

**AGENDA**

**WILSONVILLE CITY COUNCIL MEETING  
OCTOBER 19, 2015  
7:00 P.M.**

**CITY HALL  
29799 SW TOWN CENTER LOOP  
WILSONVILLE, OREGON**

Mayor Tim Knapp

Council President Scott Starr  
Councilor Susie Stevens

Councilor Julie Fitzgerald  
Councilor Charlotte Lehan

**CITY COUNCIL MISSION STATEMENT**

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

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**Executive Session is held in the Willamette River Room, City Hall, 2<sup>nd</sup> Floor**

- |                  |   |           |
|------------------|---|-----------|
| <b>5:30 P.M.</b> | <b>EXECUTIVE SESSION</b>  | [20 min.] |
| A.               | Pursuant to ORS 192.660(2)(e) Real Property Acquisition; and<br>ORS 192.660(2)(a) Employment of Public Officers |           |
| <b>5:50 P.M.</b> | <b>REVIEW OF AGENDA</b>   | [5 min.]  |
| <b>5:55 P.M.</b> | <b>COUNCILORS' CONCERNS</b>   | [5 min.]  |
| <b>6:00 P.M.</b> | <b>PRE-COUNCIL WORK SESSION</b>   |           |
| A.               | Wilsonville Community Sharing Renter's Utility Bill<br>Paying Assistance Program, Guidelines (Cole)             | [20 min.] |
| <b>B.</b>        | Road Maintenance Task Force   | [10 min.] |
| <b>C.</b>        | Transit Technology Upgrade (Loomis)   | [10 min.] |
| <b>6:50 P.M.</b> | <b>ADJOURN</b>  |           |

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**CITY COUNCIL MEETING**

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, Monday, October 19, 2015 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on October 8, 2015. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

**7:00 P.M. CALL TO ORDER**

- A. Roll Call
- B. Pledge of Allegiance
- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

**7:05 P.M. MAYOR'S BUSINESS**

- A. Upcoming Meetings

**7:15 P.M. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS**

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

**7:25 P.M. COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS**

- A. Council President Starr – (Park & Recreation Advisory Board Liaison)
- B. Councilor Fitzgerald – (Development Review Panels A & B Liaison)
- C. Councilor Stevens – (Library Board and Wilsonville Seniors Liaison)
- D. Councilor Lehan– (Planning Commission and CCI Liaison)

**7:35 P.M. NEW BUSINESS**

- A. Wilsonville Community Sharing Memorandum of Understanding (staff – Cosgrove / Cole)

**7:45 P.M. CONSENT AGENDA**

- A. **Resolution No. 2554**  
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Ch2M-Hill Engineers, Inc. For Phase 1 Design And Permitting Services For The Wastewater Treatment Plant Outfall Replacement Project (Capital Improvement Project #2095). (staff – Mende)

**7:50 P.M. PUBLIC HEARING**

- A. **Resolution No. 2552**  
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2015-16. (staff – Rodocker)
- B. **Resolution No. 2553**  
A Wilsonville City Council Resolution Adopting The Frog Pond Area Plan, Establishing Vision For The 500-Acre Frog Pond Area, Defining Expectations For The Type Of Community It Will Be In The Future, And Recommending Implementation Steps. (staff – Neamtzu / Bateschell)

***All of the documents related to Frog Pond can be found on-line at:***

**<http://www.ci.wilsonville.or.us/636/Maps-Documents>**

**9:35 P.M. CITY MANAGER'S BUSINESS**

**9:40 P.M.      LEGAL BUSINESS**

**9:45 P.M.      ADJOURN**

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:-Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or [king@ci.wilsonville.or.us](mailto:king@ci.wilsonville.or.us)



**CITY COUNCIL MEETING  
STAFF REPORT**

<p><b>Meeting Date:</b>  October 19, 2015</p>	<p><b>Subject:</b> Wilsonville Community Sharing Utility Bill-Paying Assistance Guidelines</p> <p><b>Staff Member:</b> Susan Cole <b>Department:</b> Finance</p>	
<p><b>Action Required</b></p> <p><input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1<sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2<sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda</p>	<p><b>Advisory Board/Commission Recommendation</b></p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable</p> <p><b>Comments:</b></p>	
<p><b>Staff Recommendation:</b> N/A</p>		
<p><b>Recommended Language for Motion:</b> N/A</p>		
<p><b>Project / Issue Relates To:</b> <i>[Identify which goal(s), master plans(s) your issue relates to.]</i></p>		
<p><input type="checkbox"/> Council Goals/Priorities</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>	<p><input checked="" type="checkbox"/> Not Applicable</p>

**ISSUE BEFORE COUNCIL:**

Guidelines for the use of City funds for Wilsonville Community Sharing’s utility bill-paying assistance program.

**EXECUTIVE SUMMARY:**

The attached guidelines are proposed to govern the use of City funds for Wilsonville Community Sharing’s (WCS) utility bill-paying assistance program. The guidelines are largely based on the procedures used by Clackamas County Social Services and reflect the current process used by staff of WCS to award assistance.

In June, 2015 the City Council approved the annual Support Grant Agreement between the City of Wilsonville and WCS. The general purpose portion of the grant is \$32,000 and the utility bill-paying assistance portion is \$16,000.

Previous years' grant agreements specified that when the Portland area unemployment rate dipped below 7 percent, the renter utility bill-paying assistance program shall cease.

During a work session on June 1, 2015, Council discussed the merits of using the Portland area unemployment rate as a guideline to offer utility bill-paying assistance, and directed staff to work with WCS on alternative guidelines for the assistance program.

Staff worked with WCS on developing guidelines for the use of City funds to provide assistance, and those guidelines are attached.

The guidelines largely reflect the current process that WCS uses to award utility bill-paying assistance. Their processes mirrors that used by Clackamas County Social Services.

Staff is recommending that utility bill-paying assistance program be offered to all Wilsonville residents, and not limited to renters. Additionally, the current program does not extend to those renters who may need help with the City combined utility bill. Homeowners are currently eligible to receive assistance with their City combined utility bill, up to a cap of \$150, but at times need assistance with other utilities. The cap on the award varies – for homeowners needing help with their City combined utility bill, the cap is \$150. However, the cap for renters is \$300. In practice, WCS equalizes these programs by at times using the general portion of their grant to offer assistance to homeowners for other utilities, and by qualifying renters for assistance with their City combined utility bill.

The proposed guidelines do not make a distinction between renters or homeowners. In practice, both groups must qualify for assistance in the same manner. Combining the guidelines to be applied to both renters and homeowners should not increase the aid awarded, since it reflects the current practice.

**EXPECTED RESULTS:**

The expected result of these guidelines is to clarify the use of City funds for utility bill-paying assistance.

**TIMELINE:**

Staff seeks feedback and direction from the City Council on these guidelines. Staff will incorporate any feedback and bring forward a resolution to adopt these guidelines at a future Council meeting.

**CURRENT YEAR BUDGET IMPACTS:**

There are no current year budget impacts. The annual contract was awarded, but payments for the bill-paying assistance program after December 31 are contingent upon Council acceptance of guidelines.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: SCole Date: 10/5/15

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 10/8/2015

The City Council has the authority to adopt guidelines for the City's annual grant program to provide assistance for utility-bill payment. The guidelines are intended to provide notice of eligibility requirements, to ensure eligible recipients are treated equitably, and that the grant funds are expended for eligible recipients.

**COMMUNITY INVOLVEMENT PROCESS:**

Staff worked with WCS on the development of these guidelines.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY**

Helping those in need through Wilsonville Community Sharing.

**ALTERNATIVES:**

If guidelines are not accepted by the City Council, the current contract directs payment for the utility bill-paying assistance program to be withheld.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

WCS Utility Bill-Paying Assistance Guidelines

# Wilsonville Community Sharing Guidelines for Utility-Bill Paying Assistance Program 2015

## Proposed new guidelines:

The Wilsonville City Council will designate City funds to be used by Wilsonville Community Sharing (WCS) for utility bill-paying assistance via Resolution. WCS may augment these funds from other sources. However, the use of City funds for utility bill-paying assistance shall be in accordance with the following guidelines:

- Utility bill-paying assistance is available for the following utilities:
  - Ø Utilities that provide heat
  - Ø Utilities that provide electricity
  - Ø City of Wilsonville combined utility bill
- Each client shall have an in-person in-take appointment with WCS.
- The client must live within the City limits of Wilsonville, as verified by address on utility bills and income documents.
- The reason for bill-paying assistance must be stated by the client to WCS staff.
- Utility bills for which the client is requesting bill-paying assistance must be original and presented to WCS staff at the time of in-take appointment.
- For assistance with heat and/or electric utilities, client must demonstrate evidence of working with Clackamas County Social Services or Washington County Community Action, by providing to WCS staff the name, phone number and dates of contact with the staff person with whom they have worked.
- Bill-paying assistance from City funds for utilities that provide heat and/or electricity (PGE & NW Natural, etc.) shall be after the client either received, or made a good faith effort to receive, any assistance granted through other organizations, such as Clackamas County Social Services or Community Action in Washington County. In the event no assistance was granted, WCS will evaluate on a case-by-case basis as to the reason, but the lack of assistance from another organization will not disqualify a client from receiving bill-paying assistance through this program.
- WCS will follow Clackamas County's Social Services income guidelines for eligibility:
  - Ø 60% of State median income by household size; for use in Federal fiscal year (Oct. 1 - Sept 30)
  - Ø Income eligibility is based on the total gross household income received by all adults age 18 and over living at the home at the time of application.

- Ø Gross income is before taxes and deductions.
- WCS will follow Clackamas County’s income eligibility determination:
  - Ø Income for the 30 days prior to the application is verified for the purpose of determining income eligibility.
  - Ø Income eligibility can also be demonstrated by the client through the verification of a major financial crisis or set-back that has negatively impacted the client’s financial situation, thereby impacting their ability to pay the full amount of their utility bill(s). In such cases, the financial crisis or set –back must demonstrably detract from their income in an amount that would make them fall within the income eligibility guidelines.
- WCS will contact Clackamas County Social Services each August or September to verify and update, as necessary, income guidelines and income eligibility determination. WCS will remain consistent, on an annual basis, with Clackamas County Social Services in these areas.
- Bill-paying assistance for utilities is capped as follows:
  - Ø At total \$300 per the City’s fiscal year (July 1 through June 30), per household, for all utilities.
  - Ø If bill-paying assistance is requested for the City of Wilsonville’s combined utility bill, this amount shall be capped at \$150 per the City’s fiscal year, per household.
  - Ø These caps may be adjusted as the Wilsonville City Council determines through Resolution.
- WCS will verify with the utilities the amount owed by the client.
- WCS will pay the utilities directly. No funds will be disbursed to the client. For bill-paying assistance for the City of Wilsonville combined utility bill, no funds will be disbursed; WCS staff will contact the City and the City will adjust the client’s bill accordingly.
- WCS staff shall make a good faith effort to avoid actual or perceived conflict of interest in administering the bill-paying assistance program, meaning that WCS staff will recuse themselves from determining eligibility and award amount for bill-paying assistance to their family members and friends, other WCS staff, and city of Wilsonville staff; and instead convene a panel of the WCS Board Chair and City Finance Director, or their designees, to determine eligibility and bill-paying assistance amount, following the above guidelines.
- WCS shall maintain a generalized list of clients awarded bill-paying assistance, in order to provide information annually to the City’s Finance Department. This list shall consist of the client’s initials (not name), address, the amount of the assistance awarded and the utilities covered by the assistance. This information will be kept confidential and will be used for statistical purposes. WCS will provide this information annually by September 1 of each year, covering the previous fiscal year period of July 1 through June 30.

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**CITY COUNCIL ROLLING SCHEDULE****Board and Commission Meetings 2015****Items known as of 10/12/15****OCTOBER**

DATE	DAY	TIME	EVENT	LOCATION
10/26	Monday	6:30 PM	DRB Panel B - Cancelled	Council Chambers
10/28	Wednesday	6:30 PM	Library Board	Library

**NOVEMBER**

DATE	DAY	TIME	EVENT	LOCATION
11/2	Monday	7 p.m.	City Council Meeting	Council Chambers
11/9	Monday	6:30 p.m.	DRB Panel A	Council Chambers
11/11	Wednesday	City offices closed – Veterans Day Holiday		
11/12	Thursday	6:00 p.m.	Planning Commission	Council Chambers
11/16	Monday	7 p.m.	City Council Meeting	Council Chambers
11/23	Monday	6:30 p.m.	DRB Panel A	Council Chambers
11/25	Wednesday	6:30 p.m.	Library Board	Library
11/26- 11/27	Thanksgiving Holiday – City offices closed			

**COMMUNITY EVENTS**

**Fall Harvest Fest** – Stein Boozier Barn, Murase Plaza in Memorial Park  
October 24 – 9:30 AM – 11:30 AM  
Pumpkin decorating, costume parade at 10:15 AM, and horse and wagon rides. The Library will offer their famous story time at 11 AM. For more information visit [wilsonvilleparksandrec.com/218/fall-harvest-festival](http://wilsonvilleparksandrec.com/218/fall-harvest-festival).



**Wine & Chocolate Extravaganza a benefit for Youth, Rights & Justice\***

October 24, 6 PM – 9:30 PM  
World of Speed in Wilsonville  
Tickets \$150.00

Wine and chocolate tasting, racing simulators and ruby anniversary prizes, silent and live auctions, dinner and dessert dash. More information contact: Janeen Olsen, 503-232-2540, Ext 231

\*Oregon's independent, not for profit law firm for vulnerable children, Est. 1975.

**Kitakata** Sister City Delegation Visit

October 29 – November 7

**Toy Drive Begins**

November 2 Park and Recreation Admin Offices through December 16<sup>th</sup>.  
For more information call 503-783-PLAY

**Election Day** - November 3<sup>rd</sup>

Ballots due by 8 p.m. at ballot drop off sites.

## Grant Agreement to Develop Sustainable Fund Raising Plan And Strategic Visioning

This Grant Agreement (GA) is made this day of \_\_\_\_\_, month of \_\_\_\_\_, 2015, between the City of Wilsonville (City) and Wilsonville Community Sharing (WCS). This GA provides for the use of City funds granted to WCS for the purposes of establishing a sustainable fund raising plan and a strategic vision to support those most in need within the Wilsonville community.

WHEREAS, during the Fiscal Year 2015-16 budget deliberations, the Budget Committee recommended an additional \$15,000 be added to the City Manager's budget, to be directed to those most in need as determined by the City Council;

WHEREAS, the City Council is supportive of the mission of WCS to help those in need within the community;

WHEREAS, the City contributed 55% of WCS funding for the calendar year of 2014;

WHEREAS, the City Council and WCS would like to ensure a self-sustaining future where the City is a funding partner, but not necessarily the majority funding partner;

WHEREAS, WCS has determined that a fund raising plan and strategic visioning would position them to become self-sustaining without relying on the City as a majority funding partner;

NOW THEREFORE, the City and WCS enter into the following grant agreement:

1. The City Council directs the additional \$15,000 to be used in support of WCS completing a fundraising plan and strategic visioning that will position them toward a self-sustaining future.
2. The City will disburse the \$15,000, in whole or in part, to WCS upon documentation of an executed professional service contract, or purchase order, or invoices, or other like mechanism that demonstrates progress toward the completion of a fundraising plan and strategic visioning. The amount disbursed shall be equal to the dollar amount included in the documentation but shall not exceed \$15,000. WCS may apply other non-City funding sources if the amount exceeds \$15,000.
3. WCS shall report back to the City Council no later than April 30, 2016, on the progress of developing a fundraising plan and strategic visioning.

Entered into on behalf of the respective parties by its authorized representative:

CITY OF WILSONVILLE

WILSONVILLE COMMUNITY SHARING

\_\_\_\_\_  
Bryan Cosgrove  
City Manager

\_\_\_\_\_  
Wilsonville Community Sharing Board President



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b>  October 19, 2015	<b>Subject: Resolution No. 2554</b> Contract Approval for Wastewater Treatment Plant Outfall Replacement – Phase I Design Services (CIP 2095)  <b>Staff Member:</b> Eric Mende, Capital Projects Engineering Manager <b>Department:</b> CD / Engineering	
<b>Action Required</b>	<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b>	
<b>Staff Recommendation:</b> Staff recommends Council adopt Resolution No. 2554.		
<b>Recommended Language for Motion:</b> I move to approve the Consent Agenda.		
<b>Project / Issue Relates To:</b> <i>[Identify which goal(s), master plans(s) your issue relates to.]</i>		
<input checked="" type="checkbox"/> Council Goals/Priorities - Environmental Stewardship, Well Maintained Infrastructure	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

**ISSUE BEFORE COUNCIL:** Contract approval for Phase I Services (field investigations, preliminary design, permit submittals) for the 40-year old City of Wilsonville Wastewater Treatment Plant outfall pipe replacement. Construction is expected to occur in 2017. The proposed Phase I contract value is **\$288,262.00**.

## **EXECUTIVE SUMMARY:**

The Wastewater Treatment Plant (WWTP) outfall pipe was not included in the Plant upgrades completed in 2014. Near the end of the WWTP upgrade project, leakage from the 40-year old corrugated metal outfall pipe was discovered, and reported to the Oregon Department of Environmental Quality (DEQ). A Warning Letter with Opportunity to Correct was issued by DEQ (leakage is considered an unpermitted bypass) specifying interim repair requirements, followed by full replacement of the pipe and installation of a diffuser. Interim repairs were completed last year. The agreed upon schedule for completion of the pipe replacement and diffuser is October 2017.

This Project (Phase I) begins the preliminary design and permitting process for the pipe replacement and new diffuser. It is expected that a Phase II (final design) and Phase III (Construction Management) effort will follow Phase I using the same consultant. Since the Engineering and Permitting consulting costs will exceed \$150,000, a formal Request For Proposal using the State mandated Qualifications Based Selection (QBS) process was conducted, with CH2M – Hill Engineers Inc. selected as most qualified. The negotiated cost for Phase I is shown above. Phase II and III costs will be negotiated at a later date.

## **EXPECTED RESULTS:**

Short Term: Permit approvals (DEQ, DSL, USACE, others) to construct a new, larger diameter outfall plus diffuser structure in the Willamette River.

Long Term: A new outfall pipe and diffuser will provide wastewater discharge capacity up to 7 Million Gallons per Day to support future growth (adequate for year 2030 +/-).

## **TIMELINE:**

This Phase I:

October-November 2015: Conduct in-water bathymetric surveys, velocity profiles and other underwater and river bottom field investigations.

Nov 2105-Feb 2016: Preliminary pipe and diffuser design, permit application preparation.

February-March 2016: Submit various permit applications (allow 1 year for approvals).

Phase II: Final Design and bidding: July 2016 to April 2017

Phase III: Construction: May 2017 to October 2017

## **CURRENT YEAR BUDGET IMPACTS:**

The Project (CIP 2095) is budgeted this Fiscal Year at \$113,500, therefore, additional funding from the Sewer Capital Projects Fund will be required. \$100,000 in Sewer Operating funds will be re-allocated from CIP 2084 (Pump Station Improvements) and \$100,000 in Sewer SDC Funds will be re-allocated from CIP 2079 (Coffee Creek Interceptor Phase 1). Current estimates indicate these projects (2079 and 2084) remain adequately funded for Fiscal Year 15/16. The overall approved Sewer Capital Projects budget will remain unchanged at \$3,544,919. Therefore a supplemental budget is not being requested.

## **FINANCIAL REVIEW / COMMENTS:**

Reviewed by: SCole Date: 10/9/15

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 10/8/2015

The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

No community involvement is planned for Phase I because this is a regulatory-driven project. A future informational process will occur during Phase II after the permitting process is completed.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY** (businesses, neighborhoods, protected and other groups):

Potential positive impacts:

- Resolution of regulatory issue
- Future discharges through the new diffuser will improve water quality
- Increased capacity for future growth

Potential negative impacts:

- River and bank disturbance during construction (these will be mitigated)

**ALTERNATIVES:**

The project is a regulatory mandate. There are no feasible alternatives.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

- A. Resolution No. 2554
- B. Professional Services Agreement w/Exhibits

## RESOLUTION NO. 2554

**A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CH2M-HILL ENGINEERS, INC. FOR PHASE 1 DESIGN AND PERMITTING SERVICES FOR THE WASTEWATER TREATMENT PLANT OUTFALL REPLACEMENT PROJECT (CAPITAL IMPROVEMENT PROJECT #2095).**

WHEREAS, the City has planned and budgeted for the completion of Capital Improvement Project #2095, known as the Wastewater Treatment Plant Outfall Replacement project (the Project); and

WHEREAS, the City solicited Requests For Proposals from qualified consultants for the Project that duly followed the State of Oregon Public Contracting Rules and the City of Wilsonville Municipal Code as set forth in the staff report dated October 19, 2015, a copy of which is marked Exhibit A, attached hereto and incorporated by reference as if fully set forth herein and ; and

WHEREAS, two proposals were received and evaluated using the Qualifications Based Selection process as required by Oregon law.

WHEREAS, CH2M-Hill Engineers Inc. was selected as the most qualified consultant, and a fee **\$288,262.00** for the Phase 1 services was subsequently negotiated between the parties for the Project.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The procurement process for the Project duly followed Oregon Public Contracting Rules, and CH2M-Hill Engineers Inc. was determined to be the most qualified consultant for the project, and a fee was negotiated that is acceptable to the City of Wilsonville and is appropriate for the work scope.
2. The City of Wilsonville acting as the Local Contract Review Board, authorizes the City Manager to execute, on behalf of the City of Wilsonville, a Professional Services Agreement with CH2M-Hill Engineers Inc. for a stated value of **\$288,262.00**
2. This resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 19<sup>th</sup> day of October 2015, and filed with the Wilsonville City Recorder this date.

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Tim Knapp, Mayor

ATTEST:

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Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp

Council President Starr

Councilor Lehan

Councilor Fitzgerald

Councilor Stevens

## EXHIBIT A – SCOPE

### Waste Water Treatment Plant Outfall Replacement Phase I - #2095

#### Task 1: Data Collection

Subtask 1.1: Prepare Study Plan for Data Collections and Field Safety Instructions for performance of the field data collection effort.

Subtask 1.2: Field Data Collections: Collect field data to support development of Preliminary Design Engineering Report.

- 1.2.1 Obtain bathymetric data covering a 600' x 350' grid along the northern half of the Willamette River (area to cover 50 feet east of existing outfall on the north bank of the river to 550 feet west). See Figure 1.

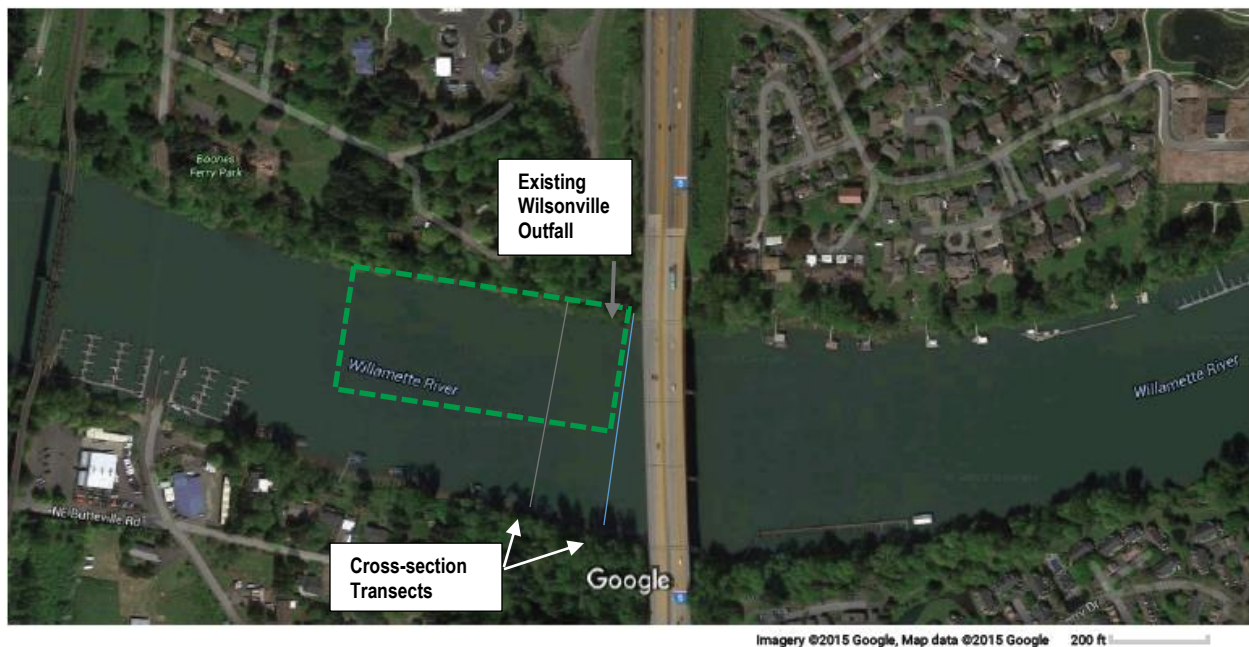


Figure 1. Approximate Bathymetry Survey Area

Continuous bathymetry mapping coverage of the survey area plus two river cross-section bathymetry measurements will be performed using a multi-beam sonar system linked to Real-Time Kinematic (RTK) positioning system. The purpose of the survey is to map river bottom depth contours and provide details of surficial features that may influence outfall siting/profile and design, and location and design of the diffuser.

Horizontal positions for navigation and data collection will be determined by using a Trimble base and rover system that will be deployed at a benchmark or a suitable onshore coordinate that is established and identified by the City prior to the field bathymetric survey. Position data will also be used in real-time to provide navigation information to the ACSM certified hydrographer. The horizontal datum used will be NAD 83(91), Oregon State Plane Coordinate System, U.S. Survey Feet; and the vertical datum used will be NAVD (88), U.S. Survey Feet. A concise survey report and bathymetry survey charts will be produced, and the charts will include depth contours at 1 foot intervals, color TIN



(Triangulated Irregular Networks), and survey track-lines. Electronic deliverables include an ASCII file of the XYZ data, AutoCAD and Civil 3D DWG files.

- 1.2.2 Conduct multi-beam - sonar survey within the specified survey area shown in Figure 1 and extending to the north bank, to map river bottom surficial features that may influence outfall siting/profile and design, and location and design of the diffuser. Continuous coverage of the specified grid for detailed river bottom feature will be performed at the same time as the bathymetry survey using a multi-beam sonar system linked to Real-Time Kinematic (RTK) positioning system. The survey report, charts, and electronic deliverables described above in Subtask 1.2 will apply to Subtask 1.3.
- 1.2.3: Conduct velocity profiling of the river flow within the survey area shown in Figure 1, plus velocity and gaging profiles along two river cross-sections shown in Figure 1. Velocity profiling will be performed using appropriate ADCP instrument and boat mounting system for ADCP, as well as data logging with DGPS position data. These data collections will be applied in the dilution modeling and used to model the 7Q10 low flow of the Willamette River at this location using the FlowMaster hydrographic model.
- 1.2.4: Conduct four water column density profiles upstream of the existing outfall discharge to measure temperature, conductivity, pH, turbidity, and dissolved oxygen. Conduct profiles using an In Situ Troll 9500 or a Sea-Bird Instruments 19+ water quality instrument coordinated with the work period for Subtasks 1.2.5 and 1.2.6.
- 1.2.5: Conduct background river water samples upstream of the current outfall and perform analyses for dissolved and total metals, hardness, pH, and ammonia. The background river sampling will employ clean metals sampling methods and sample collections will be coordinated with the water quality sampling described in Subtasks 1.6 and 1.8. During the sampling event, two river water samples and one field duplicate will be collected and these samples will be analyzed by CH2M's Applied Sciences Laboratory or other labs as required to meet method detection limits defined in the Sampling Plan. These surface water samples will be analyzed for alkalinity, conductivity, hardness, pH, total suspended solids, total dissolved solids, ammonia, nitrate, total Kjeldahl nitrogen, orthophosphate, and total recoverable and dissolved metals (arsenic, cadmium, chromium (+3), copper, lead, mercury (only total), nickel, selenium, silver, thallium, and zinc).
- 1.2.6: Conduct four to six drogue releases across the grid identified in subtask 1.2.1 using GPS trackable equipment, to assess potential discharge plume paths for potential diffuser sites. Conduct these drogue tracking coordinated with the work period for Subtasks 1.2.4 and 1.2.5. Assume drogues will be retrieved downstream of Memorial Park.

Subtask 1.3: Prepare Draft Engineering Report Chapter 2 (Site Characteristics) summarizing the results of the field data collection effort and applicable laboratory analysis of receiving stream.

Subtask 1.4: Prepare a separate Level 1 Sediment Assessment Sampling Plan for submittal to the U.S. Army Corps of Engineers (Corps) for approval prior to sediment sampling. Collect a minimum of five river bottom sediment grab samples spaced at approximately 50 feet, along outfall route once the preferred location is determined. The five sampling sites along the outfall route will be spaced from the river bank to the center of the river. Perform physical and chemical laboratory analyses adequate to document a Level 1 sediment assessment to be submitted to the Corps for Section 404 permit approval. Sediment samples will be analyzed for the following constituents (as required by USACE on other river sediment dredging projects): particle grain-size distribution using sieve and hydrometer analyses, total metals (Ag, As, Cd, Cr, Cu, Ni, Pb, Sb, Zn & Hg) by Method 6010 or 6020 & 7471 series, total organic carbon (TOC) Method 9060, semi-volatile compounds by 8270C SIM method or other low level detection method PAHs, phenols, phthalates, chlorinated organic compounds, pesticides/PCBs by 8081/8082, and total

petroleum hydrocarbons. Prepare Level 1 Sediment Analysis technical memorandum suitable for submittal to Corps.

Subtask 1.5: Conduct land surveying necessary to connect the preferred river outfall and diffuser route with Manhole E on the existing outfall pipeline. Integrate the land survey with the river bathymetry for the selected outfall and diffuser route.

Assumptions:

- The fall 2015 field data collections (Subtask 1.2) can be completed in four continuous field days at the site, assuming no interference due to weather or river conditions. Field work will be suspended in the event of unsafe conditions at the river site, and delays exceeding 3 hours could result in additional costs to complete the field data collections.
- Fall 2015 Field data collections will be completed within four weeks of contract notice to proceed from the City, assuming suitable field working conditions allow for the work.
  - One CH2M personnel will assist Solmar Hydro during the bathymetric data collections (subtasks 1.2.1 and 1.2.2) (two days).
  - Two CH2M personnel are necessary to perform subtask 1.2.3 (one day).
  - Three CH2M personnel are necessary to perform subtasks 1.2.4 - 1.2.6 (one day).
  - Level of effort reflects travel time for Seattle-based Technical Lead and Modeling and Field Data Lead.
- Horizontal positions for navigation and data collection will be determined by using a Trimble base and rover system that will be deployed at a shoreline benchmark or suitable survey point that is established and identified by the City prior to the field bathymetry survey. If necessary, the CH2M team land surveyors (AKS) can be deployed to establish a suitable benchmark or survey point for use by Solmar Hydro, at additional cost to the City.
- The spring 2015 field data collections (Subtask 1.4) can be completed in one field day at the site. Field work will be scheduled consulting weather and river forecasts for the area. Sediment samples will be collected via a Ponar or Van-Veen sampler. Two CH2M personnel are necessary to perform this task.
- Land Survey (Subtask 1.5) will be completed after selection of a preferred outfall location. The budget is sufficient to allow for 4 days of field survey and office-based work to prepare the survey.

Deliverables:

- Field Data Collections Study Plan;
- Field Safety Instructions (FSI);
- Bathymetric Survey Report with 1-foot contoured chart, color TIN (Triangulated Irregular Networks), and electronic deliverables of the XYZ data, AutoCAD and Civil 3D DWG files;
- Level 1 Sediment Assessment Sampling Plan to submit to the U.S. Army Corps of Engineers for approval prior to sediment sampling.
- Level 1 Sediment Analysis technical memorandum suitable for submittal to Corps.
- Draft Engineering Report Chapter 2 (Site Characteristics)

## Task 2: Preliminary Design Engineering Report and DEQ Submittal

Subtask 2.1: Collect current WWTP discharge information (effluent flows, temperatures, and chemistry data for the last 5 years) and expected future discharge projections (from facility plans), combine with data collection from Task 1, and to use in developing preliminary diffuser design options. Utilize the effluent chemistry data and background river data to prepare a reasonable potential analysis (RPA) to define minimum dilution requirements for the diffuser design.

Subtask 2.2: Prepare pipe sizing calculations, pipe material evaluation and selection, and a preliminary profile and alignment for the replacement outfall pipe based on collected field data. Perform hydraulic modeling analyses of three alternatives for the outfall/diffuser system using City-provided projected ultimate effluent flows to discern the hydraulic capacity and requirements for the land and river outfall pipes function. Review the hydraulic modeling results with the City to define viable preferred outfall/diffuser configurations and the staging of land outfall pipe replacement.

Subtask 2.3: Apply data acquired in Task 1 to calculate river stages and current velocities of the Willamette River at the project location under 7Q10 low flow conditions using the Flow-Master hydrographic model. Perform data analysis and dilution modeling adequate to define preliminary outfall and diffuser design options for diffuser length and depth, and diffuser port dimensions and configurations (including use of elastomeric check valves as ports). Review outfall and diffuser options with the City for selection of one option using modeling results to define and document the proposed Regulatory Mixing Zone (RMZ), including a Chronic Mixing Zone and Zone of Immediate Dilution, for the replacement outfall and diffuser. A sensitivity analysis will be performed per the IMD requirements. (Note: DEQ will determine if RMZ dimensions can change from the existing RMZ dimensions.) All work under this subtask shall be performed consistent with the guidelines contained in the Oregon DEQ Regulatory Mixing Zone Internal Management Directive (IMD, MAY 2012). Integrate all components listed in Chapter 4 of the DEQ RMZ-IMD into the Draft Preliminary Design Engineering Report. Include river characteristics data, effluent data, RPAs, and modeling input and output as documentation in appendices to the report.

Subtask 2.4: Prepare a complete Draft Preliminary Design Engineering Report, adequate for submittal to DEQ to support the preliminary design of the replacement outfall as well as the DEQ's needed documentation for the Regulatory Mixing Zone allocation process, and provide to the City for review. Design development will be advanced to support development of permitting applications. Components such as clearing limits, construction access, staging, in-water work isolation, sediment disposal, sequencing, streambank and riparian area restoration will be further developed, while those that strictly support design development (e.g. geotechnical borings to define foundation support) will be addressed during Phase 2. Develop Class 3 cost estimate of project costs and provide to the City.

Subtask 2.5: After City review and comment, finalize the combined Preliminary Design Engineering Report and Mixing Zone Study documentation, and prepare and submit the application paperwork to DEQ.

Subtask 2.6. Conduct three preliminary design review meetings with City staff during the design development in 2016.

### Deliverables:

- Draft Preliminary Design Engineering Report
- Final Preliminary Design Engineering Report for submittal to DEQ
- Meeting notes will be prepared for the three meetings.

### Assumptions:

- Three outfall and diffuser concepts will be developed based on available WWTP data, the fall 2015 data collections, and available geotechnical information for the existing WWTP outfall vicinity. The City will provide readily available geotechnical reports (including boring logs) as well as other pertinent and available information.
- One team member will attend each meeting at the City offices, and other team members will attend by phone.
- Two additional teleconference meetings may be held with the City to address information exchanges and facilitate design decisions.
- The City will be provided diffuser design information to decide on the margin of safety for diffuser dilution performance above the minimum target dilution required.
- If the selected outfall option will be buried, the design will assume that the bedrock elevation is at sufficient depth along the potential outfall route in-river that bedrock would not be encountered in the construction of a new buried outfall pipe. Site-specific borings along the outfall route would be conducted under Phase 2 work to address this assumption.

### Task 3: Other Permitting

Subtask 3.1: Develop technical information for Phase 1 natural resources, cultural, and land use permits/approvals/authorizations.

- 3.1.1. Perform a wetlands reconnaissance to verify that jurisdictional wetlands are not present at the project site. Summarize findings in a draft and final technical memorandum, with data sheet and photos of any jurisdictional non-wetland waters.
- 3.1.2. Conduct an Oregon Biological Information Center data base search for potentially occurring special status species at the project site.
- 3.1.3. Prepare a draft and final biological assessment to support anticipated Endangered Species Act (ESA) Section 7, and Magnuson-Stevens Act Essential Fish Habitat, consultations.
- 3.1.4. Perform a Level 1 cultural resources investigation, including pedestrian survey, to identify archaeological sites eligible for the National Register of Historic Places and request National Historic Preservation Act (NHPA) concurrence from the Oregon State Historic Preservation Office (SHPO). Investigations under this task shall comply with Guidelines for Conducting Field Archaeology in Oregon (SHPO, April 2007) which is consistent with Section 106 of the National Historic Preservation Act and 36 CFR 800 .

Conduct a literature and records review to determine if there are previously recorded cultural resources in the project APE and the nature of previous archaeological research within a one (1) mile radius of the project APE. Examine the following facilities and documents: the SHPO in Salem, OR; General Land Office maps; and historic topographic maps, Sanborn fire insurance maps, and other records and archives for known prehistoric and historical archaeological resources and for project background information. Include a summary of the literature and records search in the Level 1 Technical Report. Address any historic structures in the built environment.

Conduct the survey within the project site, which includes areas where ground will be affected by the construction of access roads during Project construction, and identified staging areas, disposal sites, or detours. Examine the ground using evenly spaced

pedestrian transects. Identify and record all cultural resources observable on the surface and in exposed subsurface profiles.

The required maximum coverage shall be no more than thirty (30) meters, and may vary depending on terrain features. In addition to transects, use an approach based on professional judgment to ensure that all probable site locations are examined. Documentation shall include a discussion of the methods used and a 1:24,000 scale plot map.

Prepare a draft and final Level 1 Technical Report that includes:

- A purpose statement and full Project description, including Project APE map; anticipated direct, indirect, and cumulative impacts; location and total acreage; map reference; legal description; general environmental description; and the historic context.
- Summary of literature investigation, including ethno-historical information, historical context, and previous archaeological studies.
- A summary of previous archaeological research within a one (1) mile radius of the Project APE.

#### Assumptions:

- The project site includes a 600-foot wide corridor below OHWE, a 100-foot-wide corridor along the proposed alignment landward of OHWE , and landside construction staging area.
- City of Wilsonville will provide available natural and cultural resources information pertinent to the project site, including topographic survey, Environmental Site Assessment, wetland delineation, cultural resources survey report, tree survey, and Goal 5 significant natural resources inventory data. This information will be utilized as context for the Phase 1 work and the proposed level of effort is not predicated on the availability of information. A wetlands delineation report or map will not be prepared.
- The biological assessment will be prepared after the City selects an outfall pipeline alignment. The project will not qualify for a programmatic biological opinion by NMFS. No ESA endangered or threatened species under USFWS jurisdiction occur at the project site.
- ODFW will not require the preparation of a fish passage plan under the Oregon Fish Passage law.
- No subsurface probing for cultural resources investigations is included.
- A tree survey to assist in pipeline alignment is not included, rather existing tree survey will be utilized.
- An Environmental Site Assessment is not included.

#### Deliverables:

- Draft and final wetland reconnaissance technical memorandum
- Draft and final biological assessment
- Draft and final Level Cultural Resource Technical Report
- ORBIC data base search results

### Subtask 3.2: Meetings with Regulatory Agencies.

- 3.2.1 Pre-application meetings. CH2M will participate at pre-application meetings with regulatory agency representatives in support of acquiring permits/authorizations/ approvals. Anticipated pre-application meetings include: one each with: a) Corps, b) DSL,

- c) NMFS, and City of Wilsonville Natural Resources planner. Up to two meetings are assumed. Assume one meeting will also be attended by CH2M Project Manager.
- 3.2.2 Planning coordination meeting with the City of Wilsonville Parks and Recreation planner to discuss opportunities and constraints for using the former Duckworth property for the outfall pipeline. Up to one meeting attended by two CH2M staff are included.
- 3.2.3 Permit application review meetings. Consultant will monitor regulatory reviews, and respond to review comments and requests for information. CH2M will meet with regulatory agencies during application reviews to respond to questions, clarify the project description, and review resources conditions at the project site. Up to two meetings are included.

Assumptions:

- Each meeting will be attended by one CH2M staff person except where noted, and last up to 4 hours, including travel and preparation.
- Each meeting attendance will be verbally authorized by the City.
- City will be invited to attend regulatory meetings.
- Meetings will occur in Wilsonville or Portland.

Deliverables:

- Draft and final meeting notes.

Subtask 3.3: Prepare formal application documents and submittal packets for the following permits/authorizations, and/or approvals:

- 3.3.1. Prepare and submit Joint Permit Application (JPA) for outfall pipeline and diffuser. Addresses Clean Water Act Section 404 dredge/fill (USACE), Rivers and Harbors Act Section 10 (USACE), Clean Water Act Section 401 water Quality Certification (Oregon DEQ), and wetland removal-fill (Oregon DSL). Also, includes Endangered Species Act incidental take (NMFS/USFWS), and Magnuson-Stevens Act Essential Fish Habitat Conservation Recommendations (NMFS). The wetland Joint Permit Application will require: in-water work isolation plan, riparian restoration plan, and streambank stabilization plan. (and attached biological assessment prepared under Subtask 3.1.3, and sediment evaluation framework prepared under Subtask 1.4).
- 3.3.2. Prepare and submit Joint Permit Application for subsurface geotechnical borings along the selected outfall route in the river. The geotechnical borings permit application would be submitted in the spring of 2016 (under Phase 1), and the boring are assumed to occur early in Phase 2. The geotechnical data will be used in final design to determine suitable pipe material, pipe support requirements, and assess if bedrock may be encountered along the route. The Joint Permit Application will require: in-water work isolation plan and documentation in support of the SLOPES V programmatic biological opinion.
- 3.3.3. Prepare cover letter and finding of effect under NHPA, and request concurrence from SHPO.

Assumptions:

- Regulatory review and application fees will be paid by the City.
- Mitigation costs, shall be paid by the City.
- Supplementary studies and investigations will occur under separate authorization.
- The following potential natural resources, cultural, and land use permits/approvals/authorizations are not included in this task, but may be authorized in Phase

a) Approval of Safe Passage (Oregon State Marine Board); b) fish passage plan approval (ODFW); c) Fish Salvage Permit (ODFW/NMFS); d) Service Provider Letter (Clean Water Services); e) land use development (City of Wilsonville); f) Permit of Entry (ODOT); g) state waterways lease/easement (DSL); and h) NPDES 1200-C Construction Stormwater Discharge permit.

- A Natural Resource Assessment for Clean water Services' Service Provider Letter is not included.
- Land use development permitting to address Willamette River Greenway, significant natural resources, floodplain, trees, noise, and other elements of the Wilsonville Development Code is not included.
- Permitting activities, and potentially public outreach efforts (Public Involvement Plan) to inform ratepayers of planned improvements and manage stakeholder support, during Phase 2 will occur under separate authorization.

Deliverables:

- Draft and final JPA for the outfall pipeline and diffuser
- Draft and final JPA for the subsurface geotechnical borings
- Finding of effect submittal to SHPO

Task 4: Project Management

Task 4.1. Ongoing Project Management: Develop project execution plan/ and project instructions to assist in performing Phase 1 of the work. Prepare monthly progress reports and progress billings in a format approved by the City's project manager. Project management responsibilities include managing the contract; directing and managing the work performed by the consultant team; scheduling, coordinating, and supervising project work; and developing monthly written project statuses, including budget and invoicing. Phase 1 will be completed by June 30, 2016.

Assumptions: Eight months of invoicing.

Task 4.2. QA/QC: Develop and implement the Quality Management Plan (QMP) for the project.

EXHIBIT B - Cost Proposal  
WASTE WATER TREATMENT PLANT OUTFALL REPLACEMENT PROJECT (CIP #2095)  
CH2M

	Michelle Burkhart	David Wilson	Todd Hunziker	Steve Mader	Brad Paulson	Erin Thatcher	Rick Attansio	Lorin Davis	Matt Steiner	Daniel Malmon	Mike Stanaway	Claudia Steinkoenig	Robin McClintock	Carrie Andrews	Tom Jones	Travis Laney	Pauline Sullivan	Brenda Donnerberg/ Katie Bethards	Terry Goff	Labor		Subconsultants	Expenses	Total	
	Project Manager	Technical Lead	Project Design Engineer	Permitting Lead	Modeling & Field Data	Technical Support	QC Manager / Senior Reviewer	Hydraulics & Modeling Advisor	Hydraulics	Riverbed Geomorphology	Field Support	Permitting	Cultural Resources	Sediment Analysis	Cost Estimator	CAD & Graphics	Technical Writer	Admin/Specs/Accounting	Repro	Hours	\$				
Labor Rate	219	205	267	242	207	113	246	201	104	187	130	132	147	159	196	105	136	85	81	Total	Total				
Task	Task/Subtask																								
<b>1.0 Data Collection</b>		\$ 2,193	\$ 18,446	\$ -	\$ -	\$ 23,954	\$ 5,433	\$ -	\$ -	\$ -	\$ 6,501	\$ -	\$ -	\$ 8,926	\$ -	\$ -	\$ 545	\$ 340	\$ 161			\$ 66,499	\$ 35,500	\$ 19,590	\$ 121,589
1.1	Study Plan and FSI	2	16			16	8													42	\$7,927	\$ -	\$ 200	\$8,127	
1.2	2015 Field Data Collections	1	28			32					26									91	\$16,287	\$ 22,000	\$ 6,810	\$45,097	
1.3	Prepare Draft Engineering Report Chapter 2	3	40			48	40				12							4		149	\$25,562	\$ -	\$ 200	\$25,762	
1.4	Collect and Analyze Sediment Samples (Spring 2016)		6			20					12			56						94	\$15,846	\$ 5,500	\$ 12,380	\$33,726	
1.5	Land Surveying	4																		4	\$877	\$ 8,000	\$ -	\$8,877	
	<b>Task Hours</b>	<b>10</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>380</b>					
<b>2.0 Preliminary Design Engineering Report and DEQ Submittal</b>		\$ 5,703	\$ 28,284	\$ 15,502	\$ -	\$ 13,216	\$ 7,923	\$ -	\$ 5,620	\$ 416	\$ 1,492	\$ -	\$ -	\$ -	\$ 3,919	\$ 3,568	\$ 1,362	\$ -	\$ 646			\$ 87,650	\$ -	\$ 600	\$ 88,250
2.1	Prepare RPA - Design Targets	2	16				16													34	\$5,529	\$ -	\$ -	\$5,529	
2.2	Perform Hydraulic Analyses	2	4	8				24	4											42	\$8,629	\$ -	\$ -	\$8,629	
2.3	Perform Dilution Modeling & Diffuser Design	2	20	4		40	24	2												92	\$16,985	\$ -	\$ -	\$16,985	
2.4	Prepare Draft Engineering Report	8	80	32		24	22	2		8					20	24	8			232	\$43,894	\$ -	\$ 200	\$44,094	
2.5	Prepare Final Engineering Report	4	12	8			8									10	2			48	\$8,025	\$ -	\$ 200	\$8,225	
2.6	Design Review Meetings	8	6	6																20	\$4,588	\$ -	\$ 200	\$4,788	
	<b>Task Hours</b>	<b>26</b>	<b>138</b>	<b>58</b>	<b>0</b>	<b>64</b>	<b>70</b>	<b>0</b>	<b>28</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>34</b>	<b>10</b>	<b>0</b>	<b>8</b>	<b>468</b>					
<b>3.0 Other Permitting</b>		\$ 877	\$ -	\$ -	\$ 27,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,116	\$ 8,525	\$ -	\$ -	\$ 4,827	\$ -	\$ -	\$ -			\$ 48,494	\$ -	\$ 950	\$ 49,444
3.1	Develop technical materials																								
3.1.1	Wetlands reconnaissance				2											6				30	\$4,014	\$ -	\$ 75	\$4,089	
3.1.2	ORBIC data base search				2															2	\$485	\$ -	\$ 125	\$610	
3.1.3	Biological assessment				44											8				52	\$11,505	\$ -	\$ -	\$11,505	
3.1.4	Level 1 cultural resources				2								54			8				64	\$9,261	\$ -	\$ 75	\$9,336	
3.2	Meetings with Regulatory Agencies																								
3.2.1	Pre-application meetings	2			8															10	\$2,378	\$ -	\$ 300	\$2,678	
3.2.2	Planning coordination meeting	2			4															6	\$1,408	\$ -	\$ 75	\$1,483	
3.2.3	Permit application review meetings				8															8	\$1,939	\$ -	\$ 300	\$2,239	
3.3	Prepare application documents																								
3.3.1	JPA for outfall pipeline and diffuser				40											16				56	\$11,375	\$ -	\$ -	\$11,375	
3.3.2	Subsurface geotechnical borings				2											8				42	\$5,541	\$ -	\$ -	\$5,541	
3.3.3	Request concurrence from SHPO												4							4	\$588	\$ -	\$ -	\$588	
	<b>Task Hours</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>274</b>					
<b>4.0 Project Management &amp; QA/QC</b>		\$19,301	\$ -	\$ -	\$ -	\$ -	\$ 4,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,760	\$ -			\$ 28,979	\$ -	\$ -	\$ 28,979
4.1	Development of Plan and Ongoing PM												0	0											
4.2	QA/QC	16					20													36	\$8,428	\$ -	\$ -	\$8,428	
	<b>Task Hours</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>164</b>					
<b>TOTAL HOURS</b>		<b>128</b>	<b>228</b>	<b>58</b>	<b>112</b>	<b>180</b>	<b>118</b>	<b>20</b>	<b>28</b>	<b>4</b>	<b>8</b>	<b>50</b>	<b>54</b>	<b>58</b>	<b>56</b>	<b>20</b>	<b>80</b>	<b>14</b>	<b>60</b>	<b>10</b>	<b>1,286</b>				
<b>FEE</b>		<b>\$28,074</b>	<b>\$46,731</b>	<b>\$ 15,502</b>	<b>\$27,149</b>	<b>\$37,170</b>	<b>\$ 13,355</b>	<b>\$ 4,918</b>	<b>\$5,620</b>	<b>\$ 416</b>	<b>\$ 1,492</b>	<b>\$ 6,501</b>	<b>\$ 7,116</b>	<b>\$ 8,525</b>	<b>\$ 8,926</b>	<b>\$3,919</b>	<b>\$8,394</b>	<b>\$ 1,907</b>	<b>\$ 5,100</b>	<b>\$ 807</b>		<b>\$231,622</b>	<b>\$35,500</b>	<b>\$21,140</b>	<b>\$ 288,262</b>





## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b>  10/19/15	<b>Subject: Resolution No. 2552</b> Supplemental Budget Adjustment  <b>Staff Member:</b> Cathy Rodocker <b>Department:</b> Finance	
<b>Action Required</b>	<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b>	
<b>Staff Recommendation:</b> Staff recommends Council adopt Resolution No. 2552.		
<b>Recommended Language for Motion:</b> I move to approve Resolution No. 2552.		
<b>Project / Issue Relates To:</b> <i>[Identify which goal(s), master plans(s) your issue relates to.]</i>		
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)	<input checked="" type="checkbox"/> Not Applicable

### ISSUE BEFORE COUNCIL:

A supplemental budget resolution for the FY2015-16 budget year.

### EXECUTIVE SUMMARY:

Oregon's Local Budget Law allows the Council to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. A transfer resolution moves expenditures from one category to another within a specific fund and does not increase the overall budget that was approved during the annual budget process. A supplemental budget adjustment will impact the budget by increasing revenues and/or expenditures. The supplemental adjustment can also recognize expenditures that exceed 10% of the adopted budget expenditures or 15% of the funds' adopted contingency.

The resolution being presented with this staff report is for a budget adjustment and will provide the needed budget authority for a number of capital projects that were not completed by June 30<sup>th</sup> as anticipated. Budget authority is needed in the current year for the following projects:

Tooze Rd Waterline-\$55,500	Purchase SWIMM Model-\$19,980
Flow Monitoring Stations-\$20,135	Fiber Connectivity-\$25,000
Wastewater Treatment Plant Outfall-\$85,800	Tauchman House Deck/Porch Repair-\$35,000
Barber St.-Kinsman to Coffee Lake-\$107,000	SDC Reimbursement: Palermo Park-\$259,000
Tooze Rd-110 <sup>th</sup> to Grahams Ferry Rd-\$42,500	SDC Reimbursement: Promenade Park-\$149,354
Streetlight Infill-\$84,125	Recreation/Aquatic Center Study-\$20,490
Bike Signage-\$27,750	Villebois SAP E Park Design-\$130,022
Annual Pedestrian Improvements-\$25,900	Advance Rd Sports Fields-\$36,900
I-5 Sound Wall-\$24,000	Boeckman Creek Trail Stabilization-\$49,400
Wilsonville Rd Median Improvements-\$50,400	

The budget adjustment also includes the increase to personnel services to reflect the additional requirements as the result of labor agreements and various cost of living adjustments. In total, an additional \$343,937 will be transferred from contingency for the additional expenses. The following is a breakdown by fund:

General Fund-\$148,657	Transit Fund-\$74,680
Fleet Fund-\$15,110	Water Operating Fund-\$11,710
Building Fund-\$16,050	Sewer Operating Fund-\$6,130
Community Development Fund-\$58,840	Stormwater Operating Fund-\$5,440
Road Operating Fund-\$7,320	

Technology improvements to upgrade the existing video and audio system in the Council Chambers will also require a budget adjustment. The \$40,000 in improvements will be funded with the Public, Educational, and Governmental Fees (PEG Fees) that have been set aside in the General Fund’s contingency.

Lastly, two projects will be added to FY2016 capital project listing which will be funded through the reduction of existing budgets:

Xerox Right of Way Acquisition project, estimated budget of \$252,000, will be funded by reducing the Street SDC reimbursement project. The Transportation Performance Modeling project, estimated budget \$35,000, will be funded by reducing the Street Project and Development project.

Please refer to Attachment A.

**EXPECTED RESULTS:**

As stated in the Fiscal Management Policies, the City shall amend its annual budget in accordance with Oregon local budget law. The supplemental budget adjustment is adopted by the Council at a regularly scheduled meeting. Convening the budget committee is not required.

**TIMELINE:**

As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The notice was published on Wednesday, October 14, 2015. Adoption of the Supplemental Budget Adjustment is required prior to the end of the fiscal year, June 30, 2016.

**CURRENT YEAR BUDGET IMPACTS:**

<b>Resources:</b>		<b>Expenditures:</b>	
CIP Funding: Interfund transfers	\$ 1,282,567	Capital Projects	\$ 995,225
Charges for service	25,000	Personnel services	343,937
		Capital Outlay	40,000
		Transfer to other funds	1,282,567
		Contingencies	(1,354,162)
 Total Resources	 <u>\$ 1,307,567</u>		 <u>\$ 1,307,567</u>

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: SCole Date: 10/2/15

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK\_\_\_ Date: 10/8/2015

The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The notice has also been published on the City’s website. As the accompanying resolution is a budget adjustment, a public hearing must be part of the adoption process.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

The amended budget provides for the delivery of services and construction of capital projects throughout the community.

**ALTERNATIVES:**

Not approving the attached supplemental budget could result in overspending current budget appropriations. The City is required to disclose all excess of expenditures over appropriations in the Comprehensive Annual Financial report.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

- A. Attachment #1-Supplemental Budget Adjustments

Attachment #1-Supplemental Budget Adjustments

Supplemental Budget Requests							Explanation
Budget Requests	Other Expenditures	Capital Outlay	CD OH	GF OH	Total		
1131-Tooze Rd Waterline		\$ 50,000	\$ 4,500	\$ 1,000	\$ 55,500		
2046-Flow Monitoring Stations		17,285	2,245	605	20,135		
2095-WWTP Outfall		67,620	15,680	2,500	85,800		
4146-Tooze Rd - 110th to Grahams Ferry		35,000	5,750	1,750	42,500		
4696-Streetlight Infill		76,500	5,900	1,725	84,125		
4713-Bike Signage		25,000	2,250	500	27,750		
4717-Annual Pedestrian Enhancements		22,800	2,300	800	25,900		
4719-I-5 Sound Wall		22,925	810	265	24,000		
4720-Wilsonville Rd Median Improvements		44,500	4,450	1,450	50,400		
7049-Purchase SWIMM Model		18,000	1,620	360	19,980		
8093-Fiber Connectivity		25,000	-	-	25,000		
8103-Tauchman House Deck/Porch Remodel		35,000	-	-	35,000		
9101-SDC Reimbursement Palmero		236,495	17,775	4,730	259,000		
9105-SDC Reimbursement Promenade		135,000	11,654	2,700	149,354		
9128-Recreation Aquatic Study		14,000	6,173	267	20,440		
9134-Villeboise SAP E		100,000	28,022	2,000	130,022		
9136-Advance Rd Sports Fields		23,010	13,690	200	36,900		
9148-Boeckman Creek Trail Stabilization		47,090	-	-	47,090		
<b>Total FY2015 Unused Budgets Available for FY2016 Expenditures</b>		<b>995,225</b>	<b>122,819</b>	<b>20,852</b>	<b>1,138,896</b>		<b>Funding: Contingency</b>
4192-Transportation Performance Modeling		25,000	9,000	1,000	35,000		
4197-Xexor-Parkway Ave ROW Acquisition		225,000	11,250	4,500	240,750		
4994-Street SDC Reimbursements		(25,000)	(9,000)	(1,000)	(35,000)		
4999-Project Design and Development		(225,000)	(11,250)	(4,500)	(240,750)		
<b>Projects Added to the CIP Budget for FY2016</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>Funding: Reduction of existing projects</b>

Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.

Administration	\$	13,297				
Finance		21,020				
Information Systems		10,240				
Geographical Information Systems		1,090				
Legal		9,610				
Human Resources		5,770				
Public Works Administration		10,040				
Facilities		12,470				
Parks Maintenance		6,710				
Parks & Recreation		19,380				
Library		39,030				
<b>Total General Fund Increase to Personal Services</b>		<b>148,657</b>				<b>Funding: Contingency</b>
Fleet		15,110				
<b>Total Fleet Fund Increase to Personal Services</b>		<b>15,110</b>				<b>Funding: Contingency</b>
Building		16,050				
<b>Total Building Fund Increase to Personal Services</b>		<b>16,050</b>				<b>Funding: Contingency</b>
Community Development Administration		9,370				
Engineering		22,890				
Planning		23,200				
Stormwater Management		3,380				
<b>Total Community Development Fund Increase to Personal Services</b>		<b>58,840</b>				<b>Funding: Contingency</b>
Road Operating		7,320				
<b>Total Road Operating Fund Increase to Personal Services</b>		<b>7,320</b>				<b>Funding: Contingency</b>
Transit		74,680				
<b>Total Transit Fund Increase to Personal Services</b>		<b>74,680</b>				<b>Funding: Contingency</b>
Water		11,710				
<b>Total Water Operating Fund Increase to Personal Services</b>		<b>11,710</b>				<b>Funding: Contingency</b>
Sewer		6,130				
<b>Total Sewer Operating Fund Increase to Personal Services</b>		<b>6,130</b>				<b>Funding: Contingency</b>
Stormwater		5,440				
<b>Total Stormwater Operating Fund Increase to Personal Services</b>		<b>5,440</b>				<b>Funding: Contingency</b>
<b>Capital Outlay Budget Request</b>						
Administration: Equipment Purchase, upgrade video in Chambers		40,000				
		<b>40,000</b>				<b>Funding: PEG Fee Contingency</b>

**RESOLUTION NO. 2552**

**A RESOLUTION AUTHORIZING A SUPPLEMENTAL BUDGET ADJUSTMENT FOR FISCAL YEAR 2015-16.**

WHEREAS, the City adopted a budget and appropriated funds for fiscal year 2015-16 by Resolution 2535; and,

WHEREAS, certain expenditures are expected to exceed the original adopted budget in some of the City's funds and budgetary transfers are necessary within these funds to provide adequate appropriation levels to expend the unforeseen costs; and,

WHEREAS, ORS 294.463 provides that a city may adjust appropriations within appropriation categories provided the enabling resolution states the need for the adjustment, purpose of the expenditure and corresponding amount of appropriation; and,

WHEREAS, all transfers from contingencies within the fiscal year to date that exceed fifteen percent (15%) of the fund's total appropriations, are included in the supplemental budget adjustment request; and,

WHEREAS, all expenditure transfers within the fiscal year to date in aggregate exceed ten percent (10%) of the fund's total expenditures, are included in the supplemental budget adjustment request; and,

WHEREAS, consistent with local budget law and based upon the foregoing, the staff report in this matter and public hearing input, the public interest is served in the proposed supplemental budget adjustment.

WHEREAS, to facilitate clarification of the adjustments in this resolution, Attachment A to this resolution provides a summary by fund of the appropriation categories affected by the proposed transfer of budget appropriation and the purpose of the expenditure.

**NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:**

The City amends and adjusts the estimated revenues and appropriations within the funds and categories delineated and set forth in Attachment A, attached hereto and incorporated by reference herein as if fully set forth.

This resolution becomes effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 19<sup>th</sup> day of October 2015 and filed with Wilsonville City Recorder this same date.

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TIM KNAPP, MAYOR

ATTEST:

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Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp  
Councilor Starr  
Councilor Stevens  
Councilor Fitzgerald  
Councilor Lehan

## ATTACHMENT A

### NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	Current Appropriations	Change in Appropriations	Amended Appropriations
<b>General Fund</b>			
Interfund transfers	\$ (7,287,327)	\$ (20,852)	\$ (7,308,179)
All other resources	(24,198,321)	-	(24,198,321)
Total increase in resources	\$ (31,485,648)	<b>\$ (20,852)</b>	\$ (31,506,500)
Administration	\$ 1,615,672	\$ 53,297	\$ 1,668,969
Finance	1,304,567	21,020	1,325,587
Information systems	710,305	10,240	720,545
Geographical information systems	228,683	1,090	229,773
Legal	509,055	9,610	518,665
Human resources	611,092	5,770	616,862
Public works administration	465,081	10,040	475,121
Facilities	960,441	12,470	972,911
Parks maintenance	1,141,840	6,710	1,148,550
Parks & recreation	1,167,674	19,380	1,187,054
Library	1,764,937	39,030	1,803,967
Interfund transfers	7,163,591	134,810	7,298,401
Contingency	9,272,304	(302,615)	8,969,689
All other requirements	4,570,406	-	4,570,406
Net change in requirements	\$ 31,485,648	<b>\$ 20,852</b>	\$ 31,506,500
<p>Interfund transfers revenue increase recognizes additional resources for the overhead charges on capital improvement projects. Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living increase. Increases to interfund transfers requirements reflect funding for the following capital improvement projects: Wilsonville Rd Median Improvements, Fiber Connectivity, Tauchman House Deck and Porch Remodel and the Boeckman Creek Trail Stabilization project. Additional funding also will be made available for video and audio upgrades to the Council Chambers.</p>			
<b>Fleet Fund</b>			
Fleet	\$ 1,315,417	\$ 15,110	\$ 1,330,527
Interfund Transfer	2,400	-	2,400
Contingency	1,094,947	(15,110)	1,079,837
Net change in requirements	\$ 2,412,764	<b>\$ -</b>	\$ 2,412,764
<p>Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.</p>			
<b>Building Fund</b>			
Building	\$ 756,758	\$ 16,050	\$ 772,808
Interfund Transfer	202,508	-	202,508
Contingency	2,711,644	(16,050)	2,695,594
Net change in requirements	\$ 3,670,910	<b>\$ -</b>	\$ 3,670,910
<p>Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.</p>			
<b>Community Development Fund</b>			
Charges for service	\$ (714,803)	\$ (25,000)	(739,803)
Interfund transfers	(1,833,926)	(122,819)	(1,956,745)
All other resources	(2,214,340)	-	(2,214,340)
Total increase in resources	\$ (4,763,069)	<b>\$ (147,819)</b>	\$ (4,910,888)
CD administration	\$ 748,510	\$ 9,370	\$ 757,880
Engineering	1,280,925	22,890	1,303,815
Planning	957,037	23,200	980,237
Natural resources/stormwater management	137,150	3,380	140,530
Interfund transfer	457,066	-	457,066
Contingency	1,182,381	88,979	1,271,360
Net change in requirements	\$ 4,763,069	<b>\$ 147,819</b>	\$ 4,910,888
<p>Interfund transfers increase recognizes additional resources for the overhead charges on capital improvement projects. Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.</p>			

## ATTACHMENT A

### NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	Current Appropriations	Change in Appropriations	Amended Appropriations
<b>Road Operating Fund</b>			
Road Operating	\$ 814,968	\$ 7,320	\$ 822,288
Interfund transfers	709,741	63,775	773,516
Contingency	847,806	(71,095)	776,711
Net change in requirements	\$ 2,372,515	\$ -	\$ 2,372,515
Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.			
<b>Transit Fund</b>			
Transit	\$ 5,308,255	\$ 74,680	\$ 5,382,935
Interfund transfers	528,741	-	528,741
All other requirements	1,233,804	(74,680)	1,159,124
Net change in requirements	\$ 7,070,800	\$ -	\$ 7,070,800
Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.			
<b>Water Operating Fund</b>			
Water distributions and sales	\$ 1,297,976	\$ 11,710	\$ 1,309,686
Contingency	6,819,666	(11,710)	6,807,956
All other requirements	5,887,224	-	5,887,224
Net change in requirements	\$ 14,004,866	\$ -	\$ 14,004,866
Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes.			
<b>Sewer Operating Fund</b>			
Sewer collection	\$ 770,887	\$ 6,130	\$ 777,017
Interfund transfers	2,840,852	105,935	2,946,787
Contingency	7,628,596	(112,065)	7,516,531
All other requirements	6,242,019	-	6,242,019
Net change in requirements	\$ 17,482,354	\$ -	\$ 17,482,354
Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes. Increases to interfund transfers requirements reflect funding for the following projects: Flow Monitoring Stations and Waste Water Treatment Plant Outfalls.			
<b>Streetlight Operating Fund</b>			
Street lighting	\$ 278,318	\$ -	\$ 278,318
Interfund transfers	459,020	84,125	543,145
Contingency	536,692	(84,125)	452,567
Net change in requirements	\$ 1,274,030	\$ -	\$ 1,274,030
Increases to interfund transfers requirements reflect funding for the following project: Streetlight Infill.			
<b>Stormwater Operating Fund</b>			
Stormwater maintenance	\$ 574,361	\$ 5,440	\$ 579,801
Interfund transfers	996,389	19,980	1,016,369
Contingency	389,797	(25,420)	364,377
All other requirements	274,166	-	274,166
Net change in requirements	\$ 2,234,713	\$ -	\$ 2,234,713
Program budgetary adjustments reflect implementation of labor contracts and various cost-of-living and merit pay changes. Increases to interfund transfers requirements reflect funding for the following capital project: Purchase of the SWIMM Model software.			



## ATTACHMENT A

### NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	Current Appropriations	Change in Appropriations	Amended Appropriations
<b>Water Capital Projects Fund</b>			
Interfund transfers	\$ (999,337)	\$ (55,500)	\$ (1,054,837)
All other resources	(66,121)	-	(66,121)
Total increase in resources	\$ (1,065,458)	<b>\$ (55,500)</b>	\$ (1,120,958)
Water capital projects	881,792	50,000	931,792
Transfers to other funds	109,194	5,500	114,694
Contingency	74,472	-	74,472
Net change in requirements	\$ 1,065,458	<b>\$ 55,500</b>	\$ 1,120,958
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds is for the following project: Tooze Rd Waterline.			
<b>Sewer Capital Projects Fund</b>			
Interfund transfers	\$ (3,927,644)	\$ (105,935)	\$ (4,033,579)
All other resources	(16,578)	-	(16,578)
Total increase in resources	\$ (3,944,222)	<b>\$ (105,935)</b>	\$ (4,050,157)
Sewer capital projects	3,544,919	84,905	3,629,824
Transfers to other funds	349,323	21,030	370,353
Contingency	49,980	-	49,980
Net change in requirements	\$ 3,944,222	<b>\$ 105,935</b>	\$ 4,050,157
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds is for the following projects: Flow monitoring stations and Waste Water Treatment Plant Outfall.			
<b>Streets Capital Projects Fund</b>			
Interfund transfers	\$ (5,073,530)	\$ (254,675)	\$ (5,328,205)
All other resources	(1,266,459)	-	(1,266,459)
Total increase in resources	\$ (6,339,989)	<b>\$ (254,675)</b>	\$ (6,594,664)
Streets capital projects	4,518,200	226,725	4,744,925
Transfers to other funds	804,765	27,950	832,715
Contingency	1,017,024	-	1,017,024
Net change in requirements	\$ 6,339,989	<b>\$ 254,675</b>	\$ 6,594,664
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds is for the following projects: Tooze Rd-110th to Grahams Ferry, Streetlight Infill, Bike Signage, Annual Pedestrian Enhancements, I5 Sound Wall Landscaping, and Wilsonville Rd Median Improvements. A net zero transfer will be made to fund the Transportation Performance Modeling and the Xerox Right of Way Acquisition projects using existing budget from the Street SDC Reimbursements and Project and Development projects.			
<b>Stormwater Capital Projects Fund</b>			
Interfund transfers	\$ (2,495,809)	\$ (19,980)	\$ (2,515,789)
All other resources	(10,458)	-	(10,458)
Total increase in resources	\$ (2,506,267)	<b>\$ (19,980)</b>	\$ (2,526,247)
Stormwater capital projects	1,513,712	18,000	1,531,712
Transfers to other funds	217,826	1,980	219,806
Contingency	774,729	-	774,729
Net change in requirements	\$ 2,506,267	<b>\$ 19,980</b>	\$ 2,526,247
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds is for the following project: Purchase SWIMM Model.			

## ATTACHMENT A

### NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	Current Appropriations	Change in Appropriations	Amended Appropriations
<b>Building Capital Projects Fund</b>			
Interfund transfers	\$ (244,300)	\$ (60,000)	\$ (304,300)
All other resources	(1,196,065)	-	(1,196,065)
Total increase in resources	\$ (1,440,365)	<b>\$ (60,000)</b>	\$ (1,500,365)
Building capital projects	1,228,500	60,000	1,288,500
Transfers to other funds	27,000	-	27,000
Contingency	184,865	-	184,865
Net change in requirements	\$ 1,440,365	<b>\$ 60,000</b>	\$ 1,500,365
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds is for the following projects: Fiber Connectivity and Tauchman House Deck/Porch Replacement			
<b>Parks Capital Projects Fund</b>			
Interfund transfers	\$ (1,537,589)	\$ (642,806)	\$ (2,180,395)
All other resources	(1,024,294)	-	(1,024,294)
Total increase in resources	\$ (2,561,883)	<b>\$ (642,806)</b>	\$ (3,204,689)
Parks capital projects	2,283,100	555,595	2,838,695
Transfers to other funds	207,252	87,211	294,463
Contingency	71,531	-	71,531
Net change in requirements	\$ 2,561,883	<b>\$ 642,806</b>	\$ 3,204,689
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds is for the following projects: SDC Reimbursement-Palmero, SDC Reimbursement-Promenade, Recreation Aquatic Center Study, Villebois SAP E, Advance Rd Sports Fields and Boeckman Trail Stabilization.			
<b>Water SDC Fund</b>			
Transfers	\$ 599,016	\$ 55,500	\$ 654,516
All other requirements	4,431,873	(55,500)	4,376,373
Net change in requirements	\$ -	<b>\$ -</b>	\$ 5,030,889
The transfer to other funds is for the following project: Tooze Rd Waterline.			
<b>Streets SDC Fund</b>			
Transfers	\$ 2,932,789	\$ 79,055	\$ 3,011,844
All other requirements	4,528,234	(79,055)	4,449,179
Net change in requirements	\$ 7,461,023	<b>\$ -</b>	\$ 7,461,023
The transfer to other funds is for the following projects: Tooze Rd-110th to Grahams Ferry Rd, Annual Pedestrian Enhancements and Wilsonville Rd Median Improvements. A net zero transfer will be made to fund the Transportation Performance Modeling and the Xerox Right of Way Acquisition projects using existing budget from the Project and Development and Street SDC Reimbursement projects.			
<b>Parks SDC Fund</b>			
Transfers	\$ 1,340,389	\$ 595,716	\$ 1,936,105
All other requirements	1,940,750	(595,716)	1,345,034
Net change in requirements	\$ 3,281,139	<b>\$ -</b>	\$ 3,281,139
The transfers to other funds is for the following projects: SDC Reimbursement-Palmero, SDC Reimbursement-Promenade, Recreation Aquatic Study, Villebois SAP E, Advance Road Sports Fields.			
<b>The following list of projects will be funded by reducing the budget of existing projects, resulting in a net zero adjustment.</b>			
Capital Projects Budgets being Increased:		Capital Projects Budgets being Decreased:	
<b>Streets CIP</b>			
Transportation Performance Modeling	35,000	Streets Project and Development	(35,000)
Xerox Right of Way Acquisition	240,750	Street SDC Reimbursements	(240,750)



**CITY COUNCIL  
STAFF REPORT**

<p><b>Meeting Date:</b>  October 19, 2015</p>	<p><b>Subject: Resolution No. 2553</b> Adoption of the Frog Pond Area Plan (Phase1 - Concept Planning)</p> <p><b>Staff Member:</b> Chris Neamtzu AICP, Planning Director</p> <p><b>Department:</b> Community Development</p>	
<p><b>Action Required</b></p>	<p><b>Advisory Board/Commission Recommendation</b></p>	
<p><input checked="" type="checkbox"/> Motion  <input checked="" type="checkbox"/> Public Hearing Date: 10/19/15  <input checked="" type="checkbox"/> Resolution  <input type="checkbox"/> Information or Direction  <input type="checkbox"/> Information Only  <input type="checkbox"/> Consent Agenda</p>	<p><input checked="" type="checkbox"/> Planning Commission</p>	<p><b>Comments:</b> The Planning Commission, on a 4-2 vote, recommended approval of the Frog Pond Area Plan with recommendations.</p>
<p><b>Staff Recommendation:</b> Conduct a public hearing on the draft Frog Pond Area Plan and adopt the Plan.</p>		
<p><b>Recommended Language for Motion:</b> I move to adopt Resolution No. 2553.</p>		
<p><b>PROJECT / ISSUE RELATES TO:</b></p>		
<p><input checked="" type="checkbox"/> Council Goals/Priorities FY '13-15: Thoughtful Land Use – Complete a formal concept plan for Advance Road and Frog Pond residential areas.</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>	<p><input type="checkbox"/> Not Applicable</p>

**ISSUE BEFORE THE COUNCIL:**

The Council will conduct a public hearing to consider the Frog Pond Area Plan for adoption. The draft plan before the Council reflects the **Option G** Land Use Framework as recommended by the Planning Commission following their September 9, 2015 public hearing. At the conclusion of that meeting, the Planning Commission added three items for the Council to consider: 1) that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, 3) that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts.

This follows an 18-month process (the City entered into a contract with Angelo Planning Group on March 18, 2014) of public involvement, collaboration, balance and compromise, including two public open houses (on-line included) and numerous work sessions with the Planning Commission and City Council. The draft Concept Plan contains sections on background and context, vision and guiding principles, land use and community design, the transportation framework, parks and open space framework, infrastructure and implementation. The City Council is the final local authority on this action.

### **EXECUTIVE SUMMARY:**

The preparation of the Frog Pond Area Plan was guided by the work of a Task Force and Technical Advisory Committee and included significant public participation. The Task Force included representation from the City Council and Planning Commission as well as project area property owners (owners both inside the project area, adjacent to the project area and inside the city). The Technical Advisory Committee served in an advisory role on the project and included staff from the West Linn/Wilsonville School District, TVFR, BPA, Metro, ODOT and Clackamas County.

Over the past several months, the Planning Commission and the City Council have received significant amounts of oral and written testimony on the draft Plan. The Plan has been through numerous iterations, and currently stands as Option G as the recommended draft Plan. The project team has responded to a wide variety of citizen input, including but not limited to: the removal of multi-family housing (i.e. apartments, condos) from the entire plan area; an increase in the size of single family lots from a maximum of 8,000 square feet (SF) to 12,000 SF in the West Neighborhood; an increase in the total amount of land designated as large lot residential (approximately 11 acres); inclusion of 100 percent single-family detached homes in the West Neighborhood; a reduction in the total acreage of the neighborhood retail node, from 5 acres to 3.5 acres, to provide a more appropriate neighborhood scale; and, adjustments to the alignments of trails to address privacy concerns. All of these adjustments were made based on thoughtful public dialogue and are demonstrative of a highly responsive public process.

At their July 8, 2015 meeting, a majority of the Planning Commission favored Option G. At their August 17, 2015 work session, the City Council discussed the status of the Plan, specifically Option G, and directed staff to prepare the Plan for a public hearing before the Planning Commission at their September 9, 2015 meeting. The Council appreciated the Commission's thoughtful deliberations and responsiveness to community concerns on the Plan but maintains concern about affordability of housing for young families, singles and seniors citizens. At the September 9, 2015 meeting, the Planning Commission received testimony, deliberated and forwarded a majority vote to the City Council to approve the Frog Pond Area Plan with three specific recommendations that are addressed at the bottom of opening paragraph of this staff report.

### **EXPECTED RESULTS:**

Completion of Phase 1 of the project (concept planning) will lead to Phase 2, which includes among other things Comprehensive Plan and Development Code amendments setting the stage for the creation of the next generation of great Wilsonville neighborhoods.

### **TIMELINE:**

The Planning Commission conducted a public hearing on the proposal at its September 9, 2015

regular meeting, forwarding a recommendation of approval to the Council. Phase 2 of the project will be initiated following adoption of Phase 1, with the tentative project schedule going through August of 2016. Phase 2 of the project will include the creation of Comprehensive Plan policies, objectives and implementation measures in addition to zoning code language that will ultimately be used to guide the development of the West Neighborhood. The Phase 2 package will be a land use decision and will propose modifications to the Comprehensive Plan and Planning and Land Development Ordinance.

**CURRENT YEAR BUDGET IMPACTS:**

The city received a Metro Community Planning and Development Grant to complete both phases of the work.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: SCole Date: 10/9/15

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 10/8/2015

The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

The preparation of the concept plan for the Frog Pond area is guided by a detailed Public Involvement Plan (PIP). Throughout the project, citizen involvement has been, and will continue to be, a focal point of the project. Over the past several months, the Planning Commission and City Council have conducted numerous work sessions in preparation for upcoming public hearings.

The Frog Pond Area Plan was prepared with extensive involvement of the Wilsonville community. The open and inclusive process began in March 2014, and continued into fall of 2015. The process included a community kick-off meeting, formation of an 18-member Task Force (four meetings), a 13-member Technical Advisory Committee (3 meetings), 2 open houses, and 2 on-line surveys.

At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. Throughout the various meetings, options were presented, follow-up analysis and dialogue was conducted, and the plan was changed to incorporate community input. The project team conducted stakeholder interviews and many individual meetings with groups and individuals.

Public information was provided at many levels: the project web site; updates in The Boones Ferry Messenger; email informational updates, mailed notices for events, and a Frequently Asked Questions informational document (see Attachment 10).

Please refer to Attachment 4 (found within Attachment 5) for a complete list of all public outreach conducted for the Plan.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

Completing a concept plan for the Frog Pond area is a City Council goal. Conducting a thorough and thoughtful planning process will identify and resolve potential impacts to the community. The benefits to the community include the potential for well-planned new neighborhoods that are well-connected to existing neighborhoods and that include new housing opportunities, quality schools, trails, parks, sports fields and retail services to serve new and existing residents.

**ALTERNATIVES:**

The Plan has been through many revisions. The City Council may direct Staff to modify any of the recommendations contained in the Frog Pond Area Plan.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

Attachments 1 through 4 – These are all part of the Planning Commission public hearing record and can be found in Attachment 5 and on line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>.

Attachment 1 – Frog Pond Area Plan and Technical Report, final draft dated September 2, 2015.

Attachment 2 – Findings to Title 11 of Metro’s Urban Growth Management Functional Plan.

Attachment 3 – Planning Commission Work Session Record Index.

Attachment 4 – Public Involvement Summary and Public/Citizen Comment.

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Attachment 10 – June 3, 2015 “Frequently Asked Questions”.

**CONCLUSIONARY FINDINGS**  
**October 19, 2015**

**In support of Approval of Application #LP15-0002**  
**Frog Pond Area Plan**

**Definition of a Conceptual Land Use Plan:**

The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this staff report, the following description is used:

*A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern.*

**Comprehensive Plan Supporting Documents:**

All of the documents listed on pages 5-6 of the Comprehensive Plan, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of the Comprehensive Plan shall have the force and effect of the Plan. Adoption of the Frog Pond Area Plan is not a land use decision. It is supportive of the Comprehensive Plan, but is not being adopted as a sub-element. Phase 2 will be a land-use decision.

**Comprehensive Plan: Area of Special Concern - AREA L**

*This area is located north of Boeckman Road, south of Frog Pond Lane, west of Wilsonville (Stafford) Road, and east of Boeckman Creek. It contains a mixture of rural-residential and small agricultural uses. Eventual redevelopment of the area is expected to be primarily residential. The West Linn – Wilsonville School District and a church have acquired property in the area, causing speculation that redevelopment with full urban services could occur prior to 2010. In fact construction of a new church has already commenced at the corner of Boeckman Road and Wilsonville/Stafford Road.*

*The existing development patterns, and values of the existing homes in the Frog Pond neighborhood are expected to slow the redevelopment process. Most of the land-owners in the area have expressed little or no interest in urban density redevelopment. The Metro standard for urbanizing residential land is an average residential density of at least 10 units/acre. Those densities may not appeal to many of the current residents of the area who live in large homes on lots with acreage. In view of the School District's plans to construct a school within the neighborhood, the City must prepare plans to serve the new school and the surrounding area.*

**Response:** This section of the Comprehensive Plan will be proposed to be modified in Phase 2 of the project to reflect up-to-date conditions. The West Neighborhood of the Frog Pond area was brought into the Wilsonville Urban Growth Boundary by Metro in 2002. In 2006-08, the city and private development partners initiated a concept planning process. That process was abandoned due to the Great Recession. In August, 2013, the City received a Community Planning and Development Grant from Metro to prepare a Concept Plan for the area. Preparation of this Concept Plan satisfies the action called for in the text of Area of Special Concern L.

## WILSONVILLE DEVELOPMENT CODE

### **Section 4.032. Authority of the Planning Commission.**

*(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

*B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;*

**Response:** The Frog Pond Area Plan is a support document of the Wilsonville Comprehensive Plan, and as such is not a land use action. However, it will guide Phase 2 of this project, which will include Comprehensive Plan and Development Code amendments. The Planning Commission conducted a public hearing on the concept plan on September 9<sup>th</sup> providing the City Council with a recommendation of approval. The City Council is the final local authority on this Plan. **These criteria are satisfied.**

### **Section 4.033. Authority of City Council.**

*(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*

*B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.*

*E. Consideration of the recommendations of the Planning Commission.*

**Response:** The City Council has received a recommendation from the Planning Commission on the Frog Pond Area Plan. The City Council is the final local authority regarding adoption of the Frog Pond Area Plan, which will be adopted via Resolution as a supporting document of the City's Comprehensive Plan. Phase 2 of the project, which runs through summer of 2016, will include the proposed amendments to the Comprehensive Plan and follow the same adoption process. **These criteria are satisfied.**



(.02) *When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.*

(.03) *To the extent that a finding of fact is required, the Council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the Planning Commission or Development Review Board. The Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the Council determines the conditions are appropriate to fulfill the criteria for approval.*

**Response:** Following the public hearing before the Planning Commission, the Planning Director scheduled an October 19<sup>th</sup> public hearing before the City Council, at which time the Council will review the findings and recommendations provided by the Planning Commission. **At conclusion of the public hearing process before the Council, these criteria will be satisfied.**

**Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.**

(.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*

- A. *That the proposed amendment meets a public need that has been identified;*
- B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
- C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
- D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

**Response:** Preparation of the Frog Pond Area Plan is a City Council Goal. The Frog Pond Area Plan addresses regional requirements to responsibly plan for and ultimately serve and govern areas added to the city's Urban Growth Boundary (UGB). This package does not include any proposed amendments to the Comprehensive Plan. The Frog Pond Area West Neighborhood was added to the city's UGB in 2002. The East and South Neighborhoods are currently designated Urban Reserves, with the exception of the West Linn-Wilsonville School District's 40-acre ownership in the south neighborhood, which was added to the city's UGB in 2013. Accordingly, the Plan has been prepared in compliance with the requirements of Metro's Urban Growth Management Functional Plan Title 11 (please see Attachment 2 within Attachment 5). The Plan also responds to many of the needs and goals identified in the recently adopted Housing Needs Analysis. In addition, the Plan's vision and guiding principles follow the tenets of the Comprehensive Plan and will be the basis of future text proposals. **The above criteria are satisfied.**

## WILSONVILLE COMPREHENSIVE PLAN

### *Citizen Involvement*

*GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

*Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

**Response:** Attachment 4 within Attachment 5 contains a list of public outreach efforts that were conducted as part of the planning processes as well as a complete summary of public involvement activities and comments. The Planning Commission/Committee for Citizen Involvement hosted two widely advertised public forums to present and discuss the project's findings and recommendations, followed by on-line open houses to garner input from additional community members. At every stage of the project, documents and maps were posted to the City-hosted project web page. The project was highlighted in the City newsletter, which is mailed to every property in the 97070 zip code and the Wilsonville Spokesman.

