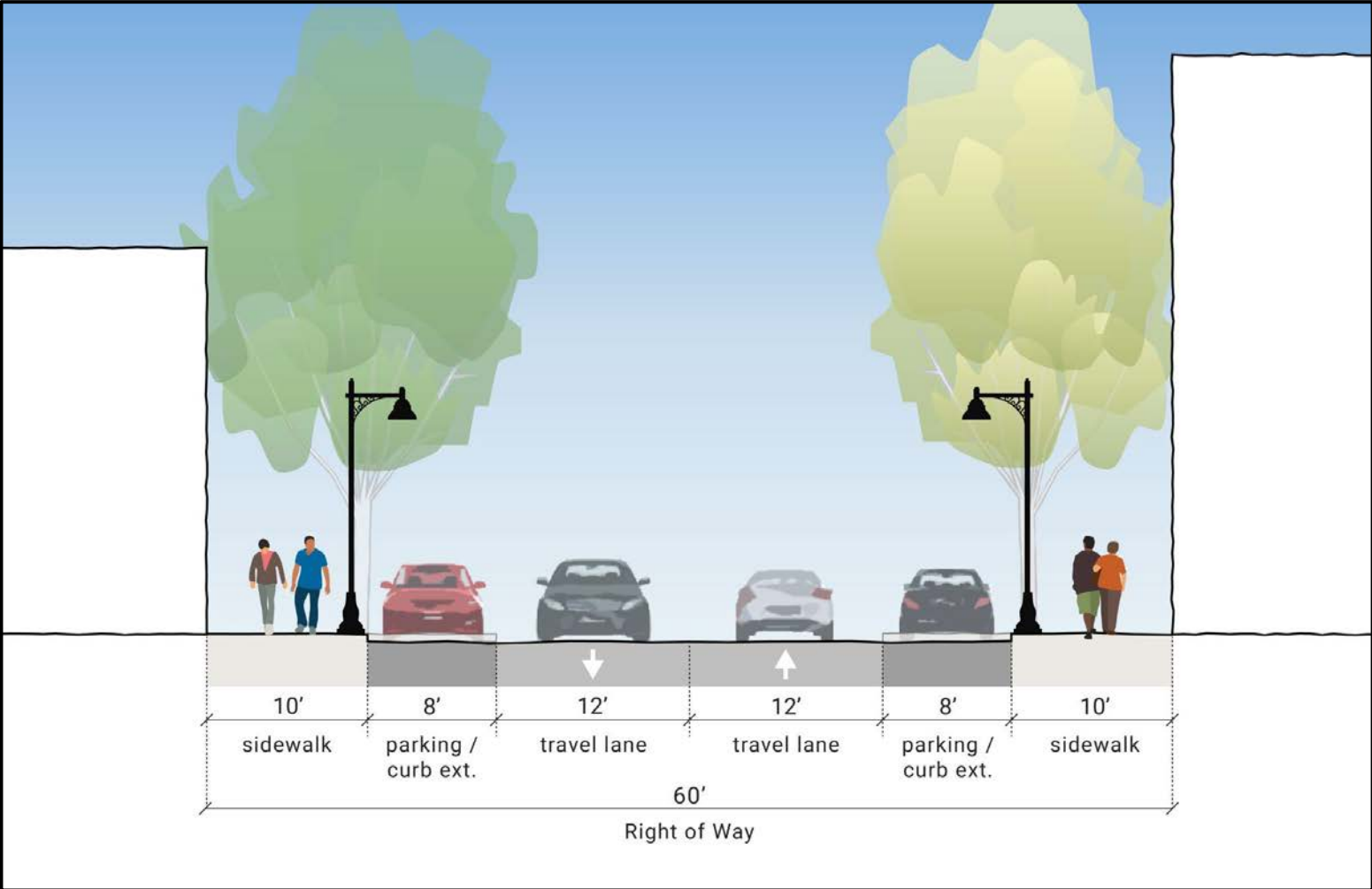
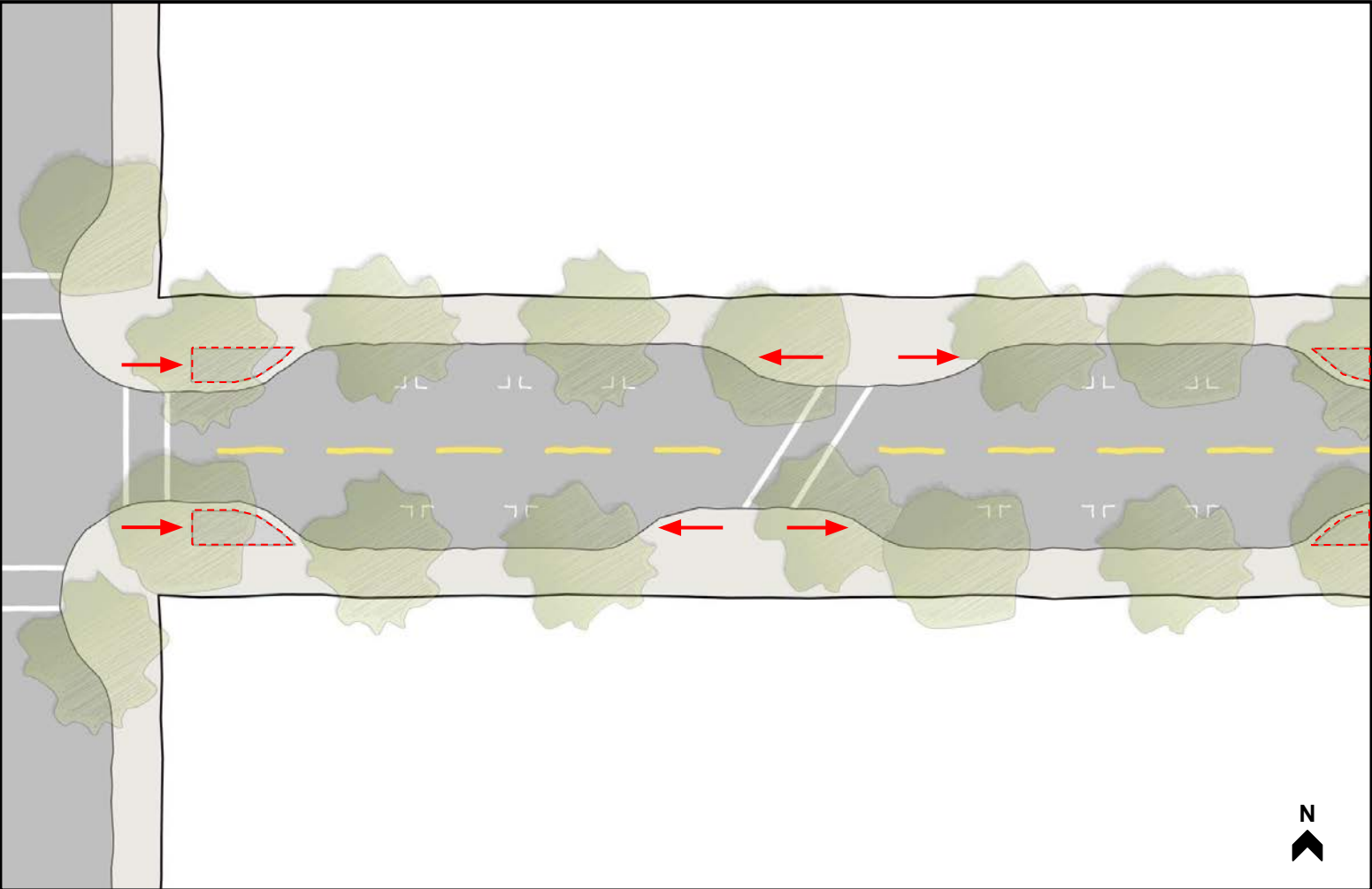
Existing parking lengths vary.  
Reallocate parking to 20-22' lengths.



