

Welcome



# Villebois Village Center Mixed-Use

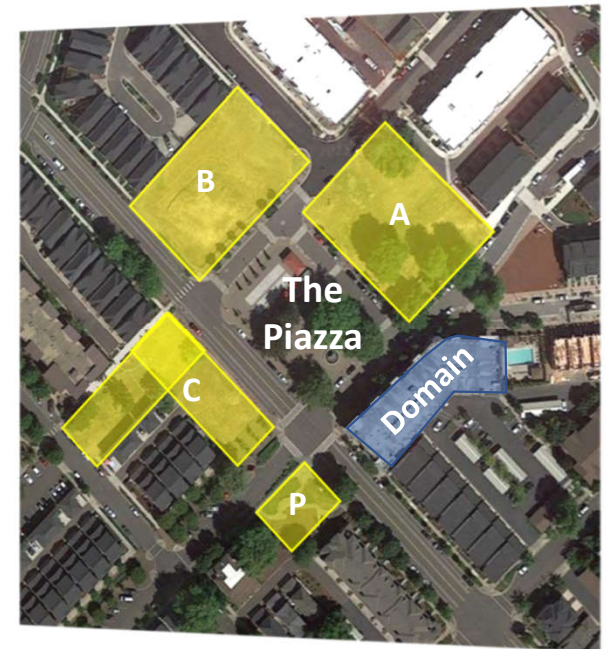
*City of Wilsonville Development Review Board (Panel B)  
September 27, 2021*



# Villebois

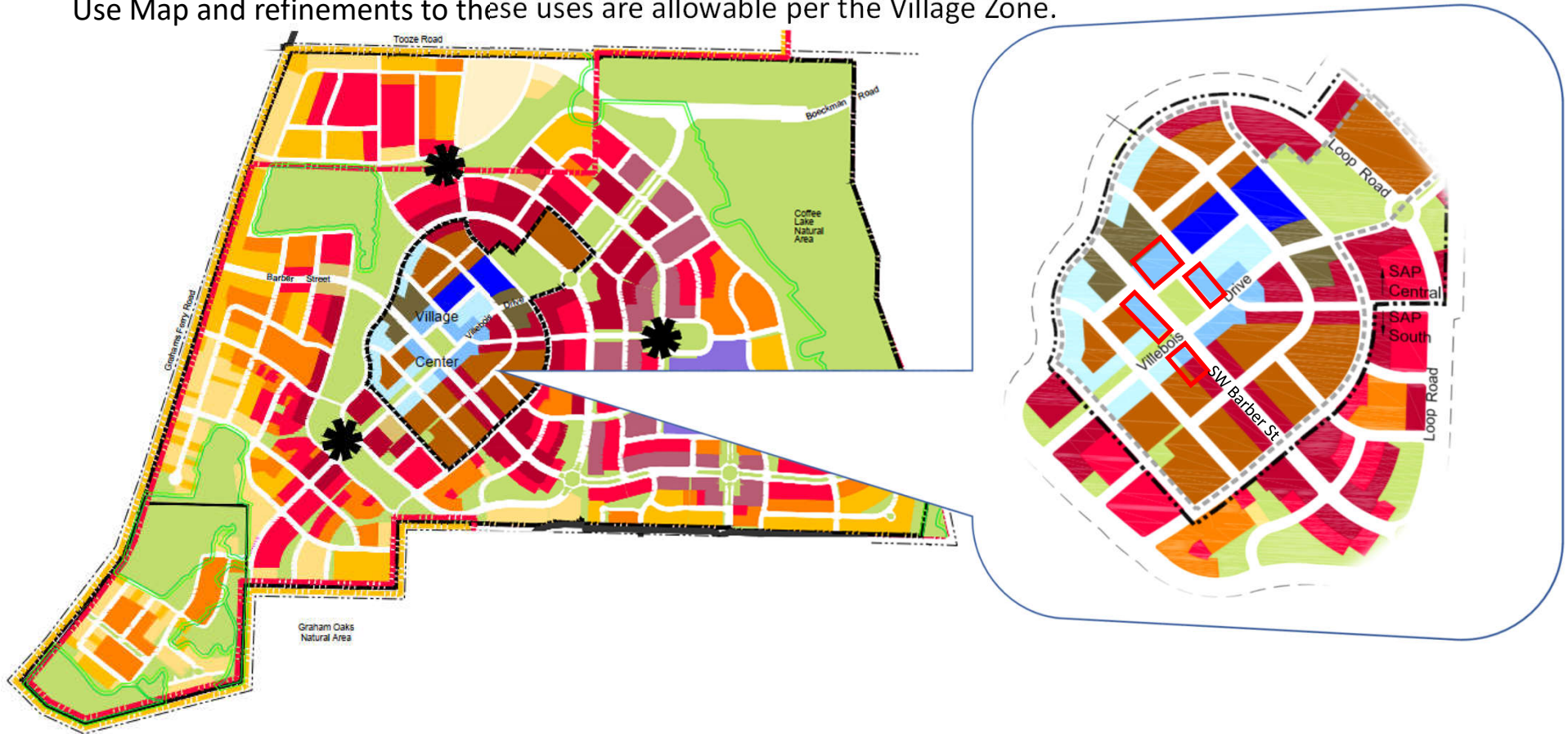
The Piazza in the Village Center is the physical and symbolic heart of Villebois.