The City Council and Planning Commission conducted numerous work sessions (including joint work sessions) on the framework plans, strategies and recommendations contained in the Frog Pond Area Plan. These work sessions were televised, streamed online, and open to the public. The Council and the Commission have received public testimony in regular meetings under citizen input regarding various aspects of the draft Plan. Public notice of the public hearing was mailed to affected agencies and a list of interested individuals, as well as posted in three locations throughout the community and emailed to the interested parties list. **The above criteria have been met.**

*Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.*

**Response:** The Planning Commission practice is to conduct a minimum of one work session per legislative agenda item allowing for early involvement into the concepts being proposed. The Commission held numerous work sessions on this project, in addition to a joint meeting with City Council. Staff reports, technical analysis and memoranda were posted on the project website throughout the project, and draft versions of the Plan and all supporting documents have been available in paper and digital form, as well as on the City web site, since project inception. **This criterion is met.**

*Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:*

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

**Response:** Through the formation of the project Task Force and Technical Advisory Committee, public open house process, work sessions, public notification, web site and public hearing schedule, the City has encouraged the participation of a wide variety of individuals representing the groups listed above. **This criterion is met.**

*Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.*

**Response:** The established procedures, public notification processes and City web site notifications allow interested parties to supply information. The Commission and Council citizen input portions of regular meetings have also provided an important venue for citizen communication on the Plan. **This criterion is met.**

*GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.*

*Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.*

**Response:** Through the two public and on-line open houses, work session schedule, public hearing notices, e-news updates, Planning Commission meeting minutes and project-related materials and announcements on the City website, Council liaison reports and Spokesman/Boones Ferry Messenger articles, the City has informed and encouraged the participation of a wide variety of individuals. **This criterion is met.**

### **Urban Growth Management**

*Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.*

*Policy 2.2.1: The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.*

**Response:** The Frog Pond Area Plan supports the Comprehensive Plan in its approach to plan for future residential development in the Frog Pond area. The West Neighborhood and the West Linn/Wilsonville School District site in the South Neighborhood are located inside the UGB. The Concept Plan is the vehicle that will lead to Phase 2 of the project, providing important plans for future urbanization of the area. **This criterion is met.**

### **School and Educational Services**

*Policy 3.1.10: The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.*

**Response:** The South Neighborhood contains a future site for a shared Middle/Primary School as well as 10-acre community park. Recently, the West Linn/Wilsonville School District petitioned the city to annex the 40-acre site into the city and assigned Comprehensive Plan and Zoning Map designations. Currently, the District is working on the Stage II final plan and site design for the Middle School, which is anticipated to open in September, 2017. The City has

been a partner for many years on the planning of the site for schools, parks, circulation and recreational amenities. **This criterion is met.**

### ***Parks/Recreation/Open Space***

***Policy 3.1.11:*** *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

**Response:** The Frog Pond Area Plan identifies the general area for three future neighborhood parks (two in the West Neighborhood, one in the East Neighborhood) and a Community Park in the South Neighborhood. The Plan is consistent with the 2007 citywide Parks and Recreation Master Plan. The Parks and Recreation Department anticipates an update to the citywide master plan sometime in FY 15-16. The opportunity for shared recreational facilities with the School District is also a goal of the City. There has been conversations between the Parks and Recreation Department and School District staff regarding this collaboration. The boundary of the Boeckman Creek corridor will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan and the Wilsonville Development Code. Areas of the site also include a BPA powerline easement, tree groves and other natural and open areas that are supportive of the above Policy. **This criterion is met.**

### ***Transportation***

***GOAL 3.2:*** *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

***Policy 3.2.1*** *To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

***Implementation Measure 3.2.1.a*** *Provide a safe, well-connected, and efficient network of streets and supporting infrastructure for all travel modes.*

***Policy 3.2.2*** *To provide for a mix of planned transportation facilities and services that are sufficient to ensure economical, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.*

**Response:** The Frog Pond Area Plan contains a transportation framework chapter that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, from the gridded street network to the identification of a hierarchy of street classifications, intersection treatments and pedestrian enhancements including potential street under-crossings, Safe Routes to Schools, off-street trail planning and transit routes. The transportation framework section of the Plan is directly supportive of the above transportation goals, policies and implementation measures. **These criteria are satisfied.**

### ***Land Use and Development***

***Policy 4.1.2*** *The City of Wilsonville shall encourage commercial growth primarily to serve local needs as well as adjacent rural and agricultural lands.*

**Response:** The Frog Pond Area Plan identifies a small neighborhood commercial node in the East Neighborhood. The scale of the node at 3.5-acres has been specifically drawn to provide

the opportunity for localized commercial services, including the surrounding agricultural lands. Design requirements and lists of permitted uses shall be created in Phase 2 of the project. **This criterion is met.**

*Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.*

*Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.*

*Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.*

**Response:** The Plan demonstrates that future development in Wilsonville will implement policies for creating a diverse stock of housing, and that a variety of housing types and price levels are provided in all three neighborhoods. While there has been much focus on lot size and housing for the upper class, the Plan provides a mix of housing types, excluding multi-family housing that will meet the needs of individuals of most segments of the population, including young families, singles, and older adults on fixed incomes. The recently adopted (2014) Housing Needs Analysis concluded that though Wilsonville will have an on-going need for housing affordable to lower-income households, the City is planning for needed housing types for households at all income levels. **This criterion is met.**

## STATEWIDE PLANNING GOALS

**Statewide Planning Goal #1 - Citizen Involvement (OAR 660-015-0000(1)):** *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

**Response:** Please refer to Attachment 4 within Attachment 5 for the complete public involvement summary. Two public open houses were held, both in-person and on-line. Numerous work sessions were held with both the Planning Commission and City Council throughout the project in addition to joint work sessions, including one between the City Council and the School Board. The project web site has been updated regularly containing all of the information and maps created for the project.

The City of Wilsonville has provided notice of public hearings before the Planning Commission and City Council consistent with the Planning and Land Development Ordinance requirements. Such notices were posted in the newspaper, and were provided to a list of interested agencies, emailed to interested parties, mailed to interested parties, and posted in three locations throughout the City and on the City's website. Notice was published in the Wilsonville Spokesman. At the upcoming public hearing, the public will be afforded an opportunity to provide public testimony. **This Statewide Planning Goal is met.**

**Statewide Planning Goal #2 - Land Use Planning (OAR 660-015-0000(2)):** *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

**Response:** This goal is implemented through the applicable Goals and Policies in the Land Use and Development section of the Wilsonville Comprehensive Plan. Because the Frog Pond Area Plan is a supporting element of the City's Comprehensive Plan, the application to adopt the Plan was processed pursuant to the legislative decision process outlined in the City Code. The Plan is consistent with Statewide Planning Goal 2. **This goal is met.**

**Statewide Planning Goal #5 – Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)):** *To protect natural resources and conserve scenic and historic areas and open spaces.*

**Response:** This goal is implemented through the applicable Park/Recreation/Open Space Goals and Policies in the Public Facilities and Services sections of the Comprehensive Plan. The City Code contains specific review criteria for establishing a Significant Resource Overlay Zone (Development Code Section 4.139.00, SROZ Ordinance) to ensure that designated Goal 5 resources are appropriately considered when development is proposed. Goal 5 resources were considered as part of the Plan. Additional regulatory work and mapping of riparian corridors and wetlands will be required in Phase 2 of the project. **This goal is met.**

**Statewide Planning Goal # 7 – Areas Subject to Natural Disasters and Hazards:** *To protect people and property from natural hazards.*

**Response:** Areas subject to natural disasters and hazards, such as floodplain or steep slopes

have been considered in the development of the Buildable Lands Inventory for the Frog Pond Area Plan. **This goal is met.**

**Statewide Planning Goal #10 – Housing (OAR 660-015-0000(10)):** *To provide for the housing needs of citizens of the state.*

**Response:** The Frog Pond Area Plan builds on the findings and recommendations of the recently adopted Housing Needs Analysis specifically by providing a mix of housing types at a range of price points; providing a mix that helps to balance the city’s single-family/multi-family ratios; and recommends the inclusion of only single-family detached homes in the West Neighborhoods, with increased housing diversity and affordability in the East and South Neighborhoods. **Overall, the Frog Pond Area Plan is supportive of Statewide Planning Goal 10.**

### METRO FUNCTIONAL PLAN

**Title 1: Requirements for Housing and Employment Accommodation** – *Use land within the UGB efficiently by increasing its capacity to accommodate housing and employment. Each city and county in the region should consider actions to accommodate its share of regional growth.*

**Response:** The Plan includes findings to demonstrate that Wilsonville is surpassing its Title 1 requirements. Wilsonville is in compliance with Title 1, and has surpassed the Table 3.07-1 goal for dwelling unit capacity. No change to the capacity of any Plan designation is proposed.

**Title 7: Housing Choice** – *Establish voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress toward increasing the supply of affordable housing.*

**Response:** Wilsonville is in compliance with Title 7. No subsidized affordable housing is proposed in Frog Pond. The City of Wilsonville has a variety of publicly and privately assisted housing options, including housing for people with physical and mental disabilities. Wilsonville has seven low cost apartment complexes for low-income residents, with a total of 474 units.

**The requirements of Metro Functional Plan Titles 1 and 7 have been met.**

**Title 11: Concept Planning** – Please refer to Attachment 2 within Attachment 5 for a full analysis of the Urban Growth Management Functional Plan requirements for concept planning urban reserves. **Attachment 2 demonstrates compliance with the requirements of Title 11.**

### GENERAL CONCLUSIONARY SUMMARY OF FINDINGS

The Frog Pond Area Plan complies with, and demonstrates that the City’s adopted policies comply with applicable Statewide Planning Goals, Metro regulations including Title 11, the Wilsonville Comprehensive Plan, and applicable provisions of the City’s Development Code.

**RESOLUTION NO. 2553**

**A WILSONVILLE CITY COUNCIL RESOLUTION ADOPTING THE FROG POND AREA PLAN, ESTABLISHING A VISION FOR THE 500-ACRE FROG POND AREA, DEFINING EXPECTATIONS FOR THE TYPE OF COMMUNITY IT WILL BE IN THE FUTURE, AND RECOMMENDING IMPLEMENTATION STEPS.**

WHEREAS, the creation of the Frog Pond Area Plan was a City Council Goal for FY 2013-2015; and

WHEREAS, the West Neighborhood was added to the city's Urban Growth Boundary (UGB) in 2002; and

WHEREAS, the City is required to prepare a concept plan the entire area before a request to include the urban reserve land inside the UGB can be made; and

WHEREAS, the City received a Community Development and Planning Grant from Metro to fund the creation of the Plan and the City awarded a planning consultant contract to Angelo Planning Group (APG) to assist in the planning process to develop a concept plan; and

WHEREAS, citizens have had extensive input into the Plan, shaping many elements; and

WHEREAS, the Plan creation was guided by a Public Involvement Plan that included the involvement of a project Task Force, as well as a Technical Advisory Committee; and

WHEREAS, two widely advertised public open houses (including on-line) were conducted as part of the project; and

WHEREAS, the Wilsonville City Council and Planning Commission have held numerous work sessions on the Frog Pond Area Plan (Phase 1: Concept Planning); and

WHEREAS, the Wilsonville City Council has received public testimony on the Plan as part of the citizen involvement portion of regular Council meetings, in addition to the citizen input portions of the project; and

WHEREAS, the Planning Commission conducted a public hearing on the Frog Pond Area Plan on September 9, 2015, affording all interested parties an opportunity to provide input and following testimony, deliberated, providing a recommendation of approval to the City Council; and



WHEREAS, following the Planning Commission public hearings, the Planning Director forwarded the recommended Plan onto the City Council, along with a staff report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the City Council, after Public Hearing Notices were provided to over 1,000 property owners, a list of interested agencies, emailed to over 300 people, and posted in three locations throughout the City and on the City website, held a Public Hearing on October 19, 2015 to review the proposed Frog Pond Area Plan, and to gather additional testimony and evidence regarding the proposed Plan; and

WHEREAS, the Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council has duly considered the subject, including the Planning Commission recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Wilsonville City Council does hereby adopt the Frog Pond Area Plan and the Planning Staff Report (attached hereto as Exhibit A) with Attachments, which include the Planning Commission's recommendations.
2. Adoption of the Frog Pond Area Plan will be followed by Phase 2 of the project for the West Neighborhood, which will include Comprehensive Planning, Zoning map and code creation that will be the basis of future land use decisions ultimately guiding development for the West Neighborhood.
3. The staff recommendations contained in the APG memorandum dated October 6, 2015 titled "Frog Pond Area Plan – Updates and Revisions" shall be incorporated into the final Plan.
4. This resolution shall be effective upon adoption.

ADOPTED by the City of Wilsonville City Council at a regular meeting thereof on October 19, 2015 and filed with the City Recorder.

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TIM KNAPP, Mayor

ATTEST:

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Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp

Council President Starr

Councilor Stevens

Councilor Fitzgerald

Councilor Lehan

**RESOLUTION NO. 2553**

Documents included in the record for the October 19, 2015 City Council Hearing regarding the  
**Frog Pond Area Plan (Phase 1: Concept Planning)**

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Attachment 10 – June 3, 2015 “Frequently Asked Questions”.

Written comments received prior to the October 19, 2015 City Council Hearng.

All of the Frog Pond Area Plan documents held in the Planning Division, and the Planning Commission record are available at the following links:

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and

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**RESOLUTION NO. 2553**

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**CITY COUNCIL  
STAFF REPORT**

<p><b>Meeting Date:</b>  October 19, 2015</p>	<p><b>Subject: Resolution No. 2553</b> Adoption of the Frog Pond Area Plan (Phase1 - Concept Planning)</p> <p><b>Staff Member:</b> Chris Neamtzu AICP, Planning Director</p> <p><b>Department:</b> Community Development</p>	
<p><b>Action Required</b></p>	<p><b>Advisory Board/Commission Recommendation</b></p>	
<p><input checked="" type="checkbox"/> Motion  <input checked="" type="checkbox"/> Public Hearing Date: 10/19/15  <input checked="" type="checkbox"/> Resolution  <input type="checkbox"/> Information or Direction  <input type="checkbox"/> Information Only  <input type="checkbox"/> Consent Agenda</p>	<p><input checked="" type="checkbox"/> Planning Commission</p>	<p><b>Comments:</b> The Planning Commission, on a 4-2 vote, recommended approval of the Frog Pond Area Plan with recommendations.</p>
<p><b>Staff Recommendation:</b> Conduct a public hearing on the draft Frog Pond Area Plan and adopt the Plan.</p>		
<p><b>Recommended Language for Motion:</b> I move to adopt Resolution No. 2553.</p>		
<p><b>PROJECT / ISSUE RELATES TO:</b></p>		
<p><input checked="" type="checkbox"/> Council Goals/Priorities FY '13-15: Thoughtful Land Use – Complete a formal concept plan for Advance Road and Frog Pond residential areas.</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>	<p><input type="checkbox"/> Not Applicable</p>

**ISSUE BEFORE THE COUNCIL:**

The Council will conduct a public hearing to consider the Frog Pond Area Plan for adoption. The draft plan before the Council reflects the **Option G** Land Use Framework as recommended by the Planning Commission following their September 9, 2015 public hearing. At the conclusion of that meeting, the Planning Commission added three items for the Council to consider: 1) that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, 3) that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts.

This follows an 18-month process (the City entered into a contract with Angelo Planning Group on March 18, 2014) of public involvement, collaboration, balance and compromise, including two public open houses (on-line included) and numerous work sessions with the Planning Commission and City Council. The draft Concept Plan contains sections on background and context, vision and guiding principles, land use and community design, the transportation framework, parks and open space framework, infrastructure and implementation. The City Council is the final local authority on this action.

### **EXECUTIVE SUMMARY:**

The preparation of the Frog Pond Area Plan was guided by the work of a Task Force and Technical Advisory Committee and included significant public participation. The Task Force included representation from the City Council and Planning Commission as well as project area property owners (owners both inside the project area, adjacent to the project area and inside the city). The Technical Advisory Committee served in an advisory role on the project and included staff from the West Linn/Wilsonville School District, TVFR, BPA, Metro, ODOT and Clackamas County.

Over the past several months, the Planning Commission and the City Council have received significant amounts of oral and written testimony on the draft Plan. The Plan has been through numerous iterations, and currently stands as Option G as the recommended draft Plan. The project team has responded to a wide variety of citizen input, including but not limited to: the removal of multi-family housing (i.e. apartments, condos) from the entire plan area; an increase in the size of single family lots from a maximum of 8,000 square feet (SF) to 12,000 SF in the West Neighborhood; an increase in the total amount of land designated as large lot residential (approximately 11 acres); inclusion of 100 percent single-family detached homes in the West Neighborhood; a reduction in the total acreage of the neighborhood retail node, from 5 acres to 3.5 acres, to provide a more appropriate neighborhood scale; and, adjustments to the alignments of trails to address privacy concerns. All of these adjustments were made based on thoughtful public dialogue and are demonstrative of a highly responsive public process.

At their July 8, 2015 meeting, a majority of the Planning Commission favored Option G. At their August 17, 2015 work session, the City Council discussed the status of the Plan, specifically Option G, and directed staff to prepare the Plan for a public hearing before the Planning Commission at their September 9, 2015 meeting. The Council appreciated the Commission's thoughtful deliberations and responsiveness to community concerns on the Plan but maintains concern about affordability of housing for young families, singles and seniors citizens. At the September 9, 2015 meeting, the Planning Commission received testimony, deliberated and forwarded a majority vote to the City Council to approve the Frog Pond Area Plan with three specific recommendations that are addressed at the bottom of opening paragraph of this staff report.

### **EXPECTED RESULTS:**

Completion of Phase 1 of the project (concept planning) will lead to Phase 2, which includes among other things Comprehensive Plan and Development Code amendments setting the stage for the creation of the next generation of great Wilsonville neighborhoods.

### **TIMELINE:**

The Planning Commission conducted a public hearing on the proposal at its September 9, 2015



regular meeting, forwarding a recommendation of approval to the Council. Phase 2 of the project will be initiated following adoption of Phase 1, with the tentative project schedule going through August of 2016. Phase 2 of the project will include the creation of Comprehensive Plan policies, objectives and implementation measures in addition to zoning code language that will ultimately be used to guide the development of the West Neighborhood. The Phase 2 package will be a land use decision and will propose modifications to the Comprehensive Plan and Planning and Land Development Ordinance.

**CURRENT YEAR BUDGET IMPACTS:**

The city received a Metro Community Planning and Development Grant to complete both phases of the work.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by: SCole Date: 10/9/15

**LEGAL REVIEW / COMMENT:**

Reviewed by: MEK Date: 10/8/2015

The Resolution is approved as to form.

**COMMUNITY INVOLVEMENT PROCESS:**

The preparation of the concept plan for the Frog Pond area is guided by a detailed Public Involvement Plan (PIP). Throughout the project, citizen involvement has been, and will continue to be, a focal point of the project. Over the past several months, the Planning Commission and City Council have conducted numerous work sessions in preparation for upcoming public hearings.

The Frog Pond Area Plan was prepared with extensive involvement of the Wilsonville community. The open and inclusive process began in March 2014, and continued into fall of 2015. The process included a community kick-off meeting, formation of an 18-member Task Force (four meetings), a 13-member Technical Advisory Committee (3 meetings), 2 open houses, and 2 on-line surveys.

At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. Throughout the various meetings, options were presented, follow-up analysis and dialogue was conducted, and the plan was changed to incorporate community input. The project team conducted stakeholder interviews and many individual meetings with groups and individuals.

Public information was provided at many levels: the project web site; updates in The Boones Ferry Messenger; email informational updates, mailed notices for events, and a Frequently Asked Questions informational document (see Attachment 10).

Please refer to Attachment 4 (found within Attachment 5) for a complete list of all public outreach conducted for the Plan.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

Completing a concept plan for the Frog Pond area is a City Council goal. Conducting a thorough and thoughtful planning process will identify and resolve potential impacts to the community. The benefits to the community include the potential for well-planned new neighborhoods that are well-connected to existing neighborhoods and that include new housing opportunities, quality schools, trails, parks, sports fields and retail services to serve new and existing residents.

**ALTERNATIVES:**

The Plan has been through many revisions. The City Council may direct Staff to modify any of the recommendations contained in the Frog Pond Area Plan.

**CITY MANAGER COMMENT:**

**ATTACHMENTS:**

Attachments 1 through 4 – These are all part of the Planning Commission public hearing record and can be found in Attachment 5 and on line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>.

Attachment 1 – Frog Pond Area Plan and Technical Report, final draft dated September 2, 2015.

Attachment 2 – Findings to Title 11 of Metro’s Urban Growth Management Functional Plan.

Attachment 3 – Planning Commission Work Session Record Index.

Attachment 4 – Public Involvement Summary and Public/Citizen Comment.

Attachment 5 – Planning Commission public hearing record (all of the documents can be found on-line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>).

Attachment 6 – Planning Commission Decision packet (Notice of Decision, draft meeting minutes, Resolution).

Attachment 7 – “Frog Pond Area Plan – Updates and Revisions” memorandum dated October 6, 2015 prepared by APG.

Attachment 8 – “Frog Pond Area Plan – Transportation Analysis Update” memorandum dated October 1, 2016 prepared by DKS Associates.

Attachment 9 – “Frog Pond Area Plan – Concept Plan Infrastructure Analysis” memorandum dated October 7, 2015 prepared by MSA.

Attachment 10 – June 3, 2015 “Frequently Asked Questions”.

**CONCLUSIONARY FINDINGS**  
**October 19, 2015**

**In support of Approval of Application #LP15-0002**  
**Frog Pond Area Plan**

**Definition of a Conceptual Land Use Plan:**

The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this staff report, the following description is used:

*A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern.*

**Comprehensive Plan Supporting Documents:**

All of the documents listed on pages 5-6 of the Comprehensive Plan, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of the Comprehensive Plan shall have the force and effect of the Plan. Adoption of the Frog Pond Area Plan is not a land use decision. It is supportive of the Comprehensive Plan, but is not being adopted as a sub-element. Phase 2 will be a land-use decision.

**Comprehensive Plan: Area of Special Concern - AREA L**

*This area is located north of Boeckman Road, south of Frog Pond Lane, west of Wilsonville (Stafford) Road, and east of Boeckman Creek. It contains a mixture of rural-residential and small agricultural uses. Eventual redevelopment of the area is expected to be primarily residential. The West Linn – Wilsonville School District and a church have acquired property in the area, causing speculation that redevelopment with full urban services could occur prior to 2010. In fact construction of a new church has already commenced at the corner of Boeckman Road and Wilsonville/Stafford Road.*

*The existing development patterns, and values of the existing homes in the Frog Pond neighborhood are expected to slow the redevelopment process. Most of the land-owners in the area have expressed little or no interest in urban density redevelopment. The Metro standard for urbanizing residential land is an average residential density of at least 10 units/acre. Those densities may not appeal to many of the current residents of the area who live in large homes on lots with acreage. In view of the School District's plans to construct a school within the neighborhood, the City must prepare plans to serve the new school and the surrounding area.*

**Response:** This section of the Comprehensive Plan will be proposed to be modified in Phase 2 of the project to reflect up-to-date conditions. The West Neighborhood of the Frog Pond area was brought into the Wilsonville Urban Growth Boundary by Metro in 2002. In 2006-08, the city and private development partners initiated a concept planning process. That process was abandoned due to the Great Recession. In August, 2013, the City received a Community Planning and Development Grant from Metro to prepare a Concept Plan for the area. Preparation of this Concept Plan satisfies the action called for in the text of Area of Special Concern L.

## WILSONVILLE DEVELOPMENT CODE

### **Section 4.032. Authority of the Planning Commission.**

*(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

*B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;*

**Response:** The Frog Pond Area Plan is a support document of the Wilsonville Comprehensive Plan, and as such is not a land use action. However, it will guide Phase 2 of this project, which will include Comprehensive Plan and Development Code amendments. The Planning Commission conducted a public hearing on the concept plan on September 9<sup>th</sup> providing the City Council with a recommendation of approval. The City Council is the final local authority on this Plan. **These criteria are satisfied.**

### **Section 4.033. Authority of City Council.**

*(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*

*B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.*

*E. Consideration of the recommendations of the Planning Commission.*

**Response:** The City Council has received a recommendation from the Planning Commission on the Frog Pond Area Plan. The City Council is the final local authority regarding adoption of the Frog Pond Area Plan, which will be adopted via Resolution as a supporting document of the City's Comprehensive Plan. Phase 2 of the project, which runs through summer of 2016, will include the proposed amendments to the Comprehensive Plan and follow the same adoption process. **These criteria are satisfied.**

- (.02) *When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.*
- (.03) *To the extent that a finding of fact is required, the Council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the Planning Commission or Development Review Board. The Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the Council determines the conditions are appropriate to fulfill the criteria for approval.*

**Response:** Following the public hearing before the Planning Commission, the Planning Director scheduled an October 19<sup>th</sup> public hearing before the City Council, at which time the Council will review the findings and recommendations provided by the Planning Commission. **At conclusion of the public hearing process before the Council, these criteria will be satisfied.**

**Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.**

- (.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*
- A. *That the proposed amendment meets a public need that has been identified;*
  - B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
  - C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
  - D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

**Response:** Preparation of the Frog Pond Area Plan is a City Council Goal. The Frog Pond Area Plan addresses regional requirements to responsibly plan for and ultimately serve and govern areas added to the city's Urban Growth Boundary (UGB). This package does not include any proposed amendments to the Comprehensive Plan. The Frog Pond Area West Neighborhood was added to the city's UGB in 2002. The East and South Neighborhoods are currently designated Urban Reserves, with the exception of the West Linn-Wilsonville School District's 40-acre ownership in the south neighborhood, which was added to the city's UGB in 2013. Accordingly, the Plan has been prepared in compliance with the requirements of Metro's Urban Growth Management Functional Plan Title 11 (please see Attachment 2 within Attachment 5). The Plan also responds too many of the needs and goals identified in the recently adopted Housing Needs Analysis. In addition, the Plan's vision and guiding principles follow the tenets of the Comprehensive Plan and will be the basis of future text proposals. **The above criteria are satisfied.**

## WILSONVILLE COMPREHENSIVE PLAN

### *Citizen Involvement*

*GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

*Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

**Response:** Attachment 4 within Attachment 5 contains a list of public outreach efforts that were conducted as part of the planning processes as well as a complete summary of public involvement activities and comments. The Planning Commission/Committee for Citizen Involvement hosted two widely advertised public forums to present and discuss the project's findings and recommendations, followed by on-line open houses to garner input from additional community members. At every stage of the project, documents and maps were posted to the City-hosted project web page. The project was highlighted in the City newsletter, which is mailed to every property in the 97070 zip code and the Wilsonville Spokesman.

The City Council and Planning Commission conducted numerous work sessions (including joint work sessions) on the framework plans, strategies and recommendations contained in the Frog Pond Area Plan. These work sessions were televised, streamed online, and open to the public. The Council and the Commission have received public testimony in regular meetings under citizen input regarding various aspects of the draft Plan. Public notice of the public hearing was mailed to affected agencies and a list of interested individuals, as well as posted in three locations throughout the community and emailed to the interested parties list. **The above criteria have been met.**

*Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.*

**Response:** The Planning Commission practice is to conduct a minimum of one work session per legislative agenda item allowing for early involvement into the concepts being proposed. The Commission held numerous work sessions on this project, in addition to a joint meeting with City Council. Staff reports, technical analysis and memoranda were posted on the project website throughout the project, and draft versions of the Plan and all supporting documents have been available in paper and digital form, as well as on the City web site, since project inception. **This criterion is met.**

*Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:*

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

**Response:** Through the formation of the project Task Force and Technical Advisory Committee, public open house process, work sessions, public notification, web site and public hearing schedule, the City has encouraged the participation of a wide variety of individuals representing the groups listed above. **This criterion is met.**

*Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.*

**Response:** The established procedures, public notification processes and City web site notifications allow interested parties to supply information. The Commission and Council citizen input portions of regular meetings have also provided an important venue for citizen communication on the Plan. **This criterion is met.**

*GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.*

*Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.*

**Response:** Through the two public and on-line open houses, work session schedule, public hearing notices, e-news updates, Planning Commission meeting minutes and project-related materials and announcements on the City website, Council liaison reports and Spokesman/Boones Ferry Messenger articles, the City has informed and encouraged the participation of a wide variety of individuals. **This criterion is met.**

### **Urban Growth Management**

*Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.*

*Policy 2.2.1: The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.*

**Response:** The Frog Pond Area Plan supports the Comprehensive Plan in its approach to plan for future residential development in the Frog Pond area. The West Neighborhood and the West Linn/Wilsonville School District site in the South Neighborhood are located inside the UGB. The Concept Plan is the vehicle that will lead to Phase 2 of the project, providing important plans for future urbanization of the area. **This criterion is met.**

### **School and Educational Services**

*Policy 3.1.10: The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.*

**Response:** The South Neighborhood contains a future site for a shared Middle/Primary School as well as 10-acre community park. Recently, the West Linn/Wilsonville School District petitioned the city to annex the 40-acre site into the city and assigned Comprehensive Plan and Zoning Map designations. Currently, the District is working on the Stage II final plan and site design for the Middle School, which is anticipated to open in September, 2017. The City has

been a partner for many years on the planning of the site for schools, parks, circulation and recreational amenities. **This criterion is met.**

### ***Parks/Recreation/Open Space***

***Policy 3.1.11:*** *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

**Response:** The Frog Pond Area Plan identifies the general area for three future neighborhood parks (two in the West Neighborhood, one in the East Neighborhood) and a Community Park in the South Neighborhood. The Plan is consistent with the 2007 citywide Parks and Recreation Master Plan. The Parks and Recreation Department anticipates an update to the citywide master plan sometime in FY 15-16. The opportunity for shared recreational facilities with the School District is also a goal of the City. There has been conversations between the Parks and Recreation Department and School District staff regarding this collaboration. The boundary of the Boeckman Creek corridor will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan and the Wilsonville Development Code. Areas of the site also include a BPA powerline easement, tree groves and other natural and open areas that are supportive of the above Policy. **This criterion is met.**

### ***Transportation***

***GOAL 3.2:*** *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

***Policy 3.2.1*** *To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

***Implementation Measure 3.2.1.a*** *Provide a safe, well-connected, and efficient network of streets and supporting infrastructure for all travel modes.*

***Policy 3.2.2*** *To provide for a mix of planned transportation facilities and services that are sufficient to ensure economical, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.*

**Response:** The Frog Pond Area Plan contains a transportation framework chapter that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, from the gridded street network to the identification of a hierarchy of street classifications, intersection treatments and pedestrian enhancements including potential street under-crossings, Safe Routes to Schools, off-street trail planning and transit routes. The transportation framework section of the Plan is directly supportive of the above transportation goals, policies and implementation measures. **These criteria are satisfied.**

### ***Land Use and Development***

***Policy 4.1.2*** *The City of Wilsonville shall encourage commercial growth primarily to serve local needs as well as adjacent rural and agricultural lands.*

**Response:** The Frog Pond Area Plan identifies a small neighborhood commercial node in the East Neighborhood. The scale of the node at 3.5-acres has been specifically drawn to provide



the opportunity for localized commercial services, including the surrounding agricultural lands. Design requirements and lists of permitted uses shall be created in Phase 2 of the project. **This criterion is met.**

*Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.*

*Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.*

*Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.*

**Response:** The Plan demonstrates that future development in Wilsonville will implement policies for creating a diverse stock of housing, and that a variety of housing types and price levels are provided in all three neighborhoods. While there has been much focus on lot size and housing for the upper class, the Plan provides a mix of housing types, excluding multi-family housing that will meet the needs of individuals of most segments of the population, including young families, singles, and older adults on fixed incomes. The recently adopted (2014) Housing Needs Analysis concluded that though Wilsonville will have an on-going need for housing affordable to lower-income households, the City is planning for needed housing types for households at all income levels. **This criterion is met.**

## STATEWIDE PLANNING GOALS

**Statewide Planning Goal #1 - Citizen Involvement (OAR 660-015-0000(1)):** *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

**Response:** Please refer to Attachment 4 within Attachment 5 for the complete public involvement summary. Two public open houses were held, both in-person and on-line. Numerous work sessions were held with both the Planning Commission and City Council throughout the project in addition to joint work sessions, including one between the City Council and the School Board. The project web site has been updated regularly containing all of the information and maps created for the project.

The City of Wilsonville has provided notice of public hearings before the Planning Commission and City Council consistent with the Planning and Land Development Ordinance requirements. Such notices were posted in the newspaper, and were provided to a list of interested agencies, emailed to interested parties, mailed to interested parties, and posted in three locations throughout the City and on the City's website. Notice was published in the Wilsonville Spokesman. At the upcoming public hearing, the public will be afforded an opportunity to provide public testimony. **This Statewide Planning Goal is met.**

**Statewide Planning Goal #2 - Land Use Planning (OAR 660-015-0000(2)):** *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

**Response:** This goal is implemented through the applicable Goals and Policies in the Land Use and Development section of the Wilsonville Comprehensive Plan. Because the Frog Pond Area Plan is a supporting element of the City's Comprehensive Plan, the application to adopt the Plan was processed pursuant to the legislative decision process outlined in the City Code. The Plan is consistent with Statewide Planning Goal 2. **This goal is met.**

**Statewide Planning Goal #5 – Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)):** *To protect natural resources and conserve scenic and historic areas and open spaces.*

**Response:** This goal is implemented through the applicable Park/Recreation/Open Space Goals and Policies in the Public Facilities and Services sections of the Comprehensive Plan. The City Code contains specific review criteria for establishing a Significant Resource Overlay Zone (Development Code Section 4.139.00, SROZ Ordinance) to ensure that designated Goal 5 resources are appropriately considered when development is proposed. Goal 5 resources were considered as part of the Plan. Additional regulatory work and mapping of riparian corridors and wetlands will be required in Phase 2 of the project. **This goal is met.**

**Statewide Planning Goal # 7 – Areas Subject to Natural Disasters and Hazards:** *To protect people and property from natural hazards.*

**Response:** Areas subject to natural disasters and hazards, such as floodplain or steep slopes

have been considered in the development of the Buildable Lands Inventory for the Frog Pond Area Plan. **This goal is met.**

**Statewide Planning Goal #10 – Housing (OAR 660-015-0000(10)):** *To provide for the housing needs of citizens of the state.*

**Response:** The Frog Pond Area Plan builds on the findings and recommendations of the recently adopted Housing Needs Analysis specifically by providing a mix of housing types at a range of price points; providing a mix that helps to balance the city’s single-family/multi-family ratios; and recommends the inclusion of only single-family detached homes in the West Neighborhoods, with increased housing diversity and affordability in the East and South Neighborhoods. **Overall, the Frog Pond Area Plan is supportive of Statewide Planning Goal 10.**

### METRO FUNCTIONAL PLAN

**Title 1: Requirements for Housing and Employment Accommodation –** *Use land within the UGB efficiently by increasing its capacity to accommodate housing and employment. Each city and county in the region should consider actions to accommodate its share of regional growth.*

**Response:** The Plan includes findings to demonstrate that Wilsonville is surpassing its Title 1 requirements. Wilsonville is in compliance with Title 1, and has surpassed the Table 3.07-1 goal for dwelling unit capacity. No change to the capacity of any Plan designation is proposed.

**Title 7: Housing Choice –** *Establish voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress toward increasing the supply of affordable housing.*

**Response:** Wilsonville is in compliance with Title 7. No subsidized affordable housing is proposed in Frog Pond. The City of Wilsonville has a variety of publicly and privately assisted housing options, including housing for people with physical and mental disabilities. Wilsonville has seven low cost apartment complexes for low-income residents, with a total of 474 units.

**The requirements of Metro Functional Plan Titles 1 and 7 have been met.**

**Title 11: Concept Planning –** Please refer to Attachment 2 within Attachment 5 for a full analysis of the Urban Growth Management Functional Plan requirements for concept planning urban reserves. **Attachment 2 demonstrates compliance with the requirements of Title 11.**

### GENERAL CONCLUSIONARY SUMMARY OF FINDINGS

The Frog Pond Area Plan complies with, and demonstrates that the City’s adopted policies comply with applicable Statewide Planning Goals, Metro regulations including Title 11, the Wilsonville Comprehensive Plan, and applicable provisions of the City’s Development Code.

**LP15-0002  
Frog Pond Area Plan  
Planning Commission Record Index**

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**September 9, 2015 Planning Commission Public Hearing**

- **Notice of Decision**
- **Adopted Resolution No. LP15-0002**
- **Motion**
- **Minutes (draft)**



## **NOTICE OF DECISION**

### **PLANNING COMMISSION**

### **RECOMMENDATION OF APPROVAL TO CITY COUNCIL**

**FILE NO.:** LP15-0002

**APPLICANT:** City of Wilsonville

**REQUEST:** **Frog Pond Area Plan, Phase 1: Concept Planning**  
The Frog Pond Area Plan will establish a vision for the 500-acre Frog Pond area, define expectations for the type of community it will be in the future, and recommend implementation steps.

After conducting a public hearing on September 9, 2015, the Planning Commission voted to recommend this action to the City Council by passing Resolution No. LP15-0002.

The City Council is scheduled to conduct a Public Hearing on this matter on Monday, October 19, 2015, at 7:00 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact Chris Neamtzu, Planning Director, Wilsonville Planning Division, 29799 SW Town Center Loop East, or telephone (503) 682-4960.

**PLANNING COMMISSION  
RESOLUTION NO. LP15-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT THE FROG POND AREA PLAN TO ESTABLISH A VISION FOR THE 500-ACRE FROG POND AREA, DEFINE EXPECTATIONS FOR THE TYPE OF COMMUNITY IT WILL BE IN THE FUTURE, AND RECOMMEND IMPLEMENTATION STEPS.**

WHEREAS, the Wilsonville Planning Commission has held eight work sessions to discuss and take public testimony on the Frog Pond Area Plan (Phase 1: Concept Planning); and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted the proposed Frog Pond Area Plan (Phase 1: Concept Planning) to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 1077 property owners, a list of interested agencies, emailed to 313 people, and posted in three locations throughout the City and on the City website, held a Public Hearing on September 9, 2015 to review the proposed Frog Pond Area Plan, and to gather additional testimony and evidence regarding the proposed Plan; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

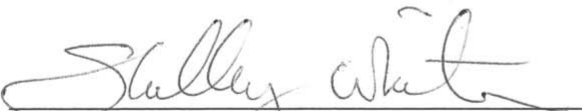
NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments with the following recommendation to City Council: 1) consider that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts as presented at the September 9, 2015, public hearing including the findings and recommendations contained therein and does hereby recommend that the Wilsonville City Council adopt the proposed Frog Pond Area Plan as approved on September 9, 2015 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of September 2015, and filed with the Planning Administrative Assistant on September 15, 2015.

  
\_\_\_\_\_  
Wilsonville Planning Commission

Attest:

  
\_\_\_\_\_  
Shelley White, Administrative Assistant

SUMMARY of Votes:

Chair Marta McGuire: Aye  
Commissioner Jerry Greenfield: Aye  
Commissioner Peter Hurley: Nay  
Commissioner Al Levit: Absent  
Commissioner Phyllis Millan: Aye  
Commissioner Eric Postma: Nay  
Commissioner Simon Springall: Aye

**PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 9, 2015  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**MOTION**

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**VI. PUBLIC HEARING**

**A. LP15-0002 - Frog Pond Area Plan, Phase 1: Concept Planning (Neamtzu)**

The Frog Pond Area Plan will establish a vision for the 500-acre Frog Pond area, define expectations for the type of community it will be in the future, and recommend implementation steps. The Commission action is in the form of a recommendation to the City Council.

The following items were added to the record, labeled LP15-0002, Addition to Attachment 4, and distributed to the Planning Commission at the dais before the meeting:

- Email from Kathy Hight to Chris Neamtzu dated September 9, 2015 providing public comment on housing in Frog Pond.
- Letter from William Ciz to the Wilsonville Planning Commission dated September 8, 2015 providing public comment on the Frog Pond Area Plan.
- Email from Katherine Dougall to Chris Neamtzu dated September 8, 2015 providing public comment on the Frog Pond Plan.
- Email from Brooke Smith to Chris Neamtzu dated November 2, 2014 providing public comment on Frog Pond Planning.
- Also added to Attachment 4: *Public Involvement and Public/Citizen Comment* were written statements provided and read into the record during public testimony by Karin Grano, Doris Wehler, Terry Kester, and Lori Loen.

**Chair McGuire moved approval of Resolution LP15-002 with the recommendation that the City Council 1) consider that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts. Commissioner Greenfield seconded the motion, which passed 4 to 2 with Commissioners Postma and Hurley opposed.**



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**PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 9, 2015  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

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**Minutes**

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**I. CALL TO ORDER - ROLL CALL**

Chair McGuire called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Marta McGuire, Jerry Greenfield, Eric Postma, Al Levit, Peter Hurley, Phyllis Millan, and Simon Springall. City Councilor Charlotte Lehan was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, and Miranda Bateschell

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**III. CITIZEN'S INPUT** - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

**IV. CITY COUNCIL LIAISON REPORT**

No City Council liaison report was given due to Councilor Lehan's absence.

**V. CONSIDERATION OF THE MINUTES**

A. Consideration of the June 10, 2015 Planning Commission minutes  
The June 10, 2015 Planning Commission minutes were approved 5 to 0 to 1 as presented with Chair McGuire abstaining.

B. Consideration of the July 8, 2015 Planning Commission minutes.  
The July 8, 2015 Planning Commission minutes were approved 5 to 0 to 1 as presented with Simon Springall abstaining.

C. Consideration of the August 12, 2015 Planning Commission minutes  
The August 12, 2015 Planning Commission minutes were approved 4 to 0 to s as presented with Jerry Greenfield and Phyllis Millan abstaining.

**VI. PUBLIC HEARING**

**A. Frog Pond Area Plan, Phase 1: Concept Planning (Neamtzu)**

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- Also added to the citizen involvement record were written statements that were provided and read into the record during public testimony by Karin Grano, Doris Wehler, Terry Kester, and Lori Loen.

Chair McGuire read the conduct of hearing format into the record and opened the public hearing at 6:07 pm.

Chris Neamtzu, Planning Director, stated he was the project manager for the Frog Pond Area Plan. He explained that the public hearing would include brief presentations by the project team, beginning with himself, then Joe Dills, the lead planning consultant, and Scott Mansur, who would address some traffic issues, since there had been quite a bit of testimony about traffic. Consultants Brian Vanneman and Andrew Parish, as well as a number of City staff, were available for any questions. Following the presentations, he recommended that the Commission move quickly into public testimony, which would be limited to three-minutes per person. He volunteered to keep track of the time and indicate when a speaker's timeframe was over.

- There had been a tremendous amount of testimony on the Area Plan. The printed citizen participation component of the project, acquired through the open houses and all the testimony provided, was more than 1,000 pages long on two-sided copies. This information was made available at the meeting and could be found at a link on the City's website. He assured that he, Mr. Dills, and Ms. Bateschell had read every word of testimony and really appreciated the citizens who took the time to provide input, and especially those who took the extra time to provide written testimony, which the Commission could read in advance enabling them to be more prepared for conversations at the meeting. Again, there had been excellent citizen participation, which was how the next generation of great Wilsonville neighborhoods would be shaped.
  - The Plan had been under development for the better part of 18 months. The Planning Commission action on the Plan would be in the form of a recommendation to City Council, where at least two additional public hearings would be held. Those City Council public hearings would be noticed separate from the Planning Commission meetings, but would not be scheduled until the Commission completed its deliberations, which could take more than one meeting.
  - He noted the meeting packet included the Frog Pond Area Plan and the Technical Appendix was provided in a separate binder. All the materials should look familiar to the public and the Commission, because Frog Pond had been the Commission's topic of conversation for many months and the material had been reviewed in a variety of draft forms. All the technical memorandums, maps, and graphics had been included and formed the basis of the Draft Concept Plan. All the packet materials, including all the background material and draft plans were posted on the City's website. Anybody who had trouble viewing any of the documents should contact Staff. Paper copies could be made available if needed.
  - He stated that two small changes were likely to occur in the Technical Appendices. Both the Murray Smith and Associates' Infrastructure Analysis and DKS Associates analysis were done early in the process based on earlier scenarios with a higher dwelling unit count. Following the Planning Commission's recommendation, both the Infrastructure Analysis Technical Memo and the DKS Traffic Memo would include slight updates. Due to the current draft being approximately 30 percent lower on dwelling units than earlier drafts, there would not be any issues with infrastructure or traffic, since the impacts from the project were much less than those originally drawn in the earlier scenarios.
  - He explained that concept planning was an iterative process that involved compromise in many cases and everyone present had seen some of the compromises that had occurred throughout the planning process. He believed it had been an excellent process and was proud of the fact that the project team had listened to a lot of the community's concerns. The Plan was highly responsive to the citizen testimony provided, and many elements were reflected throughout the Plan. The Draft Plan had been through a number of revisions and modifications, and the current option, Option G, was the seventh complete iteration of a Land Use Analysis.
    - A few examples of how the project team and Planning Commission had guided some of the modifications in the Draft Plan that directly responded to community concerns included:

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- The removal of all multi-family apartments and condominiums, even senior housing, from the entire plan area. He assured there would be no apartments or multi-family, as they were not in the Plan anywhere.
- Lot sizes had been increased throughout the process. Currently, 8,000 to 12,000 sq ft lot sizes were proposed in the West Neighborhood. The total number of large lots proposed in the West Neighborhood had also increased. These were significant revisions that both the Planning Commission and City Council had considered.
- The West Neighborhood was all single-family, detached housing; no row homes were proposed in the West Neighborhood, which was another fairly significant modification.
- The Neighborhood Commercial Retail Node had been scaled back from its original 5-acre design to a 3.5 acre node to reflect more of a commercial and neighborhood scale. This reduction in building square footage and acreage was also reflective of many community concerns regarding the size and scale of the retail node.
- He pointed out that technically, the adoption of the Frog Pond Area Plan was not a land use decision. The Frog Pond Plan was supportive of the Comprehensive Plan, but it was not being adopted by ordinance as a sub element of the Comprehensive Plan, therefore, it was not a land use decision.
  - Phase 2 of the project, which would include Comprehensive Plan mapping, zoning, and Development Code language to guide the actual development of the West Neighborhood, would be land use decisions that would obviously be subject to appeal to the Land Use Board of Appeals (LUBA). The Frog Pond Area Plan was a guiding document that was non-regulatory in nature.
  - Because only the West Neighborhood and the school site were in the urban growth boundary (UGB), they were the only areas that were certain at this point, which was the reason for the focus on the West Neighborhood, as it would be moving into Phase 2.
  - The East and South Neighborhoods were urban reserves. It was abundantly unclear if and when any of the urban reserve areas would ever come into the UGB. There would be subsequent cycles to go through with the region, but those decisions were down the road and would be made by future City Councils and future Metro Councils. It was important to put all that into the context of the current review process, recognizing that there were a lot of decisions down the road and a lot of opportunity to do different things at those points in time.
- Staff recommended conducting the hearing and hoped a recommendation could be forwarded to City Council this evening.
- He noted additional testimony had been placed on the dais for each of the Commissioners, adding that some emails had been received as late as 3:00 pm, but Staff was still able to distribute them. The Staff report was provided at the side of the room. The findings in the Staff report reflected the findings of citizen participation and various elements of the Comprehensive Plan, and the applicable review criteria had been identified to support the adoption of the concept plan.
- He invited Mr. Dills, Mr. Mansur, and Mr. Vanneman to provide a brief overview of the Area Plan's current status and to describe what some of the metrics and numbers show at this point.

Joe Dills, Angelo Planning Group, explained that after having gone over the issues throughout the summer, his presentation would be in more of a recap format. He presented the Frog Pond Area Plan via PowerPoint with these additional comments:

- It was fair to say there was broad agreement on the Vision (Slide 2), which was the starting point for all of the plans, drawings, graphics, recommendations, and metrics that had been done. There was also broad agreement on many of the elements. Although some options and opinions might exist about several elements, the Area Plan was still founded on the Vision statement, which was printed several times in the report to make it prominent.
- The key issue of the summer regarded the housing program and determining the best way to compose the mix of housing and lot sizes to be responsive to community values, fulfill the Vision statement, and meet the important tests of affordability and whether infrastructure could be built.

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- At the broadest level, the housing strategy would create three walkable and connected neighborhoods. If Metro never brings the East and South land areas into the UGB, then one connected and walkable neighborhood would be created. The use of the neighborhood language had really become prominent. Regardless of one's opinion about the lot size issue, everybody was using that neighborhood language and sharing that vision, which was a good thing.
  - In terms of phasing, the West Neighborhood within the UGB was proposed to be all detached housing and each of the residential lot categories, including large lot residential, had been increased.
  - The East and the South Neighborhoods had a different housing program with a greater mix and higher overall density to accommodate a more varied demographic and a greater mix of affordable housing choices in the future as development occurred over time.
- Although the Planning Commission's housing recommendation was not unanimous, it was forwarded to City Council, who supported the West Neighborhood being the array of lot sizes and placement of residential designations as shown on Slide 4. Of course, that recommendation included the transportation recommendations, the trails, in this case two parks, the Civic Institutional designation at the church property, as well as the beautiful backdrop of Boeckman Creek and the natural resources in the area. In the East Neighborhood (Slide 5), the lot sizes were different, as described, and the attached and cottage components had been introduced into the Plan.
  - He noted that with the downsizing of the commercial area, the small red portion on Slide 5 [also shown on all the PowerPoint slides] needed to be revised to reflect not an "L" shape, but an "I" shape that would run along Stafford Rd. The commercial area was two acres in size with about 22 housing units. The team proposed making that change between now and the City Council hearing. Of course, depending on which housing program was forwarded to Council, there would not be an increase beyond the capacities that had been estimated to date. Adjustments would be just be made to be the same or less.
- The Land Use Framework Plan shown on Slide 6 reflected the recommendation for all three neighborhoods.
- The housing affordability component was an important consideration because land use had been looked at as a series of trade-offs to be discussed and analyzed. (Slide 8)
  - In the West Neighborhood, which followed the previous Option F, the direction was to have a bit more large-sized lots, upsize each of the residential designations, and really look at it as being a detached residential type of neighborhood, following pretty similar models to other neighborhoods in the city.
    - The trade-off was that the team estimated about a 20 percent over-market home price would result from those changes. All of those good things resulted in a trade-off in the housing affordability because infrastructure and the costs of development were fixed. Hopefully, some smart developers could reduce the cost of development. However, based on everything currently known, there was a percent over market that went along with that choice.
  - In contrast, if the cost factors used in the West Neighborhood were applied to the array and housing mix in the East and South Neighborhoods, the analysis showed that the at-market home prices would pay for the infrastructure, perhaps even with a little head room.
  - He noted there was much more to the Area Plan than the numbers; it was about all of the amenities that make up the day-to-day life in the West Neighborhood, like connected blocks, street trees, bioswales, and how many blocks it was to Boeckman Creek. (Slide 9) A lot of very positive elements came through the process that merited restatement and some celebration which he would discuss following Mr. Mansur's presentation on transportation.

Scott Mansur, Senior Transportation Engineer, DKS Associates, continued the PowerPoint presentation, noting that originally three different land use options, Options A through C, were analyzed assuming the worst case scenario to ensure the greatest flexibility during the concept planning process. (Slide 10) That original traffic analysis assumed more than 2,700 households and considered the land use and traffic generated in the Frog Pond area.

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- One great finding from the analysis was that prior recommendations in the City's recently updated Transportation System Plan (TSP) were consistent with what the traffic analysis showed for Frog Pond; therefore, the recommendations and infrastructure needed would support the Frog Pond development at the highest estimated use.
- Some findings included the same TSP improvements at Boeckman Rd, Advance Rd, and Stafford Rd.
- The I-5 interchanges at Wilsonville Rd and Elligsen Rd/Stafford Rd were also evaluated and it was determined they would meet ODOT mobility standards with the full build-out of Frog Pond.
- Additionally, the Stafford Rd segment north of Boeckman Rd could remain as a three-lane road, similar to Wilsonville Rd south of Boeckman Rd.
- The collector system connected all the neighborhoods to the schools as desired with the school site and city park to the south being connected to the north with the future signal at the Stafford collector intersection in the north of Frog Pond. (Slide 12)
  - As discussed with Commissioner Hurley, the TSP identified either a traffic signal or a roundabout for the Wilsonville/Stafford/Boeckman/Advance Rd intersection. Although the intersection was a great location for a roundabout, the analysis indicated that a signal was preferred for that location due to the impacts to the southern properties and feedback from Tualatin Valley Fire & Rescue, who reported better response times with a traffic signal.
  - Additionally, both the school district and the City had received a number of complaints about the existing roundabout adjacent to the Lowrie Primary School. A crossing guard to assist students would not be required with a signalized intersection.
- As far as complete streets, a bike system was recommended and provided in the collector system (Slide 13); rather than sharrows, actually having bike lanes on the facility to connect the neighborhoods within Frog Pond to the school, city park, and existing public street system. The same regional trail connections would connect to the Frog Pond development. The complete streets and multi-modal aspects of this neighborhood would make it a walkable and desirable neighborhood in the city.
- As mentioned, the traffic analysis used the worst case housing assumption and at this time, the current Plan included about 1,900 units, which was about 33 percent lower for the commercial and residential units. Although the Frog Pond Area Plan was significantly scaled back, it did not change any of the transportation improvements or infrastructure findings that already exist in the TSP. Basically, there would be less traffic on the road than was analyzed, which allowed for additional flexibility in the future if the City needed to adapt to changes in the housing market or through the planning process.
- Mr. Dills continued with the Frog Pond Area Plan PowerPoint presentation with the following comments: Another aspect of the Plan was the Boeckman Trail, which connected to the entirety of the area as shown in Figure 7 (Slide 15). A whole loop system was envisioned from Boeckman Creek to the BPA corridor, around to the schools and then back to the school-to-school trail. Figure 7 showed the two trail options, but as seen in the report, the Boeckman Trail alignment was intended to be part of the neighborhood along the west edge.
- He reviewed Figure 8 Frog Pond Revised Parks Framework as follows:
  - Two parks were proposed in the West Neighborhood. The working idea was to have a more traditional neighborhood park serving virtually the entire neighborhood, and a trail-oriented, edge-oriented park on the west end. It would take time to program the parks, which might involve a combination of public and private options, but there was flexibility to do any arrangement of two parks. Great feedback was received from the online surveys about placing a park close to the trail.
  - Another neighborhood park was proposed in the East Neighborhood, and the school's facilities would serve as the park and open space for the South Neighborhood.
  - He noted that the alignment of the trail connection in the South Neighborhood on the Planned Multi-Modal Improvements map (Slide 13) was from a previous edition and different from the correct alignment shown on Figure 8 (Slide 16). He clarified that the trail would come around to the community park before continuing to the south.

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- The commercial center was very much intended to be a neighborhood gathering place with the detail and richness shown in Figure 4 (Slide 18), which would be carried forward as design guidelines ultimately in the Development Code, if and when the area was brought into the UGB.
- Some time was spent looking at demonstration plans to see how the blocks might lay out. Using Figure 5 (Slide 19), he referenced the neighborhood park discussed earlier, as well as the commercial areas and Stafford Rd in a portion of the East Neighborhood, and noted that the key to that neighborhood was to have several different forms of housing that make up the attached and cottage type of development.
  - On the demonstration plan, he indicated a very traditional cottage arrangement with a common open space, a duplex corners kind of approach, a modification on the cottage, and some townhomes, noting that having such a variety and form choices within a particular zone was the concept for that portion of the East Neighborhood. Again, walkability, street trees, and all of those amenities were at the essence of the neighborhood as well.
  - Figure 6, (Slide 20) showed eight different housing types spread throughout the East Neighborhood.
- He thanked the Planning Commission and offered to answer any questions.

Commissioner Postma confirmed that the traffic had been modeled through the I-5/Wilsonville Rd and the I-5/Elligsen Rd Interchanges, and asked what the models showed the traffic doing.

- Mr. Mansur responded that similar to the findings in the TSP, those interchanges would meet ODOT mobility targets through the 2035 planning horizon.

Commissioner Springall recalled reading something about the need for the Elligsen Rd/65<sup>th</sup> Ave/Stafford Rd junction to be converted at some point. Although that junction was obviously outside the subject area, it affected the traffic to the north.

- Mr. Mansur replied that was correct, adding the Clackamas County TSP had already identified a roundabout at that location, and the findings identified a portion to pay towards that intersection. He clarified that he was talking previously about the I-5/Elligsen Rd and I-5/Wilsonville Rd Interchanges, however, that intersection was also identified for future improvements. He confirmed that would require some negotiation with Clackamas County to make that happen, because it was the County's facility.

Commissioner Greenfield:

- Confirmed that given the TSP modifications currently underway or approved, the Frog Pond development was not expected to adversely impact Wilsonville's traffic.
- Recalled previous verbal and written testimony, which would likely be heard again, that Wilsonville's current traffic was not perceived to be ideal. Without any amelioration or if traffic worsened, he believed it would be widely regarded as very unfortunate. He asked if the City had a response to that criticism or observation.
  - Mr. Mansur reminded that the TSP was a 20-year document, meaning that the land use had been looked at 20 years out. With regard to adverse impacts, he clarified he was not saying delays might not increase, but explained that the City was required to follow transportation standards previously set for the community. When the traffic was analyzed given those standards, the Area Plan met both the City's and ODOT's standards. He reminded that when looking 20 years out, millions of dollars in improvements were assumed to be financially feasible within that scenario. For example, the Barber Rd, Kinsman Rd, and Brown Rd extensions were just a few of the many improvements that would add parallel facilities to Wilsonville Rd, and a lot of those were assumed when doing the transportation modeling that analyzed the system.
- Added some of the perceived problems with eastern Wilsonville Rd and the Wilsonville Rd/Boones Ferry Rd intersection would also be relieved. He noted that people respond intuitively to some of these things and adding another 1,000 cars, potentially, from the West Neighborhood to traffic in that vicinity seemed likely to create some perceived increase in traffic.

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- Mr. Mansur noted one of the great things about the Frog Pond location was traffic distribution. Many different connectivity options existed for the Frog Pond neighborhood to go to land uses within that area that would help disperse that traffic, such as I-205 to the north.
- Clarified that no one should assume all the new traffic was going to come down Wilsonville Rd or even Boeckman Rd.
  - Mr. Dills added that the Wilsonville TSP was also founded on land use strategies that try to get at the intractable problem of traffic increasing over time. One strategy was to increase the availability of non-auto options, which was why he talked so much about walkability. A second strategy that would also help long term was proximity; having more housing close to Wilsonville's major employers, as well as Town Center, would help create options for shorter trips which would help the transportation system as well.

### Commissioner Hurley:

- Referenced the Housing Affordability slide (Slide 8) and asked about the rationale behind Options E and F having the same sized homes while Option D did not.
  - Mr. Dills replied that the mix and lots sizes were what varied between them. He deferred the question to Mr. Vanneman, adding he presumed the house size had changed so that the house being put on a 4,000 sq ft lot would not be the same as that being put on a 5,000 sq ft lot.
  - Brian Vanneman, Leland Consulting Group, confirmed that information was in Table 3 – Summary of Required Home Prices (RHP) for each option. Based on having looked at homes, the assumption was that larger lot sizes would have larger home sizes, which was generally true.
- Noted that using the same home sizes would skew the numbers a bit because they were not comparing apples to apples: the price per square foot when using different sized homes.
  - Mr. Vanneman explained they had tried to be true to the trend that when lot sizes increased, home sizes also increased. It was obviously not uniform, but they were trying to reflect relatively accurately what had been seen out there.
  - Mr. Dills stated the metric of cost per lot and cost per unit was a little more pervasive than the analysis because the City's SDCs were built on a per-unit basis as opposed to how many square feet were in a home. The SDCs and the cost returned to a developer were affected by both the house size and lot size. However, it was significantly affected by how many total units were being sold.

Chair McGuire called for public testimony on the Frog Pond Area Plan.

Dale Kreilcamp, 6875 SW Boeckman Rd, stated that he supported Option F because it provided a good balance of larger lots for more single-level homes for senior citizens.

Gayla Cushman-Pike said she lived in Frog Pond West right on the frontage of Boeckman Rd. She said she had not been able to come to a lot of the meetings because of work and so forth, but she did read the minutes and loved the videos that were put online, which very helpful.

- She said she felt somewhat similar to Mr. Kreilcamp. She had looked at the variety of options, and her property's lot size had been recommended and changed over the variety of different options. Now, it was a large lot. She lived right next to Doris Wehler. She and her husband both believed that was a good compromise and they would be okay with that. They believed it was an alright thing to do for the neighborhood.

Taft Mitchell, 6656 SW Landover, stated he and his wife moved into their house when it was one of the very first houses built in the Landover tract. That was 20 years ago, and they had seen a tremendous amount of change since that time. Wilsonville Rd had been a very small two-lane track with no sidewalks or anything, and they had seen the effect of increased traffic from that time until now. Landover has changed from kind of a sleepy little neighborhood street to much more traffic, and the traffic was moving much more quickly. It was not safe for their children any longer. He would just plead for less density rather than more to create less traffic. He would also argue against a commercial development where it was proposed; he

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would just completely do away with that. He was thinking of his neighbors in the northeast corner of the Landover tract who have to deal with the noise of it, the additional light that would be thrown by it and the traffic. Traffic was a large issue, and again, less density was better than more. He thanked the Commission.

Dana Sweetland, 28058 SW Morgan St, Landover, stated she was mostly concerned about the commercial proposed at the four corners. She could not see how it would matter how many directions people could come from if they all congregated at that corner with the traffic. They lived right across the street from there. The light, the noise and the traffic were really big concerns for them.

Todd Sweetland, 28058 SW Morgan St, Landover, stated he had been a Wilsonville resident off and on for more than 15 years. He started on the west side, and now lived on the east side in a Landover neighborhood. His major concern was traffic also. He had seen the traffic increase exponentially since the Villebois neighborhood went in. He had listened to the study about traffic and he was concerned whether traffic bypassing I-5 and coming down Stafford Rd was being counted and taken into consideration. Personally, he went that way because the on ramps and off ramps in Wilsonville were horrible, so he gets off in Tualatin and comes down Stafford Rd. An increase in the neighborhood of more than 2,000 homes would equate to at least 4,000 additional cars, maybe more, but yet the city still had the same on ramps and off ramps. While he agreed people would be able to get around the neighborhoods better and he loved the locations, parks, fantastic trails and all that, his concern was that the two access points to I-5 were not being improved and much more volume would be added that would drive cars off I-5 onto 65<sup>th</sup> Ave, then down Stafford Rd, through Wilsonville Rd, and then down Boeckman Rd. It happened today, and traffic was only going to increase with the addition of those homes. He thanked the Commission.

Karin Grano, 6188 SW Wilhelm Rd, Tualatin, agreed with Mr. Sweetland, adding she was very concerned about access into Wilsonville. All three of her kids have attended Wilsonville schools over the last 11 years, and she was also concerned about the traffic situation there. She read her written statement, which was provided for the record and labeled LP15-0002 Addition to Attachment 4.

Chair McGuire asked Staff to clarify the difference between the housing goal, the 50/50 split between single and multi-family housing, and the number of houses required per acre.

- Mr. Neamtzu explained there were two things at play. Metro Councilor Dirksen statements about the Metropolitan Housing Rule were correct, it was a citywide analysis. The City just completed a citywide Goal 10 Housing Needs Analysis last year, and the Planning Commission spent the better part of a year looking at those numbers and issues. However, Metro had different rules that applied when bringing land into the UGB that was a completely separate functional plan process where Metro had expectations for certain types of urban form and certain types of efficiency of land use in the areas the City might be trying to get into the UGB.

Erik Von Eggers, Landover, said he had been a Landover resident for 15 years. Stafford Rd was an important road to the Wilsonville community and served as an I-5 and I-205 detour for people who want to skip traffic and enjoy a scenic country drive. Essentially, it was an amazing representation of Wilsonville. People use Stafford Rd to avoid I-5 South and most weekdays are welcomed to Wilsonville at the four-way intersection just past what would be the future Frog Pond development. First impressions go a long way, and the citizens here want to give the impression that Wilsonville was an amazing suburb of Portland; that was why they all lived here. Personally, he wanted to continue the tradition that Wilsonville was an esteemed suburb. Small lots were not the impression citizens wanted to give the public as they drove into Wilsonville. Where were the spacious backyards where kids could play and run around in? Where were families supposed to set up a playhouse or trampoline? How was a family supposed to grow when their living space was so limited? Residents want Wilsonville to be seen as a community that has the capacity for families to expand.

- He wanted to discuss the percentage of renters associated with smaller lot developments. To give some comparison, Landover was at 16% out of 111 homes. Arbor Crossing, located on Boeckman Rd, was 4%, and Meadows on Wilsonville Rd containing larger lots, was just 3%. The townhomes in Polygon at Villebois have a 30% rental and Villebois Village Center has a 22% rental. He could go into the pros



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and cons associated with renters, but he assumed everyone was aware of the overall effects correlated with a higher rate of rentals. Larger lots also implied less traffic.

- Finally, he was concerned about the future establishment of the retail space on the corner of Advance Rd and Stafford Rd that would be just down from the future middle school also on Advance Rd. Being a part of the West Linn-Wilsonville School District, neither Wood nor Athey Creek Middle Schools have such buildings similar to these plans. The Landover community was close enough to downtown that no more retail stores were needed, and this would only increase traffic at the neighborhood's intersection.
- Smaller lots do help absorb infrastructure costs and are sold quicker so contractors make their money back. But in the long run, regardless of home size, those homes would sell, the street costs would be paid for, and what would the neighborhood be left with? Homes that would sit on those lots for the next 50 years and at that point, the City was back to giving the public an impression of Wilsonville. What did the Commission want people to think of Wilsonville in the future?

Chair McGuire thanked Mr. Von Eggers for his testimony, but questioned the rental rate numbers he cited for Villebois. The numbers quoted for the Villebois Village Center was all apartments, which was different when considering the scope of the entire development, including all the housing units and houses, so those numbers would be significantly lower.

Dorothy Von Eggers, President, Landover Homeowners Association (HOA), stated the Landover development bordered the Frog Pond West, East, and South Neighborhoods. She assured the Commission that the residents were not trying to stop growth, but demanded a voice in shaping it. She was on the initial task force to represent the Landover community and attended the first few meetings in 2014. There were so many holes in how these options were forced upon the citizens and how the red dot exercises were manipulated.

- She had personally gone door-to-door in the Landover neighborhood talking one-on-one with most of the residents. She also spoke with people at Arbor Crossing and Wilsonville Meadows. The majority of those she spoke with favored low-density housing. And when she read the survey comments and listened to testimony at the Council and Planning Commission meetings and saw the number of people who signed the petition, it was clear there was a mandate for mostly large lots in all three areas of Frog Pond. Yet the City and consultants have come up with seven different options for developing Frog Pond, and the large lots only comprised a minority of these options. She personally knew several people outside the city, and state for that matter, that would love to buy a single-level home on a large lot. The demand was there. She implored the Commission to completely start over with the planning consultants.
- She also recommended that the City plan for developing just the Frog Pond West Neighborhood at this point with only large lots and see how they sell. If what the realtors and developers testified about was right, the large lots would sell out and the infrastructure needed for developing only the West Neighborhood would pay for itself. Having only large lots would reduce the amount of new traffic anticipated and could buy time to fix the traffic problems on Wilsonville Rd with the semi-trucks and speeding cars. It would also give the Planning Commission the green light to develop nothing but large lots in the East and South Neighborhoods. If the West did not sell out, then developing medium and small lots on the East and South would be justified.
- Stafford Rd was synonymous with acreage, farms, horses, homesteads, and she asked that the Commission not change the landscape of Stafford Rd by lessening it with small lots and small homes.
- She also wanted to voice her opinion about the retail stores at the northeast section of the four corners, which she believed would give students at the future new middle school a place to loiter before and after school, and could very well serve as a place for students to go if they were skipping classes. She noted that none of the other five Wilsonville schools had retail stores that close in proximity.
- Other concerns she had heard and believed were valid about retail at the four corners was that it would create a traffic nightmare, in addition to taking business away from the core downtown area.

Doris Wehler, 6855 SW Boeckman Rd, read her written statement, which was provided for the record and labeled LP15-0002 Addition to Attachment 4.

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Linda Ingalls, 7505 SW Schroeder Way, Wilsonville, stated that her family had attended Frog Pond Church for about 40 years, and had lived in Wilsonville a bit longer than that, so they had seen lots of changes. Frog Pond Church has been here since 1878. It was the oldest church in Wilsonville and very few historical buildings were left in Wilsonville. Currently, Frog Pond Church was doing a major restoration and remodeling of the chapel that was built in 1878. They would like to have the church's property protected and did not want to have Boeckman Rd increased onto the property. There was also a heritage tree on the property that was recorded. She reiterated that they would like support for the church's remodel and restoration and nothing done to take away from the Frog Pond Church property.

Jan Johnson, 6591 SW Landover, stated she was one of the lucky ones who had a corner lot on Wilsonville Rd. People have heard the old saying "not in my backyard" and she wanted to know how many of the Commissioners, Staff, and developers actually lived in Wilsonville, because it did make a big difference. She moved from West Linn about a year ago. She had sold a big house, paid the same taxes there that she did here, and she loved Wilsonville.

- Being an ex-realtor, she knew she was buying on a busy street, but had no clue semi-trucks started at 5:00 in the morning going way faster than the speed limit. She has sat in her kitchen and counted about 12 to 14 semi-trucks going by a day. Somebody was going to have blood on their hands with the little children that live in this neighborhood because those trucks did not stop on a dime, and they were moving. The trucks were using Wilsonville as a shortcut. She had lived there a year and a half and traffic had increased so much that they were already considering moving. She did not mind the cars so much because they did not shake her house, but the semi-trucks did. Every day she woke up at 5 in the morning with some truck going by. She has replaced about a dozen of her lightbulbs in the last six months. Pictures were skewed; china rattles. She was probably going to have to get a brace for her teeth, because she was so on edge when trying to watch TV, thinking she was going to have a truck come in her house. She noted there were a lot of ambulances and emergency vehicles going up and down the street because of the accidents there. While she was coming down the road today, somebody passed her on a double line going about 55 mph.
- People did not realize how bad the traffic was unless they lived in that area, and another school was going in. She did not have a problem with that but she was concerned for the children. Looking out of her kitchen window, she did not want to see some little kid on the front of a big truck that was taking a shortcut because the driver was using his GPS. A 'No Through Trucks' sign was needed on Wilsonville Rd if these homes were going to be built because someone was going to be killed, and the Commissioners would have blood on their hands if they did not take this into consideration.
- People really come down that road. At night, she could hear the kids going through all the gears as fast as they could when going into the Stafford area. She knew the City did not have a lot of cops and that they had to be everywhere, but it was really bad and she did not think people realized how bad it was.
- She had called ODOT and talked to about five different people, who said, "It is up to the City of Wilsonville. They set the speed limit, and they set up the 'No Through Trucks' sign. Everybody says that the cement road was made for trucks to go through; well, probably in the 1800s, but not now. If more houses were put in and those semi-trucks were going down that road, it was going to be really bad. She has had log trucks, car trucks, and even WinCo trucks. There was no WinCo around here, but the truck was going down her street at 100 mph. The Commissioners would have to come over and spend a whole day. They had spent a fortune on triple-pane windows so they could stay in the house. They did not know it was that bad, because it was not that bad when they moved in. It was so bad now that one truck went by and her granddaughter from California came screaming down the stairs, "Are we having an earthquake?"
- She did not believe that the Commission realized how bad the traffic was on Wilsonville Rd. The cars were unbelievable because they were using it as a shortcut. She knew a lot of people in West Linn that said they use Wilsonville Rd to go home to Salem because it was much faster. The trucks did, too.
- She implored the Commission to stop and think a little bit about the density. It was really going to be terrible and many people would move out. She loved Wilsonville and would like to stay, but the City

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did not really understand the seriousness of the trucks on this road. She asked the Commission to please think about this traffic. The Commissioners might not live there, but it was her neighborhood.

- Lastly, she noted there was a high school in Redmond across from a big store, like Safeway, in a little shopping center. The big store had to close because the kids went at lunchtime and after school, and had robbed them blind, so they had to close. That was another thing to consider before putting retail in.

Sharon Rebers, Landover, stated that the Commission was going to hear from a lot of people tonight who had a lot of good things to say, and she hoped the Commission would take that into consideration. The Commission still had time to make some changes to this Plan. If the Commission made changes, and the Mayor and City Council put the Plan back like it is now, then let them do it, do not do their dirty work for them. Stand up for what citizens have been requesting for months, and put in some of the things like the larger lots and look at this traffic issue. She said she chuckled when they were talking about living with the traffic like it is, adding she spent her days in Morey's Landing. Now that school was open, the traffic there backed up from the interstate all the way past Morey's Landing. Drivers could not get out. It was the same way at rush hour. That was going to happen on this end of town if the City proceeded with the Plan as proposed.

Amy Thurmond, 01411 SW Radcliffe Rd, Dunthorpe, (Unincorporated Portland), stated that her daughter lived at 7070 Frog Pond Lane, and the family has had that property for 22 years. She lived in Dunthorpe on a two-acre lot with a big house and big yard, and she had a chicken coup. On Frog Pond, her daughter had four acres with a chicken coup. Her neighbor has five acres with a big garden and a chicken coup. They would like to see a plan where they could actually downsize the homes they were living in, and share a nice big chicken coup and a big garden, and help each other with the work. Her daughter, who was young and healthy, was trying to get a career going as an accountant, so she had different considerations than those who had back pain and would like some help.

- They like this idea because it was in keeping with the farming heritage of Frog Pond Lane, and in keeping with the walkability and the appearance of the community. She was very opposed to the big lots, because people might not be aware of the downsides of big lots. In Dunthorpe, people with huge yards and big houses were isolated. There was no community, especially if the neighbors did not have children in the school. The homes were expensive and sit on the market. The average taxes in Dunthorpe were \$20,000 a year, which was how the infrastructure was paid for on a big house. She did not think it was worth it. She would be very sad and even sick if she saw that happen especially to the West Neighborhood area of the Frog Pond development.

Lee Oien, 28043 SW Wagner St, Landover, stated he has lived in Wilsonville since 1996 after he graduated from college and in the Landover subdivision since 1997 when it was first developed. He was also the former director of the Landover HOA. He said he would concentrate his testimony mostly on traffic issues and the retail space

- With regard to traffic, despite the testimony given earlier, he had some very big concerns that the City was not planning for the traffic load correctly, or taking into consideration what it was actually going to mean to this new Frog Pond neighborhood and the existing neighborhoods.
  - With I-5 going straight north and south dividing the city into two sections, most everyone knew how challenging it was at times to get from one side of the city to the other, particularly during traffic times. One must use Wilsonville Rd on the south, Boeckman Rd in the center, or Elligsen Rd to the north; the city had some choke points there.
  - As Frog Pond expands, the east side of Wilsonville was also divided by another north/south running line with Boeckman Creek. To get from the east side, to central Wilsonville, or to the west side, drivers would still have those same choke points of Wilsonville Rd, Boeckman Rd, and Elligsen Rd. It was the same road structure, so all of this increased population and density would still be channeled through the same road system. Despite what was said earlier, he could not see where there would not be a significant traffic impact on those roads. He did not think it was being planned for accordingly.

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- Looking more specifically at the Wilsonville/Stafford/Boeckman/Advance Rd intersection, he had big concerns that intersection was not being appropriately sized or constructed correctly. His home was on Wilsonville Rd, two houses down from the intersection, so he was very close to it. The current policy was that for any student living within a mile of the school, no bus service was provided. With the new middle school going in, most students would get there by being driven in by their parents, so the new school would have 700 new students and two-thirds of them would be bused or driven in every morning.
  - Currently on Wilsonville Rd, there was the high school and Boeckman Creek Elementary School. His son was a student at Boeckman Creek. Going to those schools in the morning, it was very common for the traffic, particularly southbound, to be backed up on Wilsonville Rd clear past the Boulder Creek Apartments. Building the middle school now at the current intersection would result in traffic being backed up north and south. Add the population going to Frog Pond, and it was just going to be a parking lot most days. He did not see how that was going to change, so he did take issue with the statement given earlier that this had been analyzed and thought through, and that a stoplight was going to be acceptable. There needed to be more thought on how this was going to be managed. There needed to be better coordination with the school district on how those students were going to get to school and how parents were going to take them to school. He preferred that not every student be driven to school.
- The second thing was the retail space. While it would be kind of nice to have in this area, he disagreed with its location. Purchasing his house on Wilsonville Rd was a decision he made. He knew there was going to be traffic, fully expected it to increase over time, and factored that into his decision to stay there. But putting a retail district right by homeowners as proposed was not fair and not appropriate. It devalued the neighborhood. If the Commission believed retail was really needed, it should be moved farther north. People who decided that they were okay with living next to a strip mall, Circle K, 711, or whatever else went in there, could buy their houses there and that was a decision they could make.
  - The retail would also feed into the traffic going to the new middle school being built there. All these people driving their kids to school, the buses going through, and now a retail area with those ingress points for traffic coming in was just going to cause more of a traffic issue. This was not the place to do it. Put it farther north. Distribute that traffic density more.

Terry Kester stated he was commenting from a different perspective. He read his written statement, which was added into the record and labeled LP15-0002 Addition to Attachment 4. He assured that his offer of two guest tickets for each Commissioner to the upcoming WilsonvilleSTAGE season opener was serious.

Commissioner Postma noted for the record that the Commissioners would have to decline.

Chair McGuire added the tickets would have to be included on the Commissioners' annual statements.

John Ludlow stated that he lives in Wilsonville and was privileged to have come to Wilsonville when the most exciting thing in town was the four-way stop at Wilsonville Rd and Boones Ferry Rd. Platted subdivisions did not exist in Wilsonville at that time. The first was Serene Acres over by Montebello, so he had seen Wilsonville grow. He participated in the first general plan for Wilsonville in the 1970s, and people said they did not want Wilsonville to look like Beaverton, but now that four-way stop looks like Beaverton.

- He constantly wrestles with Metro, which brought this, "High-density, sent you all to school to understand and appreciate smart growth," but look at what the community was getting from that approach. He has been a local real estate broker for almost 40 years and with Metro constricting, which they were about to do again by not bringing in new UGB properties, Wilsonville was seeing the phenomenon called the law of supply and demand. Home prices were escalating and there were bidding wars. If Metro allowed more land in, would the land be so expensive? Since land represents 30 to 40 percent of a home purchase, perhaps it would become less expensive. Metro discounted the recent Housing Preference Survey done by the homebuilders which stated if the price was right, 80 percent of people would rather live in single-family homes. However, the City was stacking and packing people up because that was what Metro wanted.

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- He has lived in Wilsonville for a long time and the commercial idea in this area was ludicrous. There was a commercial area across from what was now Boones Ferry School that was expected to have neighborhood commercial but no businesses ever went in. Look at Villebois. He was on the Planning Commission when Villebois was passed and he stated it would never fly. They built the commercial but no one came. Allowing commercial in Frog Pond might result in having a small market, but it would become the mischief market, as described earlier.
- He blamed Metro for this because they forced Wilsonville into this density, whether it was the Metropolitan Housing Rule or not. He expressed his feelings in a piece he wrote titled, *The Ode to Metro*, as follows:
 

"Metro is the shepherd I do not want. It maketh me to buyeth green pastures. It preventeth me from building beside still water. It sappeth my soul. It leadeth me in the paths of regionalism for Portland's sake. Yay, though I walk through the valley of the shadow of Metro, it fears no upheaval for Metro says, 'I am with you. My rod and my staff will guide thee.' Metro prepareth a table before me in the presence of mine stakeholders. It anointeth my head with assurances that they are listening, surely pleading and struggling for local vision and control shall follow me all the days of my life and I will not dwell in the house of Metro forever."

Debi Laue, 12340 SW Wilsonville Rd, thanked the Planning Commission for sitting through months, perhaps years of public testimony and expressed appreciation for their service. She presented the following three points.

- Affordability has become quite a topic of conversation. She recently read a new report about millennials, the age group between 17 and 34 years old. The article stated that more than 26% of this age group was currently living at home due to the job market, which was up from 2007, before the Great Recession. She did not know if the Housing Needs Analysis had taken this into consideration. If people were not forming new households, was it necessary to focus on the affordability issue because who was the group being catered to? Wilsonville had already catered to that group with the multitude of apartments and the Villebois neighborhood which had smaller homes starting at \$250,000. Different demographic groups should be considered based on need rather than affordability, for example, people who were trying to downsize but wanted a single-level home. Every few days, someone who wanted to downsize asked her where they should go. In a recent conversation with one of the owners of Fir Point Farms, she learned the owner had looked for housing in Wilsonville but was going to Lake Oswego because she could not find anything suitable. Ms. Laue advised her not to move and to wait for Frog Pond. There was a huge need, but affordability was not something to focus on.
- The way the Required Home Prices (RHP) had been analyzed concerned her. A 2,126 sq ft single-level home with a three-car garage on a 7,000 sq ft lot recently sold for \$607,051, which was \$300 per sq ft. This demonstrated how much people were willing to pay for a new single-level home. In Charbonneau, people would pay \$250 per sq ft for an old house with similar square footage in order to have a single-level home. This proved that people would pay \$300 per sq ft to be on this side of the bridge for a new home of the same square footage. The RHP stated that 2,790 sq ft homes must sell for \$573,800, but this one blew it out of the water. If lots were created to accommodate a single-level home, paying for infrastructure would not be a concern and the need would be met.
- In terms of the schools, Portland Monthly Magazine came out with their school report card. Wilsonville pales in comparison to West Linn and Lake Oswego, which was a big change from the last 10 years. Based on what she and others have heard, the change might have come from the higher rate of renters in Wilsonville, and she agreed. When scores on a school report card were lower, people with good incomes and big jobs look at that and avoid cities with poor-performing schools. Frog Pond would change the demographics in Wilsonville. If a beautiful development with large lots and nice homes was brought in to change the demographic back, or at least move it in that direction, she believed the school scores would improve. The citizens would also have a choice in how the future Wilsonville looks.

Lori Loen, 28237 SW Wagner St, noted that she has been a real estate broker for 25 years. She thanked everyone for their presentations and said she agreed with many of the people who had spoken. She wanted to address a couple of things before she read her statement.

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- She meant no offense, but the presentations made by City Planners and Staff were very flowery. Hearing about the cottages brought to mind pocket neighborhoods; Ross Chapin builds beautiful ones. The cost per sq ft was so huge, the cottages would not be affordable, so there was no question that those were attached.
- The second issue was traffic. She hoped the City could find a way to put in a “Local Traffic Only” sign pointing to I-5 so that traffic that was not local traveled south of Boeckman Rd. There was so much I-5 traffic. Her home backed up to Wilsonville Rd, and as a realtor she should have known better, but all she had to do was walk out to her backyard when she knew there was an accident on I-5. It also took forever to get out of Landover. She hoped that these items would be addressed in the planning process.
- She read from her written statement, which was provided for the record and labeled LP15-0002 Addition to Attachment 4.

Rhoda Wolff, 28118 SW Wagner St, said she has lived at her current address since 1997. She was opposed to high-density housing mostly because of the traffic congestion, which was already a problem on Wilsonville Rd. Higher density housing would only exacerbate this problem and the addition of the middle school would increase traffic even more in that area as well.

- The Wilsonville Rd, Stafford Rd, and Boeckman Rd area was beautiful and agricultural, and she supported keeping it that way. There were not many agricultural areas left and they made Wilsonville unique and should be preserved. The 2,000 to 3,000 sq ft lots would ruin the area in her opinion, and she urged the Commission to eliminate them.
- Although her home was on 6,000 sq ft, it was so small she barely had room for a garden. She would prefer a slightly larger lot with a smaller house, which had not been proposed, but she hoped there would be a market for that as well.
- She did not support retail in the Frog Pond area. There were plenty of stores in downtown Wilsonville that should be supported. She believed retail would detract from the residents' sense of community.

Bryan Aube explained that he is a 13-year resident of Wilsonville. He lived southeast of the four-way stop sign at Advance Rd and Wilsonville Rd in the Landover Housing Neighborhood. He explained that if he came across angry and loud, it was because he was both. He was speaking as a representative of his family and most, if not all, of his friends and their families agreed that they did not want dense development and small lot sizes.

- Frog Pond West was the only area that came close to making sense with the smallest lot size of 4,000-6,000 sq ft. It seemed that some progress had been made on the West side and it would be great to do the same with the East and the South.
- He moved to Wilsonville because it was a comfortable and pleasant area with good schools. Dense development threatens the foundation of what made Wilsonville great. He would like to see it start getting better not worse.
- He and his wife had been looking to sell and relocate within Wilsonville for years, but had not been able to find something that made sense to them. The simple fact was that his hand would be forced and he would have to take his family out of Wilsonville if dense development and small lots sizes were the ultimate decisions of the Planning Commission and eventually City Council. He thanked the Planning Commission for listening, but implored them to do more than just that and urged them to take action.

Sparkle Anderson, 27480 SW Stafford Rd, said that she lived on her family's homestead farm, which constituted the majority of the East Neighborhood. She was aware of Metro and understood that Metro wanted people to eat kale, live in a pile, and ride bicycles, and everybody she knew wanted a three-car garage and a big backyard for their kids to play.

- The only solution she could envision was to divide her property into four different phases, which had already been done. If Metro wanted to pile people up on Stafford Rd, she did not care if it was two stories, four stories or ten stories, if the City was going to pile them up, pile them up. Concentrate the density in one place and take it out of the other areas.
- She owned the civic property around the Grange and was confused about what she was supposed to do with that.

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- She did not understand why there was not better use of the power line easement. There were more than 30 acres of power lines and so far all she saw it being used for was a walking path. It was a lot of property and she did not know who would be mowing the blackberries, which would be a problem. A large parking area could be placed there and people could walk just fine.
- The most important thing to her was that in Figure 12 on Page 51 of 146 of the Staff report, the definition of a large lot had been redefined. Going up Stafford Rd and then east on Kahle Rd, which was to the right, there was a small area. Some unfortunate people followed her through the woods, and up and the down the canyons to see the area that was clear to the east, and it was a very special area. She was sickened to see that the density had changed from the very large estate lots down to mid-sized lots. She owned the property from the East on and that was where she was going to live, so this was totally NIMBY (not in my back yard) on her part. But, she also knew what was back there. She planted the forest 40 years ago and knew what was in the creek and what was going to happen when there were 50 extra housecats, 10 extra dogs, 30 or 40 kids setting it on fire, and two or three crazy drunks with guns. If the City must kiss up to Metro, and she was sure they must, pile people up where they were planning on doing it, apparently on her house, which was fine, but just pile them up and get the density out of that exquisite area. It was completely blocked off by forest all the way around and she would hate to see that ruined.

Grady Nelson stated he was a Wilsonville resident. He testified previously before City Council with regard to safety and security, but he would only address traffic to avoid being repetitive. Mr. Oien's testimony brought his statement to light, but he asked that the Commission take a couple things into consideration.

- He worked graveyard and got off of work around 7:00 or 8:00, sometimes 9:00 am and tried to travel Wilsonville Rd to the Wilsonville Meadows/Landover area. He strongly suggested that members of the Planning Commission travel that route in the morning, because it took a long time from the single lane road, all the way to the school, then all the way north to the stop sign. He understood Commissioner Greenfield had addressed this when the TSP was discussed, but as shown on Page 43 of the Frog Pond Area Concept Plan (Page 69 of 146 the Staff report), the minor arterial would not be changed. Now, approximately 1,900 homes would be funneled and even with a conservative guesstimate of 1.5 cars per home, that would be another 2,850 cars that would be in this area.
  - Additionally, the new middle school would require redistricting because Wilsonville currently only had one. The people from Canyon Creek, who typically go west, would now come east as well. He asked that this be taken into consideration with regard to the high density in the East and South Neighborhoods.
  - Once they start shortening up, they go into rentals. Typically, people who rent bring in more than one individual. They would have a couple of buddies, so there would be two to three cars per residence, so traffic would increase.
- He described what happened during the safety lane construction on Wilsonville Rd that occurred over the summer. Wilsonville Rd was shut down during construction. His cul-de-sac was off Willow Creek and his son normally walked or rode his bike to school, but the traffic volume on Wilsonville Rd was so heavy that he would not allow his son to do that. His biggest point was that once the area at the four corners was choked, people who were in a hurry, late to work, and needing to get their kids to school would start going through the neighborhoods. They would go through Wilsonville Meadows, Willow Creek and so forth, which would cause more safety issues. The kids, who currently walk to school and play in their safe neighborhoods, would be put at risk.
- He reiterated his desire for the Planning Commission to take it all into consideration. He knew everybody in attendance had talked about these plans, but he asked the Commission to keep in mind that the more houses that were built in Frog Pond, the tighter the space, and more issues would arise.
- Finally, he asked the Planning Commission look at Villebois. Mr. Ludlow had addressed this issue, but look what happened to Brown Rd and Wilsonville Rd. Villebois was essentially what the City wanted to do to Frog Pond, and look at the congestion there now. Essentially, the City was going to replicate that situation because none of the arterials to and from Frog Pond were being changed.

