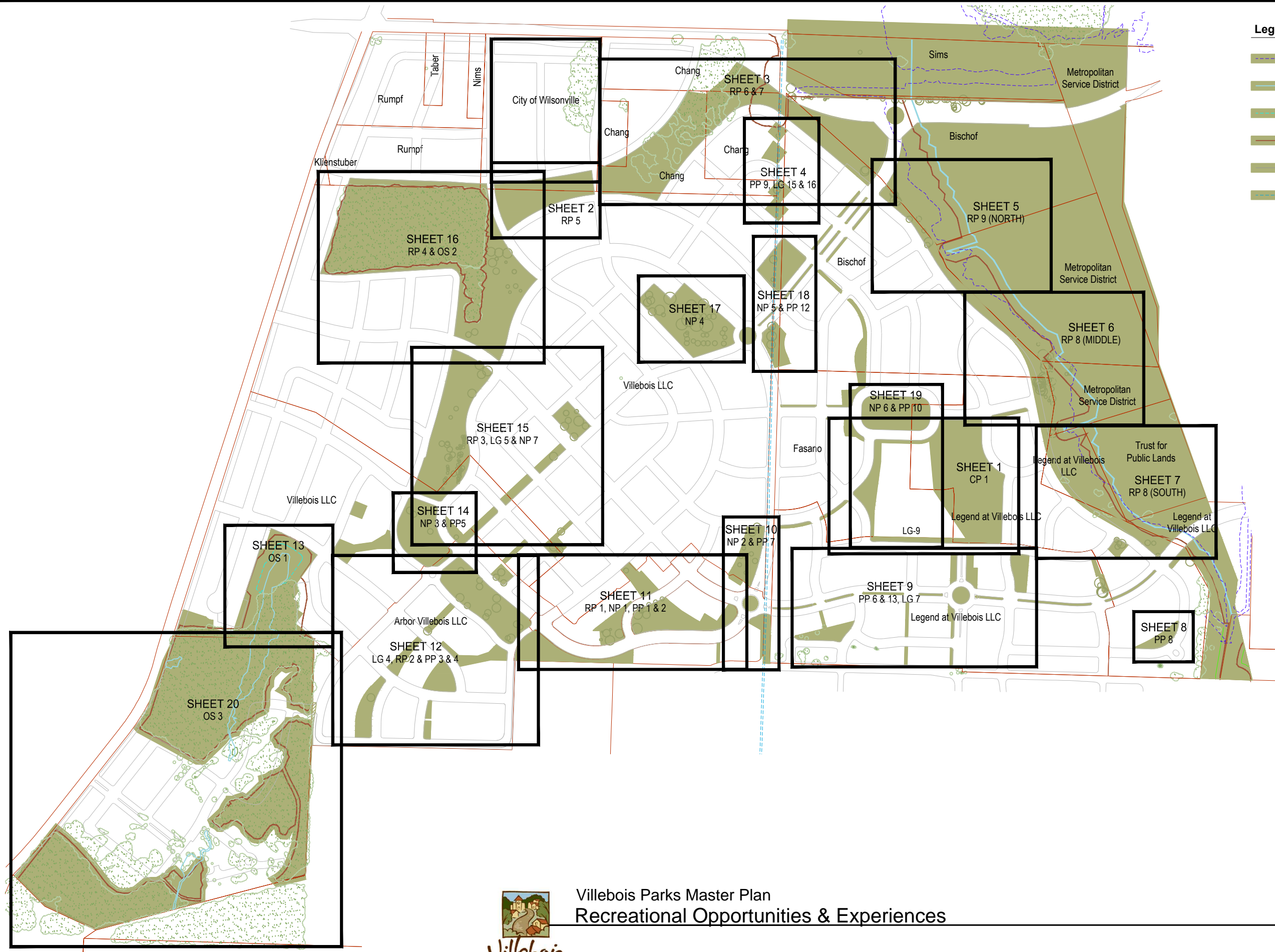


APPENDIX F

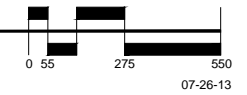
PARKS CAPACITY ANALYSIS DRAWINGS

Legend

- Floodplain
- Existing Wetland
- Proposed Wetland
- SROZ
- Property Line
- 10' Fuel Line Easement






















Villebois Parks Master Plan
Recreational Opportunities & Experiences










07-26-13

Tonquin
Geologic Area

Legend

-  Stormwater/Rainwater Features and Swale
-  Minor Water Features
-  Major Water Features
-  Shelter
-  Restrooms
-  Overlook
-  Private Recreation: Pool, Weight Room, Meeting Room
-  School Gym: Meeting Room
-  Drinking Fountain
-  Bench
-  Picnic Table
-  Sports Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
-  Child Play: Creative Play, Play Structures
-  Lawn Play: Lawn Areas, Dog Park
-  Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
-  Neighborhood Commons: Transit Stop, Plaza/Gathering
-  Existing Trees
-  Parks & Open Space
-  SROZ

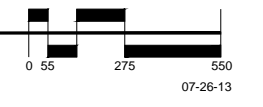
Circulation

-  Major Path
-  Minor Path
-  Nature Trail
-  Major Pedestrian Connections
-  Minor Pedestrian Connections
-  Sidewalks
-  On Street Bike Lane



Graham's Oaks
Natural Area

Villebois Parks Master Plan
Recreational Opportunities & Experiences



07-26-13

Community Park 1 (Minimum of 3.00 AC)

- Benches
- Picnic Tables
- Drinking Fountain: 1
- Sport Courts: Multipurpose Court (with school building)
- Sports Fields: 2-4 Soccer Field, Little League Baseball & Youth/Adult Softball
- Child Play Structure: 1 (with school building)
- School Gym:
*Pending cooperative agreement with School District

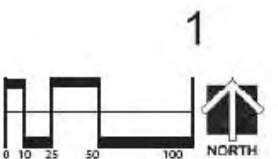


VICINITY MAP



Villebois Parks Master Plan - Feasibility Plan
Community Park 1

Plan by Dull Olson Weekes Architects and City of Willsonville



Regional Park 5 (2.24 AC)

