

Joint Committee on Ways and Means Subcommittee on Capital Construction
Oregon State Capitol
900 Court Street NE
Salem, OR 97301



Dear Senator Girod, Representative Nosse, and Members of the Subcommittee:

On behalf of the McMinnville Area Chamber of Commerce and the more than 500 businesses we represent, I am writing to express our strong support for funding the **NE Gateway Alpine Avenue Street Improvement Project – Phase 2**.

This project represents a strategic infrastructure investment that will directly advance housing development, workforce stability, and long-term economic growth in McMinnville. The Chamber views this project as a critical piece of the foundation needed to support responsible development and ensure our community remains competitive and livable for both employers and working families.

Phase 1 of Alpine Avenue successfully completed the first four blocks of this corridor, creating momentum for revitalization in the NE Gateway District. Phase 2 will construct the remaining portion of Alpine Avenue, completing the connection needed to unlock redevelopment in the northern end of the district. Most importantly, this improvement is essential to support the timely redevelopment of a **3.5-acre opportunity site** into high-density housing and mixed-use commercial development.

Timing is critical.

Like communities across Oregon, McMinnville is facing growing housing demand and limited supply. Local employers consistently report that housing availability is one of the most significant barriers to recruitment and retention. When housing cannot keep pace with job growth, businesses are constrained, families are displaced, and economic progress slows.

This project will support:

- Increased housing density and supply
- Expanded workforce and affordable housing opportunities
- Mixed-use commercial development and new local business activity
- Stronger infrastructure to support long-term private investment

From the Chamber's perspective, this project is a high-return investment. Infrastructure is not simply a public improvement—it is the catalyst that allows private development to occur. Completing Alpine Avenue will remove a major barrier to redevelopment and accelerate the kind of housing and economic growth Oregon needs.

We respectfully urge the Subcommittee to support funding for the NE Gateway Alpine Avenue Street Improvement Project – Phase 2. Thank you for your leadership and consideration of this important investment in McMinnville's future.

Sincerely,

John Olson
President & CEO
McMinnville Area Chamber of Commerce