

Figure 5



Legend

- Neighborhood Commons
- PP** Pocket Park
- LG** Linear Green
- UP** Urban Plaza
- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails
- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Elementary School Site: includes minimum 3 acre Community Park

Tree Rating

- Important
- Good
- Moderate
- Poor
- Tree Canopy Unspecified

NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.

Classification Method:
Trees were rated based on the following considerations:

1. Health
2. Species (natives with habitat and ecosystem value)
3. Compatibility with development
4. Form / Visual Interest / Mature Size

- Trees in the important category rated high in all four areas.
- Trees in the good category had good health and were a desirable species, but had irregular form or less compatibility with development.
- Trees in the moderate category had good to moderate health and form, but were a less desirable species or may be less compatible with development.
- Trees in the poor category had poor health and/or substantial damage.

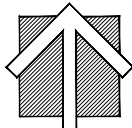
- Neighborhood Parks - 21.97 acres**
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.83 acres
- (LG)Linear Greens with Pathways- 5.10 acres
- (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 101.31 acres**
- Forested Wetland Preserve - 5.07 acres
- Forested Wetland Preserve (Future Study Area) - 23.05 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres

Total amount of Parks= 58.42 acres
Total amount of Open Space= 101.31 acres
Total amount of Parks & Open Space= 159.73 acres


- Trails and Pathways - 50.38 miles**
- Nature Trail - 1.85 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/ Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 34.53 miles

- ### Park Legend
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access.
 - Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the flood plain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.



NORTH



Parks and Open Space Plan

AUGUST 30, 2013