



South Edge Development Strategy

BRIEFING BOOK



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INTRODUCTION

Linfield University aims to develop a large, undeveloped parcel of land on the South Edge of its main campus in the City of McMinnville, Oregon. Located at the southern gateway of the city, in the heart of the Willamette Valley wine region, the parcel of over 70 acres of vacant land is one of the last remaining parcels of its size and location and has the potential to be a transformational piece of real estate for the school, city, and community. Acquired in 1999, the University has recognized they no longer need to hold this piece of land in reserve for campus expansion and instead aspires to unlock its potential by transforming this blank slate into a vibrant, central district that both strategically complements Linfield's mission, while also enriching and advancing the growing community of McMinnville and the wider region.

In July 2024, Linfield University commissioned the consortium of Cushman & Wakefield, Apex Real Estate Partners, and VELOCITI 360, under the leadership of Leland Consulting Group (LCG), as partners and real estate advisors for the land's future development. This briefing book provides a historical overview of the land acquisition and existing studies or plans for the site, as well as current zoning, land use, environmental and transportation conditions, and other supplementary contexts to support future decision-making and development outcomes on the site.

LOCATION AND ACCESS

REGIONAL CONTEXT

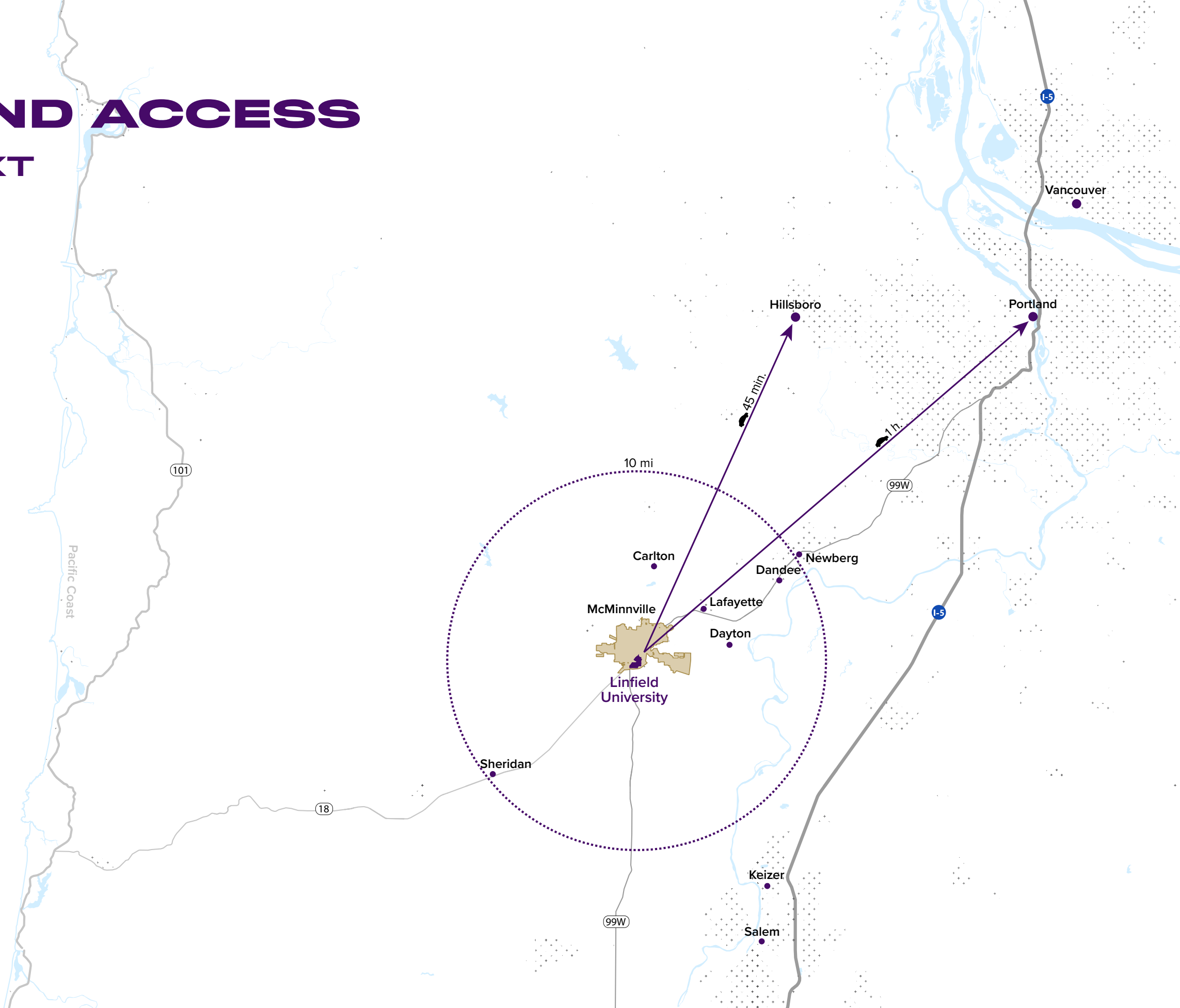
McMinnville is the most populous city in Yamhill County with a population of 34,319 people by the 2020 US Decennial Census. The median household income is \$65,318 and the median property value of \$365,300. 69.2 percent of the city's residents commute to work from home by driving alone with an average time of 21.1 minutes.

Location in the Region:

- It is approximately an hour's drive to Downtown Portland on Hwy 99W; 2.5 hours by multiple transit options.
- Multiple highways connect the city with I-5.
- 3.5 hour drive to Seattle, WA.

Within Yamhill County:

- The 99W highway connects the city to Lafayette (a 15-minute drive), Dundee (a 20-minute drive), and Newberg (a 30-minute drive), the second-largest city in the county.
- Dayton (12-minute drive)
- 17 minutes' drive to Sheridan city to the southwest by Hwy 18; and an hour drive to the Pacific coast.



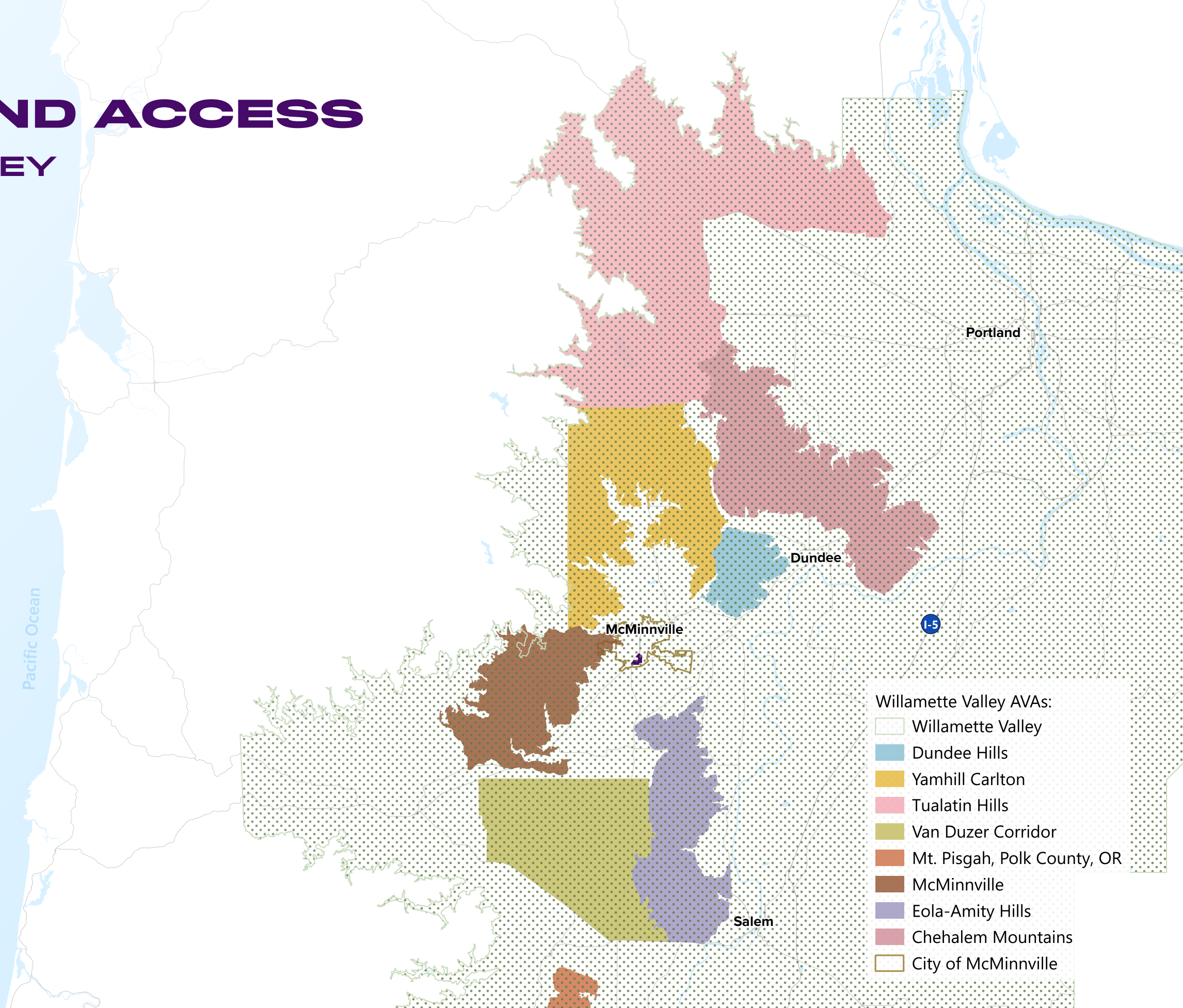
LOCATION AND ACCESS

WILLAMETTE VALLEY

The city is located in the heart of Willamette Valley—the famous location of many American Viticultural Areas (AVA) on the Pacific Coast. The McMinnville AVA is adjacent to the southwest edge of the City of McMinnville. Other closest AVAs are Yamhill Carlton AVA which is located right to the north of McMinnville, Dundee Hills near the same named city, and Eola-Amity Hills on the southeast.

There are over 700 wineries in the Willamette Valley, that makes it one of the world’s leading winegrowing region. The Valley’s climate is ideal for growing cool-weather grapes, such as Pino Noir, with cool, misty winters and mild summers.

The tourism and hospitality industry is strongly connected to the viticulture. There are ample tasting rooms and wine bars in the Valley’s cities. Linfield University has unique programs in Wine Studies and Wine Business Leadership within the Center for Wine Education. Their goals are to provide interdisciplinary liberal arts study and preserve and document the history of the Oregon Wine Industry.