# Parking Efficiency: Unused Space



# Concept 2a: Expanded Curb Extensions - Preserve Parking



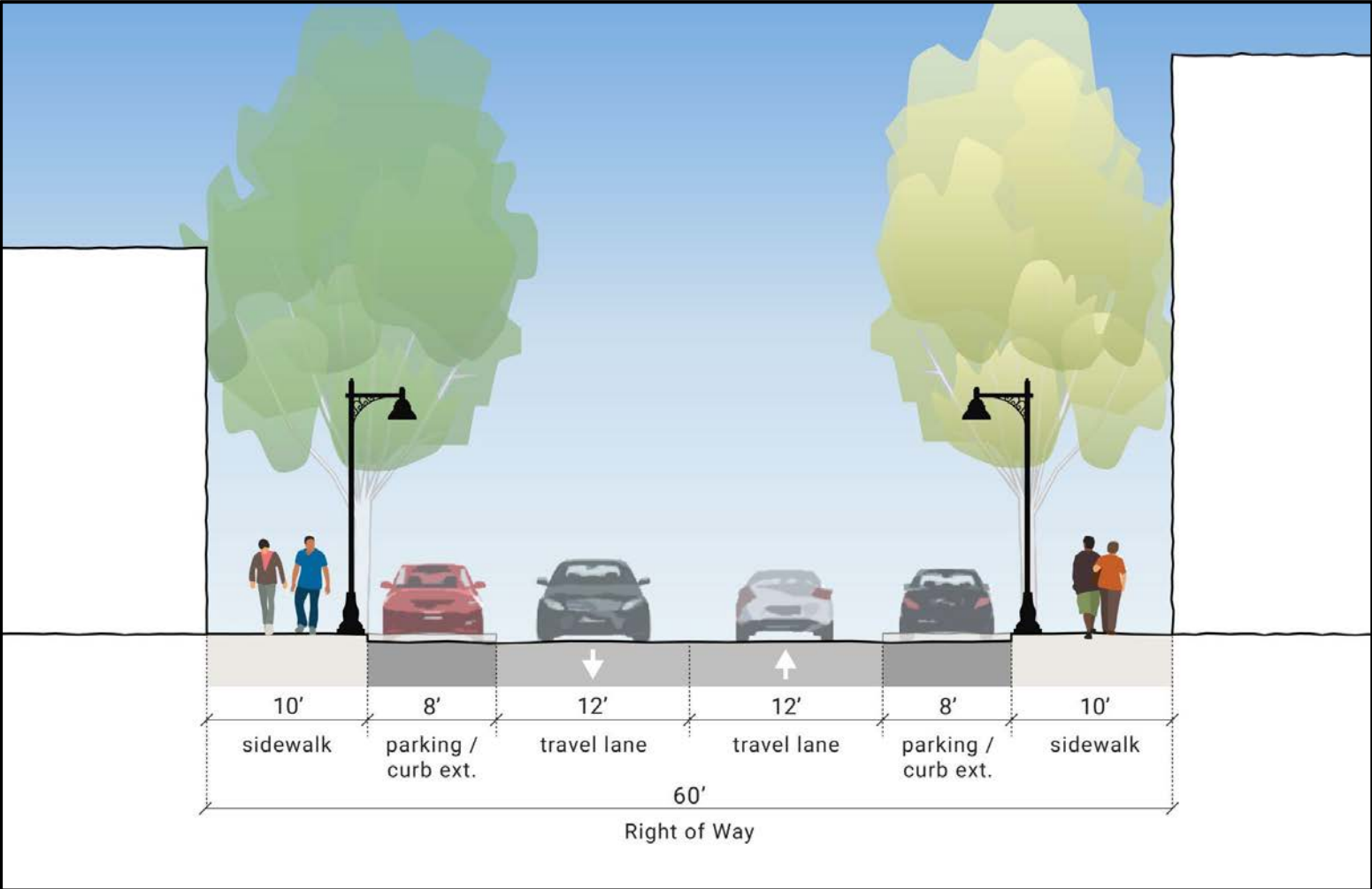
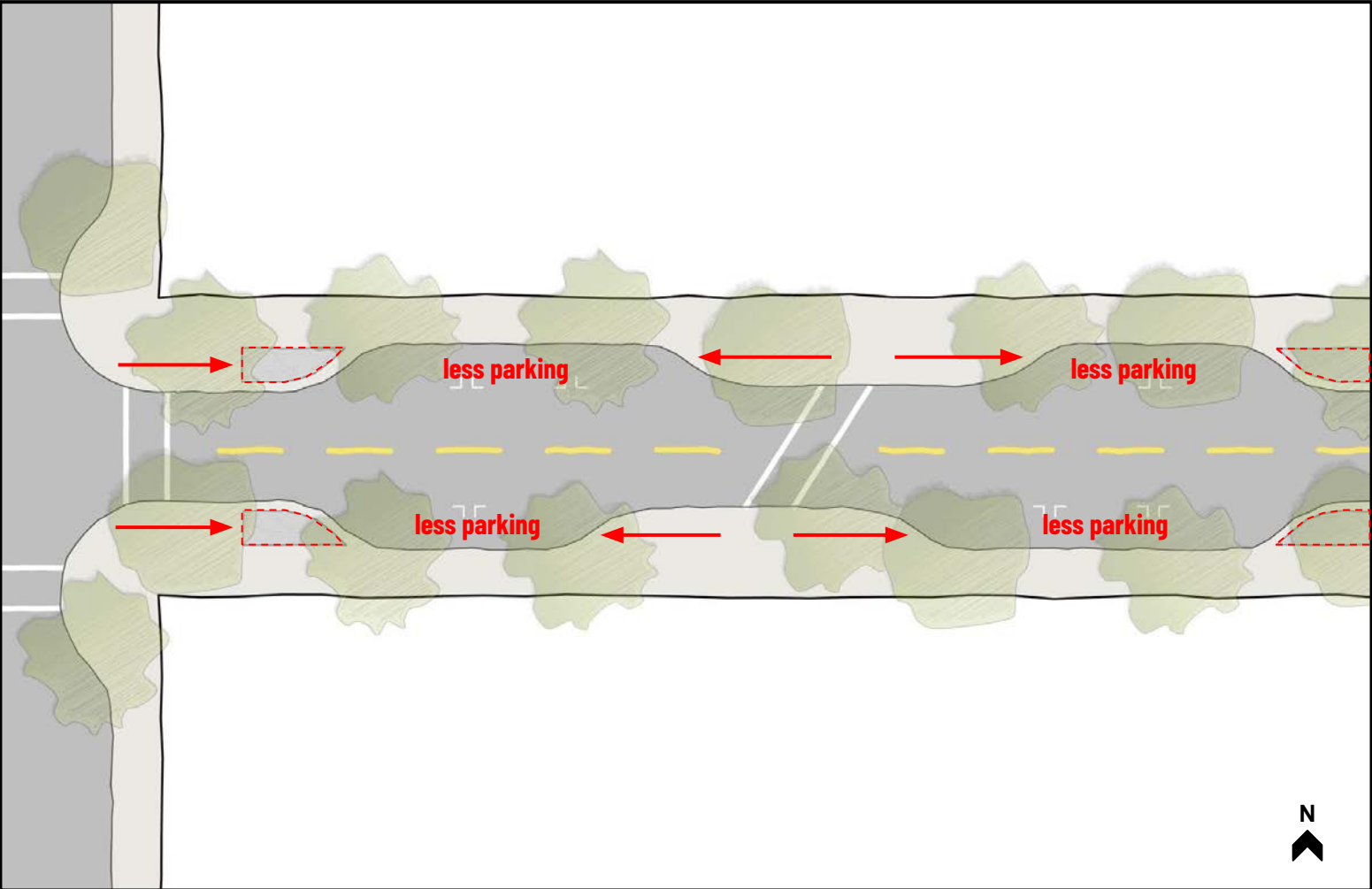
Seating and planting (Winslow Way - Bainbridge Island, WA)