Elizabeth McCord stated the last time she testified, the comments she made were very well-received which resulted in Option F being put into place and she really appreciated that.

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- However, it was frustrating that when residents had spoken about Frog Pond, they were specifically asked to speak only about the West Neighborhood. They were told not to talk about the East or South side since they were not going to be under consideration; but now, that was being proposed. She did not understand why lots sizes were changed on the West side, but on the East and South sides, the large lot was smaller than the large lot on the other side. The same was true for the medium and small sized lots.
- The online survey was great except for the fact that when the information was presented to the Planning Commission, the words most often used in the survey were pulled out and displayed in larger font, and she had said that was kind of misleading. When she took the survey, she did not know that her words and comments would be pulled out and tagged to use as a reference point for what the community wanted.
  - A lot of people did not finish the survey, and some looked at it, but decided not to take it at all because they felt disenfranchised by some of the questions and pictures that were used. The survey did not really invite community feedback because it stated, "These are your options, choose them" and that was all.
  - Regarding the presentation, she explained that any piece of information could be manipulated in order to say, "This is what the community wants." Obviously, this was not what the community wanted. The same message was being given over and over again. While small concessions have definitely been made, there was still a large component that was missing. What about the East and South?
  - People did not want commercial. The survey offered three options regarding commercial and asked which option people preferred. Small numbers of people might have given a preference, but perhaps their preference was "None", but that was not an option on the online survey.
- The Planning Commission needed the ability to not only hear the citizens, but if they really wanted feedback beyond people just talking and sending emails, the City should do another survey; present Option F and ask, "Is this what you want?" If not, have "No" as an option and ask for their reasons. The survey should also ask about the East and the South; ask, "Do you want commercial?" and provide "No" as an option.
- She agreed with the gentleman's comments about the Grange, and she even mentioned the Lake Oswego Art Center, which had been a great thing for the City of Lake Oswego. Wilsonville had a Grange that has had a theater program. The City could use the Grange as a community function, but that was not an option on the survey.
- In all honesty, she felt a bit disenfranchised because she has spoken before City Council and the Planning Commission and while she acknowledged that small concessions were made during the last big push before the Plan went to City Council, the Commission was going to include East and South, and let it go in one big package deal, tie the bow, and say, "Well, we made concessions over in the West."
- She urged the Commission to listen to the community, to listen to the people who pay the taxes and want to live here long term, raise their families, and retire here. People wanted a better plan than what was being pushed through right now. She thanked the three gentlemen who did the studies, and confirmed that they were not residents of Wilsonville. She noted the Planning Commission was hearing from people who drive to work from Wilsonville and have kids in school and sports activities, who were driving in the morning, midafternoon, and evenings, and everyone continued to say that the traffic flow was not being addressed.

Ryan Warmik, 6887 SW Cedar Pointe Dr, explained that he, his wife, and four daughters have lived in Wilsonville for 11 years and they love it. They moved to Wilsonville because it was a great place for families. However, he and his family had become a little disenfranchised with the progress over the last ten years, particularly the transition from Wilsonville to "Apartment-ville", and the density. He echoed what other speakers had said about the density and anticipated traffic issues.

- Over the last many years, he has heard talk of affordability and the need for more affordable housing. Affordability was a relative term. Every home built in Villebois was selling. Although significantly overpriced, even the new homes being built in Canyon Creek South were selling. Everything that was built in Wilsonville has been sold and was occupied. He and his family love the family atmosphere in Wilsonville and that there were other families for their children to play with. More families were needed, and as Ms. Laue stated, the demographic needed to be changed to invite families back. He and his wife have spent the last three years looking for a larger home with more land. They were living in Arbor



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Crossing and their search took them from here to Connecticut. They finally decided to stay in Wilsonville and found a slightly larger home, but it was still not a significant piece of land.

- There was a market for families who wanted a home to raise their children in and to be committed to the community. More of that was needed. He did not completely understand how Metro worked, but if it was up to him, he would tell Metro that the City had hit an impasse because the citizens were not on board with the Plan and therefore, the Plan could not move forward. He believed that since the Planning Commission was asking all of the citizens to make concessions, Metro should be asked to make concessions as well.

Chair McGuire confirmed there was no further public testimony and closed the public hearing at 7:50 pm. She called for a brief recess and reconvened the meeting at 8:00 pm.

Commissioner Greenfield:

- Said that since the beginning of the Task Force meetings, he was still unclear about which constraints the City was under with respect to Metro and State goals. He had read the City was still held to an 8 dwelling units per acre (du/ac) net development and asked if that was a hard constraint.
  - Mr. Neamtzu responded that with regard to the Metropolitan Housing Rule, 8 du/ac was a citywide number, so it was not the number that would be used to evaluate urban reserves for inclusion in the city at a date far into the future. Staff had used 10 du/ac which was a bit more informally communicated during the planning process when they served on the Task Force. Currently, the Frog Pond Area Plan was right at 10 du/ac, but if the density went below that, there was some risk of being less successful in future UGB requests.
- Noted the Metropolitan Housing Rule stated at least 50 percent of all new residential units would be attached, single-family, or multiple-family housing. It stated new, not just citywide and he asked if there was a discrepancy there.
  - Mr. Neamtzu responded that was not an issue because there was vacant land elsewhere in the city that could provide that housing type. The evaluation was citywide, not limited to Frog Pond. He reiterated that the Housing Needs Analysis adopted last year contained a lot of helpful information and could be brought out to look at, if necessary.
- Asked if it was within the Planning Commission's authority or scope of planning to say, "all large lots". Was it even a possibility to use the term and what would happen if they did? He clarified he was not taking a position, but was concerned about whether it was even feasible to talk that way.
  - Mr. Neamtzu confirmed the Commission could say that, but adding it would raise all of the issues that had been discussed, including affordability and the outcome of that decision would be that the East and South Neighborhoods would have little or no chance of coming into the UGB at a later date.
- Confirmed the East and South Neighborhoods could not be developed if they did not come into the UGB because Metro would not allow that to happen outside the UGB. So essentially it would freeze at least that side of Wilsonville as it would be after the development. He questioned whether the market would allow that; clearly there was demographic pressure, but could the Planning Commission even say that and was it reasonable to think Wilsonville could stop in place.
  - Mr. Neamtzu replied no, the Commission could lock the gate because the City was required to maintain a 20-year supply of buildable land. Freezing further development at the border meant things would happen inside the city through redevelopment and other forms, including market pressure.
- Believed freezing development and mandating only large lots could result in an ugly scenario.
  - Mr. Neamtzu agreed it could play out in a negative way.

Chair McGuire added because a school had been planned for that location; that bond measure had been passed with the anticipation of residential land going in adjacent to the school.

Commissioner Millan confirmed she had heard there was a plan for a roundabout at Elligsen Rd and Stafford Rd and noted that she served on the Clackamas County Traffic Safety Commission with the Head Traffic Engineer, Joseph Merrick. The roundabout project was so far out in the future, possibly 10 or 20 years, that it

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should not be considered in terms of the Frog Pond Development. She wanted to be clear that Mr. Mansur did not have any additional information.

- Mr. Mansur confirmed the roundabout was in the 20-year plan from Clackamas County and agreed they were talking about the same thing.

Chair McGuire noted the Frog Pond Development was also 10 to 15 years out as well. The Planning Commission should continually keep in mind that this was a concept plan and just the beginning. There would be many refinements over the next decade, dependent mainly on the market. She had watched the Villebois Master Plan be implemented and when the market crashed, the estate lots were subdivided into smaller lots; that is what happens. It was important to get a general blueprint down, and as time passed and the rest of the city evolved, the Plan would evolve as well to meet the housing needs of the community. It was a big horizon.

Commissioner Springall stated he had been involved in Frog Pond planning for a long time and went to all the Task Force meetings. He was inspired by the vision of a walkable community, and liked that it provided a diversity of housing styles and would support a diversity of people from different backgrounds and family units as a way to actually build a community.

- Diversity of housing meant housing for people who earn both more and less than \$100,000 per year. The City needed to support students, young professionals, single parents, growing families, self-employed, small business people, and retirees as opposed to focusing on one sector of the economy, and building houses only they could afford. Among today's students, young professionals, and small businesspeople are tomorrow's executives and CEOs.
- The Housing Needs Analysis and demographic studies indicated a continued need for a true diversity of housing styles into the future. Wilsonville will need more housing for students, professionals, business people, families, retirees and single parents. And, Frog Pond East and South were at least 10 years, probably 20 years into the future.
- Small lots, mixed with large lots, means walkability. They make a community. Imagine kids from different families, different backgrounds, playing with each other. The kids are not quarantined in the backyard, excluded from social interaction. Small lots with smart design could lead to front porch conversation, which was seen a lot in Villebois, and build community. Building healthy lifestyles and strong, safe neighborhoods was his concept of diversity.
  - The US Surgeon General, only today has issued a call for action to promote walking and walkable neighborhoods.
  - Neighborhoods consisting solely of big houses on larger lots did not lead to walkable communities. It did not lead to community, but people who drive in and out and do not talk to their neighbors.
- He had faith that the transportation concerns had been addressed pretty well in the Staff report and had read all of the details. Boeckman Rd, Stafford Rd, and Advance Rd would be upgraded to the urban standard with three lanes, not five, and this did not take property from existing homeowners in the city. Outstanding transportation issues include the Elligsen/Stafford/65<sup>th</sup> junction, but that issue was a 20 year look ahead. According to traffic studies, the development would not overburden Wilsonville Rd or Boeckman Rd.
- The proposed retail at the four corners was limited in scope and was appropriately sized to the development. It was not intended to compete with Town Center or Argyle Square, as it was a neighborhood scale. The retail and small lots were complementary uses.
- In summary, he supported the Frog Pond Area Plan as presented. There were more single family and larger lots in the West Neighborhood for the near term, which was very responsive to testimony, but everyone must remember that the East and South Neighborhoods were 20 years out, and was planned as a diverse, healthy, strong community.

Commissioner Postma commended City staff and the consultants for their work on this difficult task of planning out the future of Frog Pond, and is excited about the prospect. Components of the Area Plan got him excited about the prospect of Frog Pond. He lived in Wilsonville Meadows, so Frog Pond was close to him. He liked the parks and trails, and believed the internal circulation was good. The Area Plan created a walkable

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community for different modes of transportation within the context of building a different housing type than existed elsewhere in Wilsonville.

- He reiterated that the corner was not the right spot for the commercial site. With the nature of phasing and how things get built, commercial retail spaces did not like to build until there were an adequate number of rooftops, and he was not confident there would be enough rooftops until the community was close to build out. Therefore, the corner would be empty for some period of time.
  - He was not sure he could provide an opinion about whether a community art center was advisable, but he believed it was important that the history from the Grange be maintained. The Fred Meyer site with the Old Church was an excellent example of how to maintain a historic building and a historical root while still using it in a retail or commercial context.
  - Perhaps he was leaning towards no on the commercial site simple because he did not like currently proposed location. He understood it could probably be moved in the future, if needed, but he strongly suggested that be kept in mind through the planning process.
- The difficult part about this process was to align various competing interests. The goal was to align infrastructure costs and understand what the market was for homes, which was even more difficult when trying to predict what the market would look like in 10 or 15 years rather than what it looked like today.
  - In addition, State and regional requirements required the City to plan for growth, whether the City wanted it or not. He personally struggled with that reality, particularly because the City was being asked to plan for growth at a density the community did not want.
- He was troubled that despite an overwhelming amount of written and in-person testimony in favor of large lots and less density, the Commission and Project team still gravitated toward those few who testified for smaller lots.
- He noted that some of the public testimony brought up a valid, yet troubling point. He was bothered that the Plan was creating X number of medium lots in the entire project, but medium lots meant something different in the West, East and South Neighborhoods and that seemed a bit disingenuous. It seemed the City was trying to create a happy picture for what was planned, rather than giving it a different name. He strongly supported transparency in the government and the Plan lacked the transparency that told the community a medium lot means one thing if it meant something different depending upon the quadrant being discussed, which was troubling.
- Another thing that troubled him was that the East and South Neighborhoods, but the East in particular, had grown in density. And, despite the many conversations on whether or not people liked that density, it kept increasing. He was sure how it kept going up without a clear indication of how it got from Point A to Point B. It did not seem to be what the citizens wanted or what the current property owners in those areas wanted, but increased density kept creeping into the East and South Neighborhoods.
- One concern that has troubled him throughout the entire process, and that he had stated in previous meetings, was that the economic analysis being relied upon was flawed because it was completely supply driven without focusing on the demand and skewed the supposed demand for the community.
  - The Planning Commission, and he expected City Council as well, had consistently heard that this was what the citizens wanted because that was what was being bought and sold in Wilsonville. However, there was a clear indication that the city did not have the housing product citizens wanted. The larger lots were just not there, so they were not being bought and sold, and the lack of data that people were buying or selling those types of lots had been interpreted to mean that Wilsonville residents did not want them. He hoped there was a clear indication based on all the testimony provided that was not the case; there was a demand for larger lots.
    - Multiple realtors have stated during the process that there was a demand for large lots, and they did not believe the price was going to be a problem. Builders also made similar statements and did not see a problem with it. Debi Laue spoke to the issue today.
    - Infrastructure costs might not be a problem because it seemed people were willing to pay a hefty premium for what they wanted because it did not exist in the greater Portland metropolitan market.

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- Diversity was an important part of the discussion. He believed diversity needed to be looked at citywide. He quoted from Wilsonville Comprehensive Plan Policy 4.1.4, which was included in the meeting packet, stating, "The City of Wilsonville," not individual communities within the City of Wilsonville, "shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels, encourage construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future."
  - The conclusion when considering the entirety of that language was that the City was not trying to create a density within every neighborhood and segment being built within the city of Wilsonville.
  - He believed the market was completely underserved for those ~~who are~~ looking for a different housing type that did not exist anywhere in the metropolitan area and certainly not in the city of Wilsonville. To continually pull it back to a requirement that there had to be diversity within each individual neighborhood did not even match what was stated in the Comprehensive Plan.
  - Diversity needed to be considered citywide, because a segment of the market was absolutely and completely missing.
- In planning for Basalt Creek and Coffee Creek, the City was making a concerted effort for those areas to have higher income, industrial-type jobs, but homes were not being built for the people Wilsonville was trying to draw in for those jobs. In Basalt Creek, the intention was to build a high-tech sector/corridor inside the industrial development. However, if executives were starting or moving those companies from other locations, he did not know where they would live.
  - Realtors clearly indicated people were moving from California with money from the houses they sold that they would plug it into another house. They were not choosing Wilsonville simply because they did not have anything to buy here because it was not available.
  - If the City was going to build industrial and jobs for the next 20 years that would be suited for a segment in the \$100,000 range, homes needed to be built for them. Driving them to other cities affected Wilsonville's tax base and would make the traffic problem worse because those with higher end jobs in Wilsonville would live somewhere else and have to drive to Wilsonville to work. It was not conducive to have a plan where the City was trying to create higher end jobs, but not the homes for those people to live in.
- Traffic has been discussed several times. It was alarming how long it took to get to the west side of town from Wilsonville Meadows, which was just a function of growth, but increasing the density of Frog Pond would only exacerbate the problem.
  - He understood the comments from DKS Associates, and agreed that the City's standards would still be met, but that did not mean wait times would not increase, which DKS Associates also indicated.
  - Similar to putting in higher end jobs and forcing those employees to live elsewhere, Frog Pond would exacerbate the traffic problem as well. He did not believe the issue was being adequately addressed from a citywide planning standpoint, which was a step in the wrong direction.
- Schools. The increased numbers being seen were approaching the point of adversely affecting Wilsonville's schools; perhaps even past that point.
  - One extremely important point to remember with Coffee Creek and Basalt Creek, was that the property taxes that come in from those buildings would not go to the West Linn-Wilsonville School District, but to the City of Sherwood.
  - Schools were being put in a position where they had to address that many more children without an increased tax base upon which to draw from to improve the schools and hire the necessary additional teachers. He believed this was just the first step toward having too many kids adversely impacting the schools, and he was not comfortable doing that.
- In his nine years of service in some capacity to the City, he seldom found he could not support something after spending so much time working on it. But, with the density in the East and South Neighborhoods and his concerns about how the Plan would impact the west side and traffic, he could not support the Area Plan as currently proposed.

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- He understood that revisiting the Plan and decreasing density in the East and South Neighborhoods might jeopardize the UGB inclusion, but the City had two choices, either do what other authorities said the City must do for the community, even though it was not what the community wanted, or plan it the way the community wanted and be willing to fight for it or work together with those authorities.
- Right now, people outside the Wilsonville community were helping decide what the housing types in Wilsonville were going to look like, and he was not willing to do that as the Frog Pond Area Plan was currently proposed. He would consider and might be coaxed to a yes vote on the West Neighborhood, despite his belief that it was still a little too dense. However, if the Area Plan was packaged with the East and South Neighborhood as proposed, he could not support it.

Commissioner Greenfield:

- Asked what the Commission's mandate was as far as treating Frog Pond as a total package.
  - Mr. Neamtzu responded he was not sure if there was a mandate on the plan. It was a three neighborhoods concept because it was important to plan these areas in one process as demonstrated from a transportation and connectivity network.
- Echoed his colleague's position on the West Neighborhood. He was comfortable with that current plan, which he considered a compromise already, but he was fine with the compromise. He still had misgivings on the East Neighborhood plan, and asked if the picture would be different in 2018 when Metro was looking to revisit the land use. Did the Commission have to treat the Plan as a three neighborhood package or was there a softer concept that could be applied in the East and South areas.
  - Miranda Bateschell, Long-Range Planning Manager, responded that was something the Commission could discuss. In terms of the consideration regarding Metro for the urban reserves, a concept plan did have to be in place and adopted by City Council in order for Metro to consider whether or not those neighborhoods would be brought into the UGB or not at that time.
- Asked if 2018 was when Metro would actually make that determination.
  - Ms. Bateschell answered that according to the current proposal, Metro was looking to do a new urban growth report in three years, and revisit that in 2018.

Commissioner Postma asked what that all meant for infrastructure costs and predictability, which would have a big impact. If they were drawing questions as to whether or not it would ever be brought into the UGB because the City was not sure what it wanted to do with it, did that then make infrastructure for the West Neighborhood untenable.

Chair McGuire responded when the process was initiated 18 months ago, the point was to look at that land as residential land because a proposal was submitted to have that land incorporated into the UGB. And then the City received grant funding to develop a concept plan for the larger area for the benefits of developing a system and gaining those efficiencies.

Commissioner Postma asked if that meant that the City must fit within the premises that Metro put out there or else. Was the City doomed to the density requirements put upon it, or could the City decide what it wanted to do and let the chips fall where they may?

Chair McGuire responded there was a framework within which the City should plan for because there was a limited supply of land. Those principles and requirements were set with a good rationale behind them, so she did support it.

Commissioner Postma asked if her position was that because the City accepted that grant funding 18 months ago, the City had been brought down an inevitable road where the Commission now had to vote yes because they started down the process, because that was what he was hearing.

Chair McGuire answered no, adding she disagreed with the line of questioning.

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Commissioner Postma believed the Commission was stuck. He did not believe the Commission should vote for the Frog Pond Area Plan simply because 18 months ago, the City endeavored to take on the process.

Chair McGuire clarified that she believed the current proposal represented a balanced approach. Staff had done an amazing job of conducting a process that engaged the public and was responsive to the comments received to date. The Frog Pond Area Plan balanced all those opinions. The Plan included no apartments or multi-family units within the development. For the portions within the city, it concluded the larger lots the Commission heard from public opinion. However, she had heard other opinions about diversity of housing and having a balanced housing approach. She did not believe the opinions in the room represented the entire community. Emails in the packet supported the Area Plan now before the Commission which was guided by a task force.

She believed the South and East portions balanced that input and planned it responsibly. The Plan did an excellent job of providing that diversity of housing.

- A lot of testimony was provided today about the negative of density. She had a bit different perspective because she lived in a high density neighborhood and moved to Wilsonville because of that neighborhood. She was willing to sacrifice a larger lot, which she could have purchased in a different area, for more shared spaces, better amenities for her children, and closer proximity to schools.
- She agreed with Commissioner Springall in terms of that richness of diversity. While diversity needed to be looked at across the city for a big picture look, she did not believe diversity meant segregating low-income neighborhoods from high-income neighborhoods. A greater sense of community and a stronger community resulted when that variety existed, and she had seen that in her own neighborhood, which included retirees and couples just starting out. People who are able to move within a neighborhood start in an apartment, then buy a small house, and then move into a larger house. Being able to continually build that community was a wonderful thing. She loved her alley because that was where she had met and socialized with a number of her neighbors.
- When a community was designed for the type of social interaction, community happens. When raising a family, it was nice to have ten different people to call to pick up your kids from school if needed.
- She believed the current Area Plan would support the quality of life in Wilsonville and would build a strong community. She agreed there needed to be larger lots and the West Neighborhood supported that and would bring that additional housing element to the City. However, the remainder of the land needed to be planned responsibly to meet the requirements before the City.
- She did not believe she would support separating the Plan out because it should be planned as a whole system. Frog Pond was the last part of resident land being considered, so it should be looked at holistically. The numbers were ever changing because of all the different options being brought forward when the Commission was trying to be responsive to the public. It was a situation where the Planning Commission had differing opinions, and it would be a proposal that not everyone loved, but maybe they could live with. She and Commissioner Postma might never agree because philosophically, they came from a different place, to a compromise had to be found in order to advance the community.
- The Commissioners needed to find a way to collaborate together to move the Area Plan forward, because it was not efficient to spend public dollars on an 18 month process, and then say, "Oh I'm sorry, we got to this point and we just don't want to do any more." There needed to be a way to work together.

Commissioner Postma responded it was still important to look at the density citywide. Secondly, he lived in Wilsonville Meadows, which even by City standards would be considered large lots. He was consistently bothered with the notion that somehow communities in other parts of Wilsonville were lesser than; he did not agree. There was a diversity of income ranges in Wilsonville Meadows, including apartments and various sizes of homes, and he came from a place of community, too. It could be done in other locations, but if the Commission continued to say that there needed to be diversity within every community developed, then it would only exacerbate the existing disparity by the lack of that housing type, and that bothered him.

Commissioner Greenfield stated he lived in a 2,050 sq ft cottage home on a 3,000 sq ft lot facing a beautiful park managed by the HOA. His home was within walking distance to City Hall, Costco, Target, Lamb's

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Thriftway, and Fred Meyer's. He believed his little neighborhood of 3,000 sq ft lots was wonderful. His house was the only property that met his minimum requirements, which included a master on the main, and he love where he lived now.

- He could not afford even the cheapest house in Frog Pond and would not be able to live there. Although the Frog Pond area had diversity with a range of housing types and prices, the price range was already high. An elite neighborhood was being created in Wilsonville, which was an unfortunate fact, because he was not an elitist. People should not have to depend on buying into an ungated/gated kind of community in order to live comfortably and within their means. So, he was unhappy about that, but that was a fact and the market would take care of that; he believed that point had been made. He was not happy about the density being discussed, and entirely unhappy about the density proposed in the East Neighborhood, but he believed it could be handled in a beautiful way.
- Multi-family units and row homes did not have to be unattractive. In Charbonneau, there were two or three unit, attached buildings that did not even look attached. There was no reason why neighborhoods in Frog Pond could not be handled in an attractive way architecturally to avoid unfortunate connotations and feelings that some people have toward high density neighborhoods. That type of high density neighborhood was not needed in order to have higher density.
- He preferred to not make a decision now about the East and South Neighborhoods because variables in Wilsonville were changing. Even three years from now, there would be a clearer picture of the impact of new access routes within Wilsonville as well as the demographics of the whole region. Three, five, and ten years from now things might be significantly different than what existed today. Decisions made now could be revisited. If he had to make a decision now, he would support the Option G, with the understanding that it was not set in stone.

Chair McGuire noted that she supported having City Council look specifically at the commercial area. Both she and Commissioner Postma previously supported a retail area further back, and making the Grange an area for civic or arts in the Plan was an excellent idea.

Commissioner Millan commented that it had been an interesting process, and she was torn because in hearing the public comments tonight, the public clearly did not feel heard, which was troublesome. When the Commission did not hear the public, they were doing a disservice.

- She believed that had been tremendous progress on the West Neighborhood, but she shared her fellow Commissioners concerns about the East and South Neighborhoods; it did not have as good a feel. She would live in the West Neighborhood, but was unsure about the East and South.
- In considering how she would like this city to grow, she noted she had lived in Wilsonville for 26 years and she had watched the changes.
- She had extreme concerns about the traffic and was not convinced the issue of Stafford Rd had been addressed. As mentioned, she served on the Clackamas County Traffic Safety Committee and this was potentially creating a huge problem there. She did not know what the answer was, but Villebois had dramatically changed the west side of Wilsonville, and it would be interesting to see if people use the new exit. She had not noticed the expected reduction in traffic on Wilsonville Rd. She was not sure all the traffic needs and concerns had been addressed, especially around the school. She was very troubled with the thought of another school there.
- If she could vote for only the West Neighborhood, she would happily vote in support of the Plan, but she was a bit more troubled with the East and South Neighborhoods. She understood Metro and growth, but whether she liked it or not was irrelevant. The fact was growth happened and it should happen planned and at least there was a process to plan. There would be changes to the East and South Neighborhoods, because the market would drive that.
- With regard to the commercial area, perhaps moving or adjusting it—but the art idea was tremendous and an idea that had come up earlier on, but had kind of faded away and the Commission kind of lost it in the process. It would be nice to see that reintegrated.
- She had reservations regarding the East and South Neighborhoods, and the traffic still did not make her happy yet, but she was leaning toward a yes, this was a good plan to move forward.

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Members of the audience reacted [comments were inaudible on the audio record] to Commissioner Millan's comments.

Commissioner Millan responded that she had changed her opinion.

Chair McGuire said the Commission appreciated the public presence but asked that everyone be respectful to the Commission's dialogue and limit the commentary.

Commissioner Hurley stated that in considering all of this and then stepping back to consider Statewide Planning Goal 10, he noted it was interesting that Metro was requesting such density, when in the state of Oregon as a whole, only 1.8 percent of the state was developed, and that included cities, roads, railroads, rural roads. There was not a shortage of land in Oregon. Also, only one quarter of a percent of that 1.8 percent in the state was within Metro's boundary. That being said, the City was supposed to be working under Statewide Planning Goal 10 and it specifies that diversity is to be within a city, not within a plan, but within the city boundary.

- As he had stated before, if the Commission pushed toward what was in the Frog Pond Area Plan, especially on the east side, the City was actually in jeopardy of being out of compliance with Goal 10 because diversity of housing would not be provided in the community. The nuance was that a lot of diversity had been provided at one end of the spectrum. By providing the Venti, Starbucks was trying to provide for the wide spectrum of consumers out there. Wilsonville was not in that upper third echelon of the residential market.
- With regard to comments about apartments being attractive or unattractive, it was not about design, but where a person was at a point in their lives. He lived in apartments before, when he was at a transient point in his life and did not care about the schools or speed limit, or even know who the government officials were. He was not against apartments, but the transient nature of what came with apartments had an effect on the school system. That did not mean that people who lived in apartments or high density housing were bad people. Everyone attending tonight's meeting likely lived in a rental of some sort, and were all good, fine, upstanding citizens, but when children come and go in schools, it had a huge impact. When 25 to 30 new students who have not registered show up on the first day because they just moved into an apartment, that made a difference.
- This was not to say certain housing types were good or bad, or that residents of certain housing types were good or bad, it was about diversity of housing across the whole spectrum within the city limits. What was missing in the Area Plan was having a dream for a better Wilsonville, not just more of the same Wilsonville.
- If people felt they could not move into a less dense community because it would price them out of it; that was fine. Wilsonville residents were not being asked to move up to something larger, or more expensive. Again, it was dreaming to have people who could not currently find what they wanted here.
- Unless east and west Frog Pong could be split, he would have a hard time.... Ninety percent of the lots east of I-205 in the City of Portland, where Metro had its castle, were 4,000 to 6,000 sq ft, which were considered normal. He did not understand why Wilsonville wanted to build lots that small when land was available.
- Unless a creative solution was found on splitting the east and west sides, he would vote no.

Chair McGuire:

- Asked for input from Staff or the consultants on the idea of splitting the plan, which she had strong reservations about because it was supposed to be a concept plan, but she was interested in hearing the implications.
  - Ms. Bateschell stated that in addition to her prior comments, a concept plan did need to be in place, but Phase 2 of the Frog Pond Area Plan was for master planning only the West Neighborhood. The master planning would refine how the Area Plan was put into the Zoning Code, the requirements for design and landscape, and other requirements needed to achieve the neighborhood the citizens and City wanted to create.
    - The East and South Neighborhoods would not be master planned because that level of specificity was not needed now because the land was not within the city or UGB.



**DRAFT**

- If the City went to Metro and requested that the land be brought in because more capacity was needed and the City wanted to plan for growth and additional neighborhoods, then the master planning would be done when the land was actually brought into the UGB. That provided a time frame of potentially 3, 5, or 8 years when that master planning would occur for the East and South Neighborhoods, reflecting on what had happened in the West Neighborhood, how the demographics might be changing, etc. to further refine what was in the concept plan.
- She assured that the concept was not set in stone; flexibility was still to be had in the process. The Frog Pond Area Plan was a guiding document and not a policy that would be adopted into the City's Development Code.
- Understood the Commission could do a motion that fully endorsed the West Neighborhood to the master planning process with a condition on the South and East Neighborhoods that the Concept Plan be reevaluated at some time in the future when a proposal was being considered to move it forward.

Commissioner Greenfield did not believe that proviso even needed to be made, it was already there.

Commissioner Postma noted the City would likely be submitting to Metro before that point in time, which would result in a weird anomaly where the City submitted to Metro based on a Comprehensive Plan in which the City might drastically change the density. He agreed there was always an impetus toward breaking off and increasing the density, but it was unrealistic to then go the other direction. If there was community input to still consider less density in East and South, he did not see how that would be feasibly possible if the City had already submitted to Metro.

Chair McGuire believed there was still opportunity for change with a concept plan, because that was what happened in the master planning process. In the application of the concept planning, the market would reveal whether bigger lots could be supported, and so that could be done.

Commissioner Postma clarified he was not saying it was not technically impossible, just impractical to expect that would happen. If that decision was delayed until later down the road, the Commission would not properly be able to consider whether they wanted less density. That was his concern.

Mr. Dills said it seemed like the parts the Commission agreed on were the West Neighborhood, as well as the Transportation, Infrastructure, and Parks and Open Space Frameworks for the entire Frog Pond area. He urged the Commission to look at the area as a whole, no matter what the density proved to be in the future.

- He understood the compromise being sought regarded portions of the Land Use Framework in the East and South Neighborhoods. He suggested a motion could be structured on what was agreed upon, noting there was a range of possibilities and recognizing that the land uses would be revisited at the master planning stage in the future. The Area Plan should be clear about what the Planning Commission supported. It should say that in 2015, the Planning Commission had some concerns and had this set of thoughts and the community had this set of thoughts about the land use in the East and South. While it kicked the can down the road a little, that was an option.
- He agreed with Mr. Neamtzu's comment that it likely introduced some risk with the area being brought into the UGB, so it was a policy call by the City as to whether to take that risk and invite a conversation, or not take the risk and increase the certainty in the future.

Chair McGuire:

- Confirmed a recommendation could be provided stating that the East and South Land Use Framework densities would be evaluated at the master planning level, and then City Council could make the decision.
  - Mr. Dills added the City would have to ask Metro about their point of view on that, but the Commission would be expressing its point of view.
  - Ms. Bateschell suggested making any recommendation specific, especially if it regarded a certain area of Frog Pond or a certain type of housing. It would be more helpful to the Council as well as when the land use plan was revisited in the future. The Commission should be sure to isolate the areas of concern and not reopen the whole framework.

**DRAFT**

- Stated she would like the Commission to get to a compromise so the Frog Pond Area Plan could be advanced to City Council. She did not like the idea of splitting the Plan if the Commissioners' reservations could be expressed and was responsive to public testimony.

Commissioner Millan agreed that approach would address a lot of her concerns. She was not comfortable with the East and South Neighborhoods and wanted the Commission's recommendation to include those reservations. She added that while she liked the connectivity and roads in the West Neighborhood, she was not sure about the whole transportation plan. If some of those reservations could be added, she had no problem kicking the can down the road because many things would change in the next five years, and the Damascus-Boring area would also impact what Metro did, so a lot of things would change.

Commissioner Postma responded that he took more comfort in that approach, though he might still vote no.

Commissioner Springall said he supported the approach because of the concerns heard from both the Commissioner and the public. He noted he was inspired by the idea of the art center around the Grange, which he believed was in the current Area Plan because of the Civic Node there. The Task Force believed it was nature-focused due to the green space behind it, but it could be more arts focused because of the Grange itself. He did not believe any expectation needed to be made for the Grange area.

The Commission and Staff discussed the wording for a motion that would accurately reflect the concerns heard regarding the Frog Pond Area Plan regarding the East and South Neighborhoods, attached homes and cottages, the potential relocation of commercial and greater options for the potential development around the Grange.

- Mr. Dills explained that broadening potential development for the Grange to include a full range of options could be put into the base text of the Area Plan, so that the interest and support for the cultural component was clear without necessarily revisiting the Plan later.

Commissioner Postma noted that he felt more comfortable that the notion could be revisited, but he feared the momentum that would be created by any recommendation for the East and South Neighborhoods, which would likely weigh into his vote either way.

Commissioner Hurley noted that although the Commission was recommending that the Plan be revisited, no direction was being provided telling Council how the Commission wanted to revisit it.

Chair McGuire clarified the Commission was saying that it supported the Frog Pond Area Plan as written, but the East and South Neighborhoods' Land Use Framework density should be evaluated in the master planning process, so that ten years from now, the Commission should look at what that development should be based on the community at that point in time.

Mr. Neamtzu noted the written statements received from and read into the record during public testimony by Karin Grano, Doris Wehler, Terry Kester, and Lori Loen would be added to the record, labeled LP15-0002 Addition to Attachment 4.

Staff confirmed that no petitions had been received from the citizens who spoke during public testimony.

**Chair McGuire moved approval of Resolution LP15-002 with the recommendation that the City Council 1) consider that the neighborhood commercial area location is further evaluated as part of Master Planning for the East and South Neighborhoods; 2) that the Land Use Framework densities for the attached row homes and cottages land use category are further evaluated as part of the Master Planning for the East and South Neighborhoods; and, that the Frog Pond Area Plan text is revised to include expanded use for the Grange to include theatre and arts. Commissioner Greenfield seconded the motion, which passed 4 to 2 with Commissioners Postma and Hurley opposed.**

# DRAFT

Mr. Neamtzu noted the City Council hearing regarding the Frog Pond Area Plan would be re-noticed the second Council meeting in October.

Chair McGuire thanked Staff and the consultants for their work on the Frog Pond planning effort.

**VII. OTHER BUSINESS**

- A. 2015 Planning Commission Work Program  
No discussion.

**VIII. ADJOURNMENT**

Chair McGuire adjourned the regular meeting of the Wilsonville Planning Commission at 9:14 pm.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for  
Linda Straessle, Planning Administrative Assistant

**RESOLUTION NO. 2553**

**A WILSONVILLE CITY COUNCIL RESOLUTION ADOPTING THE FROG POND AREA PLAN, ESTABLISHING A VISION FOR THE 500-ACRE FROG POND AREA, DEFINING EXPECTATIONS FOR THE TYPE OF COMMUNITY IT WILL BE IN THE FUTURE, AND RECOMMENDING IMPLEMENTATION STEPS.**

WHEREAS, the creation of the Frog Pond Area Plan was a City Council Goal for FY 2013-2015; and

WHEREAS, the West Neighborhood was added to the city's Urban Growth Boundary (UGB) in 2002; and

WHEREAS, the City is required to prepare a concept plan the entire area before a request to include the urban reserve land inside the UGB can be made; and

WHEREAS, the City received a Community Development and Planning Grant from Metro to fund the creation of the Plan and the City awarded a planning consultant contract to Angelo Planning Group (APG) to assist in the planning process to develop a concept plan; and

WHEREAS, citizens have had extensive input into the Plan, shaping many elements; and

WHEREAS, the Plan creation was guided by a Public Involvement Plan that included the involvement of a project Task Force, as well as a Technical Advisory Committee; and

WHEREAS, two widely advertised public open houses (including on-line) were conducted as part of the project; and

WHEREAS, the Wilsonville City Council and Planning Commission have held numerous work sessions on the Frog Pond Area Plan (Phase 1: Concept Planning); and

WHEREAS, the Wilsonville City Council has received public testimony on the Plan as part of the citizen involvement portion of regular Council meetings, in addition to the citizen input portions of the project; and

WHEREAS, the Planning Commission conducted a public hearing on the Frog Pond Area Plan on September 9, 2015, affording all interested parties an opportunity to provide input and following testimony, deliberated, providing a recommendation of approval to the City Council; and

WHEREAS, following the Planning Commission public hearings, the Planning Director forwarded the recommended Plan onto the City Council, along with a staff report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the City Council, after Public Hearing Notices were provided to over 1,000 property owners, a list of interested agencies, emailed to over 300 people, and posted in three locations throughout the City and on the City website, held a Public Hearing on October 19, 2015 to review the proposed Frog Pond Area Plan, and to gather additional testimony and evidence regarding the proposed Plan; and

WHEREAS, the Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council has duly considered the subject, including the Planning Commission recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Wilsonville City Council does hereby adopt the Frog Pond Area Plan and the Planning Staff Report (attached hereto as Exhibit A) with Attachments, which include the Planning Commission's recommendations.
2. Adoption of the Frog Pond Area Plan will be followed by Phase 2 of the project for the West Neighborhood, which will include Comprehensive Planning, Zoning map and code creation that will be the basis of future land use decisions ultimately guiding development for the West Neighborhood.
3. The staff recommendations contained in the APG memorandum dated October 6, 2015 titled "Frog Pond Area Plan – Updates and Revisions" shall be incorporated into the final Plan.
4. This resolution shall be effective upon adoption.

ADOPTED by the City of Wilsonville City Council at a regular meeting thereof on October 19, 2015 and filed with the City Recorder.

---

TIM KNAPP, Mayor

ATTEST:

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Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp

Council President Starr

Councilor Stevens

Councilor Fitzgerald

Councilor Lehan

**LP15-0002  
Frog Pond Area Plan  
Planning Commission Record Index**

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**Documents distributed at the September 9, 2015 PC Hearing:**

- Paper copy of the presentation shown at the Hearing.
- Additions to Attachment 4 to the Staff Report: Written copies of testimony offered at the Public Hearing
- Additions to Attachment 4 to the Staff Report: Written citizen testimony entered into the record at the beginning of the Hearing.



**FROG POND AREA PLAN**  
Creating a great community

# *PC Hearing - 9/9/15*





# A VISION FOR FROG POND IN 2035

*The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community's hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond's excellent schools and parks are focal points of the community. Frog Pond is "just a short bike, walk, or bus trip" from all parts of Wilsonville – a highly valued part of the larger city.*



# HOUSING STRATEGY

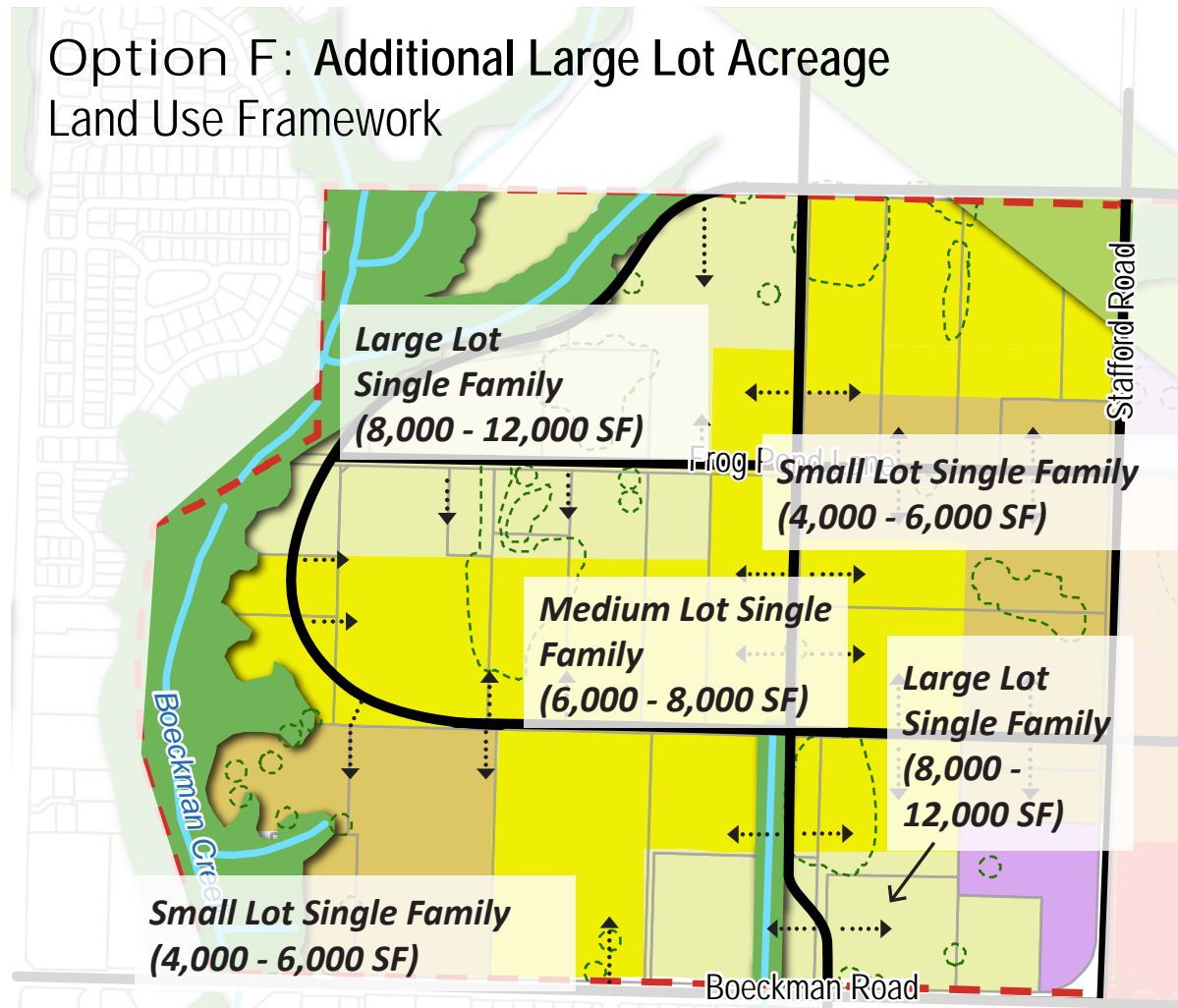
- Three walkable and connected neighborhoods
- **West (UGB):** All detached single family.
- **East/South (Future):** Greater housing mix, no apartments.



# ***The Planning Commission Recommended and City Council Supported:***






## West Neighborhood – utilize Option F

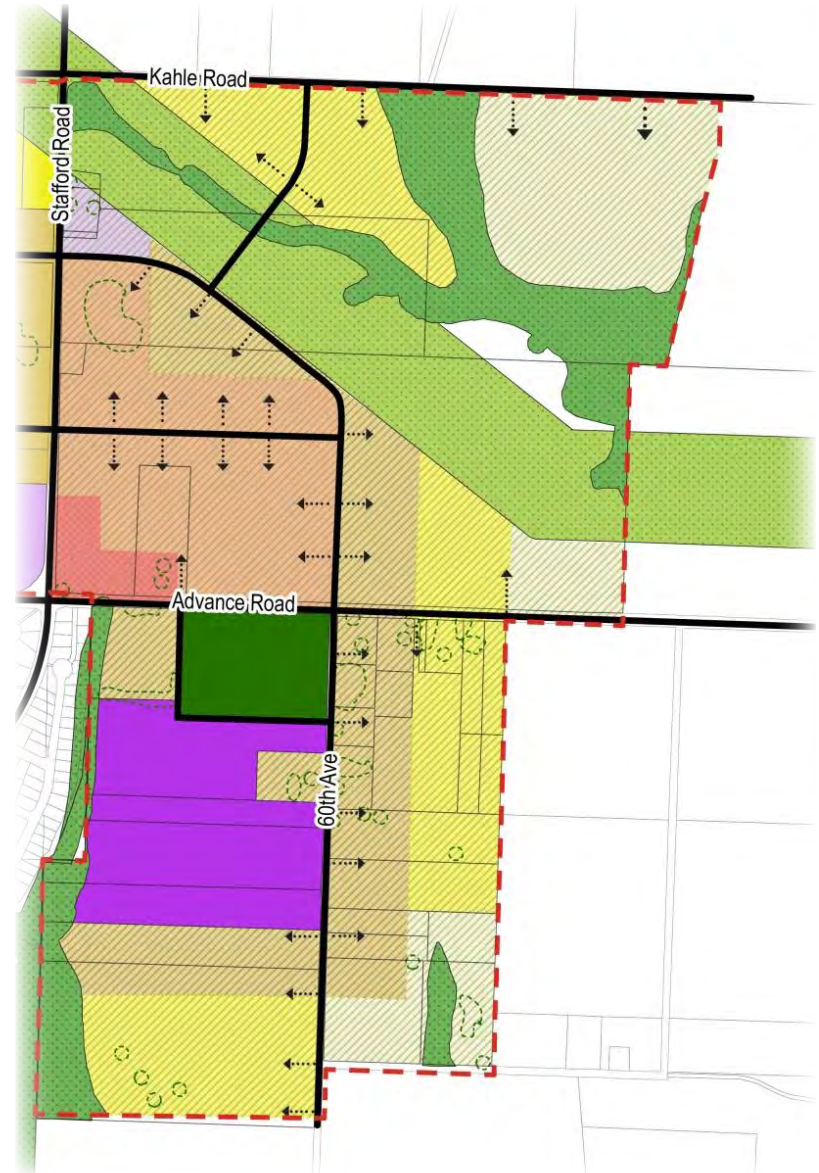
Option F: Additional Large Lot Acreage  
Land Use Framework



# ***The Planning Commission Recommended and City Council Supported:***

East and South  
Neighborhoods –  
majority preference for  
land use categories in  
Option D

-  Future Large Lot SF  
(7,000 - 9,000 SF)
-  Future Medium Lot SF  
(5,000 - 7,000 SF)
-  Future Small Lot SF  
(3,000 - 5,000 SF)
-  Future Attached SF  
(2,000 - 3,000 SF)
-  Future Commercial





**LAND USE FRAMEWORK**

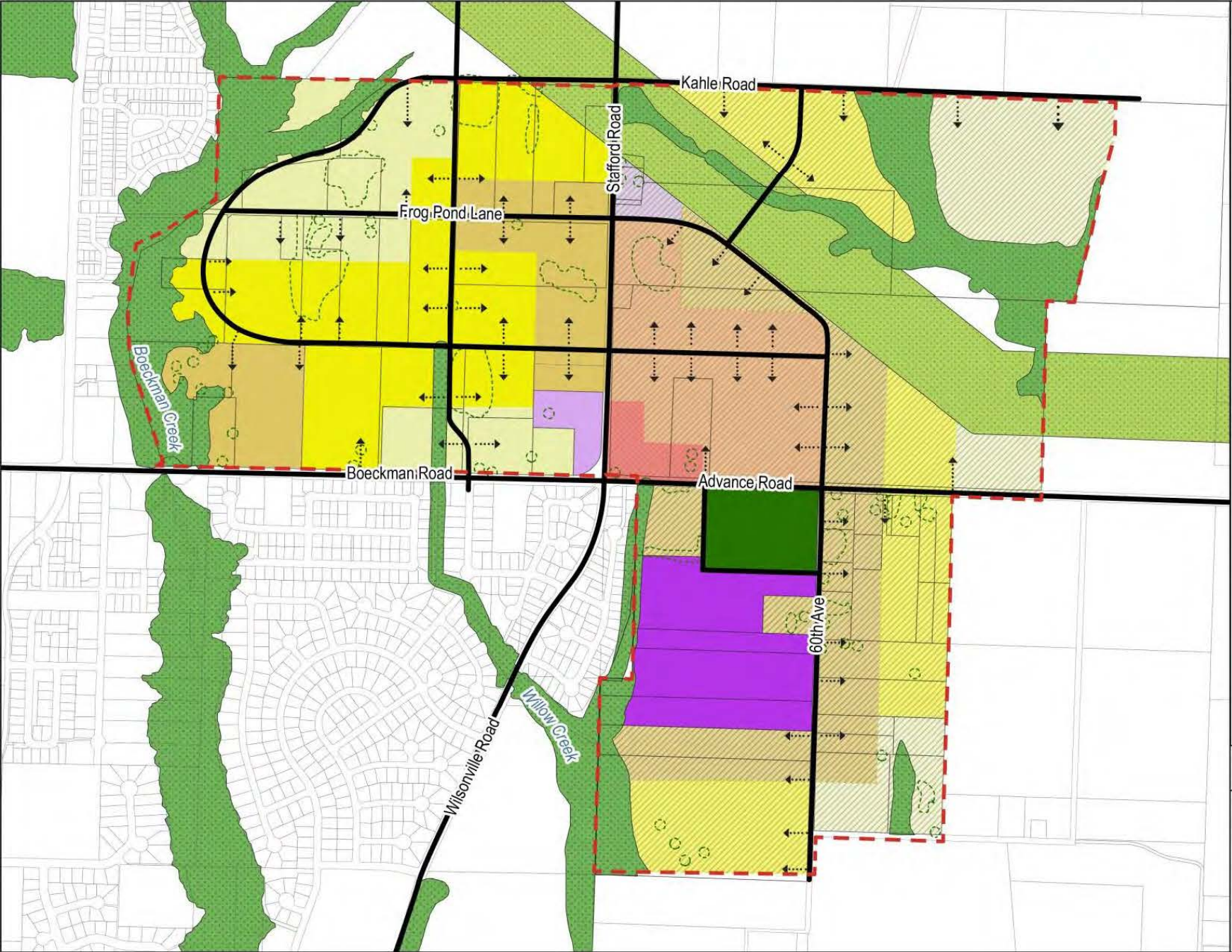
- Framework Street
- Local Connection
- Planning Area
- Planned School Site
- Community Park
- BPA Corridor
- Natural Resources Overlay
- Existing Trees and Groves
- Tax Lots
- Large Lot SF (8,000 - 12,000 SF)
- Medium Lot SF (6,000 - 8,000 SF)
- Small Lot SF (4,000 - 6,000 SF)
- Institutional/Civic
- Future Large Lot SF (7,000 - 9,000 SF)
- Future Medium Lot SF (5,000 - 7,000 SF)
- Future Small Lot SF (3,000 - 5,000 SF)
- Future Attached SF (2,000 - 3,000 SF)
- Future Commercial
- Future Institutional/Civic



**Prepared By:** Angelo Planning Group **Date:** 7/21/15

Coordinate System: NAD 1983 HARN State Plane Oregon North FIPS 3601

**Disclaimer:**  
This map is intended for informational purposes only. While this map represents the best data available at the time of publication, the City of Wilsonville makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.



# Capacity

Table 1 – West Neighborhood Housing Metrics for OPTION G (Same as previous Option F)

Designation	Lot Size Range (SF)	Gross Acres	Net Acres	Dwellings	Net Density (Dwelling/ Net Acre)
<b>Residential Designations</b>	-	<b>146.7</b>	<b>97.4</b>	<b>610</b>	<b>6.3</b>
Large Lot Single Family	8,000 - 12,000	42.8	28.4	124	4.4
Medium Lot Single Family	6,000 - 8,000	68.1	45.4	281	6.2
Small Lot Single Family	4,000 - 6,000	35.8	23.6	205	8.7
<b>Civic Institutional</b>	-	3.9	3.9	-	-
<b>West Neighborhood Total</b>	-	<b>150.6</b>	<b>101.3</b>	<b>610</b>	-

Table 2 – Combined East and South Neighborhood Housing Metrics for OPTION G (Same as previous Option D)

Designation	Lot Size Range (SF)	Gross Acres	Net Acres	Dwellings	Net Density (Dwellings / Net Acre)
<b>Residential Designations</b>	-	<b>186.4</b>	<b>132.4</b>	<b>1,325</b>	<b>10.0</b>
Future Large Lot Single Family	7,000 - 9,000	40.5	27.4	148	5.4
Future Medium Lot Single Family	5,000 - 7,000	55.3	39.7	287	7.3
Future Small Lot Single Family	3,000 - 5,000	52.9	37.6	409	10.9
Future Attached/ Cottage Single Family	2,000 - 3,000	37.7	27.7	481	17.4
<b>Commercial</b>	-	5.3	5.3	-	-
<b>Civic Institutional</b>	-	3.4	3.4	-	-
<b>East &amp; South Neighborhoods Total</b>	-	<b>195.1</b>	<b>141.1</b>	<b>1,325</b>	-



# Housing Affordability

**Table 3 – Summary of Required Homes Prices (RHP) for each option**

Designation	Option D (Recommended by Planning Commission for East and South Neighborhoods)	Option E (Provided for Comparison)	Option F (Recommended by Planning Commission for West Neighborhood)
Small Lot Single Family	Lot size: 4,000 SF Home size: 2,150 SF <b>RHP: \$350,800</b>	Lot size: 5,000 SF Home Size: 2,365 SF <b>RHP: \$437,400</b>	Lot size: 5,000 SF Home Size: 2365 SF <b>RHP: \$439,700</b>
Medium Lot Single Family	Lot Size: 6,000 SF Home size: 2,575 SF <b>RHP: \$484,600</b>	Lot Size: 7,000 SF Home size: 2,790 SF <b>RHP: \$573,800</b>	Lot Size: 7,000 SF Home size: 2,790 SF <b>RHP: \$576,000</b>
Large Lot Single Family	Lot Size: 8,000 SF Home size: 3,000 SF <b>RHP: \$633,500</b>	Lot Size: 10,000 SF Home size: 3,500 SF <b>RHP: \$773,100</b>	Lot Size: 10,000 SF Home size: 3,500 SF <b>RHP: \$775,400</b>





**Street Trees**  
(Provide canopy over street for shade, pedestrian comfort, and rainwater absorption)



**Stormwater Bioswale**  
(Natural detention and filtration of on-street rainwater)



**Large Lot Single Family**



**Medium Lot Single Family**  
(With mature tree protected in front yard)



**Homes Facing Park**



**Neighborhood Park**

**Community Design Framework  
Demonstration Plan: Single Family Neighborhood**



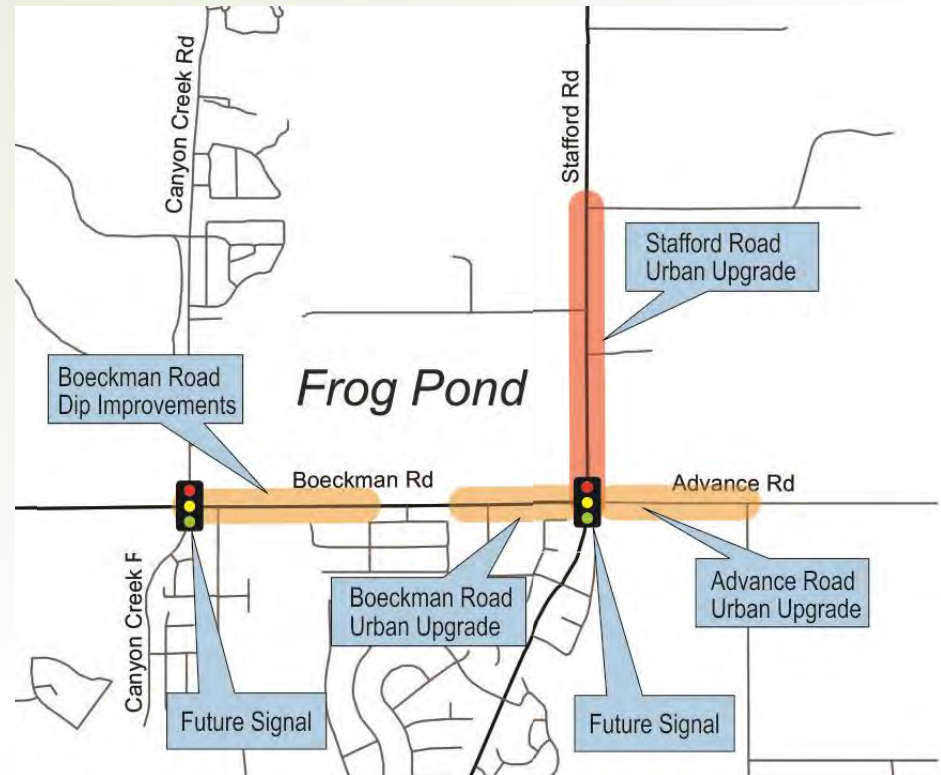


# Traffic Analysis

- ❑ Original Frog Pond transportation analysis was based on the worst case land use assumptions

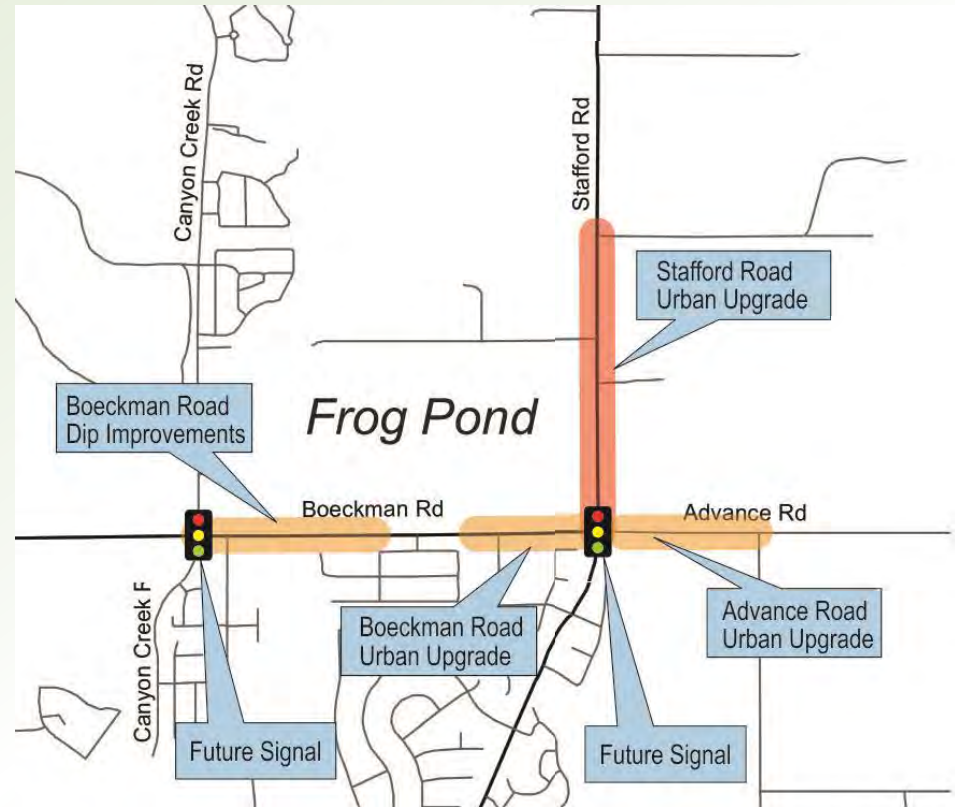
Alternative	Residential Land Use	Households
Option A	Low	1,773
Option B	Medium	2,357
Option C	High	2,742

- ❑ The Frog Pond transportation infrastructure findings are consistent with the Wilsonville Transportation System Plan (TSP) findings
  - ❑ Boeckman Road and Advance Road Improvements
  - ❑ Stafford Road Improvements

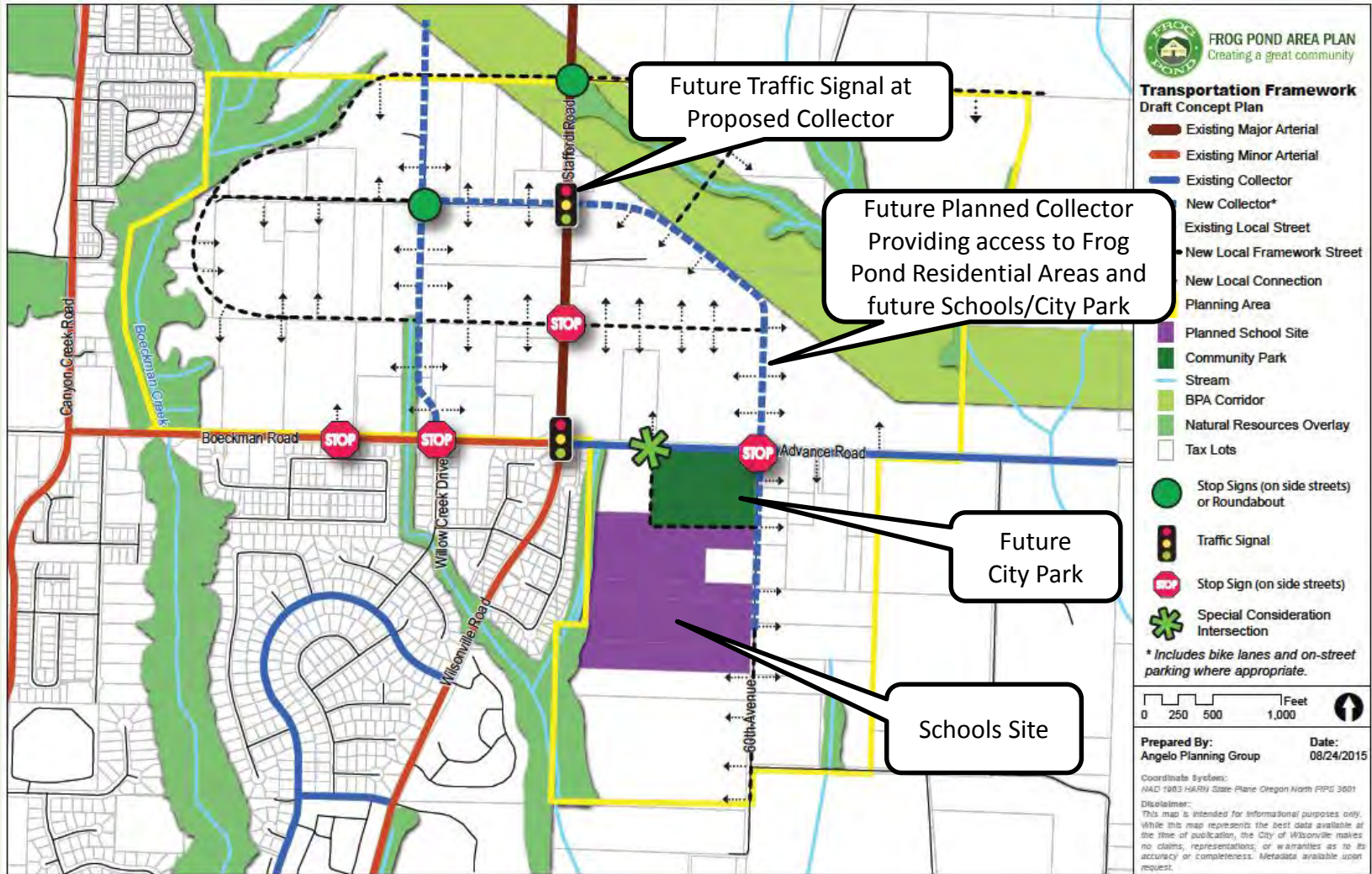


# Traffic Analysis Continued

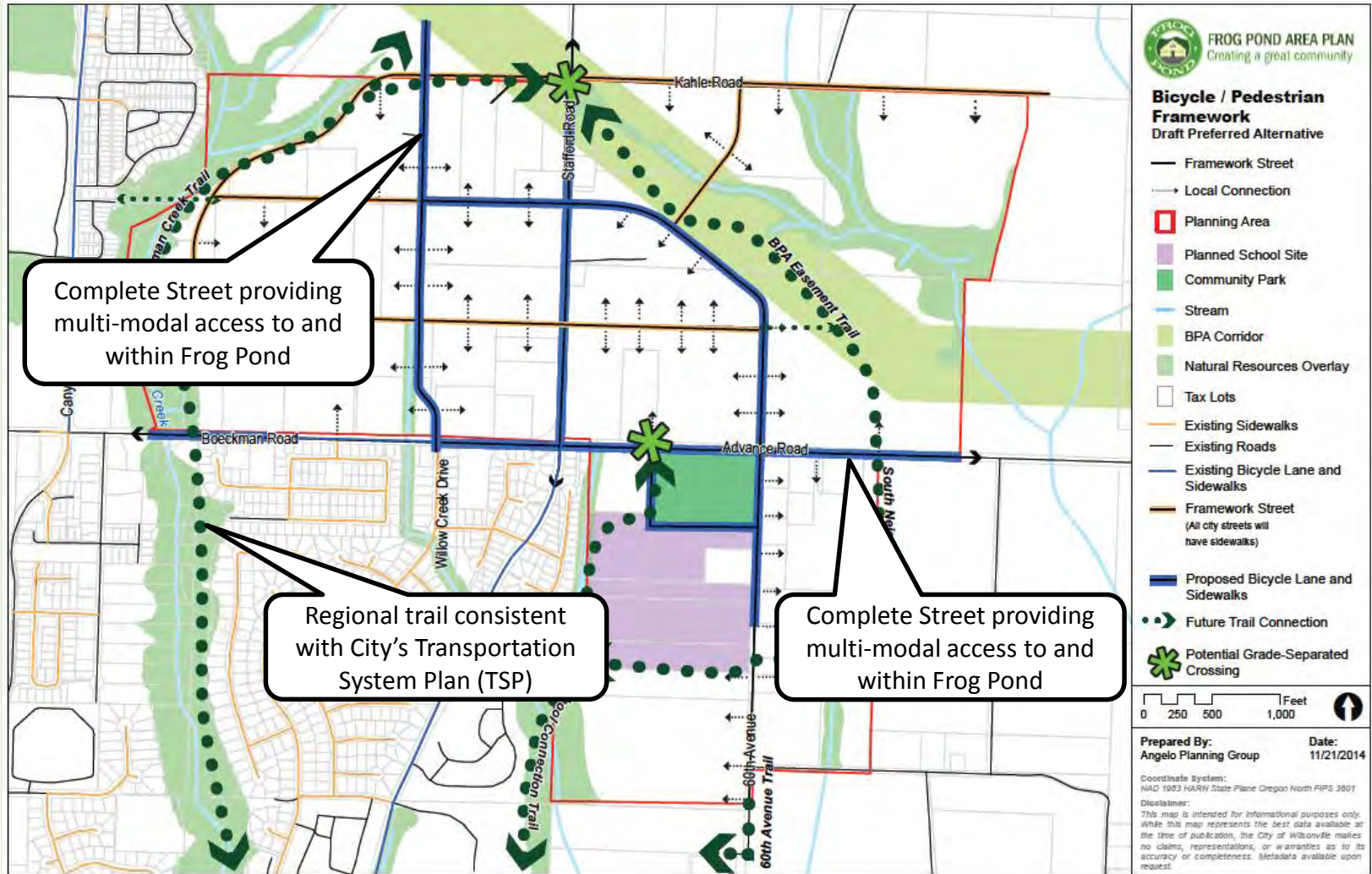
- ❑ Both I5 interchanges (Stafford-Elligsen Rd and Wilsonville Rd) were found to operate acceptably based on the worst case land use assumption
- ❑ Stafford Road was recommended to operate as a three lane roadway north of Boeckman-Advance Rd



# Planned Frog Pond Improvements



# Planned Multi-Modal Improvements



# Current Frog Pond Land Use Assumptions

- ❑ The current Frog Pond land use assumptions show a 33% reduction in units (1,935 units)
- ❑ The new assumptions will not affect the recommended infrastructure findings
- ❑ The Frog Pond traffic analysis provides worst case assumptions and allows the City flexibility for future transportation planning

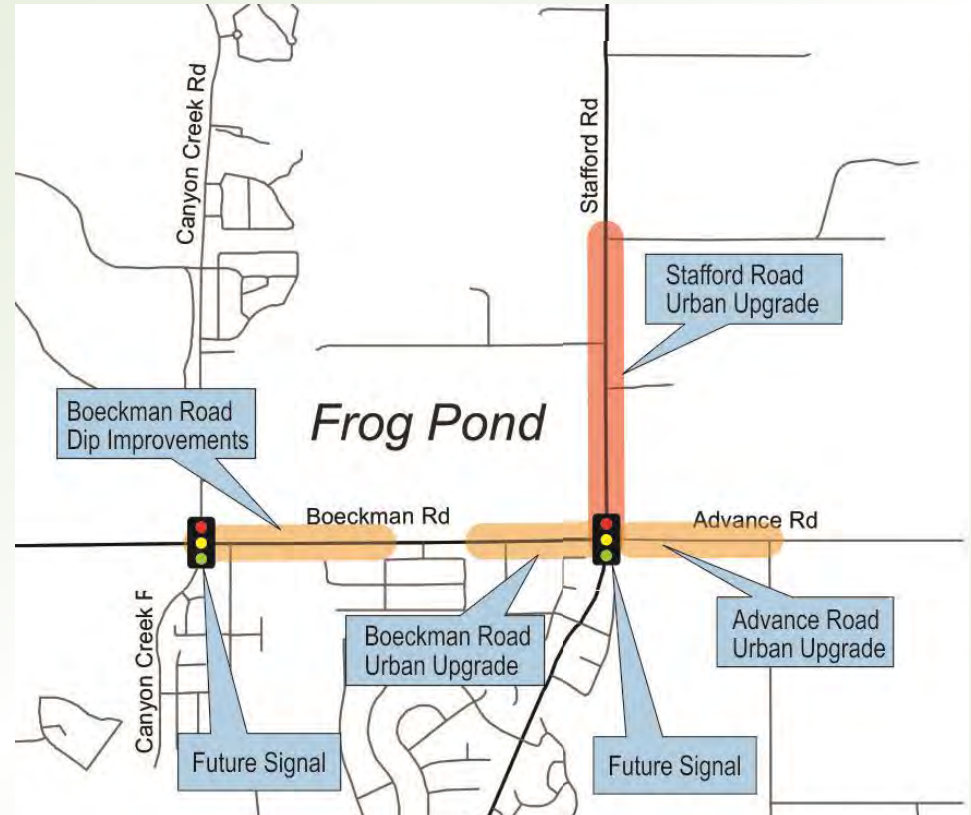
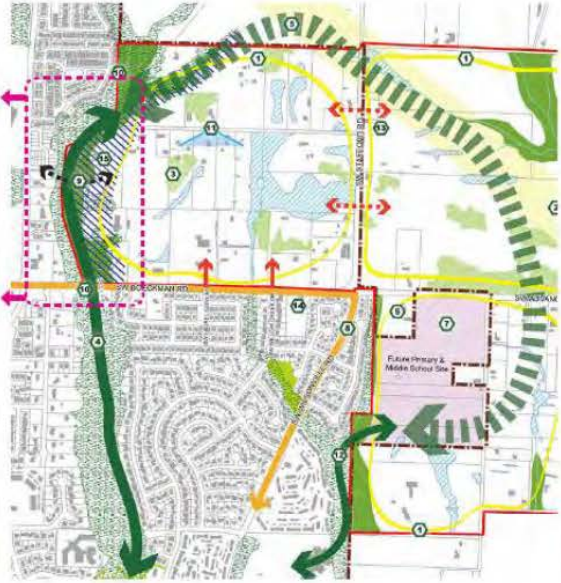
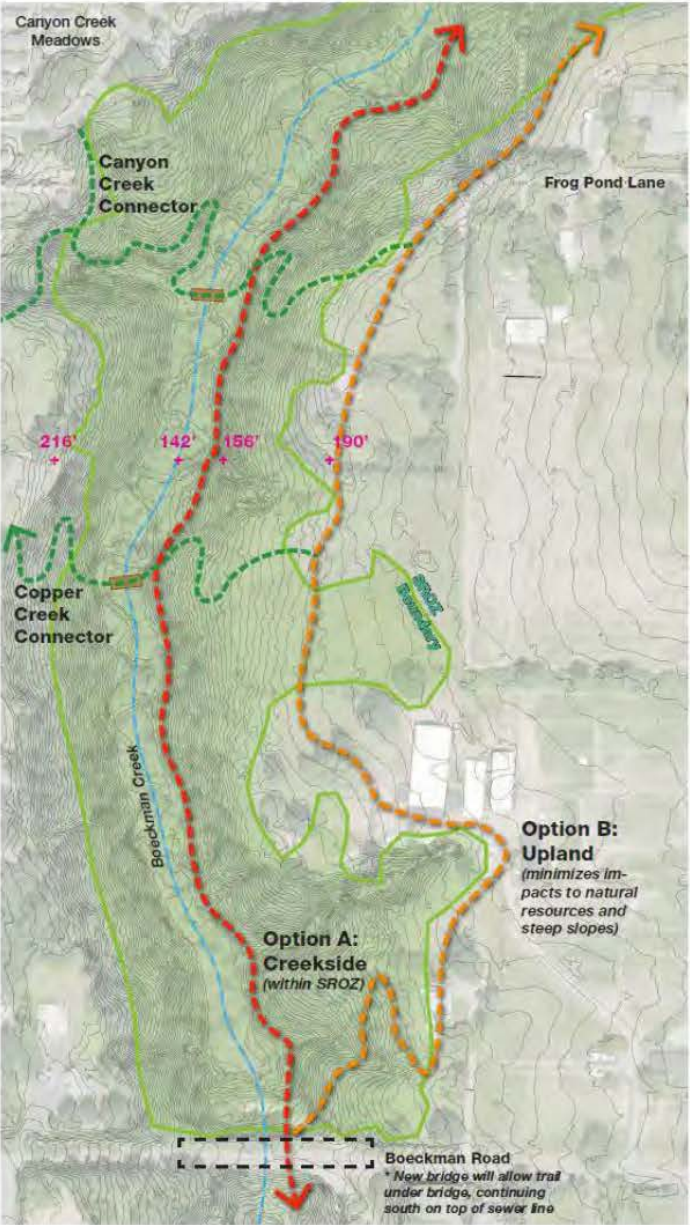


Figure 7. Frog Pond Community Design Framework – Boeckman Creek Connections



Connector Trail in forest



Creekside Trail and Bridge



Upland Trail



Upland Trail

*Note: All trail alignments are conceptual and are illustrative*

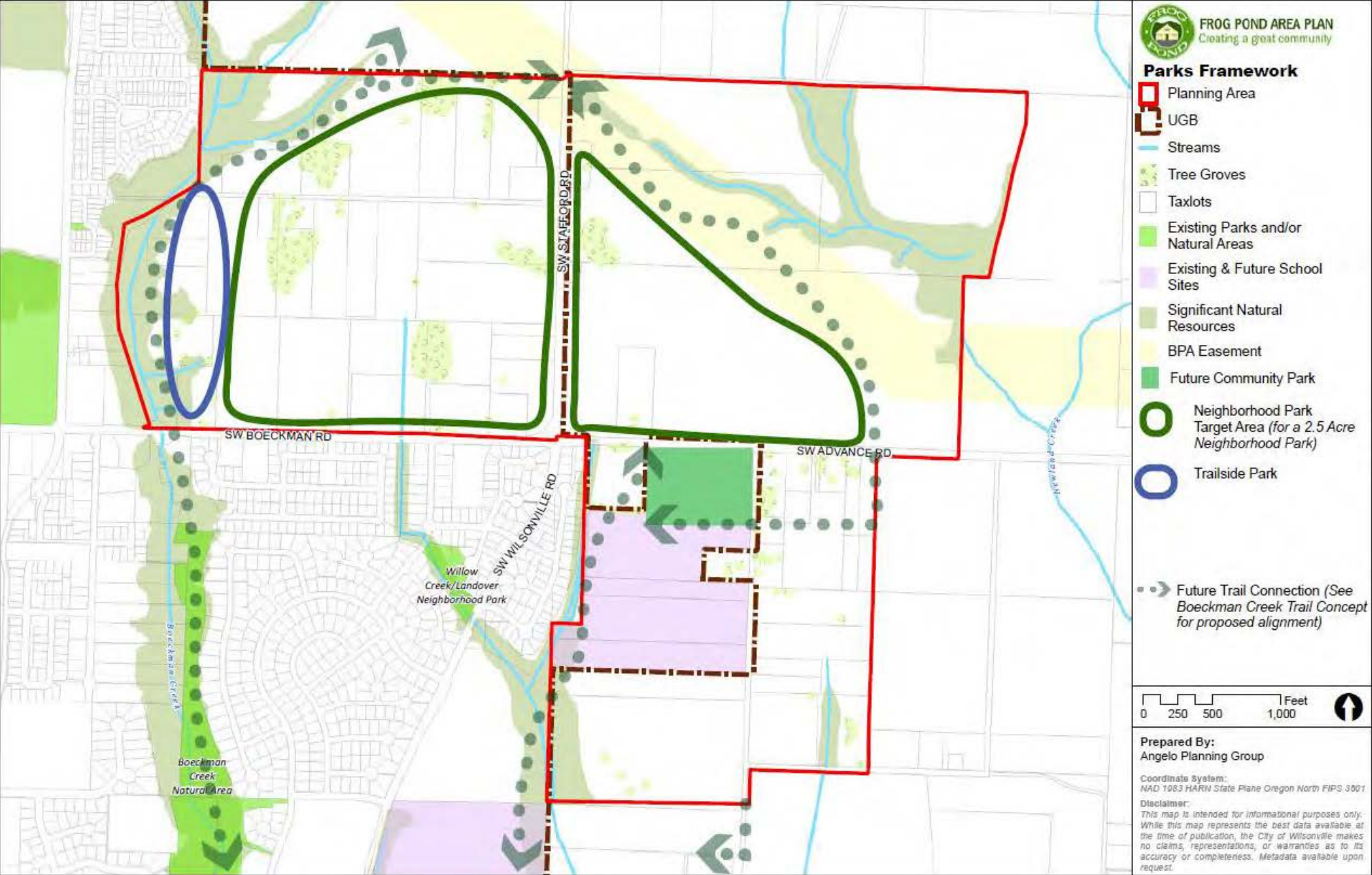


Homes on natural edge

### Community Design Framework Demonstration Plan: Boeckman Creek Connections



Figure 8. Frog Pond Revised Parks Framework





Jackie Husen Park, bordering Cedar Mill Creek in Washington County.



Little Sugar Creek Greenway Park in Charlotte, NC. Planning Commission - September 9, 2015  
LP15-0002 Frog Pond Area Concept Plan

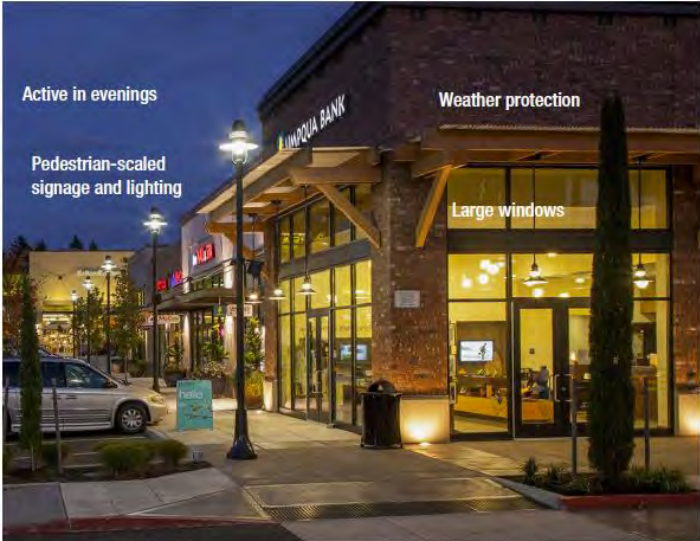




Figure 4. Frog Pond Community Design Framework – Commercial Neighborhood



Small retail blends with nearby homes



Neighborhood-scale commercial building

**Additional Design Considerations for Neighborhood Compatibility**

- dark sky lighting
- thoughtful vehicular and pedestrian access
- screened loading areas
- reasonable hours of operation
- limitations on certain uses
- height and screening standards
- generous landscape
- high-quality design



Sidewalk seating



Old Town Wilsonville



Lake Oswego

**Community Design Framework  
Demonstration Plan: Commercial Neighborhood**



**Figure 5. Frog Pond Demonstration Plan – East Neighborhood**



Figure 6. Frog Pond Demonstration Plan – East Neighborhood (with variety of building types)





**LAND USE FRAMEWORK**

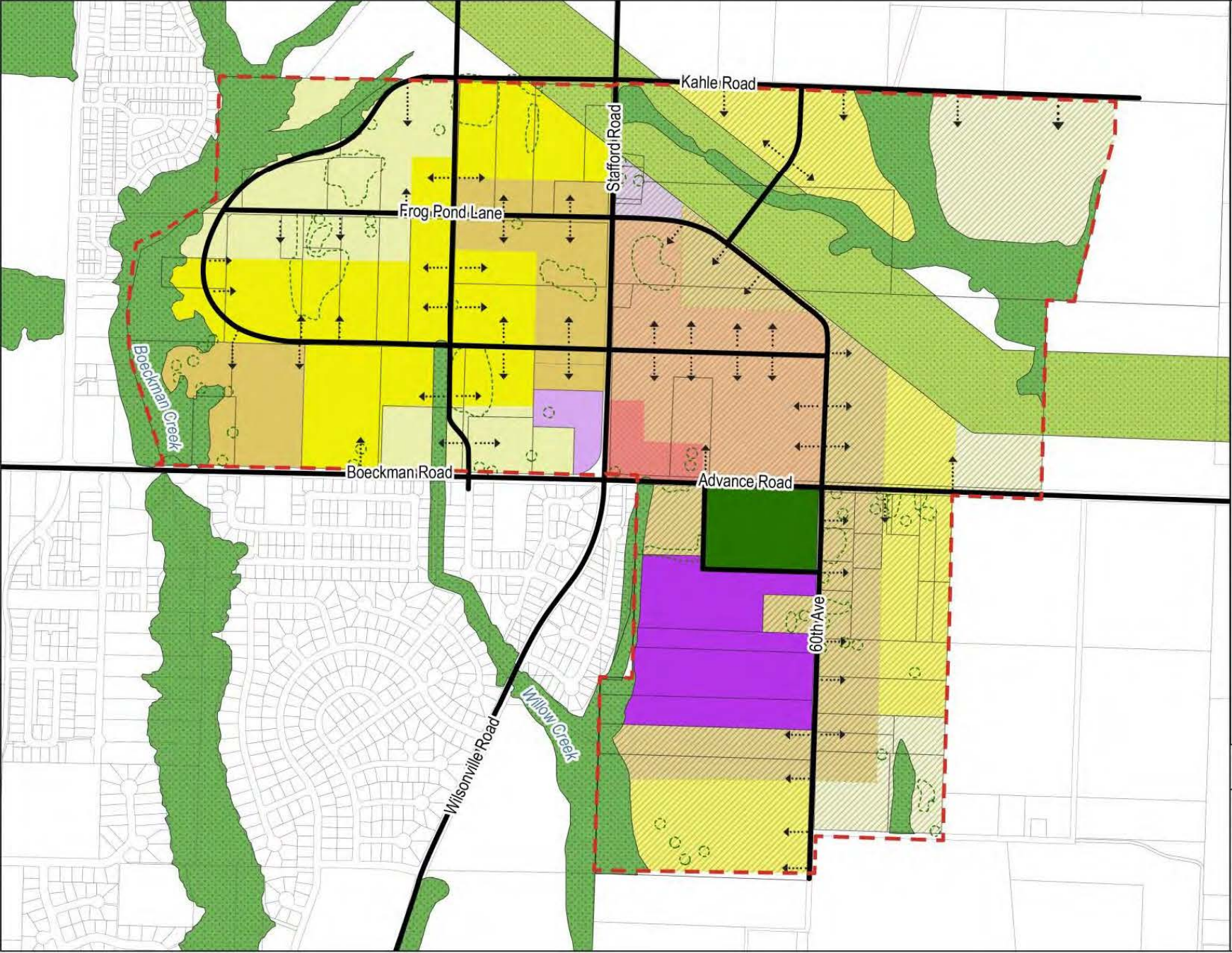
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**Prepared By:** Angelo Planning Group **Date:** 7/21/15

Coordinate System: NAD 1983 HARN State Plane Oregon North FIPS 3601

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**TESTIMONY GIVEN AT 9/9/15 PLANNING COMMISSION PUBLIC HEARING**

By: Doris Wehler, 6855 SW Boeckman Road, Wilsonville, Or 97070 503-682-0426

I support Option F for West Frog Pond, but hope you will change half of the small lots into medium lots. We want to be an inviting neighborhood like Meadows, Merryfield, Morey's Landing and others.

I object to Option G's plan for East Frog Pond because it proposes 481 units on lots as little as 2,000 sq. ft. These bitty lots are named **Future Attached/Cottage Single Family**. By the way, I find it disingenuous how our consultants blithely change terminology or define it differently. In the Council packet, the 2000-3,000 sq. ft lots were simply called **Future Attached**. Now the consultants have added the much more quaint term "cottages" to sell this. The name changed, but the density didn't.

Please open your packets to page 56 of 146. In Table 4, the chart tells us that once Frog Pond is built out, Wilsonville's housing mix will change to 53% single family and only 47% multifamily. This assumes that during the period of build out that our mix in the rest of the city will be the same. Since Metro requires each city to have 50% multifamily units, we know this projected chart is misleading. Figures can be manipulated to fit in with a desired result, so it makes me wonder about the sagacity of the report in general.

Back to the proposed 481 **Future Attached/Cottage Single Family** units on an average of 2500 square foot lots in East Frog Pond. This is a density of 17.4 dwelling units/acre (page 53 of 146 in your packet). Many of these units are likely to be multi-story row houses. Even if some of them are cottages, will they even have garages and if so, would they be on alleys? Or would there just be carports, like found at apartment complexes? I can't see this portion of East Frog Pond looking any different than a huge apartment complex.

I shudder to think of the huge impact this very dense development would have on our schools, to say nothing of the added traffic. This is way too much density on the perimeter of our city and we know property values in nearby neighborhoods would be negatively impacted.

For those who believe that "affordable housing" can be built within the urban growth boundary, consider the type and quality of housing we will get on these very small lots. Is this really the type of housing we want Wilsonville to offer?

Many residents object to the densification of our town and the traffic it will bring, as well as its effect on schools. Residents feel strongly enough about over densification that this process has created talk of voter approved annexation. Also, the proposed density has considerably increased from what was originally envisioned by the Citizen Task Force, and bears little resemblance to what we thought we would be getting.

Please approve Option F for West Frog Pond after you change 100 of the small lots into medium lots. I hope my testimony, and that of many others, will help you decide to remove the 2,000-3,000 sq. ft. **Future Attached/Cottage Single Family** lots from Option G.

Wilsonville has a history of good planning. Don't spoil that record with an unwise decision now. Give weight to almost 400 people who signed petitions asking for large lots and to all those who have written letters and testified on this matter. We want to protect our quality of life and ask you to keep in mind that we are a suburban community and not a high density urban city.