Buildings A, B, C, and the Domain wrap The Piazza to create a sense of enclosure and act as the “walls” around the “public room.”



# Villebois Master Plan – Land Use Map

Villebois is zoned 'Village' which allows use categories shown in the 2013 Land Use Map and refinements to these uses are allowable per the Village Zone.



# Village Center – SAP Central

Original SAP Central Density Target: 1,010 Dwellings

Proposed SAP Central Density: 985 Dwellings (2.5% decrease in density)  
 (10% Refinement Up or Down is Allowable)

## Original Site Density Ranges

Site	Density Range (Mixed-Use Dwellings)
A	13 to 52
B	11 to 44
C	9 to 36
P	8 to 12

**41 to 144 Total Range**

## Proposed Site Density

Site	Number of Dwellings
A	36
B	54
C	52

**142 Total Dwellings Proposed**

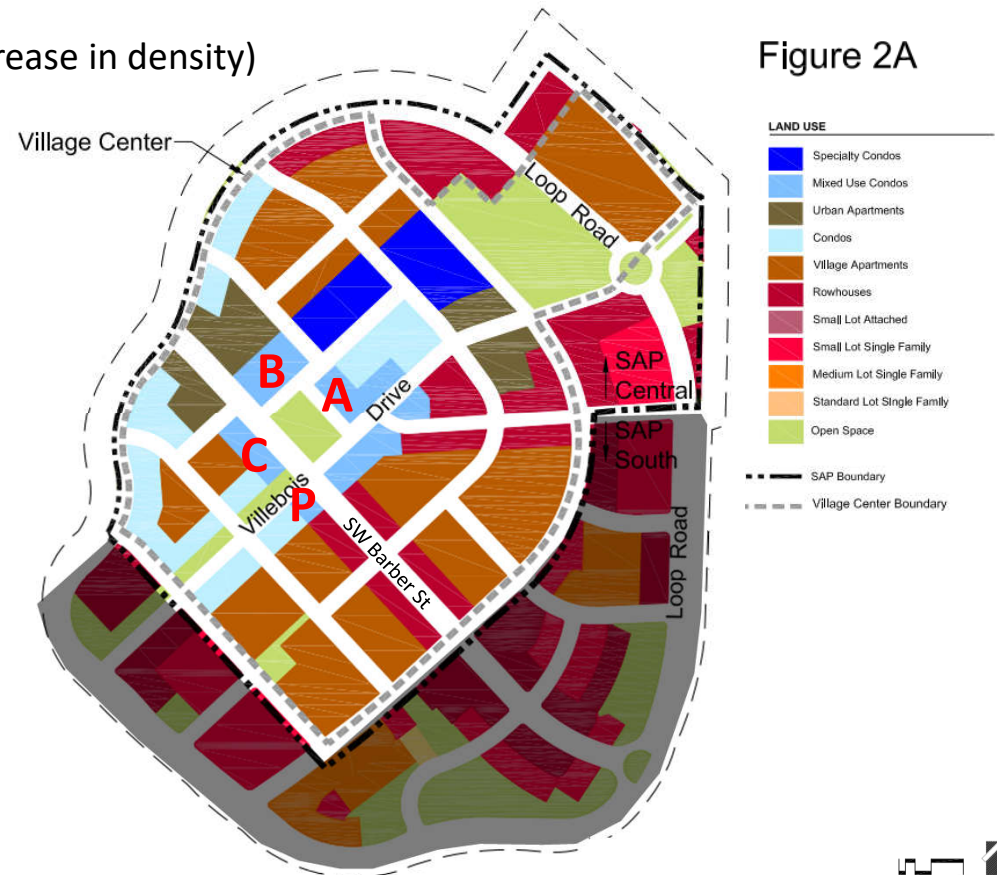
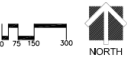