Stormwater (SE Division Street - Portland, OR)

- **More pedestrian and sidewalk spaces**
- Retains basic existing design and operations
- Lengthens curb extensions further along street
- Creates more space for seating, stormwater, tree planting, art, and amenities in curb extensions
- May relocate some stormwater catchment drains
- \*Could narrow the travel lanes to add 1-2' per sidewalk

# Concept 2b: Expanded Curb Extensions - Reduce Parking



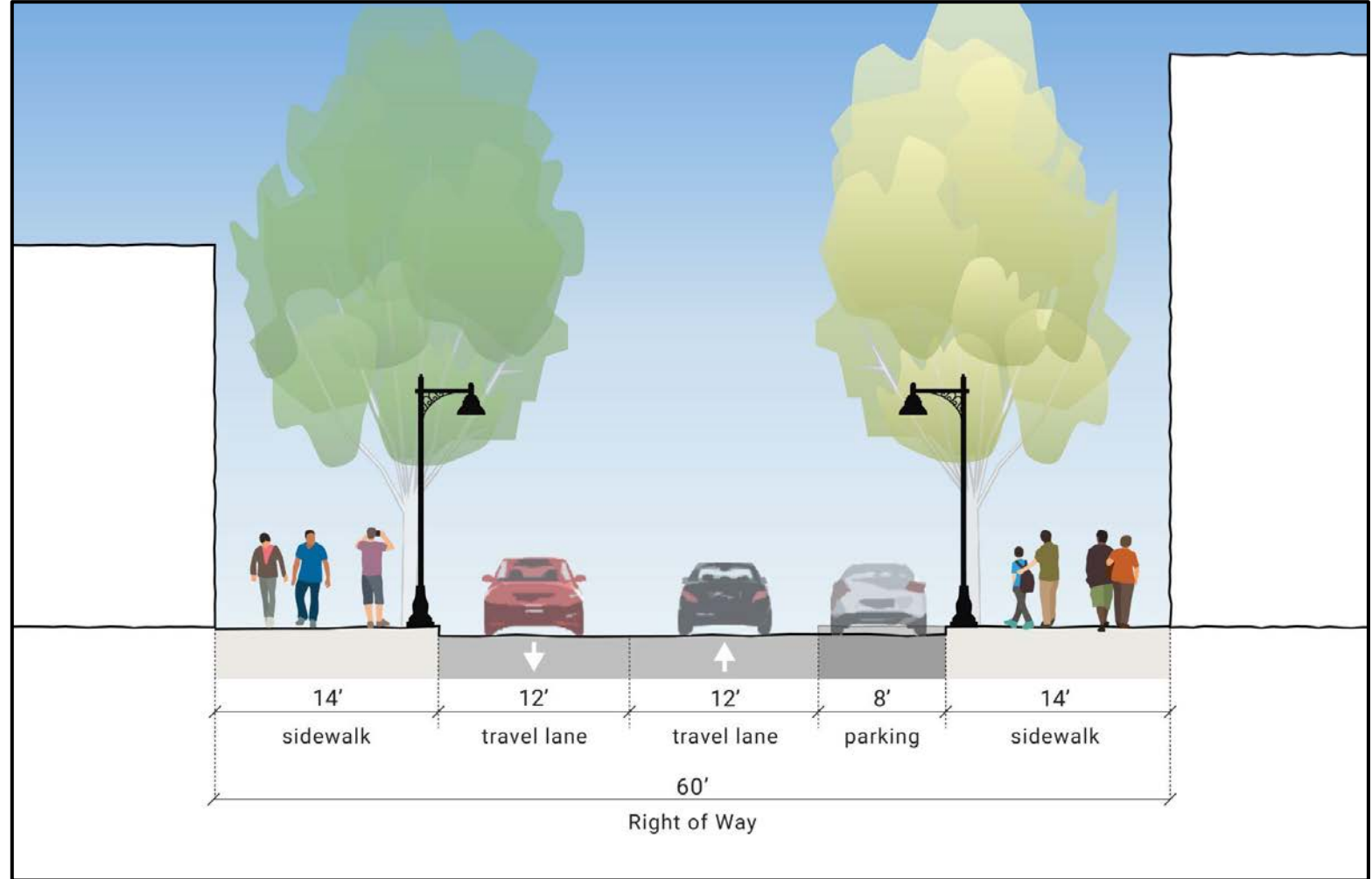
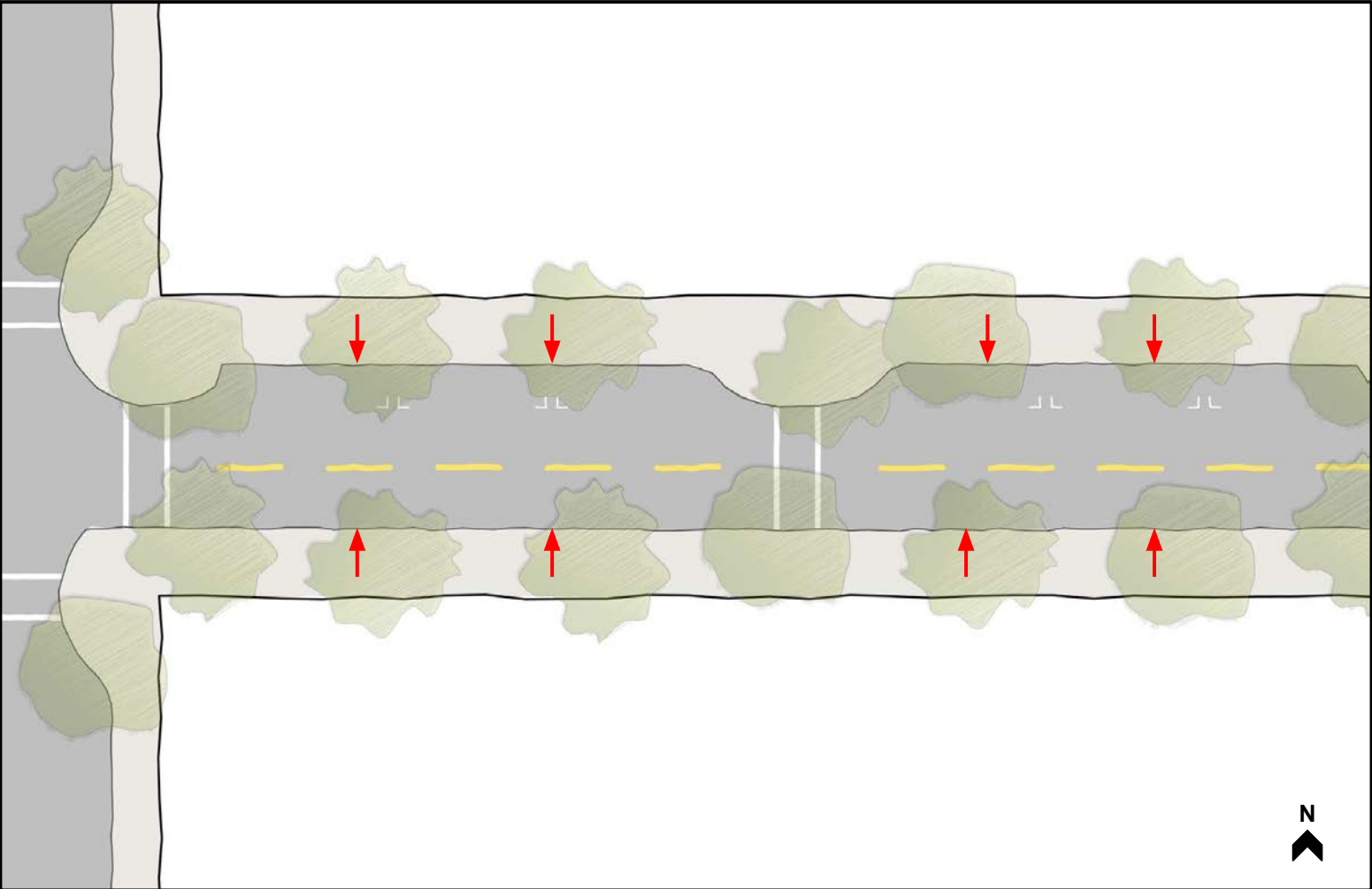
Seating and planting (Winslow Way - Bainbridge Island, WA)



Sidewalk seating and planting in curb ext. (Grand Junction, CO)

- **More pedestrian and sidewalk spaces**
- Retains basic existing design and operations
- Removes some parking to create curb ext. space
- Lengthens curb extensions further along street
- Creates more space for seating, stormwater, tree planting, art, and amenities in curb extensions
- May relocate some stormwater catchment drains
- \*Could narrow the travel lanes to add 1-2' per sidewalk