City of Wilsonville Planning Commission  
Legislative Public Hearing, Frog Pond Concept Plan.  
September 9, 2015

Back in May, I took it upon myself to write to our METRO Representative, Craig Dirksen, to inquire about density requirements, since that seems to be somewhat ambiguous and debatable. He responded with the following:

“The state’s Metropolitan Housing Rule says that cities have to plan for at least 50 percent multifamily or single-family attached housing on their buildable land. The Frog Pond area is subject to this requirement and must consider the implications that new development will have on this rule **city-wide.**”

Since we already have 56-58% multifamily or single-family attached housing city-wide, we can decrease the density in the Frog Pond Concept plan because it is a **city-wide** rule. Due to this, I ask that we eliminate the 2,000-3,000 sf lots from the Frog Pond plan.

Karin Grano  
6188 SW Wilhelm Rd.  
Tualatin, OR 97062  
kgrano@msn.com  
503/805-4600

**Wilsonville has witnessed tremendous growth -- much has enriched Wilsonville and we thank our cities staff and representatives for your achievements.**

**Yet despite these grand efforts we still lack a "town identity" , a "bustling quality of life" that would lead us to become a true community or a destination city.**

**Frog Pond could be the development that brings Wilsonville to a unique and special identity and status . . . a status that can support jobs and economic stability.**

**Your Guiding Principles For The Frog Pond Area Plan lists Creating Community Gathering Spaces and a Focal Point For The Community and I support this principle . . . but I ask you to go further, much further.**

**Your Guiding Principles mention the Frog Pond Grange as a focal point and I am speaking for a current tenant of the Grange and a growing number of Wilsonville citizens who already have signed an inspired petition.**

**The single most powerful element that would establish Frog Pond as a special development and establish Wilsonville as an outstanding city would be the creation of an area of galleries and restaurants, and boutique establishments centered around versatile striking Performing Arts Facilities -- Centered around and including the Grange, featuring new facilities from Black Box Theaters to Concert Hall Theaters.**

**As a citizen worried about Wilsonville's growth future, worried about traffic and truck strangulation . . . and as a Board Member and Director for the Wilsonville Theater Company currently performing at The Grange I and those who have already signed our petitions implore you to head this additional plan.**

**We artist in the community and I as a professional theatrical director, producer, professor, having worked through-out America offer my services in anyway that I can be of use and in designing such wonderful facilities.**

**We do not need more of the same dense housing development in Wilsonville. We do not need more traffic and more trucks and more tax-evading industries. We need Performing Arts facilities centered in Frog Pond as the best development we could offer Wilsonville and the surrounding communities.**

**I thank you for your time and your study of this proposal and I offer you each 2 tickets as our guests to our upcoming WilsonvilleSTAGE season opener, Neil Simon's touching and hilarious *Chapter Two* - opening Oct 15.**

**Please -- be our guest - share our dream.**

September 9, 2015

Wilsonville Planning Commission

Re: Frog Pond Development

From: Lori Loen, 28237 SW Wagner St., Wilsonville

For almost a year now I have been a member of the Frog Pond Task Force and active in our community to voice my opposition to the high density that has been presented from the start of the Frog Pond Plan.

I have presented the City Council with ideas, including links to a Scottsdale Code Planning in which Arizona developed large areas while respecting the natural feel of the land and the community.

I have provided information from a Metro Study which showed, clearly, people do not want to be stacked one on top of the other.

Our community has gathered to sign petitions, complete on-line surveys and testified in person again and again to voice our concern over the lack of housing for people who want the ability to build a single level home with perhaps a 3 car garage and have a flat, useable yard that is not part of an SROZ or falling off into a creek.

I am asking our city leaders to listen to the voices of our citizens, our neighbors and our friends who own homes in Wilsonville as we speak for those who may want to move up to a larger home from Meadows or Landover. For those folks who may want to venture into our city so they do not have to commute to work.

Adding lots that are more than 6,000 sq feet to the West was a good start. I do not see this as the opportunity to push more density or to justify high density in the South and the East areas. We do not want any more attached housing, Single family residence or otherwise.

If Wilsonville is looking to meet a density requirement by Metro I strongly suggest the density be moved to the Basalt Creek area where we currently have 850 acres of land that is already inside the Urban Growth Boundary and clearly serves the needs of our growing industrial area.

Just because Frog Pond has been in the planning stages for a long while does not mean that we need to make this irreversible mistake. This land is the corridor from Lake Oswego, West Linn and Tualatin and is the gateway to our city. We, my neighbors who are here and those who cannot be here tonight and I are fighting for this and we are asking, one more time for you to please listen.

Again, we only have one chance to develop these 500 acres of land. Let's do it right.



My honest feeling is that this decision is already made. No testimony, no single voice or collective voice is going to make any difference at all. Please remember, this is our city. This is our home. Frog Pond is our neighborhood. What we think does matter and it should matter to you.

We support our schools with time and money, we volunteer in the community and we vote.

Lori Loen

**Subject:** housing

**From:** Kathy Hight  
**Sent:** Wednesday, September 09, 2015 2:49 PM  
**To:** Neamtzu, Chris  
**Subject:** housing

Hello Chris,

I am very concerned about the addition of more high density housing. We moved to Wilsonville in 1996 to get away from the horrible traffic in Beaverton. Wilsonville has been a wonderful community with very few traffic problems until we added Villebois without widening Wilsonville Road adequately. Since then was added we have had extremely heavy traffic on the west side. Many times I feel like I am living in Beaverton again and the construction on the west side isn't even close to being complete. It is scary to think how it will be once all of the units have been built.

I cannot imagine what will happen to Wilsonville if you add additional high density housing on the east side of Wilsonville! Please reconsider and only allow the larger lots so that we can get around easily and enjoy our little town!

Please reconsider before you make a huge mistake!

Best Regards,

Kathy Hight

Date: September 8, 2015

To: Wilsonville Planning Commission

From: William Ciz

Subject: Frog Pond Concept Plan

My name is William Ciz. I live at 28300 SW 60th Ave, Wilsonville, OR in the Advance Road Urban Reserve area and in the Frog Pond Concept Plan's future south neighborhood. I am a member of the Frog Pond Concept Plan Task Force and have participated in the planning process. I would like to indicate my support of the Frog Pond Concept Plan. The planning process listened and responded to public comments and concerns. As in any planning effort there are concepts or ideas that could be addressed a little differently or in more detail but this plan represents a good compromise. The plan represents a great blueprint to begin the development process for areas currently inside the Urban Growth Boundary (UGB) and to continue working with Metro to bring the South and East neighborhoods into the Wilsonville UGB.

I would like to request that the Planning Commission recommend that the Frog Pond Concept Plan be adopted by the Wilsonville City council. Thank you for the opportunity to participate in the process.

William Ciz  
28300 SW 60th Ave  
Wilsonville, OR 97070  
lizciz@frontier.com

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**Subject:** Frog Pond Concept Plan

**From:** Katherine Dougall  
**Sent:** Tuesday, September 08, 2015 4:29 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond Concept Plan

Chris

I am emailing you because I am unable to attend tomorrow evening's Planning Commission meeting that will be discussing the Frog Pond Area Concept Plan.

My family bought a home in Wilsonville almost 18 months ago. We were drawn to Wilsonville because of the sense of community and the suburban feel of the town. We looked at homes in many other cities and nothing felt quite at "home" as Wilsonville. With that said, once we began actually looking for homes to purchase we were very disappointed with what was available to a family with children that desired space and yards for our kids. We basically found 3 communities, all older communities, that offered decent sized lots, 3-car garages and four bedroom homes. Only 3 communities in all of Wilsonville! If we had not already been so in love with the community of Wilsonville, it would have been very tempting to purchase our home elsewhere.

As a planning commission, we need to identify what type of residents we want to bring into Wilsonville. If we want to maintain a family focused, suburban community then we need to be building neighborhoods that accommodate and invite families. That is not happening and hasn't been happening for far too long. Families want yards. Families want homes that accommodate children. We don't need more high density homes - of course they have their place but Wilsonville has become very apartment heavy (scarily so) and high density homes are truly nothing more than apartments with a mortgage.

An additional concern I have over the current plan to build high density housing is that of overcrowding of our roads. I live only slightly over a mile from I-5 but there have been numerous occasions since I have lived here that it has taken me 20-30 minutes to drive that one mile because of the extreme back up on Wilsonville Road. Not once when this type of traffic has occurred has there been an accident. It is simply the bottle necking that occurs at I-5 because there are too many people all trying to all access the same roads. I already have concern knowing that Villebois still has hundreds of homes that will soon be sharing our roads. I cannot even imagine adding a similar development on the east side.

Please consider my voice as one who does not support any more high density housing in Wilsonville - regardless of it being called an apartment, a townhouse or a bungalow. Regardless of the name it is not what Wilsonville needs.

Thank you,  
Katherine Dougall  
31521 SW Orchard Drive

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**Subject:** Frog Pond Planning

**From:** Brooke Smith  
**Sent:** Sunday, November 02, 2014 11:26 AM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond Planning

Hi Chris,

A friend of mine recently sent me a link to fill out an online survey about the new Frog Pond development planning. I guess I am too late to fill out the survey, but wanted to voice my personal opinion, as I know it is the opinion of many others. Wilsonville has enough apartments/starter home developments. While every community needs some of that, I feel this community now has more apartments than homes. It has definitely questioned my wanting to stay here in Wilsonville. Also, the recent homes that have been added are crammed together with no lot, basically being a glorified apartment that you own. Kids and families need space! Wilsonville has always seemed like a great place to raise a family.. It is much healthier for a family to have some yard to go out and play in!! Therefore, I feel the development should consist of only homes with larger lots! Not a combination of town homes and homes!! Just nice, spacious homes, with yards.. This will bring in more families to our community. I may even sell my home and move in there.... if it's done right! Lets keep Wilsonville what has made it great, and that is a good place to raise a family and tight nit community. I also like that Wilsonville hasn't gotten too big too soon..... 😊 Lets keep it that way!  
Thanks for listening!

Brooke Smith

Sent from Windows Mail

**LP15-0002**  
**Frog Pond Area Plan**  
**Planning Commission Record Index**

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**Draft Resolution No. LP15-0002 including:**

Exhibit A: Staff Report for the Frog Pond Area Plan (Phase 1-Concept Planning), dated September 9, 2015 with:

Attachment 1: Frog Pond Area Concept Plan (*The Plan's Technical Appendix is included as a separate document*).

Attachment 2: Findings to Title 11 of Metros Urban Growth Management Functional Plan

Attachment 3: Planning Commission Work Session Index (*Documents distributed for PC work sessions are included as a separate document*).

Attachment 4: Public Involvement Summary and Public/Citizen Comment. (*Includes the Public Involvement Summary and the comments received after the Public Hearing Notice was distributed and prior to the Staff Report's distribution.*

*Comments received prior to the Public Hearing Notice and all Public Involvement documentation are compiled separately.)*



**PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 9, 2015**

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**VI. PUBLIC HEARING**

**A. Frog Pond Area Plan, Phase 1: Concept Planning (Neamtzu)**

The Frog Pond Area Plan will establish a vision for the 500-acre Frog Pond area, define expectations for the type of community it will be in the future, and recommend implementation steps. The Commission action is in the form of a recommendation to the City Council.

**PLANNING COMMISSION  
RESOLUTION NO. LP15-0002**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT THE FROG POND AREA PLAN TO ESTABLISH A VISION FOR THE 500-ACRE FROG POND AREA, DEFINE EXPECTATIONS FOR THE TYPE OF COMMUNITY IT WILL BE IN THE FUTURE, AND RECOMMEND IMPLEMENTATION STEPS.**

WHEREAS, the Wilsonville Planning Commission has held eight work sessions to discuss and take public testimony on the Frog Pond Area Plan (Phase 1: Concept Planning); and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted the proposed Frog Pond Area Plan (Phase 1: Concept Planning) to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 1077 property owners, a list of interested agencies, emailed to 313 people, and posted in three locations throughout the City and on the City website, held a Public Hearing on September 9, 2015 to review the proposed Frog Pond Area Plan, and to gather additional testimony and evidence regarding the proposed Plan; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and Attachments, as presented at the September 9, 2015 public hearing, including the findings and recommendations contained therein and does hereby recommend that the Wilsonville City Council adopt the proposed Frog Pond Area Plan as approved on September 9, 2015 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of September 2015, and filed with the Planning Administrative Assistant on \_\_\_\_\_, 2015.



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Wilsonville Planning Commission

Attest:

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Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Marta McGuire: \_\_\_\_\_  
Commissioner Jerry Greenfield: \_\_\_\_\_  
Commissioner Peter Hurley: \_\_\_\_\_  
Commissioner Al Levit: \_\_\_\_\_  
Commissioner Phyllis Millan: \_\_\_\_\_  
Commissioner Eric Postma: \_\_\_\_\_  
Commissioner Simon Springall: \_\_\_\_\_



**PLANNING COMMISSION  
STAFF REPORT**

<p><b>Meeting Date:</b> September 9, 2015</p>	<p><b>Subject:</b> Adoption of the Frog Pond Area Plan (Phase 1-Concept Planning)  <b>Staff Member:</b> Chris Neamtzu AICP, Planning Director  <b>Department:</b> Community Development</p>
<p><b>Action Required</b></p>	<p><b>Advisory Board/Commission Recommendation</b></p>
<p><input checked="" type="checkbox"/> Motion  <input checked="" type="checkbox"/> Public Hearing Date: 9/9/15  <input checked="" type="checkbox"/> Resolution  <input type="checkbox"/> Information or Direction  <input type="checkbox"/> Information Only  <input type="checkbox"/> Consent Agenda</p>	<p><input checked="" type="checkbox"/> N/A   <b>Comments:</b> N/A</p>

<p><b>Staff Recommendation:</b>          Conduct a public hearing on the draft Frog Pond Area Plan and forward a recommendation to City Council to adopt the Plan.</p>
<p><b>Recommended Language for Motion:</b> The Planning Commission moves to adopt Resolution No. LP15-0002, forwarding a recommendation of approval of the Frog Pond Area Plan to the City Council.</p>

<p><b>PROJECT / ISSUE RELATES TO:</b></p>		
<p><input checked="" type="checkbox"/> Council Goals/Priorities          FY 13'-15': Thoughtful Land Use – Complete a formal concept plan for Advance Road and Frog Pond residential areas.</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>	<p><input type="checkbox"/> Not Applicable</p>

**ISSUE BEFORE THE COMMISSION:**

The project team has drafted the Frog Pond Area Plan which reflects the Planning Commission’s recommendation for the **Option G** Land Use Framework. This follows an 18-month process (the City entered into a contract with Angelo Planning Group on March 18, 2014) of public involvement, collaboration, balance and compromise, including two public open houses and numerous work sessions with the Planning Commission and City Council.

The draft Concept Plan contains sections on background and context, vision and guiding principles, land use and community design, the transportation framework, parks and open space framework, infrastructure and implementation. The Planning Commission action is in the form of a recommendation to the City Council.

**EXECUTIVE SUMMARY:**

The preparation of the Frog Pond Area Plan was guided by the work of a Task Force and Technical Advisory Committee and included significant public participation. The Task Force included representation from the City Council and Planning Commission as well as project area property owners (owners both inside the project area, adjacent to the project area and inside the city). The Technical Advisory Committee served in an advisory role on the project and included staff from the West Linn/Wilsonville School District, TVFR, BPA, Metro, ODOT and Clackamas County.

Over the past several months, the Planning Commission and the City Council have received significant amounts of oral and written testimony on the draft Plan. The Plan has been through numerous iterations, and currently stands as Option G as the recommended draft Plan. The project team has responded to a wide variety of citizen input, including but not limited to; the removal of multi-family housing (i.e. apartments, condos) from the entire plan area; an increase in the size of single family lots from a maximum of 8,000 SF to 12,000 SF in the West Neighborhood; an increase in the total amount of land designated as large lot residential; inclusion of 100% single-family detached homes in the West Neighborhood; a reduction in the total acreage of the neighborhood retail node, from 5-acres to 3.5-acres, to provide a more appropriate neighborhood scale; and, adjustments to the alignments of trails to address privacy concerns. All of these adjustments were made based on thoughtful public dialogue and are demonstrative of a highly responsive public process.

At the July 8<sup>th</sup> Commission meeting, a majority of the Commission favored Option G. At their August 17<sup>th</sup> worksession, the City Council discussed the status of the Plan, specifically Option G, and directed staff to prepare the Plan for a public hearing before the Commission at their September 9<sup>th</sup> meeting. The Council appreciated the Commission's thoughtful deliberations and responsiveness to community concerns on the Plan but maintains concern about affordability of housing for young families, singles and seniors citizens. Option G is the public hearing working draft and is subject to change. The team will continue to refine the format as well as incorporate direction from the Commission.

**EXPECTED RESULTS:**

Completion of Phase 1 of the project (concept planning) will lead to Phase 2, which includes Comprehensive Plan and Development Code amendments setting the stage for the creation of the next generation of great Wilsonville neighborhoods.

**TIMELINE:**

The Planning Commission is scheduled to conduct a public hearing on the proposal at its September 9<sup>th</sup> regular meeting. If the Commission recommends approval by City Council, public hearings before the Council will be scheduled for October/November, 2015.

Phase 2 of the project will include the creation of Comprehensive Plan policies, objectives and implementation measures in addition to zoning code language that will ultimately be used to guide the development of the West Neighborhood. The Phase 2 package will be a land use decision and will propose modifications to the Comprehensive Plan and Planning and Land Development Ordinance. Phase 2 of the project will continue into summer of 2016.

**CURRENT YEAR BUDGET IMPACTS:**

The city received a Metro Community Planning and Development Grant to complete the work.

**COMMUNITY INVOLVEMENT PROCESS:**

The preparation of the concept plan for the Frog Pond area is guided by a detailed Public Involvement Plan (PIP). Throughout the project, citizen involvement has been, and will continue to be, at a focal point of the project. Over the past several months, the Planning Commission and City Council have conducted numerous work sessions in preparation for upcoming public hearings.

The Frog Pond Area Plan was prepared with extensive involvement of the Wilsonville community. The open and inclusive process began in March 2014, and continued through the summer of 2015. The process included a community kick-off meeting, an 18-member Task Force (four meetings), a 13-member Technical Advisory Committee (3 meetings), 2 open houses, and 2 on-line surveys. At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. Throughout the various meetings, options were presented, follow-up analysis and dialogue was conducted, and the plan was changed to incorporate community input. The project team conducted stakeholder interviews and many individual meetings with groups and individuals. Public information was provided at many levels: the project web site; updates in The Boones Ferry Messenger; email informational updates, and mailed notices for events.

Please refer to Attachment 4 for a complete list of all public outreach conducted for the Plan.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:**

Completing a concept plan for the Frog Pond area is a City Council goal. Conducting a thorough and thoughtful planning process will identify and resolve potential impacts to the community. The benefits to the community include the potential for well-planned new neighborhoods that are well-connected to existing neighborhoods and that include new housing opportunities, quality schools, trails, parks, sports fields and retail services to serve new and existing residents.

**ALTERNATIVES:**

The Planning Commission may direct Staff to modify the recommendations in the draft Frog Pond Area Plan.

**ATTACHMENTS**

1. Frog Pond Area Plan and Technical Report (<http://www.ci.wilsonville.or.us/636/Maps-Documents>), final draft dated September 2, 2015
2. Findings to Title 11 of Metro's Urban Growth Management Functional Plan
3. Planning Commission Work Session Record Index (all of the documents can be found on-line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>).
4. Public Involvement Summary and Public/Citizen Comment (all of the related documents can be found on-line at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>).

**Draft CONCLUSIONARY FINDINGS  
September 9, 2015**

**In support of Approval of Application #LP15-0002  
Frog Pond Area Plan**

**Definition of a Conceptual Land Use Plan:**

The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual land use plan elements. For the purpose of this staff report, the following description is used:

*A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern.*

**Comprehensive Plan Supporting Documents:**

All of the documents listed on pages 5-6 of the Comprehensive Plan, including amendments that may subsequently be made, should be considered to be supportive of the contents of the Comprehensive Plan. However, only those documents that have been specifically adopted by the City Council as part of the Comprehensive Plan shall have the force and effect of the Plan. The Frog Pond Area Plan is being adopted as a non-land use decision, supportive of the Comprehensive Plan, not as a sub-element.

**Comprehensive Plan: Area of Special Concern - AREA L**

*This area is located north of Boeckman Road, south of Frog Pond Lane, west of Wilsonville (Stafford) Road, and east of Boeckman Creek. It contains a mixture of rural-residential and small agricultural uses. Eventual redevelopment of the area is expected to be primarily residential. The West Linn – Wilsonville School District and a church have acquired property in the area, causing speculation that redevelopment with full urban services could occur prior to 2010. In fact construction of a new church has already commenced at the corner of Boeckman Road and Wilsonville/Stafford Road.*

*The existing development patterns, and values of the existing homes in the Frog Pond neighborhood are expected to slow the redevelopment process. Most of the land-owners in the area have expressed little or no interest in urban density redevelopment. The Metro standard for urbanizing residential land is an average residential density of at least 10 units/acre. Those densities may not appeal to many of the current residents of the area who live in large homes on lots with acreage. In view of the School District's plans to construct a school within the neighborhood, the City must prepare plans to serve the new school and the surrounding area.*

**Response:** This section of the Comprehensive Plan will be proposed to be modified in Phase 2 of the project to reflect up-to-date conditions. The West Neighborhood of the Frog Pond

area was brought into the Wilsonville Urban Growth Boundary by Metro in 2002. In 2006-08, the city and private development partners initiated a concept planning process. That process was abandoned due to the Great Recession. In August, 2013, the City received a Community Planning and Development Grant from Metro to prepare a Concept Plan for the area. Preparation of this Concept Plan satisfies the action called for in the text of Area of Special Concern L.

## WILSONVILLE DEVELOPMENT CODE

### **Section 4.032. Authority of the Planning Commission.**

*(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

*B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;*

**Response:** The Frog Pond Area Plan is a support document of the Wilsonville Comprehensive Plan, and as such is not a land use action. However, it will guide Phase 2 of this project, which will include Comprehensive Plan and Development Code amendments. The Planning Commission is scheduled to conduct a public hearing on the concept plan on September 9<sup>th</sup> and at the completion of the process, will provide the City Council with a recommendation. The City Council is the final local authority on this Plan. **These criteria are satisfied.**

### **Section 4.033. Authority of City Council.**

*(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*

*B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.*

*E. Consideration of the recommendations of the Planning Commission.*

**Response:** The City Council will receive a recommendation from the Planning Commission on the Frog Pond Area Plan. The City Council is the final local authority regarding adoption of the Frog Pond Area Plan, which will be adopted via Resolution as a supporting document of the City's Comprehensive Plan. Phase 2 of the project, which runs through summer of 2016, will include the proposed amendments to the Comprehensive Plan and follow the same adoption process. **These criteria are satisfied.**

*(.02) When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity*

*to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.*

- (.03) To the extent that a finding of fact is required, the Council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the Planning Commission or Development Review Board. The Council may delete, add or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the Council determines the conditions are appropriate to fulfill the criteria for approval.*

**Response:** Following the public hearing before the Planning Commission, the Planning Director will schedule a public hearing before the City Council, at which time the Council will review the findings and recommendations provided by the Planning Commission. **At conclusion of the public hearing process, these criteria will be satisfied.**

**Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.**

*(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*

- A. That the proposed amendment meets a public need that has been identified;*
- B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
- C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
- D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

**Response:** Preparation of the Frog Pond Area Plan is a City Council Goal. The Frog Pond Area Plan addresses regional requirements to responsibly plan for and ultimately serve and govern areas added to the city's Urban Growth Boundary (UGB). This package does not include any proposed amendments to the Comprehensive Plan. The Frog Pond Area West Neighborhood was added to the city's UGB in 2002. The East and South Neighborhoods are currently designated Urban Reserves, with the exception of the West Linn-Wilsonville School District's 40-acre ownership in the south neighborhood, which was added to the city's UGB in 2013. Accordingly, the Plan has been prepared in compliance with the requirements of Metro's Urban Growth Management Functional Plan Title 11 (please see Attachment 2). The Plan also responds too many of the needs and goals identified in the recently adopted Housing Needs Analysis. In addition, the Plan's vision and guiding principles follow the tenets of the Comprehensive Plan and will be the basis of future text proposals. **The above criteria are satisfied.**

## WILSONVILLE COMPREHENSIVE PLAN

### *Citizen Involvement*

*GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

*Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

**Response:** Attachment 4 contains a list of public outreach efforts that were conducted as part of the planning processes as well as a complete summary of public involvement activities and comments. The Planning Commission/Committee for Citizen Involvement hosted two widely advertised public forums to present and discuss the project's findings and recommendations, followed by on-line open houses to garner input from additional community members. At every stage of the project, documents and maps were posted to the City-hosted project web page. The project was highlighted in the City newsletter, which is mailed to every property in the 97070 zip code and the Wilsonville Spokesman.

The City Council and Planning Commission conducted numerous work sessions (including joint work sessions) on the framework plans, strategies and recommendations contained in the Frog Pond Area Plan. These work sessions were televised, streamed online, and open to the public. The Council and the Commission have received public testimony in regular meetings under citizen input regarding various aspects of the draft Plan. Public notice of the public hearing was mailed to affected agencies and a list of interested individuals, as well as posted in three locations throughout the community and emailed to the interested parties list. **The above criteria have been met.**

*Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.*

**Response:** The Planning Commission practice is to conduct a minimum of one work session per legislative agenda item allowing for early involvement into the concepts being proposed. The Commission held numerous work sessions on this project, in addition to a joint meeting with City Council. Staff reports, technical analysis and memoranda were posted on the project website throughout the project, and draft versions of the Plan and all supporting documents have been available in paper and digital form, as well as on the City web site, since project inception. **This criterion is met.**

*Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:*

- 1. They reside within the City of Wilsonville.*
- 2. They are employers or employees within the City of Wilsonville.*
- 3. They own real property within the City of Wilsonville.*



4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

**Response:** Through the formation of the project Task Force and Technical Advisory Committee, public open house process, work sessions, public notification, web site and public hearing schedule, the City has encouraged the participation of a wide variety of individuals representing the groups listed above. **This criterion is met.**

*Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.*

**Response:** The established procedures, public notification processes and City web site notifications allow interested parties to supply information. The Commission and Council citizen input portions of regular meetings have also provided an important venue for citizen communication on the Plan. **This criterion is met.**

*GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.*

*Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.*

**Response:** Through the two public and on-line open houses, work session schedule, public hearing notices, Planning Commission meeting minutes and project-related materials and announcements on the City website, through Council liaison reports and in the Spokesman/Boones Ferry Messenger articles, the City has informed and encouraged the participation of a wide variety of individuals. **This criterion is met.**

### ***Urban Growth Management***

*Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.*

*Policy 2.2.1: The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.*

**Response:** The Frog Pond Area Plan supports the Comprehensive Plan in its approach to plan for future residential development in the Frog Pond area. The West Neighborhood and the West Linn/Wilsonville School District site in the South Neighborhood are located inside the UGB. The Concept Plan is the vehicle that will lead to Phase 2 of the project, providing important plans for future urbanization of the area. **This criterion is met.**

### ***School and Educational Services***

*Policy 3.1.10: The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.*

**Response:** The South Neighborhood contains a future site for a shared Middle/Primary School as well as 10-acre community park. Recently, the West Linn/Wilsonville School District petitioned the city to annex the 40-acre site into the city and assigned Comprehensive Plan and Zoning Map designations. Currently, the District is working on the Stage II final plan and site design for the Middle School, which is anticipated to open in September, 2017. The City has been a partner for many years on the planning of the site for schools, parks, circulation and recreational amenities. **This criterion is met.**

### ***Parks/Recreation/Open Space***

**Policy 3.1.11:** *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

**Response:** The Frog Pond Area Plan identifies the general area for three future neighborhood parks (two in the West Neighborhood, one in the East Neighborhood) and a Community Park in the South Neighborhood. The Plan is consistent with the 2007 citywide Parks and Recreation Master Plan. The Parks and Recreation Department anticipates an update to the citywide master plan sometime in FY 15-16. The opportunity for shared recreational facilities with the District is also a goal of the City. There has been conversations between the Parks and Recreation Department and School District staff regarding this collaboration. The boundary of the Boeckman Creek corridor will be refined and mapped as SROZ consistent with the policies of the Comprehensive Plan. Areas of the site also include a BPA powerline easement, tree groves and other natural and open areas that are supportive of the above Policy. **This criterion is met.**

### ***Transportation***

**GOAL 3.2:** *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.*

**Policy 3.2.1** *To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.*

**Implementation Measure 3.2.1.a** *Provide a safe, well-connected, and efficient network of streets and supporting infrastructure for all travel modes.*

**Policy 3.2.2** *To provide for a mix of planned transportation facilities and services that are sufficient to ensure economical, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.*

**Response:** The Frog Pond Area Plan contains a transportation framework chapter that focuses on connectivity, circulation and safety. The Plan has been developed with multiple modes of transportation in mind, from the gridded street network to the identification of a hierarchy of street classifications, intersection treatments and pedestrian enhancements including potential street under-crossings, Safe Routes to Schools, off-street trail planning and transit routes. The transportation framework section of the Plan is directly supportive of the above transportation goals, policies and implementation measures. **These criteria are satisfied.**

### ***Land Use and Development***

*Policy 4.1.2 The City of Wilsonville shall encourage commercial growth primarily to serve local needs as well as adjacent rural and agricultural lands.*

**Response:** The Frog Pond Area Plan identifies a small neighborhood commercial node in the East Neighborhood. The scale of the node at 3.5-acres has been specifically drawn to provide the opportunity for localized commercial services, including the surrounding agricultural lands. Design requirements and lists of permitted uses shall be created in Phase 2 of the project. **This criterion is met.**

*Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.*

*Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.*

*Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.*

**Response:** The Plan demonstrates that future development in Wilsonville will implement policies for creating a diverse stock of housing, and that a variety of housing types and price levels are provided in all three neighborhoods. While there has been much focus on lot size and housing for the upper class, the Plan provides a mix of housing types, excluding multi-family housing that will meet the needs of individuals of most segments of the population, including young families, singles, and older adults on fixed incomes. The recently adopted (2014) Housing Needs Analysis concluded that though Wilsonville will have an on-going need for housing affordable to lower-income households, the City is planning for needed housing types for households at all income levels. **This criterion is met.**

## **STATEWIDE PLANNING GOALS**

**Statewide Planning Goal #1 - Citizen Involvement (OAR 660-015-0000(1)):** *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

**Response:** Please refer to Attachment 4 for the complete public involvement summary. Two public open houses were held, both in-person and on-line. Numerous work sessions were held

with both the Planning Commission and City Council throughout the project in addition to joint work sessions, including one between the City Council and the School Board. The project web site has been updated regularly containing all of the information and maps created for the project.

The City of Wilsonville has provided notice of public hearings before the Planning Commission consistent with the Planning and Land Development Ordinance requirements. Such notices were posted in the newspaper, and were provided to a list of interested agencies, emailed to interested parties, mailed to interested parties, and posted in three locations throughout the City and on the City's website. Notice was published in the Wilsonville Spokesman. At the upcoming public hearing, the public will be afforded an opportunity to provide public testimony. **This Statewide Planning Goal is met.**

**Statewide Planning Goal #2 - Land Use Planning (OAR 660-015-0000(2)):** *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

**Response:** This goal is implemented through the applicable Goals and Policies in the Land Use and Development section of the Wilsonville Comprehensive Plan. Because the Frog Pond Area Plan is a supporting element of the City's Comprehensive Plan, the application to adopt the Plan was processed pursuant to the legislative decision process outlined in the City Code. The Plan is consistent with Statewide Planning Goal 2. **This goal is met.**

**Statewide Planning Goal #5 – Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)):** *To protect natural resources and conserve scenic and historic areas and open spaces.*

**Response:** This goal is implemented through the applicable Park/Recreation/Open Space Goals and Policies in the Public Facilities and Services sections of the Comprehensive Plan. The City Code contains specific review criteria for establishing a Significant Resource Overlay Zone (Development Code Section 4.139.00, SROZ Ordinance) to ensure that designated Goal 5 resources are appropriately considered when development is proposed. Goal 5 resources were considered as part of the Plan. Additional regulatory work and mapping of riparian corridors and wetlands will be required in Phase 2 of the project. **This goal is met.**

**Statewide Planning Goal # 7 – Areas Subject to Natural Disasters and Hazards:** *To protect people and property from natural hazards.*

**Response:** Areas subject to natural disasters and hazards, such as floodplain or steep slopes have been considered in the development of the Buildable Lands Inventory for the Frog Pond Area Plan. **This goal is met.**

**Statewide Planning Goal #10 – Housing (OAR 660-015-0000(10)):** *To provide for the housing needs of citizens of the state.*

**Response:** The Frog Pond Area Plan builds on the findings and recommendations of the recently adopted Housing Needs Analysis specifically by providing a mix of housing types at a range of price points; providing a mix that helps to balance the city's single-family/multi-family ratios; and recommends the inclusion of only single-family detached homes in the West

Neighborhoods, with increased housing diversity and affordability in the East and South Neighborhoods. **Overall, the Frog Pond Area Plan is supportive of Statewide Planning Goal 10.**

### **METRO FUNCTIONAL PLAN**

**Title 1: Requirements for Housing and Employment Accommodation** – *Use land within the UGB efficiently by increasing its capacity to accommodate housing and employment. Each city and county in the region should consider actions to accommodate its share of regional growth.*

**Response:** The Plan includes findings to demonstrate that Wilsonville is surpassing its Title 1 requirements. Wilsonville is in compliance with Title 1, and has surpassed the Table 3.07-1 goal for dwelling unit capacity. No change to the capacity of any Plan designation is proposed.

**Title 7: Housing Choice** – *Establish voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress toward increasing the supply of affordable housing.*

**Response:** Wilsonville is in compliance with Title 7. No subsidized affordable housing is proposed in Frog Pond. The City of Wilsonville has a variety of publicly and privately assisted housing options, including housing for people with physical and mental disabilities. Wilsonville has seven low cost apartment complexes for low-income residents, with a total of 474 units. The units are a mixture of 1-, 2-, and 3-bedroom units.

**The requirements of Metro Functional Plan Titles 1 and 7 have been met.**

**Title 11: Concept Planning** – Please refer to Attachment 2 for a full analysis of the Urban Growth Management Functional Plan requirements for concept planning urban reserves. **Attachment 2 demonstrates compliance with the requirements of Title 11.**

### **GENERAL CONCLUSIONARY SUMMARY OF FINDINGS**

The Frog Pond Area Plan complies with, and demonstrates that the City's adopted policies comply with applicable Statewide Planning Goals, Metro regulations including Title 11, the Wilsonville Comprehensive Plan, and applicable provisions of the City's Development Code.

## FREQUENTLY ASKED QUESTIONS

*Updated: June 3, 2015*

### Why is the Frog Pond Area being planned?

There are three reasons:

- 1. The City has anticipated the addition of the Frog Pond West area as a new Wilsonville neighborhood for decades.** Wilsonville's earliest land plan (circa 1971) identifies Frog Pond West as ultimately being a part of the city. The current Comprehensive Plan states: *"Eventual redevelopment of the area is expected to be primarily residential...In view of the School District's plans to construct a school within the neighborhood; the City must prepare plans to serve the new school and the surrounding area."*
- 2. Much of the planning area is inside the Urban Growth Boundary (UGB), the inclusion of which carries an expectation it will be planned.** About 220 acres out of the 500-acre total planning area are inside the UGB. The UGB contains the City's urban land supply – those lands intended for new homes, parks, schools and other needs of a growing city. The two areas within the UGB are:
  - "Frog Pond West" - In 2002, Metro Council added the 181-acre area (west of Stafford Road and north of Boeckman Road) to the UGB. The City is responsible for completing a concept plan for that area by the end of 2015.
  - The School-Park property - In 2013, 40 acres of land south of Advance Road and west of 60<sup>th</sup> Avenue were added to the UGB. A new middle school, a future primary school, and a 10-acre park with sports fields are planned for this area. It is not known at this time when the City will have funding available for design and construction of this park.
- 3. The land adjacent to the UGB (about 280 acres) is designated Urban Reserve. Rather than conduct a separate concept plan for that area, it makes sense to prepare a single concept plan for the larger, combined area.** Urban Reserve lands are those that will someday be considered for inclusion in the UGB as part of Wilsonville, and a concept plan is needed to provide the necessary information and analysis for such a consideration. But most importantly, advance planning – before it is even considered for addition to the UGB – will help knit the area into a cohesive community down the road. It also avoids the inefficiencies of trying to implement needed infrastructure in a fragmented fashion.

### Will there be apartments or high density residential?

No. The current draft concept plan contains no apartments. Apartment and condominiums are sometimes referred to as high-density residential (typically 20+ units per acre). There is no high density residential.

Frog Pond West is 100% single-family, detached homes. The areas in the Urban Reserve are planned for a greater mix of housing, including medium-density residential (townhomes or cottage lots, for example) but no apartments.

### I like large lots (9,000 square feet and larger) – will those be included?

Yes. Specific questions under discussion include: (1) how big is a “large lot”; (2) how much land should be included in this category; (3) where should large lots be located; and, (4) what are the best ways to provide flexibility for larger lots throughout the area? The Planning Commission and City Council will be addressing these questions as the Concept Plan is finalized this summer.

### Does the City really need more residential land?

Yes. The City’s Housing Needs Analysis (a comprehensive analysis and projection over the next twenty years, which the City’s Planning Commission and City Council reviewed and adopted in 2014) independently validates the need for inclusion of the Frog Pond West neighborhood to meet state-required supply for residential land. For some years, Wilsonville had more jobs than residents. While in recent years the number of jobs has leveled while the population has continued to grow (in 2012, there were nearly 18,000 jobs, and 20,515 residents), the future development of the Coffee Creek and Basalt Creek industrial areas will likely exacerbate the need for housing. The community’s largest residential growth area, the 500-acre Villebois Village, is forecasted to build out within the next 5-8 years. After which, approximately 125 acres of buildable residential land will remain within the City limits.

### Will the plan include homes for first-time homebuyers?

Maybe. The answer depends on two variables: (1) the range of lot sizes provided; and, (2) the funding strategy for transportation, parks, water lines and other infrastructure. The Planning Commission and City Council will be discussing these issues as the Concept Plan is finalized.

### Is the City asking Metro to bring the Urban Reserve Areas into the Urban Growth Boundary at this time?

The City did request the area be included in 2010, but it was not added due to other higher regional priorities. In this most recent Urban Growth Report/UGB expansion cycle, the City asked Metro to bring in the area to provide a reasonable economy of scale for developing, funding, and coordinating the necessary infrastructure to help meet its 20-year housing needs. However, it appears unlikely this will occur. Metro’s latest Urban Growth Report states the current Metropolitan UGB has a 20-year land supply for residential growth. In addition, due to legal appeals the Urban Reserves have not been acknowledged, so Metro is limited in its ability to add land from the Wilsonville Urban Reserves to the UGB. Until there is more certainty about the timing and nature of Metro’s Urban Growth Management decisions, the City of Wilsonville request is on hold.

### When will development start, and where?

The City anticipates that the new middle school will be the first area developed – with construction expected to start in 2016 and the middle school opening in September 2017. In Frog Pond West, a number of steps must be first undertaken: completion of the Concept Plan (planned for 2015); approval of a Master Plan and Comprehensive Plan amendments with realistic funding strategies identified (planned for 2016); annexations and development review; and then, the construction of streets, utilities, homes, and parks. The timing of these activities is subject to property-owner initiatives, funding strategies, and City approvals. Therefore, while there may be development capacity for the middle school in 2017, it will be a few years beyond that to put the necessary approvals and infrastructure in place for significant additional residential development. Development of Frog Pond West is expected to take 10-20 years to build out.

### When could development of the Urban Reserve Areas happen?

This is difficult to predict because land must be added to the UGB first, which could take many years. The next state mandated review of the capacity of the UGB is six years away. It is reasonable to predict that the first development of the urban reserves will likely sequentially follow Frog Pond West and be at least 5 to 10 years away.

### What is the vision for the area?

The Frog Pond vision statement prepared by the Frog Pond Task Force and approved by the City Council states:

*“The Frog Pond Area in 2035 is an integral part of the Wilsonville community, with attractive and connected neighborhoods. The community’s hallmarks are the variety of quality homes; open spaces for gathering; nearby services, shops and restaurants; excellent schools; and vibrant parks and trails. The Frog Pond Area is a convenient bike, walk, drive, or bus trip to all parts of Wilsonville.”*

The guiding principles, also adopted, are:

- Create great neighborhoods
- Create a complete streets and trails network
- Provide access to nature
- Create community gathering spaces
- Provide for Wilsonville’s housing needs
- Create a feasible implementation strategy
- Frog Pond is an extension of Wilsonville
- Retain trees
- Honor Frog Pond’s history
- Provide compatible transitions to surrounding areas
- Promote healthy, active lifestyles
- Integrate sustainability
- Coordinate with Wilsonville’s transportation network

The full text of the vision and guiding principles is available at: <http://www.ci.wilsonville.or.us/DocumentCenter/View/6955>



### What additional land uses will there be, other than residential?

The plan includes: a middle school, a primary school, a community park, neighborhood parks, trails, open spaces (e.g. Boeckman Creek), civic/institutional uses (the church and Frog Pond Grange), and neighborhood commercial (located in the Urban Reserve area).

### I'm concerned about traffic – what about that?

Development in the Frog Pond Area, Wilsonville and nearby communities will result in more people travelling through and within the area. However, significant improvements are planned for various modes of travel, which should result in increased safety and maintain or improve congestion and reliability on the roadways.

The City's Transportation System Plan (TSP), updated and adopted in 2013, included the Frog Pond West area as part of the City-wide analysis. Planned transportation facilities include the widening of Boeckman Road, Stafford Road, Advance Road and a new traffic signal at the Stafford Road-Wilsonville Road/Boeckman Road-Advance Road intersection – are already included in the TSP to support Frog Pond's growth and improve safety. The transportation technical work was updated and verified as part of the Frog Pond planning process (including the entire 500-acre area) in September, 2014. The traffic analysis found that the I-5/Wilsonville Road interchange and study intersections within the vicinity of Frog Pond will operate at a Level of Service D or better (the city's standard for the PM peak hour) with improvements previously identified.

In the draft concept plan, improvements are planned for Stafford Road, Boeckman Road, Advance Road, and 60<sup>th</sup> Avenue. New or improved streets, sidewalks, bike lanes, and off-street trails are included throughout the plan. Signalized and unsignalized traffic control devices for intersections are planned at key intersections throughout the area. The City is working closely with the School district to coordinate safe routes to schools and neighborhood connectivity.

### How will infrastructure be paid for?

This part of the planning is a work in progress. Revenue sources will likely include developer contributions, system development charges, the City's capital improvement program, and potentially supplemental sources such as local "reimbursement districts." The project team is studying what infrastructure is needed specifically for the lands within the UGB, and how much revenue would be generated by varying levels of development. Although water and sewer lines may be extended to new areas, only land that is brought into the city limits can legally connect to these systems. In Wilsonville, all annexations occur through property owner initiative.

### How can I get involved and stay involved?

Upcoming events and project information are listed on the Frog Pond website at: <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>. On the website, you can sign up to be on the mailing list to be notified of project events. Staff contacts include Chris Neamtzu, Planning Director, [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us), 503-570-1574, and Miranda Bateschell, Long Range Planning Manager, [bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us), 503-570-1581.

LP15-0002



# FROG POND AREA PLAN

Creating a great community



# FROG POND AREA PLAN

A Concept Plan for Three New Neighborhoods in East Wilsonville

Hearings Draft- Subject to Change

Prepared by

SEPTEMBER 2, 2015



## A VISION FOR FROG POND IN 2035

*The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community’s hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond’s excellent schools and parks are focal points of the community. Frog Pond is “just a short bike, walk, or bus trip” from all parts of Wilsonville – a highly valued part of the larger city.*

Funding for the Frog Pond Area Plan was provided by a Metro Community Planning and Development Grant and the City of Wilsonville.





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## Acknowledgements



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# Executive Summary

## A VISION FOR FROG POND IN 2035

*The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community's hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond's excellent schools and parks are focal points of the community. Frog Pond is "just a short bike, walk, or bus trip" from all parts of Wilsonville – a highly valued part of the larger city.*

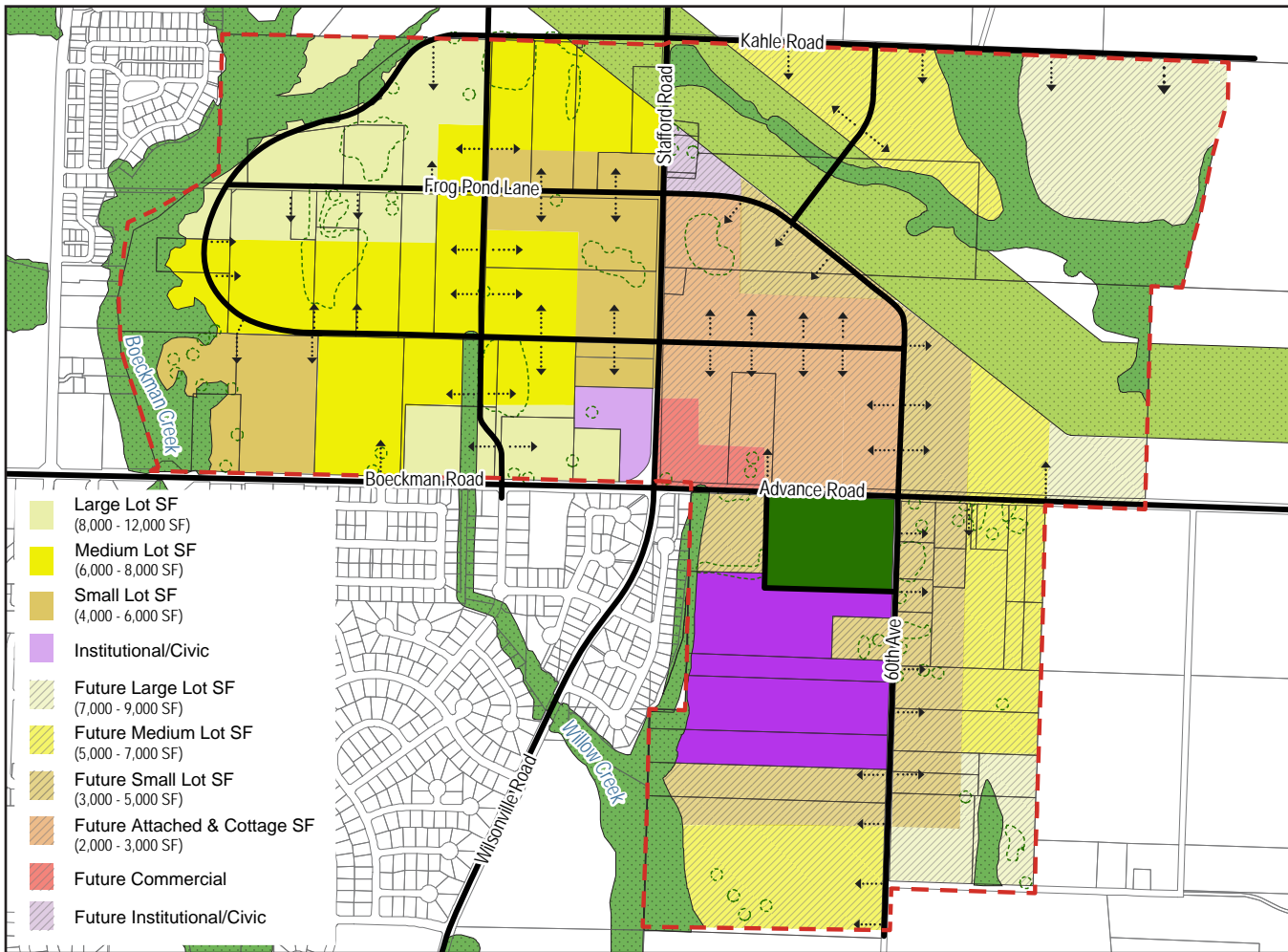
## KEY FEATURES OF THE FROG POND AREA PLAN

- One cohesive plan to guide growth within the current Urban Growth Boundary and potential additions from the Advance Road Urban Reserve.
- Four integrated framework plans for land use and community design, transportation, parks and open space, and infrastructure (water, stormwater, and sewer systems).
- Three walkable and connected neighborhoods, with a set of parks and trails within and between the three areas.
  - **The West Neighborhood:** a new neighborhood for Wilsonville - in the current UGB and adjacent to the Boeckman Creek Corridor - comprised entirely of single-family detached homes in the large, medium, and small lot residential categories; land for an estimated 610 homes; along with civic uses, trails, and two neighborhood parks.
  - **The East Neighborhood:** a future neighborhood in the urban reserve adjacent to the BPA powerline/open space corridor; comprised of a variety of housing choices that includes Attached/Cottage Single Family; land for an estimated 849 homes; a 3.5 acre neighborhood commercial center to provide small scale retail and a community gathering place; civic uses at the historic Frog Pond Grange; and one neighborhood park.





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- **The South Neighborhood:** a future neighborhood - in the urban reserve - anchored by civic uses that include a new middle school (opening 2017), primary school (future), and 10-acre community park (future); and comprised of a variety of detached housing choices and land for an estimated 476 homes.
- When Frog Pond's planned 1,935 homes are added to today's housing inventory, the City's housing mix will change from its current 57% multifamily and 43% single family to 47% multi-family and 53% single family (not including other development or redevelopment that is likely to occur).
- Two civic/institutional nodes will provide additional community gathering places: the Frog Pond Grange and Community of Hope Church site.
- Community design principles and illustrative demonstration plans which will guide future development to create a livable, walkable, high-quality community.



- A street framework plan that promotes connectivity, circulation, safety and complete streets for walking, biking, vehicles and transit.
- A preliminary transit circulation concept for South Metro Area Regional Transit (SMART) to serve the area.
- Design concepts for future improvements to Stafford Road as a gateway to Wilsonville.
- A safe and functional bicycle and pedestrian network that identifies designated routes, both on-street and off-street.
- A comprehensive trails plan, including the Boeckman Creek Trail, the BPA Easement Trail, South Neighborhood School Connection Trails; and the 60th Avenue Trail.
- Initial concepts and evaluation of a potential undercrossing under Advance Road at the entry to the schools and community park.
- An evaluation of how the Area Plan can support and provide Safe Routes to Schools.
- A two-park concept for the West Neighborhood that includes the option of a trailhead park at the western edge where the neighborhood meets the Boeckman Creek Corridor.
- Planning-level layouts and cost estimates for water, sanitary sewer and storm water infrastructure to serve the entire area.
- A storm water plan that incorporates low-impact development techniques: retention ponds; bioswales; pervious paving; rain gardens; tree canopy; and green roofs.
- A comprehensive infrastructure funding plan identifies 40 projects that will provide transportation, water, sewer, storm water and parks to the area. For each project, the plan identifies project costs, who will lead construction, and funding responsibilities.

## COMMUNITY INVOLVEMENT

The Frog Pond Area Plan was prepared with extensive involvement of the Wilsonville community. The open and inclusive process began in the spring of 2014 and continued through the summer of 2015. The process included a community kick-off meeting, an 18-member Task Force (four meetings), a 13-member Technical Advisory Committee (three meetings), two open houses, and two on-line surveys. At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two





## Executive Summary

work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. Throughout the various meetings, options were presented, follow-up analysis and dialogue was conducted, and the plan was changed to incorporate community input. The project team conducted stakeholder interviews and many individual meetings with groups and individuals. Public information was provided at many levels, including the project web site, updates in The Boones Ferry Messenger, email informational updates, and mailed notices for events.



## IMPLEMENTATION AND NEXT STEPS

The three major steps for implementation are:

1. Create and adopt a Master Plan, with implementing Comprehensive Plan and Zoning Code updates, for the area within the current UGB (2016). The Master Plan will establish property specific Comprehensive Plan map designation(s), the intended zones, and future zoning boundaries for the West Neighborhood. The Master Plan will provide additional detail (as-needed) for streets, blocks, pedestrian and bicycle facilities, parks and open space, and infrastructure; design guidelines; and, an infrastructure funding plan. New plan and zoning code language will also be developed during the Master Plan process, guided by the zoning strategy included in this Area Plan.
2. Utilize a two-step approach for entitlements. Step 1 is the initial adoption of the Comprehensive Plan map designations and the package of plan and code amendments – this step will be completed by the City at the end of Phase 2 of the Area Plan process (Summer 2016). Step 2 is the application of property-specific annexations, re-zoning, and concurrent PDR reviews – these will occur incrementally over time at the initiation of property owners.
3. Continue coordination with Metro on future consideration of urban reserves. The timing of the addition of the Frog Pond Advance Road Urban Reserve Areas into the UGB is uncertain. The City of Wilsonville’s position regarding the Frog Pond urban reserves is: (1) it is appropriate land for future residential neighborhoods for the city; (2) the area is “next in line” to be added to the city after the West Neighborhood; and (3) there is no firm timeline for addition of the East and South Neighborhoods to the City as it is dependent upon future regional growth management decisions.

# Introduction



The Frog Pond Area is an integral part of Wilsonville's past, present, and future. It is one of the oldest parts of the community – the area was first settled in the 1850's with the establishment of the Frog Pond School, later the Frog Pond Grange. Presently, in 2015, it is an important eastern edge of the City's Urban Growth Boundary (UGB) and the focus of a robust community discussion about creating Wilsonville's next great neighborhoods. The future is what this Area Plan is all about: ensuring a vision that creates, over the coming decades, new neighborhoods that are highly livable and a treasured part of the larger City.



## Introduction

# TWO AREAS, TWO TIMEFRAMES FOR GROWTH, ONE PLAN

## Land Inside the UGB – Near-Term Residential Land Supply

About 220 acres out of the 500-acre planning area are inside the UGB. The UGB contains the City's urban land supply – those lands intended for new homes, parks, schools, and other needs of a growing city. The two areas within the UGB are:

- “Frog Pond West” - In 2002, Metro Council added the 181-acre area (west of Stafford Road and north of Boeckman Road) to the UGB. The City is responsible for completing a concept plan for that area by the end of 2015.
- The School-Park property - In 2013, 40 acres of land south of Advance Road and west of 60th Avenue were added to the UGB. A new middle school, a future primary school, and a 10-acre park with sports fields are planned for this area.

The land inside the UGB will be available for development following the completion of concept and master planning, and annexation. The timeframe for development is estimated to be up to 20 years.

## Land Designated Urban Reserve – The Long-Term Future

The land adjacent to the UGB (about 280 acres) is designated Urban Reserve by Metro. Urban Reserve lands are those that will someday be considered for inclusion in the UGB as part of Wilsonville, and a concept plan is needed to provide the necessary information and analysis for such a consideration. The Urban Reserve lands are a long term land bank. When could development in the Urban Reserve area happen? This is difficult to predict because land must be added to the UGB first, which could take many years. It is reasonable to predict that the first development of the Frog Pond Urban Reserve land will likely sequentially follow Frog Pond West and be at least 5 to 10 years away.

## One Cohesive Plan

The Frog Pond Area Plan is based on the premise that it makes sense to prepare a single concept plan for the combined 500-acre area within the UGB and Urban Reserves. The schools, parks, streets, trails, and other neighborhood elements



will all be part of the same community, which reinforces the need for a cohesive plan to knit them together. Advance planning at a concept level – before Urban Reserves are even considered for addition to the UGB – will help create that cohesive community over the long term, save money through efficient infrastructure planning, and provide involvement and certainty for all involved.

## THE PLANNING PROCESS

### Looking Back

Planning for the Frog Pond Area as part of Wilsonville began with the City's first city plan, where it was shown as a residential area. The context for that vision evolved over time through the introduction of statewide planning, Wilsonville's first comprehensive plan, the inclusion of the area in the UGB, and the designation of urban reserves. Figure 1 depicts key milestones during the four decades that led up to concept planning for Frog Pond.



**Figure 1. Wilsonville Planning Milestones**





# Introduction

**Figure 2. Frog Pond Planning Milestones**

## Community Involvement

### June 2014



◆ TAC/Task Force Meeting

This Area Plan reflects many voices from the Wilsonville community. It was created through an open and inclusive process that began in the spring of 2014 and continued through the summer of 2015. The process included a community kick-off meeting, an 18-member Task Force (four meetings), a 13 member Technical Advisory Committee (three meetings), two open houses, and two on-line surveys. At the mid-point of the process, a joint work session of the Planning Commission and City Council was held. Prior to hearings, two work sessions were held with the Wilsonville Planning Commission, followed by two work sessions with the City Council. The project team conducted stakeholder interviews and many individual meetings with groups and individuals. Public information was provided at many levels, including the project web site, updates in The Boones Ferry Messenger, email informational updates, and mailed notices for events. Figure 2 summarizes the steps and major points of outreach.

The Guiding Principles for the Area Plan included the following Process Principles:

- Provide early and ongoing opportunities for stakeholders to raise issues and concerns.
- Facilitate equitable and constructive communication between the public and project team.
- Empower residents to become involved with the project.
- Provide the public with balanced and objective information to help the public understand issues, alternatives, opportunities, and solutions.
- Aim to create the best product, a model that could be used in other communities.



# Background and Context



## OPPORTUNITIES AND CONSTRAINTS

### The Regional Context – Natural Areas

**T**he City of Wilsonville as a whole, and the Frog Pond planning area in particular, are surrounded by a rich array of natural areas, parks, agricultural lands, and rural open spaces. The Willamette River corridor in particular has many green spaces along its banks near the planning area, including Corral Creek Natural Area, Memorial Park, Molalla River State Park, Weber Farm Natural Area, Hebb Park, and several natural areas downstream of Canby which lead to Willamette Falls. The Willamette River lies less than a mile from the southern boundary of the planning area. The Natural Areas Map (Figure 3) also illustrates the significant green spaces on the west side of Wilsonville that are a short bike ride away from Frog Pond, including Graham Oaks Nature Park and the Coffee Creek wetlands.





## Background and Context

Wilsonville is both part of the greater Willamette Valley region and its own distinct city. Traveling south from Tualatin on I-5 or Boones Ferry Road, the pattern of developed and undeveloped areas reinforces this distinction. The journey along SW 65th Avenue or SW Stafford Road is even more striking – there is countryside and rural housing for large areas between east Tualatin, West Linn, and the Frog Pond area. The regional context map of urban and rural areas (Figure 4) illustrates: (1) the current “countryside north of Wilsonville” will likely evolve into planned urban communities as the urban reserves develop over the next 40 to 50 years, and (2) the “country-edge” along the east side of SW Stafford Road to the north of Kahle Road is a key urban-rural transitional area. It is an “Undesignated Area” adjacent to Urban Reserves and Rural Reserves.<sup>1</sup> The map also reveals that the City of Canby is only two miles from Frog Pond as the crow flies, but much further by road or ferry due to the Willamette, Pudding and Molalla Rivers.

### City Context

The City context map illustrates Frog Pond’s proximity to, and opportunity for becoming an extension of, the existing city. During the planning process, discussions focused on connections – how can Frog Pond become a new, great, livable, and well-connected part of the city? The Town Center, for example, is under a mile away and easily accessed via Canyon Creek Road. The Town Center is just one of several key areas east of I-5 that are within a short bike ride, South Metro Area Transit (SMART) bus trip, or drive from Frog Pond.

### Planning Area

The 497-acre study area is a logical and intuitive extension of the City of Wilsonville. Historically, it was part of the Wilsonville area’s early settlement pattern, with some key gathering places for the rural farming community, such as the Grange Hall (originally the Frog Pond School) and the Frog Pond church (immediately south of the study area). Physically, it is adjacent to key streets, existing neighborhoods, and natural areas. Even the shape of the study area wraps around the edge of the community. The study area is naturally comprised of three parts: the area west of Stafford Road; the area east of Stafford Road and north of Advance Road; and the area south of Advance Road. Dimensionally, each of these areas is approximately ¼ mile from center to edge, a comfortable 5 to 10 minute walking distance. There is an opportunity to design three distinct-yet-connected neighborhoods within the planning area.

<sup>1</sup> Urban Reserve areas are meant to provide land for future expansions of the Urban Growth Boundary (UGB) over the next 50 years, as needed. Rural Reserve areas are not eligible for inclusion in the UGB for the next 50 years – their agricultural / forest status is protected for that time. Undesignated areas may be considered for future UGB expansion, but are not a priority.

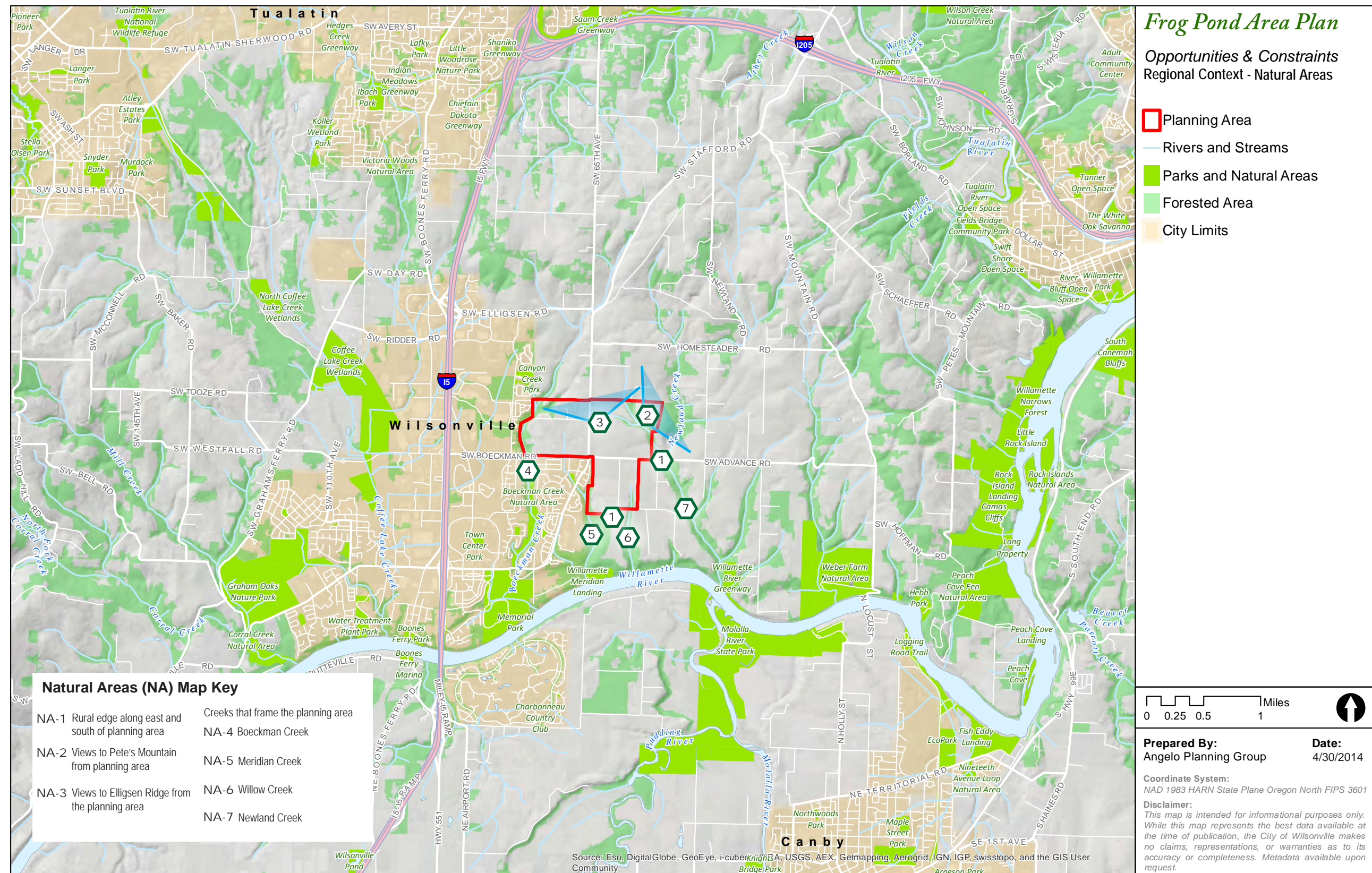


Figure 3. Regional Context - Natural Areas



# Background and Context

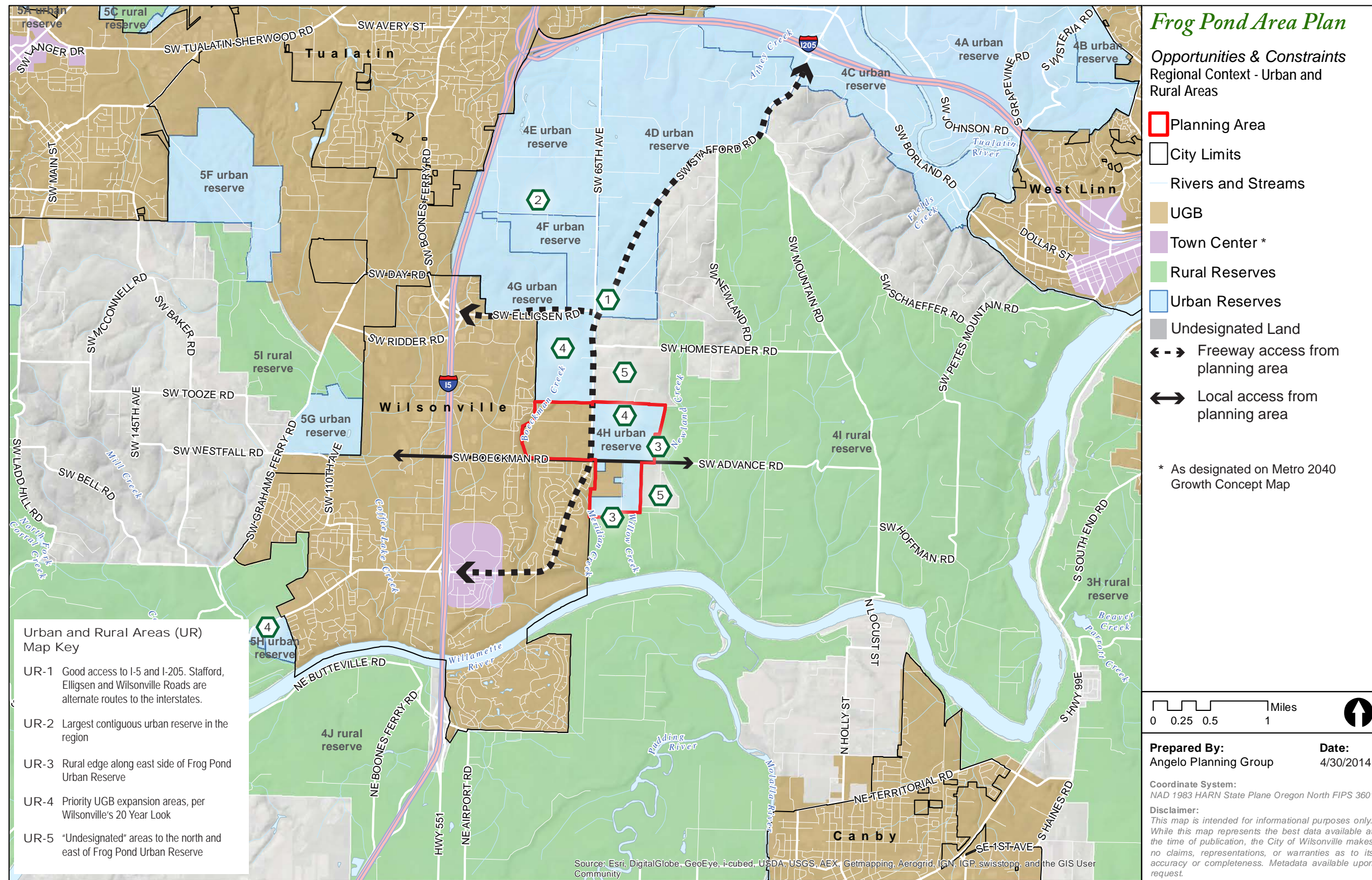


Figure 4. Regional Context - Urban and Rural Areas

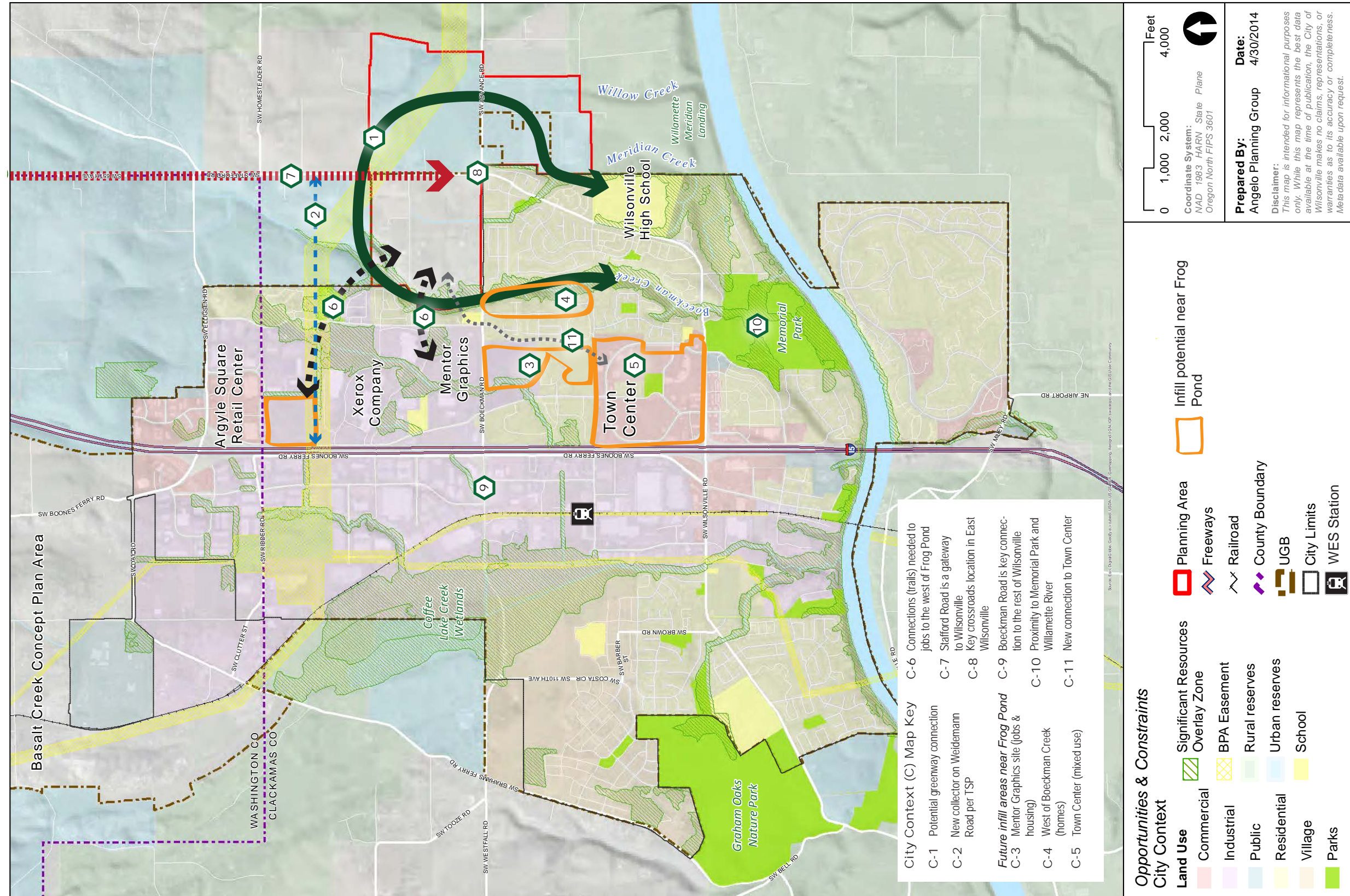


Figure 5. City Context



# Background and Context

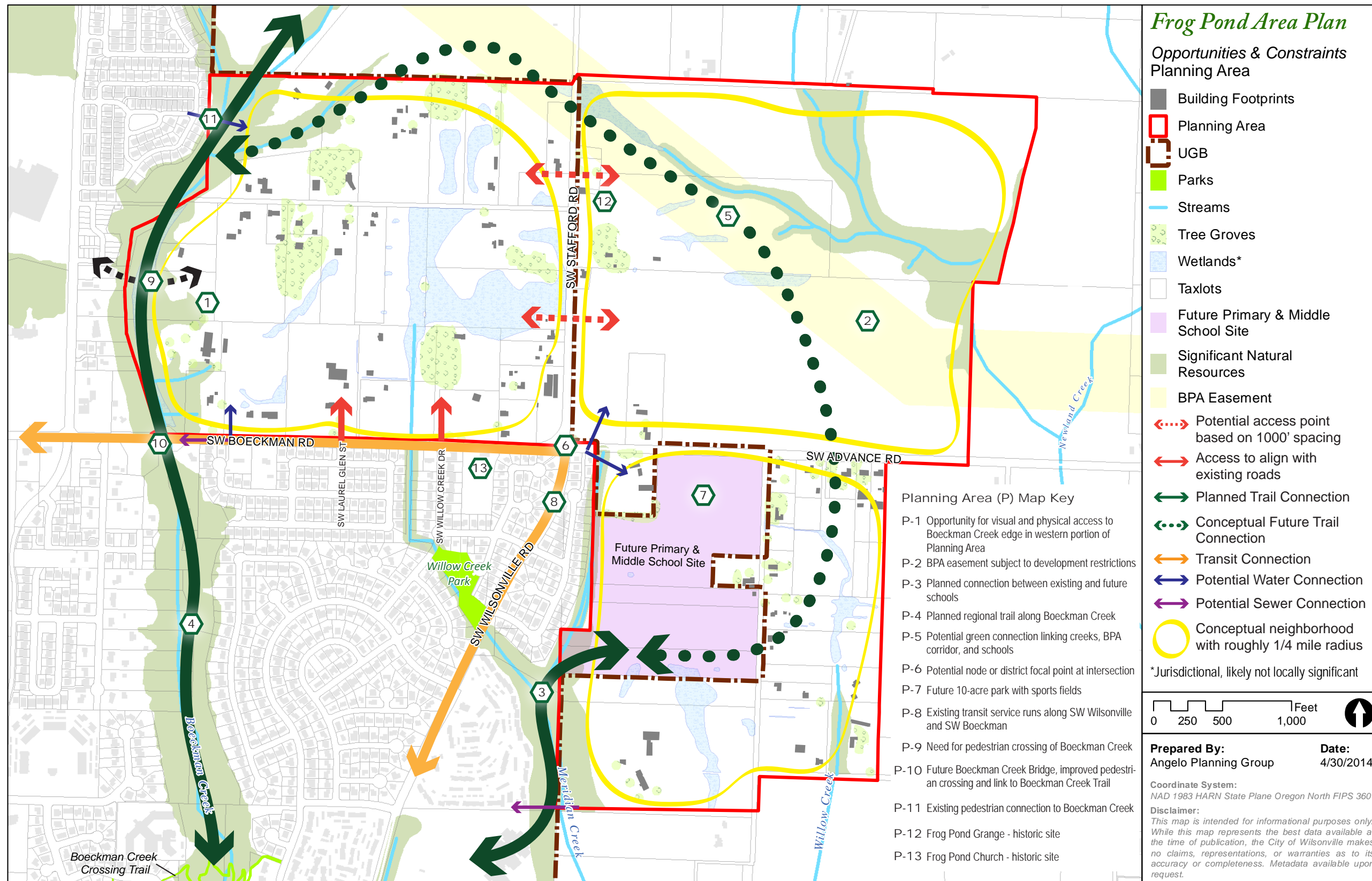


Figure 6. Planning Area Context

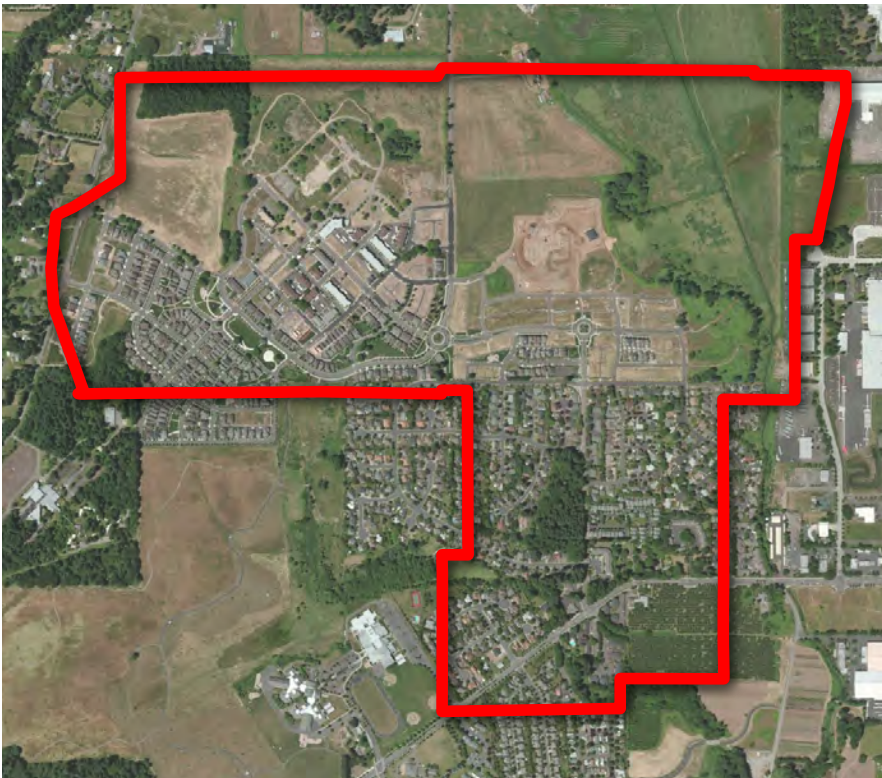


The tree groves within the planning area provide a key visual asset, and are a link to the historic character of the area. To the extent existing, mature trees can be retained and protected as annexation and development occurs, it will contribute to the character and desirability of the neighborhoods. The city has existing annexation policies that incentivize (but do not mandate) tree retention.

Likely future connection points to existing transportation, water, and sewer systems are identified in Figure 6. Roadway connections will likely align with existing connections along Boeckman Road or meet spacing standards along Stafford Road. City water and sanitary sewer services do not extend into the planning area at this time; however, water and sewer connection points are available along Boeckman Road as well as on the west side of Meridian Creek.

### Planning Area Scale Comparison

The planning scale comparison in Figure 7 illustrates the potential for creating walkable neighborhoods in the Frog Pond area. The 180-acre Frog Pond UGB area is approximately the size of the western one-half, of Villebois in Wilsonville.



**Figure 7. Frog Pond Planning Area compared to Wilsonville's Villebois and Vicinity**



## Background and Context

# MARKET ANALYSIS<sup>2</sup>

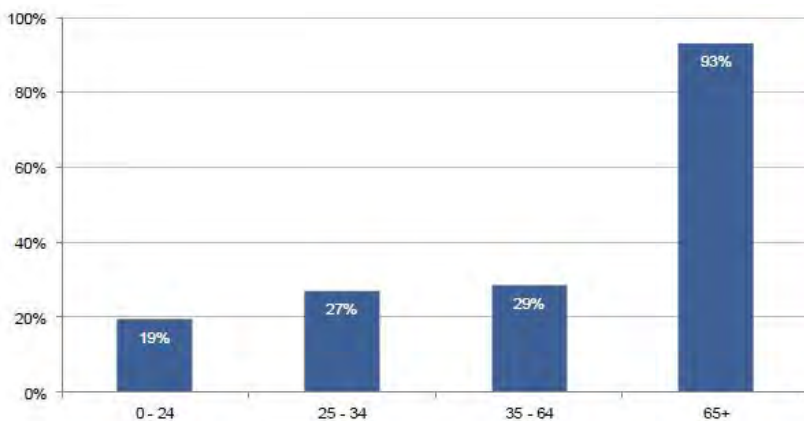
## Demographic Context

Wilsonville is one of the Portland region’s fastest growing cities. Metro has projected that the city’s households will grow at 1.8 percent annually through 2035, faster than the region and other nearby cities such as Tualatin and Sherwood. The city may grow faster than this rate: between 2000 and 2012, Wilsonville’s households grew at a rate of 2.8 percent per year, despite the recession. Therefore, there will almost certainly be demand for housing, and potentially commercial development, in Wilsonville and Frog Pond during the next two decades.

Wilsonville’s residents are more likely to have a bachelor’s or advanced degree than residents of the region, they earn slightly more than households in the region, and they are more likely to work in white collar jobs. Wilsonville has large shares of both young adults and senior residents, while the city has a smaller share of households headed by middle-aged adults compared to the region.

Analysis by Metro, the State of Oregon, and the US Census Bureau indicate that America’s demographics are changing, and growth in the Frog Pond market area is likely to include a wide variety of household types. The most dramatic growth will come from the 65+ senior population, which is expected to increase by 93 percent between 2015 and 2035. By comparison, no other age group is expected to grow by more than 29 percent during the same time period. In addition, “non-traditional” household types such as families with out children, single-parent

households, and single-person households will be important components of growth and therefore will shape real estate demand in Frog Pond. Sixty-eight percent of Wilsonville’s current households are one or two people; such smaller households have been growing as a share of the country’s population since the 1970s, a trend that is expected to continue.



Source for both figures: Long-term Oregon State’s County Population Forecast, 2010-2050, Office of Economic Analysis, State of Oregon, 2013; Leland Consulting Group.

**Figure 8. Forecasted Percent Population Increase by Age Group (2015 to 2035, Washington and Clackamas Counties combined)**

2 For detailed information see Appendix C – Leland Consulting Group Market Study



## Housing market analysis

Based on Wilsonville’s Residential Lands Study, demographic projections, past housing built in Wilsonville, and other factors, the Frog Pond market analysis first recommended that Frog Pond be planned for a relatively broad mix of housing types including a variety of detached single-family, attached single-family, and even multifamily homes. The market analysis noted:

*“The primary housing type should be single-family detached homes within a variety of lot sizes, since such homes continue to be the choice of most American households. Because one and two-person households make up the majority of market area households, and because of the dramatic growth of the senior population, LCG recommends that the program contain a significant share of small lot single-family homes (lots between 2,500 and 4,000 square feet), as well as multifamily and attached housing. Developers generally support a diversity of housing within a large community such as Frog Pond, since such a broad mix of housing will accommodate a wider segment of the population, and therefore speed sales and absorption.”*

The market study also spoke to neighborhood quality, citing:

*“Recent surveys and research by the National Association of Realtors (NAR), Urban Land Institute (ULI), and others show that the amenities associated with complete and walkable neighborhoods are important in addition to the home itself. These popular amenities include shops within an easy walk, places to walk for exercise, public transportation, and sidewalks. Such features should be taken into account in the design of the community.”*

As the housing element of the plan was developed, community perspectives were integrated with market trends. This was one of the more challenging issues during the development of the plan. Many community members voiced the perspective that Frog Pond should be planned for several segments of the market that are somewhat different than what the market data showed: lower densities, higher income demographics, and in particular, a high percentage of lots 10,000 square feet and greater. Those favoring lower densities felt strongly that larger



Source: National Community Preference Survey, National Association of Realtors, October 2013.

**Figure 9. Community Preferences Survey Results**





## Market Analysis

lots were a missing part of the land supply in Wilsonville and demand was very strong for this housing type. After a comprehensive review of options, the final plan incorporated a hybrid approach, where lower densities are planned for the area within the UGB, and a greater mix of single-family housing opportunities would be available over time in the urban reserves (See Housing Strategy – page 23 of this report). Multi-family housing was removed from the plan due to the high percentage of multifamily units in Wilsonville’s existing housing mix.

### Retail market analysis

The Frog Pond Area will build out along the edge of an existing urbanized city and region. As mentioned above, nearby goods and services are an amenity desired by homebuyers. The time-tested adage is “retail follows rooftops,” so retail development only takes place when there is a sufficient population of likely shoppers in the area. As a potential retail location, Frog Pond benefits from being situated along two arterial roads, Boeckman/Advance Roads and Stafford/Wilsonville Roads, which will provide some drive-by traffic. Retail in Frog Pond can also serve existing neighborhoods adjacent to the west and southwest.

Based on an evaluation of current and projected future retail spending, the market analysis first projected that Frog Pond could potentially support a retail center anchored by a small to medium-size grocery store (60,000 square feet or more) at project build out, in approximately 2035. If such a center cannot be attracted, the recommendation was for a smaller center of between 10,000 and 30,000 square feet. A variety of factors will affect retail feasibility, particularly whether or not other retail is built near Frog Pond during the next 20 years, the number of homes in the area, and retail development formats in the future.

With concerns about the feasibility and potential success of retail in the planning area, the retail market analysis was supplemented with an evaluation of comparable small centers in the Portland area and at Northwest Crossing in Bend (See Technical Appendix K). Based on this review, and the projected total housing being lower than first analyzed, a smaller center capable of supporting up to 38,000 square feet of retail on approximately 3.5 acres was included on the demonstration plan in the future East Neighborhood. Regardless of the size and scale of retail, the focus should be on establishing a retail/commercial hub development that provides some goods and services for local residents, while also creating a gateway, center, sense of place, and social hub for the area.



Figure 10. Frog Pond Retail Context



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# Vision and Guiding Principles

## A VISION FOR FROG POND IN 2035

*The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community's hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond's excellent schools and parks are focal points of the community. Frog Pond is "just a short bike, walk, or bus trip" from all parts of Wilsonville – a highly valued part of the larger city.*

## ENVISIONING FROG POND IN 2035

**E**arly in the process, the Frog Pond Task Force and Technical Advisory Committee met together to envision the potential future for the Frog Pond Area. They brainstormed answers to this question: "Imagine you must leave Wilsonville to live on a beautiful South Sea island. You return in 20 years and the plan has been successfully implemented. You like what you see. What do you see?" Their ideas formed the basis for the Frog Pond Vision and Guiding Principles, which were approved by the City Council on August 14, 2014. The Vision Statement provides a verbal snapshot of the Frog Pond Area in 2035. It summarizes the desired character of the community as an integral part of Wilsonville and sets the framework for the guiding principles of the Frog Pond Area Plan.



## Vision and Guiding Principles

### GUIDING PRINCIPLES FOR WILSONVILLE'S NEXT GREAT NEIGHBORHOODS

The following Guiding Principles capture the intended outcomes of the Area Plan, building on the vision. These principles guided the evaluation of plan options and issues throughout the planning process.



#### Create great neighborhoods

Frog Pond's homes, streets, open spaces, neighborhood-scale retail, and other uses fit together into walkable, cohesive, and connected neighborhoods. Frog Pond is a fun place to live.

#### Create a complete streets and trails network

Streets are designed for safe and enjoyable travel by bike, on foot, or by car. A great network of trails is provided. Safe crossings and connections are provided throughout the street and trail network.



#### Provide access to nature

The creeks and natural areas provide opportunities to see and interact with nature close to home.

#### Create community gathering spaces

Beautiful parks, quality schools, and other public spaces serve as community centers and gathering places. The land uses, transportation, and open space around the Advance Road school and park sites support a compatible neighborhood plan in that area. The Frog Pond Grange, and adjacent uses, fit together as a focal point of the community.