Figure 2A

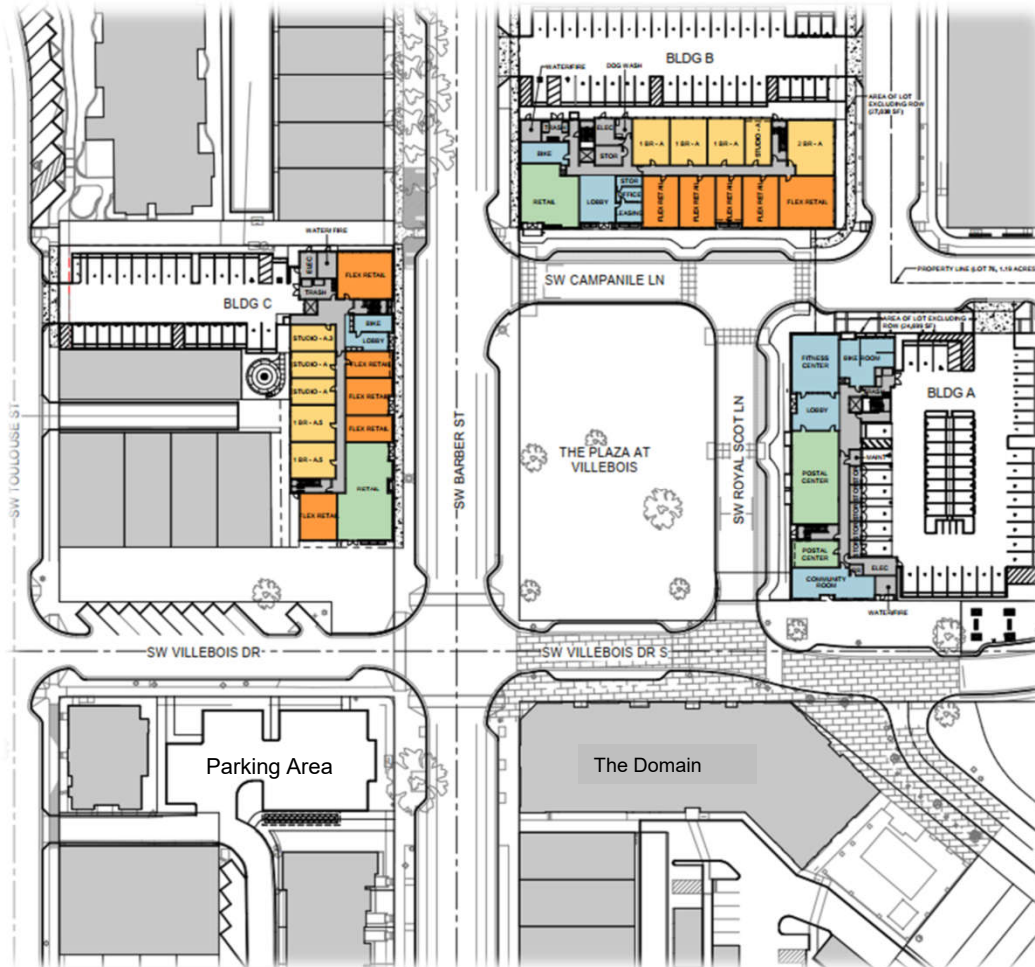


# Villebois Village Mixed-Use Center

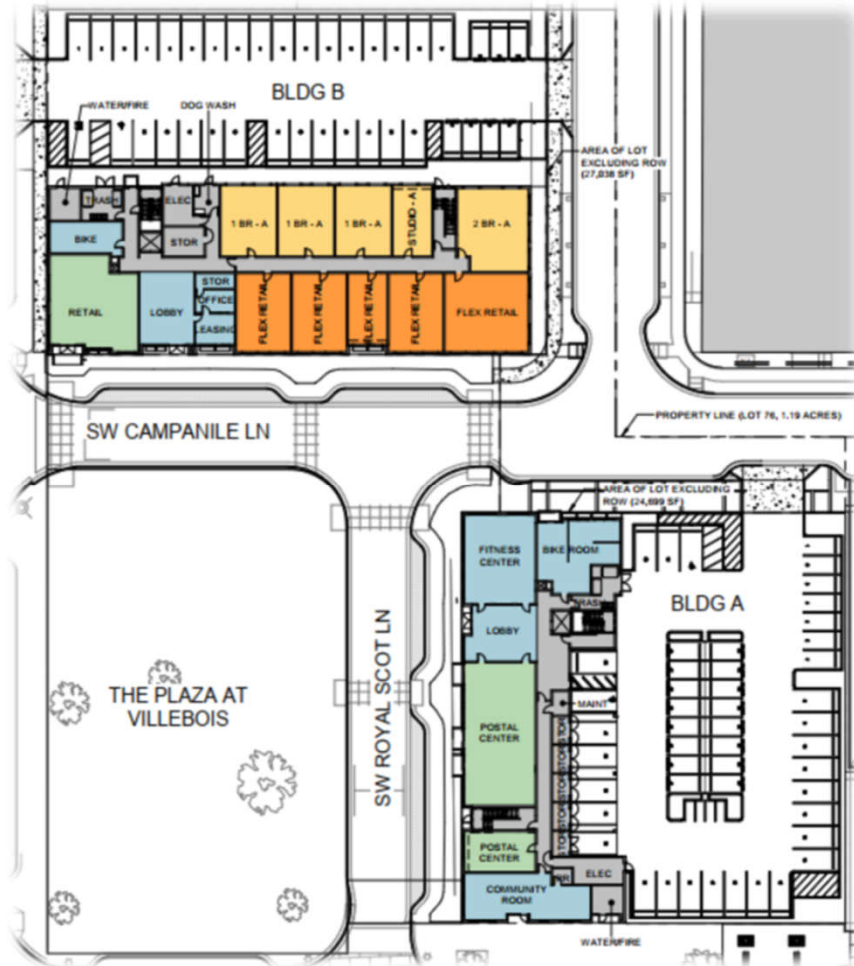
142 Apartment Units - 3,220 sf Commercial Space - 7,124 sf Flex Commercial/Residential Space - 183 Parking Spaces