LOCATION AND ACCESS

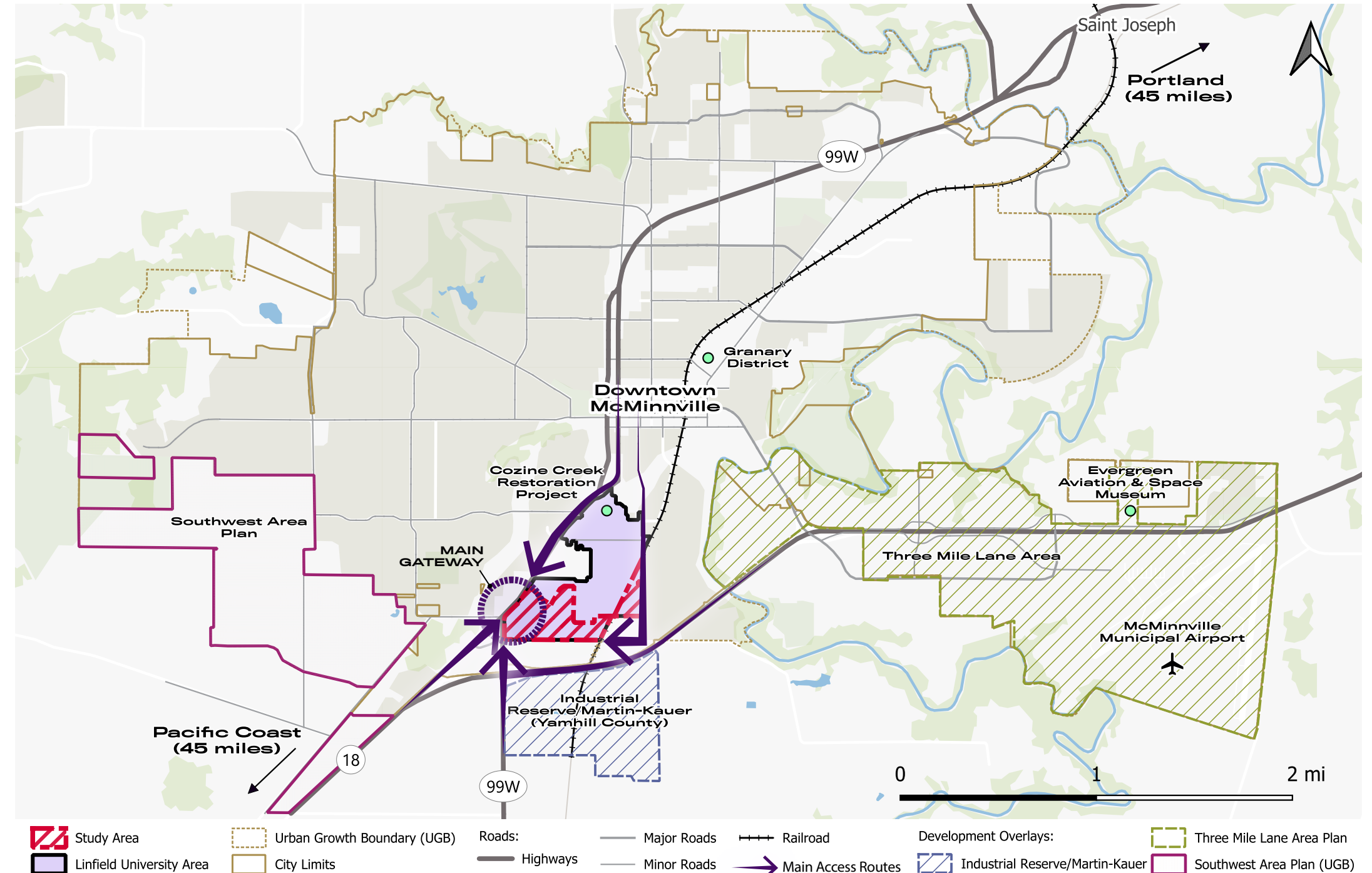
CITY CONTEXT

The study site located in the South Edge of the City of McMinnville directly adjacent to Hwy 99W.

- 4-minute drive to McMinnville Downtown; 15 minutes by 11/22 bus.
- The University is in proximity to the Three Mile Lane Area Plan (Ordinance No. 5126), located on the east edge of the city. Evergreen Aviation & Space Museum, as part of Three Mile Lane, is accessible within 8-10 minutes by car and 40 minutes by transit.
- 8-10 minutes to the McMinnville Municipal Airport.

After the preliminary research and the site visit, it was suggested that the west area of the site, which is adjacent to Hwy 99W could become a main gateway to the site with some retail due to the proximity to the commercial corridor.

CITY OF MCMINNVILLE, OR

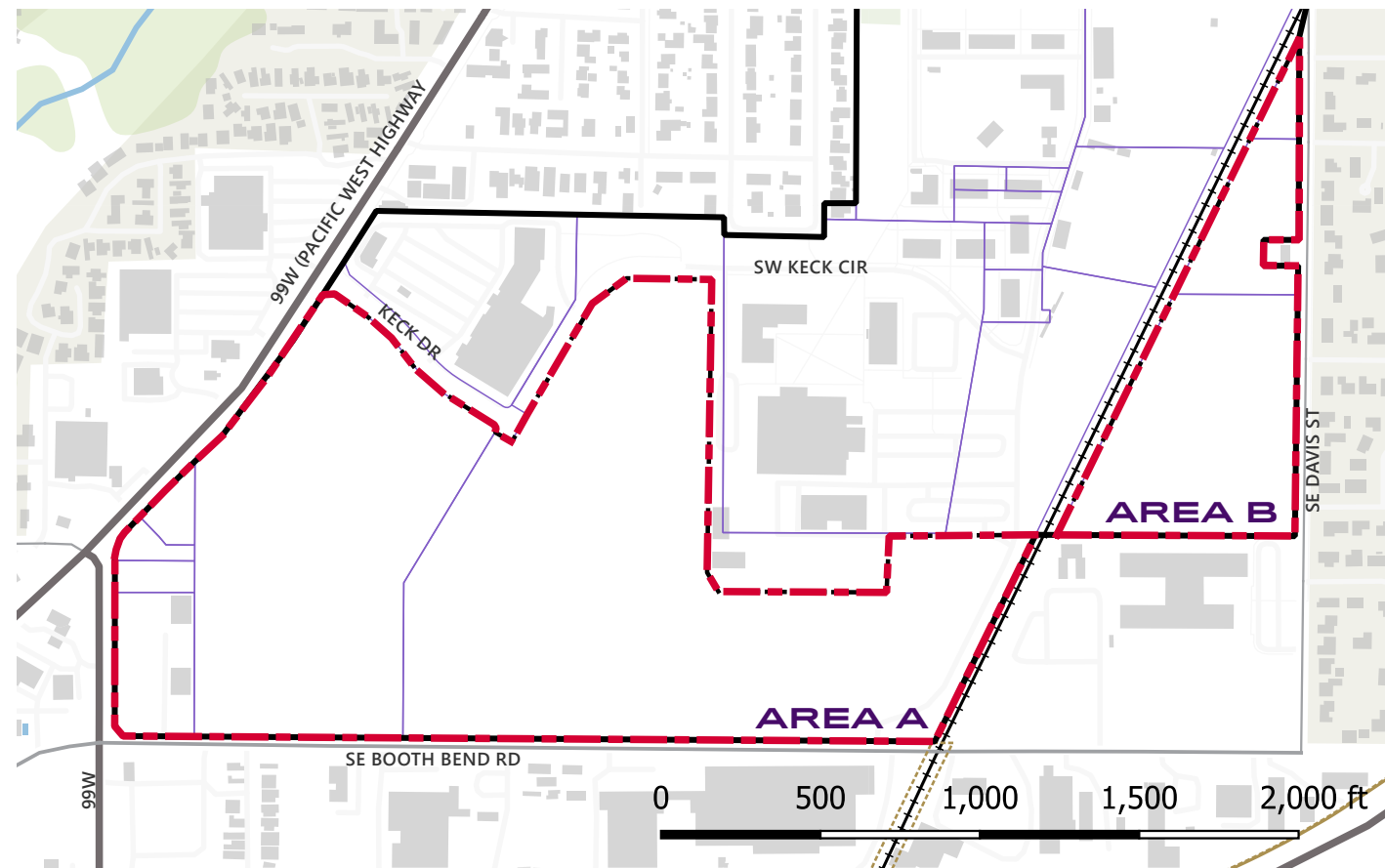


LOCAL CONTEXT

The study area is surrounded by the University's main campus to the north, Sue Buel Elementary School to the east, and light industrial manufacturing, like food and home manufacturing, across Booth Bend Road to the south. The context surrounding the west frontage of the site on Pacific Hwy/Hwy 99W consists of mostly strip commercial and large retailers like Albertsons, Bi-Mart, and Roth's Fresh Markets and restaurants like China House.

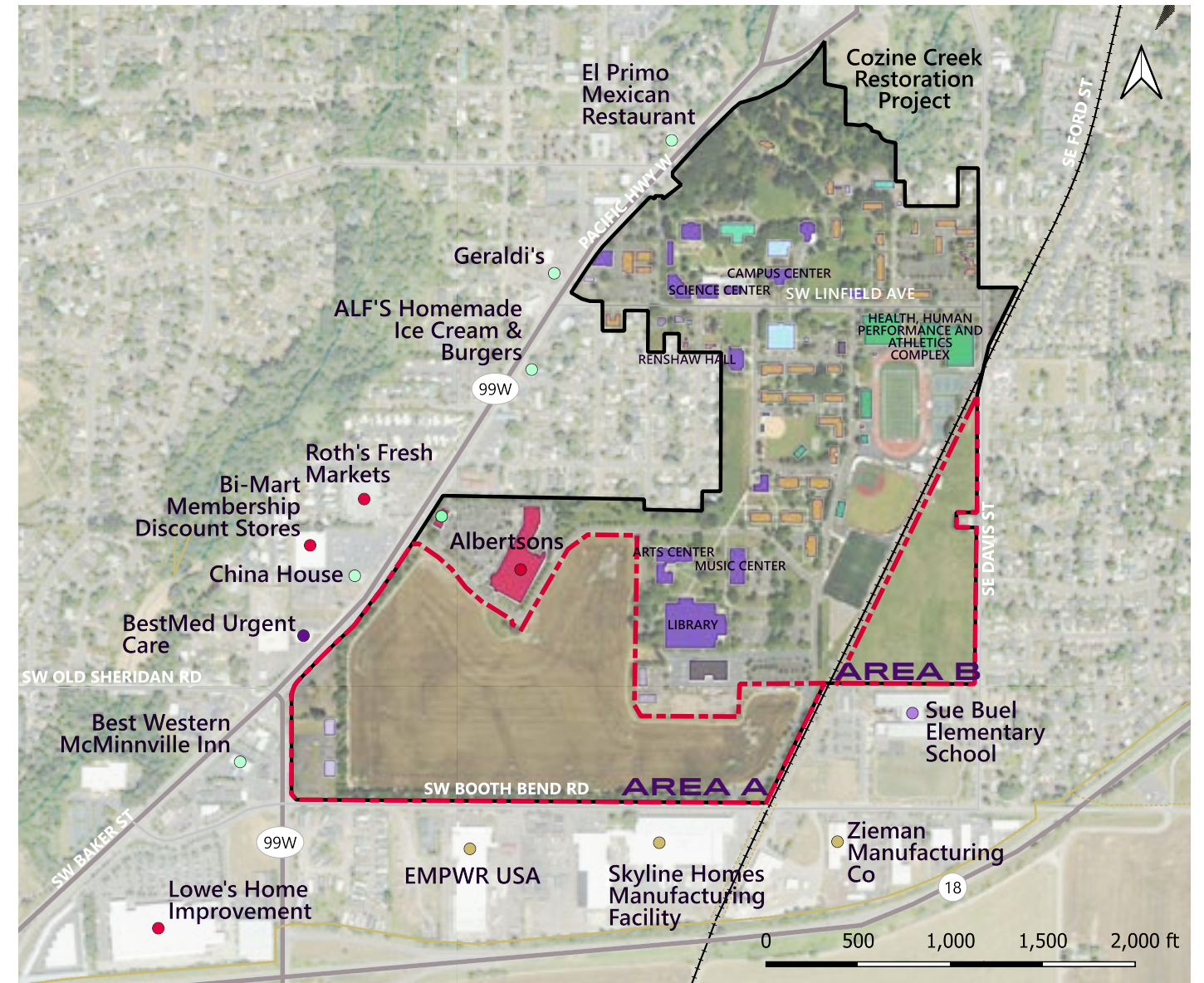
The total land area of the study site is around 72.7 acres. The site is split into the two parts: Area A is a main South Edge area and the Area B that is currently used as a temporary sport field.