#### Provide for Wilsonville's housing needs

A variety of attractive homes are provided to fulfill the City's housing needs and align with the market. Single-family homes, including some on large lots, are a significant part of the mix. Neighborhoods are designed to be multi-generational and offer a diversity of attractive housing options at a variety of prices.



#### Create a feasible implementation strategy

A realistic funding plan for infrastructure, smart and flexible regulations, and other strategies promote successful implementation of the plan.



### Frog Pond is an extension of Wilsonville

Frog Pond is truly connected – it is an easy and safe walk, drive, bike trip, or bus ride to other parts of Wilsonville, and Frog Pond feels like a well-planned extension of the city.



### Retain trees

Mature native trees are integrated into the community to enhance the area's character and value.



### Honor Frog Pond's history

A sense of history is retained, recognized, and celebrated.

### Provide compatible transitions to surrounding areas

New urban land uses are good neighbors to adjacent rural land uses, future developable areas, and existing neighborhoods. The plan provides for future growth of the City into adjacent urban reserves.



### Promote healthy, active lifestyles

Extensive walkways, community gardens, recreational facilities, and other elements support active and healthy lifestyles.

### Integrate sustainability

The plan integrates solutions which address economic, environmental and social needs. Frog Pond is a sustainable community over the long term.

### Coordinate with Wilsonville's transportation network

The plan is consistent with the Wilsonville Transportation System Plan for all modes of travel: trails, bikeways, SMART, and automobiles. Traffic impacts are managed for key streets and intersections, including the I-5 interchanges.





## Vision and Guiding Principles

### THE FOUR FROG POND FRAMEWORK PLANS

The Frog Pond Area Plan is comprised of four framework plans:

Land Use and Community Design Framework	Defines the major land use types and the core principles and guidelines for community design that will create livable neighborhoods.
Transportation Framework	Defines location, type, and design goals for key streets and intersections. Conceptual routing for future transit is also described. To complete the multi-modal objective, the Transportation Framework also defines the location, type, and design goals for key bike-ways, pedestrian routes, and trails.
Park and Open Space Framework	Integrates natural resources, defines parks, and links open spaces within and adjacent to the planning area.
Infrastructure Framework	Defines the planning level location, type, and cost of major water, sanitary sewer, and storm water infrastructure.

The term “framework” is used to indicate that the recommendations are made at a concept level in anticipation of: (1) more detailed master planning prior to development; and, (2) flexibility to adapt to future conditions and more detailed information. Together, the four framework plans are intended to create a complete community as envisioned by the Frog Pond vision statement.

# Land Use and Community Design



## CREATING GREAT NEW NEIGHBORHOODS IN EAST WILSONVILLE

From a physical planning perspective, the Frog Pond Area has excellent potential for developing into compact, walkable neighborhoods. The areas west of Stafford Road, east of Stafford Road, and south of Advance Road have clear and definable “edges” formed by existing streets, public uses, and open spaces; flat land that is easily traversed by foot or bike; and short distances (no more than a half-mile across) between these edges. This short distance is particularly important: it provides the opportunity to walk or bicycle from one’s home to any destination in the neighborhood in about 5-10 minutes. Building on these physical attributes, the Plan is organized into three neighborhoods - West, East, and South - collectively called the Frog Pond Area. See Figure 11 and the descriptions below for a description of the neighborhoods comprising the whole Frog Pond planning area.

**West Neighborhood** – The West Neighborhood is framed by the beautiful conifers on the steep slopes of the Boeckman Creek canyon, the open spaces and agricultural fields beyond the UGB, the historic Frog Pond Grange, Stafford Road, and the existing city along Boeckman Road. It is about one-quarter mile from its center to each of these edges. The land is generally flat and will be very walkable if a strong network of streets and paths are created, as called for in the plan. In 2015, there are 26 different ownerships spread across 32 tax lots, with





# Land Use and Community Design

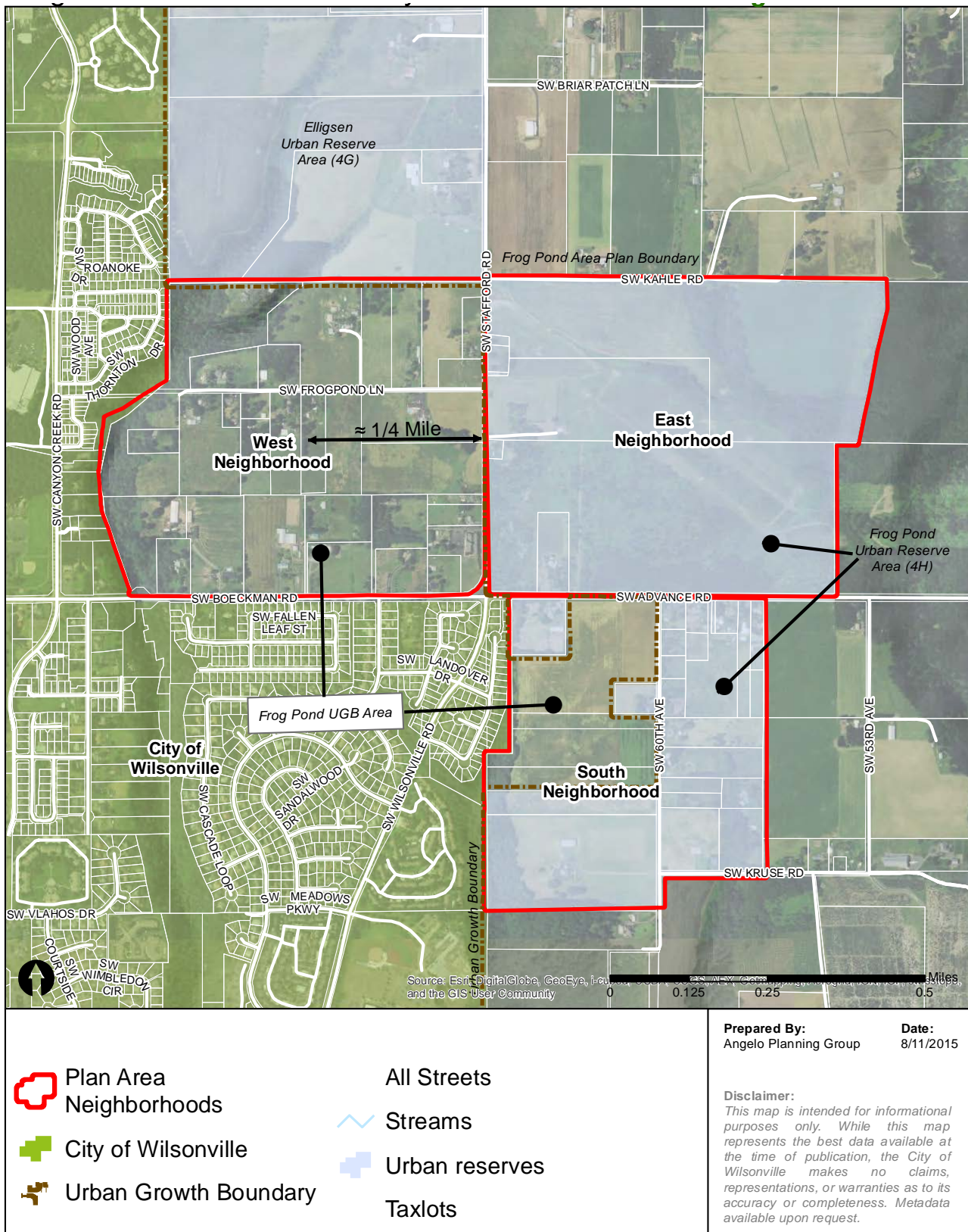


Figure 11. Neighborhood Framework



an average parcel ownership size of 5 acres. This level of parcelization is an important constraint. If each property were to be proposed with a small, individual and uncoordinated development project, it will be challenging to achieve a connected and walkable pattern of streets and blocks.

**East Neighborhood** – The East Neighborhood is principally framed by Stafford Road, Advance Road, and the BPA Powerline Corridor / Newland Creek. In addition, there are two buildable areas along Kahle Road a short walk from neighborhood amenities to the west and south across the BPA powerline corridor. The land slopes south and east toward Newland Creek at grades in the 4% range, outside of riparian areas. With an average parcel ownership size of 25 acres, the area has excellent potential for larger, master planned neighborhood development.

**South Neighborhood** – The South Neighborhood is bound by Willow Creek to the West, Advance Road to the north, the UGB/rural areas to the east, and the UGB/rural areas to the south. Forty acres of the South Neighborhood is already inside the UGB for the planned schools and a community park. These uses will provide a strong civic presence for the neighborhood, and connect it to rest of the community through the many community activities that will be held at the park and schools. Creating a connected street pattern will be slightly challenged by the size and configuration of parcels east of 60th Avenue, unless property consolidations occur. The area is flat and walkable.

## RESIDENTIAL LAND USES

### Strategies for Frog Pond’s Mix of Housing: A Phased Approach

During the development of the Area Plan, there was broad agreement on the elements in the vision and guiding principles that call for: a variety of quality homes; a significant amount of single-family homes including homes on large lots; and, a housing mix designed to be multi-generational and offer a diversity of options at a variety of prices. There was a range of opinions and robust discussion regarding exactly what housing mix was best to achieve the vision. Some participants advocated for larger lots, generous yards, opportunities to “move up” in Wilsonville, and a higher income demographic. Others wanted a greater housing range that would accommodate a wider mix of incomes and residents, and strong consideration of housing affordability. After exploring many options and implications for infrastructure funding and development feasibility, the City chose a hybrid plan, with the following housing strategy:



## Land Use and Community Design

- A. **Plan for only detached housing within the West Neighborhood**, i.e. within the existing Frog Pond UGB Area, in order to meet the near-term need for single family detached housing identified in the City's Residential Lands Study, and be responsive to objectives cited by advocates for lower density and larger lots.
- B. **Plan for slightly higher densities and more housing variety**, including attached housing in the future East Neighborhood (Urban Reserve 4H). This will provide a *future* opportunity for a variety of housing choices that are aligned with the demographic trends and housing needs identified in the market analysis. The East Neighborhood will provide four residential designations, allowing (collectively) for townhomes, cottage lots, small lot residential, duplexes, medium lot single family, as well as large lot single family.
- C. **In the future South Neighborhood (in Urban Reserve 4H), plan for densities between those estimated in the other neighborhoods.** This will provide for housing types that are compatible with the adjacent schools, help broaden the overall housing mix and affordability, and allow for transition to lower urban densities adjacent to the rural reserve. Within the South Neighborhood, there will be at least three residential designations provided: small, medium, and large lot.

### The Land Use Framework and Residential Designations

The Land Use Framework in Figure 12 depicts the planned residential designations for the Frog Pond Area. It distinguishes between designations for lands within the current UGB, and, future designations for lands within the Urban Reserve. The plan also shows non-residential land uses (described in the next section of this report), major open spaces, and framework streets .

**The West Neighborhood** includes three residential designations.

- Large Lot Single Family: These lots range from 8,000 to 12,000 SF with a maximum net density of 4.4 units per acre.
- Medium Lot Single Family: These lots range from 6,000 to 8,000 SF and have a maximum net density of 6.2 units per acre.
- Small Lot Single Family: These lots range from 4,000 to 6,000 SF and have a maximum net density of 8.7 units per acre.

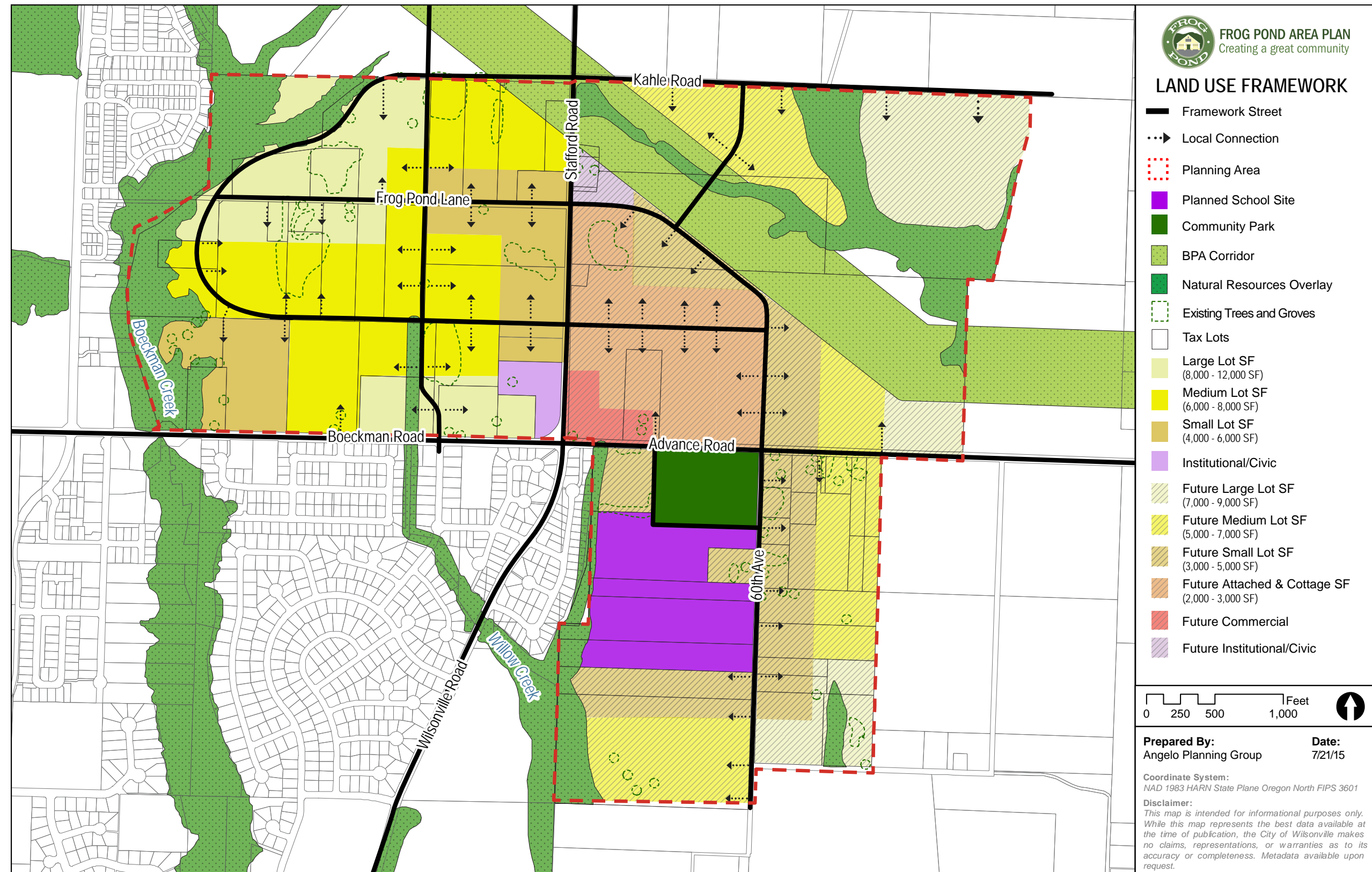
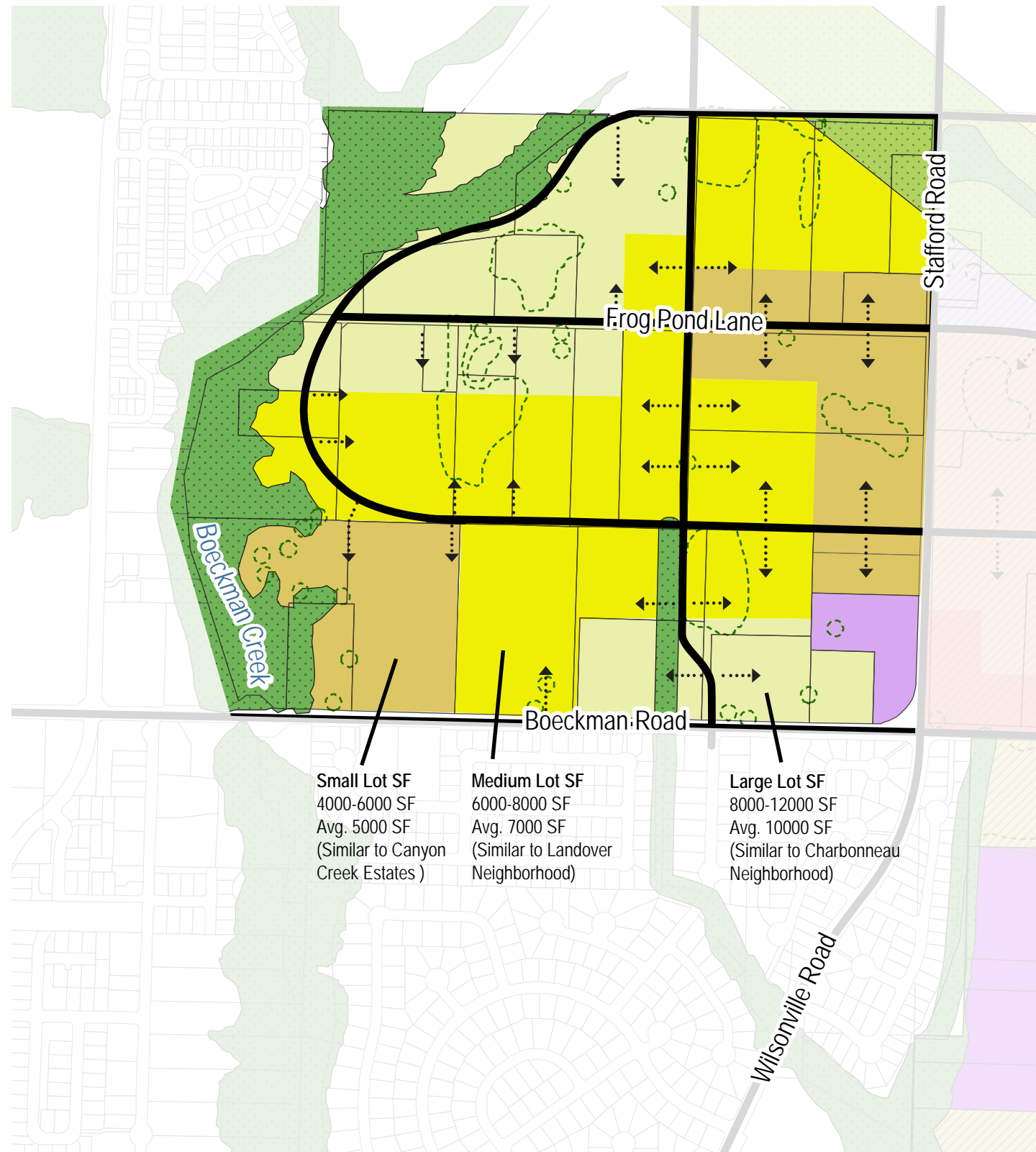


Figure 12. Land Use Framework



### NEIGHBORHOOD COMPARISONS


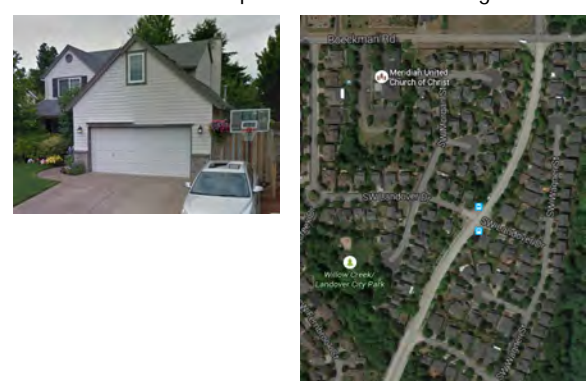

	<p>Large Lot SF - Comparable to Charbonneau</p>  <p>Avg. Lot Size: 9256 SF Range: 7500-15000 SF Net Density: 4.7 Units/Acre</p>
	<p>Medium Lot SF - Comparable to Landover Neighborhood</p>  <p>Avg. Lot Size: 6690 SF Range: 4100 - 11000 SF Net Density: 6.5 Units/Acre</p>
	<p>Small Lot SF - Comparable to Canyon Creek Estates Neighborhood</p>  <p>Avg. Lot Size: 5186 SF Range: 4500 - 7800 SF Net Density: 8.39 Units/Acre</p>

Figure 13. Land Use Framework (West Neighborhood)



### The East and South Neighborhoods

have four residential designations. They generally have smaller lot sizes than those in the West Neighborhood, and are identified by the word “Future” in the designation.

- **Future Large Lot Single Family:** These lots range from 7,000 to 9,000 SF, with a maximum net density of 5.4 units per acre.
- **Future Medium Lot Single Family:** These lots range from 5,000 SF to 7,000 SF and have a maximum net density of 7.3 units per acre.
- **Future Small Lot Single Family:** These lots range from 3,000 to 5,000 SF and have a maximum net density of 10.9 units per acre.
- **Future Attached/Cottage Single Family:** These lots range from 2,000 to 3,000 SF and have a maximum net density of 17.4 units per acre.

## Residential Designations and Character in Frog Pond West

- **Large Lot Single Family:** These are spacious homes on large lots that are generally affordable to those with a combined household income of greater than \$150,000. These homes meet the needs of business owners and executives and those looking to “move up” while staying in Wilsonville.
- **Medium Lot Single Family:** These lots are affordable to those making between \$100,000 and \$150,000 per year, which is a large portion of Wilsonville households. Homes average 2,700 SF on 7,000 SF lots.
- **Small Lot Single Family:** These homes would also be affordable to families earning between \$100,000 and \$150,000. Homes average 2,350 SF on 5,000 SF lots.

Table 1 below describes the projected capacity of each Frog Pond neighborhood by residential land use designation.

**Table 1. Land Use Metrics and Capacity**

Residential Designation		West Neighborhood Units	East Neighborhood Units	South Neighborhood Units	Frog Pond Total Units	East+ South Units	Average Lot Size (SF)	Max Units/ ac net
West Neighborhood	LLSF (8,000 - 12,000 SF)	124	-	-	124	-	10,000	4.4
	MLSF (6,000 - 8,000 SF)	281	-	-	281	-	7,000	6.2
	SLSF (4,000 - 6,000 SF)	205	-	-	205	-	5,000	8.7
East & South Neighborhood	Future LLSF (7,000 - 9,000 SF)	-	120	28	148	148	8,000	5.4
	Future MLSF (5,000 - 7,000 SF)	-	125	162	287	287	6,000	7.3
	Future SLSF (3,000 - 5,000 SF)	-	123	286	409	409	4,000	10.9
	Future ACSF (2,000 - 3,000 SF)	-	481	-	481	481	2,500	17.4
<b>Total Units</b>		<b>610</b>	<b>849</b>	<b>476</b>	<b>1,935</b>	<b>1,325</b>		
Overall net density		6.3	10.8	8.8	8.4	10.01		



## Land Use and Community Design

### Housing Affordability and Paying for Infrastructure

Land cost, home construction cost, and infrastructure costs all play a role in housing affordability. As part of the evaluation of options for the housing element of the Area Plan, two analyses were prepared to address housing affordability, development feasibility and how to pay for infrastructure.<sup>1</sup> The results of those reports, cited below, were used to model how the Frog Pond Area Plan will affect home prices. Considerations for the West Neighborhood differ from those of the East and South Neighborhoods.

#### In the West Neighborhood:

- The West Neighborhood must pay for its own infrastructure because there is no guarantee of when (or even if) the East and South Neighborhoods will develop. There is an estimated \$10.6 million in “framework” infrastructure projects that are needed to serve the Frog Pond West Neighborhood which are not expected to be funded by individual development projects or the City’s Capital Improvement Program (CIP). These projects, such as the Stafford Road and Boeckman Road urban upgrades and two neighborhood parks, will benefit all properties in the West Neighborhood.
- When the \$10.6 million described above is divided by the number of lots estimated for the West Neighborhood, the result is a cost per lot that will need to be funded through an instrument such as a reimbursement district. The estimated reimbursement cost per lot in the West Neighborhood would average \$17,431 per lot.

**Table 2. Required Home Price in West Neighborhood**

Designation	Required Home Price - West Neighborhood
<b>Small Lot Single Family</b>	Lot size: 5,000 SF Home Size: 2,365 SF <b>Required Home Price: \$439,700</b>
<b>Medium Lot Single Family</b>	Lot Size: 7,000 SF Home size: 2,790 SF <b>Required Home Price: \$576,000</b>
<b>Large Lot Single Family</b>	Lot Size: 10,000 SF Home size: 3,500 SF <b>Required Home Price: \$775,400</b>

<sup>1</sup> Please see: Appendix H, Frog Pond Area Plan: Infrastructure Funding Plan, Leland Consulting Group, June 3, 2015; Appendix G, Frog Pond Area Plan: Land Development Financial Analysis, Leland Consulting Group, June 3, 2015. See also the Implementation Chapter of this report.



- Given these infrastructure costs and the land use assumptions, the project team modeled the “Required Home Price” needed for homes in each land use category to make development feasible. These are shown in Table 2 below.

The implications of these housing costs are that the West Neighborhood would be considered affordable to households with an annual income of \$100,000 and above, as shown in Table 3.

### In the East and South Neighborhoods:

- There is an estimated \$11.6 million in “framework” infrastructure projects that are needed to serve the Frog Pond East and South Neighborhoods which are not expected to be funded by individual development projects or the CIP. These projects, such as the East Neighborhood Park, benefit all properties in the East Neighborhood.
- When the \$11.6 million described above is divided by the number of lots in the East and South Neighborhoods (with consideration for non-residential development allocation), the result is a cost per lot that will need to be funded through an instrument such as a reimbursement district. The reimbursement cost per lot for the East and South Neighborhoods would average \$7,500 per lot.
- A “required home price” model was not created for the East and South Neighborhoods, due to the uncertainties inherent in land economics for properties that may be developing 10 or more years from now.

**Table 3. Percent of Households by Income Range and Home Purchase Price, Wilsonville, 2014**

Household Income Category		Percent of Households	Typical Monthly		Home Purchase	
Low	High		Mortgage Payment		Price Range	
\$0	\$15,000	12%	\$0	\$310	\$0	\$60,000
\$15,000	\$25,000	9%	\$310	\$520	\$60,000	\$100,000
\$25,000	\$35,000	10%	\$520	\$730	\$100,000	\$140,000
\$35,000	\$50,000	12%	\$730	\$1,040	\$140,000	\$200,000
\$50,000	\$75,000	14%	\$1,040	\$1,560	\$200,000	\$300,000
\$75,000	\$100,000	14%	\$1,560	\$2,080	\$300,000	\$395,000
\$100,000	\$150,000	20%	\$2,080	\$3,130	\$395,000	\$600,000
\$150,000	\$200,000	5%	\$3,130	\$4,170	\$600,000	\$795,000
\$200,000		4%	\$4,170	\$0	\$795,000	+

Source: US Census, ESRI Business Analyst, Leland Consulting Group.





## Land Use and Community Design

### Implementing Wilsonville’s Housing Needs Analysis

The 2014 Wilsonville Housing Needs Analysis (also known as the Wilsonville Residential Land Study) was completed in 2014 and assumed that the majority of housing in Frog Pond would be single-family detached housing at between 5.8 and 8.5 net units per acre. This is consistent with the development outlined in this plan.

As of 2014, Wilsonville’s housing stock is roughly 43% single family (including single family attached homes, single family detached homes, and mobile homes) and 57% multifamily (including duplexes, condos, and apartments). The development of Frog Pond will have the effect of shifting the citywide mix of single family and multifamily housing closer to a 50/50 percent balance. Table 4 describes this change in detail.<sup>2</sup>

**Table 4. Changes in Housing Mix of Wilsonville due to Frog Pond Development**

	Existing Units (2014)	West Neighborhood Buildout (+610 SF Units)	Full Frog Pond Buildout (+1935 SF units)
Single Family Units	4,329 43%	4,939 47%	6,264 53%
Multifamily Units	5,630 57%	5,630 53%	5,630 47%
<b>Total Units</b>	9,959 100%	10,569 100%	11,894 100%

### Achieving the Vision through Great Design- Community Design Principles

Wilsonville has a long tradition of thoughtful review of urban and architectural design elements in new development. This has resulted in a high-quality urban fabric and residential development that maintains value and consistently attracts homebuyers. The City’s expectations for design are captured in the Comprehensive Plan:

*“Implementation Measure 4.1.5.ii - The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to*

<sup>2</sup> This analysis does not include other possible changes in the city or additional planning areas.



*provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.” (Comprehensive Plan, page D-29)*

The Community Design Principles listed in Table 5 have been created to guide the Frog Pond Area Plan and the implementing master plans, policies and regulations that will be prepared in future years. The principles apply to all land uses and public realm improvements.

## Demonstration Plans

Two “demonstration plans” were prepared to illustrate application of the Community Design principles and help envision quality development in the Frog Pond area. The demonstration plans are conceptual and intended to be illustrative and guides to future development—not as specific development proposals.

The West Demonstration Plan illustrates approximately 34 acres in the West Neighborhood. It features the following:

- A 2-acre neighborhood park as a focal point and community gathering space for residents.
- A clear network of walkable blocks, enabling safe and comfortable walking routes for neighbors of all ages and abilities. These streets are also scaled to minimize development costs while further reducing vehicle speeds and enhancing safety.
- Front entries and porches facing the park and streets, with alleys used on some blocks to reduce the number of front driveway curb cuts, increase on-street parking, and emphasize a high-quality pedestrian environment.

**Table 5. Community Design Principles**

### Community Design Principles

- Create a network of walkable blocks
- Create community focal points at the schools, parks, civic nodes, and neighborhood commercial center
- Provide safe intersections and safe routes to school
- Provide a variety of housing types and forms at the block scale
- Provide pedestrian-oriented and human scale architectural design
- Create compatible transitions between different building forms
- Create compatible transitions at the urban-rural interface
- Provide physical and visual access to nature
- Preserve key natural features and integrate them into new development
- Design storm water features as amenities



## Land Use and Community Design

- Street trees forming “canopies” over the streets over the long term, and many other trees in yards and open spaces.
- A wide range of lot sizes - large, medium, small, cottage – arranged so that transitions between uses are gradual and compatible.

The East Demonstration Plan (Figure 15) is a conceptual layout for a 55-acre area north of Advance Road in the future East Neighborhood. Like the West Neighborhood Demonstration Plan, it is intended to illustrate how the Community Design Principles can be applied, with specific emphasis on demonstrating the potential variety of building types within the Attached/Cottage Single Family area and incorporation of the neighborhood commercial area. This East Demonstration Plan features:

- Two focal points and community gathering spaces: the 2.5 acre neighborhood park and the neighborhood commercial area.
- A clear network of walkable blocks, which are “permeable” to pedestrians through the use of small open spaces, pedestrian paths, and alleys.
- A series of green edges and public spaces adjacent to the BPA powerline corridor to provide visual and physical access to the corridor and Newland Creek to the east.
- Five to seven building types within the Attached/Cottage Single Family area: townhomes (two types) with alternating setbacks, cottages facing streets, cottages facing greens, duplexes facing streets, and duplexes at corners.
- Front doors that face Advance Road to provide “eyes on the street and park” and increase the quality and safety of walking along Advance Road.
- Direct and convenient street alignments for the extension of 60th Avenue and the “School Street” to mark these routes as key streets for safe routes to schools, walking, biking, and/or transit. These streets will also serve to ‘knit’ together the entire Frog Pond area with key streets connecting the schools area with the area west of Stafford Road.



**Street Trees**  
(Provide canopy over street for shade, pedestrian comfort, and rainwater absorption)



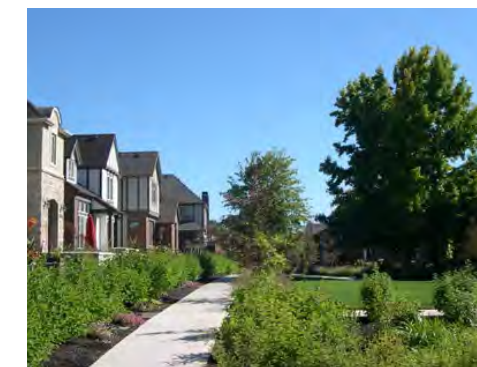
**Stormwater Bioswale**  
(Natural detention and filtration of on-street rainwater)



**Large Lot Single Family**



**Medium Lot Single Family**  
(With mature tree protected in front yard)



**Homes Facing Park**



**Neighborhood Park**

## Community Design Framework Demonstration Plan: Single Family Neighborhood

Figure 14. West Neighborhood Demonstration Plan

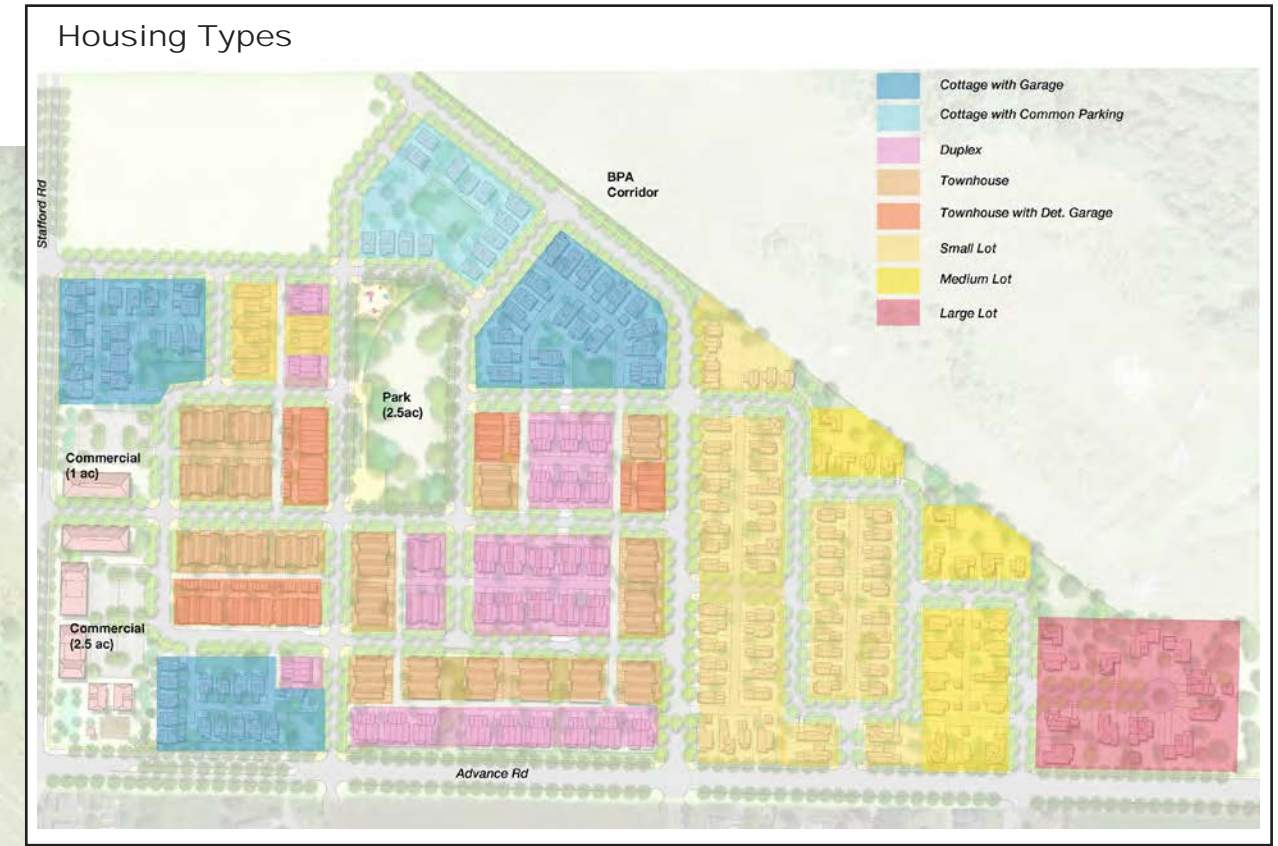


Figure 15. East Neighborhood Demonstration Plan



## NEIGHBORHOOD COMMERCIAL IN THE FUTURE EAST NEIGHBORHOOD

The Land Use Framework includes at 3.5 acre site designated as Future Commercial, located at the northeast corner of the Stafford-Wilsonville-Boeckman-Advance Road intersection. Consideration of local retail in the plan began early in the process through the adoption of the guiding principle titled “**Create Great Neighborhoods,**” which reads:

*“Frog Pond’s homes, streets, open spaces, neighborhood-scale retail, and other uses fit together into walkable, cohesive, and connected neighborhoods. Frog Pond is a fun place to live.”*

The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville.

A market study was conducted to evaluate the demand and rationale for neighborhood scale retail in the Frog Pond area. The study found<sup>3</sup>:

“The Frog Pond Area community will build out along the edge of an existing urbanized city and region. Nearby goods and services are an amenity that residents will want; however, ‘retail follows rooftops’—in other words, significant retail development only takes place when there is a significant population of likely shoppers in the area. As a potential retail location, Frog Pond benefits from being situated along two arterial roads, Boeckman/Advance Roads and Stafford/Wilsonville Roads, which will provide some drive-by traffic. Retail in Frog Pond can also serve some adjacent existing communities to the west and southwest.

Based on an evaluation of current and projected future retail spending, LCG projects that Frog Pond could potentially support a small to medium-size grocery-anchored retail center (60,000 square feet or more) at full project build out in approximately 2035. If such a grocery-anchored center cannot be attracted, Frog Pond could support a smaller center of between 10,000 and 30,000 square feet. A variety of factors will affect retail feasibility, particularly whether or not other retail is built near Frog Pond during the next 20 years, the number of homes in the area, and retail development formats in the future. Regardless of the size and scale of retail, the focus should be on establishing a retail/commercial hub development that provides some goods and services for local residents, while also creating a gateway, center, sense of place, and social hub for the area.”

<sup>3</sup> Frog Pond Area Plan Market Analysis, pg 6. Leland Consulting Group, August 2014



## Land Use and Community Design

A follow-up review of comparable centers was conducted to supplement the market study and set the final size for the center.<sup>4</sup> Based on this review, it was determined that a smaller, unanchored center was more typical in today's market and appropriate to the Frog Pond neighborhood context. The center included in the plan can accommodate an estimated 38,000 square feet of retail, small office, and neighborhood services such as a day care center.

Multiple options for locating the center were considered. The proposed location was chosen based on the following factors:

- The site is central to all three new Frog Pond neighborhoods and many customers within easy walking distance.
- It is proximate (i.e. within a 15 minute walk) to existing Wilsonville residents.
- Transit currently serves the area, and will potentially be routed along Advance Road in the future.
- The site is highly visible, which is a key market consideration.
- Existing and future pass-by traffic is the highest in the area.
- Neighborhood commercial is a complementary use and accessible to the planned community park and future homes in the East and South Neighborhoods.

### Neighborhood Commercial Demonstration Plan and Design Guidance

Figure 16 depicts a demonstration plan that was prepared for the Neighborhood Commercial center as part of the overall East Demonstration Plan. Two buildings are oriented along a new access road extending perpendicular from Stafford Road, forming a mini Main Street. The traffic analysis for the plan supports a full movement intersection at this location. Two additional buildings are oriented to Stafford Road for visibility, with parking interior to the site. The southern end of the site is envisioned to be open, potentially including a community garden, public art, storm water facilities, and pedestrian seating and lighting as well as a landscaped buffer from proposed homes to the east. Figure 17 depicts design guidelines and images for the center.

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<sup>4</sup> See Technical Appendix K, *Neighborhood Retail Nodes*, Leland Consulting Group, July, 2015.



## CIVIC LAND USES

The following civic land uses are included on the Land Use Framework:

- Frog Pond Grange
- Community of Hope Church
- Community Park
- School Site

In addition, three neighborhood parks are planned (two in the West Neighborhood and one in the East Neighborhood). Please see page 58 for a description of those parks.

Both Frog Pond Grange and Community of Hope Church are designated Institutional/Civic on the Land Use Framework. This designation recognizes the important community role that these sites serve now and should serve in future years. The intended uses include religious, cultural, educational, and community service uses, not including retail. Residential use would be allowed in combination with a primary civic use. The Frog Pond Grange is a particularly important site due to its historical significance and role as the namesake for the area. The demonstration plan (Figure 18) envisions retention of the grange, a new community building nearby, a small environmental center, trailhead, parking, and extensive open space adjacent to the BPA powerline easement.

A demonstration plan was also prepared for the Community of Hope site (Figure 19). It shows the potential for two new buildings oriented to the corner of Stafford and Boeckman Roads, a small plaza, access from the West Neighborhood, and adjacent residential uses.

The Community Park and School sites were added to the UGB in 2013, and annexed to the City in 2015. The Community Park, a 10-acre site, will be developed for sports fields and other active recreation serving all of Wilsonville. As of the writing of this Area Plan, the timing for development of the park has not been determined. The 30-acre school site is owned by the West Linn-Wilsonville School District and will be home to a new middle school and primary school. The middle school is scheduled for opening in 2017. The primary school will be added in the future when the district determines there is a need.



**Figure 16. Example Commercial Center Layout**

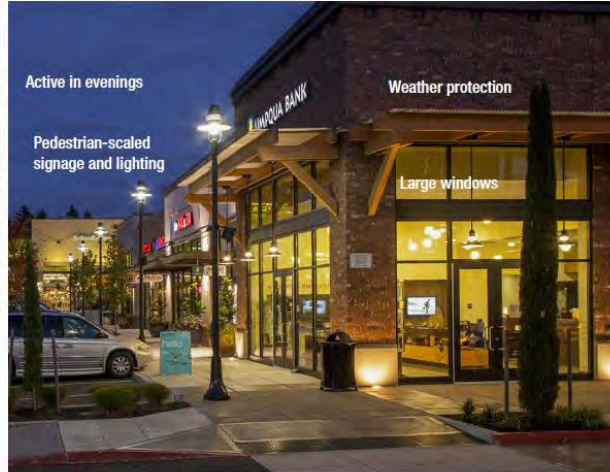




# Land Use and Community Design



Small retail blends with nearby homes



Neighborhood-scale commercial building



Sidewalk seating



Old Town Wilsonville

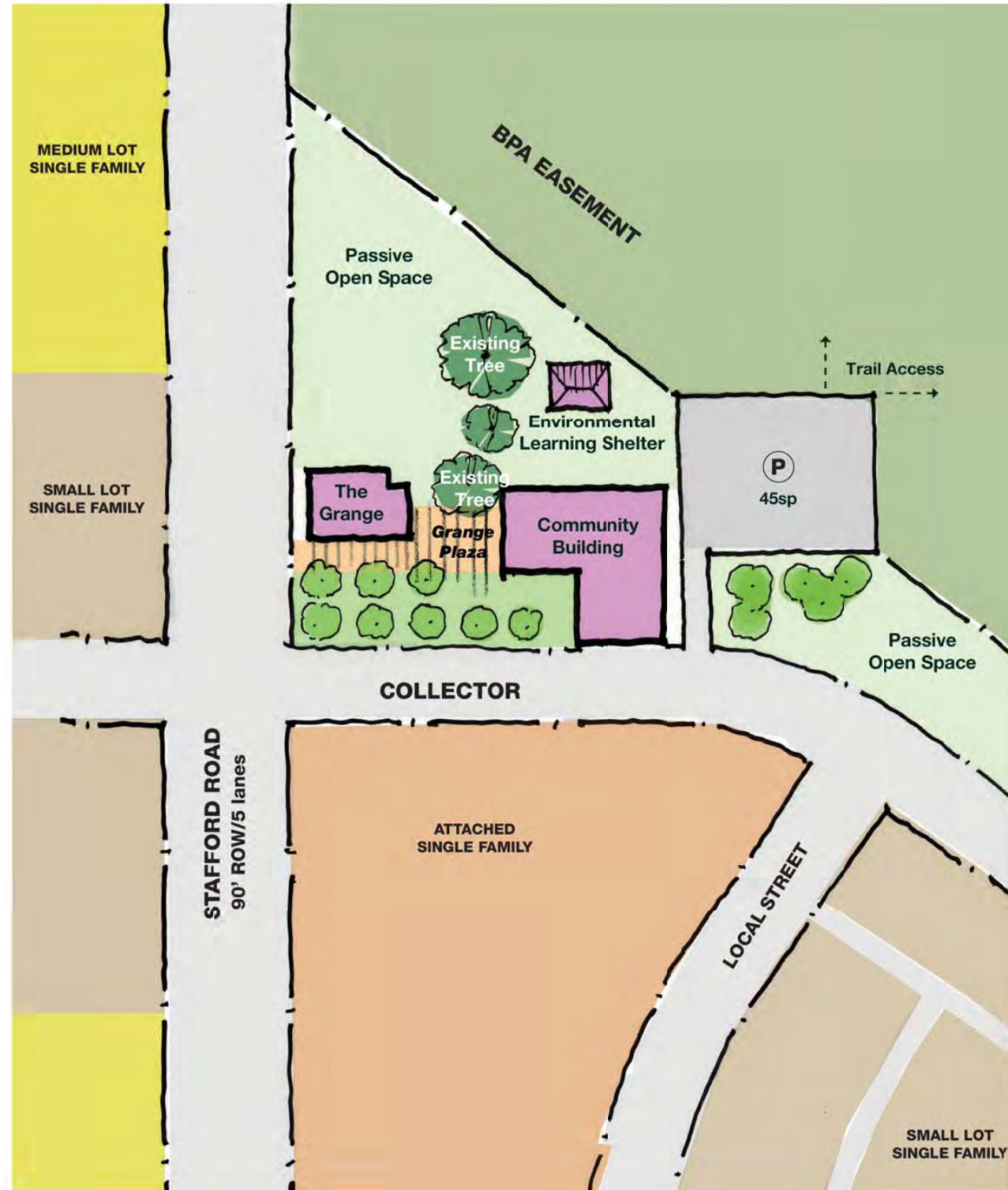


Lake Oswego

## Additional Design Considerations for Neighborhood Compatibility

- dark sky lighting
- thoughtful vehicular and pedestrian access
- screened loading areas
- reasonable hours of operation
- limitations on certain uses
- height and screening standards
- generous landscape
- high-quality design

Figure 17. Neighborhood Commercial Design



Aerial view of Grange



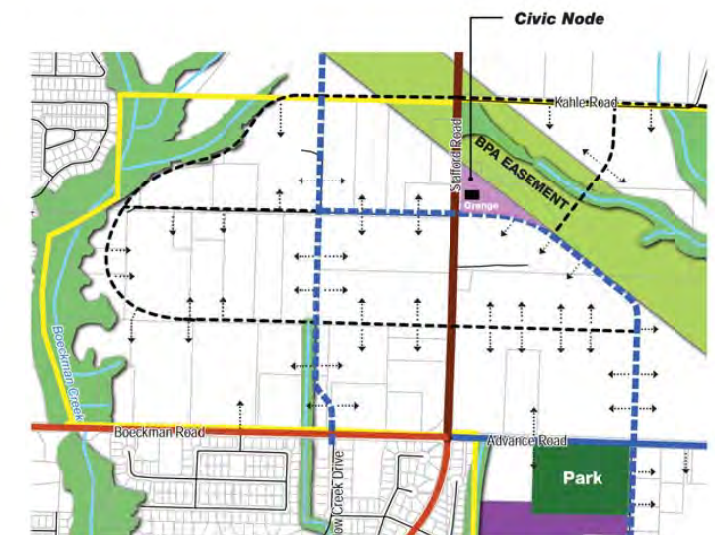
Grange site from Frog Pond Lane



Historic Grange can be repurposed like Wilsonville's Old Town Church.

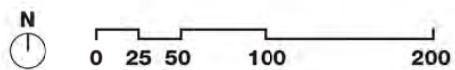


Small Environmental Learning Center



Key Map

### Frog Pond Grange Civic Node Program and Access Study



11.18.2014

Figure 18. Frog Pond Grange Civic Node



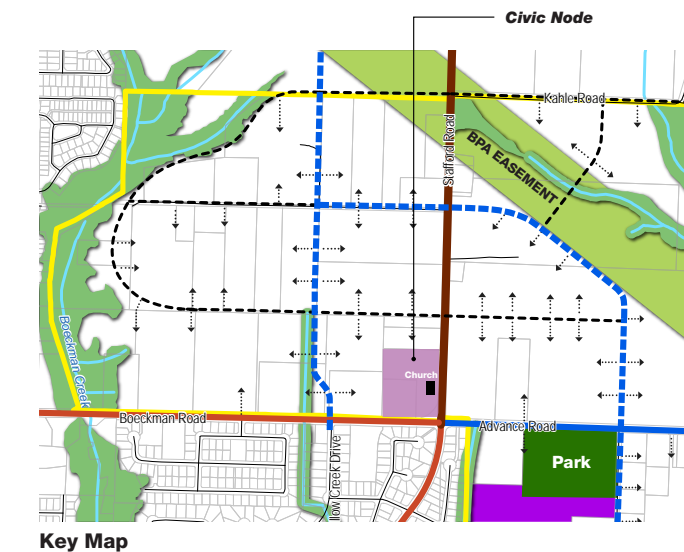
Aerial view of site, showing existing Lutheran Church



Civic Buildings on a small public plaza



Small daycare and community use building



Key Map

### Four Corners Civic Node Program and Access Study

4.2.2015

Figure 19. Four Corners Church Civic Node

# Transportation Framework



## FROG POND'S TRANSPORTATION STRATEGY - CONNECTIVITY, CIRCULATION, AND SAFETY

**T**he vision and strategy for the Frog Pond Area is to create three distinct neighborhoods that are connected to each other and to the rest of Wilsonville through a transportation framework that is safe and convenient whether one is traveling by foot, bike, SMART transit, or car. The planning process analyzed three alternative transportation and land use layouts and made additional refinements to arrive at the proposed transportation framework, shown in Figure 20.

The street plan is comprised of existing and new arterial streets, collector streets, and framework streets that are intended to be provided in the approximate locations shown on Figure 20. There will also be additional local streets, which have proposed connections to framework streets as shown with arrows on the figure; however, their precise alignment will be established through the development of individual properties.

Safe and convenient non-automotive access is a high priority for the City of Wilsonville. The Transportation Framework emphasizes high quality pedestrian routes to planned school and park sites in the South Neighborhood, as well as the numerous other park and trail amenities in the Frog Pond Area. The West



## Transportation Framework

Linn-Wilsonville School District's Safe Routes to School program has been part of the planning process for the Frog Pond area and will build upon the Transportation Framework by providing additional detail and site specific recommendations.

### TRANSPORTATION ANALYSIS

#### Traffic Volumes and Operations

A transportation impact analysis was conducted as part of the Frog Pond Area Plan. This section summarizes the findings of that analysis.

Future traffic forecasts were performed for a 2035 horizon year based on Metro population and land use assumptions for the region, with the exception of the Frog Pond Area Plan, which was revised based on the proposed land uses. The majority of traffic growth between 2014 and 2035 is expected to occur to the north of Frog Pond because of additional growth in the area and the increasing importance of the Stafford Road connection to I-205.

Future intersection operations were analyzed for the site accesses and major intersections in the Frog Pond Area vicinity. Stafford Road was found to perform adequately as a three-lane roadway, however, it will be approaching its capacity beyond 2035 and the City should retain the option to widen it to 5 lanes in the future. To accommodate safe and efficient operations for traffic turning into and out of the East and West Neighborhoods, it is important to have a traffic signal at one of the Stafford Road accesses. Because of the high volumes to and from the north and desired traffic signal spacing, the preferred signal location is the middle access (rather than the south access). This middle access provides good connectivity to the heart of the East and West Neighborhoods and aligns with Collector streets as assumed in the Option A and C grid street framework. Even with the traffic signal, the unsignalized access north of the signal is expected to exceed the City of Wilsonville's level of service D performance standard due to increased delay. Therefore, drivers wanting to turn left onto Stafford Road are likely to reroute to the signalized access.

Intersection operations were also analyzed at key off-site study intersections, including both I-5 interchange areas, the Stafford Road/65th Avenue/Elligsen Road junction, and other key east side intersections. With the completion of all High Priority Projects identified in the Wilsonville Transportation System Plan, these areas are expected to meet applicable mobility targets and operating standards through the year 2035 as required by the City of Wilsonville, Clackamas County, and the Oregon Department of Transportation (ODOT). The analysis assumed growth consistent with Metro forecasts, build out of the current Wilsonville urban

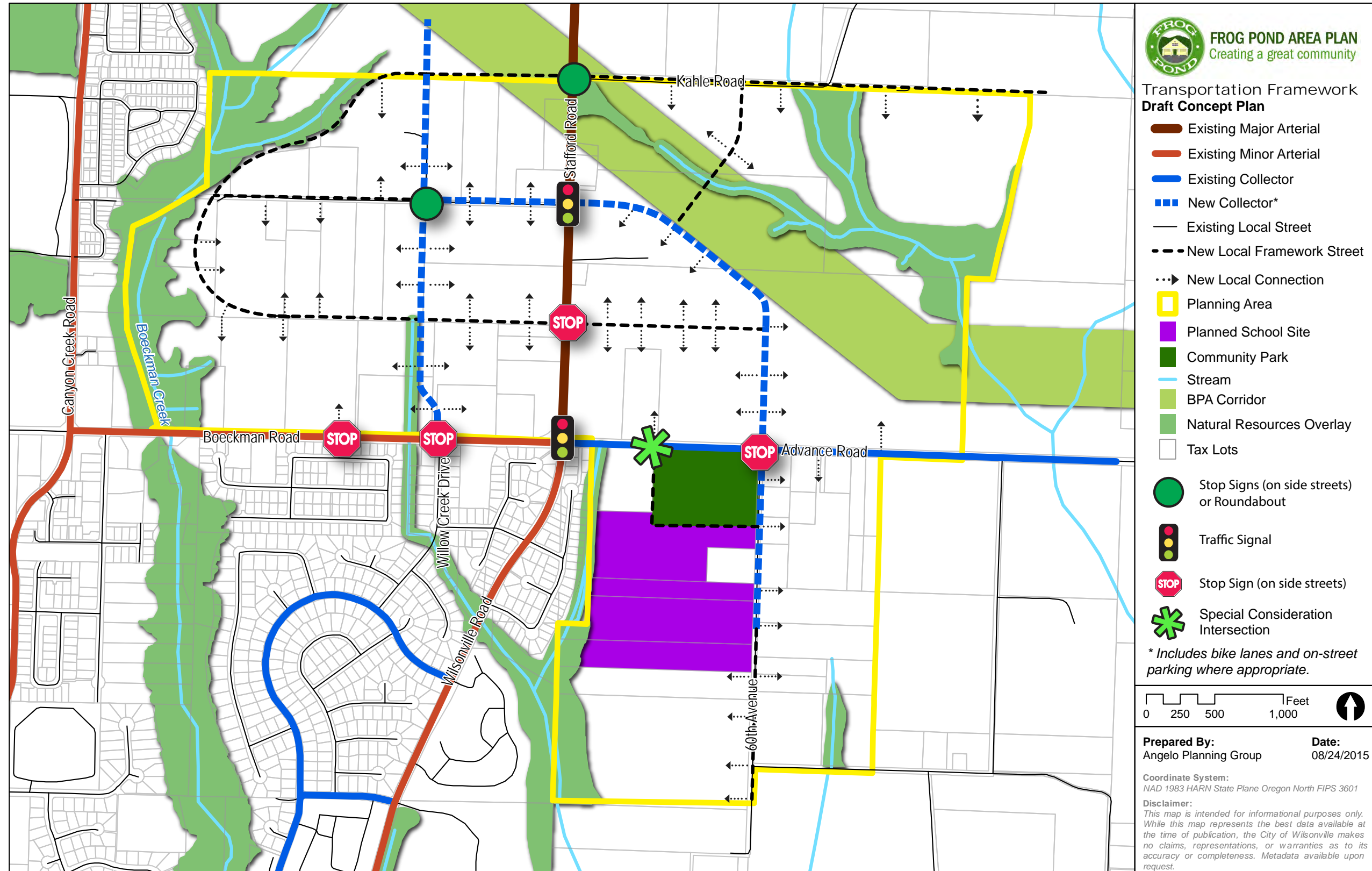


Figure 20. Transportation Framework - Streets



# Transportation Framework

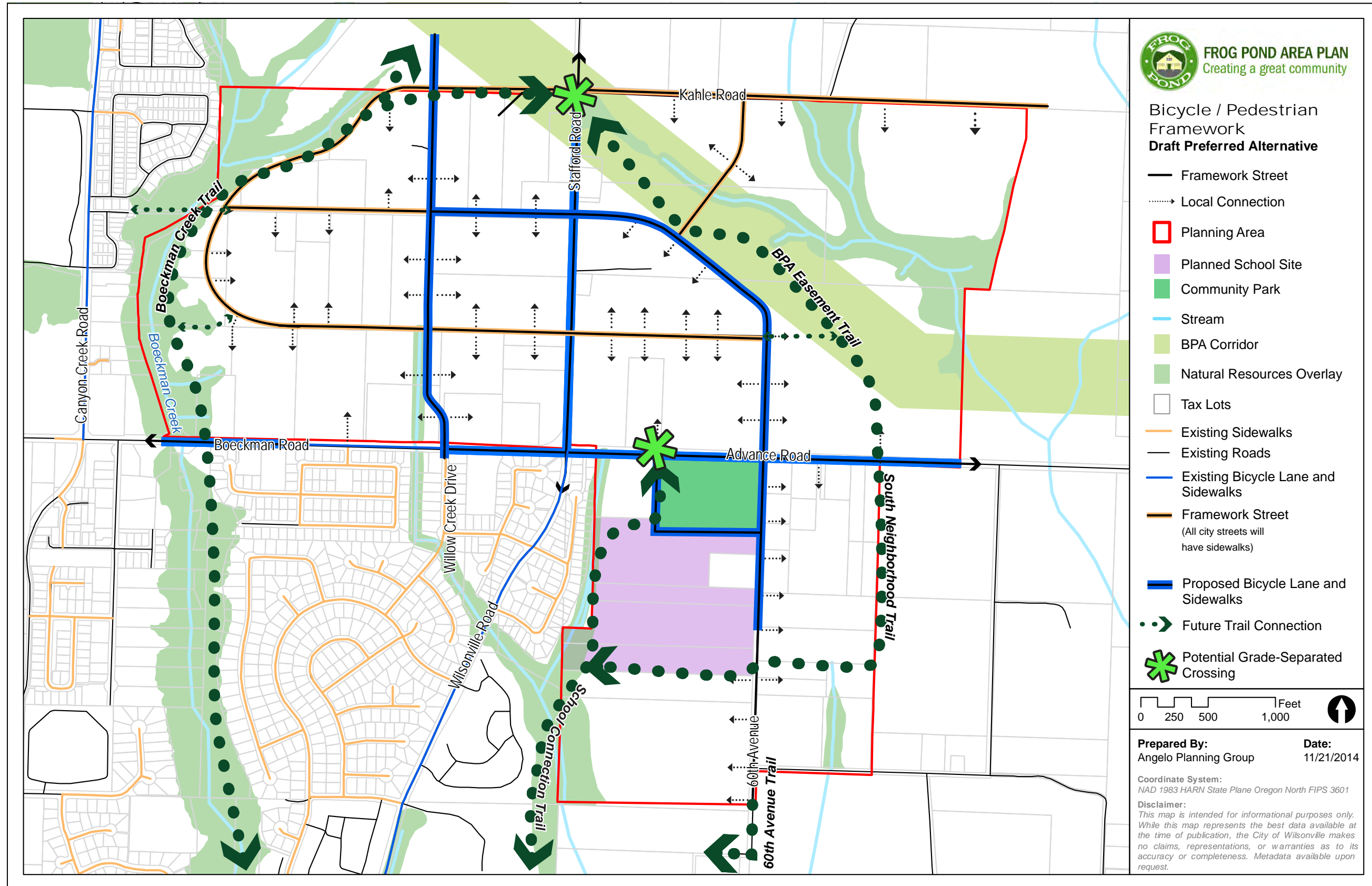


Figure 21. Transportation Framework - Bicycle and Pedestrian Routes



growth boundary, and a Maximum Build Out scenario for the Frog Pond Area that exceeds the amount of growth identified in any of the three land use alternatives considered.

As a Major Arterial, Stafford Road has been envisioned to eventually become a five-lane roadway. However, the City of Wilsonville's policy intent is to have Stafford Road be a three-lane facility in order to reduce speeds, increase safety for pedestrians and bicyclists, and beautify the street as an important gateway into Wilsonville. While a three-lane roadway is expected to provide adequate capacity over the 20-year planning horizon, Stafford Road would be approaching its three-lane capacity limit beyond the 20-year timeframe. By acquiring adequate right-of-way for the future five-lane facility consistent with the Major Arterial classification and designing a three-lane roadway that can easily be widened, the City would ensure it can support future development in its northeast area and can also have improved access to the future growth areas.

## Transportation Planning Rule Compliance

Full development of the Frog Pond Area Plan will, in the future, require bringing the Urban Reserve lands into the Metro Urban Growth Boundary (UGB) and adoption of amendments to the Wilsonville Comprehensive Plan to apply Wilsonville land use designations to the area. At that time, full compliance with Oregon's Transportation Planning Rule (ORS 660-012) will need to be demonstrated as part of the findings for the Comprehensive Plan amendments. The TPR requires that UGB expansions and associated Comprehensive Plan changes avoid causing a significant effect to the transportation system. This means the transportation improvement projects currently included in Wilsonville's Transportation System Plan (TSP) must still be sufficient to meet applicable operating standards and mobility targets or that additional improvements must be identified and conditioned on the development or added to the TSP.

As described above, twenty-year traffic scenarios (i.e., 2035, which is also the TSP horizon year) were performed for a range of land use scenarios that were considered in preparing the Frog Pond Area Plan. The results indicate that the I-5/Wilsonville Road and I-5/Elligsen Road interchange ramps will continue to meet ODOT's applicable mobility targets. In addition, the improvements identified in the TSP for the study intersections throughout Wilsonville would be sufficient to accommodate the project traffic levels, with the exception of the Stafford Road/Frog Pond Lane intersection. This intersection would require the addition of a traffic signal. Because this intersection is within the Area Plan, the traffic signal is easily included as a required improvement associated with the Area Plan. Therefore, the Frog Pond Area Plan and its associated improvements will have no significant effect and this plan complies with the TPR.





# Transportation Framework

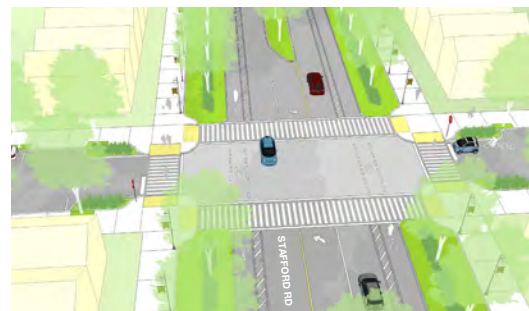
When the Comprehensive Plan is amended to adopt the areas currently with the Urban Growth Boundary, the City will need to update its TSP to include the additional traffic signal at the Stafford Road/Frog Pond Lane intersection and the new Collector roads through the West Neighborhood to allow these improvements to be system development charge (SDC) credible.

## Street Classifications and Design

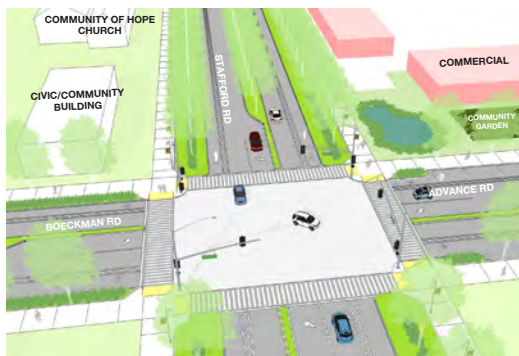
Existing streets in the Frog Pond area will be upgraded to the applicable City of Wilsonville standards consistent with the roadway’s functional classification, and will include sidewalks and in some cases bike lanes. Stafford Road is classified as a Major Arterial and is planned for three lanes (one travel lane in each direction and a center turn lane as needed) to accommodate through traffic and the build-out of the Frog Pond area. Even though the standard cross section for a Major Arterial includes five lanes, the City strongly supports retention of Stafford Road as a three-lane facility because it is such an important gateway into the City and will need to be as safe as possible for pedestrians. However, the Area Plan assumes that buildings will be set back sufficiently in case Stafford Road needs to be widened to five lanes in the future due to growth of background traffic and the future development of Urban Reserves. Boeckman Road is a Minor Arterial,



1 New Neighborhood Collector Intersection

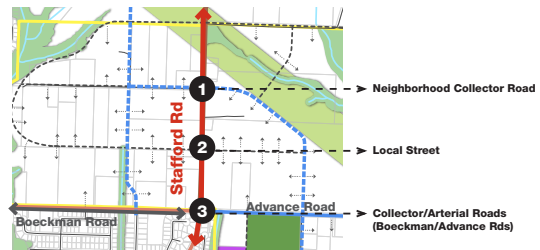


2 New Local Street Intersection



3 Boeckman Road/Advance Road Intersection

Sidewalk extents represent sufficient ROW for potential expansion of Stafford Rd. to 5 lanes



Key Map

Figure 22. Stafford Road Intersection Concepts



and the transportation analysis (See Appendix D) demonstrated it will have adequate capacity with the standard three lanes and bike lanes. Advance Road will remain a Collector road (3 lanes with bike lanes) through 60th Avenue, then transition to 2 lanes with bike lanes east of 60th Avenue, providing access and on-street parking (where appropriate) to serve adjacent land uses.

New collector roads are planned to provide connections within and between the three neighborhoods. As shown in Figure 20, the collectors run: from Boeckman Road at Willow Creek Drive to the northern edge of the West Neighborhood; along or adjacent to Frog Pond Lane to Stafford Road and continuing east to the BPA power lines; and north from 60th Avenue at the planned park site north to the BPA power lines.

In addition to the arterials and collectors described above, the Transportation Framework includes framework streets. These are included to supplement the higher classification streets, setting the next level of connectivity, circulation, and safety. The east-west framework street that parallels Boeckman and Advance Road will both enhance travel and provide a visual and physical connection to Boeckman Creek for West Neighborhood residents. At the west end of this street, it arcs to the north, which is intended to provide a public edge to the creek area along the street, a linear park, Boeckman Creek Trail, or some combination of these facilities. This edge will be further defined in the master planning process – the high level concept is for the street to play a role in providing neighborhood access and connection to the Boeckman Creek corridor. Other examples of framework streets include the western half of Frog Pond Lane and the street running to the north end of the West Neighborhood that eventually connects to Kahle Road.

The Transportation Framework includes streets labeled as “new local connections.” These are intended to depict the potential for a high level of connectivity through a network of blocks. The City’s street connection policies and code standards will establish the final requirements.

Additional information about the City’s road classifications and associated cross-section and other standards can be found in the Wilsonville Transportation System Plan (TSP).

**Figure 23. Intersection Crossing Treatment Examples**



**Pedestrian Refuge at Roundabout**



**Bicycle Priority at Intersection**



**Curbless Street and Intersection**



# Transportation Framework

## INTERSECTION TREATMENTS

Two new traffic signals are needed in the Frog Pond area: one at the “four corners” intersection of Advance Road/Boeckman Road and Stafford Road/Wilsonville Road; and, one at the intersection of Stafford Road/ Frog Pond Lane to facilitate turning movements into the East and West Neighborhoods. Attention to detail will be required to preserve walkability at intersections across major roads (see Figure 22 and Figure 24 for conceptual intersection designs along Stafford and along a new collector road). Additional intersection treatment examples are shown in Figure 23.

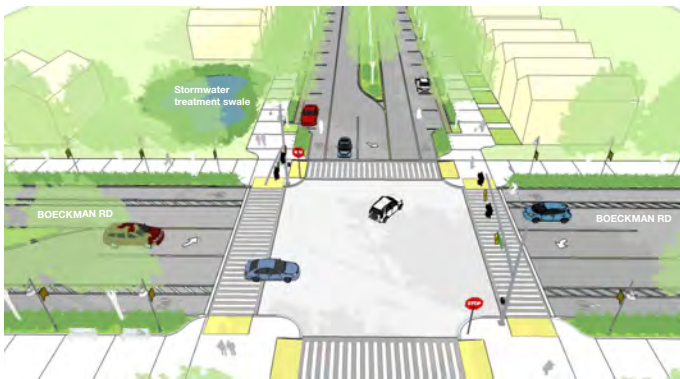
Stop signs will be installed on the side street approaches as shown on the Transportation Framework – Streets map (Figure 20), and roundabouts are an option where indicated. The intersection of Willow Creek Drive and Boeckman Road is an important pedestrian route to school and emergency vehicle route, and while it is shown as a “stop sign on side streets” intersection, it may also benefit from extra pedestrian crossing enhancements.



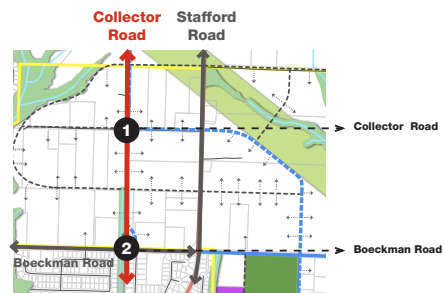
1 Collector Road Roundabout



Wilsonville Roundabout Example



2 Boeckman Road Intersection



Key Map

Figure 24. New Collector Road Intersection Concepts



## GATEWAY TREATMENTS

The Frog Pond Area is currently a rural gateway into Wilsonville. Gateway improvements on Stafford and Advance Roads will help establish a unified identity for the three neighborhoods as well as provide a transition from the rural to the urban setting. The intersection at Stafford and Kahle Road (see Figure 25) has high potential for gateway improvement because of streets, trail crossing, and adjacent open space under the BPA powerlines all come together at that intersection. The proposed improvements to the “Boeckman Dip” at Boeckman Road and Boeckman Creek will provide a good opportunity for a gateway treatment in the bridge and streetscape design, which will help establish a community identity for the Frog Pond neighborhoods

## BICYCLE AND PEDESTRIAN ROUTES

The Bicycle/Pedestrian framework map in Figure 21 describes the framework streets, bicycle lanes, and conceptual trails in the Frog Pond area. All city streets will have sidewalks, and the blue highlighted streets in the framework will have bicycle lanes.<sup>1</sup> Bicycle and pedestrian access to the planned school site and community park are a particularly high priority, along with high quality trail connections and safe crossings of major streets.

### West Neighborhood: The Boeckman Creek Trail

The vision for the Boeckman Creek Regional Trail is for it to be both a neighborhood amenity and a key pedestrian connection to adjacent areas. South of Boeckman Road, the trail will run within the creek canyon along the sewer line easement. After passing under the future Boeckman Road bridge (which will be raised to address the “Dip”), the trail will climb to the top of bank along an existing access/maintenance road and run roughly along the edge of the vegetated corridor / Significant Resource Overlay Zone (SROZ) through the West Neighborhood. The trail alignment provides the opportunity for a linear park along this natural feature, with nodes of activity or pocket parks such as trailheads and play areas framed by the forest edge (see Figure 31 – Parks Framework). This location will ensure the trail is a neighborhood amenity and increase its use and safety. This trail will leave Boeckman Creek and traverse the northern edge of the West Neighborhood to link to the BPA corridor, intersecting Stafford Road at Kahle Road. As a regional trail, this should be paved at 12’ in width, but stormwater runoff from the trail will need to be managed so as not to impact Boeckman Creek. Pervious pavement should be considered for this trail.

<sup>1</sup> SE 60th Street is identified as a collector with bike lanes from the intersection with Advance Road to the southern end of the School property in the South Neighborhood. South of the School Property, the street will be a Local Framework Street with shared-lane markers.



# Transportation Framework

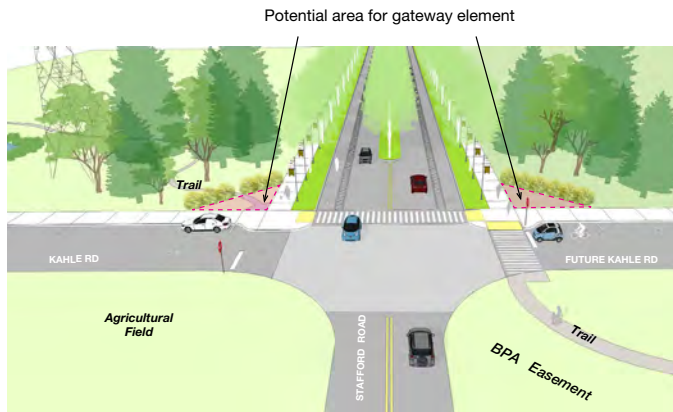
### Figure 25. Stafford Road Gateway Concept



Seasonal color provides visual interest



Opportunity to highlight trail connection



**Conceptual Gateway Intersection**  
SW Stafford & SW Kahle, looking south

- Facilitates transition from rural to urban setting
- Landscape and signage design should reflect the character of the planning area

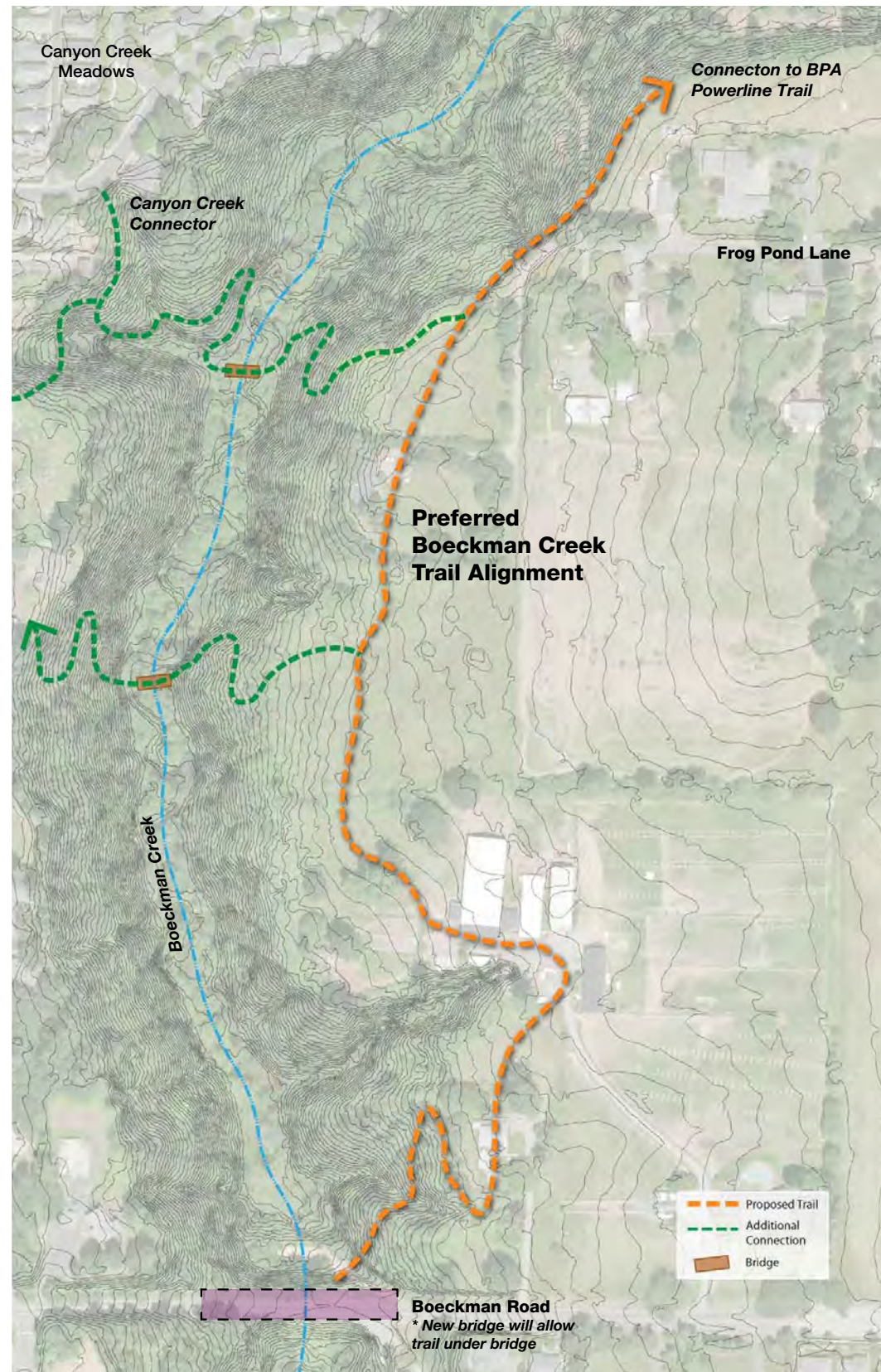


Vertical elements, landscape and signage mark transitions and gateways

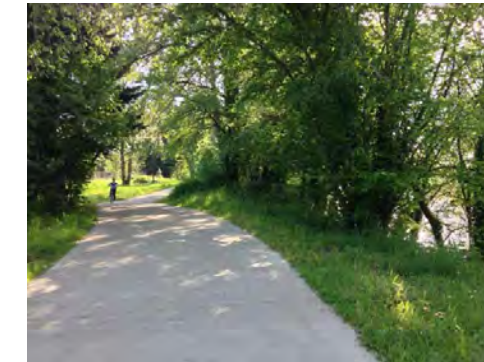
Connections to the trail from the adjacent streets and from accessways between homes in residential developments should be provided as frequently as is practical in order to maximize bicycle and pedestrian connectivity and convenience. Some of these connections may be natural surfaces if they are too steep for bicycles. Connections across the creek to the West will improve pedestrian access from the Frog Pond area to Canyon Creek Road and nearby residential areas and businesses. At this time, only generalized connections have been identified, specific alignment studies will be needed as part of future work.

## East Neighborhood: The BPA Easement Trail

In the East Neighborhood, where the BPA easement cuts through on a diagonal, a trail is proposed to run from the Kahle Road / Stafford Road intersection to Advance Road, continuing into the South Neighborhood. Connections from the adjacent streets to the west should be provided as frequently as is practical in order to maximize bicycle and pedestrian connectivity and convenience. Trails in all three neighborhoods will provide important Safe Routes to Schools opportunities.



Forest Trail



Creekside Trail



Upland Trail



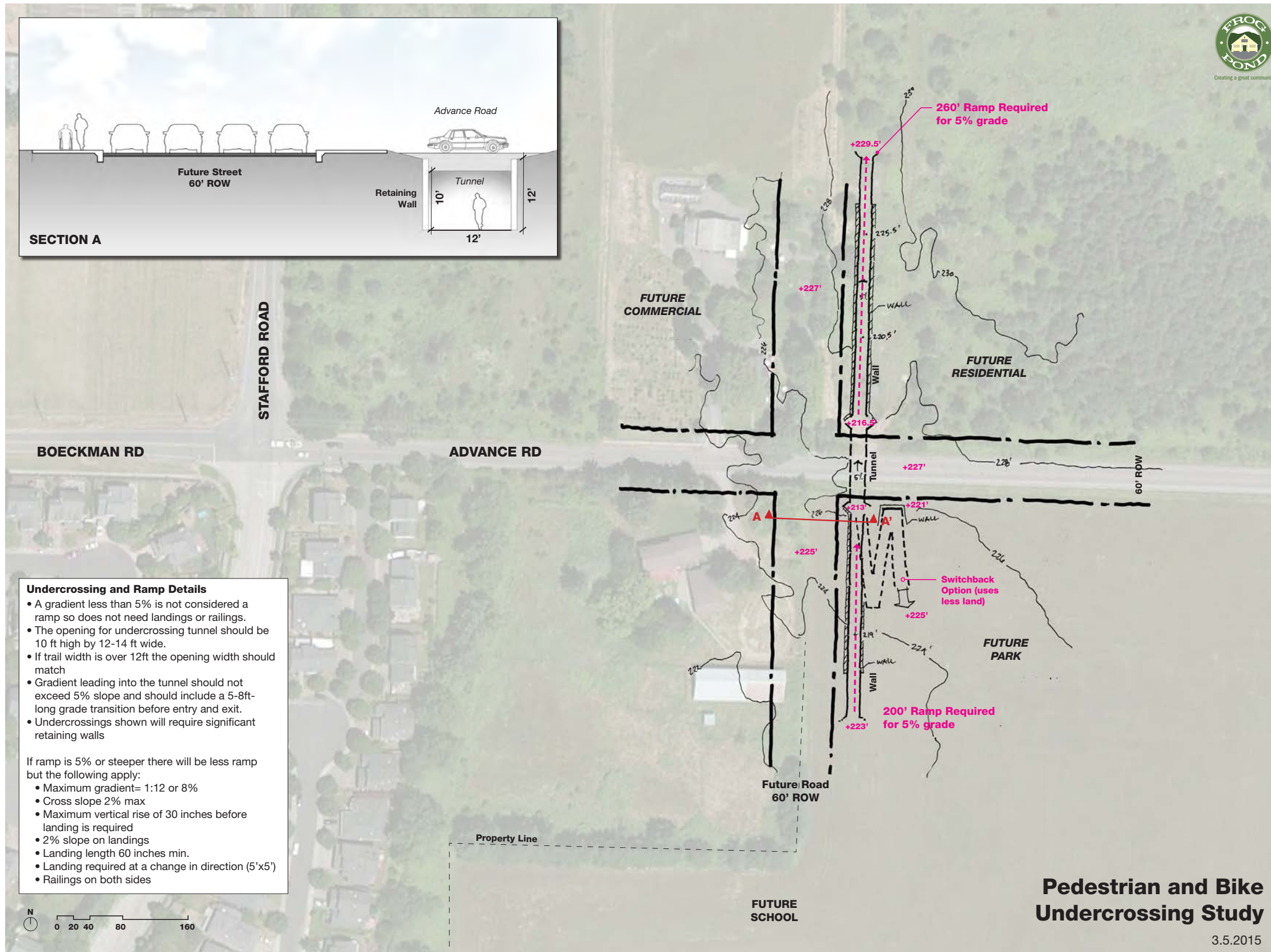
Trail connection to neighborhood



Homes on natural edge

## Community Design Framework Demonstration Plan: Boeckman Creek Connections

Figure 26. Boeckman Trail Options



UNDERCROSSING EXAMPLE 1: SR-14 Tunnel in Washougal, WA



Before: South side of SR 14



After: South end of SR 14 Pedestrian Tunnel, with stairs and ADA-accessible path connecting to fitness trail along the top of the Columbia River dike

UNDERCROSSING EXAMPLE 2: SR-14 Tunnel in Skamania County, WA



Figure 27. Potential Undercrossing Study



## South Neighborhood: School Connection Trails

The trail from the East Neighborhood will link to a proposed trail along the eastern edge of the South Neighborhood that would provide an edge to the future urban area, and (through landscaping and appropriate fencing) help buffer and protect the farmland in the adjacent rural reserve area. The trail will connect to the community park and school property. An additional trail would link from the existing Wilsonville High School and Boeckman Creek Primary School across Meridian Creek to the future schools site, potentially co-located with infrastructure easements and associated creek crossings. The routing of the trails in the South Neighborhood are conceptual and subject to refinement as more specific planning is conducted.

## 60th Avenue Trail

The possibility of using the existing unimproved 60th Avenue right-of-way as a trail south of the Frog Pond Area, connecting to the Willamette River at Oregon State Parks' undeveloped Willamette Meridian Landing property, is an exciting opportunity for further exploration. Such a connection could provide a highly desirable link to the river and the future open space and recreational opportunities at Willamette Meridian Landing.

**Figure 28. Existing BPA Corridor**







## Transportation Framework

### Potential Undercrossing

The Pedestrian and Bicycle Routes map identifies two potential locations for a pedestrian undercrossing at major pedestrian access points between the three neighborhoods. The overall purposes of these undercrossing are to: (1) Facilitate safe street crossings for pedestrians and bicyclists, particularly to the proposed schools and community park south of Advance Road, and (2) Support the vision for the Frog Pond neighborhoods as one of Wilsonville's most walkable areas.

The Project Team produced a site study for a pedestrian undercrossing at the Advance Road location, shown in Figure 27. This connection would provide a safe, direct, and unique route under Advance Road to the schools and park. To create an Americans with Disabilities Act (ADA) compliant undercrossing, a straight access ramp of greater than 200 feet would be required on either side of the intersection, or a switchback access ramp with a wider footprint. Timing is also a challenge, as Advance Road will be improved in the next several years, but the development of the East Neighborhood is many more years in the future. To preserve the opportunity for an undercrossing, Advance Road should be designed so that an undercrossing can be added in the future.

As noted above, the recommendation at this time is to preserve the opportunity for an undercrossing by designing Advance Road so that an undercrossing can be added in the future. City staff should continue to work with the City Council regarding their direction and level of aspiration for this project. To address technical issues, further study, coordination, and design work needs to be done to determine the feasibility and cost of a pedestrian undercrossing in the Frog Pond area. An appropriate time for this work could be as part of the improvements to Advance Road for the planned park and school site.

### Safe Routes to School

Overall, the Area Plan places a high priority of creating walkable neighborhoods and supporting Safe Routes to Schools (SRTS) planning and improvements. If these types of improvements are done successfully, it will help achieve the vision for the area. The West Linn-Wilsonville School District will be preparing a formal Safe Routes to Schools plan as part of their planning and development of the schools site in the South Neighborhood. The site will be developed initially for a middle school, with a primary school added in the future. The Area Plan team met with school district representatives to identify issues and opportunities for the Area Plan to recognize and incorporate. Building on that discussion, the following is a summary of issues and opportunities for SRTS in the Frog Pond Area:



- **Principles** – The National Center for Safe Routes to Schools uses the following principles in their work: Safety; Health; Community; and Choice.
- **Phasing** – As with all aspects of the Frog Pond Area Plan, improvements related to SRTS will evolve and be phased in over time. The initial planning will occur as part of the development of the new middle school, set to open in September, 2017.
- **Walking policy** – The district’s policy on walking to school generally precludes bussing within 1 mile of schools, except where there are major impediments. This makes the walking and cycling routes in the Frog Pond area particularly important to improve appropriately for children walking and cycling to the new schools.
- **Key streets in existing neighborhoods** – The most direct routes, and therefore key streets for SRTS-related improvements in existing neighborhoods are: Wilsonville Road, Willow Creek Road, the south side of Boeckman between Willow Creek and Wilsonville-Stafford, and the south side of Advance Road between Wilsonville-Stafford and the entrance to the school site. All pedestrian crossings along these streets will be important, particularly the major intersection at Wilsonville-Stafford-Boeckman-Advance Roads.

**Figure 29. Rapid Flash Beacons - Photo courtesy [www.pedbikeimages.org](http://www.pedbikeimages.org) / Michael Frederick**



- **Key streets in the future (West)** – As the West Neighborhood develops, important walking routes will grow to include: the north side of Boeckman Road; the Willow Creek extension; the west side of Stafford Road; and the network of local streets between these streets.



## Transportation Framework

- **Key streets in the future (East and South)** - As the East and South Neighborhoods develop, the north-south street that parallels Stafford and connects to the school access street will be the most direct route for children walking to school. 60th Avenue will serve a similar role in the South Neighborhood. The pedestrian and bike facilities on both sides of Advance Road will be important routes to the schools, the park, and general neighborhood circulation.
- **Special consideration intersection** – The intersection located approximately 660 feet east of the Wilsonville-Stafford-Boeckman-Advance Road intersection should receive special consideration for pedestrian safety. This will be a very active pedestrian area because of its “cross-roads” location near the schools, community park, retail area, and adjacent neighborhoods. Initial ideas include widened sidewalks and pedestrian areas, “zebra” cross-walk markings, signage and enhanced pedestrian lighting, rectangular rapid flash beacons, potential stop controls, and an undercrossing (see above discussion on the undercrossing).