# Concept 4a: Wider Sidewalks / One-Sided Parking



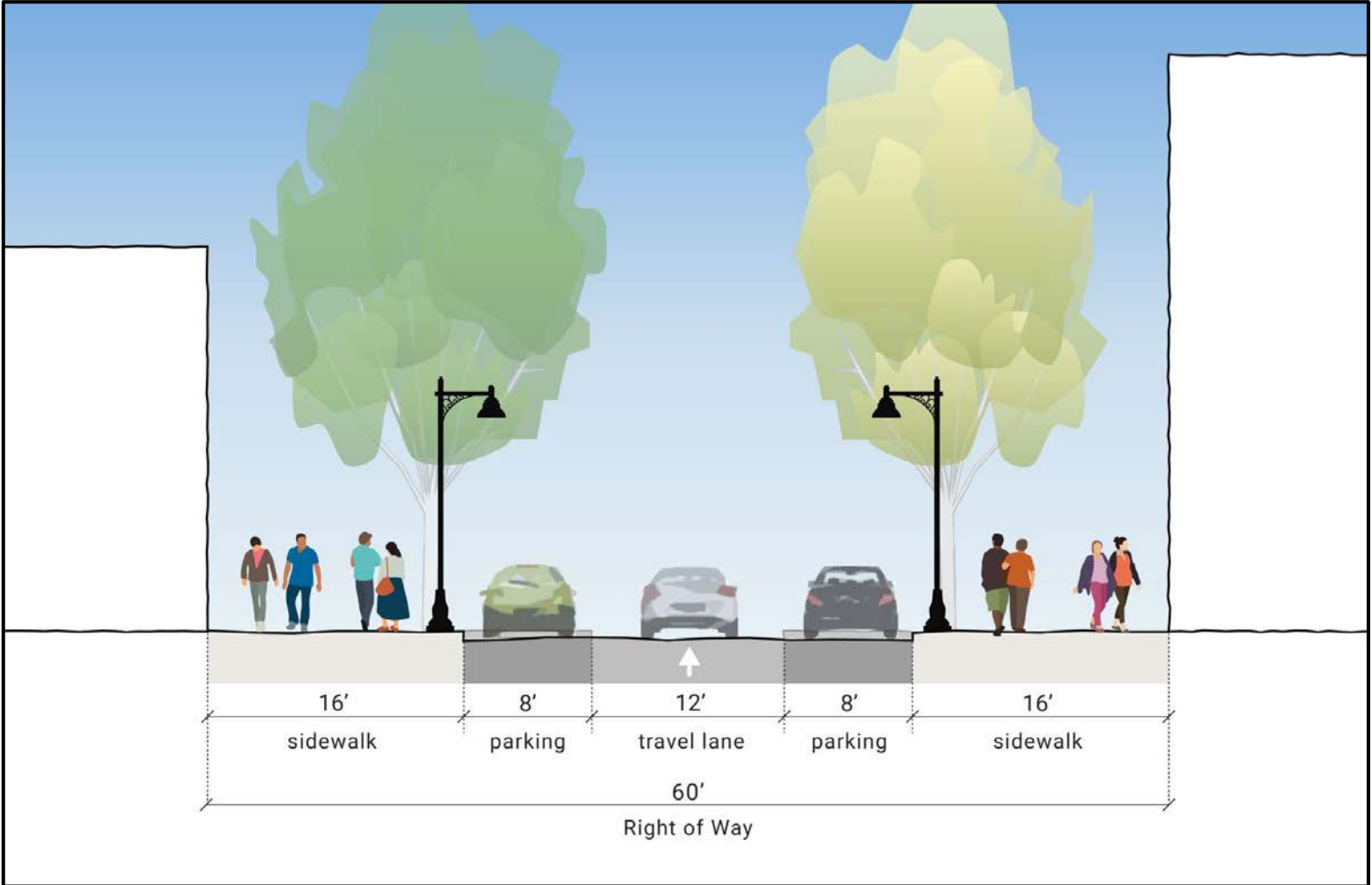
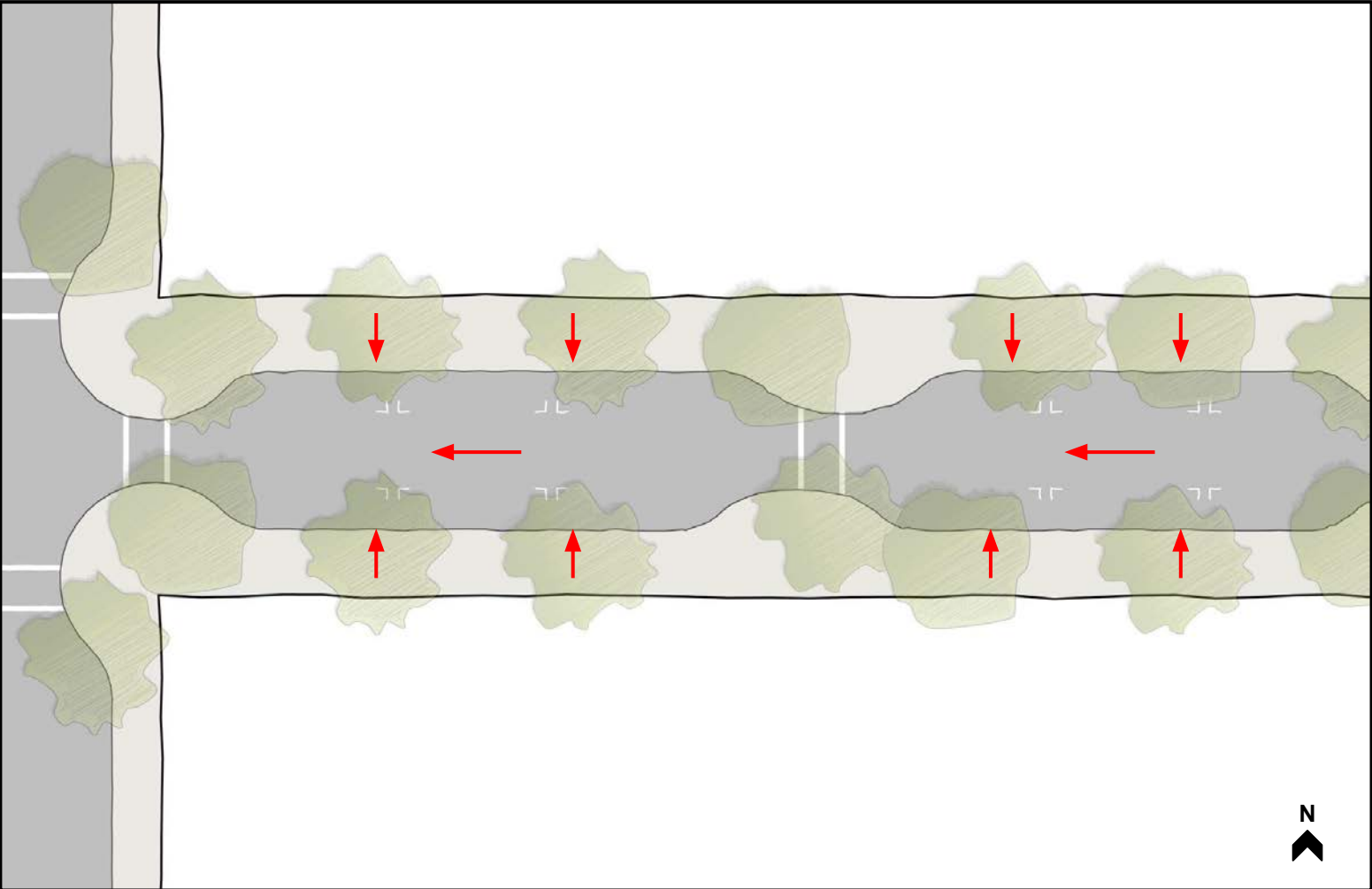
Outdoor seating and tree areas (Denver Ave - Portland, OR)



Outdoor seating and stormwater (Willamette St - Eugene, OR)

- **Creates more pedestrian and outdoor business space**
- Widens both sidewalks by 4ft (from 10ft to 14ft)
- Retains parking only on one side
- Provides more tree planting and furnishing space
- Retains two-way vehicle travel
- (Note: This could also be done as a One-Way option)

# Concept 4b: Wider Sidewalks / One-Way



Variety of road-narrowing techniques (Bell St - Seattle)