PROJECT SITE (STUDY SITE)



Study Area
 Linfield University Area
 Parcel borders

LINFIELD UNIVERSITY CAMPUS MAP

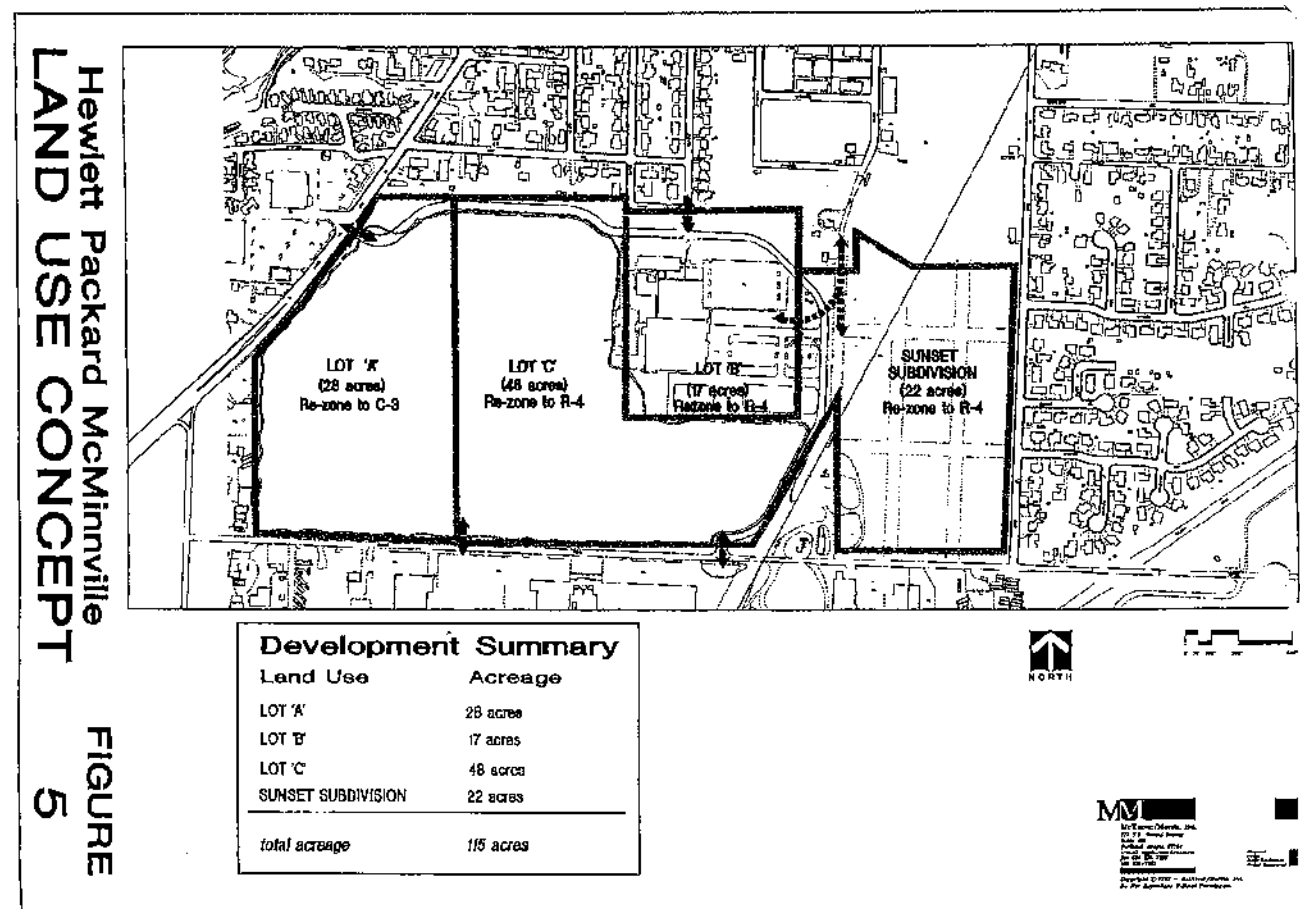


| | | | | | | |
|--|---|--|---|--|---|--|
| Study Area | Local Neighbors: | ● hospitality | Linfield University Buildings: | facilities services | retail | storage |
| Linfield University Area | ● retail | ● education | administrative | housing | sport | |
| | ● industrial | ● clinic | academic | student services | | |

PAST STUDIES

Land Acquisition in 1999

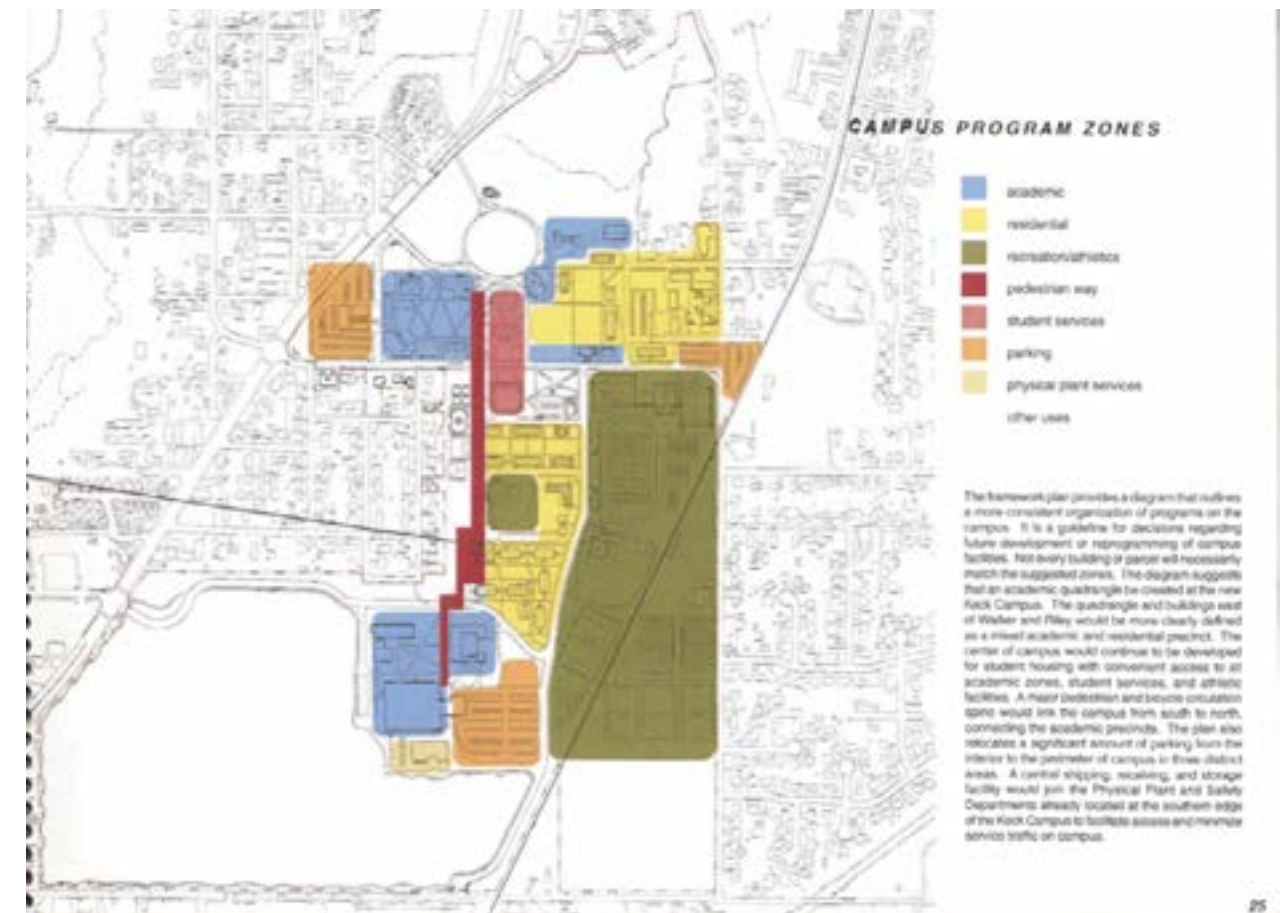
Linfield University began with 10 acres of university-owned land in the year of establishment in 1858 and grew to 193 acres after acquiring around 87 acres at the south end of its campus in 2000. The University purchased 17 acres with four buildings, previously owned by the Hewlett-Packard Company, and the remaining 70 acres were donated by Hewlett-Packard. This area is also known as part of the Keck campus. After the acquisition, the buildings were renovated to fulfill the expansion of the University 2000 Master Plan and Strategic Agenda. In addition, Linfield has acquired the land on the intersection of Hwy 99W and Booth Bend Road. Since then, the area has been left undeveloped to this day. In 1998, the City of McMinnville rezoned a total of 115 acres (including part of this site) from M-1 Light Industrial to R-4 Medium-High Density Residential and C-3 General Commercial.



Proposed Land Use Map. Comprehensive Plan Amendment and Zone Change Application, April, 1998

Linfield University Master Plan, 2000

In 2000, BORA Architects (previously named BOORA Architects) prepared a Master Plan for the future twenty years of Linfield University development. In accordance with the Master Plan, the Hewlett-Packard buildings were renovated into the Art and Music Departments, the Library and Theatre/Communication Arts Department, and the Physical Plant and Safety Department.



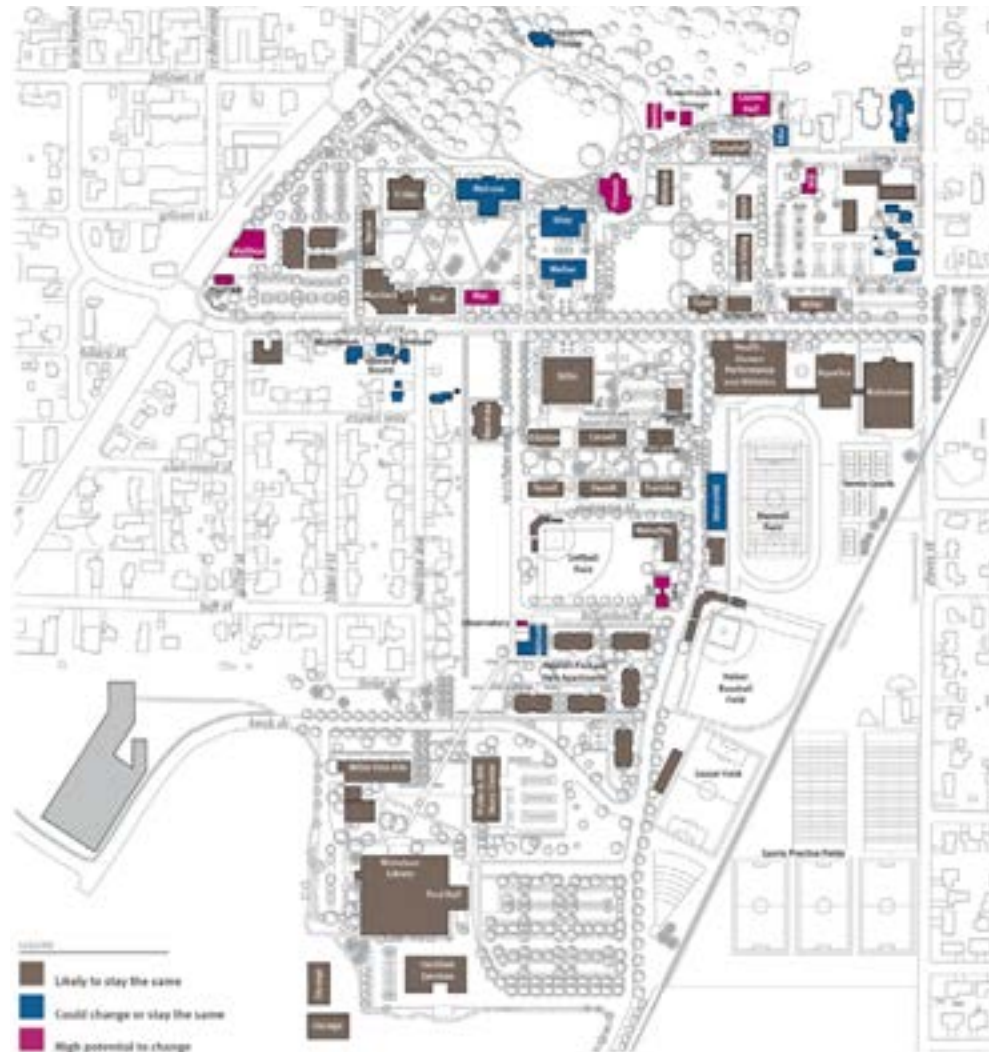
Linfield College. Framework Plan for McMinnville Campus Development. BORA Architects, May, 2000