Stormwater/Rainwater Features: Cell

Minor Water Feature: 1

Benches

Picnic Tables

Drinking Fountain: 1

BBQ: 1

Restroom: 1

Transit Stop: 1

Shelter: 1

Overlook: 1

Sport Court: Skate Plaza

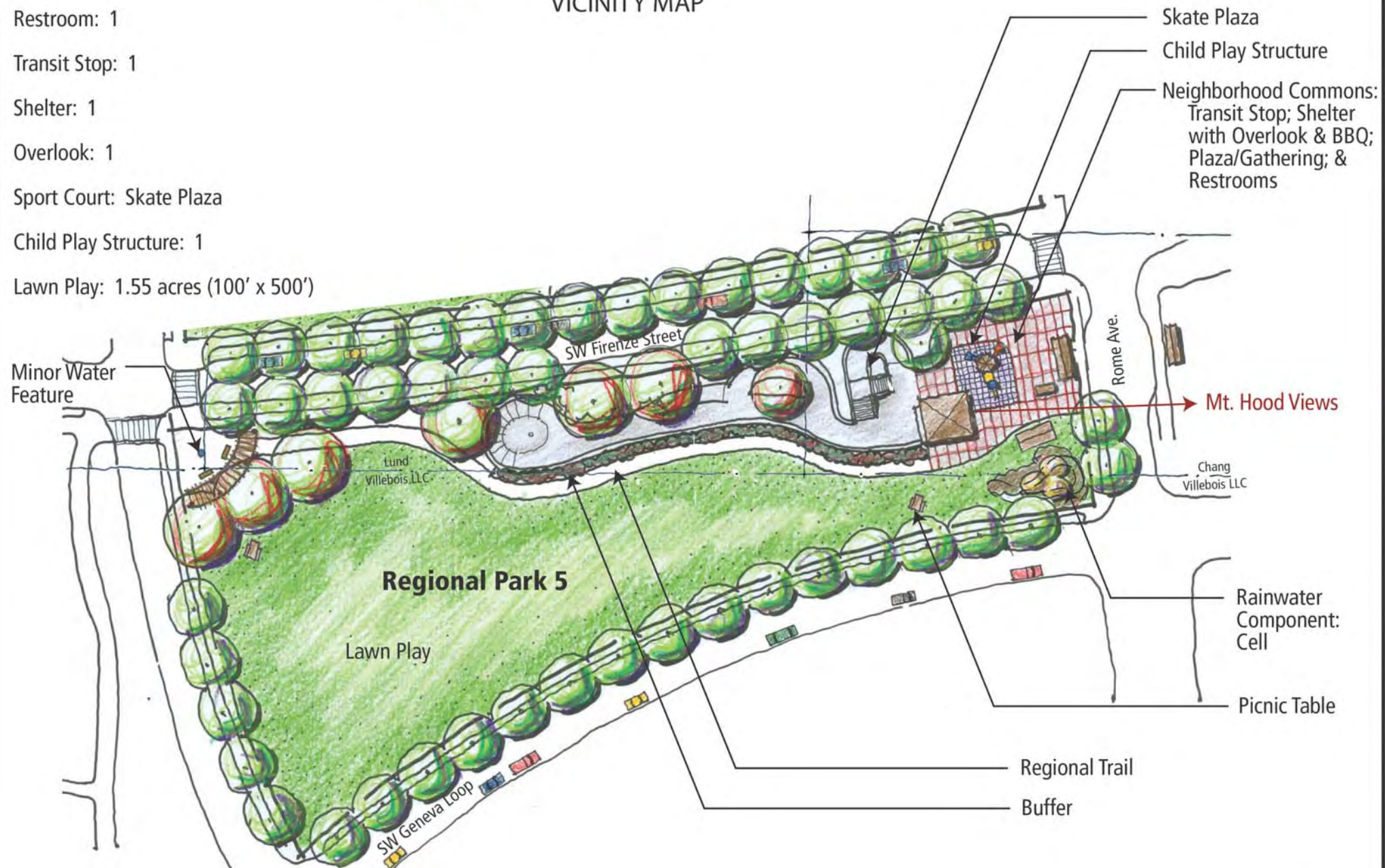
Child Play Structure: 1

Lawn Play: 1.55 acres (100' x 500')



VICINITY MAP

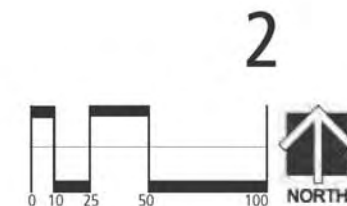
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



Villebois

Villebois Parks Master Plan - Feasibility Plan
Regional Park 5

Plan by Alpha Community Development for Costa Pacific Communities



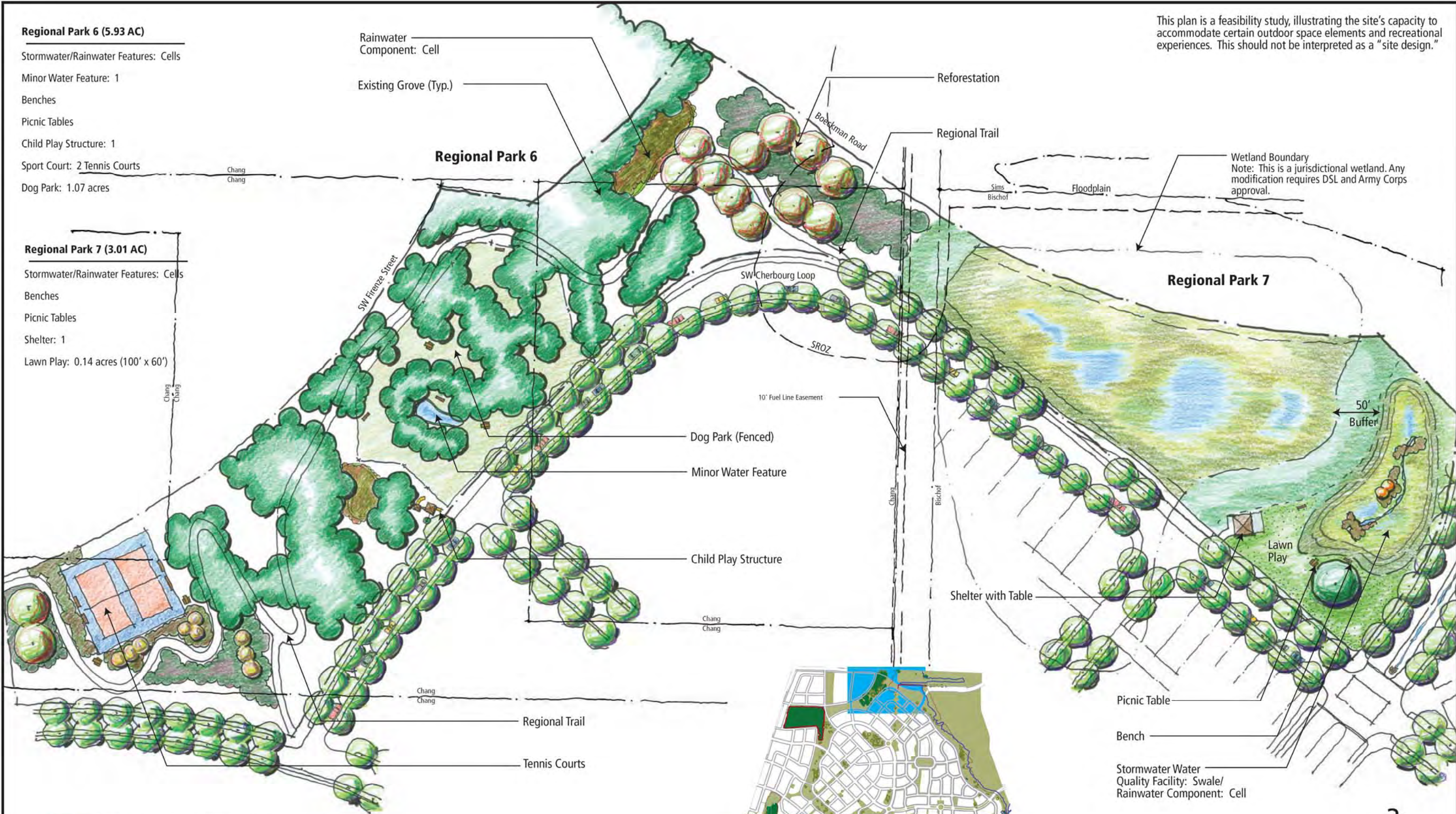
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 6 (5.93 AC)

- Stormwater/Rainwater Features: Cells
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Child Play Structure: 1
- Sport Court: 2 Tennis Courts
- Dog Park: 1.07 acres

Regional Park 7 (3.01 AC)

- Stormwater/Rainwater Features: Cells
- Benches
- Picnic Tables
- Shelter: 1
- Lawn Play: 0.14 acres (100' x 60')



Wetland Boundary
 Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.

- Picnic Table
- Bench
- Stormwater Water Quality Facility: Swale/ Rainwater Component: Cell

This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Pocket Park 9 (0.21 AC)

Child Creative Play: 1

Linear Green 15 (0.35 AC)

Lawn Play: 0.11 acres (30' x 80') (40' x 50')

Linear Green 16 (0.19 AC)

Lawn Play: 0.2 acres (60' x 70') (60' x 70')



VICINITY MAP



Villebois

Villebois Parks Master Plan - Feasibility Plan
Pocket Park 9, Linear Greens 15 & 16

Plan by Alpha Community Development for Costa Pacific Communities

Birch trees (*B. jacquemontii*)

Raised crosswalk/textured paving to slow traffic

Linear Green 16

Child Creative Play

Existing Tree (Typ.)