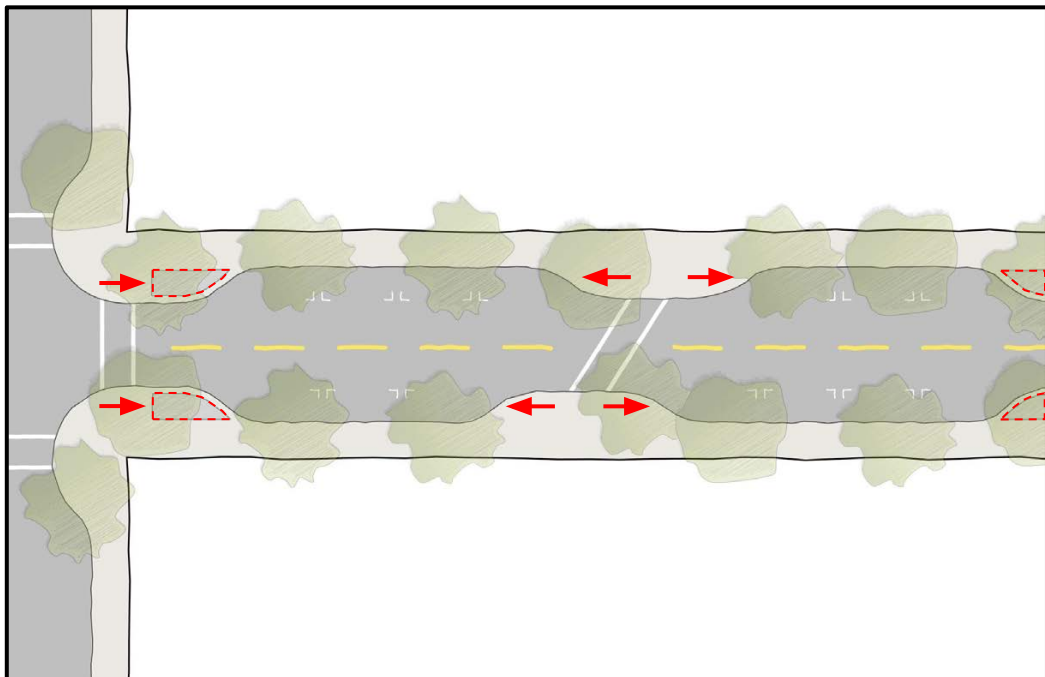


Reduced vehicle access/direction (S. Kalamazoo Mall, MI)

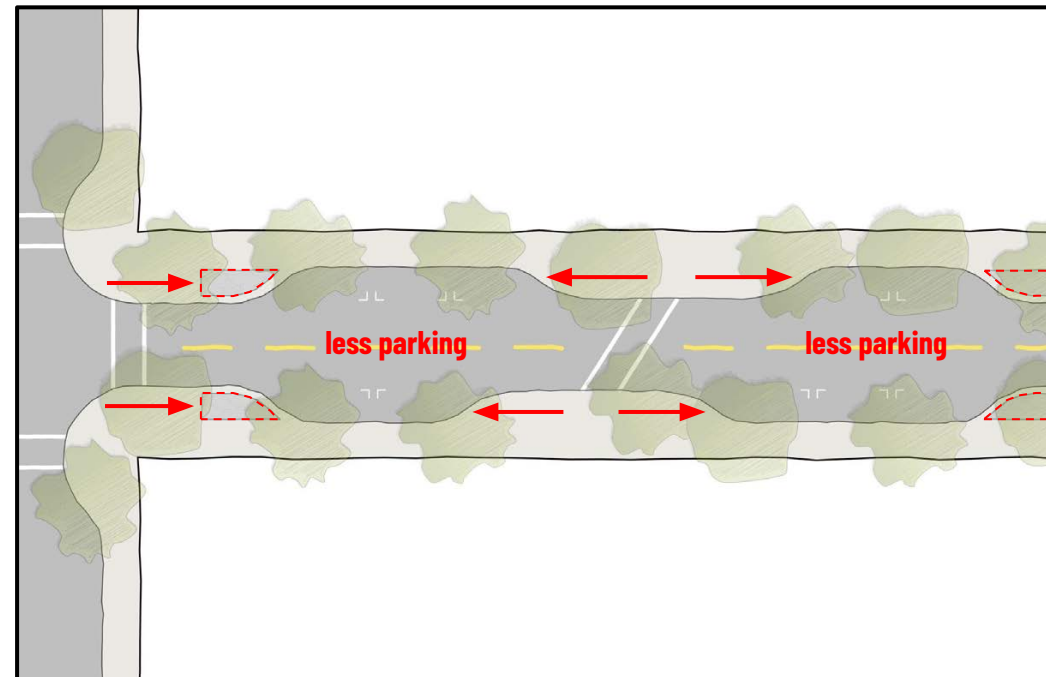
- Major traffic flow change; emphasizes sidewalk space
- Widens both sidewalks by 6ft (from 10ft to 16ft)
- Traffic flow become one-lane in one direction
- Retains parking on both sides
- Provides more tree planting and furnishing space

# Alternatives (Short List) Summary - Plan View

- Longer curb exts. - trees, seating, stormwater, etc
- Retains parking #



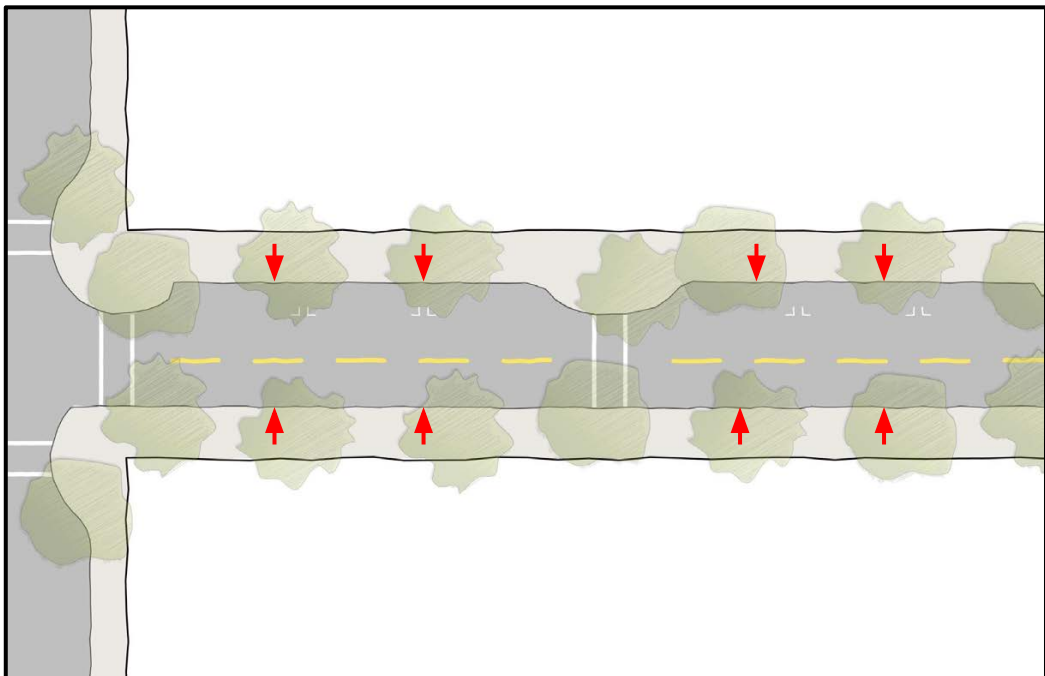
2a: Expanded Curb Extensions - Preserve Parking