PAST STUDIES

Strategic Facilities Guide, May 2013

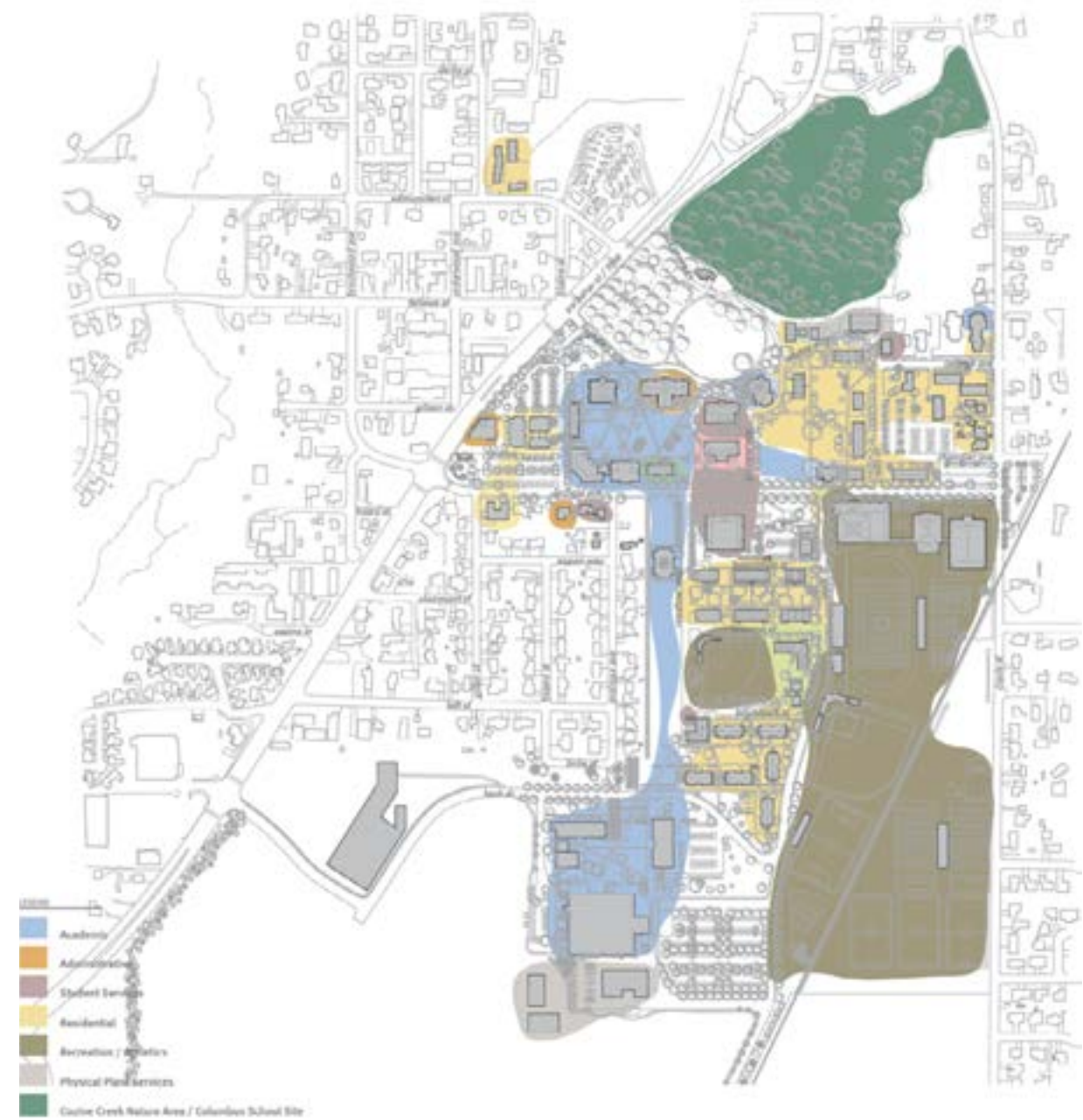
In 2013, Hennebery Eddy Architects assessed the efficiency of campus space use and the potential for change. Most buildings close to the study area are identified as likely to stay the same. However, the University is willing to explore a change of use for these buildings if the current use can be accommodated elsewhere.

POTENTIAL FOR CHANGE



Strategic Facilities Guide, May 2013. Hennebery Eddy Architects; Campus Summary Information 11/02/2022

CAMPUS DISTRICT



Strategic Facilities Guide, May 2013. Hennebery Eddy Architects; Campus Summary Information 11/02/2022

EXISTING UNIVERSITY POLICIES AND PLANS

LINFIELD UNIVERSITY STRATEGIC PLAN 2027

Connecting Learning, Life and Community

Linfield University Strategic Plan 2027 established the university mission as Connecting Learning, Life, and Community. It emphasizes the three major guiding themes: FOCUS, CREATE, and UNITE. The three goals are directly related to the South Edge development project or could become a space for achieving these goals. The future development of the South Edge property should be attuned to these topics and strengthen the things that the University already does well (Focus), expand new opportunities (Create), and engage students and the community (Unite).

FOCUS:

- Enhance learning, living and athletic spaces.

CREATE:

- Maximize opportunities to diversify university revenue in ways that are consistent with the mission.

UNITE:

- Advance One Linfield experience across the University.
- Tell the Linfield story.

QUICK FACTS

| | | | |
|--------------------------|------------------------|-------------------------------------|-------------------------------------|
| 1,726 STUDENTS | 21 STATES | 17.3% HISPANIC/ LATINO | 34% FIRST-GEN STUDENTS |
| 59 PROGRAMS | 11 COUNTRIES | | |

Linfield University is among the top Liberal Arts schools in the country. It is a private university with campuses in McMinnville and Portland, Oregon. According to the US Department of Education, the highest percentage of 2022 graduates were studying in Linfield's Registered Nursing program (46.9%), followed by 6.1% in Psychology, and 3.9% in Kinesiology and Exercise Science. Other popular programs are Business Administration and Management, including a specialized Wine Business Leadership program, Sport and Fitness Administration, and Marketing Management. There are a total of 54 undergraduate programs and five graduate programs. The total number of faculty is 130.

Linfield University's student demographic is relatively diverse for a school of its size and in comparison to the city and region. The total number of enrollments was 1,726 students as of fall 2023, representing 21 states and 11 countries (2% international students). 67 percent of students came from the state of Oregon ([Linfield University, Facts and Figures](#)). Students identifying as White represent 64.3 percent of students; however, 17.3 percent of students are identified as Hispanic/Latino, and there has been consistent growth of this portion of the student body in recent years. In 2021, 42 percent of incoming students at Linfield University were identified as first-year generation students, and 34 percent of the total number of students were considered first-generation ([Linfield First-Gen by The Numbers](#)). The impact of this notable diversity within the University should be considered for the site's end-users and how it may contribute to strengthening diversity and inclusion of the broader community.

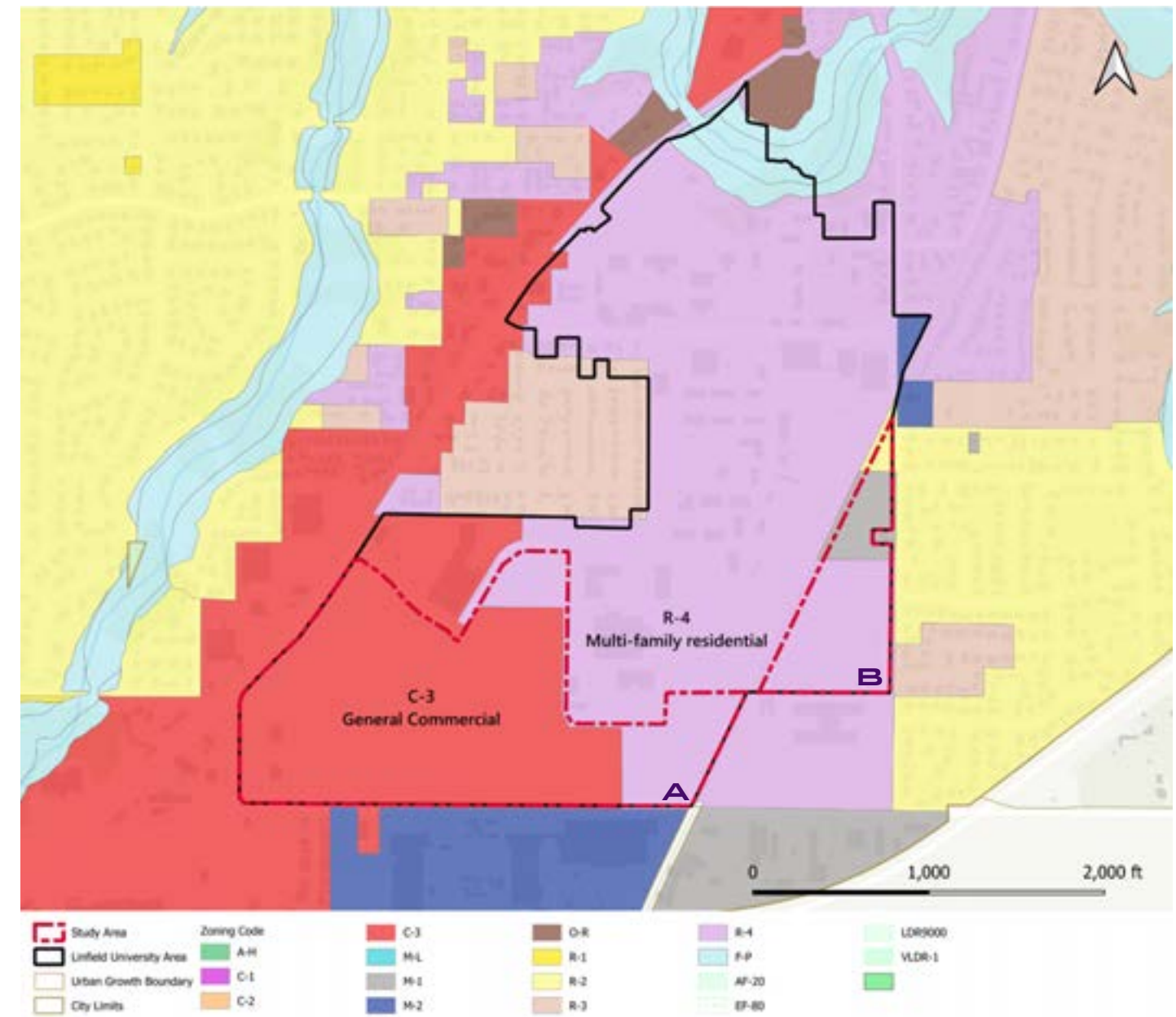
Operating budget: \$61.7 million for the 2023-24 fiscal year.

Endowment: \$122.5 million (2024).

ZONING ANALYSIS

| Zone | Permitted Uses | Conditional Uses | Lot Size | Setbacks | Building Height | Density |
|------|---|---|---------------------------|--|-----------------|---|
| R-4 | Single family, multi-family housing, ADU, condominium, childcare home, adult day care facility, child care center, social relief facility, mobile homes, mobile home parks, sewage pump stations, and satellite dish/tower. | Campus living organization, cemetery, childcare center, church, community building/library, adult day care facility, social relief facility, farming, gold course, home office, hospital or clinic, nursing/convalescent home, multi-family housing at a higher density than R-4, public or private school. | No less than 5,000 sq ft. | Front = no less than 15 ft. Side = no less than 6 ft. Rear = no less than 20 ft. If building height > 35 ft, all yards shall be increased for one foot per each two feet of the building height. | 60 ft. maximum. | Minimum 1,500 sq ft/2b unit, and not less than 1,750 sq ft/3b unit + 500 sq ft for each additional bedroom more than three in any one unit. |
| C-3 | All C-1 and C-2 permitted and conditional uses: child-care center/home, restaurants, pharmacy, lodging, short-term rental. ADU, condominiums, multi-family housing, upper-story residential use, exhibition hall, bank, automobile repair, retail, business and trade school/college, church, club, community center, office, parking structure, RV park, hospital/clinic, veterinary office/animal hospital, medical laboratory, and nursing home. | Social relief facility, public or private school, public transportation passenger terminal. | N/A | Not required, except: Side = no less than 20 ft. when adjacent to a residential zone. Rear = no less than 20 ft. when adjacent to a residential zone. | 80 ft. maximum. | N/A |
| R-2 | Single-family, two-family, ADU, child care home, day care facility (adult), child care center, model home, public park. | Cemetery, child care center, church, community building, library, day care facility (adult), farming, golf course, guesthouse, public or private school. | No less than 7,000 sq ft. | Front = no less than 20 ft. Side = no less than 7.5 ft. (except an exterior side yard on the street side of a corner shall be no less than 20 ft.) Rear = no less than 20 ft. | 35 ft. maximum. | Minimum of 7,000 sq. ft./per family. |
| M-1 | All M-L zone permitted uses: cable television, compounding, processing, packaging, storing, class installation, green house, wholesale nursery, laboratories, laundry, manufacture, repair, storage. | Agricultural supply store, wholesale, retail, recycling center, cemetery, service stations, public uses (schools and churches). | N/A | Not required, except: No less than 40 ft. when adjacent to a residential zone. No less than 15 ft. when adjacent to a commercial zone or a public roadway. | 80 ft. maximum. | N/A |