# Villebois Village Mixed-Use Center – Site Plan



# Buildings A & B – PDP 12C Lot 76



## Building A

- 36 Apartment Units
- 12-Studios
  - 12 1-Bedroom Units
  - 3 2-Bedroom Units
  - 9 3-Bedroom Units

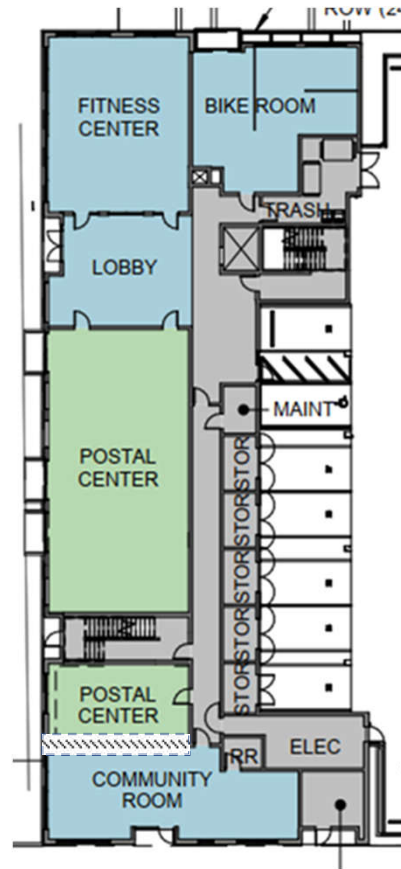
972 sf Community Room  
1,076 sf Fitness Center  
2,212 sf Postal Center