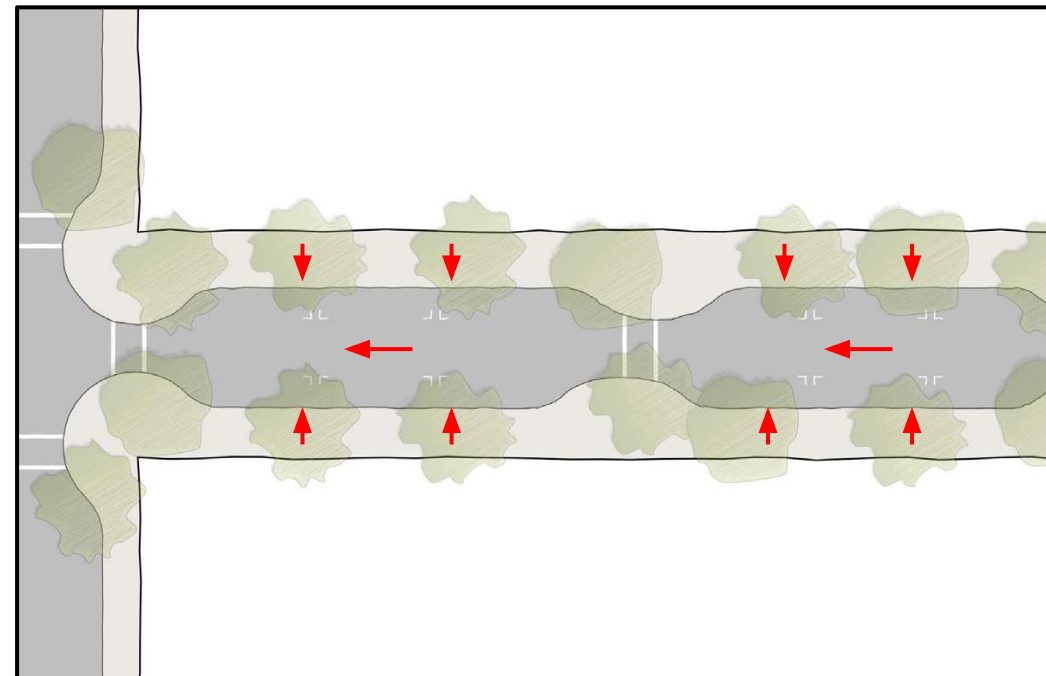
2b: Expanded Curb Extensions - Reduce Parking

- Longest curb exts. - trees, seating, stormwater, etc
- Reduces parking #

- Sidewalks +4' each - larger tree wells, seating, etc.
- Halves parking #
- Compatible with curb ext. lengthening