ZONING MAP



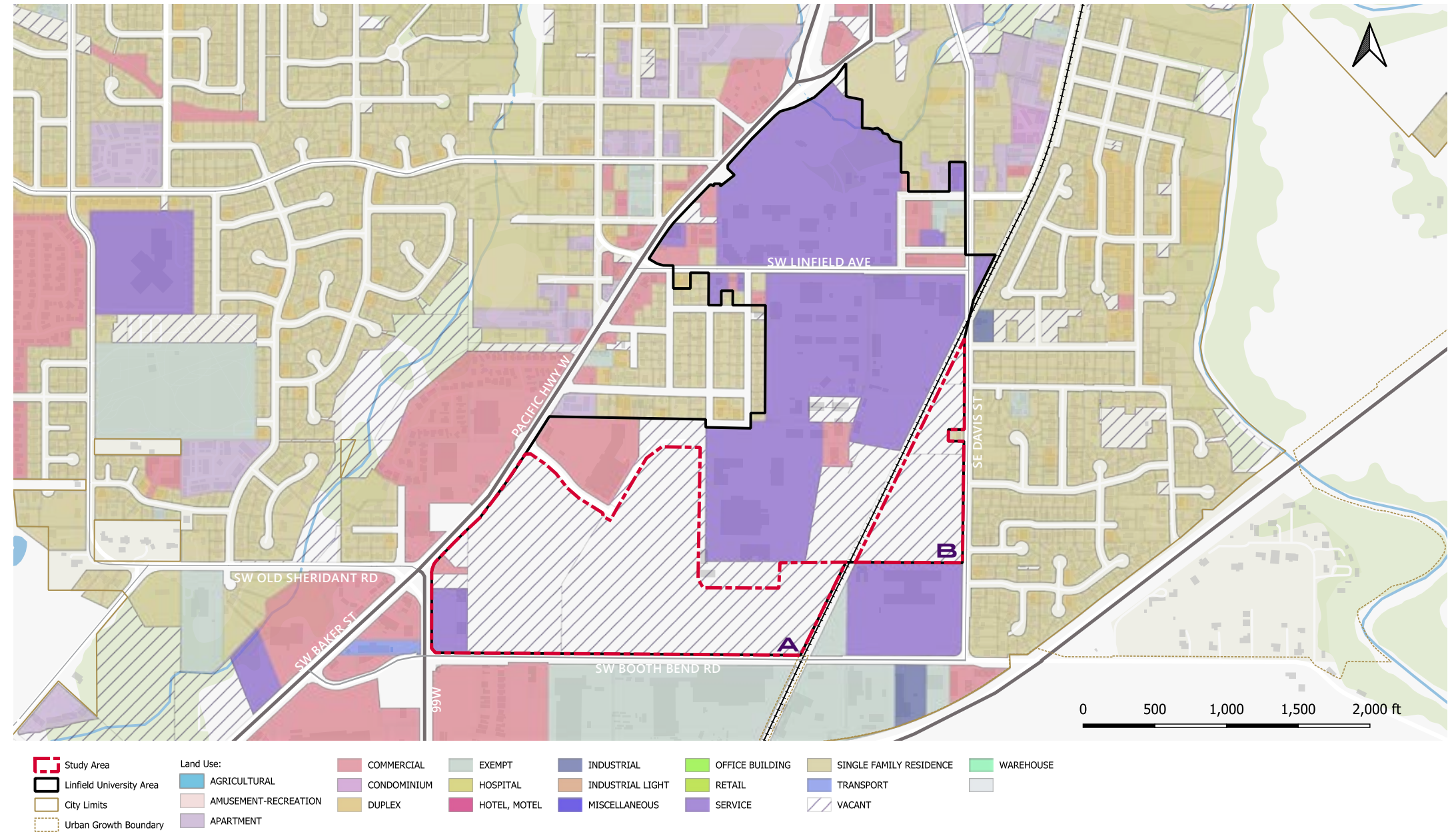
20.98 acres of the site including the parcel on the north east across the railway are zoned as R-4, Multi-family Residential. 48.29 acres of the site are classified as C-3, General Commercial. The north east parcel of 0.58 acres is Single-family Residential (R-2) and another one on this edge is M-1, 3.09 of Light Industrial Zone.

LAND USE ANALYSIS

Most of the project site is classified as vacant land with one parcel in the south-west edge having two warehouse structures currently being used for University storage. A portion of Area B is currently being used as University recreation and athletics practice fields.

The site's context consists of various land uses. The study area is surrounded by University main campus uses to the north, Sue Buel Elementary School to the east, and light industrial manufacturing across Booth Bend Road to the south. The context surrounding the west frontage of the site on Pacific Hwy/Hwy 99W consists of mostly strip commercial and some condominiums. Single-family residential lies to the east and between the main campus and the study site.

LAND USE MAP



PARCELS INVENTORY

Linfield College owns 23 parcels, nine of which are part of the future South Edge development proposal. The total study area of these parcels is 72.67 acres, based on the parcel area data and GIS.

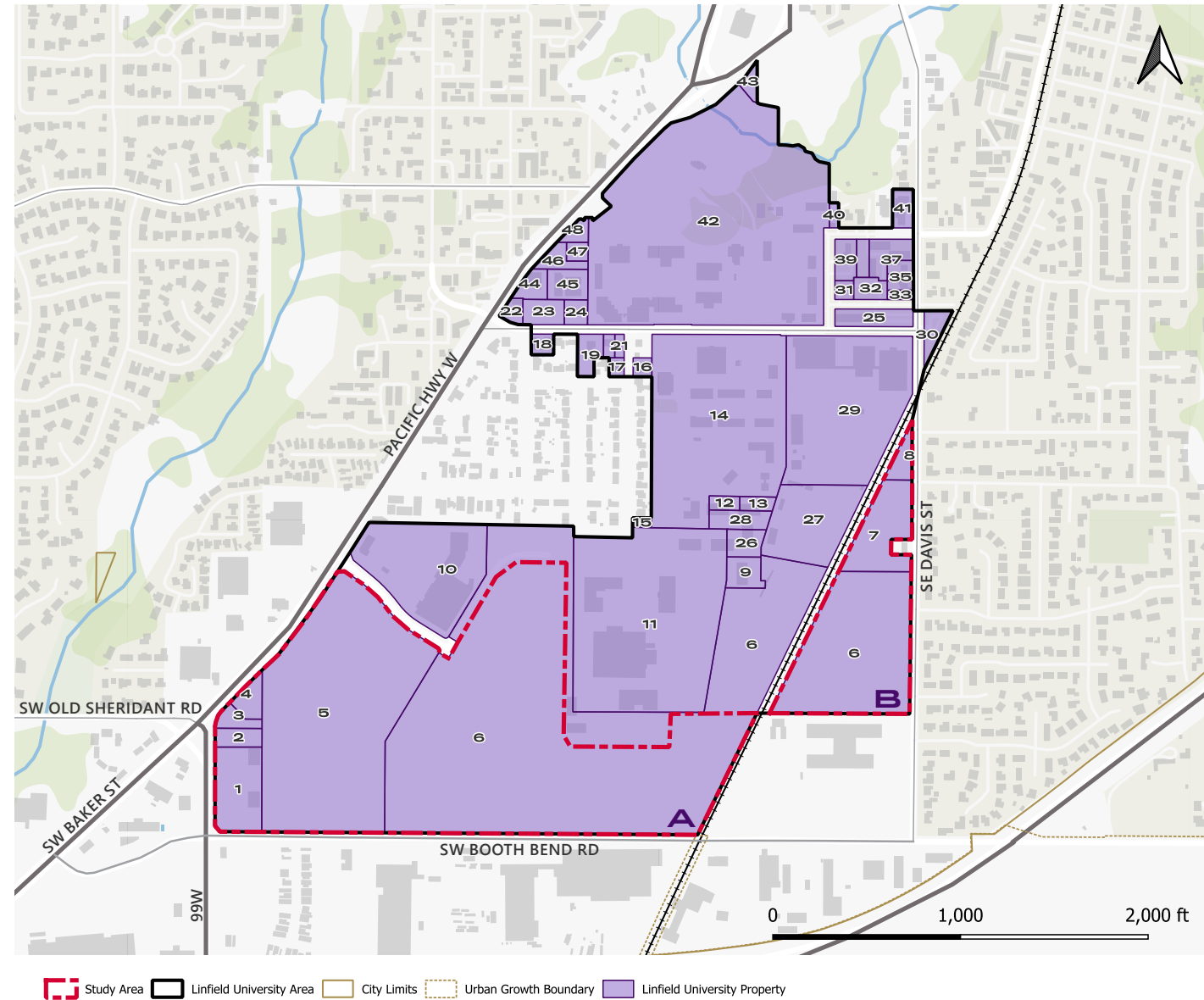
Most property owners around the study site are individual single-family homeowners and private company owners of commercial properties. The city (McMinnville School District) owns two parcels across the east rail road, with the Sue Buel School buildings.

STUDY SITE PARCELS

| No | Parcel ID | Zoning | Area, acre | Owner's Name |
|----|--------------|--------|------------|------------------|
| 1 | R4429BD02400 | C3 | 2.66 | LINFIELD COLLEGE |
| 2 | R4429BD02300 | C3 | 0.58 | LINFIELD COLLEGE |
| 3 | R4429BD02200 | C3 | 0.44 | LINFIELD COLLEGE |
| 4 | R4429BD02100 | C3 | 0.61 | LINFIELD COLLEGE |
| 5 | R4429AC00104 | C3 | 20.2 | LINFIELD COLLEGE |
| 6 | R4429AC00103 | R4 | 57.8* | LINFIELD COLLEGE |
| 7 | R4428BB00302 | M1 | 3.09 | LINFIELD COLLEGE |
| 8 | R4428BB00200 | R2 | 0.56 | LINFIELD COLLEGE |

* The numerical sum of the parcel acreage in the table does not equal to the study site's area (76.67 acres) due to the parcel six's land make up split but recorded as one parcel.