Pocket Park 9

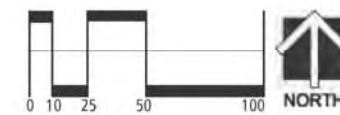
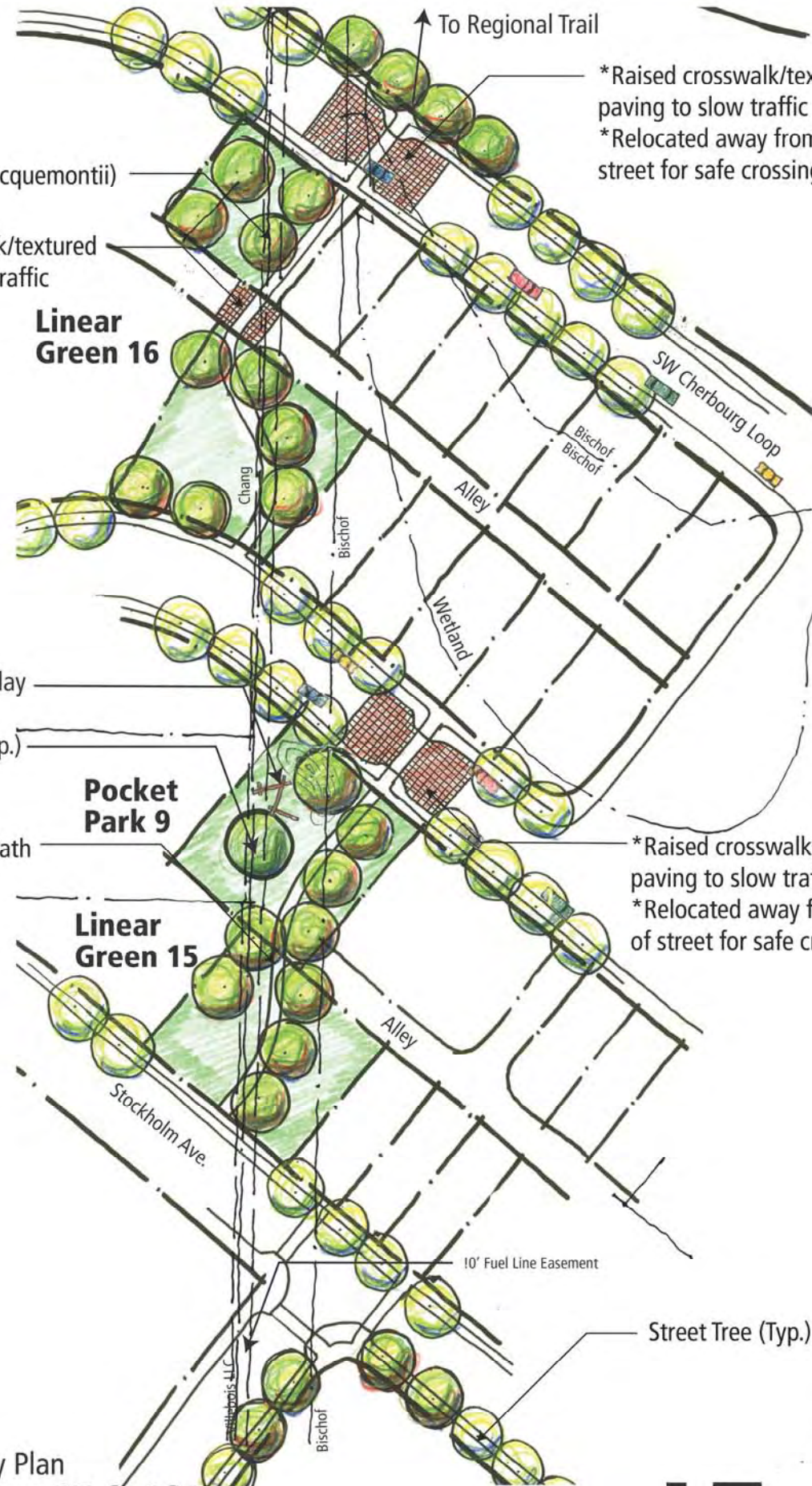
8' Wide Minor Path

Linear Green 15

*Raised crosswalk/textured paving to slow traffic
 *Relocated away from corner of street for safe crossing

*Raised crosswalk/textured paving to slow traffic
 *Relocated away from corner of street for safe crossing

Street Tree (Typ.)



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 8 (9.20 AC total) (Coffee Lake North)

Stormwater/Rainwater Features:
Cells/Swales

Benches

Tables

Drinking Fountain: 1

Overlooks: 4

Shelters: 2

Sports Field: Adult Recreation Soccer Field

Child Creative Play: 1

* Approximately 15 on-street diagonal parking spaces provided adjacent to soccer field with approximately 11 on street spaces located across SW Coffee Lake Ave.



Rainwater Component: Cell
Stormwater Water Quality Facility: Swale
Future Regional Trail to Tonquin Geologic Area
Shelter/Overlook with Table



Coffee Lake Natural Area

Wetland
Boardwalk with Overlook & Benches
Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.

Shelter/Overlook with Table

Stormwater Water Quality: Swale

Child Creative Play

Rainwater Component: Swale/Cell

Overlook with Benches w/ Drinking Fountain

Porta potties

Bench

Regional Trail

Wetland

Boardwalk with Overlook & Benches
Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.

Shelter/Overlook with Table

Stormwater Water Quality: Swale

Child Creative Play

Rainwater Component: Swale/Cell

Overlook with Benches w/ Drinking Fountain

Porta potties

Bench

Regional Trail

Wetland

Boardwalk with Overlook & Benches
Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.

Shelter/Overlook with Table

Stormwater Water Quality: Swale

This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 8 (9.20 AC total) (Coffee Lake Middle)

Stormwater/Rainwater Features: Cells/Swales

Benches

Tables

Overlooks: 2

Shelter: 1

Drinking Fountain: 1

Restroom: 1

Child Play Structures: 2

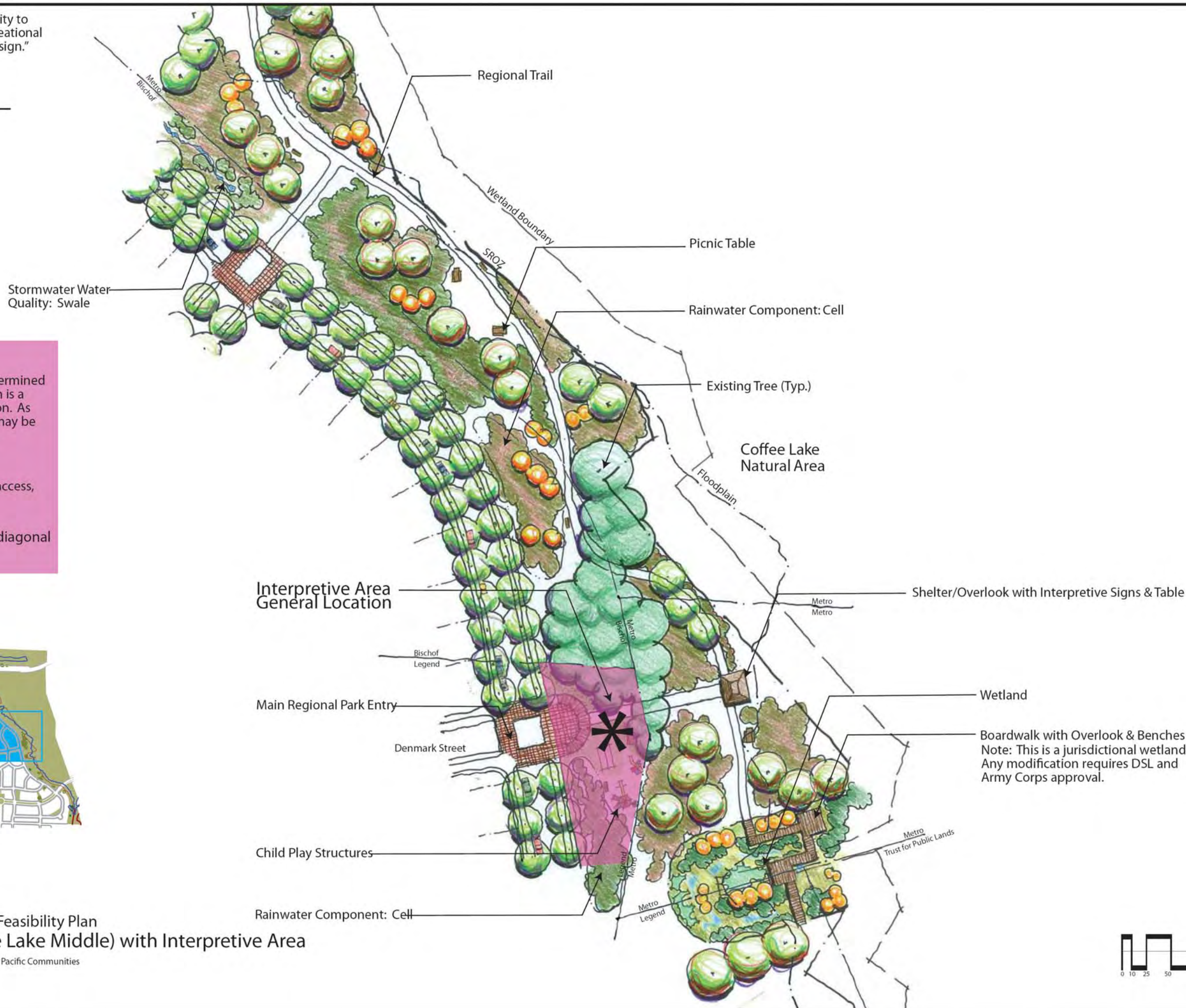
Interpretive Area:

* The exact location and layout will be determined in the PDP for this site. The location shown is a suggestion based upon current information. As planning advances, the Interpretive Area may be relocated to another location within RP 8.

