



May 8, 2025

To: Joint Committee on Ways and Means Subcommittee On Capital Construction

From: Kelly McDonald, Managing Partner, Granary District Properties, LLC

**Re: SB 5531 Support for City of McMinnville's Alpine Avenue and Highway 18 Funding Request.**

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

I am writing to urge you to fund two very important infrastructure projects in my community that will help us further our housing and economic development goals.

- **NE Gateway Alpine Ave. Street Improvement Project Phase 2.** This project will construct the second half of Alpine Avenue to incentivize housing and commercial development in the northern end of the NE Gateway District as part of a revitalization effort. The first 4 blocks were completed in Phase 1. Timing is critical to support the redevelopment of a 3.5-acre opportunity site into high-density housing and mixed-use commercial. This project will support increasing our density and provide more workforce and affordable housing options and vibrant commercial opportunities to deliver on our combined efforts to increase housing stock and economic opportunities in the City of McMinnville, we must also ensure the proper infrastructure to be successful.
- **Hwy 18 Frontage Streets Improvement Phase 1.** 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 these two very important projects for the City of McMinnville.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly McDonald", is written over a light gray rectangular background.

Kelly McDonald