



Office of Mayor Kim Morris

May 6, 2025

To: Joint Committee on Ways and Means Subcommittee On Capital Construction
From: City of McMinnville, Office of the Mayor
Re: SB 5531 Support

Dear Co-Chair Senator Girod, Co-Chair Representative Nosse, and Committee members:

As Mayor of the City of McMinnville, I am asking for your support for our NE Gateway Alpine Ave. Street Improvement Project Phase 2 submission in SB 5531.

This project will construct the second half of Alpine Avenue (currently gravel), 1000 linear feet, 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 and mixed use commercial. McMinnville, like others is burdened by a housing crisis. We can increase our density and provide more workforce and affordable housing options. To deliver on our combined efforts to increase housing stock and economic opportunities in the City of McMinnville and State of Oregon, we must also ensure the proper infrastructure to be successful.

Thank you for your consideration of funding for this important improvement project in SB 5531.

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)

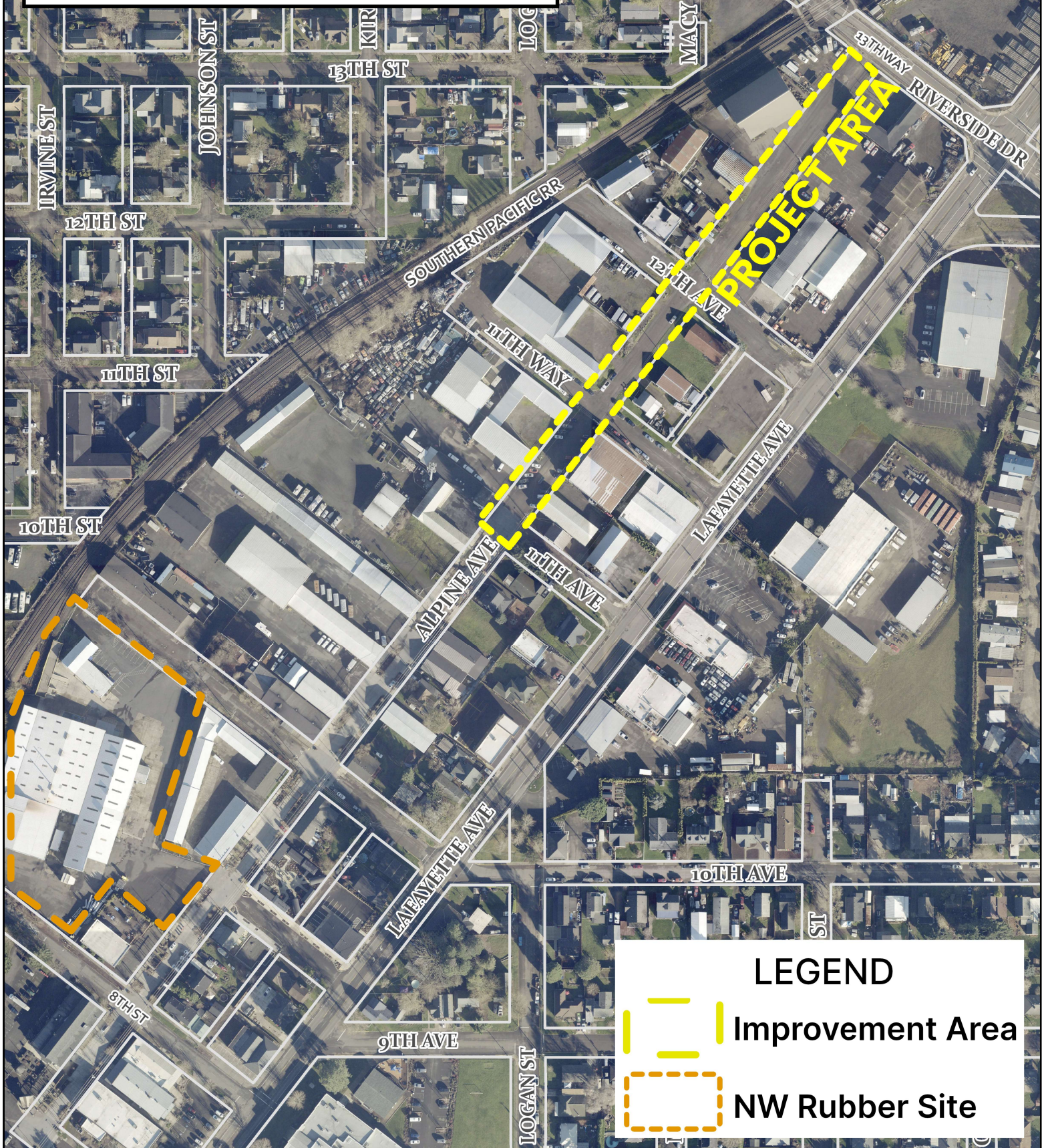
TOTAL PROJECT	\$4,995,700
Urban Renewal	\$3,500,000
Other	\$504,000
Request	\$995,700

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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Re: SB 5531 Support

Dear Co-Chair Senator Girod, Co-Chair Representative Nosse, and Committee members:

As Mayor of the City of McMinnville, I am asking for your support for the City of McMinnville Hwy 18 Frontage Streets Improvement Phase 1 submission for SB 5531.