* The Interpretive Area will include:

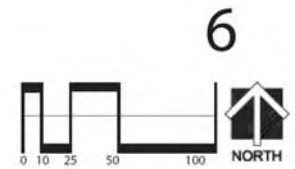
- 1 to 2 restrooms with external access, 1 drinking fountain

- approximately 25 on-street diagonal parking spaces



Villebois Parks Master Plan - Feasibility Plan
Regional Park 8 (Coffee Lake Middle) with Interpretive Area

Plan by Alpha Community Development for Costa Pacific Communities
Amended by City of Wilsonville - May 12, 2010



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 8 (9.20 AC total) (Coffee Lake South)

Stormwater/Rainwater Feature: Cells/Swales

Benches

Tables

Overlooks: 2

Shelter: 2

Drinking Fountains: 2

Sport Court: 1/2 Court Basketball

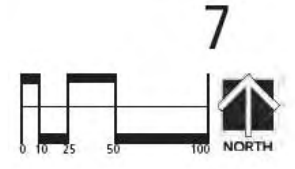
Lawn Play: 1.28 acres (130' x 430')



Villebois Parks Master Plan - Feasibility Plan
Regional Park 8 (Coffee Lake South)

Plan by Alpha Community Development for Costa Pacific Communities

1/2 Court Basketball
w/ 2 Drinking Fountains



Pocket Park 8 (0.32 AC)

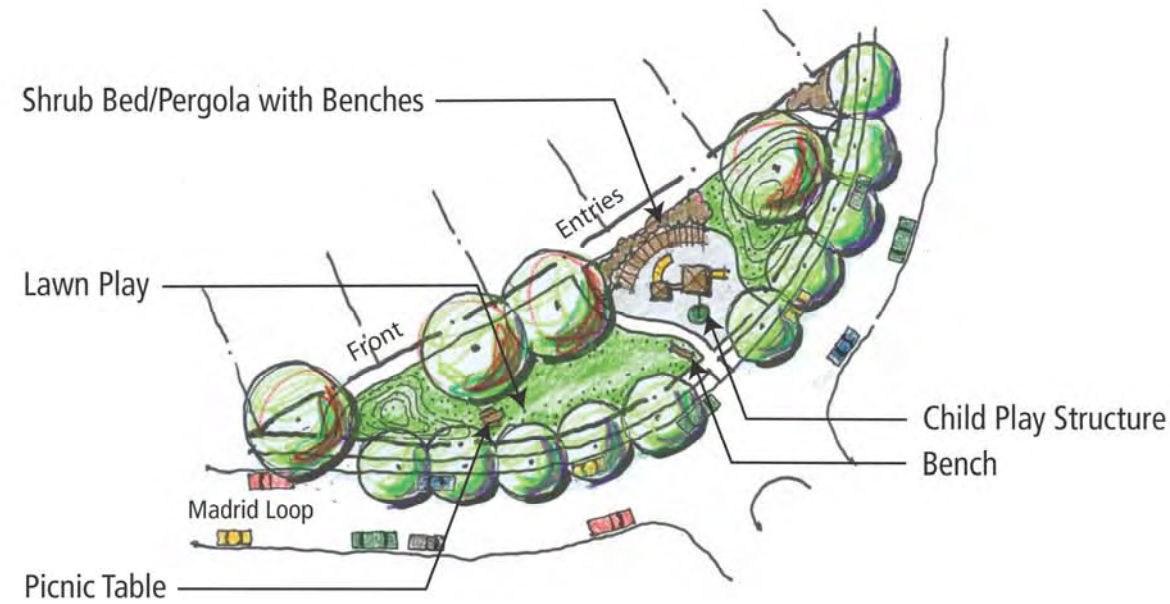
Benches

Picnic Table

Child Play Structure: 1

Lawn Play: 0.09 acres (30' x 130')

This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



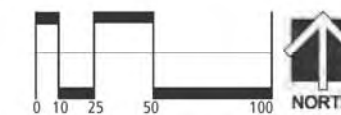
VICINITY MAP



Villebois

Villebois Parks Master Plan - Feasibility Plan
Pocket Park 8

Plan by Alpha Community Development for Costa Pacific Communities



8

3.20.2006

Pocket Park 6 (0.43 AC)

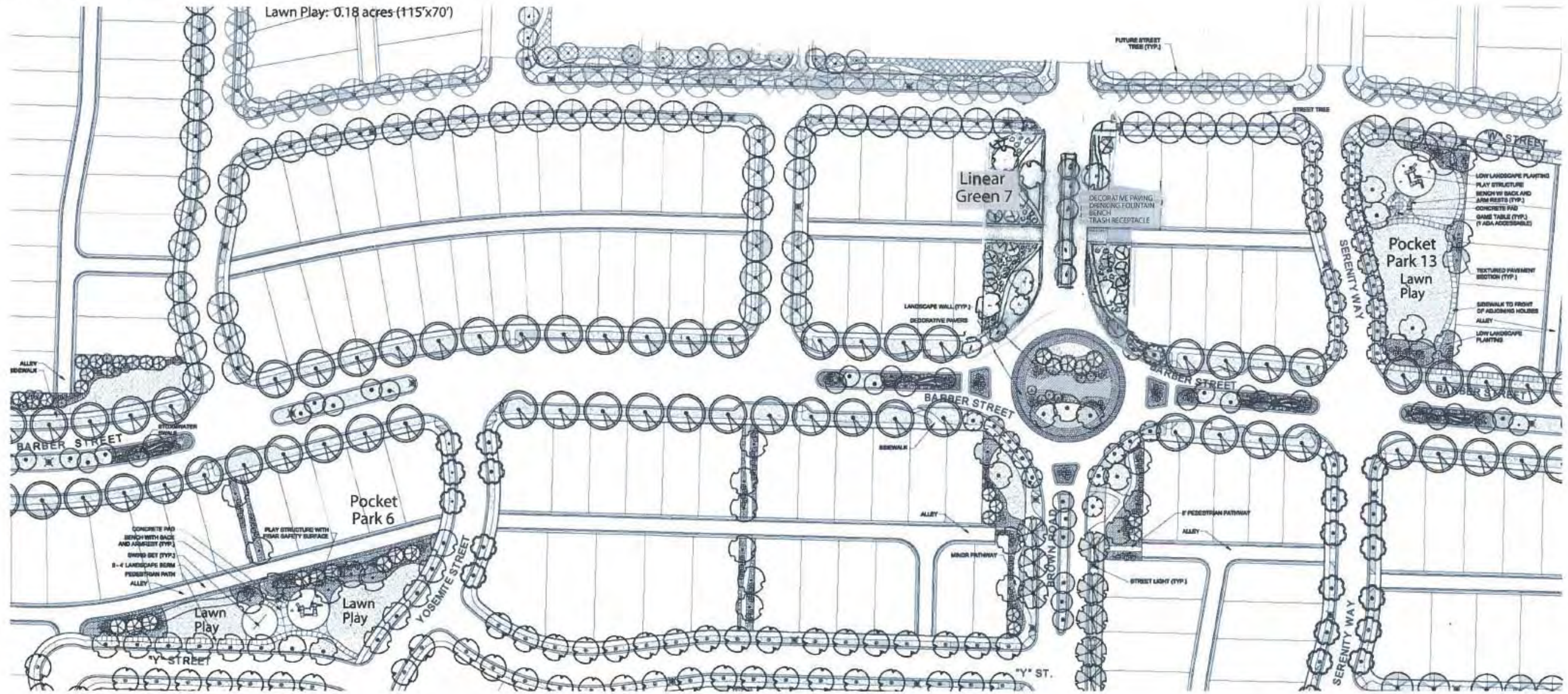
- Benches
- Child Play Structures: 2
- Lawn Play: 0.17 acres (80' x 45') (50' x 80')

Pocket Park 13 (0.42 AC)

- Benches
- Game Tables: 2
- Child Play Structure: 1
- Lawn Play: 0.18 acres (115'x70')

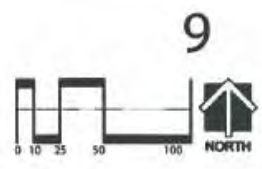
Linear Green 7 (0.22 AC)

- Benches
- Drinking Fountain: 1



**Villebois Parks Master Plan - Final Development Plan
Pocket Park 6 & 13, Linear Green 7**

Plan by Western Planning for Matrix Development Corporation
Amended by City of Wilsonville 5.12.2010



Neighborhood Park 2 (Cedar Park)