LINFIELD PROPERTIES MAP

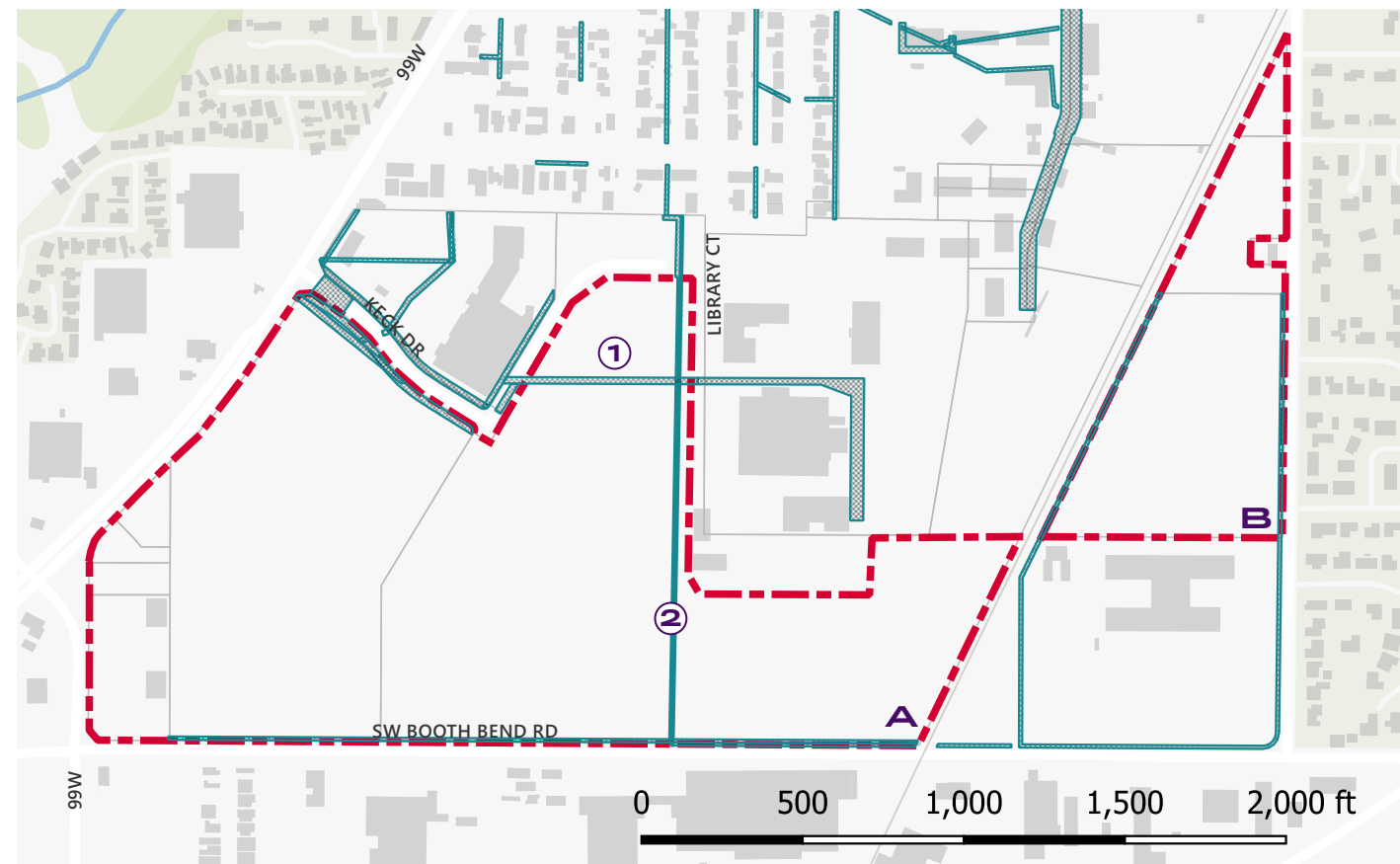


| No | Parcel ID | Zoning | Area, acre | Owner's Name |
|----|--------------|--------|------------|------------------|
| 9 | R4429AD06900 | R4 | 1.29 | LINFIELD COLLEGE |
| 10 | R4429AC00100 | C3 | 6.8 | LINFIELD COLLEGE |
| 11 | R4429AD07000 | R4 | 17 | LINFIELD COLLEGE |
| 12 | R4429AA07200 | R4 | 1 | LINFIELD COLLEGE |
| 13 | R4429AA07100 | R4 | 1 | LINFIELD COLLEGE |
| 14 | R4429AA07000 | R4 | 14.98 | LINFIELD COLLEGE |
| 15 | R4429AA06900 | R3 | 0.12 | LINFIELD COLLEGE |
| 16 | R4429AA05400 | R3 | 0.23 | LINFIELD COLLEGE |
| 17 | R4429AA01500 | R3 | 0.18 | LINFIELD COLLEGE |
| 18 | R4429AA00900 | R4 | 0.3 | LINFIELD COLLEGE |
| 19 | R4429AA00600 | R4 | 0.6 | LINFIELD COLLEGE |
| 20 | R4429AA00500 | R4 | 0.17 | LINFIELD COLLEGE |
| 21 | R4429AA00400 | R4 | 0.14 | LINFIELD COLLEGE |
| 22 | R4429AA00300 | C3 | 0.3 | LINFIELD COLLEGE |
| 23 | R4429AA00200 | R4 | 0.68 | LINFIELD COLLEGE |
| 24 | R4429AA00100 | R4 | 1 | LINFIELD COLLEGE |
| 25 | R4428BB01700 | R4 | 0.89 | LINFIELD COLLEGE |
| 26 | R4429AD06800 | R4 | 1.09 | LINFIELD COLLEGE |
| 27 | R4428BB00301 | R4 | 4.02 | LINFIELD COLLEGE |
| 28 | R4429AA07300 | R4 | 0.81 | LINFIELD COLLEGE |
| 29 | R4428BB00100 | R4 | 7.91 | LINFIELD COLLEGE |
| 30 | R4428BA00290 | M2 | 0.56 | LINFIELD COLLEGE |
| 31 | R4421CC04900 | R4 | 1 | LINFIELD COLLEGE |
| 32 | R4421CC04800 | R4 | 0.46 | LINFIELD COLLEGE |
| 33 | R4421CC04700 | R4 | 0.16 | LINFIELD COLLEGE |
| 34 | R4421CC04600 | R4 | 0.16 | LINFIELD COLLEGE |
| 35 | R4421CC04500 | R4 | 0.11 | LINFIELD COLLEGE |
| 36 | R4421CC04400 | R4 | 0.23 | LINFIELD COLLEGE |
| 37 | R4421CC04100 | R4 | 0.83 | LINFIELD COLLEGE |
| 38 | R4421CC04000 | R4 | 1 | LINFIELD COLLEGE |
| 39 | R4421CC03900 | R4 | 1.17 | LINFIELD COLLEGE |
| 40 | R4421CC03800 | R4 | 0.15 | LINFIELD COLLEGE |
| 41 | R4421CC03400 | R4 | 0.52 | LINFIELD COLLEGE |
| 42 | R4420DD00400 | R4 | 29 | LINFIELD COLLEGE |
| 43 | R4420DD00300 | FP | 0.19 | LINFIELD COLLEGE |
| 44 | R4420DC05700 | C3 | 0.52 | LINFIELD COLLEGE |
| 45 | R4420DC05600 | R4 | 0.8 | LINFIELD COLLEGE |
| 46 | R4420DC05500 | C3 | 0.49 | LINFIELD COLLEGE |
| 47 | R4420DC05400 | R4 | 1 | LINFIELD COLLEGE |
| 48 | R4420DC05300 | R4 | 1 | LINFIELD COLLEGE |

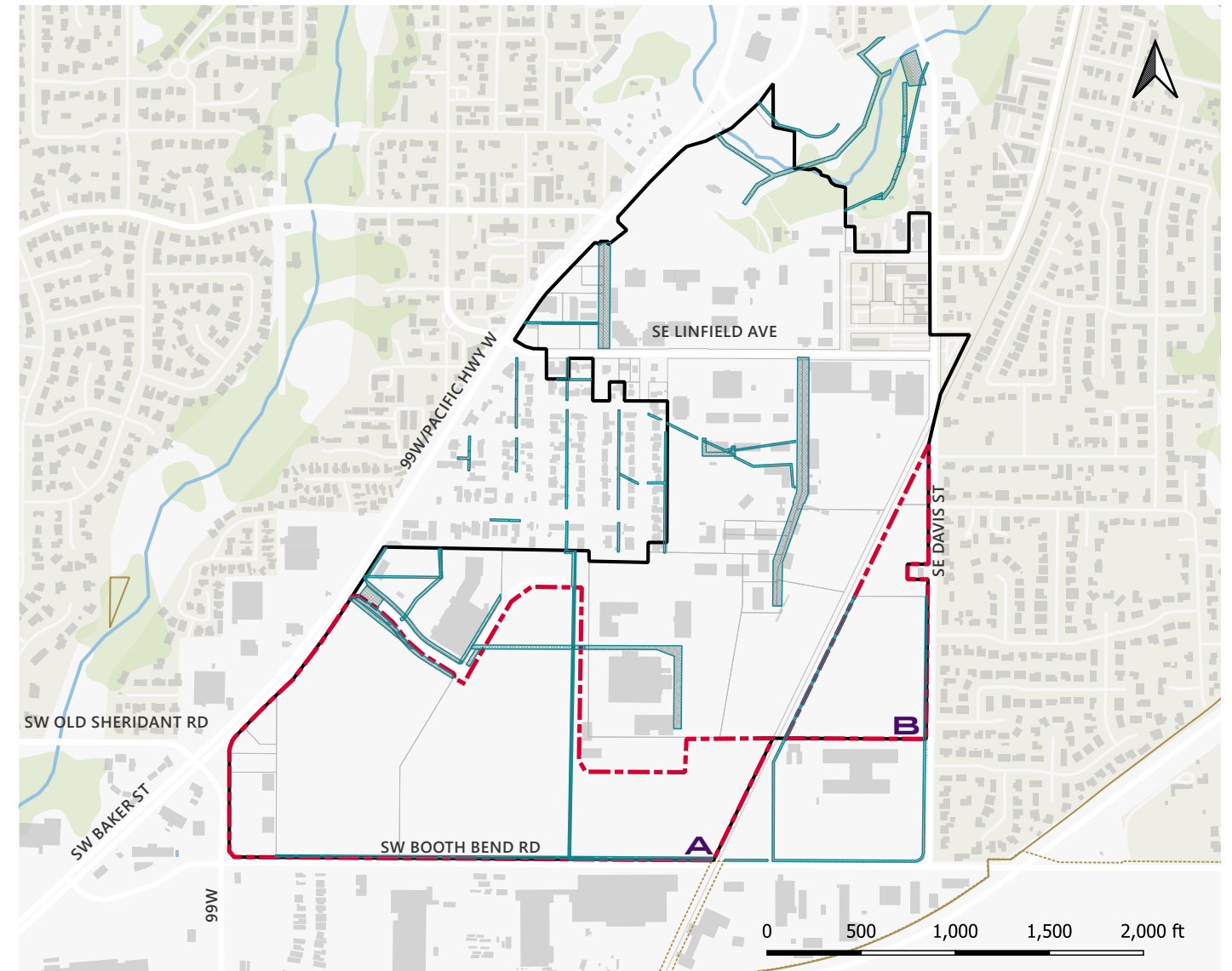
EASEMENTS

There are a total of six easements on the study site. Most of them are along the main entrance ways to the site and will not significantly affect the development make up. However, there are two easements that cross the area A through north-south and west-east directions. The easement 98-52 (1 on the map) is a storm sewer use; and E-15 & E-16 (2 on the map) are public utility use.

STUDY SITE EASEMENTS MAP



EASEMENTS ON LINFIELD PROPERTIES



▬ Study Area
 Linfield University Area
 Urban Growth Boundary
 City Limits
 Easements
 Parcel Lines

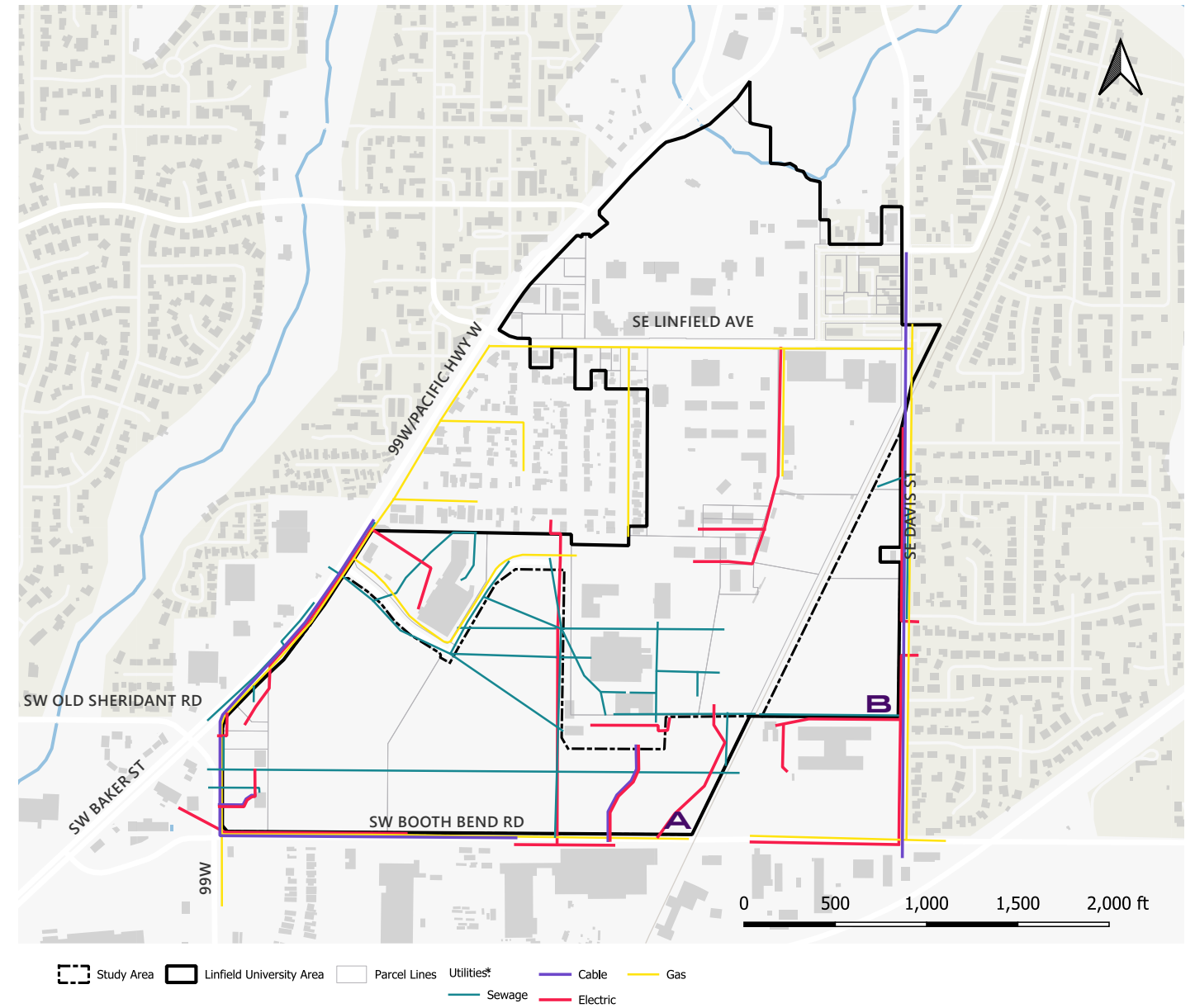
UTILITIES

Most utility pipelines and wires surround the study site and will not impact the development much. However, a sewage line crosses the site from Albertsons to the Linfield University Library; and the electricity lies from the south end of Library Ct to SE Booth Bend Rd, that reflects the easements locations described in previously.

There will be a transmission line upgrade of the pole line along Hwy 18 from SE Booth Bend Road to Hwy 99W. It will increase the resiliency of the Water&Light transmission and distribution system. The project is scheduled in 2024.

McMinnville and the study site have a high rate of high-speed service availability ($\geq 100/100$ Mbps). The two study site hexagons total 324 Broadband Serviceable Locations (BSL). Cable, fixed wireless, and fiber service points are available around or on the site.