# Parks and Open Space Framework



## NATURAL RESOURCES

**T**he Frog Pond Area is surrounded by a rich array of natural areas, parks, agricultural lands, and rural open spaces. The Area Plan capitalizes on proximity to these areas with road and trail connections, and also focuses on the preservation of resources while providing public access (and visual access) to open space.

The Frog Pond Area encompasses portions of Boeckman Creek, Willow Creek, Meridian Creek, and Newland Creek. These areas are identified as significant resources and will be protected by the City of Wilsonville’s Significant Resources Overlay Zone (SROZ), which limits potentially harmful development.

There are several identified wetlands in the Frog Pond area, most of which are classified as “Non-Significant, Potentially Jurisdictional.” These are isolated non-riparian wetlands that are not located within a floodplain, and do not have



## Park and Open Space Framework

hydrologic or water quality control functions. Development of wetlands will not be regulated by the City of Wilsonville, but may be subject to federal and state permitting requirements. There is one “significant” wetland, meeting city criteria, of about 2 acres in the Frog Pond area. However, it is located in the BPA corridor and will not be developed.

Existing tree groves within the planning area provide a key visual asset, and are a link to the historic character of the area. To the extent that existing, mature trees can be retained and protected as annexation and development occurs, it will contribute to the character, value and desirability of new neighborhoods. The city has existing annexation policies that provide incentives (but not mandates) for tree retention.

### Parks and Open Space

Parks planned for the Frog Pond area are guided by the city’s Parks and Recreation Master Plan (2007). The Parks Framework for the Frog Pond Area is described in Figure 31. Two neighborhood parks are envisioned for the West Neighborhood. One neighborhood park could be located close to the Boeckman Creek Trail with an active trailhead, serving as a public focal point at the west end of the West Neighborhood. As part of the development, the Boeckman Creek corridor would be included in platted tracts with conservation easements over them. The trail will provide public access through an otherwise undeveloped open space corridor. Similar trailhead parks are shown in Figure 32. The trailhead park is an exciting option that received wide support during the Area Plan process. It is not the only option however; the alternative of a standard neighborhood park in the western area is still available to the City if deemed better in the future. The second neighborhood park in the West Neighborhood will be a standard 2-acre park in the east portion of the neighborhood.

### Neighborhood Parks and Community Parks

**Neighborhood Parks:** Generally small in size, neighborhood parks are a combination of playground and park designed primarily for spontaneous, non-organized recreation activities.

**Community Parks:** Generally, community parks are larger parks that support organized activities and often have sport fields or other special facilities as their central focus. These parks can accommodate larger numbers of people and provide restrooms and parking.

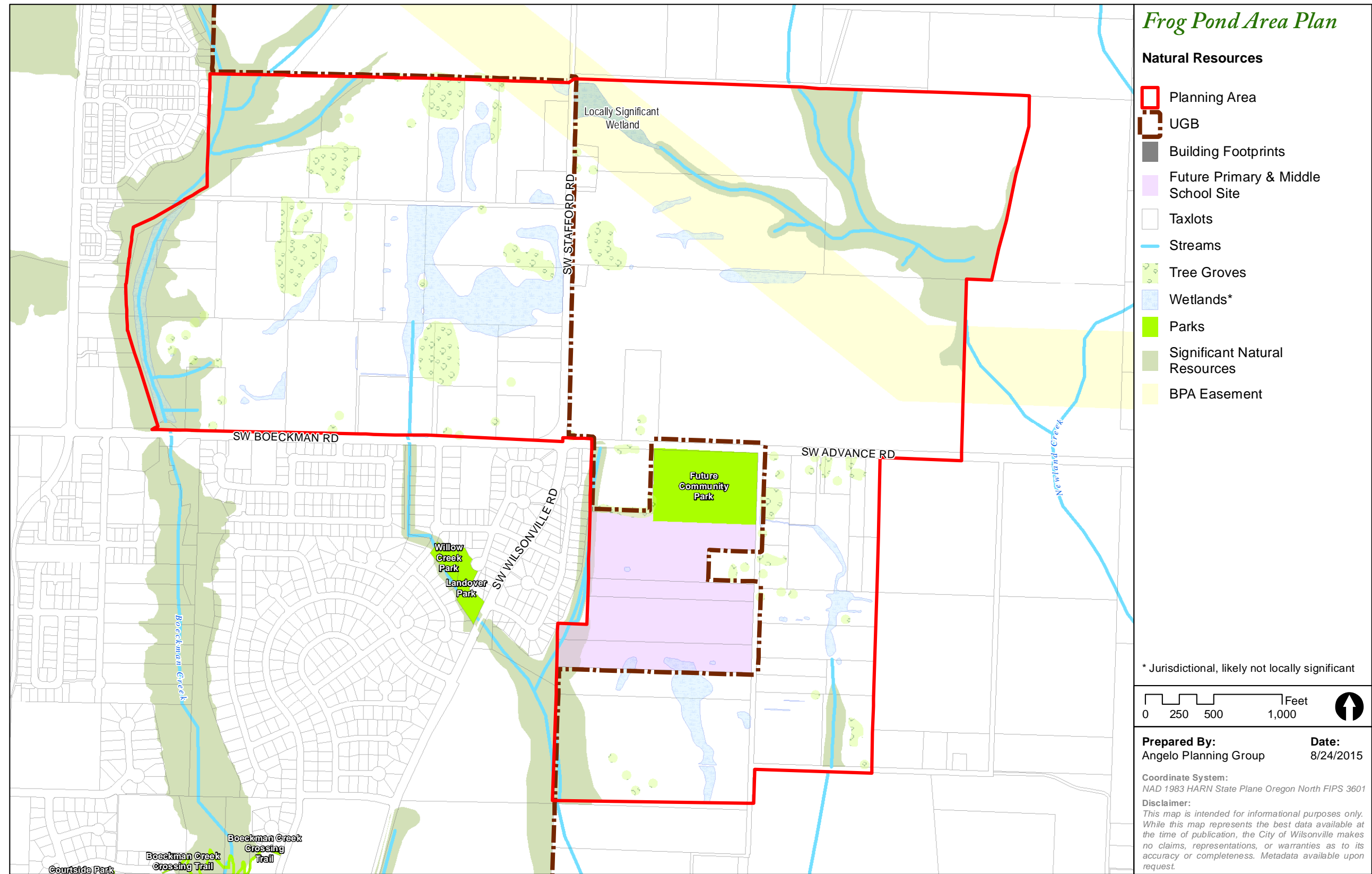


Figure 30. Natural Resources Map



Figure 31. Parks Framework

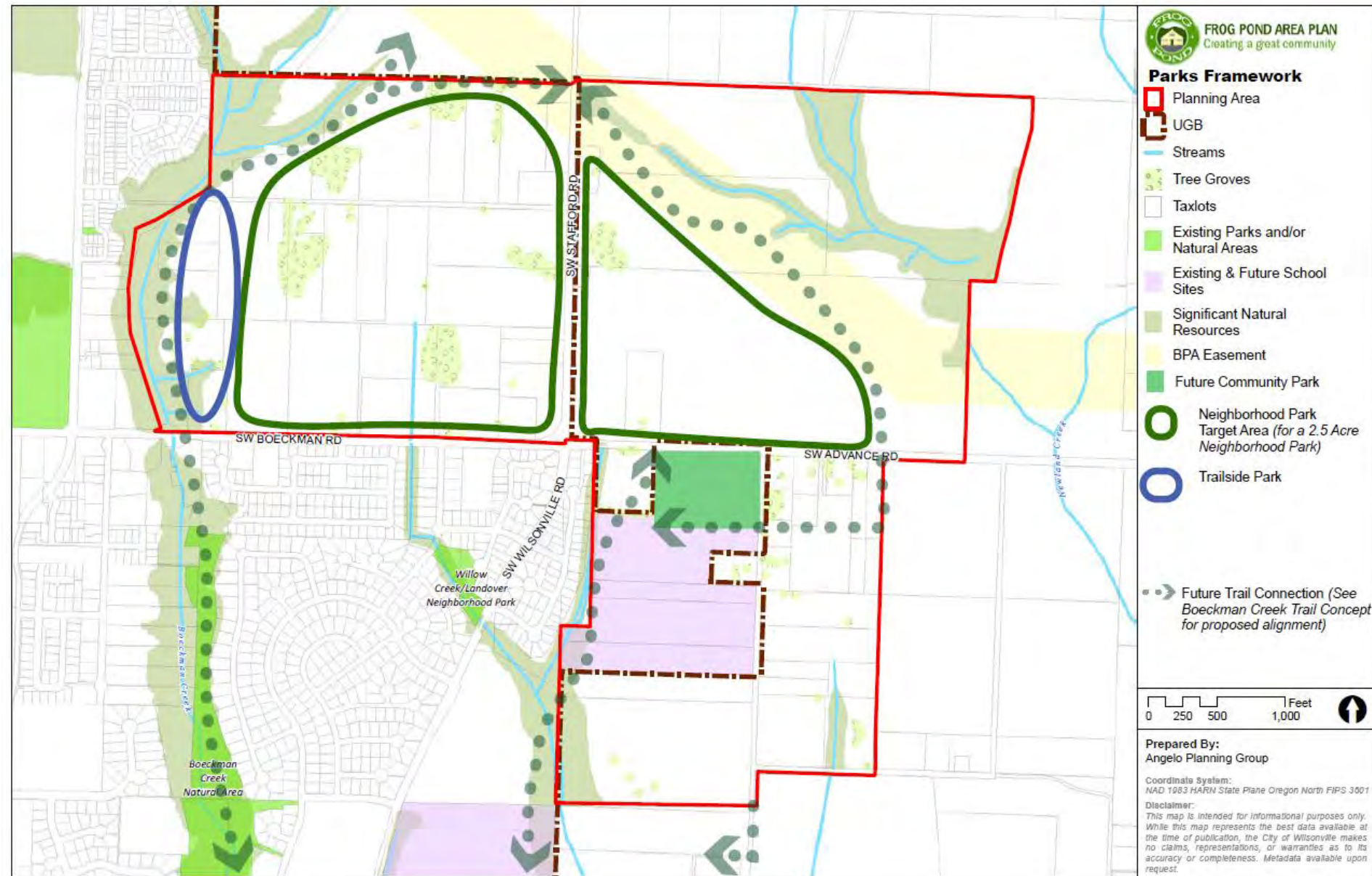


Figure 32. Trailhead Park Examples



Jackie Husen Park, bordering Cedar Mill Creek in Washington County.



Little Sugar Creek Greenway Park in Charlotte, NC.



The East Neighborhood will contain one 2-3 acre neighborhood park in addition to the powerline easement open space. Connections to the school and community park in the South Neighborhood, as well as topography and existing trees will be important considerations for the location and design of this park. The BPA powerline easement represents an opportunity for a ‘borrowed’ open space that is publicly accessible to residents. This will require further coordination with BPA.

The South Neighborhood contains a 10-acre community park adjacent to the future school site, which will meet the parks need for the neighborhood. These adjacencies are an excellent opportunity for shared recreational amenities such as reciprocal use of fields, gym space, pedestrian paths, and parking.

Throughout the Frog Pond area, future developments may provide additional smaller pocket parks and open space according to specific design plans and desires to enhance neighborhood desirability. Park and open space planning will continue as master plans are prepared for each neighborhood.

**Figure 33. Park Examples and Design Concepts**



**Kids' fountain in park plaza**



**Park events**



**Civic space and mature trees in neighborhood park**



**Neighborhood Center Plaza**



**Neighborhood Park**



**Trails**



**Park integrated with powerline easement**





# Park and Open Space Framework

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# Infrastructure



## SANITARY SEWER INFRASTRUCTURE

**T**here are significant “off-site” improvements to the sanitary sewer system required by development in the Frog Pond area. The City of Wilsonville’s Collection System Master Plan concludes relocation and upgrades to the Memorial Park Pump Station (MPPS) and improvements to the Boeckman Trunk Sewer will be future necessary improvements in roughly the next 6 to 10 years . Upgrades to the MPPS are triggered once the Advance Road Middle School is completed and 40% of Frog Pond’s West Neighborhood has been developed. Upgrades to the Boeckman Truck Sewer are triggered once development within the East and South Neighborhoods is allowed to begin.

Design for “on-site” improvements for the Frog Pond Area is governed by rainfall derived inflow and infiltration (RDII), the area’s topography, and the City’s standards for minimum pipe slopes, sizes and cover. The location of sanitary sewer pipes is generally aligned with the framework streets, although some additional



## Water/Sewer/Stormwater Infrastructure

easements will be necessary.

Several parts of the East Neighborhood require pump stations for sanitary sewer, including both “lobes” off Kahle Road and the far southeastern corner of the East Neighborhood. An additional pump station is needed to serve the southern end of the South Neighborhood. The cost of these pump stations is assumed to be borne by the developer.

Costs reflecting sanitary sewer infrastructure necessary for the Frog Pond Area are presented in Table 6. Some sewer lines serving Frog Pond will need to be “oversized” relative to minimum standards in order to serve future growth and the development of the Elligsen Urban Reserve - their costs above the minimum standard is included in the “City (SDC) Share” column. Detailed assumptions can be found in the technical append

**Table 6. Major and Framework Sanitary Sewer Infrastructure Cost Summary**

Neighborhood	Total Cost	Developer Cost	City (SDC) share
West	\$3,300,000	\$3,100,000	\$200,000
East	\$7,800,000	\$7,670,000	\$130,000
South	\$1,950,000	\$1,915,000	\$35,000
<b>Total Cost</b>	<b>\$13,050,000</b>	<b>\$12,685,000</b>	<b>\$365,000</b>

## WATER INFRASTRUCTURE

The design of water facilities in the Frog Pond area are generally governed by the minimum requirements for fire flow rates since they significantly exceed maximum daily domestic demands. The Frog Pond water system plan replicates the City’s current Water System Master Plan (WSMP), with modifications that account for topography and framework street alignments. Modeling from the WSMP indicates that the looped distribution system has been designed to meet all required standards, resulting in adequate fire flows. Full build-out of the Frog Pond area is anticipated to increase the City’s storage need by roughly 1.5 million gallons (MG), which would be met through the West Side Tank and 24-inch Transmission Main Project identified in the Wilsonville Water Master Plan (ID# 125). The west side tank project was indicated to cost nearly \$5.8 million and be needed by the year 2017; the City has determined that 25% of this project cost is attributable to development within the Frog Pond Area.

Costs for domestic water and fire infrastructure are presented below. Detailed assumptions can be found in Appendix E.



**Table 7. Major and Framework Domestic Water and Fire Infrastructure Cost Summary**

Neighborhood	Total Cost	Developer Cost	City (SDC) share
West	\$5,070,000	\$4,610,000	\$460,000
East	\$6,370,000	\$5,540,000	\$830,000
South	\$1,860,000	\$1,530,000	\$330,000
<b>Total Cost</b>	<b>\$13,300,000</b>	<b>\$11,680,000</b>	<b>\$1,620,000</b>

Water and sewer lines can generally be aligned with the framework streets of this plan, although some additional easements will be necessary. Both the water and sewer systems have major off-site improvements needed that are partially related to growth in Frog Pond, but are also needed to serve other parts of the city or to correct existing issues.

## STORMWATER INFRASTRUCTURE

The approximate size and location of these set aside areas are shown on Figure 35, Figure 36, and Figure 37.

Stormwater management is anticipated to consist largely of roadside bioswales and detention basins to manage drainage originating from development. Drainage originating from private developments is expected to be managed by collection, treatment, and detention system constructed by the private developer in accordance with the City's Public Works Standards (PWS) and Oregon Drainage Law.

Costs for these improvements are listed in Table 8 below. Detailed assumptions can be found in the technical appendix.

**Table 8. Major and Framework Stormwater Infrastructure Cost Summary**

Neighborhood	Total Cost	Developer Cost	City (SDC) share
West	\$8,660,000	\$8,520,000	\$140,000
East	\$8,290,000	\$8,080,000	\$210,000
South	\$4,310,000	\$4,310,000	\$0
<b>Total Cost</b>	<b>\$21,260,000</b>	<b>\$20,910,000</b>	<b>\$350,000</b>

An existing regional detention pond exists on the north side of Boeckman Road within the Boeckman Creek corridor. The flow control structure was constructed in 1997 and has been indicated by the City to receive drainage from developed areas along Canyon Creek Road up to Elligsen Road, including the Xerox and Mentor Graphics properties. In the absence of design calculations for sizing the pond, further analysis is recommended to understand if modifications can



## Water/Sewer/Stormwater Infrastructure

be made to the existing flow control structure. These alterations may allow the structure to manage stormwater originating from portions of the West Neighborhood, and presents an opportunity to eliminate the need for some additional flow control facilities.

### GREEN INFRASTRUCTURE

Sustainable stormwater management is a key component of the Frog Pond Plan. The stormwater management approaches are anticipated to consist largely of a toolbox of approaches to treat, detain, and infiltrate runoff on-site. The City expects drainage originating from private development will be required to be managed by the private developer in accordance with the City's Public Works Standards and Oregon Drainage Law. The plans also assume new streets and on-site development will include low impact development (LID) techniques to the extent possible. The city's Stormwater Master Plan and Public Works Standards include a variety of LID options for stormwater management. Examples of low impact development as well as other types of green infrastructure are shown in Figure 34.



**Figure 34. Green Infrastructure Examples**



**Pervious Paving**  
*(Allows rainwater to percolate into soil)*



**Parking Lot Rain Garden**  
*(Natural detention and filtration of parking lot rainwater)*



**Green Roof**  
*(Reduces roof runoff and improves building insulation)*



**Retention Pond**  
*(Holds rainwater in wetland environment)*



**Street Trees**  
*(Provide canopy over street for shade, pedestrian comfort, and rainwater absorption)*



**Stormwater Bioswale**  
*(Natural detention and filtration of on-street rainwater)*



# Water/Sewer/Stormwater Infrastructure

Figure 35. Infrastructure Framework - West Neighborhood

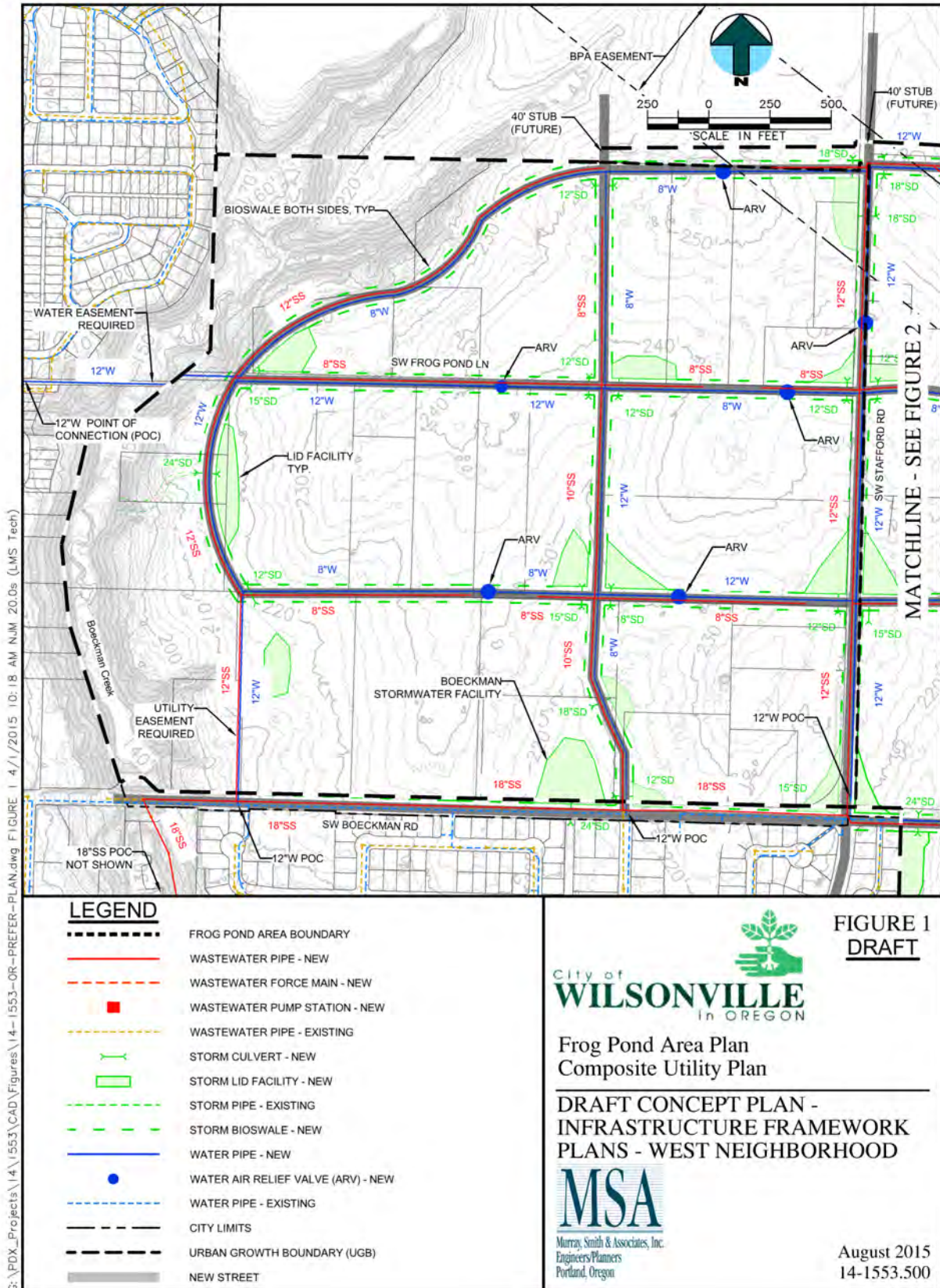
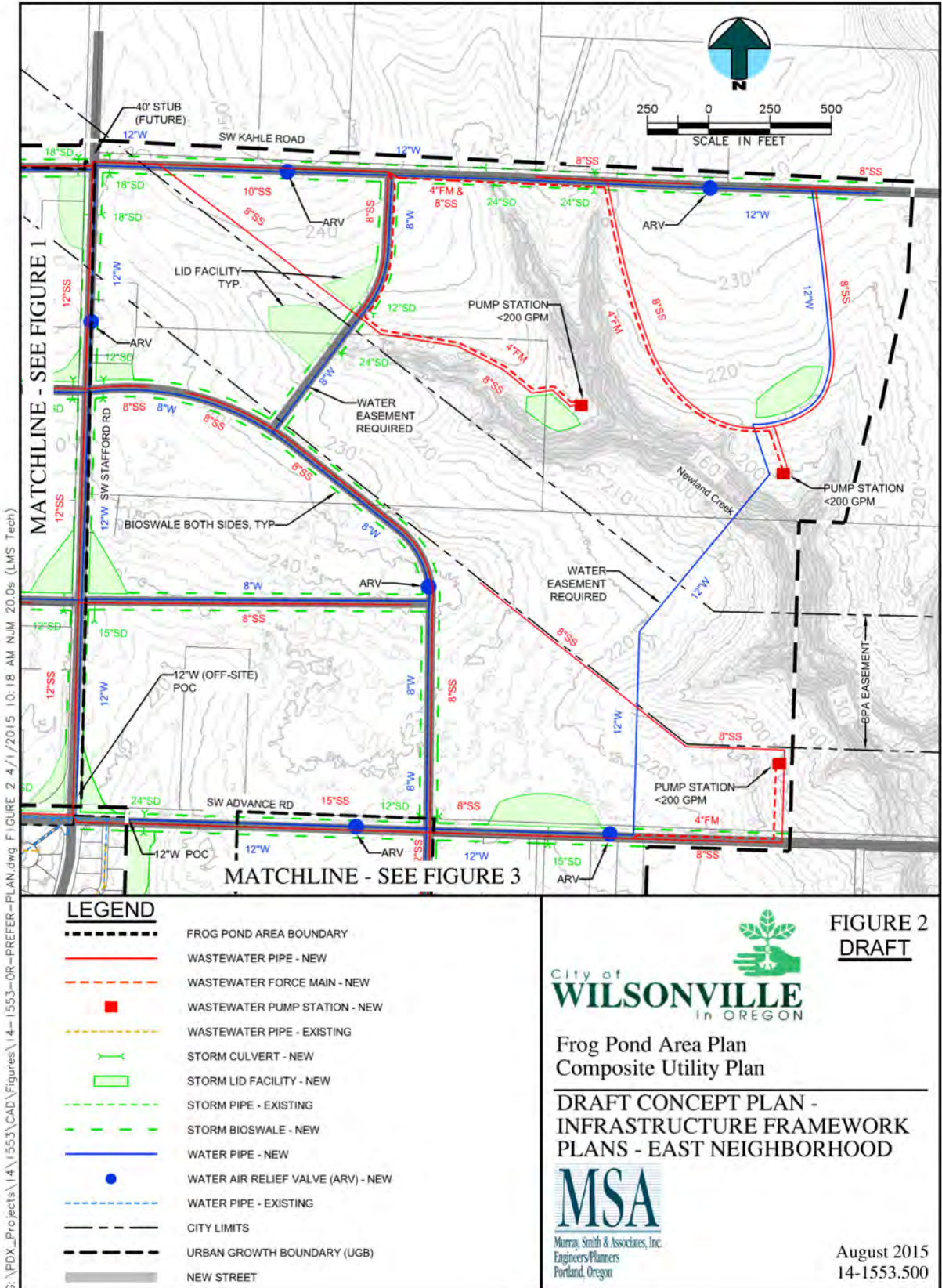




Figure 36. Infrastructure Framework - East Neighborhood

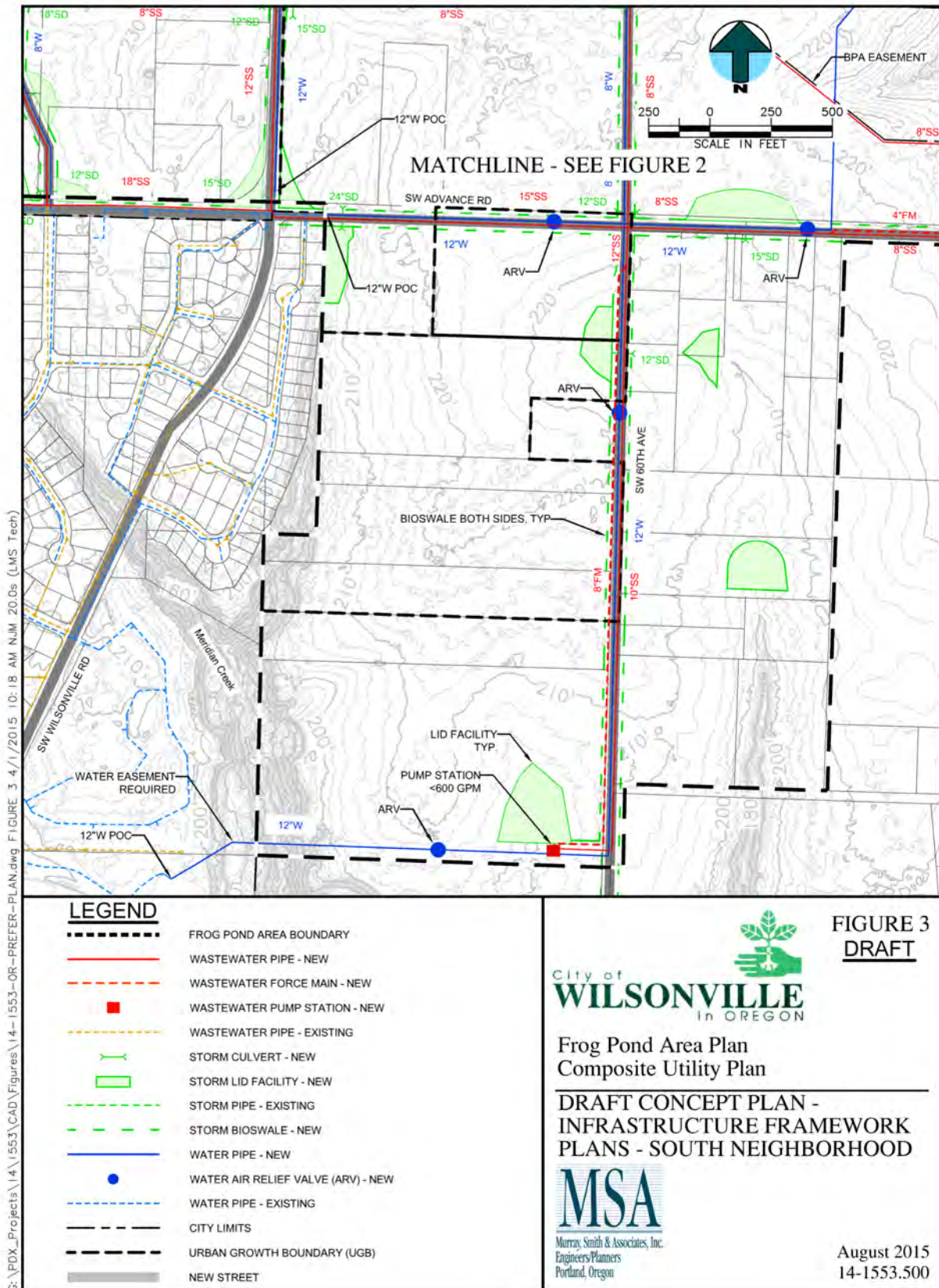






# Water/Sewer/Stormwater Infrastructure

Figure 37. Infrastructure Framework - South Neighborhood



# Implementation



## ZONING STRATEGY

This section describes a strategy for future regulatory implementation of the Frog Pond Area Plan (Area Plan) and Master Plan. The term “zoning strategy” is used here as short-hand to reference the package of land use regulations needed for implementation, including amendments to the Wilsonville Comprehensive Plan, Transportation System Plan, Zoning Code, and related documents.

The Frog Pond zoning strategy is the precursor to writing the actual regulations. The ideas described in this section were prepared early – as the Area Plan was being prepared – so the plan recommendations would be informed by ideas about their implementation.

References to the Area Plan below refer to the concept plan for the entire 500-acre planning area. References to the Master Plan refer to the more detailed planning that will be done for Phase 2 of the project for the West Neighborhood, the area currently within the Urban Growth Boundary (UGB). The Frog Pond



## Implementation

zoning strategy is preliminary and subject to refinement as the actual regulations are crafted in Phase 2 of the project.

## GENERAL GOALS

The regulatory implementation for the Frog Pond area should:

- A. Implement the Frog Pond vision and guiding principles.
- B. Create a system that can implement the vision with incremental development or a master-developer approach in the Frog Pond Area's West Neighborhood.
- C. Design a zoning structure that will ideally work in the short and long-term: first in the West Neighborhood, then in the East and South Neighborhoods, and ultimately in other future urban reserve areas.
- D. Adopt new base zones only if there is a compelling reason to. The more "new code" that is created, the more potential there is for unintended conflicts with existing code provisions (e.g. definitions).
- E. Craft the fewest number of rules to get the job done while meeting the City's expectations for quality development.

## RECOMMENDATIONS

In alignment with the zoning strategy outlined above, the City should consider creating a hybrid of its Planned Development Residential (PDR) regulations and the Villebois regulations for the Frog Pond area. There are good elements to draw upon from each, and the local experience and familiarity with these regulations will be valuable for future implementation.

The following elements and ideas should be considered.

1. Adopt the Area Plan (500-acre planning area) as a supporting document of the Comprehensive plan that is guiding and not regulatory. The Area Plan will establish, for the entire 500-acre area, the: overall vision and guiding principles; framework plans for land use, streets, pedestrian and bicycle networks, infrastructure and community design; an infrastructure funding strategy; and zoning strategy. The Area Plan would not have a regulatory role as part of the Comprehensive Plan. Rather, it is a guiding plan for subsequent Comprehensive Plan amendments, more detailed master plans, code amendments, and on-going infrastructure planning.



2. Adopt the Master Plan (UGB Area) as a supporting document that is regulatory. The Master Plan will establish property specific Comprehensive Plan map designation(s), the intended zones, and future zoning boundaries for the West Neighborhood. The Master Plan will also provide additional detail (as-needed) for streets, blocks, pedestrian and bicycle facilities, parks and open space, and infrastructure; design guidelines; and, an infrastructure funding plan. New zoning code will also be developed during the Master Plan process (see item 5 below for a high level description of the code).
3. Update/delete the “Area L” Comprehensive Plan Land Use Map designation and text to be consistent with the Area Plan.
4. Create and apply a new Comprehensive Plan designation called “Neighborhood” as the “base” plan designation for the West Neighborhood. The Neighborhood designation’s purpose will be to create complete and walkable new neighborhoods in Wilsonville. The City’s Residential designation is an option, but a new designation will better reflect the City vision for new neighborhoods in areas added to the UGB.
5. Adopt “fixes” to the problems previously identified by the City regarding the Planned Development Residential zones and utilize these revised PDR zones in the Frog Pond area. Add language to prohibit multi-family housing types in the PDR zones that are applied in the Frog Pond Master Plan (West Neighborhood). Table 9 lists a comparison between Comprehensive Plan densities, PDR zone densities and the working Frog Pond Area Plan designations.
6. Utilize the PDR regulations in the Wilsonville Development Code as the base zones to apply in Frog Pond West. Supplement the PDR regulations with design requirements intended to create quality development, consistent with the Master Plan. How to codify these supplemental standards needs to be determined. One option is to create a new chapter: “4.119 Standards Applying within the Neighborhood Comprehensive Plan designation.” The Village Zone and Villebois regulations provide good source material for the supplemental design requirements. However, the design standards to be applied in Frog Pond should be specifically tailored to Frog Pond.
7. Utilize a two-step approach for entitlements. Step 1 is the initial adoption of the Comprehensive Plan map designations and the package of plan and code amendments – this step will be complete at the end of Phase 2 of the Area Plan process (Summer, 2017). Step 2 is the application of property-specific zoning, annexations, and concurrent PDR reviews (Stage 1, 2, Site Design Review) – these will occur incrementally over



## Implementation

time at the initiation of property owners. Table 1 compares the Wilsonville Comprehensive Plan designations and closest equivalent Frog Pond Area Plan land use designations.

**Table 9. Comparison Table – Land Use Designations in the West Neighborhood**

Comprehensive Plan Density	Zoning District	Closest Frog Pond Designation – as of August, 2015	Frog Pond Density – as of August, 2015
0-1 u/acre	PDR-1	-	-
2-3 u/acre	PDR-2	-	-
4-5 u/acre	PDR-3	Large Lot Single Family	4.4 u/acre
6-7 u/acre	PDR-4	Medium Lot Single Family	6.2 u/acre
10-12 u/acre	PDR-5	Small Lot Single Family	8.7 u/acre*

\* The Small Lot Single Family falls within the density gap between the PDR 4 and PDR 5 Comprehensive Plan densities which will be remedied in Phase 2.

## INFRASTRUCTURE FUNDING

The City of Wilsonville places a high priority on well-planned, efficient infrastructure to serve community goals. Toward that end, the Frog Pond Area Plan includes an Infrastructure Funding Plan. Please see Appendix H for the full text of the Infrastructure Funding Plan. The funding plan implements the project’s Guiding Principle titled “Create a feasible implementation strategy,” which states: *“A realistic funding plan for infrastructure, smart and flexible regulations, and other strategies will promote successful implementation of the plan.”*

The Infrastructure Funding Plan includes costs, revenue sources and funding strategies for water, sanitary sewer, storm water, transportation, and parks. Following are the key findings and recommendations from the plan.

**Funding strategies vary depending on the category and scale of infrastructure.** “Local” infrastructure will be paid for by developers. “Framework” infrastructure (e.g. the Boeckman Road urban upgrade) will generally be shared between developers and the City when oversizing is involved, or, funded through area-wide instruments such as reimbursement districts. “Major off-site” infrastructure will generally be built and paid for by the City through the Capital Improvement Projects (CIP) program, utilizing grants and other innovative sources where possible.



**There are more than 40 different infrastructure projects proposed for the 500-acre Frog Pond Area.** The costs of these facilities were estimated by the project team in collaboration with the City. Each of these facilities falls into one of the three categories listed above. A complete list of the infrastructure facilities and the recommended funding strategy for each is presented in Appendix H.

**This funding strategy defines two “reimbursement areas”—one for the West Neighborhood (“RA-W”) and one for the combined East and South (“RA-E”) Neighborhoods—**along with several infrastructure funding strategies that could be used in these areas. In each reimbursement area, a number of framework infrastructure projects will benefit properties throughout the area. For example, upgrades to Boeckman and Stafford Roads, and two new Neighborhood Parks, will benefit the entire West Neighborhood (and the City as a whole), and their cost cannot be carried by any single property owner. Therefore, the costs of these projects should be equitably distributed among multiple property owners, since there is currently no major, well-capitalized master developer capable of undertaking major infrastructure improvements within Frog Pond.

**The primary tools for framework projects in reimbursement areas are developer-initiated reimbursement districts, local improvement districts (LID), and city-initiated reimbursement districts.** These options can also be mixed and matched—both reimbursement districts and LIDs could be implemented to fund different projects in RA-W and RA-E. Both reimbursement districts and LIDs are tools where infrastructure is built up front by a developer or the City, and the developer or City is then reimbursed over time for the cost via fees or assessments from property owners within the district.

**The total cost of framework projects proposed to be paid for through reimbursement districts or LIDs is estimated to be \$10.6 and \$11.0 million** respectively in the RA-W and RA-E; these projects will therefore be a significant funding obligation in the future. Infrastructure projects within RA-W will be needed with nearer term development in the West Neighborhood. Improvements within the RA-E will only be needed if the urban reserve lands are brought into the UGB.

**Development in the Frog Pond area will generate significant System Development Charge (SDC) revenue for the City’s Capital Improvement Program (CIP), ranging from \$50.6 in million in revenues for the City’s Capital Improvements Program.** If projected revenues from all three Frog Pond neighborhoods (West, East, and South) are taken into account, total SDC revenues should exceed allocated CIP costs.

**The proposed reimbursement areas will likely pass on most of the framework infrastructure costs to the developers and homebuilders who invest in Frog Pond via a cost allocation (fee or assessment) for each unit of**



## Implementation

**housing.** As noted above, there is an estimated \$10.6 million in infrastructure projects that are needed to serve the Frog Pond West neighborhood which are not expected to be funded by individual development projects. The reimbursement cost per lot for the West Neighborhood is estimated at \$17,431 per lot. The East and South Neighborhoods have \$11.6 million in infrastructure projects funded through reimbursement districts. This amount calculates to \$7,500 per lot – significantly less due to the higher densities planned for the East and South Neighborhoods.

## GOVERNANCE AND URBAN SERVICES

The providers of governance and urban services for the Frog Pond area will be the same as it is for Wilsonville as a whole. Table 10 summarizes current and future service providers.

**Table 10. Governance and urban services for the Frog Pond area**

Urban Service	Current Provider	Future Provider
<b>Jurisdiction</b>	Clackamas County	City of Wilsonville
<b>Long range planning</b>	City of Wilsonville	City of Wilsonville
<b>Development review</b>	Clackamas County	City of Wilsonville
<b>Parks</b>	None	City of Wilsonville
<b>Transportation/Public works</b>	Clackamas County	City of Wilsonville
<b>Library</b>	City of Wilsonville	City of Wilsonville
<b>Fire and emergency services</b>	Tualatin Valley Fire and Rescue	Tualatin Valley Fire and Rescue
<b>Law enforcement</b>	Clackamas County Sheriff	Clackamas County Sheriff via contract as Wilsonville Police
<b>Schools</b>	West Linn-Wilsonville School District	West Linn-Wilsonville School District
<b>Electrical power</b>	PGE	Portland General Electric
<b>Natural gas</b>	NWN	NW Natural Gas
<b>Infrastructure: water and sewer</b>	Wells and septic systems	City of Wilsonville



## MASTER PLAN

The City of Wilsonville prepares master plans as an implementing tool for concept plans. The Frog Pond Area Plan establishes the overall vision, guiding principles, and framework plans for land use, community design, transportation, natural resources, parks, and utility infrastructure. The Area Plan also provides high level infrastructure funding strategies. The Frog Pond Master Plan will describe the next level of detail: property-specific Comprehensive Plan and zone map designations, comprehensive plan policies, zoning code regulations, and other implementation strategies needed to set the stage for annexation and development. Upon adoption of the Frog Pond Area Plan, the City will initiate Phase 2 of the project: a master plan for the West Neighborhood. Looking ahead, the City anticipates preparing master plans for the East and South Neighborhoods if/when they are brought into the UGB.

## FUTURE UGB AMENDMENTS

As of the writing of this report, the timing of the addition of the Frog Pond area urban reserve areas into the UGB is uncertain. The Metro Council is currently discussing a recommendation from the Metro Chief Operating Officer to not expand the UGB at this time and begin the next urban growth management cycle after urban and rural reserves have been acknowledged in all three counties in the region.<sup>1</sup> At this time, all urban reserves in Clackamas County are under remand from the Oregon Court of Appeals.

The City of Wilsonville's position regarding the Frog Pond urban reserves is: (1) it is appropriate land for future land supply for the city; (2) the area is "next in line" to be added to the city after the West Neighborhood; and (3) there is no firm timeline for addition of the East and South Neighborhoods to the City – the City will revisit that issue in response to future regional planning decisions.

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<sup>1</sup> "2015 Urban Growth Management Decision: recommendations to the Metro Council from Metro's chief operating officer", July 2015.





# FROG POND AREA PLAN

Creating a great community





The Frog Pond Area Plan Technical Appendix is distributed separately.



**August 31, 2015**

**To:** Chris Neamtzu  
**Cc:** Miranda Bateschell  
**From:** Joe Dills, AICP, and Andrew Parish, Angelo Planning Group  
**Re:** Title 11 Findings for the Frog Pond Area – Compliance with Metro Code 3.07.1110

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## INTRODUCTION

The Frog Pond Area Plan is a long range concept plan for the Frog Pond planning area. The City is developing a vision and concept plan for the entire 495-acre Frog Pond planning area, which includes 220 acres of land already within the regional Urban Growth Boundary (UGB) and 275 acres of land in the adjacent Urban Reserve 4H. See Figure 1. The Area Plan is being prepared in two phases. Phase 1 is a concept plan for the entire Frog Pond Area, intended to establish framework plans for land use, multi-modal transportation, open space and natural resources, community design and infrastructure. Building upon Phase 1, Phase 2 will prepare a master plan for the lands within the UGB, including comprehensive plan amendments, zoning, and other implementing regulations.

The findings in this memorandum are intended to demonstrate compliance of the Frog Pond Area Plan with Title 11 of Metro’s Urban Growth Management Functional Plan. Specifically, these findings address Title 11’s Section 3.07.1110, *Planning for Areas Designated Urban Reserves*, which are the concept planning requirements of Title 11. In Phase 2 of the project, a master plan will be prepared for the lands within UGB. Compliance with Metro Code Section 3.07.1120 will be prepared at that time. As noted above, Phase 1 has prepared a concept plan for the entire 495-acre Frog Pond area. While Metro Code Section 3.07.1110 is strictly applicable to the urban reserve portion of the Frog Pond Area Plan, additional information is provided for the Frog Pond UGB area where relevant for context.

Applicable sections of the Metro Code are cited in italic type, followed by responsive findings. “Frog Pond Area Plan” and “Area Plan” refer to the term “concept plan” as used in the Metro Code.

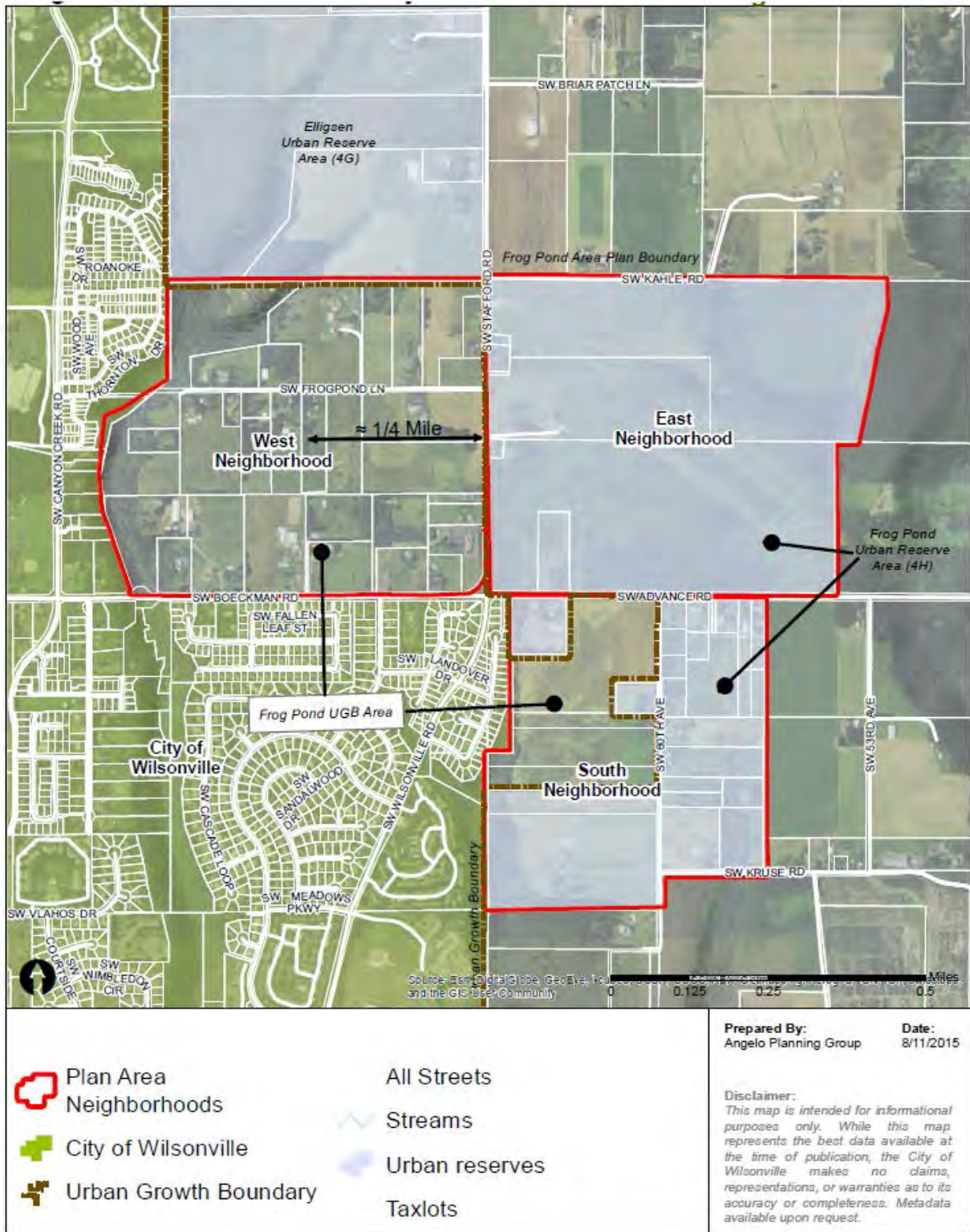


Figure 1. Frog Pond Planning Area

### 3.07.1110 PLANNING FOR AREAS DESIGNATED URBAN RESERVE

*A. The county responsible for land use planning for an urban reserve and any city likely to provide governance or an urban service for the area, shall, in conjunction with Metro and appropriate service districts, develop a concept plan for the urban reserve prior to its addition to the UGB pursuant to sections 3.07.1420, 3.07.1430 or 3.07.1435 of this chapter. The date for completion of a concept plan and the area of urban reserves to be planned will be jointly determined by Metro and the county and city or cities.*

**Response:** The City of Wilsonville will be the city to provide governance in the Frog Pond Area within the lands already within UGB and for lands within Urban Reserve 4H if it is added to the UGB. Accordingly, the City of Wilsonville has taken the lead on concept planning. Metro has also provided the City of Wilsonville a Community Planning and Development Grant for work. In Phase 1 of the Frog Pond Area Plan process, the city has developed a concept plan that is inclusive of both the Urban Reserve Area 4H lands and lands within the adjacent UGB. The City's goal is to create a complete and cohesive plan for the entire Frog Pond Area. Metro, the West Linn-Wilsonville School District, Tualatin Valley Fire and Rescue, and Clackamas County participated in the planning process, as have multiple city departments (Planning, Public Works, Legal, Parks, and SMART). Please see Appendix A for a list of members of the Frog Pond Area Plan Technical Advisory Committee and Frog Pond Task Force. The date for completion of both phases of the project is established as August 31, 2016. As of August, 2015, progress on the concept plan is approximately 2-4 months off of the schedule provided in the grant in order to provide for additional public input.

*B. A local government, in creating a concept plan to comply with this section, shall consider actions necessary to achieve the following outcomes:*

*1. If the plan proposes a mix of residential and employment uses:*

**Response:** The urban reserve portion of the planning area is primarily residential uses, complemented by a 3.5-acre neighborhood commercial node and a civic/institutional node at the Frog Pond Grange. The adjacent areas within the UGB are also primarily residential, with additional uses including the civic node at the Community of Hope church and the school/park site south of Advance Road (also in the UGB).

*a. A mix and intensity of uses that will make efficient use of the public systems and facilities described in subsection C;*

**Response:**

The mix and intensity of residential uses is summarized in the following table.

**Table 1: Housing Capacity and Density by Neighborhood**

	Residential Designation	West Neighborhood Units	East Neighborhood Units	South Neighborhood Units	Frog Pond Total Units	East+ South Units	Average Lot Size (SF)	Max Units/ ac net
West Neighborhood Designations	LLSF (8,000 - 12,000 SF)	124	-	-	124	-	10,000	4.4
	MLSF (6,000 - 8,000 SF)	281	-	-	281	-	7,000	6.2
	SLSF (4,000 - 6,000 SF)	205	-	-	205	-	5,000	8.7
East & South Neighborhood Designations	Future LLSF (7,000 - 9,000 SF)	-	120	28	148	148	8,000	5.4
	Future MLSF (5,000 - 7,000 SF)	-	125	162	287	287	6,000	7.3
	Future SLSF (3,000 - 5,000 SF)	-	123	286	409	409	4,000	10.9
	Future ACSF (2,000 - 3,000 SF)	-	481	-	481	481	2,500	17.4
<b>Total Units</b>		<b>610</b>	<b>849</b>	<b>476</b>	<b>1,935</b>	<b>1,325</b>		
<b>Overall net density</b>		<b>6.3</b>	<b>10.8</b>	<b>8.8</b>	<b>8.4</b>	<b>10.01</b>		

In addition to residential uses, the Area Plan includes:

- Future Neighborhood Commercial – 3.5 acres
- Parks – 2 neighborhood parks in the West Neighborhood, 1 Neighborhood Park in the East Neighborhood, 1 Community Park in the South Neighborhood.
- Schools – 30 acre school site planned for one middle school and one primary school
- Civic/Institutional sites – Two sites: Frog Pond Grange and Community of Hope Church

The following findings describe how the proposed land uses will make efficient use of public systems and facilities.

Water and sanitary sewer – Infrastructure framework plans have been prepared for Area 4H in coordination with planning for the lands within the UGB. Water lines have been planned so they can be built in a phased manner: first to serve lands within the UGB, then extended (in looped systems) for adjacent urban reserve areas. The urban reserve areas adjacent to these trunk water lines are a logical and efficient extension of those water lines. The same is generally true for sanitary sewer

service – provision of facilities to serve UGB areas set the framework for orderly and efficient extension of facilities to adjacent urban reserve areas. The systems are sized and located to facilitate increasing efficiency of water and sewer facilities over time. The higher end of the Area Plan’s residential densities is the Future Attached/Cottage designation, planned at 17.4 dwellings/net acre. This designation is located in the middle portion Area 4H, i.e. the East Neighborhood next to the planned neighborhood commercial center. This location enhances the efficiency of public facilities by planning for higher densities directly adjacent to where water and sewer lines will be located to serve the adjacent UGB areas.

Transportation – One of the key goals for of the Area Plan is to create a connected, multi-modal community that is an extension of existing Wilsonville. The plan achieves this through a connected pattern of “Framework” streets, conceptual local street connections, a network of trails, and plans for extension of SMART transit to serve the area. The land use arrangement, in combination with the transportation networks, is designed to facilitate: safe and active walking routes between residential areas and the various nodes and school/park site; easy access to trails which connect to other parts of Wilsonville; a future transit loop from Wilsonville Road to Advance Road to the 60th Avenue Extension to Frog Pond Lane to the Willow Creek Extension and Boeckman Road; and, direct and convenient walking and biking routes. The Area Plan describes a concept-level strategy for Safe Routes To Schools (SRTS), including: principles, phasing, the school district’s walking policy, key streets for SRTS, and intersection designs. All of these features add up to: (1) efficient use of the existing streets and future public transportation facilities; and, (2) increases in walking, biking, driving and transit choices over time.

Storm water – The storm water infrastructure plan utilizes natural drainages as the basis for the collection and management of storm water. Storm water facilities inside and outside the current UGB have been sized so that, when the urban reserve is brought into the UGB and developed, the facilities will efficiently work together and comply with the City storm water management master plan and Public Works Standards. The Area Plan incorporates Low Impact Development Applications and other best practices.

Parks – See subsection “f” below.

*b. A development pattern that supports pedestrian and bicycle travel to retail, professional and civic services;*

**Response:** Please see Transportation findings above. The neighborhood commercial site will be served by all modes of transportation. The neighborhood commercial site is located in the center of the planning area in order to capture the greatest possible number of local residents traveling by foot or bike. The three key civic nodes – the Community of Hope Church, Frog Pond Grange, and the school-park site - are all connected by framework streets, local streets, and trails. The Frog Pond Area has been very deliberately planned as an extension of Wilsonville. Boeckman Road, the Boeckman Creek Trail, and Wilsonville Road will connect pedestrians and bicyclists from the new Frog Pond neighborhoods to existing retail area (e.g. Wilsonville Town Center), employment areas (e.g. Mentor Graphics) and civic destinations (e.g. Wilsonville High School, Memorial Park) in Wilsonville, and, adjacent neighborhoods to the south and west.

*c. A range of housing of different types, tenure and prices addressing the housing needs in the prospective UGB expansion area in the context of the housing needs of the governing city, the county, and the region if data on regional housing needs are available, in order to help create economically and socially vital and complete neighborhoods and cities and avoiding the concentration of poverty and the isolation of families and people of modest means;*

**Response:** Please see Table 1 above for a description of the designations and number of units in each neighborhood. The proposed variety of housing types, and arrangement in the neighborhoods, has been shaped by three key issues discussed by the Wilsonville community during the Area Plan process:

- (1) Housing mix – Wilsonville has a near-term need for detached single family housing, as documented in the city’s Housing Needs Assessment (HNA);
- (2) Market demand and demographic trends – the Frog Pond Market Analysis showed demand for a range of housing types as well as a wide range of income levels, so the issue was how best to accommodate different income levels over time; and,
- (3) Community character – the community expressed a strong preference for lower density housing choices versus higher density choices, especially in the early years of development in the Frog Pond Area.

The plan responds to the above issues through the following strategies:

- a. Plan for detached housing in the existing UGB, i.e. the West Neighborhood, in order to provide the near-term need for single family detached housing identified in the HNA. This focus is also responsive to many voices in the Area Plan process who have advocated for single family housing in the Area Plan.
- b. In the East Neighborhood (in Urban Reserve 4H), the strategy is to plan for higher densities and more housing variety, including attached housing. This will provide the opportunity for a variety of housing choices that are aligned with the trends and needs identified in the market analysis. The East Neighborhood will allow for townhomes, cottage lots, small lot residential, and duplexes - as well as medium and large lot residential adjacent to the rural reserve areas. The location of the attached/cottage single family designation in Area 4H follows the “transect” model, with highest residential densities located closest to transportation infrastructure, retail uses, school facilities, and community open space.
- c. There are four residential designations, which allow eight different housing types and lot sizes, in the East Neighborhood, with an overall average density of 10.8 dwelling units per net acre.
- d. In the South Neighborhood (in Urban Reserve 4H), the plan includes densities between those estimated in the other neighborhoods. This will provide for housing types that are needed for the community, while allowing for a transition to lower urban densities adjacent to the rural reserve. Within the South Neighborhood, there are three residential designations provided, with an overall average density of 8.8 dwellings per net acre.
- e. Within all three neighborhoods, the Area Plan anticipates promoting variety and affordability through the City’s Planned Development Residential (PDR) process. The PDR zone allows flexibility in housing types and allows lot size averaging, density transfer from natural resource areas, and accessory dwelling units.



- f. The housing strategies summarized above will be coupled with a community design strategy that emphasizes connectivity: within neighborhoods, between neighborhoods, and with the rest of Wilsonville.

Together, these planning strategies will provide a range of housing types that are matched to Wilsonville's needs, provide complete Wilsonville neighborhoods, and diversify the area in a manner consistent with Wilsonville's local values. These housing strategies, when combined with the planned streets, trails and transit, will also provide accessibility to services and the rest of the community.

*d. Sufficient employment opportunities to support a healthy economy, including, for proposed employment areas, lands with characteristics, such as proximity to transportation facilities, needed by employers;*

**Response:** The small retail node in Area 4H will provide some employment opportunities (approximately 75-95 jobs), but is not expected to significantly impact the overall economy of the City of Wilsonville. According to the School District, the new schools are expected to employ approximately 85-100 staff, located directly adjacent to Area 4H in the UGB.

*e. Well-connected systems of streets, bikeways, parks, recreational trails and public transit that link to needed housing so as to reduce the combined cost of housing and transportation;*

**Response:** The transportation framework for the Area Plan provides a network of framework streets to provide multi-modal transportation options within the planning area. Housing densities are higher along the proposed transit route. Recreational trails are provided in the Bicycle and Pedestrian Framework, linking neighborhoods with one another, civic and institutional uses, and natural areas. The proposed "School Connection Trail" will connect Wilsonville High School to the dual-school site in the South Neighborhood.

*f. A well-connected system of parks, natural areas and other public open spaces;*

**Response:** The parks, natural areas, and public open spaces listed below are integrated into the Park and Open Space Framework, Transportation Framework and Land Use Framework. The Park and Open Space Framework and Pedestrian and Bicycle Framework illustrate a "big idea" to form a connected green loop around the planning area comprised of Boeckman Creek, the BPA corridor, and the trails and open spaces of the South Neighborhood. The connected green-spaces are:

- Boeckman Creek
- A future linear park located where the Boeckman Creek trail will meet the western edge of the West Neighborhood.
- A second future neighborhood park in the West Neighborhood
- The tributary to Willow Creek
- Private tree groves in the West Neighborhood
- The Frog Pond Grange (the area north of it is the site of the original Frog Pond and is a potential wetland restoration area.

- A future neighborhood park in the East neighborhood
- The open space within the BPA power line corridor
- Tributaries of Newland Creek located at the east end of the planning area
- The planned Community Park in the South Neighborhood
- The planned middle and primary schools in the South Neighborhood
- Willow Creek open space adjacent to the South Neighborhood

In addition, the above have been planned with consideration for connecting to other destinations such as Memorial Park, the Willamette River, Graham Oaks Nature Park, Coffee Creek wetlands, Canby Ferry, and Molalla River State Park. The Frog Pond area is central to all of these local and regional green spaces.

*g. Protection of natural ecological systems and important natural landscape features; and*

**Response:** The three creeks that frame the planning area (Boeckman, Newland and Willow Creeks) were an important consideration in laying out the plan. Land uses and streets have been organized to maximize physical and visual access, while at the same time minimizing direct impact. Protection of natural resources will be provided by the Significant Resource Overlay Zone (SROZ), which implements Titles 3 and 13. The City's tree protection standards will also apply.

*h. Avoidance or minimization of adverse effects on farm and forest practices and important natural landscape features on nearby rural lands.*

**Response:** Area 4H abuts the Rural Reserve to the northeast and south. The rural edge of Area 4H is made up of the two lowest-density residential designations in the plan. Adjacent rural property owners participated throughout the planning process. Specific design considerations will be addressed as part of Phase 2 of the project.

*2. If the plan involves fewer than 100 acres or proposes to accommodate only residential or employment needs, depending on the need to be accommodated:*

**Response:** This section does not apply to the Frog Pond Area Plan.

*C. A concept plan shall:*

*1. Show the general locations of any residential, commercial, industrial, institutional and public uses proposed for the area with sufficient detail to allow estimates of the cost of the public systems and facilities described in paragraph 2;*

**Response:** The Land Use Framework map shows the general locations of the various types of land uses proposed for the Urban Reserve Area. It also shows other planned land uses in the Frog Pond UGB Area. The land uses and the assumed housing capacities for each category of residential land use were used to plan public infrastructure needed to serve the entire planning area. The Infrastructure Framework, Transportation Framework, and Park and Open Space Framework describe the proposed facilities for water, sanitary sewer, storm water, parks, streets and trails. Please see Area Plan report,

Infrastructure section, for summary of costs for water, sewer and stormwater. Please see the Technical Appendix, Infrastructure Funding Plan, for a consolidated list of project costs for water, sewer, storm water, parks, streets and trails.

2. For proposed sewer, park and trail, water and storm-water systems and transportation facilities, provide the following:

a. The general locations of proposed sewer, park and trail, water and storm-water systems;

**Response:** Water, sewer and storm facilities - Proposed water, sewer and storm water systems to serve the area are shown on the figures in the Infrastructure section of the Area Plan. These maps show general locations and estimated pipe sizes for the framework components of those systems. For storm water facilities, bio-swales are provided along each of the framework streets. Conceptual locations for storm water ponds are shown, illustrating how detention facilities might be combined to serve multiple properties. Additional storm water and water quality facilities may be needed for private development.

Trails and parks - The general locations and types of proposed trails are shown on the Bicycle and Pedestrian Framework map in the Area Plan. Park needs and general locations have been identified in the Area Plan. Three neighborhood-scale parks will be needed: two in the UGB area of the West Neighborhood and one in the East Neighborhood. Identification of final park locations and acquisition of land for parks will be done by the City of Wilsonville as development as resources allow. A 10-acre community park, and shared uses with the School District's recreational facilities, is also provided in the South Neighborhood.

b. The mode, function and general location of any proposed state transportation facilities, arterial facilities, regional transit and trail facilities and freight intermodal facilities;

**Response:** The Transportation Framework shows the proposed general location and functional classification of new Arterial and Collector roads within the Area Plan, showing how initial development in the UGB can logically connect and extend to Urban Reserve Area 4H. In addition, the Transportation Framework indicates suggested connections for local streets. No new state transportation facilities, regional transit facilities or freight intermodal facilities exist or are planned in the area. Local SMART transit service is intended to loop through Area 4H and the West Neighborhood UGB area providing an extension of Wilsonville's existing system.

c. The proposed connections of these systems and facilities, if any, to existing systems;

All of the new infrastructure will connect to existing systems. Proposed connections for sewer water, roads, and trails are visible on the maps referenced above.

d. Preliminary estimates of the costs of the systems and facilities in sufficient detail to determine feasibility and allow cost comparisons with other areas;

**Response:** Planning level cost estimates are included in the Area Plan. The costs, funding strategies, and feasibility of infrastructure were a major focus during preparation of the Area Plan. The Infrastructure

Funding Plan, which is an appendix to the Area Plan, details the planned infrastructure by: type of infrastructure; who builds it; funding approach; cost; city versus developer responsibilities; and, which neighborhood(s) the infrastructure supports. The Infrastructure Funding Plan also identifies the projects and costs for infrastructure that serves multiple properties and would not typically be funded by an individual development project.

To further test feasibility, the City commissioned a development feasibility analysis. This analysis applied the costs of Frog Pond-specific infrastructure and typical costs for recent development to other development assumptions in order to test residential densities and determine two indexes of feasibility: residual land value and required home price. Please see the Area Plan Technical Appendix for the development feasibility analysis.

*e. Proposed methods to finance the systems and facilities; and*

**Response:** The Infrastructure Funding Plan mentioned above also identifies funding sources and strategies for each category of infrastructure and whether resources are expected to be available to cover the estimated costs. The major sources of funds for infrastructure include:

- Developer contributions for the “local” component of all sizes required serve development projects
- SDCs paid by developers
- City CIP funds for the “oversized” components of infrastructure
- A reimbursement area financial instrument to be determined (e.g. reimbursement district, local improvement district)

The specific infrastructure and costs requiring a reimbursement area approach are identified in the Infrastructure Funding Plan – please see the Implementation section of the Area Plan for a summary and the Technical Appendix for the full Infrastructure Funding Plan.

*f. Consideration for protection of the capacity, function and safe operation of state highway interchanges, including existing and planned interchanges and planned improvements to interchanges.*

**Response:** There are no existing or planned state highway interchanges in the Area Plan area; however, operations at Wilsonville Road and Elligsen Road interchanges were evaluated as part of the transportation analysis for the Area Plan. A sensitivity analysis for the two interchanges was conducted, comparing a “no build” scenario to a “2035 Scenario” of full build-out of the Frog Pond Area. The analysis found that “development within the study area is projected to result in minor differences of the expected estimated average delay, level of services (LOS), and volume to capacity (v/c) ratio at the two I-5 interchange areas (some slight increases, some slight decreases). However, the interchange area intersections would still operate within ODOT’s mobility targets.”<sup>1</sup> ODOT was provided opportunity to comment on the draft memo and did not raise objections.

<sup>1</sup> “Frog Pond Area Plan Existing and Baseline Transportation Analysis”, DKS, August 8, 2014, page 10.

3. If the area subject to the concept plan calls for designation of land for industrial use,...

**Response:** The Area Plan does not call for designation of land for industrial use; therefore, this section does not apply.

4. If the area subject to the concept plan calls for designation of land for residential use, the concept plan will describe the goals for meeting the housing needs for the concept planning area in the context of the housing needs of the governing city, the county, and the region if data on regional housing needs are available. As part of this statement of objectives, the concept plan shall identify the general number, price and type of market and nonmarket-provided housing. The concept plan shall also identify preliminary strategies, including fee waivers, subsidies, zoning incentives and private and nonprofit partnerships, that will support the likelihood of achieving the outcomes described in subsection B of this section;

**Response:** The Frog Pond Area Plan's Vision and Guiding Principles establish the goals for the plan. Please see the Vision and Guiding Principles chapter of the Area Plan. The most applicable housing-related guiding principle is:

*Provide for Wilsonville's housing needs*

*A variety of attractive homes are provided to fulfill the City's housing needs and align with the market. Single-family homes, including some on large lots, are a significant part of the mix. Neighborhoods are designed to be multi-generational and offer a diversity of attractive housing options at a variety of prices.*

Additional goals are embodied in the three part strategy for housing for Frog Pond, which is summarized below and described further in the Land Use and Community Design Chapter of the Area Plan:

1. The Frog Pond area will be planned and developed as three interconnected neighborhoods (West, East and South) that are an integrated part of adjacent areas and an extension of the larger City.
2. Frog Pond West will be planned exclusively for single family detached homes, and, lower density than future development in the East and South neighborhoods.
3. All neighborhoods in the Frog Pond area will have features that implement walkability, connectivity, housing variety, parks and open spaces, and other aspects of the vision and guiding principles.

Wilsonville Housing Needs - The City's factual base for assessing housing needs and Goal 10 compliance is the Wilsonville Housing Needs Analysis (HNA). The City recently updated its HNA and adopted it in May, 2014. The current citywide housing mix is 43% Single Family (Includes detached single family, attached single-family, and mobile homes) and 57% Multifamily (Includes condos, apartments, and duplexes). One of the City's interests in the Frog Pond Area is for it to help change this mix to be closer to 50/50. As documented in the Area Plan, the proposed Land Use Framework would result in a citywide mix of 53% Single Family and 47%, considering only the addition of Frog

Pond dwellings. Clearly, the Frog Pond area is an important part of the City's land supply that will increase single family housing as a percentage of the overall mix of housing in Wilsonville.

In preparing the housing element of the Land Use Framework, the City has estimated the number, type and price of housing. This information was used to provide a variety of housing types and price points responding to the various demographics of current residents and expected growth. Please see the subsection titled "Housing Affordability and Paying for Infrastructure" within the Land Use and Community Design chapter of the Area Plan.

*5. Show water quality resource areas, flood management areas and habitat conservation areas that will be subject to performance standards under Titles 3 and 13 of this chapter;*

**Response:** A natural resources inventory was conducted as one of the first steps of the planning process. Natural resources were mapped at the regional scale and area plan scale so that opportunities and constraints could be identified and incorporated into the plan. Please see the Opportunities and Constraints report in the Technical Appendix and the Natural Resources figure in the Park and Open Space Framework chapter. The City's Significant Resource Overlay Zone, which implements Titles 3 and 13, will be the primary implementation tool for protection of significant natural resources. In addition, tree groves were mapped as part of the inventory for the plan.

*6. Be coordinated with the comprehensive plans and land use regulations that apply to nearby lands already within the UGB;*

**Response:** The Area Plan for Urban Reserve Area 4H also covers two adjacent areas already within the UGB, together referred to as the "Frog Pond UGB Area". Planning was undertaken for these areas together in order to coordinate across the full Concept Plan area. The land uses shown on the Area Plan Land Use Framework were identified and refined with consideration to the land use designations on adjacent land inside the West. The lot sizes and residential densities in the West Neighborhood were modeled on existing, nearby neighborhoods in Wilsonville: Large lot single family is comparable to portions of Charbonneau; Medium lot single family is comparable to the Landover neighborhood; and, Small lot single family is comparable to the Canyon Creek Estates neighborhood.

*7. Include an agreement between or among the county and the city or cities and service districts that preliminarily identifies which city, cities or districts will likely be the providers of urban services, as defined at ORS 195.065(4), when the area is urbanized;*

**Response:** Wilsonville is a full service provider of urban services. Per existing agreements, the current and future service provision will be according to the following table.

**Table 2 Governance and urban services for the Frog Pond area**

Urban Service	Current Provider	Future Provider
<i>Jurisdiction</i>	Clackamas County	City of Wilsonville
<i>Long range planning</i>	City of Wilsonville	City of Wilsonville
<i>Development review</i>	Clackamas County	City of Wilsonville

<i>Parks</i>	None	City of Wilsonville
<i>Transportation/Public works</i>	Clackamas County	City of Wilsonville
<i>Library</i>	City of Wilsonville	City of Wilsonville
<i>Fire and emergency services</i>	Tualatin Valley Fire and Rescue	Tualatin Valley Fire and Rescue
<i>Law enforcement</i>	Clackamas County Sherriff	Clackamas County Sherriff via contract as Wilsonville Police
<i>Schools</i>	West Linn-Wilsonville School District	West Linn-Wilsonville School District
<i>Electrical power</i>	Portland General Electric	Portland General Electric
<i>Natural gas</i>	Northwest Natural Gas	Northwest Natural Gas
<i>Infrastructure: water and sewer</i>	Wells and septic systems	City of Wilsonville

8. Include an agreement between or among the county and the city or cities that preliminarily identifies the local government responsible for comprehensive planning of the area, and the city or cities that will have authority to annex the area, or portions of it, following addition to the UGB;

**Response:** As described in the Area Plan, the City of Wilsonville will be the city responsible for annexation, general governance, comprehensive planning and zoning for UGB expansion areas within the Urban Reserve Area 4H. The City's Urban Growth Management Agreement with Clackamas County will be updated as needed to reference planning and zoning responsibilities of the City.

9. Provide that an area added to the UGB must be annexed to a city prior to, or simultaneously with, application of city land use regulations to the area intended to comply with subsection C of section 3.07.1120; and

**Response:** Wilsonville's Comprehensive Plan, Implementation Measure 2.2.1.e, will apply to Area 4H and is consistent with this criterion. It states:

"Changes in the City boundary will require adherence to the annexation procedures prescribed by State law and Metro standards. Amendments to the City limits shall be based on consideration of:

1. Orderly, economic provision of public facilities and services, i.e., primary urban services are available and adequate to serve additional development or improvements are scheduled through the City's approved Capital Improvements Plan.
2. Availability of sufficient land for the various uses to insure choices in the marketplace for a 3 to 5 year period.
3. Statewide Planning Goals.
4. Applicable Metro Plans;
5. Encouragement of development within the City limits before conversion of urbanizable (UGB) areas."

Annexation to the City of Wilsonville must occur prior to urban development. City land use regulations will apply concurrent with the application of City comprehensive plan and zoning designations to the area, which will occur concurrent with annexation.

*10. Be coordinated with schools districts, including coordination of demographic assumptions.*

**Response:** The adjacent UGB area includes a school site planned for a new middle school and primary school. Planning for Area 4H has been fully coordinated with the West Linn-Wilsonville School District through their role on the Frog Pond Technical Advisory Committee and Task Force. Coordination between City and school district is on-going and includes coordination of demographic assumptions related to growth in the area.



## Appendix A: Acknowledgements

### **Frog Pond Technical Advisory Committee (TAC)**

Susie Stevens, City Councilor  
Karen Buehrig, Clackamas County Transportation  
Larry Conrad, Clackamas County (substituting for Karen Buehrig)  
Martha Fritzie, Clackamas County Planning  
Jim Clark, David Evans & Associates, representing the Bonneville Power Administration (BPA)  
Brian Harper, Metro  
Gail Curtis, ODOT  
Stephen Lashbrook, SMART  
Jason Arn, Tualatin Valley Fire and Rescue  
Brian Sherrard, Tualatin Valley Fire and Rescue  
Kate Stoller, Tualatin Valley Fire and Rescue  
Keith Liden, Consultant for the West Linn-Wilsonville School District  
Tim Woodley, West Linn-Wilsonville School District

### **Frog Pond Task Force**

Susie Stevens, City Councilor  
Sparkle Anderson  
Bill Ciz  
Marc Decoster  
Dave Grill  
Ron Heberlein, Arbor Crossing HOA  
Lori Loen, Landover HOA  
Keith Liden, Consultant for the West Linn-Wilsonville School District  
Jerry Rensch  
Simon Springall, Planning Commission, previously with the Development Review Board  
Amy Thurmond  
Dorothy Von Eggers, Landover HOA  
Doris Wehler  
Tim Woodley, West Linn-Wilsonville School District  
Richard Goddard, City Councilor\*  
Jerry Greenfield, Planning Commission  
Peter Hurley, Planning Commission  
Phyllis Millan, Planning Commission

## Appendix A: Acknowledgements

### **Planning Commission**

Marta McGuire, Chair  
Jerry Greenfield, Vice-Chair  
Peter Hurley  
Al Levit  
Phyllis Milan  
Eric Postma  
Simon Springall  
Ben Altman\*

\*Former Planning Commissioner

### **City Council**

Mayor Tim Knapp  
Julie Fitzgerald  
Charlotte Lehan  
Susie Stevens  
Scott Starr  
Richard Goddard\*

\*Former City Councilor

### **City Staff**

Steve Adams, Engineering Manager  
Miranda Bateschell, Long-range Planning Manager  
Barbara Jacobson, Assistant City Attorney  
Nancy Kraushaar, Community Development Director  
Mike Kohlhoff, City Attorney  
Katie Mangle, Long-range Planning Manager\*\*  
Chris Neamtzu, Planning Director  
Dan Pauly, Associate Planner  
Kerry Rappold, Natural Resources Manager  
Stan Sherer, Parks and Recreation Director  
Linda Straessle, Planning Administrative Assistant

\*\*Former City employee

Planning Commission documents are located at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>

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**Documents distributed to the Planning Commission in Work Sessions, as Informational Items, and events hosted by the PC in its role as the Committee for Citizen Involvement (CCI).**

**August 12, 2015 Citizen Input Only**

- DRAFT Meeting Minutes Excerpt
- Written copy of testimony offered by Doris Wehler for Citizen Input agenda item.

**July 8, 2015 PC Work Session**

- DRAFT Meeting Minutes Excerpt
- The presentation shown at the meeting
- An email dated July 6, 2015, from Commissioner Simon Springall, regarding PC Meeting July 8<sup>th</sup>.
- An agenda for the Frog Pond Area Plan Planning Commission Work Session
- A memorandum dated June 30, 2015, from Joe Dills and Andrew Parish of Angelo Planning Group, regarding Frog Pond Concept Plan – Key Issues, Options, and Solutions for July 8<sup>th</sup> Work Session including:
  - \* Option F: Additional Large Lot Acreage Land Use Framework
  - \* Option E: Larger Lot Option Land Use Framework
  - \* Option D: Draft Concept Plan Land Use Framework

**June 10, 2015 PC Work Session**

- DRAFT Meeting Minutes Excerpt
- Planning Commission Motion
- The following presentations:
  - \* Frog Pond Area Plan, PC Worksession – 06/10/15 (Angelo Planning Group)
  - \* April 2015 Open House Summary (Miranda Bateschell)
  - \* Frog Pond Funding Strategy and land Development Analysis (Leland Consulting Group)
- Frequently Asked Questions, updated June 3, 2015
- Addendum to Attachment F: Input received after June 3, 2015 planning Commission Distribution.
- Staff Report for the June 10, 2015 Planning Commission meeting with the following attachments:
  - A. Agenda for the work session
  - B. April 2015 community survey results (*Additional referenced documents attached at the end of the June 10, 2015 record*)
  - C. Memorandum from LCG “Draft Infrastructure Funding Strategy”
  - D. Memorandum from LCG “Land Development Financial Analysis”
  - E. Memorandum from APG “Key Issues Options and Solutions for June 10th Work Session”
  - F. Citizen input received since April 2015 open house, and;

## **Frog Pond Area Plan Planning Commission Record Index**

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### **May 13, 2015 Citizen Input Only**

- Meeting Minutes Excerpt from Citizen Input agenda item.

### **April 8, 2015 Information Only (Communications)**

- Meeting packet including:
  - \* An agenda for the March 18, 2015 Frog Pond Task Force meeting
  - \* A Memorandum dated March 13, 2015, from Joe Dills and Andrew Parish of Angelo Planning Group, regarding Draft Concept Plan Updates
  - \* A Memorandum dated March 13, 2015, from Angelo Planning Group and Walker Macy, regarding Community Design Framework
  - \* A Memorandum dated March 13, 2015, from Angelo Planning Group Team, regarding Under-crossings Within the Frog Pond Concept Plan – What We Have Learned to Date
  - \* A Memorandum dated March 13, 2015, from Joe Dills, Angelo Planning Group, regarding Frog Pond Concept Plan Zoning Strategy
  - \* A Memorandum dated December 30, 2014, from Brian Vanneman and Wally Hobson of Leland Consulting Group, regarding Frog Pond Area Plan: Land Development Financial Analysis
  - \* December 4, 2014 Frog Pond Area Plan Task Force meeting minutes.

### **April 2, 2015 CCI Open House**

- Frog Pond information Sheet
- Presentation shown at the Open House
- Boards displayed at the Open House
- People who signed in at Open House
- April 2015 Open House Survey (available online April 2, 2015 – April 12, 2015)
  - \* Survey Results Presentation
  - \* Online Survey
  - \* Compiled Comments from Survey
  - \* Land Use Material available at Open House
    - A Memorandum dated March 13, 2015, regarding Draft Concept Plan Updates
    - A Memorandum dated March 13, 2015, regarding Community Design Framework
    - A Memorandum dated March 13, 2015, regarding Under-crossings Within the Frog Pond Concept Plan – What We Have Learned to Date
    - A Memorandum dated March 13, 2015, regarding Frog Pond Concept Plan Zoning Strategy
    - A Memorandum dated December 30, 2014, regarding Frog Pond Area Plan: Land Development Financial Analysis

## Frog Pond Area Plan Planning Commission Record Index

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### January 22, 2015 Joint City Council and Planning Commission Work Session

See City Council Record

### January 14, 2015 Information only

- Meeting Minutes Excerpt - Planning Commission update

### December 10, 2014 Work Session

- Meeting Minutes Excerpt
- Presentation: Land Development Financial Analysis, prepared by Leland Consulting Group, dated November 2104.
- An agenda for the December 4, 2014 Frog Pond Task Force meeting
- A Memorandum dated November 24, 2014, from Joe Dills and Becky Hewitt of Angelo Planning Group, regarding Preferred Concept Plan – Working Recommendations with attached:
  - Updated Plan Set:
    - Land Use Framework
    - Transportation Framework
    - Bicycle and Pedestrian Framework
    - Civic Node Site Studies
    - Land Use Character Images
    - Intersection Crossing Treatment Images
  - A Vision for Frog Pond
  - Meeting Summaries:
    - Frog Pond Technical Advisory Committee – October 2014 Meeting Summary
    - Frog Pond Area Plan Task Force - October 2, 2014 Meeting Summary
    - Wilsonville Planning Commission–October 8, 2014 Meeting Summary
    - Wilsonville City Council – October 6, 2014 Work Session Notes
    - Frog Pond Online Open House Summary of Comments
    - Frog Pond Area Plan Developers Focus Group – October 20, 2014 Summary
  - Comments:
    - West Linn – Wilsonville School District Memorandum
    - ODOT Comments on Frog Pond Area Plan
    - Letter from Julianne & Timothy Brock
    - Letter from Paul and Janene Chaney
    - Letter (email) from Lori Loen

### October 8, 2014 PC Work Session

- Meeting Minutes Excerpt
- PowerPoint presentation shown at the work session
- A Staff Report by Chris Neamtzu, regarding the Frog Pond Area Plan Alternatives Evaluation with attached:
  - *Land Use and Transportation Alternatives Summary and Evaluation*
  - Appendices to the Summary and Evaluation

## Frog Pond Area Plan Planning Commission Record Index

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### **July 9, 2014 PC Work Session**

- Meeting Minutes
- A Staff Report dated July 9, 2014 by Katie Mangle, regarding Frog Pond Area Plan with the following Attachments:
  - Frog Pond Area Plan Vision Statement and Guiding Principles

### **May 14, 2014 PC Work Session:**

- Meeting Minutes
- A Staff Report dated May 14, 2014 by Katie Mangle, regarding Frog Pond Area Plan with the following Attachments:
  - Frog Pond Area Plan Project Summary
  - Frog Pond Area Plan Task Force Roster
  - Opportunities and Constraints memorandum, Angelo Planning Group, April 2014

### **April 9, 2014 Planning Commission Meeting Minutes** (Discussion that was not an Agenda Item)

### **March 12, 2014 PC Work Session:**

- Planning Commission meeting minutes excerpt
- Staff Report for Concept Planning Update: Frog Pond/Advance Road Planning and Basalt Creek Concept Plan with:
  - Attachment A: Title 11, Planning for New Urban Areas
  - Attachment B: Basalt Creek Concept Plan Partnering Agreement and Process Diagram
  - Attachment C: Frog Pond/Advance Rd. project conceptual schedule diagram
  - Attachment D: Frog Pond/Advance Rd. project public involvement diagram



# FROG POND AREA PLAN

Creating a great community

## Public Involvement Summary and Public/Citizen Comment

Including:

- \* Comments received after distribution of the Planning Commission Public Hearing Notice
- \* Public Involvement Summary
- \* Index of Public Involvement and Public/Citizen Comment documents (distributed separately)
- \* Public Involvement and Public/Citizen Comment documents (distributed separately)



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**Subject:** RE: Frog Pond Area Development

**From:** Dorothy Von Eggers  
**Sent:** Tuesday, September 01, 2015 10:34 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond Area Development

Dear Mr. Neamtzu,

I am writing to you in regards to the future development of the 500 acres known as the Frog Pond Area. When I read the survey comments, when I listen to testimony at the council meetings and planning commission meetings, when I see the number of folks who have signed the petition; it is clear to me that we have a mandate for mostly large lots in all three areas of the Frog Pond Area.

I implore you to completely start over with the planning consultants. I was on the initial task force and attended the first few meetings in 2014. There were so many holes in how this thing was forced upon us that I'd be happy to go into detail with you at a later date. Although the first obvious flaw was how the "red dot exercise" was manipulated.

I will be attending the planning commission hearing on September 9th and urge you to actively listen to what the residents of Wilsonville are telling you. I know we cannot stop growth but we should have a voice in shaping it. Until we have the roads and traffic on Wilsonville Road ready to accommodate this growth, I recommend only planning for developing Frog Pond West. Let's put in large lots only and see how they sell. If what the realtors and developers are testifying about are right, they will sell out and you will see the infrastructure needed for developing just the west will pay for itself. By having large lots, it will reduce the amount of new traffic anticipated and can buy you time to fix the problem on Wilsonville Road with the semi trucks & speeding cars. This will also give the planning commission the green light to develop nothing but large lots on the east and south. If the west does not sell out, then I guess you would be justified in developing medium and small lots on the east & south. What do you have to lose?

I'd also like to voice my opinion about how I feel regarding retail stores at the NE section of the 4 corners. I personally feel it would give students at the future new middle school a place to loiter before and after school and could very well serve as a place for students go if they are skipping classes. May I point out that none of the other 5 Wilsonville schools have retail stores that close in proximity. Other concerns I have heard regarding retail at the four corners is it will create a traffic nightmare in addition to taking business away from the downtown core area.

Thank you for your time and I request you include my e-mail in the planning commission packet. In fact, I request you put all e-mails on this subject in the planning commission packet.

Respectfully,  
Dorothy Von Eggers  
Landover HOA-President



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**To:** Neamtzu, Chris  
**Subject:** RE: Frog Pond

**From:** Neamtzu, Chris  
**Sent:** Wednesday, September 02, 2015 9:45 AM  
**To:** Ryan Smith  
**Cc:** Straessle, Linda  
**Subject:** RE: Frog Pond

Dear Mr. Smith,

Thank you for taking time to provide your comments on the Frog Pond Plan.

Just to be clear, there are no apartments in any part of the study area and many of the lots in the West Neighborhood are in the 8-12,000 SF category.

We are working hard to ensure that future neighborhoods compliment and add to the great community that Wilsonville is.

Sincerely,

**Chris Neamtzu, AICP**  
Planning Director  
City of Wilsonville | Community Development Department  
503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

DISCLOSURE NOTICE: Messages to and from this Email address may be subject to the Oregon Public Records Law.

**From:** Ryan Smith  
**Sent:** Tuesday, September 01, 2015 10:25 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond

Dear Chris,

Over the last year my wife and I have studied the Frog Pond development proposals and would like to add our voices to those of our neighbors regarding housing density. We are in favor of larger lots (1/4 acre minimum) for single-family homes and we are opposed to adding more apartments or high-density housing. Large-lot, single-family homes will maintain the appeal of Wilsonville for families; which are the foundation of a great community. Attracting new families and retaining current residents will build and sustain the Wilsonville we now enjoy.

We appreciate your considering our input and ask that you please include this in the planning commission packet.

Best,  
Ryan Smith  
Landover Resident

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**Subject:** RE: Frog Pond/For Planning Commission

**From:** Rhoda Wolff  
**Sent:** Tuesday, September 01, 2015 9:46 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond/For Planning Commission

To Whom This May Concern,

I am a homeowner in the Landover Neighborhood. I have lived on Wagner St. since my house was built in 1997. I would like to express my concerns and opinions concerning the development of the Frog Pond area. Please include my email in the planning commission packet.