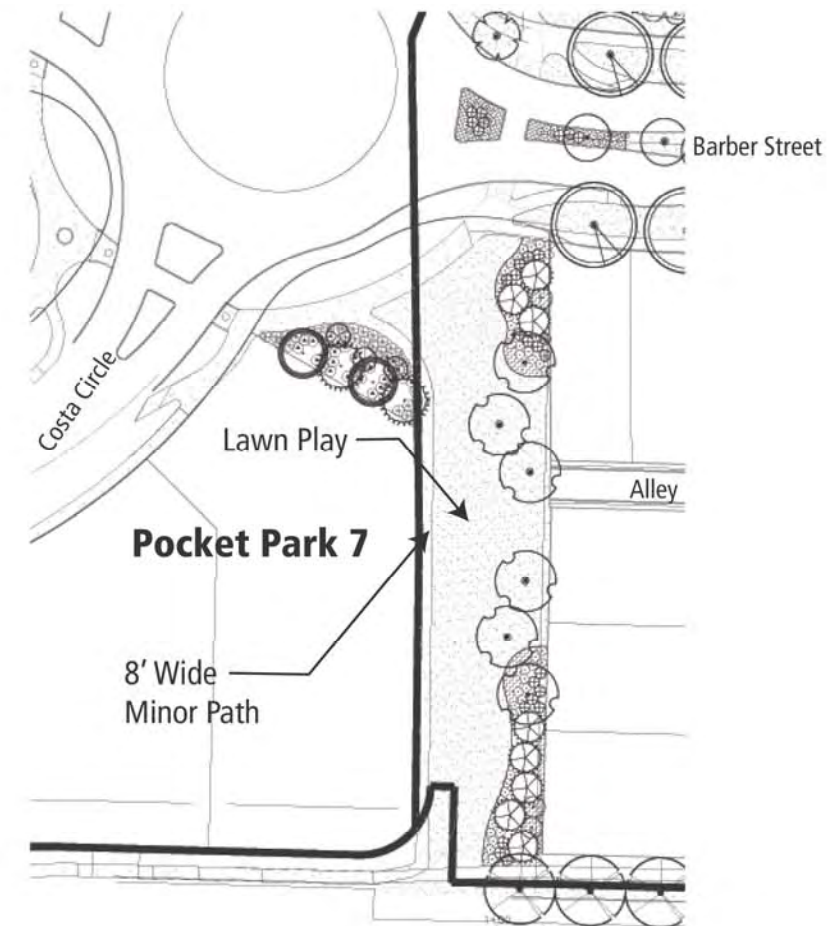
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Neighborhood Park 2 (Cedar Park - 1.00 AC)

- Benches
- Picnic Tables
- Child Creative Play: 1
- Lawn Play: 0.53 acres (290' x 80')

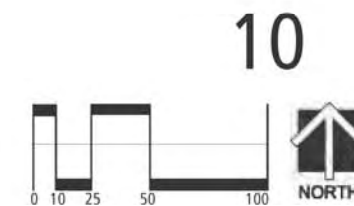
Pocket Park 7 (0.41 AC)

- Lawn Play: 0.19 acres (230' x 35')



Villebois Parks Master Plan - Feasibility Plan/Final Development Plan
Neighborhood Park 2 & Pocket Park 7

Plan by Alpha Community Development for Costa Pacific Communities (Cedar Park)
 Plan by Western Planning for Matrix Development Corporation (Pocket Park 7)



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 1 (0.59 AC)

- Stormwater/Rainwater Feature: Pond
- Benches
- Picnic Tables
- Overlook: 1

Neighborhood Park 1 (Oak Park) (1.53 AC)

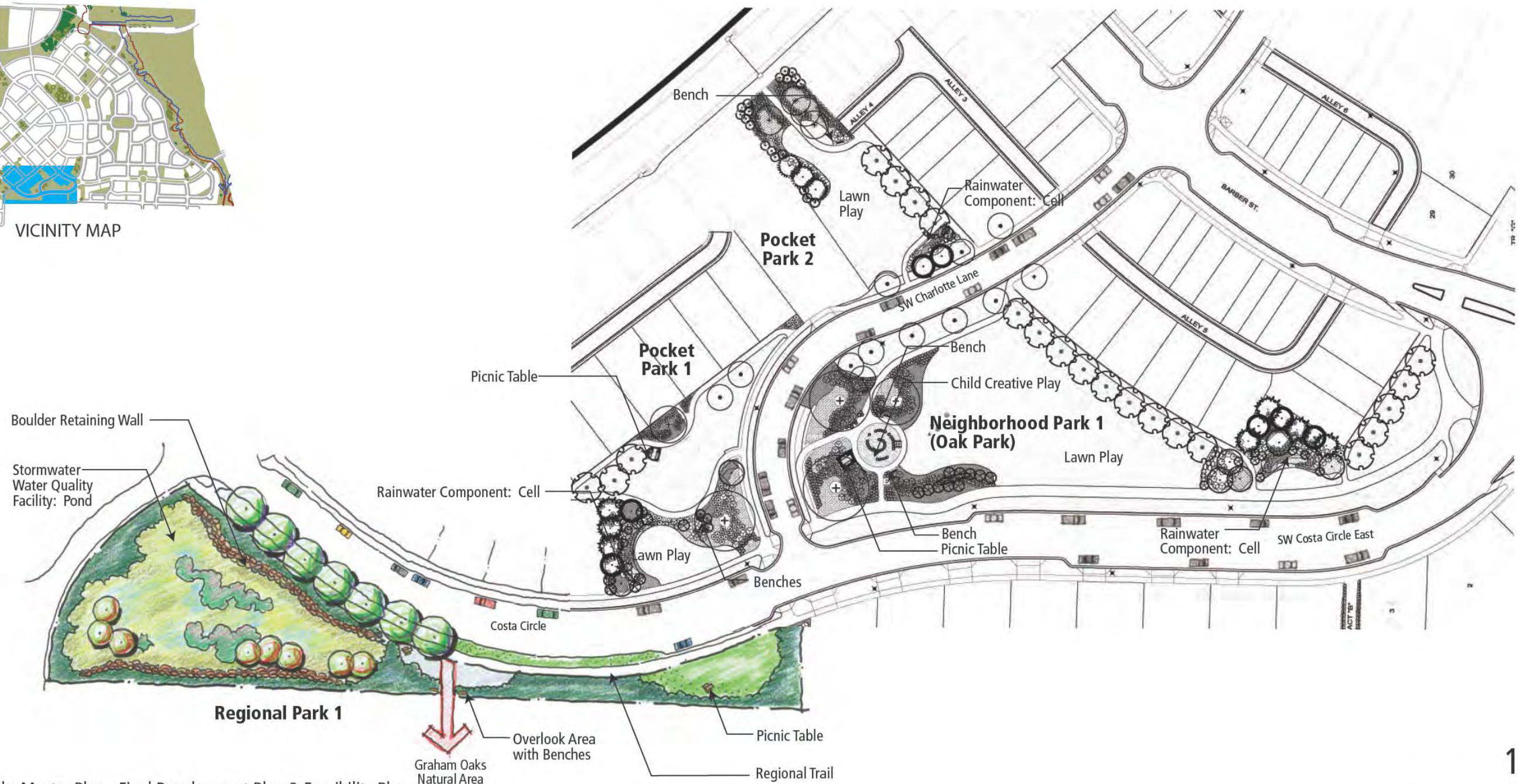
- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Table
- Child Creative Play: 1
- Lawn Play: 0.66 acres (110' x 260')

Pocket Park 1 (0.51 AC)

- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Table
- Lawn Play: 0.1 acres (50' x 60') (100'x40')

Pocket Park 2 (0.40 AC)

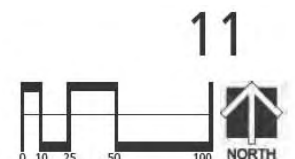
- Stormwater/Rainwater Feature: Cell
- Bench
- Lawn Play: 0.26 acres (140'x 80')



Villebois Parks Master Plan - Final Development Plan & Feasibility Plan
Regional Park 1, Neighborhood Park 1, & Pocket Park 1 & 2

Plan by Alpha Community Development for Costa Pacific Communities

Villebois



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



Linear Green 4A-C (1.10 AC)

Stormwater/Rainwater Features: Cells
Benches
Lawn Play: 0.32 acres (150' x 60') (110' x 25') (60' x 40')

Pocket Park 3 (0.51 AC)

Stormwater/Rainwater Features: Cells
Benches
Picnic Table
Child Play - Structure: 1
Lawn Play: 0.30 acres (130' x 100')

Pocket Park 4 (0.18 AC)

Stormwater/Rainwater Feature: Cells
Bench

Regional Park 2 (2.33 AC)

Stormwater/Rainwater Features: Ponds
Benches
Picnic Tables
Drinking Fountain: 1
Sport Court:
Half Court Basketball
Volleyball
Badminton
Four-square
Trike Track
Hopscotch
Tetherball
Child Creative Play

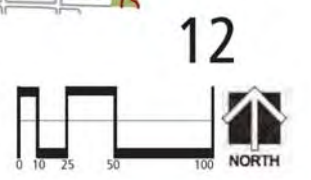
Lawn Play: 0.56 acres (270' x 90')



Villebois Parks Master Plan - Final Development Plan & Feasibility Plan
Linear Green 4A-C, Pocket Park 3 & 4, & Regional Park 2



Plan by Alpha Community Development for Costa Pacific Communities



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Open Space 1 (5.07 AC)

Stormwater/Rainwater Features: Cells

Benches

Picnic Tables

Child Creative Play: 1

Stormwater Water Quality Facility: Cell

Wetland Area

Proposed Wetland

Nature Trail

Bench

Child Creative Play

Picnic Table

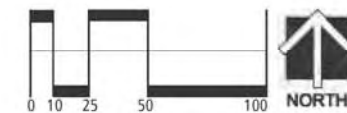
Existing Grove (Typ.)