UTILITY LOCATION MAP



*The utility lines on the map are manually drawn from the pre-survey materials received from the utility providers. For future detailed development, the survey should be conducted to reflect the precise utility locations.

TRANSPORTATION

The study area is located in the intersection of the State Oregon Route 18 (Hwy 18) and the state highway 99W. Hwy 99W (also known as Pacific Highway W) connects the site with Downtown McMinnville; the road is a major connector of the city with the rest of the region. The site also has easy access to Hwy 18 to the southeast, which expands site connectivity with the Three Mile Lane Area Plan development and the city municipal airport. Davis Road, along the eastern edge of the site, also directly connects to Downtown McMinnville.

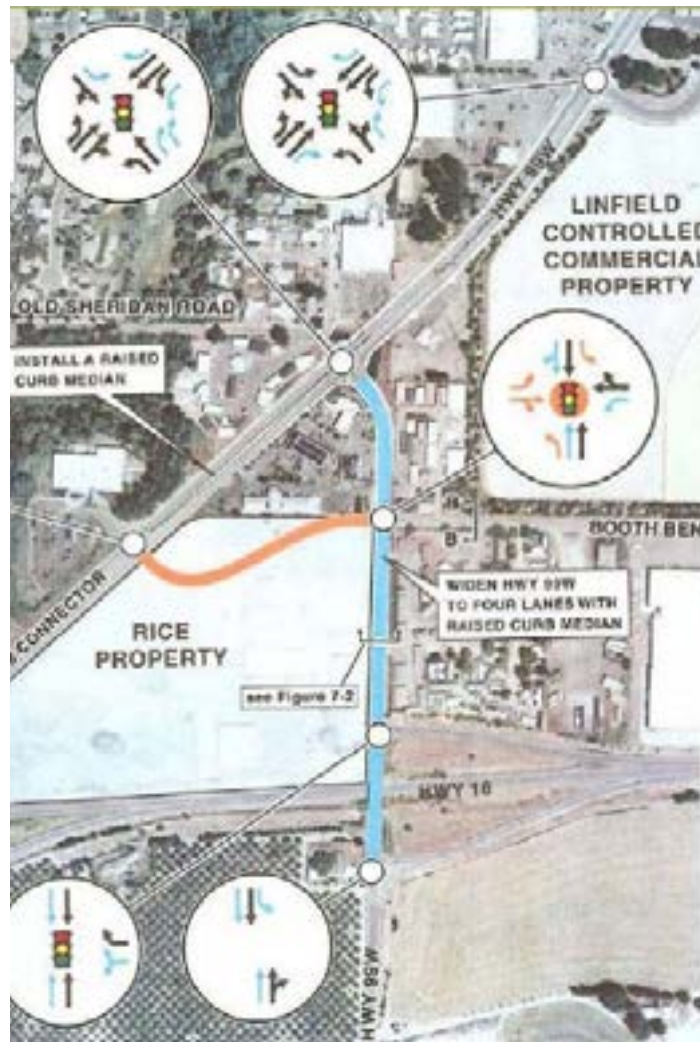


Exhibit 4-9 Highway 18/99W Plan. Transport Group | Chapter 4 – Street System Plan

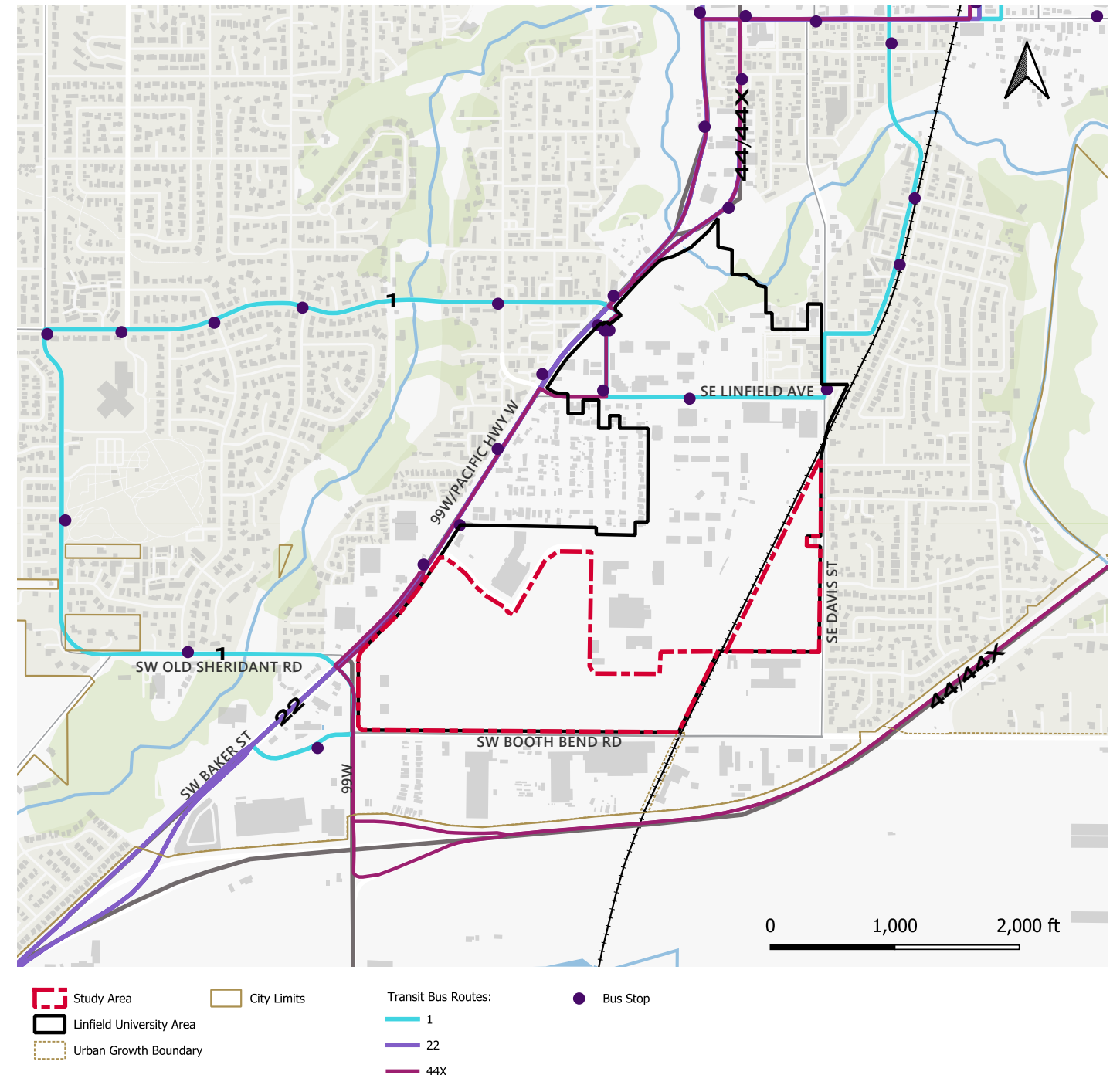
The unique location of the site and connection to two major highways create opportunities for future intensive development. However, the road capacity and the Hwy 18 / 99W should be taken into account.

Based on the Transportation System Plan, Chapter 4, the Oregon Department of Transportation (ODOT) and the City of McMinnville have developed and adopted the Highway 18/99W South Interchange Access Management Plan. The following improvements are planned for the intersection:

- Widening Hwy 99W for additional travel lanes, bike lanes, and sidewalks.
- Modification to 99W / Booth Bend Road to include additional turn lanes and signal replacement
- Modification to accommodate southbound left-turn lanes, sidewalks, and bike lanes to prevent Hwy 18 overcrossing.

According to the plan, Booth Bend Road should be updated to Complete Street (new bike lane and sidewalks).

EXISTING TRANSIT SYSTEM MAP



ENVIRONMENTAL STUDIES

The site does not experience major environmental hazards and vulnerabilities. The flood mitigation and protection zones caused by Cozine Creek's floodplain touch the north side of the Linfield main campus area, and the study site falls beyond it.

There is no wetlands on the site; however, hydric soils are present on part of the land. Therefore, the geotechnological survey might be needed and the proper foundational solution should be provided.

According to the Environmental Protection Agency (EPA) Environmental Justice Index (EJI, 2022), the study site's census tract 308.02 is ranked 0.76 percentile for overall social vulnerability, with high prevalence of a chronic condition test, meaning that 76% of tracts in the US likely experience less severe socio-environmental impacts. Proximity to high-volume roads and railways leads to the high noise rates on the site. The tract is at the high 0.91 percentile of Impaired Surface Water. The site's tract is rated at 0.86 percentile of Toxic Release Inventory (TRI) Sites indicating that a high rate of the population lives within a 1-mi buffer of TRI sites. A high poverty percentile of 0.82 and no high school diploma percentile of 0.79 impact the high social vulnerability index in the area.

NATURAL HAZARDS AND HYDRIC SOILS MAP

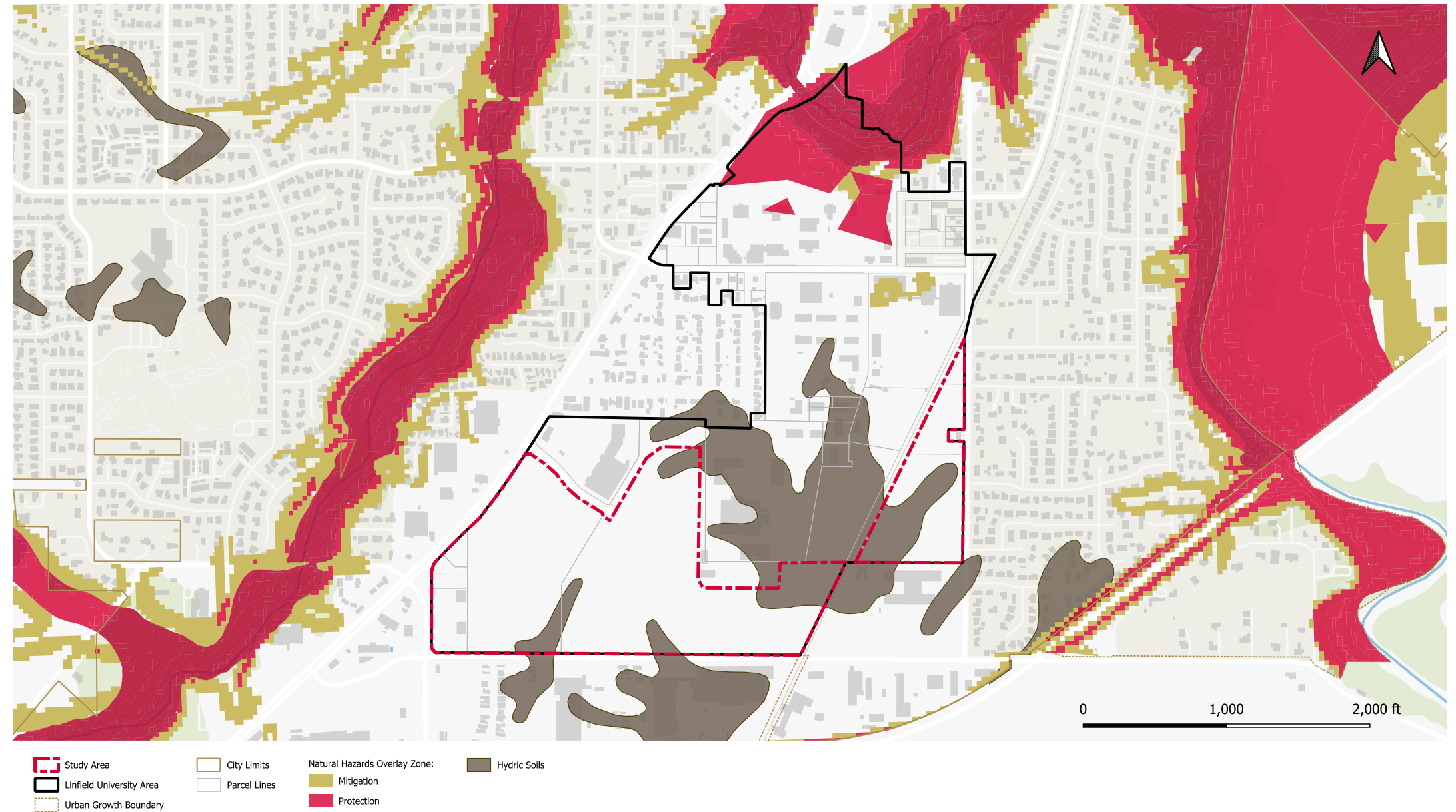
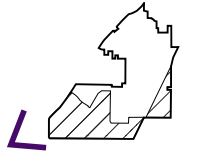


PHOTO INVENTORY

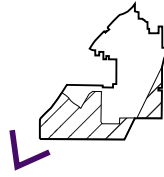


VIEW OF THE SITE FROM THE SOUTHWEST CORNER



PHOTO INVENTORY

VIEW ON THE HIGHWAY 99W



VIEW ON THE SW BOOTH BEND RD

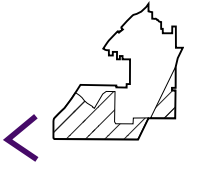


PHOTO INVENTORY

VIEW FROM SE LEVER ST



VIEW FROM KECK DRIVE



CITY POLICIES & PLANS

MAC-Town 2032 Economic Development Plan

The McMinnville Economic Development Strategic Plan 2032 states the overarching goals of the city future development. The Main Goals are:

1. Growth in Living-Wage Jobs -- is central to many of the project goals
2. Economic Mobility and Inclusion
3. High Quality Life
4. Traditional Industry & Advanced Manufacturing
5. Technology & Entrepreneurship
6. Hospitality & Place-based Tourism (wine-related tourism and beyond)
 - 6.2 Leverage Linfield’s wine studies program to identify opportunities to increase visitation to the Willamette Valley region and to the viticultural areas immediately surrounding McMinnville.
7. Craft Beverages & Food Systems
 - 7.1 Encourage collaboration between Linfield university and Chemeketa College
8. Education, Medicine, & Other Sciences
 - 8.1. Assess the desirability and potential feasibility of the creation of a “university district” or similar near one or more of McMinnville’s college campuses.
 - 8.2 Explore PPP for student housing expansion at Linfield.