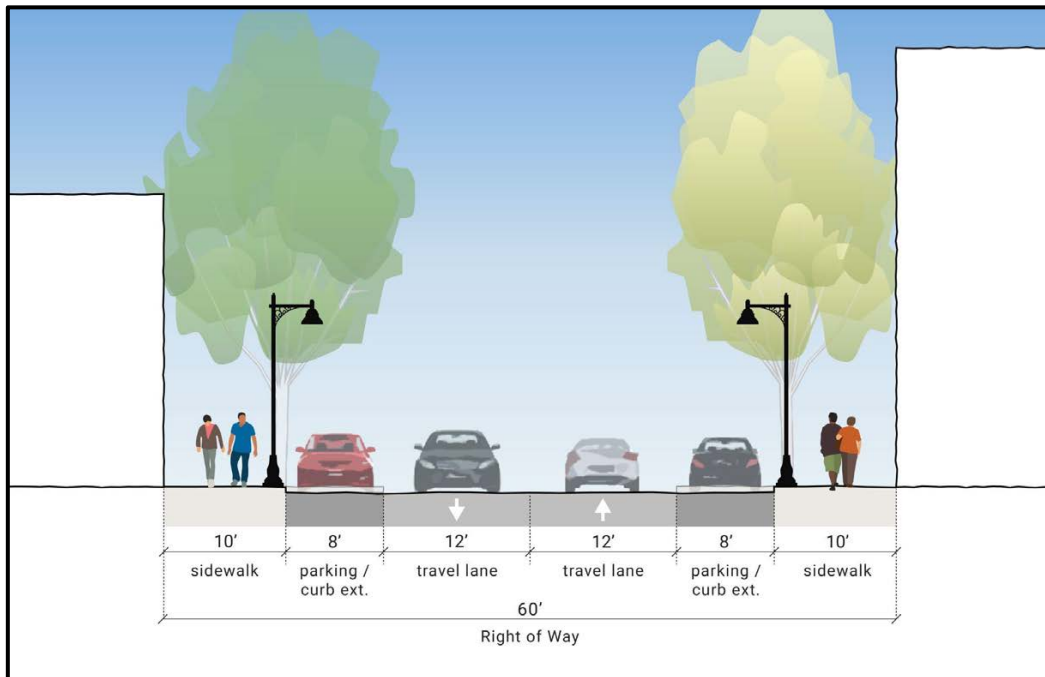
4a: Wider Sidewalks / One-Sided Parking



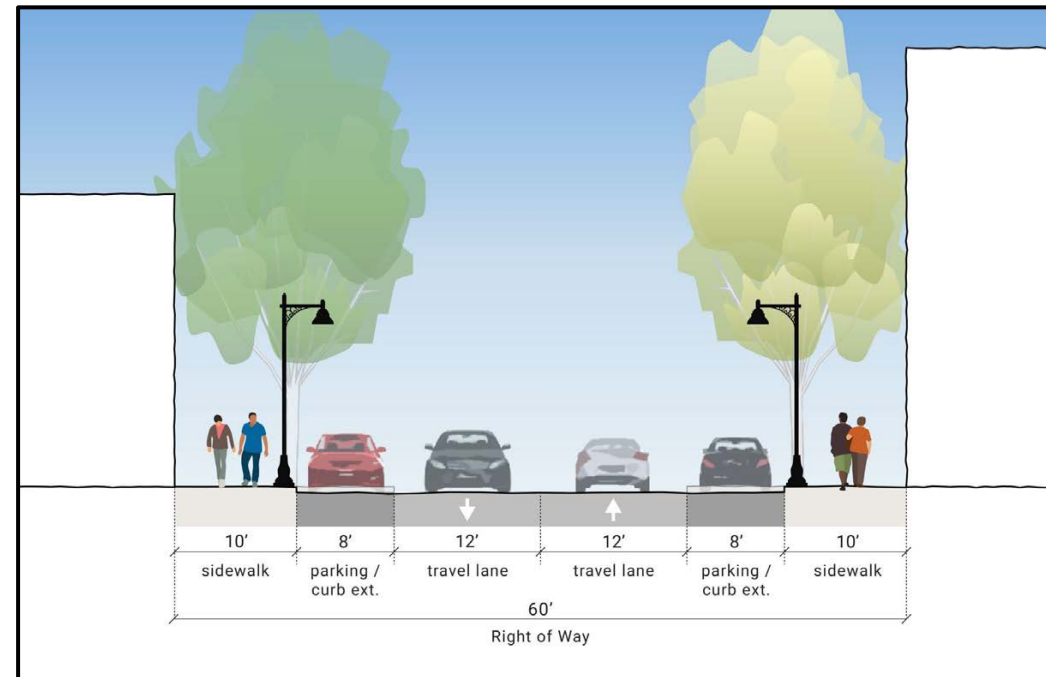
4b: Wider Sidewalks / One-Way

- Sidewalks +6' each - larger tree wells, seating, etc.
- Retains parking #
- Compatible with curb ext. lengthening