Villebois Parks Master Plan - Feasibility Plan
Open Space 1

Plan by Alpha Community Development for Costa Pacific Communities

Villebois LLC
LEC



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



VICINITY MAP

Neighborhood Park 3 (West Neighborhood Park) (1.80 AC)

Stormwater/Rainwater Features: Ponds/Swales

Major Water Feature: 2

Benches

Picnic Tables

Drinking Fountain: 1

BBQ: 1

Restroom: 1

Transit Stop: 1

Shelter: 1

Child Play Structures: 2

Lawn Play: 0.55 acres (160' x 150')

Rainwater Component:
Swale

Lawn Play

Existing Tree (Typ.)

Picnic Tables

Child Play Structures

Pocket Park 5

Lawn Play

Bench

Pocket Park 5 (0.18 AC)

Benches

Lawn Play: 0.06 acres (100' x 25')

**Neighborhood Park 3
(West Neighborhood Park)**

Water Jet Play Area

Neighborhood Commons:
Transit Stop
Plaza/Gathering
Restrooms
Shelter with BBQ
Drinking Fountain

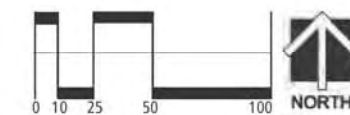
Water Feature: Pond



Villebois

Villebois Parks Master Plan - Feasibility/Schematic Plan
Neighborhood Park 3 & Pocket Park 5

Plan by Mayer/Reed for Costa Pacific Communities



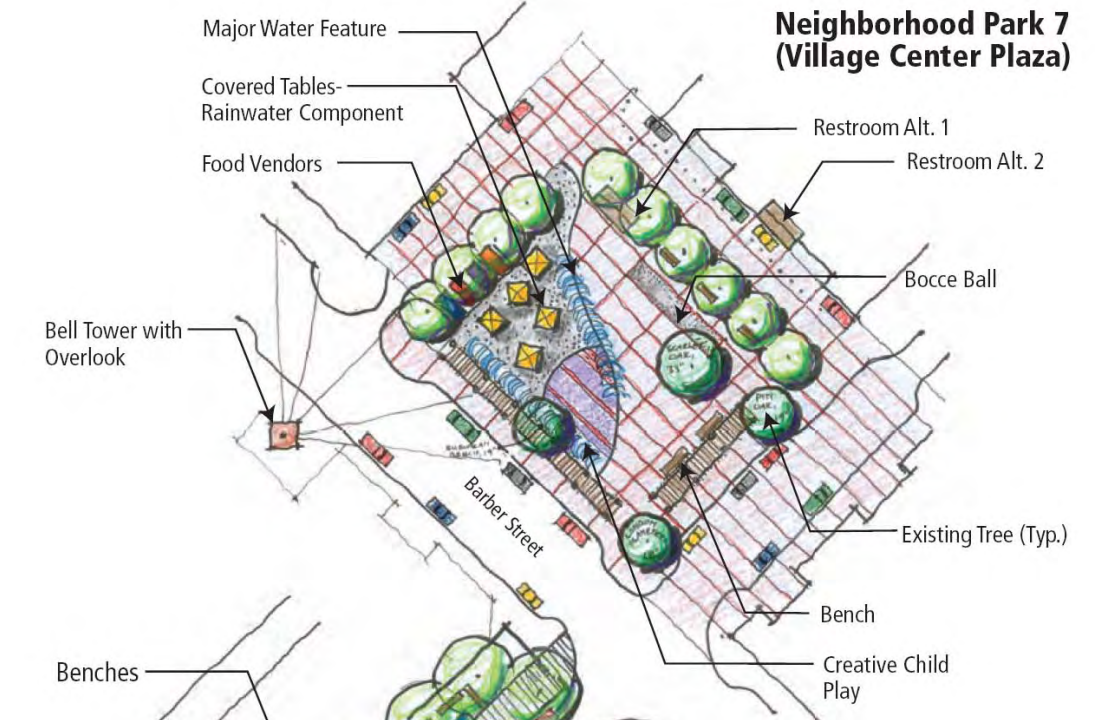
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



Regional Park 3 (4.01 AC)

- Stormwater/Rainwater Features: Cells/Swales
- Benches
- Picnic Tables
- Sport Court: Volleyball Court
- Child Creative Play: 1
- Child Play Structure: 1
- Lawn Play: 0.64 acres (200' x 140')
- Private Recreation Facility: 1
 - Outdoor Pool (Major Water Feature)
 - Weight Room
 - Meeting Room
 - Shelter
 - Benches
 - Tables

Neighborhood Park 7 (Village Center Plaza)



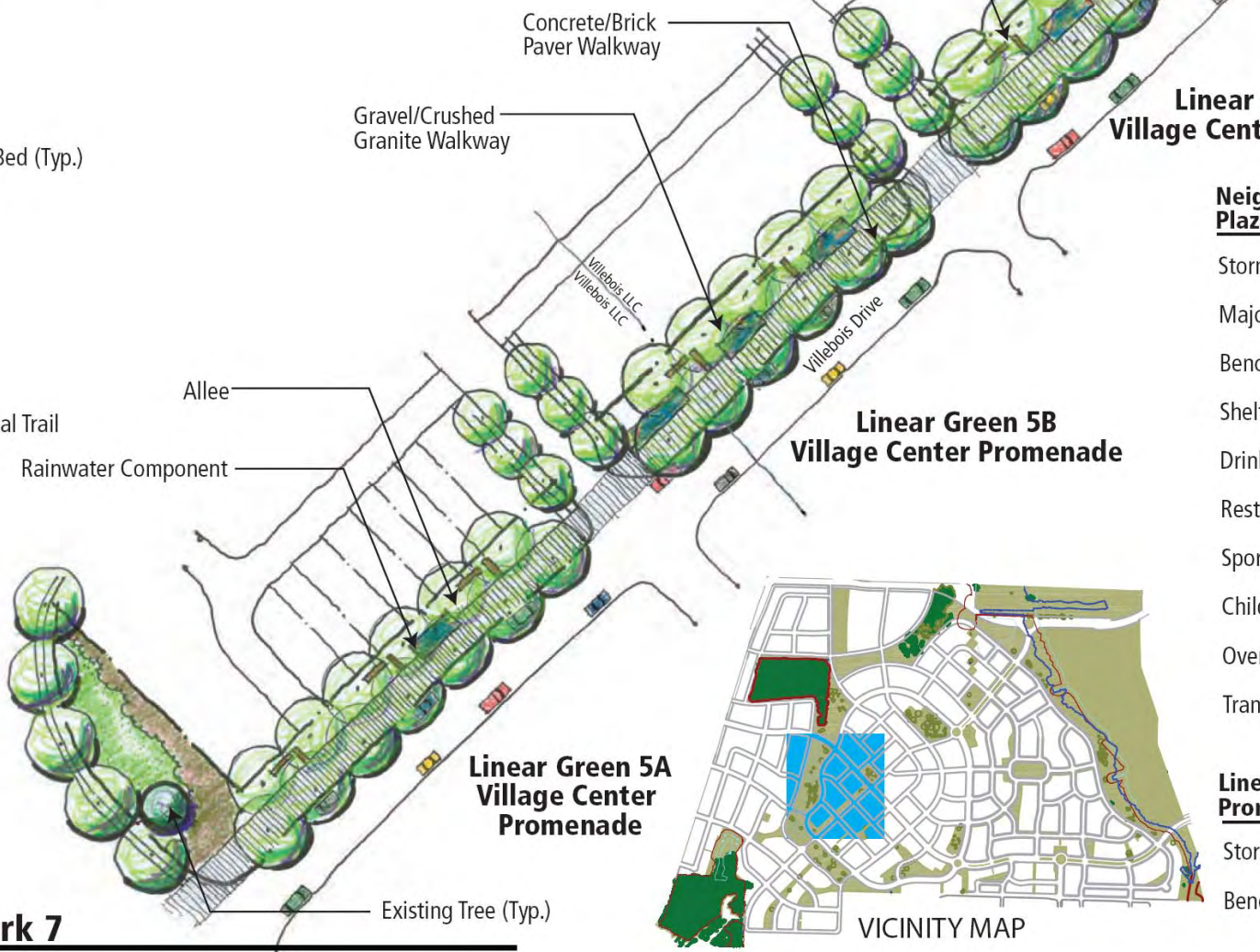
Linear Green 5C Village Center Promenade

Neighborhood Park 7 (Village Center Plaza-0.52 AC)

- Stormwater/Rainwater Features
- Major Water Feature: 1
- Benches
- Shelter-Covered Tables
- Drinking Fountain: 1
- Restroom: 1
- Sport Court: Bocce ball
- Child Creative Play: 1
- Overlook: 1
- Transit Stop: 1

