



**Office of Mayor Kim Morris**

April 16, 2025

Joint Ways and Means Committee

**RE: City of McMinnville Transportation Infrastructure for Critical Economic Development and Housing Initiatives**

Dear Co-Chairs Lieber and Sanchez, and Members of the Committee:

On behalf of the City of McMinnville, we are asking for your support for two critical transportation infrastructure projects to support our economic development and housing initiatives in McMinnville.

**\$995,700, NE Gateway Alpine Ave. Street Improvement Project Phase 2:**

This project will construct the second half of Alpine Avenue (currently gravel), approximately 4 blocks, to incentivize housing and commercial development in the northern end of the NE Gateway District as part of a revitalization effort. Phase 1 is complete. Timing is critical to support the redevelopment of a 3.5-acre opportunity site into high-density housing (188 housing units with 123 affordable housing units) and mixed use entrepreneurial commercial space. The City has \$4,004,000 for this street improvement project and is requesting the remaining gap funding.

**\$750,000, Innovation Campus, Highway 18 Frontage Road.**

This is for the engineering of a complex frontage road intersection on Highway 18 necessary to support McMinnville's Innovation Campus – 200 acres of vacant industrial acreage on Highway 18 planned for high-density, family wage jobs (approximately 1500). We consider this initiative the next generation of economic development for our community. However, the frontage road design required to preserve the throughput and functionality of Highway 18 is highly complex and will necessitate specialized engineering expertise. The City collects transportation SDCs to support the construction of the frontage road network.

Thank you for your consideration of funding for this important improvement project.

Sincerely,

Kim Morris  
Mayor, City of McMinnville  
C: 971.901.2084



## NE Gateway District – Revitalizing a Blighted Old Industrial Neighborhood into a Vibrant Mixed-Use City Center

The City of McMinnville's NE Gateway District is the city's historic industrial area. This district was the subject of a master planning effort in 2013 which resulted in new redevelopment in the area including the signature Granary District adjacent to the site, as well as Phase 1 of the pedestrian and festival-street improvements along Alpine Ave. The City is currently seeking a developer for the district's NW Rubber 3.5 acre site. The City is now ready to complete the remaining four blocks of Alpine Ave.

### PRIORITY #1 PROJECT

**City of McMinnville NE Gateway Alpine Ave Street Improvement Phase 2** will transform four blocks of gravel road into a paved street with storm-drainage, safety, accessibility, bicycle and pedestrian amenities in a blighted industrial area to **revitalize into a vibrant, mixed-use neighborhood**. This



project is necessary to serve the NE Gateway District Redevelopment NW Rubber Site, a mixed-use development project, including over 100+ dwelling units, both affordable and market rate housing on 3.5 acres that is already in the design phase.

**The City is committing \$3,500,000.00 in Urban Renewal Funds and \$504,000.00 in other funds for the Alpine Ave Street improvement project.**

**The 2025-2027 Legislative Request:  
\$995,700 (19.91% of the total project cost)**

<b>TOTAL PROJECT</b>	<b>\$4,995,700</b>
Urban Renewal	\$3,500,000
Other	\$504,000
Request	\$995,700

NE Gateway District  
Redevelopment –  
NW Rubber Site



*The Urban Renewal Agency acquired this 3.5 acre industrial site to reposition to a developer for a mixed-use residential and commercial development.*

# NE Gateway Alpine Ave Street Improvement Phase 2





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## Innovation Campus Project – McMinnville's Next Generation Employment Hub on 200+ Acres

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The City is currently Master Planning over **200 acres of vacant industrial land** on Highway 18 into a high-density innovation campus, and identifying the public infrastructure needed to support the project. The **Hwy 18 Frontage Streets** will be critical connectors to the employment hub.