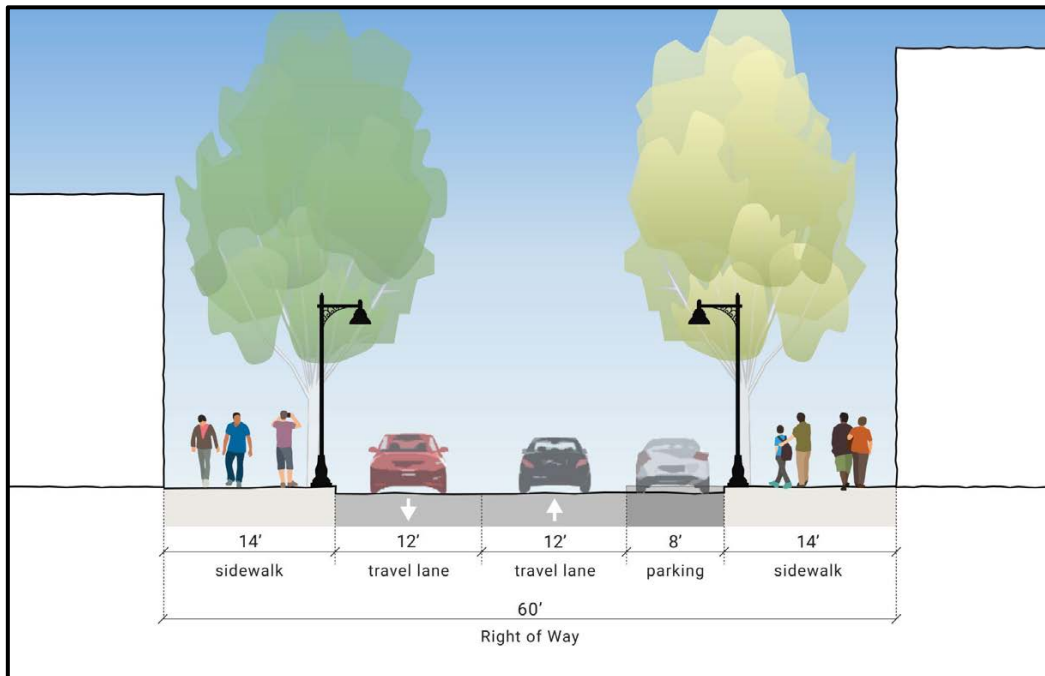
# Alternatives (Short List) Summary - Cross-sections



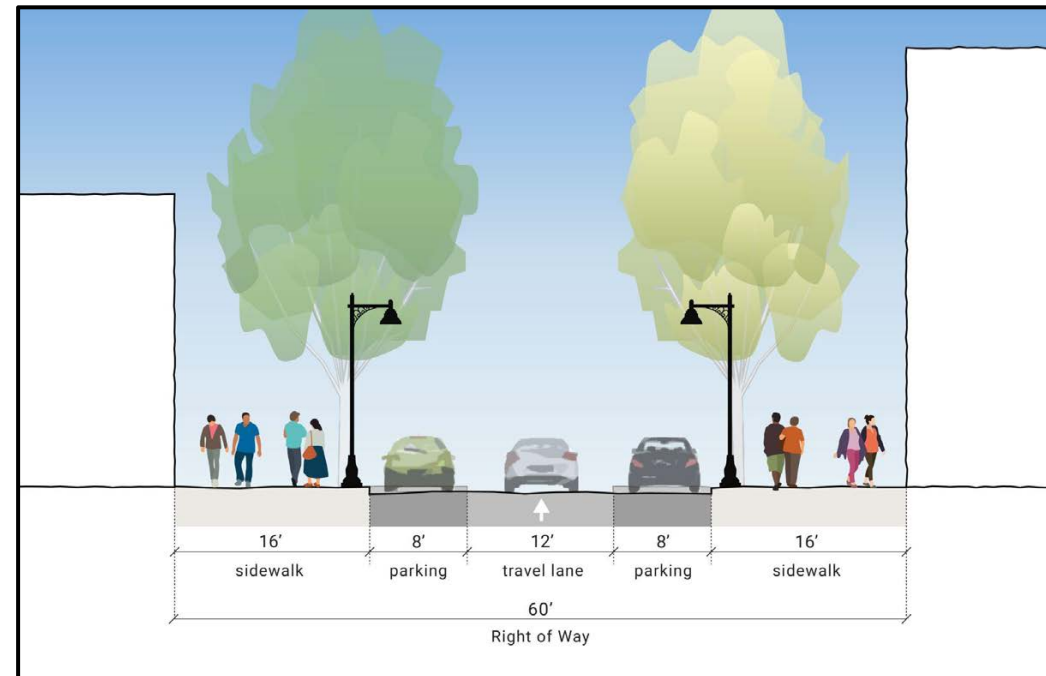
2a: Expanded Curb Extensions - Preserve Parking



2b: Expanded Curb Extensions - Reduce Parking



4a: Wider Sidewalks / One-Sided Parking



4b: Wider Sidewalks / One-Way