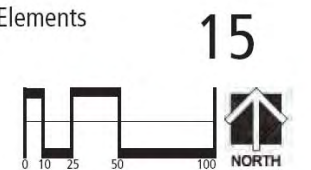
Linear Green 5B Village Center Promenade

Linear Green 5A Village Center Promenade

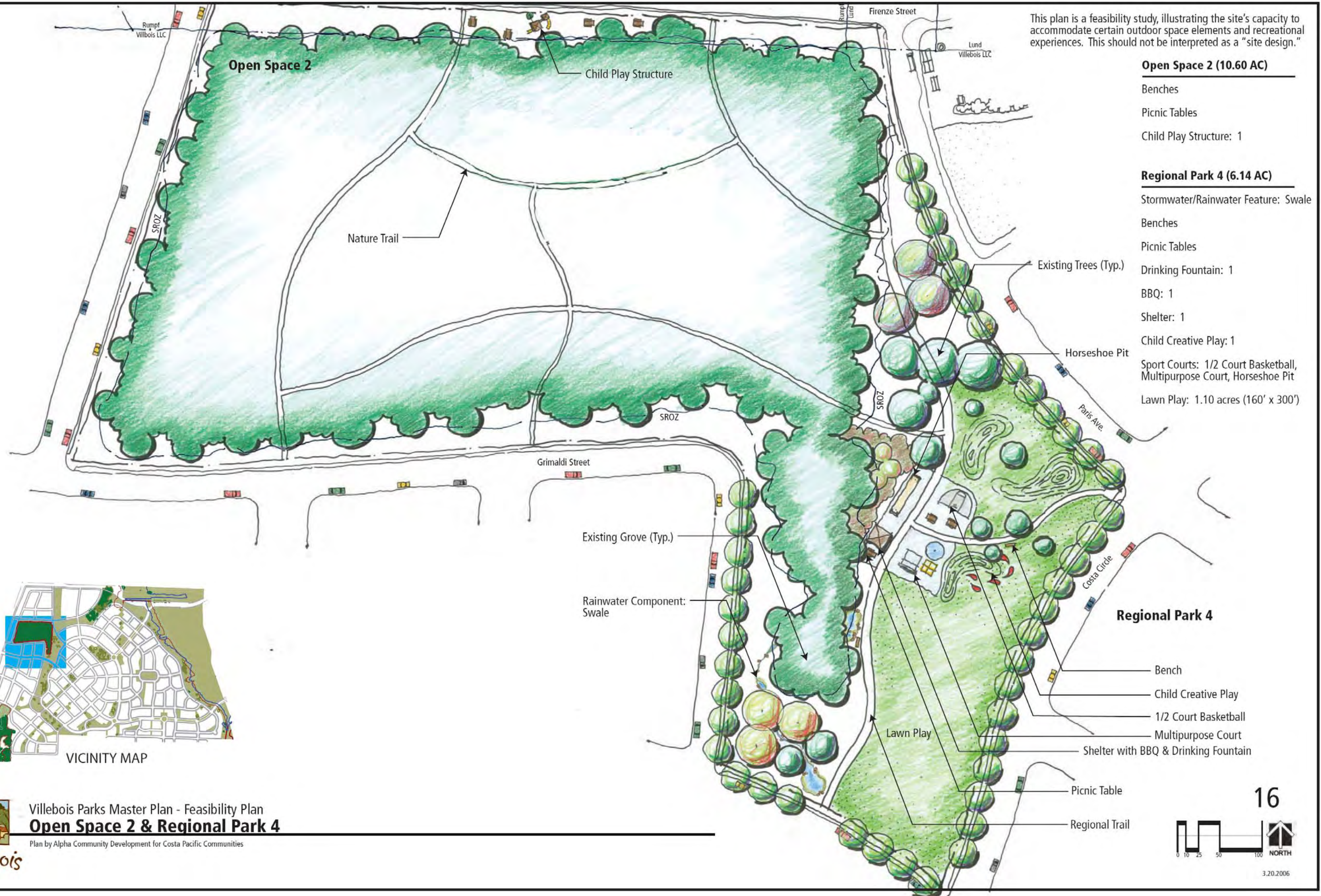


Linear Green 5A-C (Village Center Promenade-0.69 AC)

- Stormwater/Rainwater Elements
- Benches



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



Open Space 2 (10.60 AC)

- Benches
- Picnic Tables
- Child Play Structure: 1

Regional Park 4 (6.14 AC)

- Stormwater/Rainwater Feature: Swale
- Benches
- Picnic Tables
- Drinking Fountain: 1
- BBQ: 1
- Shelter: 1
- Child Creative Play: 1
- Sport Courts: 1/2 Court Basketball, Multipurpose Court, Horseshoe Pit
- Lawn Play: 1.10 acres (160' x 300')



VICINITY MAP

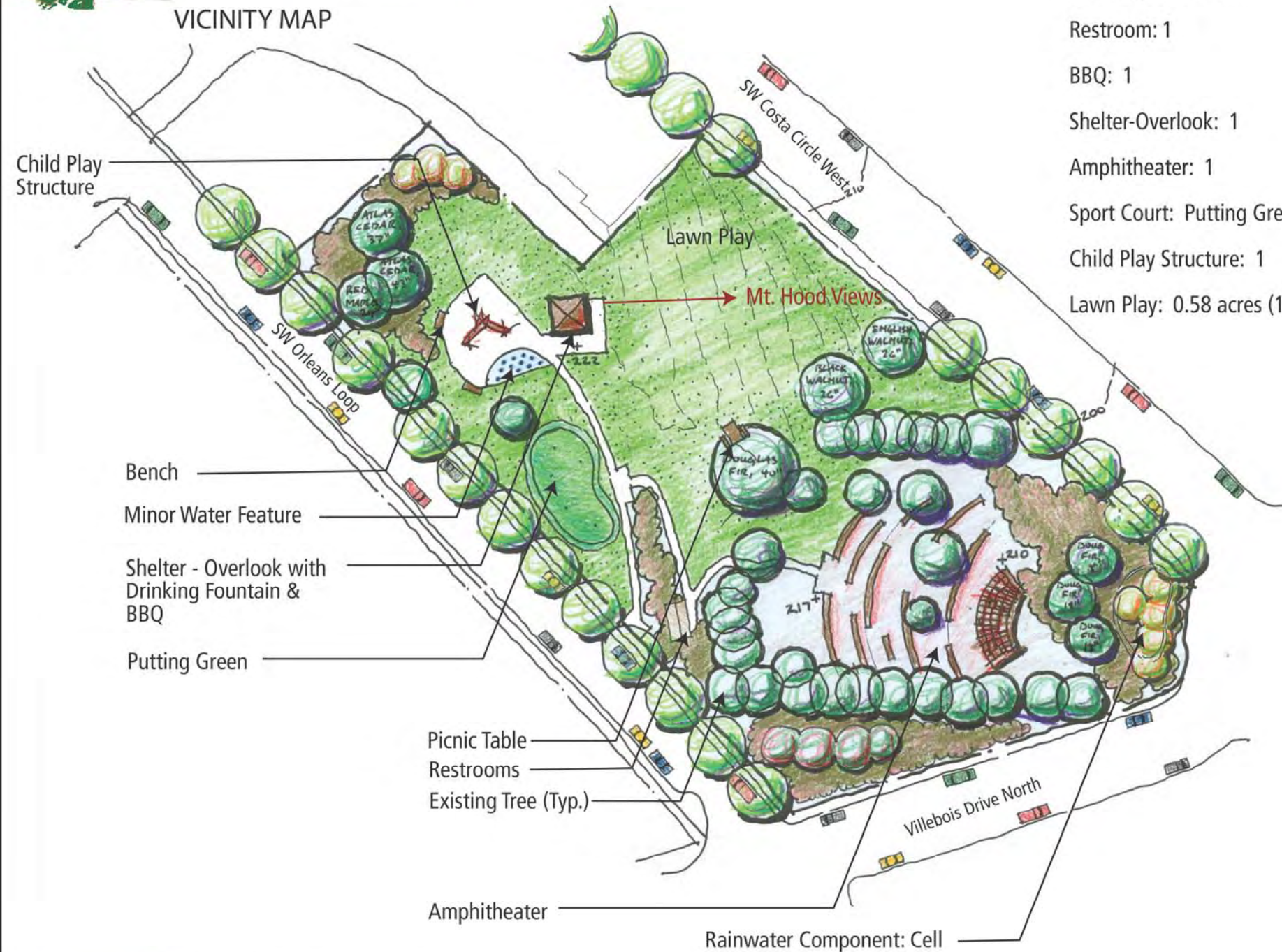


VICINITY MAP

This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

**Neighborhood Park 4
(Hilltop Park - 2.90 AC)**

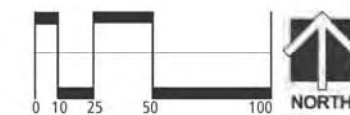
- Stormwater/Rainwater Feature: Cell
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Restroom: 1
- BBQ: 1
- Shelter-Overlook: 1
- Amphitheater: 1
- Sport Court: Putting Green
- Child Play Structure: 1
- Lawn Play: 0.58 acres (180' x 140')