I am strongly opposed to high density housing on Advance Rd. One of the reasons I chose to live in Wilsonville was because of the beauty of the natural surroundings. I am opposed to developing Advance Rd, especially if the plan consists of high density housing. This land is farmland, and is outside of the UGB. I don't support the decision to develop this land into small lots. This will lead to more traffic congestion, and will ruin the quality of life which led me to choose Wilsonville as my home. I also want to mention that adding high density housing will also increase the traffic on Wilsonville, Stafford, and Advance Rd. We already have a problem with traffic congestion. The addition of all of these houses will make the traffic problem even worse.

I am also opposed to the construction of retail/commercial on Advance Rd. This also will add to traffic congestion, and take away from the merchants in the "downtown" part of Wilsonville. I am happy to drive or walk downtown for my shopping needs. Furthermore, retail construction near a middle school could potentially be a problem for students who may choose to leave school during lunch hours to purchase items.

Wilsonville has changed dramatically in the past 18 years since I moved here. While change is inevitable, I am concerned about the direction which we are headed. We should preserve the natural beauty of this part of Wilsonville and be aware of the impact which development has on our community.

Thank you for your time and consideration.

Rhoda Wolff

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**Subject:** FW: Frog Pond Project-

From: Lee Oien [<mailto:lee.oien@frontier.com>]  
Sent: Tuesday, September 01, 2015 9:22 PM  
To: Neamtzu, Chris  
Subject: Frog Pond Project-

Hi,

Please include this email into the planning commission packet.

My name is Lee Oien. I live in the Landover neighborhood in the 'Frog Pond' area of Wilsonville. I have several concerns regarding the development of this area that I wish to include as testimony into the planning commission packet.

1) Retail at the corner of Stafford Rd./Advance Rd: Opposed.

This intersection is quite busy at it is. It will only get exponentially busier once the new middle school, and in the distant future elementary school, are build. It is also adjacent to the existing Landover neighborhood and would be two houses away from my home. If the city feels the need to add more strip mall retail place is further North on Stafford Rd. That way as new homeowners move in, they can decide if they want to live next to a strip mall or not. I don't want to see the quality of Landover brought down by yet another trashy strip mall.

A new strip mall is also too close to the schools. It would degrade to a place for these young person to loiter. Retail such as fast food, coffee shops, mini-mart will also increase litter in teh area. Once again- fine if you want to live near one but move it North so people can decide if they want to live near one.

2) Lot sizes - the proposed lots sizes are too small for this area adjacent to the existing homes. There is 850 acres off of Boones Ferry close to the freeway that Apartments can be built on. We want sustainable neighborhoods without all of the traffic, crime, noise, and 'transient' attitude that goes along with apartments.

3) Road Improvements. Roads need to be improved to accommodate a livable community - not to make it easier for cars to get through an intersection. The city should not be increasing the road size to allow excessive traffic to move down the middle of these existing neighborhoods. It is not intuitive but most road improvements actually increase traffic as the drivers seek better ways to get from point A to B. We don't need Wilsonville Rd / Stafford Rd to be any more of a short cut between I5 and I205. Instead the road improvements need concentrate on making pedestrian and bike traffic more integrated and safer from car and commercial traffic.

Regards,  
Lee Oien

**Subject:** FW: Frog Pond

**From:** Jan Johnson  
**Sent:** Tuesday, September 01, 2015 8:47 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond

Could you please add this e-mail to the Planning Commission's packet.

We are concerned with the plans the City Council is considering as they do not seem to listen to the public.

We have enough multi-family/small-lot residential parcels now.

There is an identified need for medium- to large-lot parcels.

The city and the adjacent area cannot tolerate any more traffic in the area.

Adding businesses to Frog Pond will undercut the downtown Wilsonville merchants, who subsidize the bus service.

The addition of one to two schools will generate even more vehicular and foot traffic.

We hope you will take these suggestions into consideration when making your decision. Thank you.

Jan & Richard Johnson  
6591 Landover Drive

28500 SW Meadows Loop  
Wilsonville, OR 97070

September 1, 2015

Chris Neamtzu, Planning Division  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

Written Testimony re Frog Pond Area Concept Plan for Sept. 9 Planning Commission Meeting

Dear Mr. Neamtzu and Commissioners:

Thank you for the opportunity to participate in this important discussion regarding Wilsonville's future. I am a relatively new Wilsonville resident, having lived here for approximately one year. I thoroughly enjoy living here but, as a homeowner and taxpayer, I believe that we must be very careful about how the city grows. I bring to my vantage point my professional background as a lawyer and professor of law at Willamette University, where I teach property and local government law, among other subjects.

As a preliminary matter, I fail to see the need for *any* development within the Frog Pond area. There appear to be dozens, if not hundreds, of acres of undeveloped property already within the city limits. These areas include the area around Rose Lane, the area south of Wilsonville Road and west of the railroad tracks, and the wide expanse of land across Boeckman Road from Mentor Graphics. When I expressed skepticism at a Frog Pond planning open house to a member of the city's planning staff about expanding the city while so much land, such as Mentor's, is vacant within the city limits, I was told, "Mentor owns the land and wants to keep it." Why does the same presumption not apply to the landowners in the Frog Pond area?

The development of Frog Pond will undoubtedly wreak havoc on the Stafford area, hastening the pressures for further development and greatly straining Stafford Road's capacity for traffic. There is currently no public transportation of any kind on Stafford Road. Given Frog Pond's location, it is not realistic to assume that the new residents will all work in Wilsonville or will take public transportation to their jobs in Portland, Beaverton, Hillsboro, Salem, and elsewhere. Given the proposed plan's current orientation toward large-lot development, it can be safely assumed that most new Frog Pond residents will get to and from work by private automobile. Many if not most will use Stafford Road as their most frequent artery of transportation to Lake Oswego, Portland, and beyond.

I understand that the west part of Frog Pond is already incorporated into the city's urban growth boundary. If development there is a fait accompli, I urge the city to do it right. The current preference for excluding affordable housing such as apartments and other multi-family dwellings from the entire western portion of Frog Pond is disturbing. Large-lot development (i.e., "McMansions") is one of the least environmentally friendly modes of development. Why not build more dense housing on a smaller footprint, and preserve more of the area for parks and natural areas?

One of the characteristics of Wilsonville that attracted me and my wife is its economic diversity and non-exclusionary feel. While we are lucky enough to be able to afford a detached, single-family home, many people are not so fortunate economically, or simply do not prefer that style of housing. For Wilsonville to forsake this element of the population in the first — and what could be the last, pending Metro's decision on expanding the UGB — portion of the Frog Pond development is disturbing.

Finally, I commend the Commission for retaining the commercial element of the plan. As a resident of Wilsonville Meadows, it would be great to be able to walk to a coffee shop, restaurant, or grocery store nearby. I urge the commission to do its best to minimize the strip-mall aesthetic of this part of the development. This town is rife with strip malls and national chains. Aesthetically sensitive development geared toward attracting neighborhood-friendly, independent businesses and a high-end grocery store (like New Seasons, Zupans, or Whole Foods) would be great. You might even consider allowing some of the space there to be used for a food cart pod. I know the city is interested in increasing its tourism appeal. To compete with Portland, Eugene, Newberg, etc., on that front, the city needs better and more interesting food than the national chains can offer.

Thank you for your kind consideration.

Sincerely,

A handwritten signature in black ink that reads "Paul Diller". The signature is written in a cursive, flowing style.

Paul A. Diller

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**To:** Neamtzu, Chris  
**Subject:** RE: Frog Pond comments

**From:** Neamtzu, Chris  
**Sent:** Tuesday, September 01, 2015 9:07 AM  
**To:** Michael Snyder  
**Subject:** RE: Frog Pond comments

Thank you, Mr. Snyder.  
I will include your comments in the public record.

**Chris Neamtzu, AICP**  
Planning Director  
City of Wilsonville | Community Development Department  
503-570-1574 | [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Michael Snyder  
**Sent:** Monday, August 31, 2015 8:34 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond comments

Chris,  
I want to comment on the frog pond development plan.  
I am opposed to this development for several reasons which I outline below:

1. Wilsonville's infrastructure is not adequate to handle the increased population and traffic issues. Traffic on Wilsonville Road into town is already congested and even if alternate routes are used the congestion will be significantly impacted. Just look at the change in traffic on the west side of I-5 and even the increased traffic on Stafford Rd that leads to I-205. One has to admit it has turned into a nightmare to reach or leave Wilsonville during the rush hours of the day.
2. Wilsonville does not have its own police force, we contract with the county and the increased population will bring more traffic issues, crime and other law enforcement issues that we are not ready to handle.
3. Developers who do such projects build to maximum density since the money is made on more houses, not less. They also come in, develop, plant trees, make parks, etc. as required but leave the burden of maintenance and oversight to the community members which in many cases is not properly done and maintenance issues raise to the point of expensive replanting and redesign. Street trees that are poorly selected for the developer cause sidewalk damage, street damage and property damage long after the developer is gone and there is no accountability to the developer to fix these issues. They take their money and leave, never to experience the problems they have created in their development in the years to come.
4. I am not impressed with the planning so far for our city in terms of traffic control, conservation of resources and street tree planting. I believe this whole development is based upon money and not common sense. If I could follow the money, I am sure I would see who was pushing for this development and who is not.
5. Our schools are already overpopulated, developers don't have to pay for those, we do.
6. Water is a resource that is not wisely conserved in our present situation and the added demand on our water for this development and the future negative implications of this are not borne by the developer but by the citizens of Wilsonville and the surrounding area.

In summary, the growth of our area during the 12 years that we have lived in Wilsonville has undeniably been enormous. Traffic and demand on our infrastructure is taking its toll and I don't see any plans for developers to increase the lanes of our freeways or take responsibility for the increased demand on all our resources, natural and personnel. There has to be a better way to deal with our state's population growth in areas where growth is needed. Wilsonville is not one of those areas.

Respectfully,  
Michael A. Snyder

***This e-mail may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.***



August 31, 2015

Chris Neamtzu, Planning Division  
29799 SW Town Center Loop East  
Wilsonville, OR 97070



BY:.....

RE: Concerns regarding Frog Pond development

I have followed the planning for the Frog Pond development with increasing concern for quite some time. I understand that ultimately development happens. However, we have a chance in the development of Frog Pond to change the course on which Wilsonville is currently headed. I do not understand the push for high-density housing. We've been repeatedly told that Metro is to blame and if not Metro, then Goal 10, yet the high-density planning in Frog Pond exceeds what Metro requires and no one at the last meeting even knew what the penalty was for failure to comply with Goal 10. We have a chance to anticipate issues ahead of time with the development of Frog Pond. I implore you to consider the bigger picture and the negative effect of additional high-density development on the whole community.

I have several concerns that have been raised by various citizens and Councilor Starr, but have not been adequately acknowledged nor addressed by the remaining Council members and the Planning Commission.

My first and foremost concern is the effect that the development of Frog Pond is going on the already over-tapped infrastructure of this town. The traffic in this town is currently a nightmare, having drastically worsened since we purchased our home in 2005. The higher-density housing being proposed in the south and east sections of Frog Pond is very concerning. I have not seen any plans addressing the certain impact that any additional development will have on Wilsonville Road and the existing neighborhoods.

For instance, Wilsonville Road near the high school is one lane in each direction. I have not seen any plans to increase the size of Wilsonville Road. If the long-term intent is to increase the size of the road, I question where the land is to come from in order to widen the road. Homeowners in the Landover neighborhood are already being negatively impacted by the new middle school and the changes that will be made to their lots as a result of making Advance Road large enough to handle buses, sidewalks and bike lanes. If Wilsonville Road is widened, other homes in Landover, and likely in Wilsonville Meadows, will also suffer from their land being taken and decreased lot sizes. It does not appear that anyone has considered the impact of this development on those communities.

Whether development occurs on the east or west side of town, the traffic resulting from the development at Frog Pond affects the intersection at Boones Ferry Road and Wilsonville Road. The intersection is highly problematic already and we will soon have the added impact on traffic from the Dundee bypass. Please consider the current infrastructure and traffic problems that already exist in advance of any future high-density development. The higher the density of these new homes, the worse impact there will be on our already struggling roads.

Second, since we bought our home ten years ago, the population density in this town has grown at a shocking rate and not coincidentally, the ratings for our schools have fallen and the percentage of children on subsidized meals at the schools has increased. We chose to buy our home in Wilsonville because the schools were excellent, it was comparable to West Linn and Lake Oswego, yet more convenient, and it felt like it was a community. Our feelings about the town have begun to change. Our elementary schools no longer rank closely behind West Linn and Lake Oswego. There has been a big focus at Council meetings on “affordable housing” yet affordable housing has not been defined. Must we forsake what was once good about this town in the interest of high-density, “affordable housing”? I hope you will stop the push for high-density housing in the south and east sections of the Frog Pond development, and consider the holistic impact of such development on Wilsonville.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robyn M. Rebers', with a stylized flourish at the end.

Robyn M. Rebers

August 31, 2015

Chris Neamtzu, Planning Division  
29799 SW Town Center Loop East  
Wilsonville, Or 97070



RE: Frog Pond Development

My wife and I are currently young professionals (in our late-30s), have been Wilsonville residents for over 10 years, and currently own a couple homes in town. We have been contemplating upgrading from our current home into one that could take us into retirement and were hopeful that the future development at Frog Pond might fit our needs. Unfortunately, once we saw the plans for the new development last year, we knew in its current state that it wouldn't be for us. Instead, we followed the progress of the Frog Pond planning to: 1) see if it would change enough to suit our desires; and 2) see how the planned development might affect where we are currently. Although citizen input appears to have prompted some alteration to the Frog Pond plan (removal of apartments, somewhat less density, etc), it still is too far afield from what we are looking for to consider a home there as a reasonable option. The reason I am writing is not to change what you are planning in Frog Pond to fit my needs, but rather to let you know about some of the concerns I have about the plan and how it will affect the rest of the City.

**1) Traffic—Failure to Consider Impact to the Rest of the City**

Given the City's recent track record of having horrible gridlock corresponding to new developments, specifically the west side of Wilsonville Road which frequently gets locked up due to the growing population at Villebois and the new Fred Meyer commercial development, I was surprised to see how little effort was expended to determine the effect this new development will have on traffic through the east side of Wilsonville Road. Just like how a decision in Newberg (about their bypass) can drastically increase congestion in Wilsonville, so too will the addition of 1500 dwelling units, at least one school, and a commercial, have an impact with their increased trips between Frog Pond and the commercial core of Wilsonville.

**2) Commercial Node—Unresolved Disconnect between the City's Vision and Feasibility**

It appears the City's vision for the commercial node, as announced by the Mayor at the most recent council meeting, is to service local housing units via foot or bike traffic. I believe the Mayor specifically questioned the quantity of off-street parking, as the vision for the commercial node was not to be a strip mall to draw in vehicle traffic. In the subsequent conversation that followed the Mayor's concern, however, it became clear that there is a disconnect between the City's vision for the commercial node and what the consultants believe is feasible. Specifically, the consultants made it clear that businesses in this commercial node will have to draw in customers from outside of the local area, i.e., not within walking distance.

**3) Population Demographics—Please Attempt to Fix Income Demographics**

With the explosion of apartments in Wilsonville over the past decade, the income demographics of the City have swung in such a way that we are no longer nipping at the heels of West Linn, but now looking up at Tualatin as what we would hope to get back to someday. Since there is a strong correlation between income demographics and school performance (as well as crime), it isn't surprising that our schools are currently in decline (Boones Ferry is 24% subsidized lunches...highest in the district; Boeckman Creek school rating just dropped to the lowest in the district). Even more importantly, our school performance is the falling further behind our partner city (West-Linn). We are at a figurative crossroads with regard to this issue, and continuing to push for high-density, lower-income housing will only exacerbate this slide. After writing this letter, I am a little more depressed about our City...its future...and my place in it.

Sincerely,



Jeffrey Richmond

August 31, 2015

Citizen's Letter Concerning Frog Pond Development

To: Chris Neamtzu – Planning Division

CC: Mayor Tim Knapp, City Manager Bryan Cosgrove, Councilor Scott Starr, Councilor Julie Fitzgerald, Councilor Susie Stevens, and Councilor Charlotte Lehan

Dear Chris,

Eight years ago upon my retirement my wife and I moved to Wilsonville because of its quiet and family friendly quality of life that other cities in the area could not offer. Being a native Oregonian since 1947 it was very important to me that I continued to appreciate all the wonderful opportunities this great state and city had to offer. After renting a home for a year, a one level house with a three car garage and large yard became available in the Landover neighborhood, which we purchased and started to live our dream retirement years.

Eight years later; that dream has become a nightmare. Through decisions made by the current administration in charge of running Wilsonville, the livability of our All-American City has been replaced by grid lock traffic, (it can take up to an hour to travel to Fred Meyer and back when shopping in the afternoon), large 18 wheeler trucks come barreling by our neighborhood at 45 MPH shaking the foundations of our houses, knocking pictures off the walls, loosening light bulbs in our lamps, loosening the connections to our TV and Security System, and braking our China in the China Cabinet all with the city's blessing with ODOT. The trucks are also ripping the overhead trees in the mediums to pieces and pounding Wilsonville Road into driving over a wash board, it's so bumpy anymore. How much will this cost us taxpayers to fix? Young kids driving 60 to 70 MPH past our homes, in their fancy little cars trying to get to Burger King and McDonalds for lunch while school is in session.

I have never been in a city that allows huge 45,000 pound trucks to rumble through 2 school zones and soon to be 3 zones at 40 MPH. It will take over 450 feet for that truck to stop, yet you folks in city hall allow them to pass the library, water park, elder home's cross walk across Wilsonville Road, the high school, the grade school, and several neighborhoods, and soon to be third school zone. What are you thinking? How many children are you comfortable with being hit by one of these trucks and speeding cars? I watched a young mother yesterday pushing a stroller and walking with a young toddler pass our house as a big 18 wheeler truck came roaring through trying to make up time on the 6 mile freeway exit ramp, I-5 to I-205 via Wilsonville and Stafford Roads, net results is that the little toddler was knocked to the ground from the blow back of the truck roaring by. In the eight years we have lived here, I have never seen a police officer parked and checking on the speed of vehicles going past our home. I did see a an Explorer Trainee stand on the corner and point a radar gun at the cars as they went by – you should have seen all the brake lights, and front ends of the cars dip forward.

The tree lined center dividers that were just installed has only made it more difficult to enter Wilsonville Road from a side street, the cars are traveling faster than before the dividers were built and you can no

longer have a clear sight line to pull out. We have only one safe crosswalk to cross Wilsonville Road (Landover Street) now, it has flashing lights, you all should stop by some time and see all the skid marks where cars and trucks rounding the curve at 40 to 45 MPH are not ready to stop for the pedestrians. I have had to run out of the way of vehicles several times over the years, so as not to be hit. The crossing area to the local park across from Wagner Street is nothing more than a death trap, no signage and speeding cars. Also with the new street dividers, the corner of Wagner and Wilsonville Road has become nothing more than a U Turn area, we have never had an accident at this intersection in 8 years until they finished the project, we have now already had a couple of accidents.

Coupled with the stifling 24 hours of increase in traffic, you folks want to send another 500 cars, 40 school buses, untold fully loaded cement trucks and 18 wheeler trucks a day down a road that is already in grid lock from Boeckman Road to the I-5 on and off ramps. This does not take into consideration the on the hour, every hour Queen Mary Smart Buses that have zero passengers in them.

It has also been mentioned that that the city will be taking away property of many Landover Home Owners property to build sidewalks along Boeckman Road / Advance Road, destroying their property values, yet there is a ton of land across the street that is empty. The city also wants to take property away from homeowners inside the neighborhood to build a walkway from the school to Wagner Street for a pick up and drop off area for parents and the kids, thus avoiding the congested area you folks are proposing for the school on Advance / Wilsonville Roads. You want to send another 100 cars a day down a quiet .2 mile neighborhood street that has a lot of young families living on it, where the kids ride their trikes, scooters, bikes, and shoot hoops, what are you folks thinking? You folks want to build a bunch of skinny homes with no yards and nothing but on street parking in the Frog Pond Development, no place for kids to play, no place for emergency vehicles to get through, and nothing but making Wilsonville Road a 6 mile grid lock nightmare, destroying any means of livability. You folks still want your prized retail center, yet not a single current home owner wants it.

When considering the final draft report from a hired "outside" planning consultant that could care less about the impact of his recommendations, please - please consider your fellow Wilsonville residents issues to this development. Your recommended decisions to date have ruined any livability in our lives, destroyed or will destroy our property values, and made some of us physically ill from the stress of the constant shaking of the house, and the noise and exhaust pollution. It's nothing less than a nightmare we are living in what was once an All American City.

Sincerely,

John & Jan Mohatt

28579 SW Wagner Street

Wilsonville, OR 97070

PS – Copy being sent to local newspaper.

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**Subject:** RE: Frog Pond legal hearing

**From:** Rick Waible [<mailto:rick@staffordlandcompany.com>]  
**Sent:** Friday, August 28, 2015 7:30 AM  
**To:** Neamtzu, Chris  
**Subject:** FW: Frog Pond legal hearing

Hello Chris,

As a resident of Wilsonville I agree with the loud outcry to have larger lots in Frog Pond. Our town has it pretty good. We have Jobs, easy access to 2 freeways, and we lack much of the crime that happens elsewhere. I am also an owner of a company that develops and builds homes called Stafford Development and Stafford Homes & Land. We are no stranger to developing and building within the zones that cities come up with, which are often forced by the hand and iron will of the dark shadow we call Metro.

If I may be so bold.....Metro is a farce. It is a Socialistic Eempire that does just about everything it can with the abuse of power to cram as many people on top of each other to form to its own ideals. It does not listen to the will of the people, it does what it wants and it has only one mission. To make efficient use of what little developable land there is left inside its boundary, while always manipulating the information that describes that land and the word efficient itself. All so we don't move the boundary further.

I have to say, it is obvious to many that living in a condo high rise is a downtown style of living, and if you want to live like that, you can choose to live there. But in the rural towns on the fringe of Metro, they push their mandate so far down the throats of City land use that we end up seeing townhomes on the fringe of town. Like what is being proposed in Frog Pond East and South.

I would say the Romans had a similar design long, long ago. They built towns from the center core to the exterior. Then surrounded it with a wall. Now back then I am sure the wall was more about protecting the people from invasion. Where the Empire now does not protect the people, they use the wall to keep them inside. Like a trap, into a way of living designed by nitwit control freaks. For what? So we don't use more flat land for 50 more years we have to make the quality of life be smashed on top of each other for what? Because the Empire says so?

Wilsonville has a choice. Push back on the bullying. Townhomes on the fringe of town is planning for social engineers. Wilsonville is full of people that have kids, some do not and want one level living, and people have to enjoy life. Let the ones that want to live in tight zones move to the core of Portland. They can ride mass transit, ride bicycles instead of using cars, and walk in designated walk areas, that is if they are not worried about getting hit by Max or an angry person who moved to our state for QUALITY OF LIFE.....only to find we have no plan in place to serve another 1 MILLION people to live within the current boundary. That is mind blowing, but if you have not gotten on the freeway at 3pm going South in on the 5 from Tualatin, or East on the 205 starting at the 5, you should observe.....there is no capacity within the walls now as it is. Metro is wrong on so many levels.

Look, we are developers and homebuilders, but we stay out of the long arm of Metro as often as we can. We build homes from 200k (yes, they are on little lots) and we build homes up to 3m (we are the developer and builder of the 2014 Street of Dreams by the Oregon Golf Club). We develop in towns like Scappoose, Forest Grove (Metro influenced), Canby (just out of reach), Molalla, Silverton, and soon into Sandy, Albany, Salem, St Helens. Why? Because we get along with jurisdictions there, and we are not forced by silly laws. We buy land intended for apartments at 22 units per acre, and we find a way to build DETACHED. That is, we still meet density in the zone, but we find a way to meet the density and end up with little homes for starting families, because every town has people that want to move from an apartment

or townhome to live in an affordable small home, and if that is on a small lot, in a high zone, and we can achieve it, we do it.

We take plats that are approved for attached and row houses and we re-approve them for DETACHED, and we make almost every city see our thought on attached, it is silly to force this form of housing. I see no reason on the planet to make people live in an attached situation if we can meet density that is in the zone. In the recent RE-study of the Metro Growth report that some 90% of people that live in townhomes want to live in a detached home. NO ONE wants to live in townhomes. They are a breeding ground for lawsuits and vulture law firms, and headaches for everyone.

If I have 2 suggestions, I would see that the city re-thinks its intent on forcing the attachment on homes on the fringe, and focus on why do we need to attach if we can meet zone density without. Attached homes are NOT more cost effective to build, it actually costs more to build and is onerous on the person forced to buy them.

My second suggestion. Wilsonville has PLENTY of area to grow to for land in the future, and if we see too many big lots sell and run out of land.....just do a buildable land study and bulge the boundary. I know, some people want larger lots in the city, then they don't want more people to come here, and they don't want farm land used.....well we have to plan for growth, it is happening now. It is unrealistic to ask for large lots, then gripe people are moving here, and then fight against moving the city boundary further. (I don't make people happy when I say that, but it is real....) It is ok to let larger lots happen. It is ok to NOT force townhomes on the fringe. The fringe is supposed to be more relaxed and the core of town is supposed to support the density. If Wilsonville runs out of land early, it's ok to push for more land. If anyone is worried we are using too much valuable farm land they have not taken a drive outside of Metro in the valley. There are hundreds of thousands of acres in the Willamette Valley growing Hay. I am sure we will not run out of land anytime soon.

Let's make yards we can play catch with our kids in. I personally live in a 2006 subdivision, and have a 20x45 back yard. We cannot practice lacrosse, soccer, football, or any of the sports my kids play. We also cannot have a basketball hoop, because our CCR's have decided it is shameful to allow people to let their kids play outside and practice their craft. So our kids turn to the internet and games to keep busy, and land is too expensive to put in a neighborhood basketball court AND a forced slide and swing area. I call many of the density codes social engineering, others can call it what they want. And if we have to do the density.....just don't make the attached a forced issue. IF we have to have small lots, allow the freedom to live detached. At least see that people do NOT want to live attached.

Some of my neighbors may not like that we are happy developing on small lots (2000-4000sf), but....it is WAY better than townhomes and apartments in the wrong areas. Wilsonville has enough of that style of living. We just work in tighter zones in small towns and we help the City overcome their 1980 way of zoning by thinking that a townhome is the only way to achieve fee simple ownership in a land efficient manner. We can create nice neighborhoods that do not attach. That is not to say we do not like large lots. We LOVE Canby. We bought 10 acres and have 2 phases (one building homes, and one about to develop) and a total of 37 lots. That is under 4 units per acre. And we have lots that are 144ft deep, and are currently building 3 car garage, SINGLE level homes at and under 400k. Try that in Metro! We have ranch homes on 8000sf lots in Molalla and soon other small towns. In many of our subdivisions we divide our plats and make large, medium, and small detached lots so that every income level can afford to buy a home. I don't agree with some of the other comments that small homes bring crime. And I don't think Wilsonville should be only people that can afford a 200k lot and 800k home. I know plenty of people in a 300k home that are awesome! There needs to be a diversity in housing CHOICE! The word Choice is awesome, and Metro should use it more.

Let Wilsonville stand up to the Empire.

Please enter my email into public record before the next meeting.

Thank you, I know your job is not easy listening to so much public input, and I think Wilsonville has done a great job taking citizen testimony so far. Cheers to you and staff.



**Rick Waible** Principal  
**Stafford Land Company**  
485 S State St, Lake Oswego, OR 97034  
office 503.305.7647 | mobile 503.572.2638  
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**From:** Doris Wehler [mailto:[dawehler@gmail.com](mailto:dawehler@gmail.com)]  
**Sent:** Thursday, August 27, 2015 8:26 PM  
**To:** Ludlow John <[john070@hevanet.com](mailto:john070@hevanet.com)>  
**Subject:** Re: Frog Pond legal hearing

On Wednesday evening, Sept. 9 at 6:00 p.m. at City Hall, the Planning Commission will hold their Legislative Public Hearing on the Frog Pond Concept Plan. I have attached Option G, which has a new wrinkle - FUTURE ATTACHED (481 attached units on 2,000-3,000 sq. ft lots in East Frog Pond). I will be testifying against these bitty lots. In addition, East and South Frog Pond show small lots at 3-5,000 sq. ft., unlike Frog Pond West whose small lots are 4-6,000 sq. ft.

Attached is an Option G map and a chart of how many units are proposed to be built on what size lots in the three segments of Frog Pond. I'm not sure that the Planning Commission is aware of these proposed 2,000-3,000 sq. ft. lots.

This is the big one, people...the one you must attend and give testimony. The Planning Commission will decide at this meeting their final recommendation to the Council. Although the Council will then have a public hearing with opportunity to speak, it is likely the Council will vote to accept the Planning Commission's recommendation.

I've attached a draft copy of testimony I plan to give before the Planning Commission.

Please tell your friends and neighbors about this meeting and explain this is the prime time for them to testify on their thoughts about building a bunch of homes on very small lots. Feel free to share my attachments.

Thank you in advance for paying attention to development of Frog Pond. Please know that you have been effective in making changes and can still make a difference with testimony on Sept. 9.

Doris Wehler  
503-682-0426

P.S. Letters on this subject must be received at City Hall no later than Tuesday, September 1. Letters can be emailed to: [Neamtzu@ci.wilsonville.or.us](mailto:Neamtzu@ci.wilsonville.or.us), or hand delivered to city hall (since mail time is too short).



Letters should be addressed to:  
Chris Neamtzu, Planning Division  
29799 SW Town Center Loop East  
Wilsonville, Or 97070

Numerous opportunities were provided to citizens to access information and provide comments about the Frog Pond Area Concept Plan. Throughout Planning Commission & City Council meetings, open houses, surveys, published articles, and the internet, citizens were invited to participate throughout the planning process.

- **A Web Site** was created early in the process to provide information regarding the Frog Pond area planning. See: [www.ci.wilsonville.or.us/frogpond](http://www.ci.wilsonville.or.us/frogpond). This link was included in communications about the project and was included in the rotating banner on the Home Page frequently throughout the process. People were invited to sign up to receive Frog Pond updates (Notify Me) and event (Calendar) notifications via the Frog Pond web site. At the time that the Public Hearing Notice for the September 9, 2015 was emailed out, 313 people had signed up to receive Frog Pond notices.
- **Planning Commission Work Sessions (See Attachment 3)**  
The Planning Commission conducted eight Work Sessions for the Frog Pond Area Plan, had additional documents provided as “Information Only” at two meetings, and at three additional meetings there was public input or Commission discussion where Frog Pond planning was not on the agenda. Announcements of the meetings were posted online prior to the meetings and emailed out via the web’s calendar Event notification; and then one week prior to the meeting, links to the meeting agenda packets were emailed to those who had signed up to receive meeting agendas via the web notification features. The meeting documents and the minutes detailing the discussion from those meetings are available at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>.
- **The City Council conducted 13 Frog Pond Area Plan work sessions throughout 2013 - 2015.**  
*Please see City Council records for information regarding these Work Sessions.* Two of these Work Sessions included the following:
  - \* The City Council and Planning Commission met jointly to review and discuss the Frog Pond Area Plan in a work session on January 22, 2015.
  - \* The City Council and the West Linn-Wilsonville School District met jointly to review and discuss the Frog Pond Area Plan in a work session on December 15, 2014.
- **Public Open Houses**  
Two Open Houses were conducted to provide updates on the Frog Pond planning project. Both Open Houses offered surveys for people to provide input for how they would like the Frog Pond area to develop.

**October 16, 2014**

- Paper copies of survey were available
- Laptops were set up for taking online survey
- Online Survey was available Oct. 16 - 24

**April 2, 2015**

- Hosted by the Committee for Citizen Involvement
- Laptops were set up for taking online survey
- Online Survey was available April 2 - 12

- **Frog Pond Neighborhood Meet and Greet**

On May 8, 2014, property owners of the Frog Pond area properties were invited to meet with City Staff and Consultants to kick off the planning project. Approximately 39 people came to the meeting.

- **Stakeholder Meetings**

Angelo Planning Group conducted a series of interviews with property owners and stakeholders in April 2014 to discuss and answer questions about the upcoming planning of the Frog Pond area.

- **Public Hearing Notice regarding the Frog Pond Area Concept Plan**

Over 1077 Public Hearing Notices for the September 9, 2015 Planning Commission Public Hearing for LP15-0002 Frog Pond Area Concept Plan were mailed to all property owners within the Frog Pond planning area plus 2,500 feet and to those on the "Interested People" list who only provided addresses. The Public Hearing Notice was emailed to over 313 people who had specifically expressed interest in the Frog Pond planning. Additionally, the Notice was posted on the City's web site, and it went out via the City web's New Flash feature to 200 people who have signed up to receive all City Public Hearing Notices. The Notice was published in the August 26, 2015 *Wilsonville Spokesman*.

- **Frog Pond Technical Advisory Committee (TAC) and Frog Pond Task Force.**

Two committees were formed to provide stakeholders the opportunity to review draft technical reports and to advise the City and the Frog Pond Area Plan Consultants on the planning process and the issues brought before them.

- \* The Frog Pond TAC consisted of representatives from other government agencies and special service districts. The TAC met four times.

- \* The Frog Pond Task Force consisted of Frog Pond area property owners and representatives from adjoining neighborhoods. The Task Force met five times.

- \* Other than the June 12, 2014 Frog Pond Task Force meeting, the two committees met the same day, at different times, and had the same documentation presented to them.

- **Citizen Concerns and Comments**

Citizens emailed and mailed their comments and concerns throughout the planning process. Those communications have been compiled and are included in the Citizen Outreach record. An "Interested People" list was maintained that included all those who communicated their concerns via mail and email, and testified and signed in at the Work Sessions and Open Houses. If they provided an email address, they were added to the web's "Notify Me" and "Event" notification subscribers' lists. All have been kept informed of the Frog Pond planning.

- **Boones Ferry Messenger articles/notices regarding the Frog Pond Area concept planning appeared in numerous issues.** The BFM is mailed to approximately 12,500 households and businesses in the 97070 zip code area.

- **The *Wilsonville Spokesman* published several articles about the Frog Pond Area concept planning presenting planning details and citizen reactions to the plans.**



117 Commercial Street NE  
Suite 310  
Salem, OR 97301  
503.391.8773  
www.dksassociates.com

# MEMORANDUM

**DATE:** October 7, 2015

**TO:** Project Team

**FROM:** Scott Mansur, P.E., PTOE  
Halston Tuss, E.I.T.

**SUBJECT:** Frog Pond Area Plan – Transportation Analysis Update

P14033-000

The Frog Pond Area Plan, led by the City of Wilsonville, establishes a vision for the 500-acre Frog Pond area, and defines expectations for the type of community it will be in the future. The project team previously developed and evaluated a set of three land use and transportation alternatives (See Table 1 below) for consideration by the Frog Pond Planning Task Force, the public, stakeholders, and city policy-makers. The *Frog Pond Area Plan – Future Transportation Analysis* memorandum<sup>1</sup> provided information on the performance of the three alternatives. Since that time, there has been considerable public testimony from citizens, neighbors, property owners, and stakeholder interviews. Furthermore, there has been coordination with City staff and elected officials and feedback from the Technical Advisory Committee that has led to a draft recommendation for a preferred land use alternative estimate of 1,932 households.

## Current Future Forecast

Previously, three future land use and transportation alternatives were evaluated for the Frog Pond Area Plan as part of the *Frog Pond Area Plan – Future Transportation Analysis* memorandum. The primary factor that differentiated these prior alternatives is the arrangement and density of residential land use (high, medium, low) and the location of a neighborhood commercial center. In addition, there were two street frameworks being considered (grid, organic). Table 1 lists the land use assumptions and street framework for the three prior alternatives. Additional details regarding these three alternatives are provided in the *Alternatives Evaluation Summary* memorandum associated with this project.<sup>2</sup>

**Table 1: Prior Land Use and Transportation Alternatives**

Alternative	Residential Land Use	Households	Employees			Street Framework
			Retail	Non-Retail	Total	
Option A	Low	1,773	150	123	273	Grid
Option B	Medium	2,357	150	123	273	Organic
Option C	High	2,742	150	123	273	Grid

<sup>1</sup> *Frog Pond Area Plan – Future Transportation Analysis*, DKS Associates, September 24, 2014.

<sup>2</sup> Draft Alternatives Evaluation Summary, September 11, 2014.



The current recommended land use forecast for Frog Pond includes 1,932 households and a grid street framework, an approximate 30% reduction in households compared to the previous worst case shown above (Option C with 2,742 households). Additionally, the retail land use was reduced by 36%. Table 2 lists the land use assumptions and street framework being analyzed in this memorandum for the updated future forecast.

**Table 2: Prior Land Use and Transportation Alternatives**

Alternative	Residential Land Use	Households	Employees			Street Framework
			Retail	Non-Retail	Total	
Current Future Forecast	Low	1,932	95	123	218	Grid

## Transportation Evaluation and Comparison of Alternatives

The updated land use and transportation alternatives were evaluated for multiple transportation-related considerations, including the following:

- Traffic volumes and operations (project vicinity)
- Traffic volumes and operations (off-site intersections and I-5 Interchange areas)

### **Traffic Volumes and Operations (Project Vicinity)**

Future traffic volumes and operations were evaluated for the updated future land use to determine how the City’s transportation system would operate based on the reduced land use currently assumed in the Frog Pond plan. The analysis in this memorandum assumes the transportation framework and study intersection control from the current Frog Pond Concept Plan.<sup>3</sup>

For analysis purposes, the Frog Pond Area Plan is assumed to experience full build-out by the year 2035, which is the future horizon year for both the Metro Regional Transportation Plan (RTP)<sup>4</sup> and the Wilsonville Transportation System Plan (TSP).<sup>5</sup> The future 2035 traffic volumes were forecasted for the study area using a travel forecast model developed specifically for Wilsonville. The model applies trip generation and trip distribution data directly from the Metro Gamma regional travel demand forecast model, but adds additional detail to replicate local travel conditions and routing within Wilsonville. In particular, revisions were made to the model’s land use assumptions for the transportation analysis zones (TAZs) that comprise the Frog Pond Area Plan to account for the three proposed land use alternatives. It should be noted that the future 2035 model assumes all street improvement projects assumed in the financially constrained project list as identified in the City’s TSP.<sup>6</sup> In addition, the neighborhood street network and location of the previously mentioned traffic signal on Stafford Road were accounted for in the trip routing estimates.

<sup>3</sup> *Frog Pond Area Plan*, Angelo Planning Group, September 2, 2015.

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<sup>5</sup> *Wilsonville Transportation System Plan*, Adopted by Council (Ordinance 718), June 17, 2013.

<sup>6</sup> Figure 5-7: Additional Planned Projects, *Wilsonville Transportation System Plan*, Adopted by Council (Ordinance 718), June 17, 2013.



The p.m. peak hour traffic volumes, lane geometries, and intersection operating conditions are shown in Figure 1

Table 3 provides the intersection operating conditions in table format for the updated Frog Pond land use. The installation of a traffic signal at the SW Advance Road-Boeckman Road/SW Stafford Road-Wilsonville Road intersection and the widening of Stafford Road to three lanes (a travel lane in each direction plus a center turn lane) are identified in the Wilsonville TSP as High Priority Projects and are accounted for in the analysis.

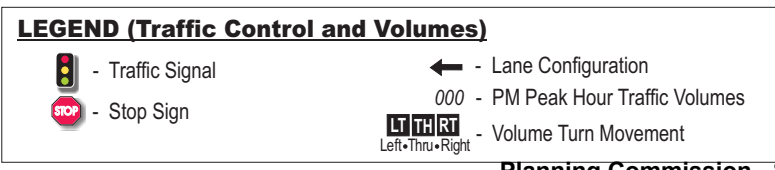
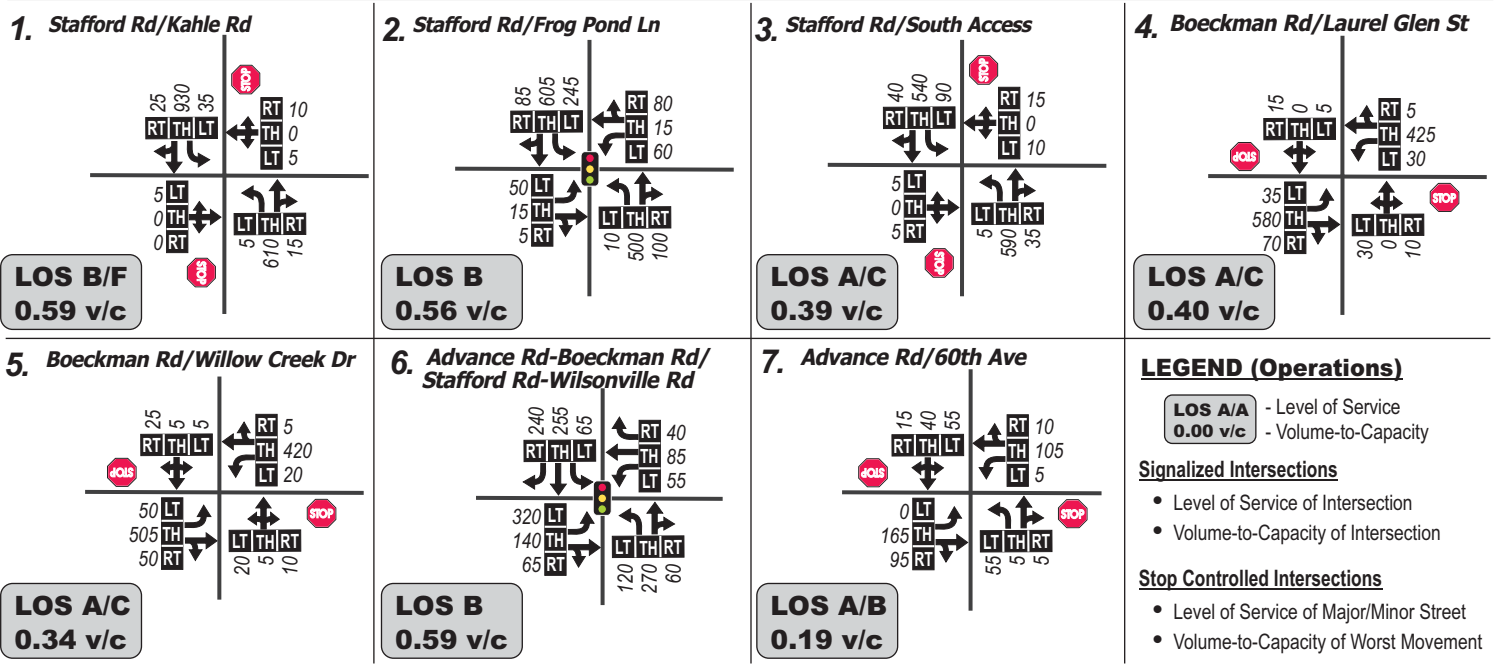
As shown on the figures and in Table 3, the unsignalized intersection of Stafford Road/Kahle Road is expected to exceed the City’s level of service D performance standard. The primary reason is the high through volumes that contribute to the delay experienced by side street vehicles turning left. Providing left-turn lanes on the side street approaches would be one way to help reduce delays; however, it is not expected to be sufficient to achieve LOS D operations.

Because one of the accesses along Stafford Road would be signalized, it is likely that many of the residents and drivers familiar with the area would choose to turn left at the traffic signal during the peak periods, particularly with Collector/Local Street connectivity that provides good access to the heart of the East and West Neighborhoods. Traffic routing to this signal was assumed in the analysis; however, even a few left-turning vehicles at some of the other accesses would trigger delays that exceed the City’s standard. One potential option to eliminate failing left turns would be to force traffic to use the traffic signal by installing a median that only allows right-out movements. However, this limits connectivity for all modes of travel and may not be necessary, as lower delays would be experienced during off-peak hours.

Another option that could be considered further to reduce delay at Stafford Road/Kahle Road would be to install a roundabout. There are many tradeoffs associated with roundabouts that should be considered when determining whether to select them as the preferred traffic control at any of the potential locations. Some of the advantages and disadvantages were described in the prior *Frog Pond Area Plan – Future Transportation Analysis* memorandum.<sup>7</sup>

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<sup>7</sup> *Frog Pond Area Plan – Future Transportation Analysis*, DKS Associates, September 24, 2014.



**DKS**  
No Scale

**Figure 1**  
**FUTURE FROG POND BUILDOUT**  
PM PEAK HOUR TRAFFIC VOLUMES AND OPERATIONS



**Table 3: 2035 P.M. Peak Hour Intersection Operating Conditions (Current Land Use)**

Intersection <sup>a</sup>	Traffic Control	Operating Standard	PM Peak Hour			Meets Standard?
			Delay	LOS	V/C	
<b>Option A (Low, Grid)</b>						
1) Stafford Rd/Kahle Rd (North)	Two-Way Stop	LOS D	<b>64.8</b>	<b>B/F</b>	<b>0.59</b>	<b>No</b>
2) Stafford Rd/Frog Pond Ln (Center)	Signalized	LOS D	10.8	B	0.56	Yes
3) Stafford Rd/South Access	Two-Way Stop	LOS D	19.9	A/C	0.39	Yes
4) Boeckman Rd/Laurel Glen St (West)	Two-Way Stop	LOS D	16.6	A/C	0.40	Yes
5) Boeckman Rd/Willow Creek Dr (East)	Two-Way Stop	LOS D	15.5	A/C	0.34	Yes
6) Advance Rd-Boeckman Rd/ Stafford Rd-Wilsonville Rd	Signalized	LOS D	18.5	B	0.59	Yes
7) Advance Rd/60 <sup>th</sup> Ave	Two-Way Stop	LOS D	13.1	A/B	0.19	Yes
<b>Signalized Intersections:</b> Delay = Average Stopped Delay per Vehicle (sec) LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Intersection		<b>Two-Way Stop Intersections:</b> Delay = Average Stopped Delay per Vehicle (sec) at Worst Movement (typically a minor movement) LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement				

<sup>a</sup> Intersection numbers correspond with Figure 1.

**Traffic Volumes and Operations (Nearby Intersections and I-5 Interchange Areas)**

Traffic volumes and operations were also analyzed for a few key nearby intersections as well as Wilsonville’s two I-5 interchange areas based on the land use assumptions for the current buildout scenario. Table 4 provides the operating conditions for the current buildout scenario at both the highway interchanges (as previously reported) and other key nearby intersections that were not evaluated in the previous sensitivity analysis. It lists the estimated average delay, level of service (LOS), and volume to capacity (v/c) ratio at each off-site study intersection based on the *2000 Highway Capacity Manual* methodology.<sup>8</sup> This analysis assumes improved intersection geometries associated with all High Priority Projects included in Wilsonville’s TSP.

As shown in Table 4, all off-site study intersections are expected to meet applicable mobility targets and operating standards through the year 2035 as required by the City of Wilsonville, Clackamas County, and the Oregon Department of Transportation (ODOT).

<sup>8</sup> *2000 Highway Capacity Manual*, Transportation Research Board, Washington DC, 2000.





**Table 4: 2035 P.M. Peak Hour Intersection Operating Conditions**

Intersection	Jurisdiction	Operating Standard or Target	PM Peak Hour			Meets Standard or Target?
			Delay	LOS	V/C	
<b>Signalized</b>						
Elligsen Rd/I-5 SB Ramp	ODOT	0.90 V/C <sup>a</sup>	24.5	C	0.90	Yes
Elligsen Rd/I-5 NB Ramp	ODOT	0.90 V/C <sup>a</sup>	12.8	B	0.70	Yes
Wilsonville Rd/I-5 SB Ramp	ODOT	0.85 V/C	29.6	C	0.83	Yes
Wilsonville Rd/I-5 NB Ramp	ODOT	0.85 V/C	22.6	C	0.60	Yes
Elligsen Rd/Parkway Ave	Wilsonville	LOS D	37.0	D	0.81	Yes
Elligsen Rd/Park Center Dr	Wilsonville	LOS D	34.6	C	0.87	Yes
Boeckman Rd/Canyon Creek Rd	Wilsonville	LOS D	10.9	B	0.66	Yes
Wilsonville Rd/Town Center Loop W	Wilsonville	LOS D	40.5	D	0.83	Yes
<b>Stafford Rd/65<sup>th</sup> Ave/ Elligsen Rd (Two Traffic Control Options)</b>						
Traffic Signal	Clackamas Co.	LOS D	41.0	D	0.84	Yes
Roundabout (2-Lane)	Clackamas Co.	LOS D	15.9	C	0.79	Yes
<b>Signalized Intersections:</b> Delay = Average Stopped Delay per Vehicle (sec) LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Intersection		<b>Two-Way Stop Intersections:</b> Delay = Average Stopped Delay per Vehicle (sec) at Worst Movement (typically a minor movement) LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement				

<sup>a</sup> The typical ODOT mobility target for interchange ramps is a 0.85 v/c ratio. However, when the interchange vicinity is fully developed and adequate storage is available on the interchange ramp to prevent queues from backing up on the mainline, then the target can be increased to a 0.90 v/c ratio.

Analysis conducted as part of the Future Transportation Analysis memorandum at the Elligsen Road/I-5 interchange ramps found that queuing was not to be an issue.<sup>9</sup> Since the current traffic volumes have been reduced, as the number of households and retail has been reduced, queuing is still not expected to be an issue.

<sup>9</sup> Frog Pond Area Plan – Future Transportation Analysis, DKS Associates, September 24, 2014.



# Memorandum

October 6, 2015

Attachment 7

**To:** Wilsonville City Council  
**Cc:** Chris Neamtzu and Project Team  
**From:** Joe Dills, AICP, and Andrew Parish, AICP, Angelo Planning Group  
**Re:** Frog Pond Area Plan – Updates and Revisions

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## INTRODUCTION

The purpose of this memorandum is to provide a list of proposed updates and revisions to the Frog Pond Area Plan for consideration by City Council at the October 19<sup>th</sup> public hearing. If the Council agrees with the list, it can be included in a motion regarding the Area Plan report. The project team will then prepare a final Area Plan report incorporating all changes directed by the Council.

There are two broad categories of these updates: (1) Planning Commission Revisions and (2) Other Updates and Revisions.

## PLANNING COMMISSION REVISIONS

The Planning Commission made the following recommendations at their September 9<sup>th</sup> meeting:

- A. **Grange** - Reference the cultural/arts center potential for the Frog Pond Grange. New text is proposed for page 37 of the Area Plan report – see underlined text below:

“Both Frog Pond Grange and Community of Hope Church are designated Institutional/Civic on the Land Use Framework. This designation recognizes the important community role that these sites serve now and should serve in future years. The intended uses include religious, cultural (including theater and the arts), educational, and community service uses, not including retail. Residential use would be allowed in combination with a primary civic use. The Frog Pond Grange is a particularly important site due to its historical significance and role as the namesake for the area. The demonstration plan (Figure 18) envisions retention of the grange, a new community building nearby, a small environmental center, trailhead, parking, and extensive open space adjacent to the BPA powerline easement. The Grange currently supports live performances and other cultural activity, and may have the potential to be a significant cultural and arts center in the future.”

- B. **Future Re-Examination of East and South Density and Commercial Location** - Include text referencing further evaluation of the East and South land use densities for attached row homes and cottages, and further evaluation of the location of the commercial site, when master planning occurs in the future (after the land is brought into the Urban Growth Boundary). This recommendation would be implemented through several new text additions, as described below.
- Insert the following paragraph in the Executive Summary, at end of Implementation and Next Steps section; and on page 24, as item D in the list of housing strategies:



"4. Further evaluate, during future master planning, two elements of the land uses in the East and South Neighborhoods: (1) the location of the neighborhood commercial area; and (2) the residential densities for the attached row homes and cottages land use category. During the finalization of the Area Plan, the Planning Commission and City Council had extensive discussions regarding the appropriate residential densities and housing mix in the East and South neighborhoods. Because the development of the East and South neighborhoods is likely to be many years in the future (after being brought into the Urban Growth Boundary), it was agreed that the master planning process for these areas should further evaluate this portion of the plan, paying special attention to the Attached/Cottage Single Family area of the East Neighborhood. The location of the commercial site is also an intended part of this further evaluation of the land uses for the East Neighborhood."

- Amend page 36, at the end of the bullet list, to say:
 

"During the adoption of the Area Plan, there was not full consensus on the location of the neighborhood commercial site. It was agreed that the selected site would be subject to further evaluation during future master planning, after the land is brought into the Urban Growth Boundary."
- Add two sentences to the paragraph on page 36 describing the Neighborhood Commercial Demonstration Plan, stating:
 

"This commercial site layout is preliminary and subject to refinement during future master planning. At that time, the location of the commercial site is also subject to further evaluation."

## OTHER UPDATES AND REVISIONS

1. **Size of Commercial Node and Land Use Adjustments in the East Neighborhood.** The proposed commercial node was resized from roughly 5 acres to roughly 3 acres as part of the recommendation to the Planning Commission. The unit counts and density calculations for the East Neighborhood need to be revised to reflect the 2-acre shift. The following revisions are recommended:
  - a. Update the Land Use Framework map on Page 25 and in the Executive Summary. (See map included on page 5 of this memorandum.)
    - i. The commercial area will be reduced to the "I shape" along Stafford.
    - ii. The amount of Attached/Cottage Single Family designated will shrink, and the amount of Small Lot Single Family will increase, in order to keep the total projected units of the East Neighborhood at or below the 849 dwellings cited in the recommendation to the Planning Commission.
  - b. Update Table 1 on Page 27 to reflect the changes described above in "a". The overall density of the East Neighborhood will be reduced from 10.8 to 10.6 dwelling units per net acre, because there is more residential area but the total number of units will not increase. The combined East plus South densities will be revised accordingly. (See land use table on page 6 of this memorandum.)



2. **Trail Alignment.** Update the conceptual trail alignment shown on Figure 21, Bicycle/Pedestrian Framework on Page 44 to reflect the updated alignment as shown on Figure 31 – Parks Framework on Page 60 (see images below). This alignment was updated on the Parks Framework after conversations with the school district but was not carried through to the bicycle/pedestrian map.

**Outdated Alignment**



**Correct Alignment**



3. **Designation of SE 60<sup>th</sup> Avenue.** Figure 20 - Transportation Framework on Page 4 will be updated to reflect Collector designation on SE 60<sup>th</sup> to the southern end of the School Property. Figure 21 – Bicycle/Pedestrian Framework will also be updated to include bicycle lanes along the entirety of the collector-designated portion of the road.
4. **Nomenclature for land use designations.** Several commenters have noted that the similarity of the names for the land use designations may cause some confusion. To create unique names, the following is recommended:

Current Land Use Designations	Proposed Land Use Designations
<b>West Neighborhood and UGB Area</b>	
Large Lot Single Family (8,000 – 12,000 SF)	R-10 Single Family (8,000 – 12,000 SF)
Medium Lot Single Family (6,000 – 8,000 SF)	R-7 Single Family (6,000 – 8,000 SF)
Small Lot Single Family (4,000 – 6,000 SF)	R-5 Single Family (4,000 – 6,000 SF)
Institutional/Civic	Institutional/Civic
Planned School Site	Planned School Site
Community Park	Community Park

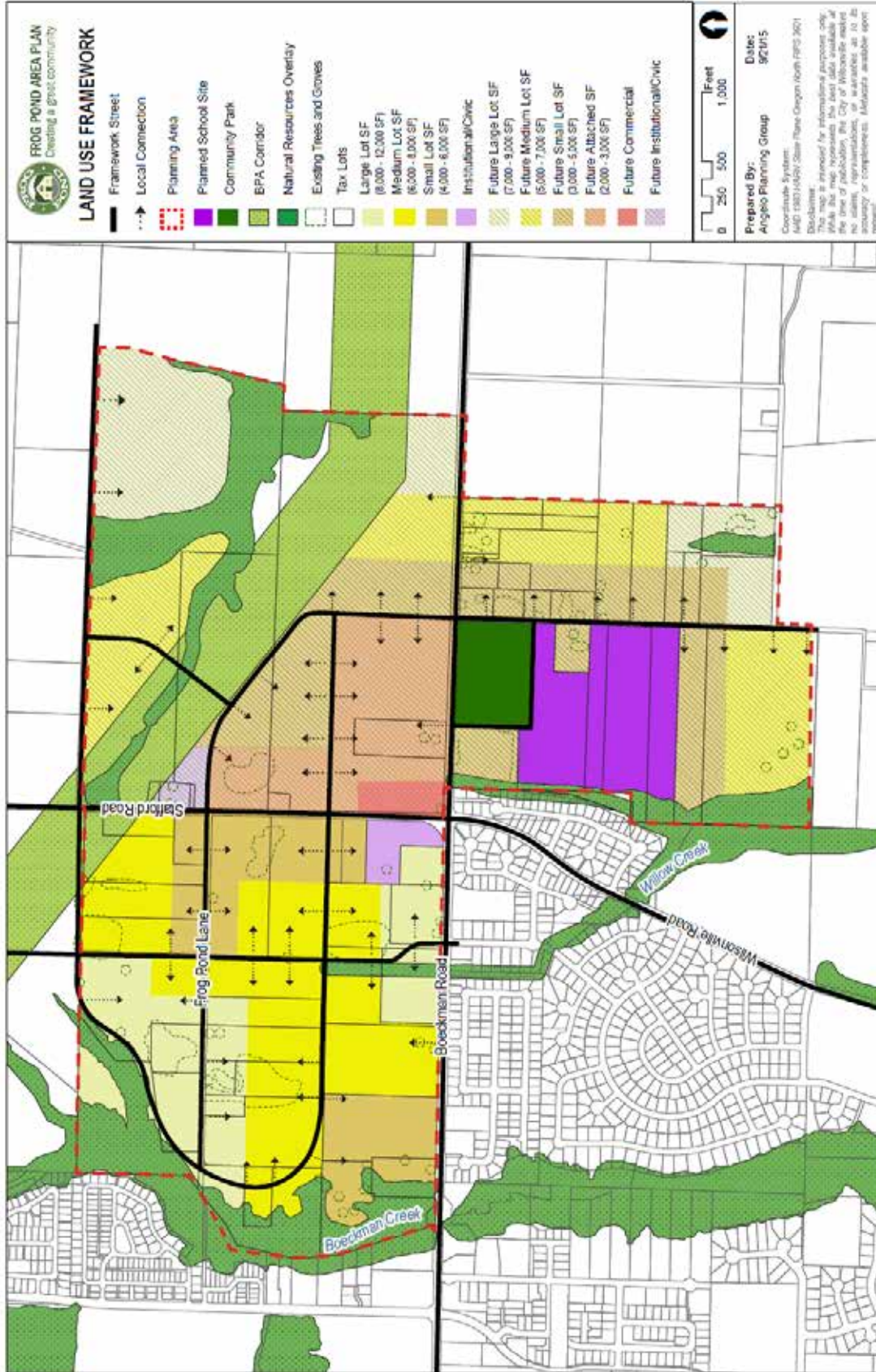


Current Land Use Designations	Proposed Land Use Designations
<b>East and South Neighborhoods</b>	
Future Large Lot SF (7,000 – 9,000 SF)	Future R8 Single Family (7,000 – 9,000 SF)
Future Medium Lot SF (5,000 – 7,000 SF)	Future R6 Single Family (5,000 – 7,000 SF)
Future Small Lot SF (3,000 – 5,000 SF)	Future R4 Single Family (3,000 – 5,000 SF)
Future Attached & Cottage SF (2,000 – 3,000 SF)	Future R2.5 Attached & Cottage Single Family (2,000 – 3,000 SF)
Future Commercial	Future Commercial
Future Institutional/Civic	Future Institutional/Civic

If the Council approves of the above change, the team will update the Area Plan graphics and text references. The Technical Appendix will include a cover page describing the changes.

**5. Additional Items and Cleanup.**

- a. Include the updated DKS memorandum in the technical appendix - updating the analysis to reflect the latest land use assumptions.
- b. Include the updated MSA infrastructure memo in the technical appendix – updating the analysis to reflect the latest land use assumptions.
- c. Adjust the cover page and other date references to reflect the final adoption.
- d. Make non-substantive text and graphic revisions to improve readability and the graphic look of the document.





Residential Designation	West		East		South		Frog Pond Total Units	East+South Units	Average Lot Size (SF)	Units/ac net
	Neighborhood Units	Neighborhood Units	Neighborhood Units	Neighborhood Units	Neighborhood Units	Neighborhood Units				
LLSF (8,000 - 12,000 SF)	124	-	-	-	-	-	124	-	10,000	4.4
MLSF (6,000 - 8,000 SF)	281	-	-	-	-	-	281	-	7,000	6.2
SLSF (4,000 - 6,000 SF)	205	-	-	-	-	-	205	-	5,000	8.7
Future LLSF (7,000 - 9,000 SF)	-	120	28	148	148	28	148	148	8,000	5.4
Future MLSF (5,000 - 7,000 SF)	-	125	162	287	287	162	287	287	6,000	7.3
Future SLSF (3,000 - 5,000 SF)	-	165	286	451	451	286	451	451	4,000	10.9
Future ASF (2,000 - 3,000 SF)	-	436	-	436	436	-	436	436	2,500	17.4
<b>Total Units</b>	<b>610</b>	<b>846</b>	<b>476</b>	<b>1,932</b>	<b>1,322</b>	<b>476</b>	<b>1,932</b>	<b>1,322</b>		
	West Neighborhood	East Neighborhood	South Neighborhood	Frog Pond Total	East + South					
Overall net density	6.3	10.6	8.8	8.4	9.90					



117 Commercial Street NE  
Suite 310  
Salem, OR 97301  
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# MEMORANDUM

**DATE:** October 7, 2015

**TO:** Project Team

**FROM:** Scott Mansur, P.E., PTOE  
Halston Tuss, E.I.T.

**SUBJECT:** Frog Pond Area Plan – Transportation Analysis Update

P14033-000

The Frog Pond Area Plan, led by the City of Wilsonville, establishes a vision for the 500-acre Frog Pond area, and defines expectations for the type of community it will be in the future. The project team previously developed and evaluated a set of three land use and transportation alternatives (See Table 1 below) for consideration by the Frog Pond Planning Task Force, the public, stakeholders, and city policy-makers. The *Frog Pond Area Plan – Future Transportation Analysis* memorandum<sup>1</sup> provided information on the performance of the three alternatives. Since that time, there has been considerable public testimony from citizens, neighbors, property owners, and stakeholder interviews. Furthermore, there has been coordination with City staff and elected officials and feedback from the Technical Advisory Committee that has led to a draft recommendation for a preferred land use alternative estimate of 1,932 households.

## Current Future Forecast

Previously, three future land use and transportation alternatives were evaluated for the Frog Pond Area Plan as part of the *Frog Pond Area Plan – Future Transportation Analysis* memorandum. The primary factor that differentiated these prior alternatives is the arrangement and density of residential land use (high, medium, low) and the location of a neighborhood commercial center. In addition, there were two street frameworks being considered (grid, organic). Table 1 lists the land use assumptions and street framework for the three prior alternatives. Additional details regarding these three alternatives are provided in the *Alternatives Evaluation Summary* memorandum associated with this project.<sup>2</sup>

**Table 1: Prior Land Use and Transportation Alternatives**

Alternative	Residential Land Use	Households	Employees			Street Framework
			Retail	Non-Retail	Total	
Option A	Low	1,773	150	123	273	Grid
Option B	Medium	2,357	150	123	273	Organic
Option C	High	2,742	150	123	273	Grid

<sup>1</sup> *Frog Pond Area Plan – Future Transportation Analysis*, DKS Associates, September 24, 2014.

<sup>2</sup> Draft Alternatives Evaluation Summary, September 11, 2014.





The current recommended land use forecast for Frog Pond includes 1,932 households and a grid street framework, an approximate 30% reduction in households compared to the previous worst case shown above (Option C with 2,742 households). Additionally, the retail land use was reduced by 36%. Table 2 lists the land use assumptions and street framework being analyzed in this memorandum for the updated future forecast.

**Table 2: Prior Land Use and Transportation Alternatives**

Alternative	Residential Land Use	Households	Employees			Street Framework
			Retail	Non-Retail	Total	
Current Future Forecast	Low	1,932	95	123	218	Grid

## Transportation Evaluation and Comparison of Alternatives

The updated land use and transportation alternatives were evaluated for multiple transportation-related considerations, including the following:

- Traffic volumes and operations (project vicinity)
- Traffic volumes and operations (off-site intersections and I-5 Interchange areas)

### **Traffic Volumes and Operations (Project Vicinity)**

Future traffic volumes and operations were evaluated for the updated future land use to determine how the City’s transportation system would operate based on the reduced land use currently assumed in the Frog Pond plan. The analysis in this memorandum assumes the transportation framework and study intersection control from the current Frog Pond Concept Plan.<sup>3</sup>

For analysis purposes, the Frog Pond Area Plan is assumed to experience full build-out by the year 2035, which is the future horizon year for both the Metro Regional Transportation Plan (RTP)<sup>4</sup> and the Wilsonville Transportation System Plan (TSP).<sup>5</sup> The future 2035 traffic volumes were forecasted for the study area using a travel forecast model developed specifically for Wilsonville. The model applies trip generation and trip distribution data directly from the Metro Gamma regional travel demand forecast model, but adds additional detail to replicate local travel conditions and routing within Wilsonville. In particular, revisions were made to the model’s land use assumptions for the transportation analysis zones (TAZs) that comprise the Frog Pond Area Plan to account for the three proposed land use alternatives. It should be noted that the future 2035 model assumes all street improvement projects assumed in the financially constrained project list as identified in the City’s TSP.<sup>6</sup> In addition, the neighborhood street network and location of the previously mentioned traffic signal on Stafford Road were accounted for in the trip routing estimates.

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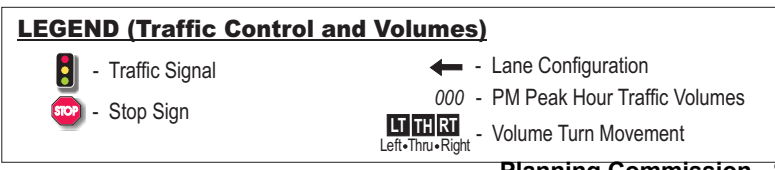
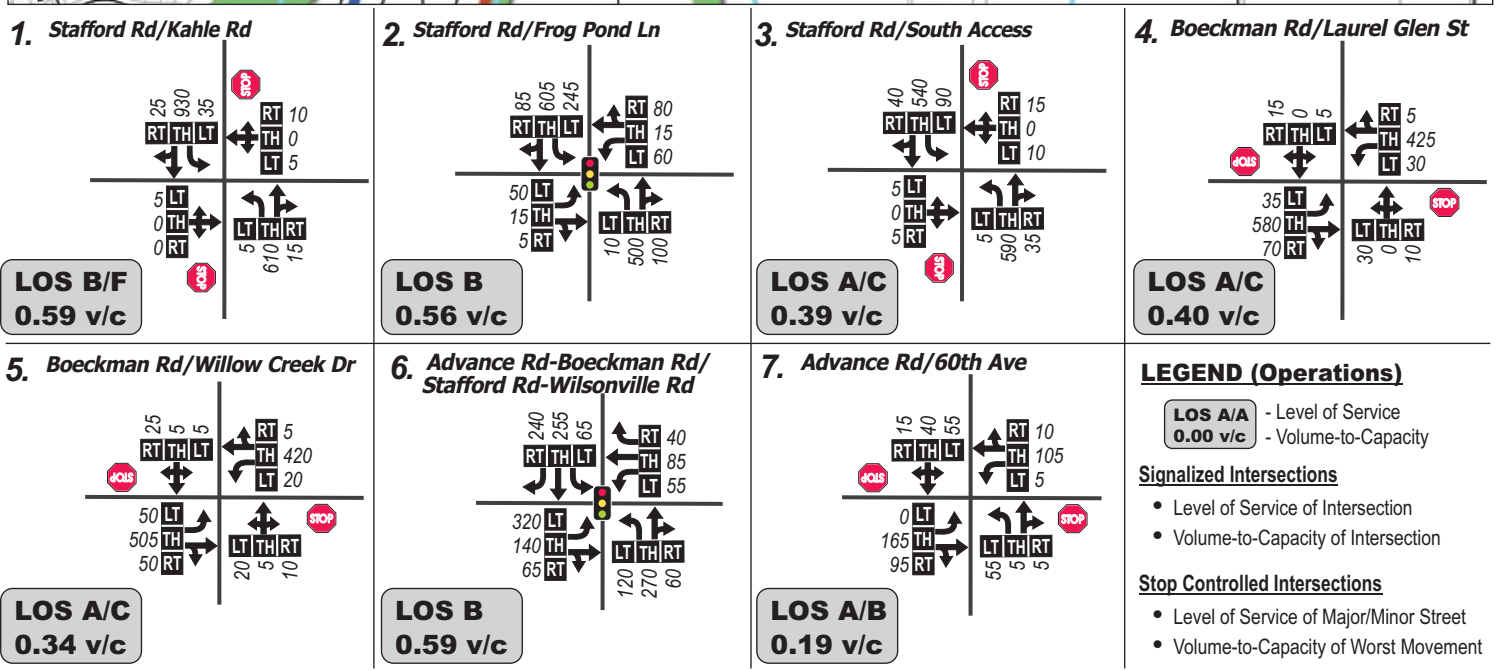
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**DKS**  
No Scale

**Figure 1**  
**FUTURE FROG POND BUILDOUT**  
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As shown in Table 4, all off-site study intersections are expected to meet applicable mobility targets and operating standards through the year 2035 as required by the City of Wilsonville, Clackamas County, and the Oregon Department of Transportation (ODOT).

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Elligsen Rd/Park Center Dr	Wilsonville	LOS D	34.6	C	0.87	Yes
Boeckman Rd/Canyon Creek Rd	Wilsonville	LOS D	10.9	B	0.66	Yes
Wilsonville Rd/Town Center Loop W	Wilsonville	LOS D	40.5	D	0.83	Yes
<b>Stafford Rd/65<sup>th</sup> Ave/ Elligsen Rd (Two Traffic Control Options)</b>						
Traffic Signal	Clackamas Co.	LOS D	41.0	D	0.84	Yes
Roundabout (2-Lane)	Clackamas Co.	LOS D	15.9	C	0.79	Yes
<b>Signalized Intersections:</b> Delay = Average Stopped Delay per Vehicle (sec) LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Intersection		<b>Two-Way Stop Intersections:</b> Delay = Average Stopped Delay per Vehicle (sec) at Worst Movement (typically a minor movement) LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement				

<sup>a</sup> The typical ODOT mobility target for interchange ramps is a 0.85 v/c ratio. However, when the interchange vicinity is fully developed and adequate storage is available on the interchange ramp to prevent queues from backing up on the mainline, then the target can be increased to a 0.90 v/c ratio.

Analysis conducted as part of the Future Transportation Analysis memorandum at the Elligsen Road/I-5 interchange ramps found that queuing was not to be an issue.<sup>9</sup> Since the current traffic volumes have been reduced, as the number of households and retail has been reduced, queuing is still not expected to be an issue.

<sup>9</sup> Frog Pond Area Plan – Future Transportation Analysis, DKS Associates, September 24, 2014.

## TECHNICAL MEMORANDUM

**DATE:** October 7, 2015

**PROJECT:** 14-1553.700

**TO:** Joe Dills, Angelo Planning Group

**FROM:** Mathew L. Hickey, P.E.  
Murray, Smith & Associates, Inc.

**RE:** Frog Pond Area Plan – Concept Plan Infrastructure Analysis (Task 7)



### Introduction

The Frog Pond Area Plan, led by the City of Wilsonville, will establish a vision for the 500-acre Frog Pond area, define expectations for the type of community it will be in the future, and recommend implementation steps. The adopted vision statement for the plan is: “The Frog Pond Area in 2035 is an integral part of the Wilsonville community, with attractive and connected neighborhoods. The community’s hallmarks are the variety of quality homes; open spaces for gathering; nearby services, shops and restaurants; excellent schools; and vibrant parks and trails. The Frog Pond Area is a convenient bike, walk, drive, or bus trip to all parts of Wilsonville.”

### Executive Summary

The purpose of this memorandum is to evaluate major public utility infrastructure and framework improvements and their associated costs to serve future development in the Frog Pond Area. The major and framework infrastructure improvements are limited to domestic water, sanitary sewer and storm drainage.

- Major infrastructure improvements are generally defined as those necessary to support the Frog Pond Area in addition to areas outside the project area. This includes upgrades to existing infrastructure within the City and oversizing of new infrastructure to serve areas beyond the Frog Pond Area. Projects which contain

oversized infrastructure are eligible for System Development Charge (SDC) credits from developers who construct them. For both water and sewer collection piping, oversizing is considered for pipe diameters greater than 8 inches in diameter. Stormwater improvements managing runoff from SDC eligible street surfaces are also eligible for stormwater SDC credits. Eligible street surfaces are defined as arterial or collector streets exceeding 48-feet in paved width, or for the portion of a street beyond a 24-foot half street bordered by existing development.

- Framework infrastructure improvements are generally defined as those needed solely to serve the Frog Pond Area and which will be placed within the framework streets shown on Figures 1 through 3. The framework infrastructure excludes minor utility elements to be located within minor neighborhood streets.

The overall estimated planning level costs for providing these services is summarized in Tables 1A and 1B below. Table 1A includes projects needed to serve the Frog Pond Area as reported by Capital Improvement Plans (CIP) contained within the City's Water and Sanitary Sewer Collection System Master Plans. Of the costs reported in Table 1A, Table 1B allocates the costs of each project applicable to the neighborhoods within the Frog Pond Area Plan. Table 1C includes costs for both Major and Framework infrastructure improvements shown on Figures 1 through 3.

**Table 1A | CIP Major Infrastructure Project Cost Summary**

<b>Utility &amp; CIP Project</b>	<b>Total Cost</b>	<b>Developer Cost</b>	<b>City Cost</b>	<b>Remarks</b>
Water system upgrades: West Side Reservoir	\$5.8m	Paid through SDCs <sup>1</sup>	\$5.8m	25% of the storage need is attributable to the Frog Pond Area
Collection system upgrades: Boeckman Trunk Sewer	\$8.0m		\$8.0m	52% of total wastewater flow is attributable to the Frog Pond Area
Collection system upgrades: Memorial Park Pump Station expansion and relocation	\$5.2m		\$5.2m	48% of total wastewater flow is attributable to the Frog Pond Area
<b>Total Cost</b>	<b>\$19.0m</b>		<b>\$19.0m</b>	

<sup>1</sup> The full cost of these improvements will be funded by the City. The portion of the demand (and cost) attributable to the Frog Pond Area is included for purposes of managing SDC funds pertaining to growth in the Frog Pond Area, as analyzed in the Funding Analysis memorandum prepared by Leland Consulting Group.

**Table 1B | CIP Major Infrastructure Project Cost By Neighborhood**

Utility & CIP Project	Pro-rated Cost	Prorated Cost by Neighborhood			
		West	East	South	
				School	Non-School
Water system upgrades: West Side Reservoir	\$1.45m	\$484,000	\$612,000	\$22,000	\$332,000
Collection system upgrades: Boeckman Trunk Sewer	\$4.16m	\$1,389,000	\$1,757,000	\$63,000	\$953,000
Collection system upgrades: Memorial Park Pump Station expansion and relocation	\$2.50m	\$833,000	\$1,054,000	\$38,000	\$572,000
<b>Total Cost</b>	<b>\$8.11m</b>	<b>\$2,706,000</b>	<b>\$3,423,000</b>	<b>\$123,000</b>	<b>\$1,857,000</b>

**Table 1C | Major and Framework Infrastructure Cost Summary**

Neighborhood	Utility Service			Total Cost
	Stormwater	Sanitary Sewer	Domestic Water & Fire Protection	
West	\$8,660,000	\$3,300,000	\$5,070,000	\$17,030,000
East	\$8,290,000	\$7,800,000	\$6,370,000	\$22,460,000
South	\$4,310,000	\$1,950,000	\$1,860,000	\$8,120,000
<b>Total Cost</b>	<b>\$21,260,000</b>	<b>\$13,050,000</b>	<b>\$13,300,000</b>	<b>\$47,610,000</b>

Smaller residential streets and their associated utilities are not addressed within this analysis. The neighborhood collectors and framework streets are addressed due to a higher degree of confidence in their ultimate location, versus the uncertainty relative to the proposed location of smaller residential streets. The smaller residential streets are anticipated to be configured and paid for by property developers as more site specific plans are created.

## Conceptual Plan Infrastructure Analysis

### Background

This technical memorandum serves to supplement the overall concept planning effort underway for these development areas, which will address density and mix of uses and housing types, location of schools, parks and natural areas, water quality and ecosystem protection, multimodal transportation, public facilities location and service providers, and a funding plan. The analysis presented in this memorandum is based on information provided by Angelo Planning Group (APG), dated September 22, 2015.

APG, with input from market research conducted by Leland Consulting Group and feedback from City staff and residents, provided estimates of densities for future development. This



information was then used to determine anticipated demands for water and design flows for sanitary sewer service, in addition to estimations of impervious area generating stormwater runoff. A summary of this information is provided in the Tables 2A thru 2C below.

**Table 2A | Residential Net Acreage by Housing Type**

Neighborhood	Large-lot Single Family	Medium-Lot Single Family	Small-lot Single Family	Single Family attached	Totals
West	29.7	47.0	24.5	0.0	101.2
East	22.7	17.6	15.5	25.6	81.4
South	5.2	22.4	26.3	0.0	54.0
Totals	57.6	87.1	66.3	25.6	236.5

**Table 2B | Residential Dwelling Unit Density by Housing Type**

Neighborhood	Large-lot Single Family		Medium-Lot Single Family		Small-lot Single Family		Single Family attached
	4.4 DU/AC	5.4 DU/AC	6.2 DU/AC	7.3 DU/AC	8.7 DU/AC	10.9 DU/AC	17.4 DU/AC
West	✓		✓		✓		n/a
East		✓		✓		✓	✓
South		✓		✓		✓	✓

Notes: DU = Dwelling Unit AC = Acres

**Table 2C | School and Park Net Acreage<sup>2</sup>**

Neighborhood	Acres	Students	Teachers
South	40	1,200	105

### Utility Infrastructure Improvement Concepts

The anticipated utility infrastructure required to support the proposed land use is presented below. These elements consist of stormwater, sanitary sewer, domestic water and fire flow supply improvements.

<sup>2</sup> 10 acres of the 40 acre site south of Advance Road will be a 10-acre community park owned by the City of Wilsonville.

### ***Stormwater Improvements***

The *City of Wilsonville Stormwater Master Plan (March 2012)*, prepared by URS, was used as the basis for developing drainage concepts for the project area. The Stormwater Master Plan (SWMP) notes that conveyance systems are sufficient within the proximity of the project area to avoid flooding, and no mention of capital improvements necessary for supporting the development within the project area was made. The SWMP places an emphasis on the benefits of Low Impact Development (LID) approaches to stormwater management, and these techniques were used in developing drainage concepts for the project area. Additional details for managing stormwater through LID methods is presented further in the City's 2014 Public Works Standards.

The City of Wilsonville Stormwater Master Plan provides percentages of impervious areas based on various land use types<sup>3</sup>. A set aside area for stormwater management facilities was then obtained by applying a factor of 7.5 percent for commercial and residential areas, and 10 percent for streets relative to these impervious areas. This factor represents an LID approach to stormwater management, and is a ratio calculated by dividing a facility's surface area by its tributary impervious area. These results are summarized in Table 3. Streets were allocated the maximum allowable ratio of 10 percent by City's Public Work Standards (PWS) of stormwater set aside due to their tributary area comprising essentially all impervious surfaces. The approximate size and location of these commercial, residential and street set aside areas are shown on Figures 1 through 3.

**Table 3 | Stormwater Set Aside Acreage for LID Facilities**

<b>Neighborhood</b>	<b>Commercial / Institutional / Civic</b>	<b>Framework Streets</b>	<b>Residential</b>	<b>Totals</b>
West	0.07	2.77	6.67	9.51
East	0.37	2.24	6.06	8.67
South	0.00	1.51	3.79	5.30
Totals	0.44	6.52	16.52	23.48

Note: LID facilities placed within right-of-way landscape area could reduce the set aside acreage for Framework Streets.

In the absence of detailed layouts for development within the project area, it is anticipated that individual developers will be responsible for the design, construction and financing of stormwater improvements to meet the City's design criteria. Developers of parcels on low lying elevations would need to provide sufficient conveyance capacity through their property to allow for upstream development to occur. Providing through conveyance capacity in this manner would be in conformance with Oregon drainage law, and would not entitle

<sup>3</sup> Technical Memorandum, March 2012, City of Wilsonville Stormwater Master Plan Update Hydraulic and Hydrologic Modeling, URS Corporation.

developers for compensation from upstream property owners. Utilizing this approach essentially fosters an environment for implementing LID principles by managing drainage close to the origin of runoff.

Due to the presence of riparian corridors, steep slopes and wetlands within the project area, most subbasins are not situated well for a regional stormwater facility; however the southern outfalls for West neighborhood along Boeckman Road (see Figure 1) and areas surrounding the BPA easement in the East neighborhood (see Figure 2) appear to be suitable for these types of facilities. Utilizing a regional facility would allow for more dense development upstream of the facility by reducing set aside areas for stormwater management.

The City has identified two public regional stormwater facilities that will manage runoff from Boeckman Road (see Figure 1) and Stafford Road (see Figure 2). Since these regional stormwater facilities are anticipated to accompany design and construction of the Boeckman Road and Stafford Road Urban Upgrade Projects, their costs are included in the transportation related documentation of the Frog Pond Area Plan. Their costs are excluded from this analysis and their illustration in Figures 1 and 2 is provided for general planning purposes.

#### Cost of Stormwater Facilities

Stormwater management is anticipated to consist largely of roadside bioswales and detention basins to manage drainage originating from development. Drainage originating from private developments is expected to be managed by collection, treatment and detention systems constructed by the private developer in accordance with the City's Public Works Standards (PWS) and Oregon Drainage Law. Costs for the major and framework stormwater improvements, consisting of stormwater set aside areas and bioswales identified in Figures 1 through 3, are presented in Table 4 below. Costs for stormwater set aside area include property value, in addition to construction. Since bioswales are anticipated to be constructed within Right-of-way, their costs only account for construction and exclude property value.

**Table 4 | Major and Framework Stormwater Infrastructure Cost Summary**

Neighborhood	Total Cost	Developer Cost	City Cost
West	\$8,660,000	\$8,520,000	\$140,000
East	\$8,290,000	\$8,080,000	\$210,000
South	\$4,310,000	\$4,310,000	\$0
Total Cost	\$21,260,000	\$20,910,000	\$350,000



MPPS can support approximately 40% of the West neighborhood and both new Middle and Primary Schools before becoming deficient.

The CSMP identifies upgrades to the Boeckman Trunk Sewer as the next major infrastructure priority project to facilitate development of the Frog Pond Area. The existing trunk sewers can serve full build-out of the West neighborhood and Advance Road School. Once development begins to extend into the East or South neighborhoods, upgrades to this trunk sewer will be required.

### Frog Pond Area Improvements

For the Frog Pond Area, the design for sanitary sewers is governed by inflow and infiltration, the natural topography and City standards for minimum pipe slopes and pipe sizes. Table 6 below summarizes the peak wastewater flows that are estimated to result from the proposed land use. The Average Peak Daily Flow (APDF) is used to size sewer pipes and is calculated by including Average Dry Weather Flows (ADWF) multiplied by a peaking factor of two, plus contributions from Rainfall Derived Inflow and Infiltration (RDII) at 1,800 gallons per acre per day. These two assumptions for ADF and PDF are consistent with the values being utilized by the current CSMP under development with the City.

**Table 6 | Sanitary Sewer Flow Summary**

<b>Neighborhood</b>	<b>Average Peak Daily Flow (APDF), GPM</b>
West	308
East	343
South	209
Totals	859

The sewer flow rates presented in Table 6 were used to size the sanitary sewer pipe diameters shown in Figures 1 through 3. A minimum pipe diameter of 8 inches was selected in accordance with PWS. Another key consideration in determining the pipe diameter was the need to achieve service to remote areas at or near minimum pipe slopes, while still maintaining the minimum flow velocities that typically prevent sediment deposition.

Sewer improvements assume the lowest elevation served will be range between approximately 217 and 220 feet while maintaining the required minimum 5 feet of pipe cover. This elevation appears to balance serving the majority of the area by gravity while avoiding pipe depths greater than approximately 18 feet. In the East Neighborhood, properties north of Newland Creek are anticipated to require pump stations for service, as will those properties with an elevation below 220' and east of SW 60th Avenue. In the South Neighborhood, properties south of the school and east of SW 60th Avenue with elevations below 217' are anticipated to require pump stations for service.

### Cost of Sewer Collection Facilities

Costs presented in Table 7 below reflect sanitary sewer infrastructure necessary for the Frog Pond Area. These costs include all collections system piping, manholes, pump stations and force mains shown on Figures 1 through 3. The costs for sanitary sewer infrastructure include assumptions that: sewers do not exceed 18 feet depth; manholes are provided on average every 400 feet and at all street intersections; and rock is not encountered and trenches can be excavated using conventional methods. Sewer piping exceeding the minimum required 8-inch diameter are considered oversized, and their costs above the minimum standard included in the “City (SDC) Share” column.

**Table 7 | Major and Framework Sanitary Sewer Infrastructure Cost Summary**

<b>Neighborhood</b>	<b>Total Cost</b>	<b>Developer Cost</b>	<b>City Cost</b>
West	\$3,300,000	\$3,100,000	\$200,000
East	\$7,800,000	\$7,670,000	\$130,000
South	\$1,950,000	\$1,915,000	\$35,000
Total Cost	\$13,050,000	\$12,685,000	\$365,000

### ***Domestic Water and Fire Service Improvements***

The *City of Wilsonville Water System Master Plan* (September 2012) prepared by Keller Associates, Inc., provides the basis for domestic water and fire system planning within the proposed development areas. This master plan was developed with a study boundary that encapsulated the project area and provides recommendations for infrastructure improvements as follows:

- **Distribution System** – A looped system consisting of 12-inch distribution mains are proposed to surround the expansion area. The Water System Master Plan did not account for natural topography or areas unsuitable for development when determining the recommended piping alignments. Figures 1 through 3 at the end of this memorandum shows alignments that account for these factors. Key points of connection with the existing water system are shown to be made to piping in Boeckman Road and Canyon Creek Road. Additional connections to the existing system crossing Boeckman Creek and Meridian Creek are also indicated. These crossings are assumed to be below grade directionally drilled pipelines, however they may be installed on future pedestrian bridges under consideration by the City.

The Water System Master Plan notes that once the water treatment plant begins to exceed production of 12.5 million-gallons-per-day (MGD), the transmission and distribution system is at risk for sudden pressure surges resulting from sudden stops in flow (i.e. power failures). Development of the project area, in addition to the increased demand from Sherwood would appear to create peak hour flows exceeding 12.5 MGD. The master plan notes that a 750-cubic foot capacity hydropneumatic

tank is recommended to mitigate the potential damage from a sudden pressure surge on the transmission system. While no cost was provided for the tank, these systems may cost \$0.5 million.

- Storage – The Water System Master Plan indicates that there is a city-wide storage need of 0.30 million gallons (MG) started in 2010, and will increase to 8.97 MG in 2030. This storage need is currently not a critical issue since any storage deficiencies are met through supplemental supply provided by the City’s eight backup wells.