## Building B

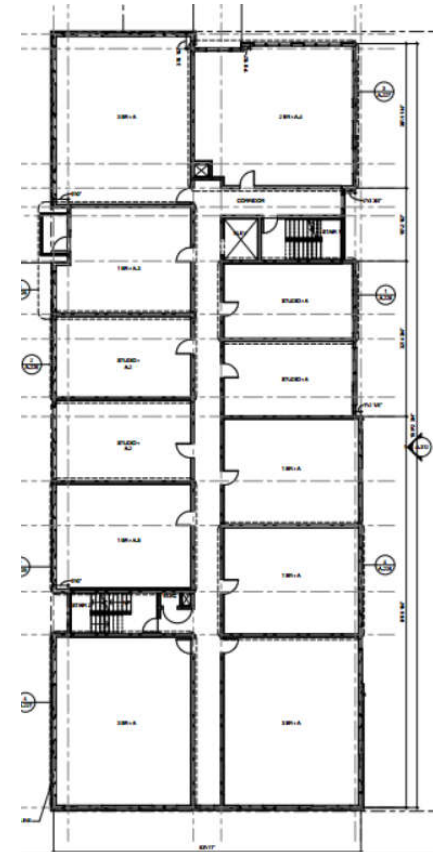
- 54 Apartment Units
- 11-Studios
  - 30 1-Bedroom Units
  - 11 2-Bedroom Units
  - 2 3-Bedroom Units

1,331 sf Commercial Space  
3,787 sf Flex Commercial/ Residential Area  
1,038 sf Amenity Room and Deck  
128 sf Leasing Office  
128 sf Dog Washing Station