Villebois

Villebois Parks Master Plan - Feasibility Plan
Neighborhood Park 4

Plan by Alpha Community Development for Costa Pacific Communities



Neighborhood Park 5 (Fir Park)

- Community Garden with Tables, & Drinking Fountain
- Picnic Table
- Benches
- Horseshoe Pit
- Mound
- Existing Tree (Typ.)
- Multipurpose Court, Drinking Fountain
- Hedge Buffer
- 10' Fuel Line Easement

Neighborhood Park 5 (Fir Park) (1.00 AC)

- Benches
- Picnic Table
- Drinking Fountains: 2
- Sport Court: Horseshoe Pit, Multipurpose Court
- Community Garden: 0.23 acres (100' x 100'), 34 Plots
- Lawn Play: 0.28 acres (240' x 50')

Pocket Park 12 (0.60 AC)

- Benches
- Child Play Structures: 2

Pocket Park 12

- Bench
- Swing Set
- Child Play Structure
- Existing Tree (Typ.)
- Shrub Bed (Typ.)
- 10' Fuel Line Easement

This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



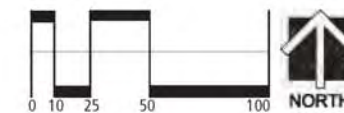
VICINITY MAP



Villebois

Villebois Parks Master Plan - Feasibility Plan
Neighborhood Park 5 & Pocket Park 12

Plan by Alpha Community Development for Costa Pacific Communities



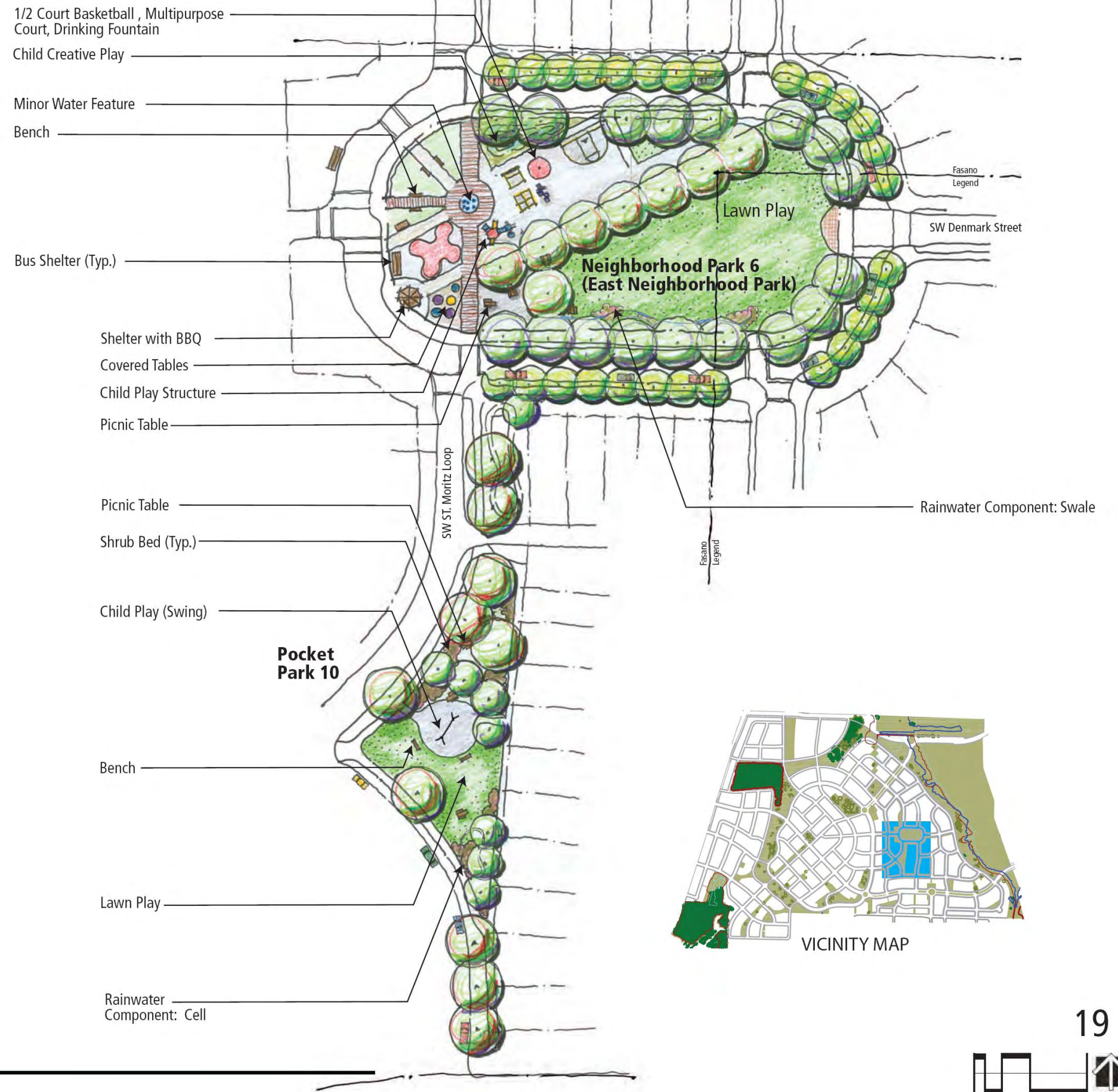
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Neighborhood Park 6 (East Neighborhood Park- 1.60 AC)

- Stormwater/Rainwater Feature: Swale
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Transit Stop: 1
- Shelter w/ BBQ: 1
- Sport Courts: 1/2 Court Basketball, Multipurpose Court
- Child Play Structure: 1
- Creative Play: 1
- Lawn Play: 0.58 acres (110' x 230')

Pocket Park 10 (0.68 AC)

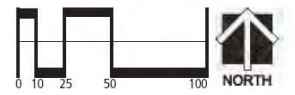
- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Tables
- Child Play Structure (Swing): 1
- Lawn Play: 0.1 acres (70' x 60')



Villebois

Villebois Parks Master Plan - Feasibility Plan
Neighborhood Park 6 & Pocket Park 10

Plan by Alpha Community Development for Costa Pacific Communities



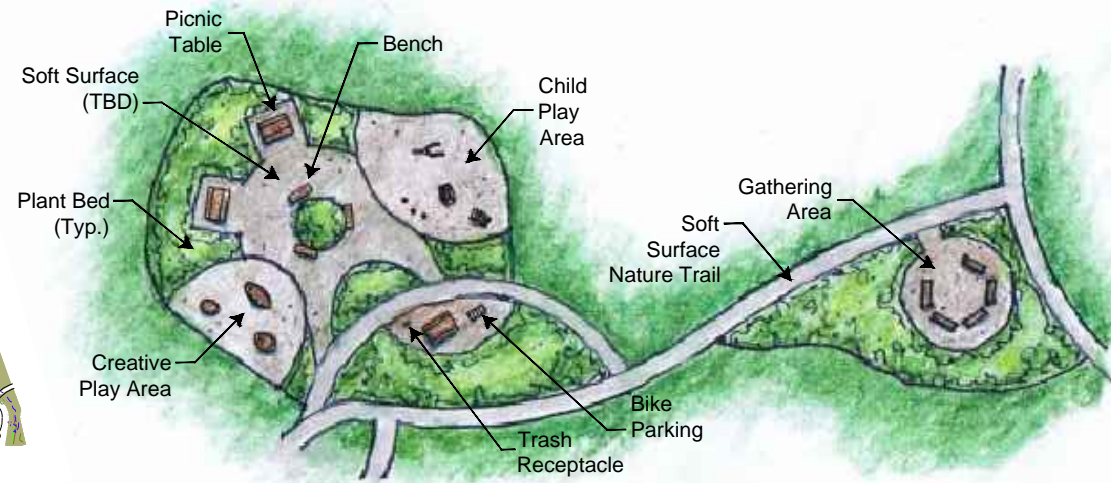
Open Space 3 (22.40 AC)

- Benches
- Picnic Tables
- Child Creative Play: 1

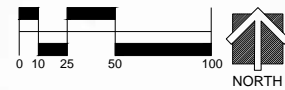
Pocket Park 16 (0.26 AC)

- Benches
- Picnic Tables
- Child Play Structure: 1
- Child Creative Play: 1

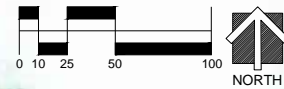
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



AREA 1



AREA 2



Villebois Parks Master Plan
Open Space 3