Full build-out of the project area is anticipated to increase the 2010 storage need by an additional 1.5 MG. The proposed 3.0 MG West Side Tank and 24-inch Transmission Main Project (ID#125) identified in the master plan at the intersection of Tooze and Baker Road would provide sufficient storage to accommodate the build-out need of the project area based on the Water System Master Plan. The West Side Tank project was indicated to cost nearly \$5.8 million and be needed by the year 2017. The City identified that 25% of this project cost is attributable to development within the Frog Pond Area.

The Frog Pond UGB area and URA reside within the City of Wilsonville Pressure Zone ‘B’. This zone is characterized at having a hydraulic grade of 400 feet and service elevation range of 100 to 285 feet, Mean Sea Level (MSL). Since the topography of the project area ranges between 200 and 250 feet, domestic service could be anticipated to be supplied with pressures ranging from 80 to 105 pounds per square inch (psi). Installation of individual pressure reducing valves on services over 80 psi are recommended to reduce working pressures within the range of most household appliances.

Since the fire flow rates typically exceed the domestic demand by eight to ten times, water main diameters are minimally influenced by proposed land uses. Domestic water and fire service design is primarily influenced by the City’s PWS requirements for fire flow. The City’s PWS stipulate that minimum fire flow shall be 1,500 gallons per minute (gpm) with a residual pressure of 20 pounds per square inch (psi) for single family residential areas. All other areas shall be provided with fire flows of 3,000 gpm at 20 psi. These fire flow rates are significantly higher than the anticipated maximum daily domestic water demands for the area, as summarized in Table 8.

**Table 8 | Domestic Water Demand**

<b>Neighborhood</b>	<b>Average Day Demand (ADD), gpm</b>	<b>Maximum Day Demand (MDD), gpm<sup>5</sup></b>
West	111	271
East	160	383
South	88	311
Totals	359	956

Notes: ADD = Average Day Demand MDD = Maximum Day Demand

Fire flow requirements are the main factor in the pipe sizing as shown in Figures 1 through 3. Additionally, analysis considered maintaining flow velocities below 10 feet per second during concurrent maximum day demand and fire demand. Although the peak water demands plus fire flows in certain portions of the Frog Pond Area could be served by piping less than 8-inch in diameter, the PWS requirement for an 8-inch minimum waterline size dictates their use.

It is recommended that the City conduct hydraulic modeling for confirmation of the sizing for the piping system. Modeling will determine if the pipe sizing of the looped system is adequate to serve future Urban Growth Reserve areas, such as the Elligsen reserve to the north of the Frog Pond Area's West Neighborhood. Updated modeling may also refine the timing for the West Side Tank project identified by the WSMP by reflecting actual development that has actually occurred throughout the City since the issuance of the document.

#### Cost of Water and Fire Protection Facilities

The costs for domestic water and fire infrastructure include an assumption that fire hydrants are provided on average every 400 feet and at all street intersections. Developers would be responsible for providing water mains of 8-inch minimum diameter for their projects, and would be eligible for SDC credits for installation of mains with greater diameters. Costs for water system improvements are summarized in Table 9 below.

**Table 9 | Major and Framework Domestic Water and Fire Infrastructure Cost Summary**

<b>Neighborhood</b>	<b>Total Cost</b>	<b>Developer Cost</b>	<b>City Cost</b>
West	\$5,070,000	\$4,610,000	\$460,000
East	\$6,370,000	\$5,540,000	\$830,000
South	\$1,860,000	\$1,530,000	\$330,000
Total Cost	\$13,300,000	\$11,680,000	\$1,620,000

<sup>5</sup> Maximum Day Demands are calculated using Table ES.1 – Water Demands by User Type, of the City of Wilsonville Water System Master Plan, September 12, 2012.



## Cost Estimates for Infrastructure

The costs provided within this memorandum are considered a Feasibility Level or Class 4 estimate as defined by the American Association of Cost Engineering (AACE) and are considered accurate to +50 percent to -30 percent. Cost estimates are inclusive of direct construction costs in addition to a construction contingency, engineering, legal and anticipated City administrative expenses. Cost factors applied within this analysis are presented in Figure 4.

All costs assume new construction. Costs for erosion control, traffic control, and pavement surface restoration are omitted from this documentation, as they would be duplicated under the transportation costs associated with street construction. Rock excavation costs are also omitted from presented project costs. Based on City observation, rock is typically not encountered at the proposed infrastructure depths within the project area. Detailed cost estimate information is provided in *Appendix A*.

## Note about Datums

All elevations reported in this report are on the 1988 North American Vertical Datum (NAVD88). Another relevant datum is the 1929 National Geodetic Vertical Datum (NGVD29), used by the City of Wilsonville GIS system. Subtract 3.56-feet from the elevations in this report to achieve equivalent elevations in the NGVD29 datum. The Water System Master Plan makes reference to MSL. The relationship of MSL to NAVD88 requires calibration from tide models which is outside the scope of this document; however MSL can be fairly closely approximated to NGVD29.

## Summary

This memorandum evaluates the major infrastructure and framework utility needs for the Frog Pond Area. The water demands and sewer and storm drainage design flows were estimated and the facilities sized based on the proposed land use. The overall costs for providing these services is summarized in Tables 10A thru 10C, and illustrated in Figures 1 through 3.

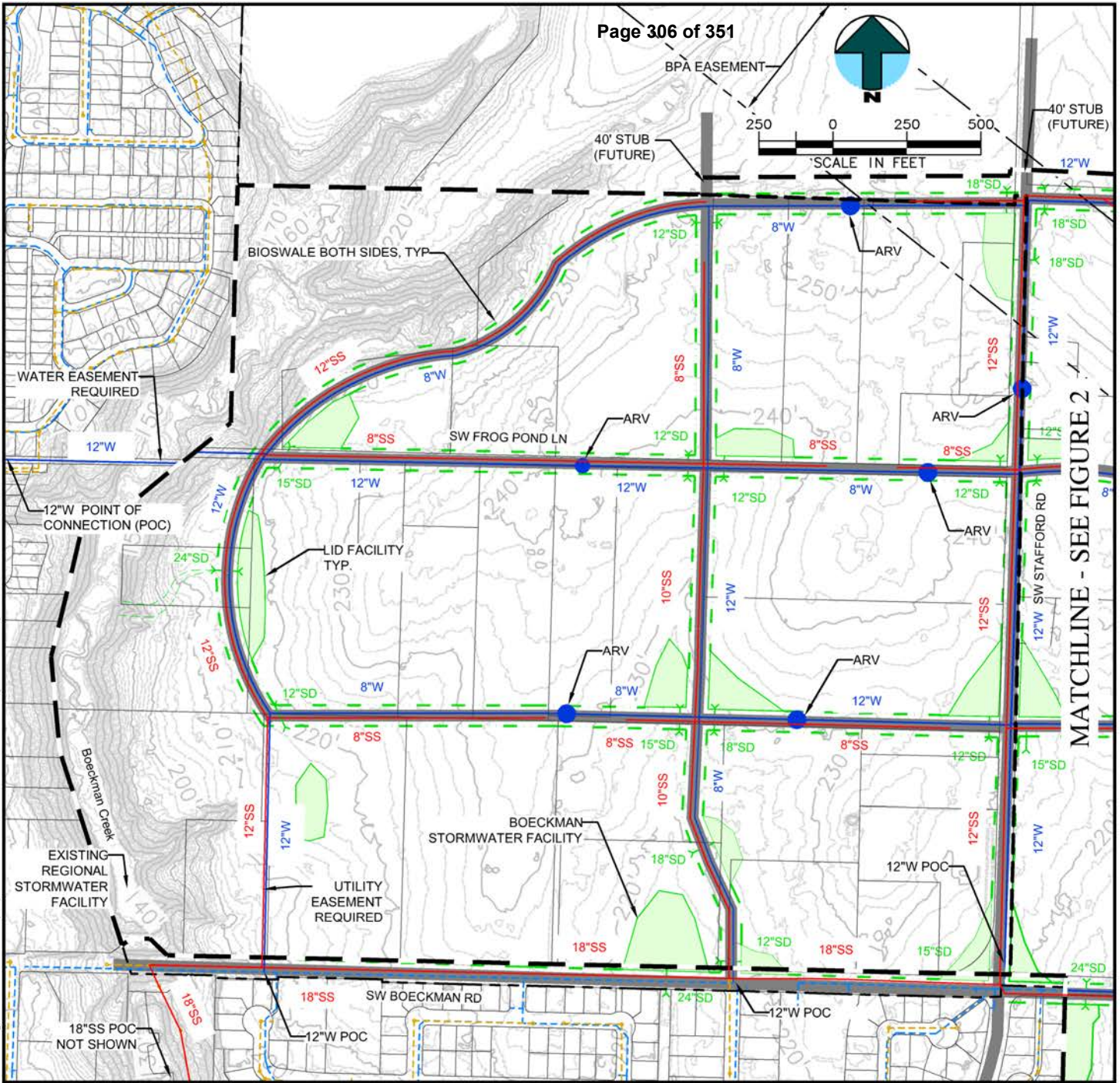




BPA EASEMENT

40' STUB (FUTURE) 250 0 250 500 40' STUB (FUTURE)

SCALE IN FEET



MATCHLINE - SEE FIGURE 2

**LEGEND**

- FROG POND AREA BOUNDARY
- WASTEWATER PIPE - NEW
- WASTEWATER FORCE MAIN - NEW
- WASTEWATER PUMP STATION - NEW
- WASTEWATER PIPE - EXISTING
- + STORM CULVERT - NEW
- STORM LID FACILITY - NEW
- STORM PIPE - EXISTING
- STORM BIOSWALE - NEW
- WATER PIPE - NEW
- WATER AIR RELIEF VALVE (ARV) - NEW
- WATER PIPE - EXISTING
- CITY LIMITS
- URBAN GROWTH BOUNDARY (UGB)
- NEW STREET

FIGURE 1



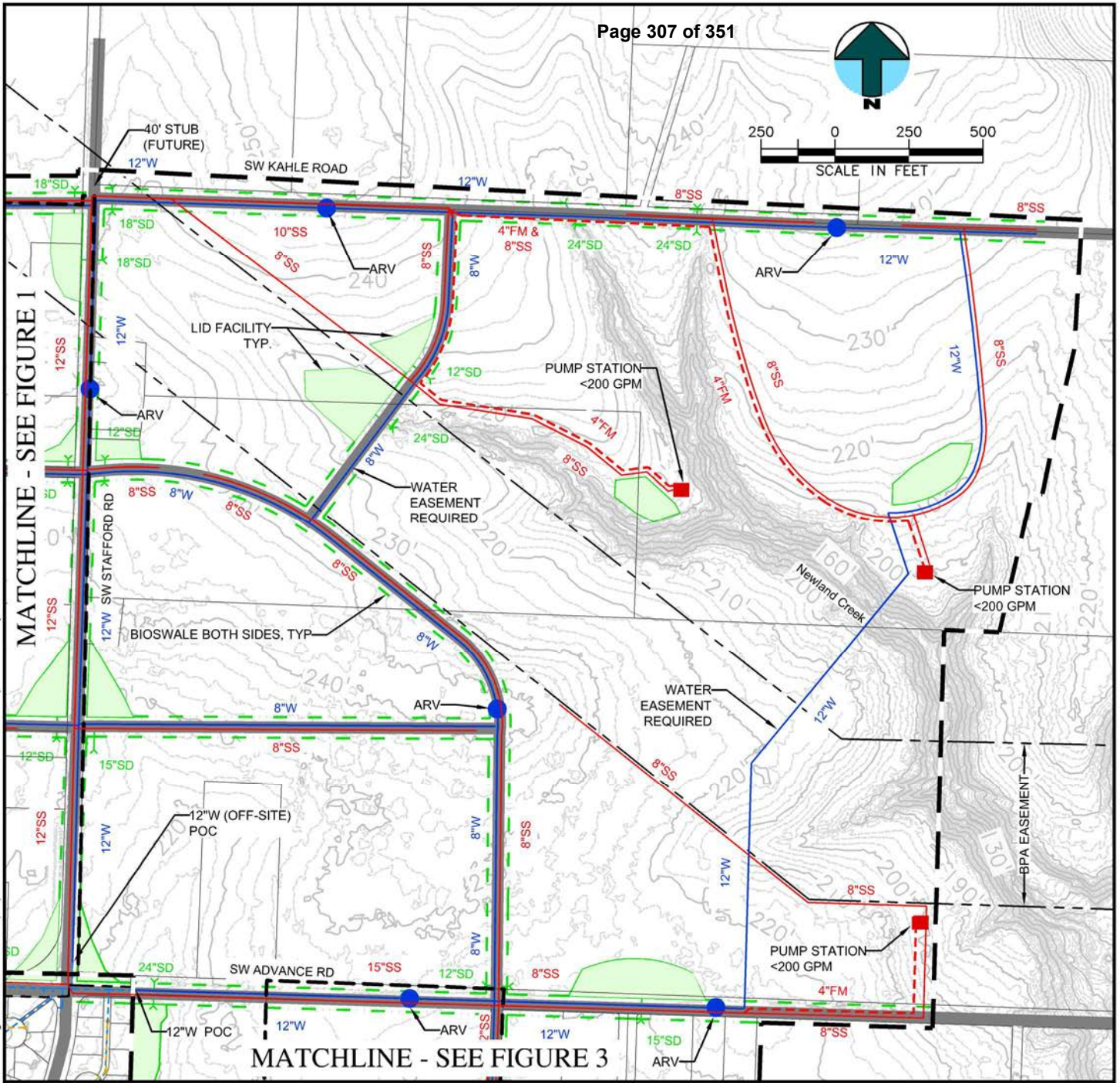
Frog Pond Area Plan  
Composite Utility Plan

CONCEPT PLAN -  
INFRASTRUCTURE FRAMEWORK  
PLANS - WEST NEIGHBORHOOD



October 2015  
14-1553.700

C:\PDX\_Projects\14\1553\CAD\Figures\14-1553-OR-PREFER-PLAN.dwg FIGURE 1 10/6/2015 1:06 PM NJM 20.0s (LMS Tech)



MATCHLINE - SEE FIGURE 1

MATCHLINE - SEE FIGURE 3

**LEGEND**

- FROG POND AREA BOUNDARY
- WASTEWATER PIPE - NEW
- WASTEWATER FORCE MAIN - NEW
- WASTEWATER PUMP STATION - NEW
- WASTEWATER PIPE - EXISTING
- STORM CULVERT - NEW
- STORM LID FACILITY - NEW
- STORM PIPE - EXISTING
- STORM BIOSWALE - NEW
- WATER PIPE - NEW
- WATER AIR RELIEF VALVE (ARV) - NEW
- WATER PIPE - EXISTING
- CITY LIMITS
- URBAN GROWTH BOUNDARY (UGB)
- NEW STREET

FIGURE 2



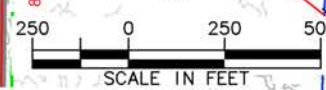
Frog Pond Area Plan  
Composite Utility Plan

CONCEPT PLAN -  
INFRASTRUCTURE FRAMEWORK  
PLANS - EAST NEIGHBORHOOD

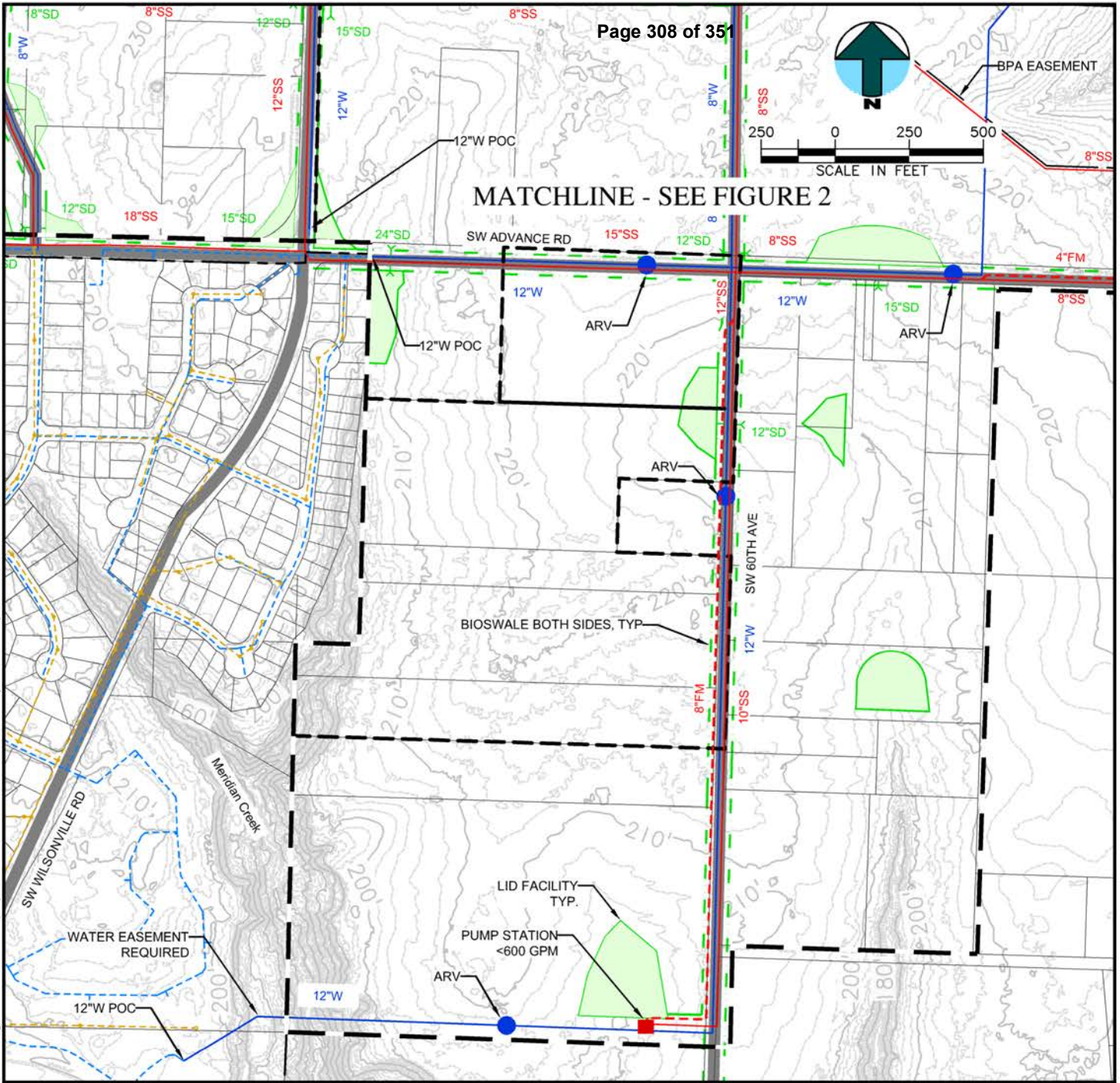


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C:\PDX\_Projects\14\1553\CAD\Figures\14-1553-OR-PREFER-PLAN.dwg FIGURE 2 10/6/2015 1:06 PM NJM 20.0s (LMS Tech)



MATCHLINE - SEE FIGURE 2



C:\PDX\_Projects\14\1553\CAD\Figures\14-1553-OR-PREFER-PLAN.dwg FIGURE 3 10/6/2015 1:06 PM NJM 20.0s (LMS Tech)

**LEGEND**

- FROG POND AREA BOUNDARY
- WASTEWATER PIPE - NEW
- WASTEWATER FORCE MAIN - NEW
- WASTEWATER PUMP STATION - NEW
- WASTEWATER PIPE - EXISTING
- STORM CULVERT - NEW
- STORM LID FACILITY - NEW
- STORM PIPE - EXISTING
- STORM BIOSWALE - NEW
- WATER PIPE - NEW
- WATER AIR RELIEF VALVE (ARV) - NEW
- WATER PIPE - EXISTING
- CITY LIMITS
- URBAN GROWTH BOUNDARY (UGB)
- NEW STREET

FIGURE 3



Frog Pond Area Plan  
Composite Utility Plan

CONCEPT PLAN -  
INFRASTRUCTURE FRAMEWORK  
PLANS - SOUTH NEIGHBORHOOD



Murray, Smith & Associates, Inc.  
Engineers/Planners  
Portland, Oregon

October 2015  
14-1553.700

## APPENDIX A – COST ESTIMATES

**Cost Summary**

Neighborhood	Sewer			Water			Storm	Totals
	Piping	MPPS Exansion	Boeckman Upgrades	Piping	Westside Reservoir	Hydropneumatic Tank	Improvements	
West	\$ 3,220,000	SDC's	SDC's	\$ 4,720,000	SDC's	SDC's	\$ 8,660,000	\$ 11,200,000
East	\$ 7,650,000	SDC's	SDC's	\$ 5,890,000	SDC's	SDC's	\$ 8,290,000	\$ 17,250,000
South	\$ 1,930,000	SDC's	SDC's	\$ 1,710,000	SDC's	SDC's	\$ 4,310,000	\$ 4,960,000
Totals	\$ 12,800,000	\$ 5,130,000	\$ 7,510,000	\$ 12,320,000	\$ 5,800,000	\$ 500,000	\$ 21,260,000	\$ 52,350,000
Developer Cost	\$ 12,685,000	SDC's	SDC's	\$ 11,680,000	SDC's	SDC's	\$ 20,910,000	\$ 45,275,000 + SDC's
City (SDC) Share	\$ 115,000	\$ 5,130,000	\$ 7,510,000	\$ 640,000	\$ 5,800,000	\$ 500,000	\$ 350,000	\$ 22,005,000

Neighborhood	Sewer - Framework			Water - Framework			Storm - Framework	Totals
	Piping			Piping			Infrastructure	
West	\$ 3,220,000			\$ 4,720,000			\$ 8,660,000	\$ 16,600,000
East	\$ 7,650,000			\$ 5,890,000			\$ 8,290,000	\$ 21,830,000
South	\$ 1,930,000			\$ 1,710,000			\$ 4,310,000	\$ 7,950,000
Totals	\$ 12,800,000			\$ 12,320,000			\$ 21,260,000	\$ 46,380,000

**Unit Cost Assumptions**

Sewer		Water		Storm	
8" Dia. Main, LF	\$ 85	8" Dia. Main, LF	\$ 150	Swale, LF	\$ 25
10" Dia. Main, LF	\$ 90	12" Dia. Main, LF	\$ 180	Setaside, AC	\$ 376,360
12" Dia. Main, LF	\$ 95	Hydrant	\$ 3,500	Property Cost, AC	\$ 261,360 (\$6 / s.f.)
15" Dia. Main, LF	\$ 100	Air Release Valve	\$ 3,500	Improvements, AC	\$ 115,000
18" Dia. Main, LF	\$ 110	POC	\$ 5,000	Culvert, LF	\$ 75
Manhole	\$ 8,000	Overhead Factor	1.0	Overhead Factor	1.0
4" Dia. ForceMain, LI	\$ 50				
8" Dia. ForceMain, LI	\$ 55				
Overhead Factor	1.0				

**Sewer Collection System**

Pipe Segment	Sewer		Sewer Length (ft)	Sewer Main Cost	Manholes	Manhole Cost	Forcemain (ft)	Forcemain Cost	Pump Station Cost	Total Cost	Overhead		Developer		
	Diameter (in)										Factor	Subtotal	Rounded Cost	Cost	City Cost
West Neighborhood	40	12	1,226	\$ 116,470	4	\$ 32,000				\$ 148,470	\$ 148,470	\$ 296,940	\$ 300,000	\$ 290,000	\$ 10,000
	41	12	2,737	\$ 260,015	7	\$ 56,000				\$ 316,015	\$ 316,015	\$ 632,030	\$ 640,000	\$ 600,000	\$ 40,000
	42	18	2,492	\$ 274,120	7	\$ 56,000				\$ 330,120	\$ 330,120	\$ 660,240	\$ 670,000	\$ 560,000	\$ 110,000
	43	10	1,762	\$ 158,580	5	\$ 40,000				\$ 198,580	\$ 198,580	\$ 397,160	\$ 400,000	\$ 400,000	\$ -
	44	8	1,096	\$ 93,160	3	\$ 24,000				\$ 117,160	\$ 117,160	\$ 234,320	\$ 240,000	\$ 250,000	\$ (10,000)
	45	8	1,100	\$ 93,500	3	\$ 24,000				\$ 117,500	\$ 117,500	\$ 235,000	\$ 240,000	\$ 250,000	\$ (10,000)
	46	8	401	\$ 34,085	2	\$ 16,000				\$ 50,085	\$ 50,085	\$ 100,170	\$ 110,000	\$ 110,000	\$ -
	47	8	389	\$ 33,065	1	\$ 8,000				\$ 41,065	\$ 41,065	\$ 82,130	\$ 90,000	\$ 90,000	\$ -
	48	8	1,492	\$ 126,820	4	\$ 32,000				\$ 158,820	\$ 158,820	\$ 317,640	\$ 320,000	\$ 330,000	\$ (10,000)
	49	8	938	\$ 79,730	3	\$ 24,000				\$ 103,730	\$ 103,730	\$ 207,460	\$ 210,000	\$ 220,000	\$ (10,000)
Totals			13,633	\$ 1,269,545	39	\$ 312,000				\$ 1,581,545	\$ -	\$ -	\$ 3,220,000	\$ 3,100,000	\$ 120,000

**Sewer Collection System - Continued**

	Sewer			Sewer Main Cost	Manholes	Manhole Cost	Forcemain (ft)	Forcemain Cost	Pump Station	Total Cost	Overhead		Developer		
	Pipe Segment	Diameter (in)	Sewer Length (ft)						Cost		Factor	Subtotal	Rounded Cost	Cost	City Cost
East Neighborhood	51	12	2,664	\$ 253,080	7	\$ 56,000			\$ 309,080	\$ 309,080	\$ 618,160	\$ 620,000	\$ 590,000	\$ 30,000	
	52	8	1,423	\$ 120,955	4	\$ 32,000			\$ 152,955	\$ 152,955	\$ 305,910	\$ 310,000	\$ 320,000	\$ (10,000)	
	53	8	2,600	\$ 221,000	7	\$ 56,000			\$ 277,000	\$ 277,000	\$ 554,000	\$ 560,000	\$ 580,000	\$ (20,000)	
	54	10	1,500	\$ 135,000	4	\$ 32,000			\$ 167,000	\$ 167,000	\$ 334,000	\$ 340,000	\$ 330,000	\$ 10,000	
	55	15	1,450	\$ 145,000	4	\$ 32,000			\$ 177,000	\$ 177,000	\$ 354,000	\$ 360,000	\$ 330,000	\$ 30,000	
	56	10	1,200	\$ 108,000	3	\$ 24,000			\$ 132,000	\$ 132,000	\$ 264,000	\$ 270,000	\$ 260,000	\$ 10,000	
	62	8	3,554	\$ 302,090	9	\$ 72,000			\$ 374,090	\$ 374,090	\$ 748,180	\$ 750,000	\$ 780,000	\$ (30,000)	
	63	8	2,635	\$ 223,975	7	\$ 56,000			\$ 279,975	\$ 279,975	\$ 559,950	\$ 560,000	\$ 580,000	\$ (20,000)	
	64	8	1,814	\$ 154,190	5	\$ 40,000			\$ 194,190	\$ 194,190	\$ 388,380	\$ 390,000	\$ 410,000	\$ (20,000)	
	65	4		\$ -	0	\$ -	900	\$ 45,000	\$ 500,000	\$ 545,000	\$ 545,000	\$ 1,090,000	\$ 1,090,000	\$ 1,090,000	\$ -
	66	4		\$ -	0	\$ -	2,400	\$ 120,000	\$ 500,000	\$ 620,000	\$ 620,000	\$ 1,240,000	\$ 1,240,000	\$ 1,240,000	\$ -
	67	4		\$ -	0	\$ -	1,600	\$ 80,000	\$ 500,000	\$ 580,000	\$ 580,000	\$ 1,160,000	\$ 1,160,000	\$ 1,160,000	\$ -
	Totals			18,840	\$ 1,663,290	50	\$ 400,000			\$ 3,808,290	\$ 3,808,290	\$ 7,616,580	\$ 7,650,000	\$ 7,670,000	\$ (20,000)

	Sewer			Sewer Main Cost	Manholes	Manhole Cost	Forcemain (ft)	Forcemain Cost	Pump Station	Total Cost	Overhead		Developer	
	Pipe Segment	Diameter (in)	Sewer Length (ft)						Cost		Factor	Subtotal	Rounded Cost	Cost
South Neighborhood	60	12	160	\$ 15,200	1	\$ 8,000			\$ 23,200	\$ 23,200	\$ 46,400	\$ 50,000	\$ 45,000	\$ 5,000
	61	10	2650	\$ 238,500	7	\$ 56,000			\$ 294,500	\$ 294,500	\$ 589,000	\$ 590,000	\$ 580,000	\$ 10,000
	70	8		\$ -	0	\$ -	2600	\$ 143,000	\$ 500,000	\$ 643,000	\$ 643,000	\$ 1,286,000	\$ 1,290,000	\$ 1,290,000
Totals			2,810	\$ 253,700	8	\$ 64,000			\$ 960,700	\$ 960,700	\$ 1,921,400	\$ 1,930,000	\$ 1,915,000	\$ 15,000

**Water**

	Water Main		Water Main Cost	Hydrants	Hydrant Cost	ARV's	ARV Cost	POC Cost	Total Cost	Overhead		Developer			
	Pipe Segment	Dia (in)								Length (ft)	Factor	Subtotal	Rounded Cost	Cost	City Cost
West Neighborhood	1	12	2733	\$ 491,940	7	\$ 24,500	0	\$ -	\$ 10,000	\$ 526,440	\$ 526,440	\$ 1,052,880	\$ 1,060,000	\$ 950,000	\$ 110,000
	2	12	2344	\$ 421,920	6	\$ 21,000	1	\$ 3,500		\$ 446,420	\$ 446,420	\$ 892,840	\$ 900,000	\$ 800,000	\$ 100,000
	3	12	1051	\$ 189,180	3	\$ 10,500	1	\$ 3,500		\$ 203,180	\$ 203,180	\$ 406,360	\$ 410,000	\$ 370,000	\$ 40,000
	4	8	923	\$ 138,450	3	\$ 10,500	0	\$ -	\$ 5,000	\$ 153,950	\$ 153,950	\$ 307,900	\$ 310,000	\$ 330,000	\$ (20,000)
	5	8	1449	\$ 217,350	4	\$ 14,000	1	\$ 3,500		\$ 234,850	\$ 234,850	\$ 469,700	\$ 470,000	\$ 500,000	\$ (30,000)
	6	8	1051	\$ 157,650	3	\$ 10,500	1	\$ 3,500		\$ 171,650	\$ 171,650	\$ 343,300	\$ 350,000	\$ 370,000	\$ (20,000)
	7	8	884	\$ 132,600	3	\$ 10,500	0	\$ -		\$ 143,100	\$ 143,100	\$ 286,200	\$ 290,000	\$ 310,000	\$ (20,000)
	8	8	2865	\$ 429,750	8	\$ 28,000	1	\$ 3,500		\$ 461,250	\$ 461,250	\$ 922,500	\$ 930,000	\$ 980,000	\$ (50,000)
Totals			13,300	\$ 2,178,840	37	\$ 185,000	5	\$ 25,000	\$ 10,000	\$ 2,388,840	\$ 2,340,840	\$ 4,681,680	\$ 4,720,000	\$ 4,610,000	\$ 110,000

	Water Main		Water Main Cost	Hydrants	Hydrant Cost	ARV's	ARV Cost	POC Cost	Total Cost	Overhead		Developer			
	Pipe Segment	Dia (in)								Length (ft)	Factor	Subtotal	Rounded Cost	Cost	City Cost
East Neighborhood	10	12	2575	\$ 463,500	7	\$ 24,500	1	\$ 3,500		\$ 491,500	\$ 491,500	\$ 983,000	\$ 990,000	\$ 880,000	\$ 110,000
	11	12	2919	\$ 525,420	8	\$ 28,000	2	\$ 7,000		\$ 560,420	\$ 560,420	\$ 1,120,840	\$ 1,130,000	\$ 1,010,000	\$ 120,000
	12	12	3234	\$ 582,120	9	\$ 31,500	0	\$ -		\$ 613,620	\$ 613,620	\$ 1,227,240	\$ 1,230,000	\$ 1,100,000	\$ 130,000
	13	12	2069	\$ 372,420	6	\$ 21,000	2	\$ 7,000	\$ 5,000	\$ 405,420	\$ 405,420	\$ 810,840	\$ 820,000	\$ 730,000	\$ 90,000
	14	8	926	\$ 138,900	3	\$ 10,500	0	\$ -		\$ 149,400	\$ 149,400	\$ 298,800	\$ 300,000	\$ 320,000	\$ (20,000)
	15	8	1408	\$ 211,200	4	\$ 14,000	0	\$ -		\$ 225,200	\$ 225,200	\$ 450,400	\$ 460,000	\$ 480,000	\$ (20,000)
	16	8	1753	\$ 262,950	5	\$ 17,500	1	\$ 3,500		\$ 283,950	\$ 283,950	\$ 567,900	\$ 570,000	\$ 610,000	\$ (40,000)
	17	8	1200	\$ 180,000	3	\$ 10,500	0	\$ -		\$ 190,500	\$ 190,500	\$ 381,000	\$ 390,000	\$ 410,000	\$ (20,000)
Totals			16,084	\$ 2,736,510	45	\$ 157,500	6	\$ 21,000	\$ 5,000	\$ 2,920,010	\$ 2,920,010	\$ 5,840,020	\$ 5,890,000	\$ 5,540,000	\$ 350,000

	Water Main		Water Main Cost	Hydrants	Hydrant Cost	ARV's	ARV Cost	POC Cost	Total Cost	Overhead		Developer			
	Pipe Segment	Dia (in)								Length (ft)	Factor	Subtotal	Rounded Cost	Cost	City Cost
South Nbrhd.	30	12	2583	\$ 464,940	7	\$ 24,500	1	\$ 3,500		\$ 492,940	\$ 492,940	\$ 985,880	\$ 990,000	\$ 890,000	\$ 100,000
	31	12	1831	\$ 329,580	5	\$ 17,500	1	\$ 3,500	\$ 5,000	\$ 355,580	\$ 355,580	\$ 711,160	\$ 720,000	\$ 640,000	\$ 80,000
Totals			4,414	\$ 794,520	12	\$ 42,000	2	\$ 7,000	\$ 5,000	\$ 848,520	\$ 848,520	\$ 1,697,040	\$ 1,710,000	\$ 1,530,000	\$ 180,000



**Storm**

West Neighborhood	Pipe Segment	Road Length (ft)	Swale Length (ft)	Swale Cost	Culvert (ft)	Culvert Cost	Set Aside Area (AC)	Set Aside Cost	Total Cost	Overhead Factor	Subtotal	Rounded Cost	Developer Cost	City Cost
	1	2,970	2,970	\$ 74,250	50	\$ 3,750	1.84	\$ 691,237	\$ 769,237	\$ 769,237	\$ 1,538,475	\$ 1,540,000	\$ 1,400,000	\$ 140,000
2	2,967	5934	\$ 148,350	100	\$ 7,500	0.30	\$ 112,390	\$ 268,240	\$ 268,240	\$ 536,479	\$ 540,000	\$ 540,000	\$ -	
3	2,494	4988	\$ 124,700	200	\$ 15,000	1.98	\$ 746,560	\$ 886,260	\$ 886,260	\$ 1,772,519	\$ 1,780,000	\$ 1,780,000	\$ -	
4	2,546	5092	\$ 127,300	200	\$ 15,000	0.50	\$ 187,705	\$ 330,005	\$ 330,005	\$ 660,010	\$ 670,000	\$ 670,000	\$ -	
5	3,794	7588	\$ 189,700	100	\$ 7,500	1.38	\$ 518,273	\$ 715,473	\$ 715,473	\$ 1,430,945	\$ 1,440,000	\$ 1,440,000	\$ -	
Addtl Pvt SW Setasides		0	\$ -		\$ -	3.57	\$ 1,343,605	\$ 1,343,605	\$ 1,343,605	\$ 2,687,210	\$ 2,690,000	\$ 2,690,000	\$ -	
Totals	26,572	\$ 664,300	650	\$ 48,750	9.56	\$ 3,599,769	\$ 4,312,819	\$ 4,312,819	\$ 8,625,639	\$ 8,660,000	\$ 8,520,000	\$ 140,000		

East Neighborhood	Pipe Segment	Road Length (ft)	Swale Length (ft)	Swale Cost	Culvert (ft)	Culvert Cost	Set Aside Area (AC)	Set Aside Cost	Total Cost	Overhead Factor	Subtotal	Rounded Cost	Developer Cost	City Cost
	10	3,252	6,504	\$ 162,600	100	\$ 7,500	0.57	\$ 214,990	\$ 385,090	\$ 385,090	\$ 770,180	\$ 780,000	\$ 780,000	\$ -
11	1,416	2832	\$ 70,800	50	\$ 3,750	0.00	\$ -	\$ 74,550	\$ 74,550	\$ 149,100	\$ 150,000	\$ 150,000	\$ -	
12	2,708	5416	\$ 135,400	100	\$ 7,500	0.00	\$ -	\$ 142,900	\$ 142,900	\$ 285,800	\$ 290,000	\$ 290,000	\$ -	
13	1,216	2432	\$ 60,800	100	\$ 7,500	1.21	\$ 454,336	\$ 522,636	\$ 522,636	\$ 1,045,273	\$ 1,050,000	\$ 1,050,000	\$ -	
14	3,477	6954	\$ 173,850	150	\$ 11,250	1.20	\$ 450,094	\$ 635,194	\$ 635,194	\$ 1,270,388	\$ 1,280,000	\$ 1,280,000	\$ -	
15	4,082	8164	\$ 204,100	100	\$ 7,500	2.89	\$ 1,086,787	\$ 1,298,387	\$ 1,298,387	\$ 2,596,774	\$ 2,600,000	\$ 2,390,000	\$ 210,000	
Addtl Pvt SW Setasides		0	\$ -		\$ -	2.83	\$ 1,065,099	\$ 1,065,099	\$ 1,065,099	\$ 2,130,198	\$ 2,140,000	\$ 2,140,000	\$ -	
Totals	32,302	\$ 807,550	600	\$ 45,000	8.69	\$ 3,271,306	\$ 4,123,856	\$ 4,123,856	\$ 8,247,713	\$ 8,290,000	\$ 8,080,000	\$ 210,000		

South Neighborhd.	Pipe Segment	Road Length (ft)	Swale Length (ft)	Swale Cost	Culvert (ft)	Culvert Cost	Set Aside Area (AC)	Set Aside Cost	Total Cost	Overhead Factor	Subtotal	Rounded Cost	Developer Cost	City Cost
	16	2,900	5,800	\$ 145,000	100	\$ 7,500	3.66	\$ 1,378,103	\$ 1,530,603	\$ 1,530,603	\$ 3,061,206	\$ 3,070,000	\$ 3,070,000	\$ -
Addtl SW Setasides		0	\$ -		\$ -	1.64	\$ 617,230	\$ 617,230	\$ 617,230	\$ 1,234,461	\$ 1,240,000	\$ 1,240,000	\$ -	
Totals	5,800	\$ 145,000	100	\$ 7,500	5.30	\$ 1,995,334	\$ 2,147,834	\$ 2,147,834	\$ 4,295,667	\$ 4,310,000	\$ 4,310,000	\$ -		

### CIP Major Infrastructure Project Cost By Neighborhood

Average Peak Daily Flow,								
	gpm		Ratio					
Sewer	West	308	36%					
	East	343	40%					
	South	209	24%					
	Non-School	198	23%					
	School	12	1%					
	Totals	860	100%					
Average Day Demand,								
	gpm		Ratio					
Water	West	111	31%					
	East	160	45%					
	South	88	25%					
	Non-School	82	23%					
	School	6	2%					
	Totals	359	100%					
Weighted Ratio								
			West	33.4%				
			East	42.2%				
			South	24.4%				
			Non-School	22.9%				
			School	1.5%				
Project Cost								
	\$	5,200,000	\$	8,000,000				
			\$	5,800,000				
			\$	19,000,000				
Project Ratio								
		<b>MPPS</b>	<b>Boeckman</b>	<b>Reservoir</b>				
		<b>48%</b>	<b>52%</b>	<b>25%</b>				
West		16.0%	17.4%	8.3%				
East		20.3%	22.0%	10.6%				
South		11.7%	12.7%	6.1%				
Non-School		11.0%	11.9%	5.7%				
School		0.7%	0.8%	0.4%				
Cost Ratio								
		<b>MPPS</b>	<b>Boeckman</b>	<b>Reservoir</b>	<b>Totals</b>			
		<b>48%</b>	<b>52%</b>	<b>25%</b>				
West	\$	832,830	\$	1,388,050	\$	483,816	\$	2,704,696
East	\$	1,053,961	\$	1,756,601	\$	612,277	\$	3,422,838
South	\$	609,209	\$	1,015,349	\$	353,908	\$	1,978,466
Non-School	\$	571,663	\$	952,772	\$	332,096	\$	1,856,531
School	\$	37,546	\$	62,577	\$	21,812	\$	121,935
Totals	\$	2,496,000	\$	4,160,000	\$	1,450,000	\$	8,106,000

### Written Testimony Received for October 19, 2015 City Council Meeting

<b>Name</b>	<b>Address</b>	<b>Date Received</b>	<b>Issue / Concern</b>
Pam and Joe Leitch	5633 NE 48 <sup>th</sup> Ave Portland, OR 97218	10/8/15	Cohousing and West Frog Pond Plan
Meredith Scanlan	7070 Frog Pond Lane Wilsonville OR 97070	10/8/15	Cohousing, Frog Pond West
Tony and Tiffany Meacham	<a href="mailto:Tony.meacham@mdlz.com">Tony.meacham@mdlz.com</a>	10/6/15	Prefers low-density, large lot housing in Frog Pond
Susan Cassidy	<a href="mailto:Smcassidy53@gmail.com">Smcassidy53@gmail.com</a>	9/30/15	Need more housing but less density
Kathy Luiten	<a href="mailto:Luiten42@frontier.com">Luiten42@frontier.com</a>	9/30/15	High density plans for Frog Pond East
Paul Chaney	27227 SW Stafford Rd Wilsonville, OR 97070 <a href="mailto:P2cpersonal@gmail.com">P2cpersonal@gmail.com</a>	9/28/15	Endorse Plan as approved by Planning Commission
Kristin Roche	<a href="mailto:Kristin.roche@gmail.com">Kristin.roche@gmail.com</a>	10/9/15	Opposes current plan for Frog Pond development
Tim Woodley West Linn Wilsonville School District	2755 SW Borland Rd Tualatin, OR 97062	10/9/15	Support of Plan

**To:** Chris Neamtzu, City of Wilsonville Planning Director  
**From:** Tim Woodley, Operations Director, WLWSD  
**Date:** October 8, 2015  
**Subject:** Frog Pond Area Concept Plan

The West Linn-Wilsonville School District has an interest in the Frog Pond planning process as it pertains to providing a quality public education for District patrons. It has been actively involved in the creation of the plan and was a participant on the Frog Pond Technical Advisory Committee. The District supports the proposed Frog Pond Area Concept Plan, because it represents a rational approach to ultimately create a very desirable addition to the Wilsonville community. As the City moves to the master plan and implementation phases, the District would like to offer the following comments regarding access and the four framework elements of the plan:

**Safe-Routes-to-School:** The City and District will need to partner in providing safe routes for students to walk and bike to schools in the area including the proposed middle school and future primary school on the Advance Road site, Boeckman Primary School, and Wilsonville High School. The intersection of Stafford, Advance, Boeckman, and Wilsonville roads is of particular importance. As the City moves forward with the master planning and implementation, the District would appreciate being actively involved in the development and evaluation of alternative designs for this intersection and the major pedestrian/bicycling routes connecting to it.

**Land Use and Community Design Framework:** The proposed land use element represents fewer potential students than originally anticipated. Accordingly, the District is comfortable with this plan element.

**Transportation Framework:** The District supports the proposed transportation system because it should provide safe and efficient access throughout the Frog Pond area. As this plan element is implemented, it will be particularly important for walking and bicycling conditions along and across major streets to be as safe as possible. The designs should be appropriate for primary and middle school students and patrons of the future community park.

The Bicycle / Pedestrian Framework map (Figure 21) is supported by the District because it will provide additional active transportation routes to and from the area's existing and future schools. As this system is designed and developed, a primary concern for the District will be to maintain secure school campuses. Therefore, the District will generally want to place the pathways and trails along the perimeter of the school properties.

**Park and Open Space Framework:** The District supports this plan element. In particular, the co-location of the community park adjacent to the Advance Road school site will provide future opportunities for the City and District to maximize the community utilization and value of these facilities.

**Infrastructure Framework:** This plan element looks reasonable to the District. The District anticipates providing its proportional share of infrastructure improvements related to the new middle school and future primary school on the Advance Road site.

Pam and Joe Leitch  
5633 NE 48<sup>th</sup> Ave  
Portland, OR 97218

October 8, 2015

Dear Wilsonville City Council:

Re: Cohousing and the West Frog Pond Plan

We lived at 7315 SW Frog Pond Lane until about 15 years ago. We had been interested in doing a cohousing project on our Frog Pond property, but the area was not yet in the urban growth boundary.

In 2004 we purchased an old farmhouse property located next to an apartment complex on NE Killingsworth within the city limits of Portland. In 2007 we partnered with experienced Portland developers to develop a cohousing community called Columbia Ecovillage.

In July 2008, the growing community held a groundbreaking ceremony and the construction began. By that time most of the 37 units were pre-sold. In February 2009, the first households began to move in and by October 2009 all 37 units were sold and occupied. As you will remember, this was during one of the worst economic and real estate downturns we have experienced in Oregon and while other development projects were struggling, we had no problem selling out without dropping any prices.

Six years later, the community has been stable, thriving, and all homes are occupied. The primary distinction that permitted such a successful project in the midst of the economic crisis was the abundant community facilities that are not found in a typical housing development. At the north end of the property, surrounded by fruit trees and gardens, the 1912 farmhouse has guest rooms, a playroom, meditation room, media room, kitchen, and living and dining rooms used for meetings and social events. Other shared "common space" on the property includes a dining/common hall with play room, a crafts/sewing room, workshop, laundry room, storage building, tool shed, and chicken coop.

As a bit of background, Cohousing came to this country from Denmark in the mid-1980s. Today there are about 150 established and developing cohousing communities in the United States, and an increasing number in the Portland area.

Common cohousing features include

1. Communities planned and run by residents who make decisions together
2. A balance of common areas and private housing, designed to encourage social interaction while respecting privacy
3. Optional shared meals and social activities available in common buildings
4. Members living in a fully-equipped home, choosing to share a range of resources for environmental and economic reasons

Cohousing to us means a closer community: child-friendly, elder-friendly, sociable living; cooperative interaction; and a chance to make long-term personal connections with neighbors who share some common values.

We support a West Frog Pond Plan that includes a cohousing community because based on our experience we know this is an option that is desired by potential homeowners of all ages, and is relatively resistant to fluctuations in the economy.

Please do not hesitate to contact us if you need more information or would like a tour of our community and other cohousing communities within the metro area.

Sincerely,  
Pam and Joe Leitch  
Founders of Columbia Ecovillage  
503.756.5616

**From:** Kathy Luiten [<mailto:luiten42@frontier.com>]  
**Sent:** Wednesday, September 30, 2015 9:22 AM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond development

To The Planning Commission:

I am extremely concerned about the high density plans that are being made for Frog pond east now that Frog Pond west seems to be decided with a bit of a compromise for larger lots. Please listen to and consider all of the concerns of the people who already live here. We moved to Wilsonville and have stayed in Wilsonville for 38 years because it is a very livable community. However that will change with the huge increases in population and traffic that will come with more attached family homes. Please honor our rural roots and love of gardens and space, the reasons most of us moved to Wilsonville! Once the land is occupied with buildings, it is highly unlikely that it will ever be spacious again.

Thank you for your work and for considering the needs of the existing community,  
Kathy Luiten



Email received by Mayor Knapp, Councilors Fitzgerald and Stevens  
on October 8, 2015 @ 4:33 PM

Good Afternoon Ms. Fitzgerald, Ms. Stevens and Mayor Knapp,

Just a quick note.

My husband, Chris and I have lived in Wilsonville on Willow Creek Drive for nearly the past 20 years. He's been the boys varsity basketball coach at Wilsonville High School since 2002 and we have LOVED living in Wilsonville.

Now, we are on the verge of deciding if we really want to continue to live in Wilsonville based on what will happen with the Frog Pond area.

We have fought having the prison from being built in what is now Villebois. We have fought from having the City Hall built on what is now Murase Park/Plaza. We even both signed the petition to recall Charlotte Lehan over the City Hall building issue.

Today, we are fighting against the development plans for Frog Pond. My husband and I do not know of one single person in our Meadows, Landover and Renaissance neighborhoods that is in favor of the current plan.

While we appreciate all of the work and effort put into your "vision" -- the future plans just do not match what citizens here want. Please do not pass a plan that you claim to represent what the 'majority wants.' You couldn't be further from reality. I find it extremely ironic that Marta McGuire, on Metro, isn't bashful about stating what the majority of Wilsonville residents want in the paper, but she isn't willing to release her email address for direct citizen feedback.

Last Friday, we had our annual Homecoming parade through our neighborhood. You need to be aware that there is talk among many of the neighbors (someone that knows an attorney that specializes in these types of things) that if the plan does pass in its current form, a lawsuit would be filed to claim fraud & bias in terms of the online survey that was conducted. Many of us feel that the survey questions themselves were biased and by nature easily manipulated by the pro-density crowd to say 'that's what the majority wants.' One gentleman in our neighbor has a law partner that spent some time looking at the survey questions, its results and the development proposal and says we have a case. I do not tell you this lightly or as a threat. I just want you to be aware that this is the type of talk that is happening in our community and as representatives of our town you should be aware.

Do you remember when John Ludlow was forced off the planning commission and then sued the City and WON? We have enough involved folks that are against this plan that like John Ludlow and I can guaranteed you will take action rather than sit idly by.

I had an opportunity to look through the names of folks on the "No More High Density" online petition. The majority of these names are involved citizens at our schools and in our neighborhoods that pitch in and make our community so special. A couple dozen or so of the

names on the petition are teachers and staff members at our Wilsonville schools. I would hope that you are truly listening to the constituency.

We would love to buy a larger home on a bigger lot but really the only properties available to us are Renaissance Boat Club (limited inventory), Villebois (not interested in close together homes and living on the West side) and living out in the country. We like the Cedar Point neighborhood next to the high school but would never buy a home in there as the apartments are just too close by. Scott & Hayley McDonald's home (left corner lot as you drive into Cedar Point) had their garage broken into last summer while their elementary age kids were 'tent camping' in the garage for fun....scared them to death. Luckily the burglars that broke in quickly ran when they realized there were kids sleeping in a tent in the garage.

A couple of things comes to mind as I type this:

- 1.) The city certainly didn't institute 'high-density' when it came to building its own spacious staff offices -- the word hypocrisy comes to mind. I'm sure we would have saved some money if the 'high-density' staff office plan was enforced.
- 2.) Take one serious look at our high school graduation rate from where it was in 1997 to 2005 and then look at what it is from last year. Take another serious look at the test scores at our elementary, middle and high schools from 10, 15, 20 years ago and then review what they were last year. We used to rival West Linn in terms of graduation rates, test scores, but not any longer.

As a family, we have vowed that if the current plan goes through as it is, we will be moving out of Wilsonville. Last week, as I attempted to turn left into my driveway on Willow Creek, I had a car swerve around me and pass me -- my front right fender missed the side of his car by inches. Apparently he was in a hurry and thought he could pass me on a residential street (Willow Creek Drive in Meadows). And no, it wasn't a high school kid but a middle age guy. Traffic is already a nightmare in our area, please don't make it worse.

We were told when the apartments were built across from the high school 10-15 years ago that no street parking would be allowed on Meadows Loop. We were told that there would be plenty of parking inside the apartments to accommodate everyone. Take a drive down Meadows Loop any hour of the day and notice the dozens of cars parked on BOTH sides of the street. Drive by at night and you will find both sides of the street lined with dozens and dozens of vehicles. Yet another promise that has fallen by the wayside.

So as we approach October 19th, I truly hope that you put some serious reflection into what you are hearing from our community. I hope that you are open to listening to the feedback of residents and that we are not force fed a plan that nobody wants.

--Kristin Roche

503.473.5542

[kristin.roche@gmail.com](mailto:kristin.roche@gmail.com)

<http://www.ipetitions.com/petition/stop-frog-pond-high-density>



**From:** [tony.meacham@mdlz.com](mailto:tony.meacham@mdlz.com) [mailto:[tony.meacham@mdlz.com](mailto:tony.meacham@mdlz.com)]

**Sent:** Monday, October 05, 2015 10:12 PM

**To:** Neamtzu, Chris

**Subject:** Frog Pond Concept Plan

City Council-

My wife and I would like to formally submit our comments regarding the Frog Pond Area Concept Plan; we are fully **against** any other building other than low density housing. We moved to Wilsonville 4 years ago because of the style of living, community, and schools. Despite the distance I have to travel to work every day, this city drew my family to move here. However, we fear that the proposed Frog Pond plan will turn our city into something we don't want to see.

Wilsonville already has numerous apartments, AND Villebois is continuing to grow. In every other city you look around and they are cramming these tall and narrow homes onto small lots; Villebois is already fitting that same mold. What happened to building spacious homes, large cul-de-sacs for kids to play in, and houses that actually have a front and back yard?!! Please don't be like every other city and make this Frog Pond area anything other than low-density housing!

Going to medium or high-density housing is also going to create **more** traffic; low-density housing is going to be bad enough, don't make it any worse than it has to be!

We also fear what this is going to do to our schools. Currently our kids are in classes with 20 or less students! Don't continue to flood the housing market in Wilsonville with medium or high-density housing; this is going to negatively affect our schools.

In the last 4 years we've continued to see new apartments being built, and Villebois continuing to expand. **PLEASE** stop this style of building and get back to building low-density lots!!!

**Tony & Tiffany Meacham**

To be presented at City Council Meeting October 19, 2015

Dear City Council:

My name is Meredith Scanlan, and I live at 7070 Frog Pond Lane. I have followed the Phase I plans for developing Frog Pond West. I am concerned about the shift from affordable homes to big houses on big lots. I am 30 years old and work very hard as an accountant, and I cannot afford a \$750,000 house, nor can any of my young professional colleagues. We would prefer a smaller cottage-style home, with shared spaces that we can help each other maintain. I currently have chickens and a garden, as do my parents and several of their friends. Instead of all of us spending our weekends weeding, mowing, and shoveling manure, we would like to share these features of our farm heritage which is so much a part of the Frog Pond area.

I am hopeful that your phase II plans will include the option of co-housing, which will allow me and my generation to own a home, help each other with our careers and young families, and share the burden and the bounty of our property. Although people are physically near each other in developments, there is a lack of community. Co-housing fills a much needed void for people to live together and build a healthy community.

Sincerely,

*Meredith Scanlan*

503-516-9782

7070 Frog Pond Lane

**From:** Paul Chaney [<mailto:p2cpersonal@gmail.com>]  
**Sent:** Monday, September 28, 2015 2:18 PM  
**To:** Neamtzu, Chris  
**Subject:** Frog Pond Area Plan Phase One Concept

Hi Chris,

Janene and I both endorse the concept plan as approved by the Wilsonville Planning Commission at the hearing on September 9, 2015. We look forward to its approval by the city council at the October 19, 2015 meeting. Thank you, your staff, the volunteers and the planning consultants for the hard work put into developing this concept.

Sincerely

Paul and Janene Chaney  
27227 SW Stafford Road

-----Original Message-----

From: Susan Cassidy [<mailto:smcassidy53@gmail.com>]

Sent: Wednesday, September 30, 2015 12:01 PM

To: Neamtzu, Chris

Subject: Need more housing but less density

Please, please do not add more high density housing to Wilsonville at Frig Pond Center. We need housing that attracts a less transient community. Houses that families trade up to and stay in. Typically these families have more time to contribute to the riches of our city. AfterLI, citizens are the riches of the City.

Thank you,

Susan Cassidy  
Wilsonville, Or  
Sent from my iPhone



## ATTACHMENT 10

# FREQUENTLY ASKED QUESTIONS

Updated: June 3, 2015

### Why is the Frog Pond Area being planned?

There are three reasons:

1. **The City has anticipated the addition of the Frog Pond West area as a new Wilsonville neighborhood for decades.** Wilsonville's earliest land plan (circa 1971) identifies Frog Pond West as ultimately being a part of the city. The current Comprehensive Plan states: *"Eventual redevelopment of the area is expected to be primarily residential...In view of the School District's plans to construct a school within the neighborhood; the City must prepare plans to serve the new school and the surrounding area."*
2. **Much of the planning area is inside the Urban Growth Boundary (UGB), the inclusion of which carries an expectation it will be planned.** About 220 acres out of the 500-acre total planning area are inside the UGB. The UGB contains the City's urban land supply – those lands intended for new homes, parks, schools and other needs of a growing city. The two areas within the UGB are:
  - "Frog Pond West" - In 2002, Metro Council added the 181-acre area (west of Stafford Road and north of Boeckman Road) to the UGB. The City is responsible for completing a concept plan for that area by the end of 2015.
  - The School-Park property - In 2013, 40 acres of land south of Advance Road and west of 60<sup>th</sup> Avenue were added to the UGB. A new middle school, a future primary school, and a 10-acre park with sports fields are planned for this area. It is not known at this time when the City will have funding available for design and construction of this park.
3. **The land adjacent to the UGB (about 280 acres) is designated Urban Reserve. Rather than conduct a separate concept plan for that area, it makes sense to prepare a single concept plan for the larger, combined area.** Urban Reserve lands are those that will someday be considered for inclusion in the UGB as part of Wilsonville, and a concept plan is needed to provide the necessary information and analysis for such a consideration. But most importantly, advance planning – before it is even considered for addition to the UGB – will help knit the area into a cohesive community down the road. It also avoids the inefficiencies of trying to implement needed infrastructure in a fragmented fashion.





### Will there be apartments or high density residential?

No. The current draft concept plan contains no apartments. Apartment and condominiums are sometimes referred to as high-density residential (typically 20+ units per acre). There is no high density residential.

Frog Pond West is 100% single-family, detached homes. The areas in the Urban Reserve are planned for a greater mix of housing, including medium-density residential (townhomes or cottage lots, for example) but no apartments.

### I like large lots (9,000 square feet and larger) – will those be included?

Yes. Specific questions under discussion include: (1) how big is a “large lot”; (2) how much land should be included in this category; (3) where should large lots be located; and, (4) what are the best ways to provide flexibility for larger lots throughout the area? The Planning Commission and City Council will be addressing these questions as the Concept Plan is finalized this summer.

### Does the City really need more residential land?

Yes. The City’s Housing Needs Analysis (a comprehensive analysis and projection over the next twenty years, which the City’s Planning Commission and City Council reviewed and adopted in 2014) independently validates the need for inclusion of the Frog Pond West neighborhood to meet state-required supply for residential land. For some years, Wilsonville had more jobs than residents. While in recent years the number of jobs has leveled while the population has continued to grow (in 2012, there were nearly 18,000 jobs, and 20,515 residents), the future development of the Coffee Creek and Basalt Creek industrial areas will likely exacerbate the need for housing. The community’s largest residential growth area, the 500-acre Villebois Village, is forecasted to build out within the next 5-8 years. After which, approximately 125 acres of buildable residential land will remain within the City limits.

### Will the plan include homes for first-time homebuyers?

Maybe. The answer depends on two variables: (1) the range of lot sizes provided; and, (2) the funding strategy for transportation, parks, water lines and other infrastructure. The Planning Commission and City Council will be discussing these issues as the Concept Plan is finalized.

### Is the City asking Metro to bring the Urban Reserve Areas into the Urban Growth Boundary at this time?

The City did request the area be included in 2010, but it was not added due to other higher regional priorities. In this most recent Urban Growth Report/UGB expansion cycle, the City asked Metro to bring in the area to provide a reasonable economy of scale for developing, funding, and coordinating the necessary infrastructure to help meet its 20-year housing needs. However, it appears unlikely this will occur. Metro’s latest Urban Growth Report states the current Metropolitan UGB has a 20-year land supply for residential growth. In addition, due to legal appeals the Urban Reserves have not been acknowledged, so Metro is limited in its ability to add land from the Wilsonville Urban Reserves to the



UGB. Until there is more certainty about the timing and nature of Metro's Urban Growth Management decisions, the City of Wilsonville request is on hold.

### When will development start, and where?

The City anticipates that the new middle school will be the first area developed – with construction expected to start in 2016 and the middle school opening in September 2017. In Frog Pond West, a number of steps must be first undertaken: completion of the Concept Plan (planned for 2015); approval of a Master Plan and Comprehensive Plan amendments with realistic funding strategies identified (planned for 2016); annexations and development review; and then, the construction of streets, utilities, homes, and parks. The timing of these activities is subject to property-owner initiatives, funding strategies, and City approvals. Therefore, while there may be development capacity for the middle school in 2017, it will be a few years beyond that to put the necessary approvals and infrastructure in place for significant additional residential development. Development of Frog Pond West is expected to take 10-20 years to build out.

### When could development of the Urban Reserve Areas happen?

This is difficult to predict because land must be added to the UGB first, which could take many years. The next state mandated review of the capacity of the UGB is six years away. It is reasonable to predict that the first development of the urban reserves will likely sequentially follow Frog Pond West and be at least 5 to 10 years away.

### What is the vision for the area?

The Frog Pond vision statement prepared by the Frog Pond Task Force and approved by the City Council states:

*"The Frog Pond Area in 2035 is an integral part of the Wilsonville community, with attractive and connected neighborhoods. The community's hallmarks are the variety of quality homes; open spaces for gathering; nearby services, shops and restaurants; excellent schools; and vibrant parks and trails. The Frog Pond Area is a convenient bike, walk, drive, or bus trip to all parts of Wilsonville."*

The guiding principles, also adopted, are:

- Create great neighborhoods
- Create a complete streets and trails network
- Provide access to nature
- Create community gathering spaces
- Provide for Wilsonville's housing needs
- Create a feasible implementation strategy
- Frog Pond is an extension of Wilsonville
- Retain trees
- Honor Frog Pond's history
- Provide compatible transitions to surrounding areas
- Promote healthy, active lifestyles



- Integrate sustainability
- Coordinate with Wilsonville's transportation network

The full text of the vision and guiding principles is available at:

<http://www.ci.wilsonville.or.us/DocumentCenter/View/6955>

### What additional land uses will there be, other than residential?

The plan includes: a middle school, a primary school, a community park, neighborhood parks, trails, open spaces (e.g. Boeckman Creek), civic/institutional uses (the church and Frog Pond Grange), and neighborhood commercial (located in the Urban Reserve area).

### I'm concerned about traffic – what about that?

Development in the Frog Pond Area, Wilsonville and nearby communities will result in more people travelling through and within the area. However, significant improvements are planned for various modes of travel, which should result in increased safety and maintain or improve congestion and reliability on the roadways.

The City's Transportation System Plan (TSP), updated and adopted in 2013, included the Frog Pond West area as part of the City-wide analysis. Planned transportation facilities include the widening of Boeckman Road, Stafford Road, Advance Road and a new traffic signal at the Stafford Road-Wilsonville Road/Boeckman Road-Advance Road intersection – are already included in the TSP to support Frog Pond's growth and improve safety. The transportation technical work was updated and verified as part of the Frog Pond planning process (including the entire 500-acre area) in September, 2014. The traffic analysis found that the I-5/Wilsonville Road interchange and study intersections within the vicinity of Frog Pond will operate at a Level of Service D or better (the city's standard for the PM peak hour) with improvements previously identified.

In the draft concept plan, improvements are planned for Stafford Road, Boeckman Road, Advance Road, and 60<sup>th</sup> Avenue. New or improved streets, sidewalks, bike lanes, and off-street trails are included throughout the plan. Signalized and unsignalized traffic control devices for intersections are planned at key intersections throughout the area. The City is working closely with the School district to coordinate safe routes to schools and neighborhood connectivity.

### How will infrastructure be paid for?

This part of the planning is a work in progress. Revenue sources will likely include developer contributions, system development charges, the City's capital improvement program, and potentially supplemental sources such as local "reimbursement districts." The project team is studying what infrastructure is needed specifically for the lands within the UGB, and how much revenue would be generated by varying levels of development. Although water and sewer lines may be extended to new areas, only land that is brought into the city limits can legally connect to these systems. In Wilsonville, all annexations occur through property owner initiative.



### How can I get involved and stay involved?

Upcoming events and project information are listed on the Frog Pond website at:

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>. On the website, you can sign up to be on the mailing list to be notified of project events. Staff contacts include Chris Neamtzu, Planning Director, [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us), 503-570-1574, and Miranda Bateschell, Long Range Planning Manager, [bateschell@ci.wilsonville.or.us](mailto:bateschell@ci.wilsonville.or.us), 503-570-1581.

CITY OF WILSONVILLE

# Monthly Report



COMMUNITY DEVELOPMENT DEPARTMENT

September 2015



## FROM THE DIRECTOR'S OFFICE

Greetings! While the Tillicum Crossing made headlines all over the region, we had our new bridge opening right here in Wilsonville! The Barber Street bridge represents years of planning and, more importantly, generations of future service to the Wilsonville community, providing another way to get around town. This and last year's Canyon Creek Road extension are fantastic additions to our transportation network providing new routes to spread the trips around.

The Community Development and Finance Departments are drilling into our department costs and revenues; hours worked on various permits; capital project staff time; and inventorying everything we do and how our budget works. Thanks to Vania Heberlein (Finance) who is doing an amazing job making sense out of lots of data. The project is underway to make sure future CD funding and budgets can remain sustainable and are not troubled by declining year-end balances.

Washington County invited the cities of Wilsonville, Tualatin, and Sherwood to partner on a Department of Land Conservation and Development (DLCD) Technical Assistance Grant to support economic development in the County's south industrial area. If awarded, the grant will identify funding sources for infrastructure, prioritize infrastructure investments, evaluate phasing for annexation, and quantify the economic benefits of development.

Chris Neamtzu and Kristin Retherford (with Mayor Knapp) hosted two days of informational presentations and tours about community and economic development in Wilsonville. The audiences (including CCBA, Congressional delegation reps, Port of Portland, etc.) were very engaged and excited about what they heard is happening in Wilsonville.

It is official, Metro has awarded us a \$320,000 grant to a Town Center Master Plan. Thank you, Miranda Bateschell for your winning grant application!

Hope you enjoy these beautiful fall colors, football, and the last days of light during your evening commute! - Nancy Kraushaar, PE



## Engineering Division, Capital Projects

**Bike Signage (4713):** Interns working for Engineering and Transit (SMART) are combining efforts to create a bicycle way-finding signage plan, and revise the City Bike Route map.

**Canyon Creek Pedestrian Enhancement (4717):** The construction contract for the four cross-walk safety improvements was awarded to GT General Contracting at the September 21st City Council meeting. Construction is anticipated to begin on October 12th with completion by the end of the year.

**Charbonneau High Priority Utility Repair (2500/7500):** Survey work is complete. Preliminary design work is under way. Design of Phase I is anticipated to be completed in March 2016 with construction taking place over Summer 2016.

**Kinsman Road (4004):** Property acquisition work continues. Coffee Creek Interceptor upsizing and Willamette Water Supply pipeline are being incorporated into the project plans. Updated environmental permits adding pipelines to the project are being reviewed by the regulatory agencies for their review and approval.

**Signal Improvements (4118):** Thanks to a partnership with the West Linn-Wilsonville School District and the City's IT department, the City is able to connect the Wilsonville Road/Meadows Parkway signal to the rest of the City network, allowing for better responsiveness to concerns.

**Street Maintenance (4014):** Asphalt repair along Camelot and concrete repair along Barber and Burns Way have been completed.

**TVWD Pipeline Coordination (1127):** Staff continues to work with TVWD and consultants to coordinate inclusion of a section of the 66" pipe into the Kinsman Road project (4004). A MOU is nearing completion through the Legal Department and will be brought to Council for approval.

**Water Treatment Plant Master Plan (1122):** Workshop #7 of 9 presenting Capital and Operational costs for nine alternatives has been re-scheduled from September to October.

**WWTP Outfall Replacement (2095):** A Request For Proposals was released September 16th for design and permitting services. Proposals were due October 1st.

**Willamette River Storm Outfalls (7053):** Temporary repairs have been designed by ESA and are presently out to bid. These will be implemented this fall at two of the outfalls. Permanent repairs are being designed by AKS Engineering.

**Wilsonville Road/French Prairie Drive Pathway Repair (4014/4715):** Preliminary design work is underway. A public open house will be held at the Charbonneau Country Club on Monday, October 12, 6 -8 pm.

## Engineering Division, Private Development

**Villebois Grande Pointe:** Contractor has recently finished paving this 56-lot subdivision located on the former LEC site. Work has yet to begin on reconstruction of Grahams Ferry Road adjacent to the subdivision. This work is expected to occur in November and December. A Public Works Permit has been issued for Phase 2 of this development, 44 single family homes by Polygon NW, and construction is expected to commence in October.

**Villebois Tonquin Meadows 2:** Construction work is mostly completed on this 21-lot subdivision by Polygon NW located just west and uphill from the Costa Circle / Villebois Drive roundabout.

**Wilsonville Subaru:** Plans are under review for the new Subaru dealership located south of Fred Meyer, fronting I-5.

**Wilsonville Greens:** A Public Works Permit has been issued and construction has started of this 12-unit complex on Wilsonville Road, near Brown Road.

## Building Department

**Single Family Dwelling Permits YTD:** 267

### **Major Projects Under Review:**

- Subaru Building
- Villebois Neighborhood Park 5 Swim Center
- Fred Meyer Car Wash Demo

### **Temporary or Certificates of Occupancy Issued:**

- Brushy Mountain Bee Farm, 29600 SW Seely Ave.
- Capitol Electric Co., 29100 SW TCL W #100
- Chrysler Dealer, 25600 SW Parkway Center Dr.
- Eye to Eye Clinic, 8269 SW Wilsonville Rd.
- Matthews, 27520 SW 95th Ave.
- Neighbor Dudes, 9740 SW Wilsonville Rd. #200
- Supercuts, 25725 SW Gwen Dr. Ste. B
- Tualatin Valley Fire & Rescue, 8445 SW Elligsen
- Vanguard Brewery & Pub, 27501 SW 95th Ave. #945
- W3 Building, 27100 SW Parkway Ave.



Chicken Crossing at Villebois

## Planning Division, Current

On September 14<sup>th</sup> DRB Panel 'A' voted to approve Resolution 312 for a compressed natural gas (CNG) Fueling Station for Republic Services located at SW Ridder Road. Republic Services are undergoing a fleet conversion from diesel trucks to CNG vehicles. Staff: Blaise Edmonds, Manager of Current Planning. Case Files: DB15-0051 - 0053 and 0057.

On September 28<sup>th</sup> DRB Panel 'B' voted to approve Resolution 313 for expansion of the existing electrical lineman training facility located at the Wilsonville Campus of Clackamas Community College in Wilsonville Town Center. Clackamas Community College, applicant. Staff: Daniel Pauly AICP Associate Planner and Jennifer Scola, Assistant Planner. Case Files: DB15-0041 - 0044.

On September 28<sup>th</sup> DRB Panel 'B' voted to approve Resolution 314 for construction of a three-story commercial self-storage facility and associated improvements. The project site is located at 29200 SW Town Center Loop East. A Storage Place DBA Wilsonville Storage, applicant. Staff: Michael Wheeler, Associate Planner. Case Files: DB15-0051 - 0040.



View from Town Center Loop East.



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## Planning Division, Long Range

**Basalt Creek Concept Plan:** The Basalt Creek Concept Plan will establish a vision and jurisdictional boundary for the 847 acres between the cities of Wilsonville and Tualatin. In August, the project team conducted separate work sessions with the Wilsonville and Tualatin City Councils, briefing them on an alternative city boundary option and land use scenario. Based on input from the Tualatin City Council to modify land uses, the team postponed the Joint Council meeting scheduled for September 8, 6-8 p.m., at Wilsonville City Hall. The project team is working on rescheduling this meeting.

For more information, visit the project web page at [www.basaltcreek.com](http://www.basaltcreek.com).

**Frog Pond Area Plan:** The Frog Pond Area Plan will establish the vision for the 500-acre Frog Pond area and define expectations for the type of community it will be in the future. At their September 9th meeting, the Planning Commission conducted a public hearing on the Plan forwarding a recommendation of approval to the City Council. The Council will conduct a public hearing on the Plan at their October 19th regular meeting.

For more information, visit the project web page at [www.ci.wilsonville.or.us/frogpond](http://www.ci.wilsonville.or.us/frogpond).

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## Economic Development Division

**Property Acquisition:** Kinsman Road property appraisals are nearly complete and acquisitions will begin in October.

**Urban Renewal:** Staff presented at update on Coffee Creek feasibility and the West Side Substantial Amendment to the Urban Renewal Task Force. Consultants are currently evaluating future traffic movements at critical intersections to help determine the most cost effective way to develop the Coffee Creek street network.

# City of Wilsonville August 2015



**Clackamas County Sheriff's Office  
2223 Kaen Rd  
Oregon City, OR 97045**

[www.co.clackamas.or.us/sheriff](http://www.co.clackamas.or.us/sheriff)

## Monthly Summary

During August 2015, the Clackamas County Sheriff's Office provided law enforcement service to the City of Wilsonville on a 24 hour a day basis. During this time period the Sheriff's Office answered 594 calls for service, which was an average of 19.2 calls per day.

The monthly average for calls for service during the past three years has been 513.8. The 594 calls in the City during the month of August reflect a 15.6% increase over the average during the last three years.

Below is a chart showing the number of calls for service in the City during the last 5 years.

<u>Year</u>	<u>Number of Calls</u>	<u>Monthly Average</u>	<u>Daily Average</u>
2010	5,803	483.6	15.9
2011	5,539	461.6	15.2
2012	5,709	475.8	15.6
2013	6,230	519.2	17.1
2014	6,558	546.5	18.0

An overall look at the shift activity reflects the following percentages of calls taken, traffic stops made and reports written for August.

	<u>Percentage of Calls Taken</u>	<u>Percentage of Traffic Stops</u>
<b>Graveyard:</b>	<b>19.0%</b>	<b>62.6%</b>
<b>Day Shift:</b>	<b>46.3%</b>	<b>19.2%</b>
<b>Swing Shift:</b>	<b>34.7%</b>	<b>18.2%</b>

During August 2015, 203 traffic stops were made in the City with the following breakdown for each shift.

	<u>Total</u>		<u>Graveyard</u>		<u>Days</u>		<u>Swing Shift</u>	
<b>Stops Made:</b>	<b>203</b>	<b>=</b>	<b>127</b>	<b>62.6%</b>	<b>39</b>	<b>19.2%</b>	<b>37</b>	<b>18.2%</b>
<b>Citations Issued:</b>	<b>98</b>	<b>=</b>	<b>45</b>	<b>45.9%</b>	<b>35</b>	<b>35.7%</b>	<b>18</b>	<b>18.4%</b>

Included in the above totals are 29 traffic stops (14.3%) and 32 citations (32.7%) issued by the Traffic Deputy.

### Calls for Service

Number of Calls Per Shift	August 2015	Monthly Average 2014
	<b>594</b>	<b>546.5</b>
<b>Graveyard</b> (2100-0700)	<b>113    19.0%</b>	<b>112.3    20.5%</b>
<b>Day Shift</b> (0700-1700)	<b>275    46.3%</b>	<b>238.9    43.7%</b>
<b>Swing Shift</b> (1100-0300)	<b>206    34.7%</b>	<b>195.3    35.7%</b>
<b>Average Number of Calls Per Day</b>	<b>19.2</b>	<b>18.0</b>

### Other Officer Activity

Type of Activity	August 2015	2014 Monthly Average
<b>Bike Patrol</b>		0.7
<b>Follow-Up Contact</b>	<b>87</b>	78.7
<b>Foot Patrol</b>	<b>16</b>	7.0
<b>Premise Check</b>	<b>14</b>	118.0
<b>Subject Stop</b>	<b>57</b>	46.1
<b>Suspect Contact</b>	<b>9</b>	3.1
<b>Suspicious Vehicle Stop</b>	<b>68</b>	62.7
<b>Warrant Service</b>	<b>8</b>	10.4
<b>Total:</b>	<b>259</b>	326.6

The chart on the following page shows the types of calls for service received during the month. These calls do not reflect actual criminal activity. In some cases the call was dispatched as a particular type of incident, but it was later determined to be of a different nature. For actual criminal activity during the month see the "Reports Written" chart.

### Types of Calls

Type of Calls	August 2015	2014 Monthly Average
Abandoned Vehicle		2.5
Accidents (All)	39	26.7
Alarms	66	60.8
Animal Complaint	14	10.9
Assault	5	3.4
Assist Outside Agency	8	12.8
Assist Public	31	37.2
Burglary	6	4.3
Criminal Mischief	14	20.1
Death Investigation	2	1.5
Disturbance	23	25.5
Extra Patrol Request	4	8.5
Fire Services	13	9.3
Fraud	15	12.7
Hazard	13	12.3
Juvenile Problem	10	12.1
Kidnap		.1
Mental	6	6.7
Minor In Possession		1.2
Missing Person	2	3.0
Noise Complaints	14	9.8
Open Door / Window	1	2.0
Promiscuous Shooting	2	1.1
Property Found / Lost / Recovered	25	12.6
Provide Information	38	23.9
Prowler	2	1.0
Recovered Stolen Vehicle	1	1.8
Robbery		0.6
Runaway Juvenile	2	4.3
Sexual Crime (All)	2	2.3
Shooting		0.1
Stolen Vehicle / UUMV	3	4.5
Suicide Attempt / Threat	9	7.9
Suspicious Circumstances	10	12.9
Suspicious Person	38	23.8
Suspicious Vehicle	13	13.8
Theft / Shoplift	36	37.7
Threat / Harassment / Menacing	24	15.3
Traffic Complaint	32	39.7
Unknown / Incomplete Call	8	14.4
Unwanted / Trespassing	13	10.3
Vice Complaints (Drugs)	7	5.0
Violation of Restraining Order	1	2.0
Welfare Check	30	19.8
Other Not Listed Above	12	8.6
<b>Total:</b>	<b>594</b>	<b>546.5</b>

**Median Response Times to Dispatched Calls**

All Dispatched Calls	All Calls	Priority 1 & 2 Calls
<b>Input to dispatch:</b> (Time call was on hold)	3:07 Minutes	2:26 Minutes
<b>Dispatch to Arrival:</b> (Time it took deputy to arrive after being dispatched)	5:03 Minutes	4:52 Minutes



**October 2015**

## Director's Report

### Service Enhancement -- What I Have Heard

Last month I wrote about SMART's efforts to find out what sorts of service enhancements we should make as our system continues to grow. We have asked riders, bus drivers, dispatchers and other personnel at SMART for their suggestions. We hope to cast that net even wider and hear from more people. SMART staff will continue to compile those suggestions and our Planning Task Force will discuss them as they help us to prepare our updated Transit Master Plan.

Here are some of the themes we are hearing most often:

Improve service to and through Villebois. This is becoming increasingly important now that the Barber Street Bridge has been built. Some have suggested making the Villebois route part of an existing in-town route. We will see.

Improve service to and from Salem. The 1X bus is currently over-crowded at rush-hour times. One possible solution is to have those buses run every 20 minutes, rather than every half hour as they currently do. Another 1X suggestion is to add mid-day service and not just provide rush-hour service. SMART staff is already meeting with scheduling personnel from Salem-Keizer Transit to discuss the options.

Improve the connection, and create more options, for service between Wilsonville and downtown Portland (with connections to Portland's South Waterfront neighborhood). SMART is preparing to move in this direction, but we do not have the funds to provide those service enhancements and continue to provide service to the Barbur Boulevard Transit Center in Portland. Staff is scheduled to discuss this with the City Council in November.

Change the #4 so it provides better service to more people. One popular idea is to actually create two cross-town routes – one that would continue the fairly circuitous route of the current #4 and another that would only go back-and-forth on Wilsonville Road. Another idea is to increase cross-town service to include Sunday and holiday hours. Still another would put our quietest and most fuel-efficient buses on the cross-town route in order to minimize conflicts with neighboring residents.

These are all good ideas and there are a lot more. If we had the money, we could start implementing the most popular ideas right away. For now, we need to keep setting priorities and planning for the future.

**Stephan Lashbrook**

## SMART Options *by Jen Massa Smith*

October 1, 2015, the SMART Options Program donated staff time and bicycle helmets to support Lowrie Primary School's annual "Wheel-a-thon". As part of the Bike SMART program, SMART seeks to support and encourage safety and education for bicyclists of all ages. Look at all the bikes and happy faces!





## **SMART Transit Master Plan Public Engagement Plan and Activities**

A consulting firm has been selected and SMART is finalizing a contract to begin the Public Engagement Plan and Outreach Activities related to the Transit Master Plan update.

Among other strategies to gather input, there will be interactive kiosks placed around Wilsonville that will seek public interaction to help craft SMART's service to meet the changing needs of the community. Look for opportunities to be involved and help make SMART the best it can be.

Jen Massa Smith

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## **September Operations Report** *by Steve Allen*

Due to the transitioning of new technology and software, ridership numbers are not yet available and will be included in the next monthly report.

Dispatchers have been working diligently to transition smoothly into our new Dial-a-Ride software. They have completed the first phase of transferring client data and customizing the software to meet SMART's needs. With any big technology change, issues are sure to arise, however, our dispatchers have done a great job ensuring customers are getting the same great service SMART has always offered to them.





The Oregon Drive Less Challenge may be over by the time you read this, but it is not too late to view these fun and informational less-than-two minute videos that profile people just like you.

Follow this link and you will hear from a Bend City Councilor and others about what they get from driving less.

[www.drivelessconnect.com/challenge/videos](http://www.drivelessconnect.com/challenge/videos)

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### Program Update



September saw many fall programs begin for participants of all ages:

Soccer Shots (3-5 year olds): 8 participants

Dance (3-12 year olds): 10 participants

Yoga Calm (6-12 year olds): 3 participants

Hatha Yoga (adult): 10 participants

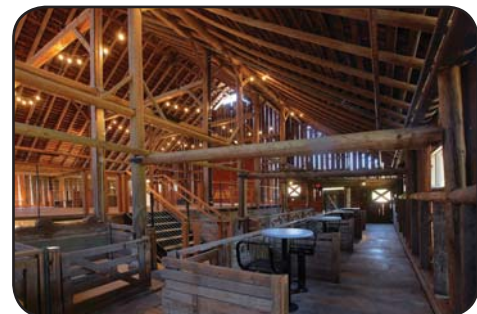
Meditation Drop-In (adult): 11 participants

Roll Yoga (adult): 7 participants

### Stein Boozier Barn

The recent addition of tables, chairs and decorative lighting to the Stein Boozier Barn have made it an attractive and desirable rental space. This year there will be 24 total rentals in the barn.

A recent marketing push has resulted in a large influx on inquiries for 2016 and there are already 14 reservations on the books for next season.



### Active Adults 55+ Program News

#### Healthier Habits for a Healthier You

18 participants enjoyed the first installment of this free lecture series presented by the Oregon Chapter of the Alzheimer's Association. Topics covered included: 10 Signs of Alzheimer's, and Healthier Habits for a Healthier You. The lecture was sponsored by Brookdale of Wilsonville which is very active in the community and enjoys giving back by providing healthy food trays at the Center's lecture series.

#### Reiki

The Community Center's newest health and wellness clinic began on September 8 and has already seen 15 participants taking advantage of the service. Due to its popularity, additional dates are already being added. Offered free of charge by Vivian Anderson, a long-time local Reiki practitioner, the service helps to facilitate the body's innate ability to heal itself.

## Parks Maintenance Update



Completed clean up of the Duckworth Property adjacent to Boones Ferry Park



Coordinated and assisted with install of Titan Trax basketball court at Edelweiss Park



Cleared Beaver dams in Boeckman Creek



Goats completed vegetation control at Tranquil Park



Hosted Microsoft volunteers for work on invasives removal at Memorial Park

## Upcoming Programs/Events

- \* Fall Harvest Festival: Saturday, October 24th from 9:30am to 11:30am. Stein-Boozier Barn
- \* Halloween Lunch at the Center: Friday, October 30th, 12:00 pm at the Community Center
- \* Community Toy Drive: November 2nd - December 16th. Collections accepted at Parks and Rec Admin Building
- \* Community Tree Lighting: Wednesday, December 2nd, 6pm at Town Center Park



# Public Works

September 2015

## **BOONES FERRY ROAD SPEED CHECKER REPLACEMENTS**

*Roads Division*

Due to end-of-service-life, speed checkers have been replaced on Boones Ferry Road in Old Town. The new speed checkers will show motorists their speed and if they are speeding it will tell them to slow down.



## **TYPE III BARRICADE RETRO-REFLECTIVITY**

*Roads Division*

The Type III barricades around town have been getting a facelift with new retro-reflectivity screening bringing them up to Manual Uniform Traffic Control Devices (MUTCD) Standards. Most of these barricades are located where a street dead ends or where a future street will be constructed.



## METER REPAIR AND REPLACEMENT

### *Utilities ~ Water Distribution*

The water crew is currently replacing water meters and performing service line repairs on the west side of town as part of the annual meter replacement project. Here, the crew makes a repair and replaces two meters on SW Preakness. The crew's goal is to replace 250 of the oldest water meters each year. Each installation is a little different. Sometimes the replacements are a simple swap, but other times they require full dig out, meter box replacement or other plumbing repairs.



## ELECTRICAL SAFETY

### *Facilities*

Though, the electrical disconnects on top of the Public Works building hadn't caused the department any trouble at this time, they were replaced as a proactive maintenance measure.



Before



After

## CLEANING CATCH BASINS AND WATER QUALITY MANHOLES

*Utilities ~ Storm Water*

The Sewer/Storm crew has been diligently cleaning the City's catch basins and water quality manholes ahead of the rainy season. Water Quality manholes are strategically placed upstream of the City's storm water outfalls to protect the environment. They are designed with a sump in the bottom for heavy materials and a pipe structure in the upper portion for trapping floating debris. This design allows water to exit while catching trash, toys and other pollutants before entering the environment.



## TRIP SAFETY SIDEWALK GRINDS

### Facilities

Due to trip hazards of a half-inch lip or more between sidewalk pads, the crews inspected all of the city facility sidewalks and pathways and marked 45 areas where the sidewalks were considered a possible trip hazard. The trip hazards were painted white and marked on an aerial map, which was given to the contractor to perform the concrete grinds.



## BUILDING CONTROL CENTER

### Facilities

Facilities and IT have been working closely with the selected building controls contractor on the installation of the City's Centralized Building Controls System. Phase one is nearly complete. All of the main control components and supporting software have been installed. Over the next couple of weeks we will be training, setting up additional users, and customizing each user's dashboard. Below is a screen shot of a generic dashboard that will have additional customization for this system. The controls will allow the Facilities staff to view and adjust much of the City's equipment from the Public Works building as well as mobile devices in the future.