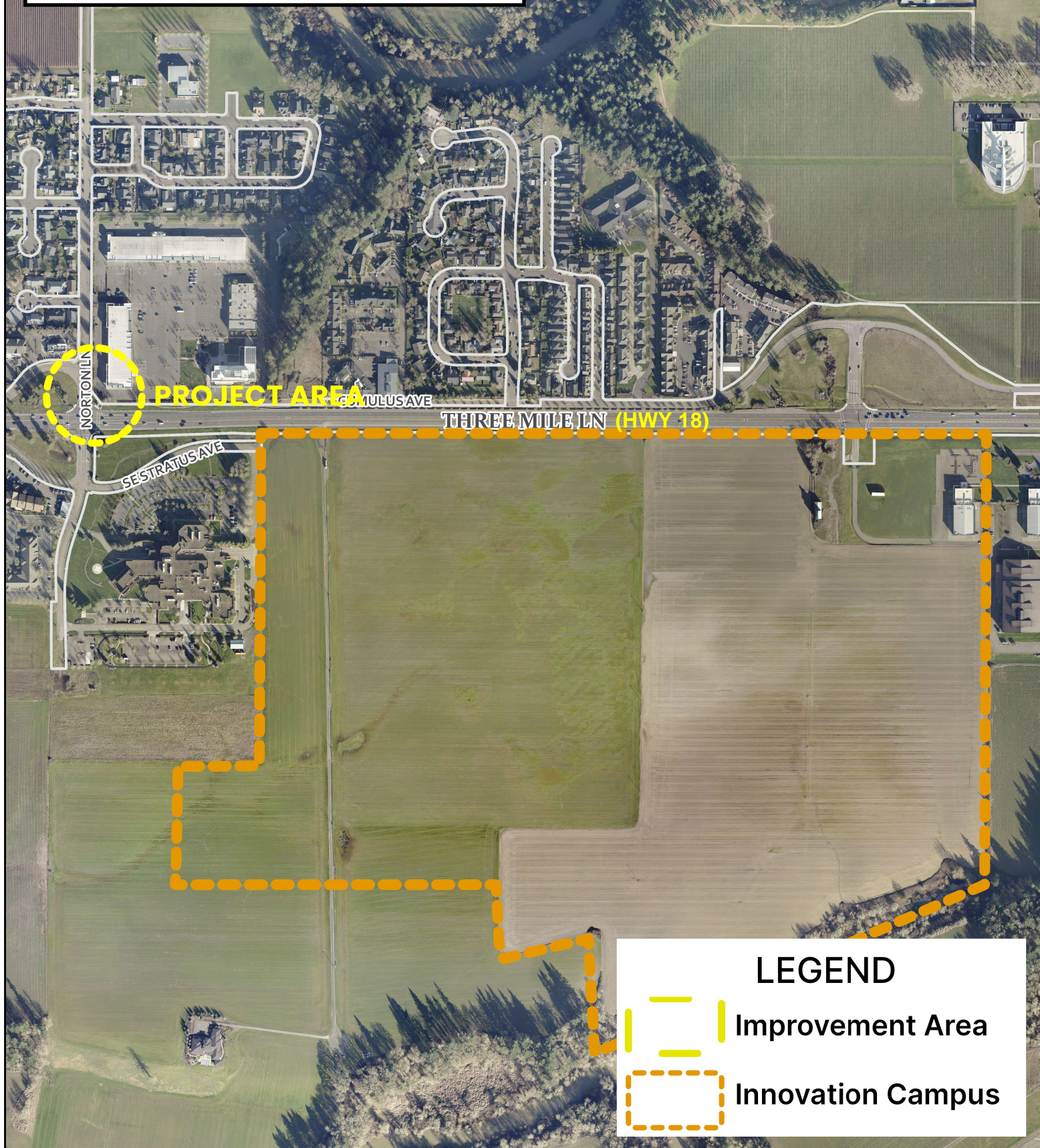


### PRIORITY #2 PROJECT



**City of McMinnville Hwy 18 Frontage Streets Improvement Phase 1** This is for the engineering of a complex frontage road intersection on Highway 18 necessary to support McMinnville's Innovation Campus – 200 acres of vacant industrial acreage on Highway 18 *planned for high-density, family wage jobs (approximately 1500)*. In 2017, the City partnered with ODOT, Region 2, on a Transportation Growth Management (TGM) funded Three Mile Lane Area Plan, to understand how to facilitate the development of the frontage property on Highway 18 that is within the city limits and protect the functionality of Highway 18. A local frontage road system is the essential component of the development strategy and is reliant upon the complex design and engineering of frontage road connections at Cumulus and Norton Lane. And **due to the complexity of the design, it is beyond the city's capacity. This project is ready to proceed with design with the necessary funding to hire a transportation engineering firm to design the project. The City is collecting SDCs for the construction of the frontage system.**

**The 2025-2027 Legislative Request: \$750,000**

# HWY 18 Frontage Streets Improvement Phase 1



## LEGEND

-  Improvement Area
-  Innovation Campus