In 2017, the City partnered with Oregon Department of Transportation, Region 2, on Transportation Growth Management's (TGM) funded Three Mile Lane Area Plan to understand how to facilitate the development of the frontage property on Highway 18. This project is within the city limits, protects the functionality of Highway 18, and supports connectivity to the 200 acre Innovation Campus site. A local frontage road system is the key component of the development strategy and is reliant upon the complex design and engineering of frontage road connections at Cumulus and Norton Lane. The necessary next step is the design of this improvement. And due to the complexity of the design, it is beyond the city's capacity. This project is ready to proceed with the necessary funding to hire a transportation engineering firm to design the project.

Thank you for your consideration of funding for this important improvement project in SB 5531.

Sincerely,

Kim Morris
Mayor, City of McMinnville
C: 971.901.2084

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

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.

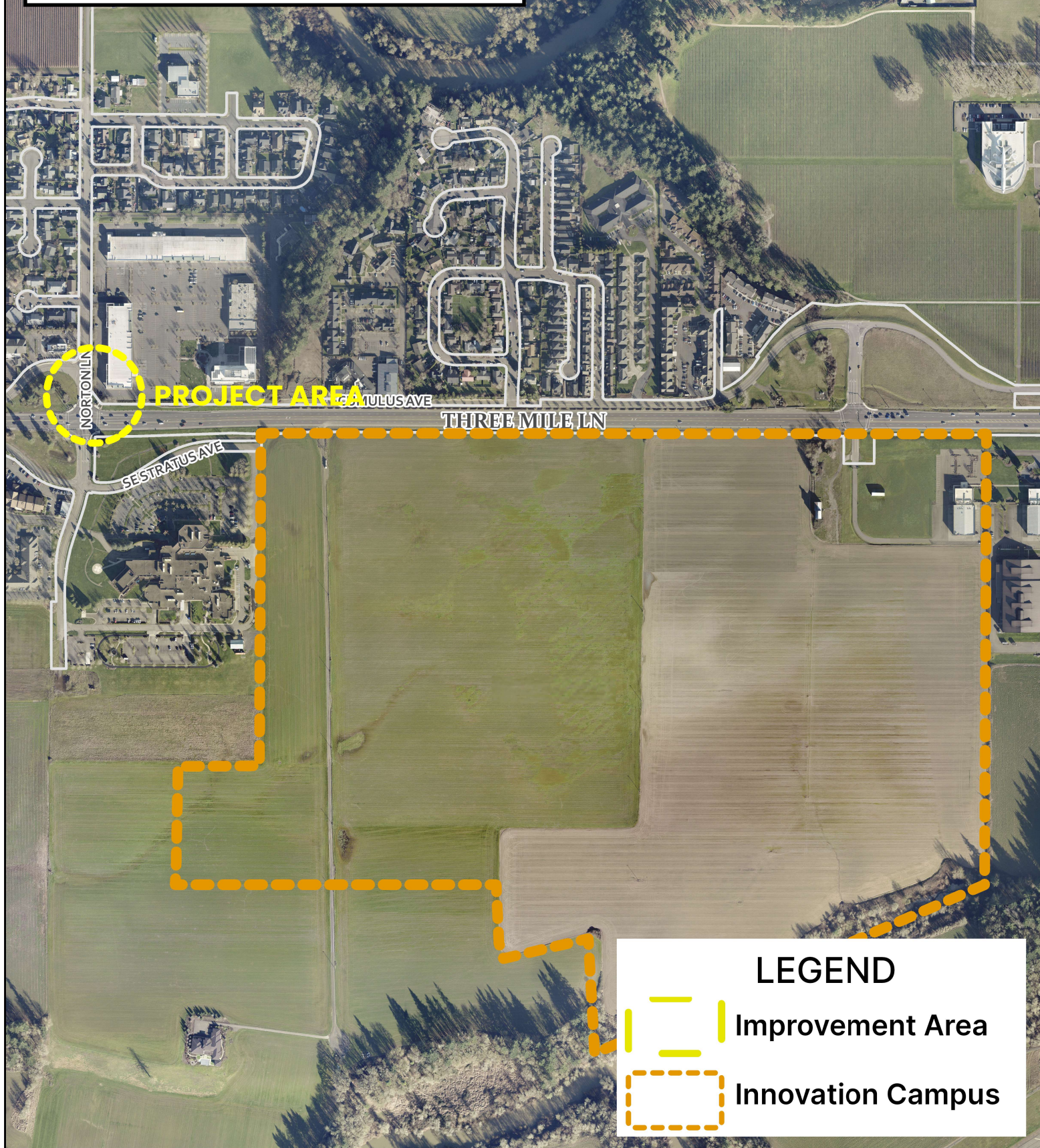


The 2025-2027 Legislative Request: \$750,000.00



PRIORITY #2 PROJECT

City of McMinnville Hwy 18 Frontage Streets Improvement Phase 1 is a critical connector for the development of the Innovation Campus Site (200+ acre industrial site) and projecting throughput on Highway 18. Phase 1 is the design and engineering of the intersection of Cumulus and Norton Lane. 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. The necessary next step is the design of this improvement. 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.**

HWY 18 Frontage Streets Improvement Phase 1



LEGEND

-  Improvement Area
-  Innovation Campus