McMinnville Comprehensive Plan Goals

McMinnville Comprehensive Plan (Ordinance 5126, November 2022) divided into nine chapters that consist topic-specific economic, cultural, land use, environmental, and transportation goals. Below are the critical goals related to the study area strategic development.

- ENCOURAGE THE CONTINUED GROWTH OF MCMINNVILLE AS THE COMMERCIAL CENTER OF YAMHILL COUNTY AND DIVERSIFY MCMINNVILLE’S ECONOMY.
- ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE
- PROVIDE CULTURAL AND SOCIAL SERVICES COMMENSURATE WITH THE NEEDS OF POPULATION
- PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS
- PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS

CITY QUICK FACTS

| | | |
|--|----------------------------------|--|
| 34,432 RESIDENTS | 3,254.7 PPL/SQ MI | 40.1 MEDIAN AGE |
| \$65,318 MEDIAN HH INCOME | 16.9% BELOW POVERTY | 25% CHILDREN BELOW POVERTY |

Data Source: US Census ACS 2022 5-year estimate

Projected population is estimated to grow by plus 11,260 new residents by 2041 planning period ([McMinnville, Urbanization Report, June 2020](#)). That would translate into 6,885 new employment and will require 4,657 new housing units to be constructed during the 2021-2041 period. McMinnville has the largest population and highest employment in Yamhill County, which positions the city as a subregional center, on the outskirts of the greater Portland region. However, the median age in the city is 40.1, around the Yamhill County’s average age. The county’s population is aging and will continue to age. Meanwhile, 16.9 percent of the McMinnville’s population live below the poverty line which is 1.5 times higher than the rate in Portland-Vancouver-Hillsboro, OR-WA Metro Area. In addition, 25 percent of children under 18 years old live below poverty that put this population group at a higher risk.

CITY POLICIES & PLANS

Three Mile Lane Area Plan

Three Mile Lane Area (Ord. No. 4131 as amended by Ord. No. 4572) 0.65 mi east of the Linfield University's South Edge site. The area contains approximately 1,340 acres of land with a various land uses and multi-modal transportation system. The Three Mile Lane District is a vibrant community that will be a gateway to the city's Downtown and Oregon Wide Country bringing new employment opportunities, housing options, and tourism destinations. Most employment opportunities will be concentrated in an Innovation Campus, with a mix of offices and industrial uses. The figure below shows the preferred land use alternative of the area, as adopted by the Ord. No. 5126 in 2022.

LAND USE VISION

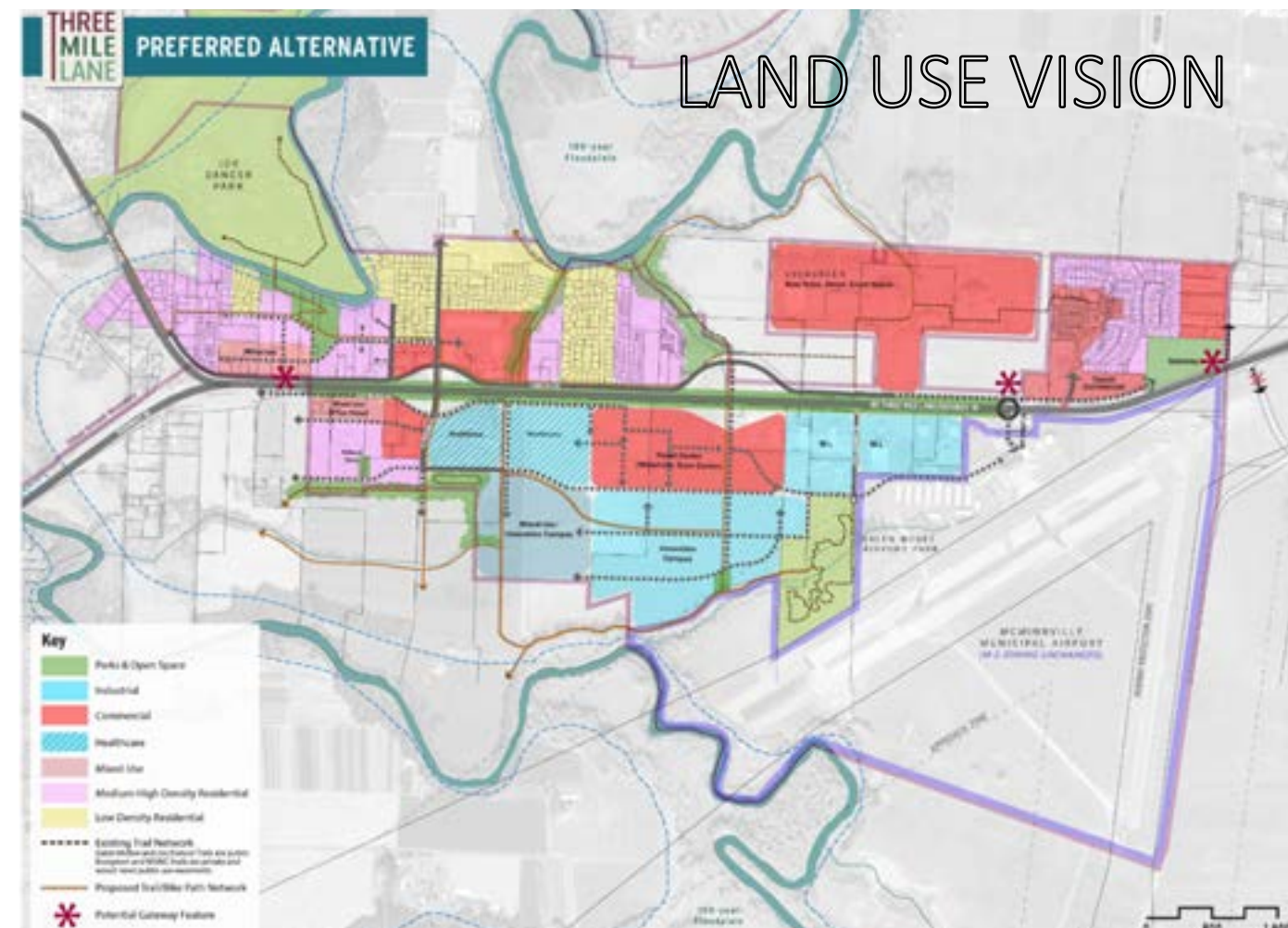


Exhibit A ti Ordinance 5126. City of McMinnville, Three Mile Lane. November, 2022

Southwest Area Plan (UGB)

The Southwest Area Plan encompasses the entire area of the Urban Growth Boundary (UGB) on the southwest edge beyond the city boundary. Approximately 650 acres of land are classified as Urban Holding, with a portion of the area along the Peavey Reservoir and Cozine Creek having a Floodplain designation. The Framework below shows the land needs and opportunities of the site. The land is primarily dedicated to housing, with two Neighborhood Activity Centers, neighborhood parks, and a school. In 2024, McMinnville has initiated RFQ for seeking a consultant for the plan specific development proposal.

FRAMEWORK PLAN OF SOUTHWEST AREA

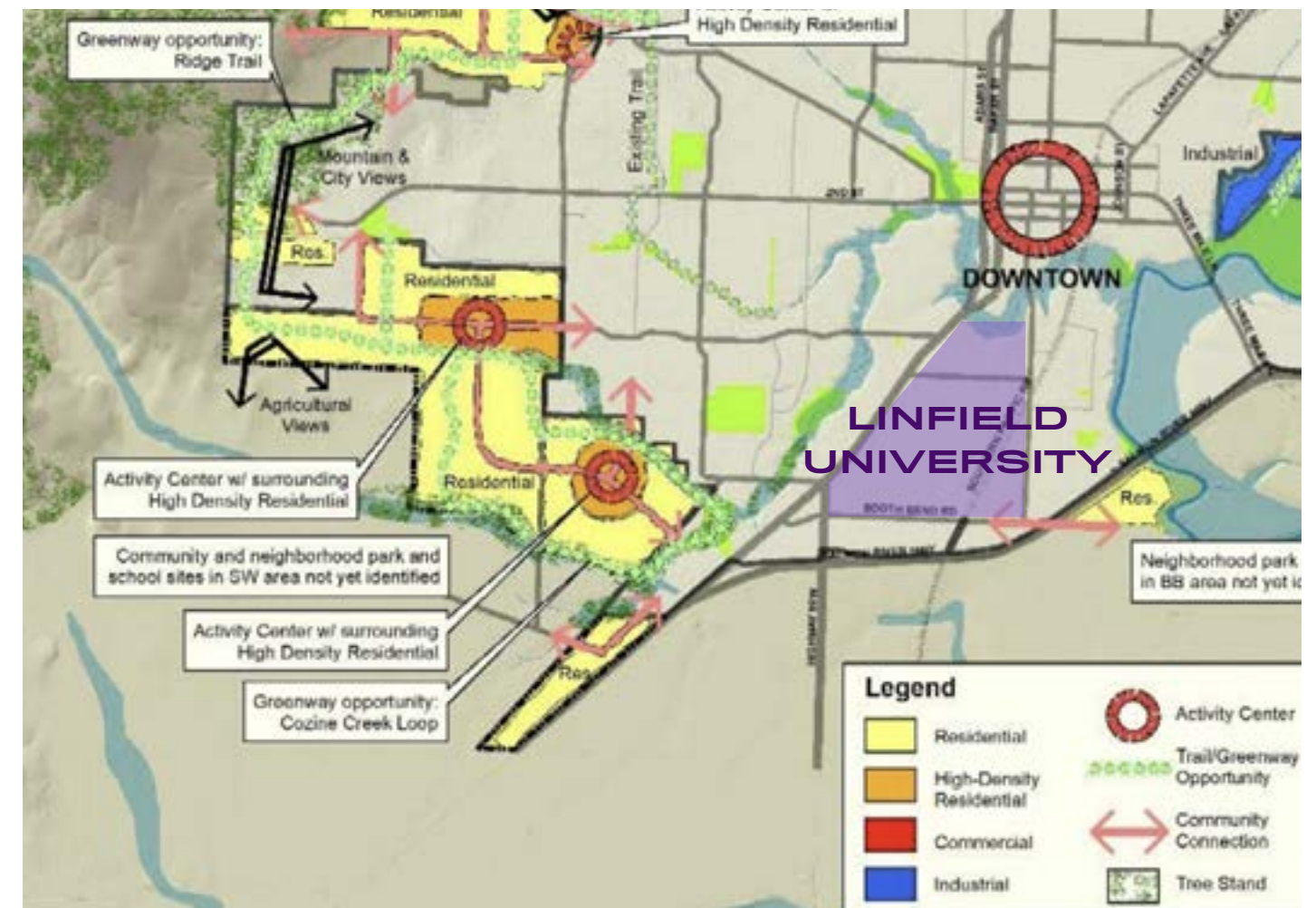


Exhibit G. MGMUP Framework Plan. December, 2020

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