



City of McMinnville

Office of Mayor Kim Morris

February 4, 2026

Joint Committee on Ways and Means Subcommittee on Capital Construction
Senator Fred Girod, Co-Chair
Representative Rob Nosse, Co-Chair
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

Dear Senator Girod, Representative Nosse, and Committee:

On behalf of the City of McMinnville, we are asking for your support for our NE Gateway Alpine Ave. Street Improvement Project Phase 2 submission.

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.

Sincerely,

Kim Morris
Mayor, City of McMinnville
C: 971.901.2084

cc:
Representative Lucetta Elmer
Senator Bruce Starr

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 for the Alpine Ave Street improvement project.

The 2025-2027 Legislative Request:
\$1,500,000 (30% of the total project cost)

TOTAL PROJECT	\$4,995,700
Urban Renewal	\$3,500,000
Request	\$1,500,000

NE Gateway District Redevelopment – NW Rubber Site


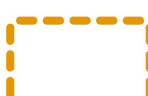


The Urban Renewal Agency acquired this 3.5 acre industrial site to reposition to a developer for a mixed-use residential and commercial development.

NE Gateway Alpine Ave Street Improvement Phase 2



LEGEND

-  Improvement Area
-  NW Rubber Site