# Building A – PDP 12C Lot 76



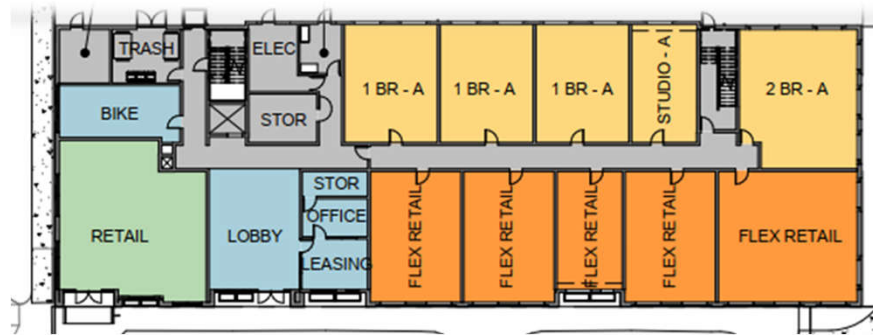
Ground Floor



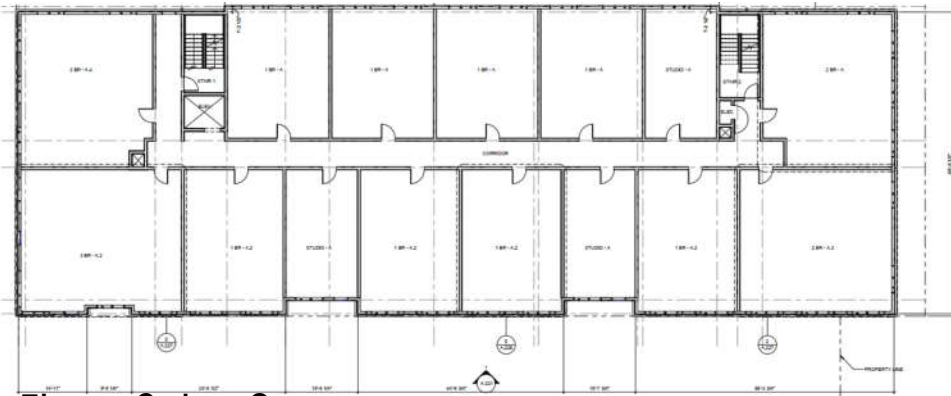
Floors 2 thru 4



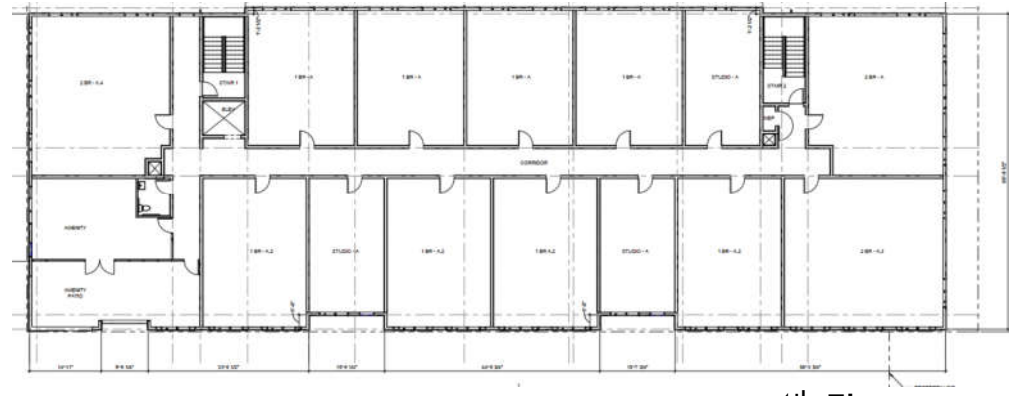
# Building B – PDP 12C Lot 76



Ground Floor

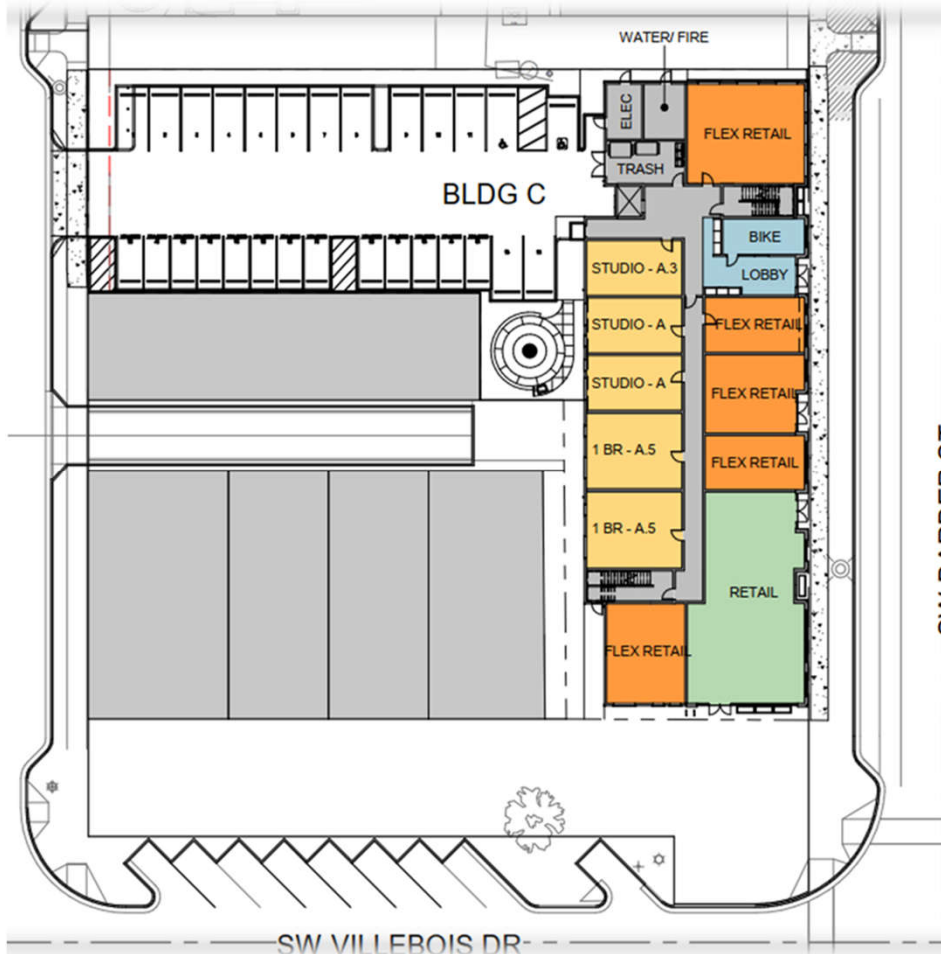


Floors 2 thru 3



4th Floor

# Building C – PDP 12C Lot 73



52 Apartment Units

- 17-Studios
- 28 1-Bedroom Units
- 7 2-Bedroom Units

1,889 sf Commercial Space

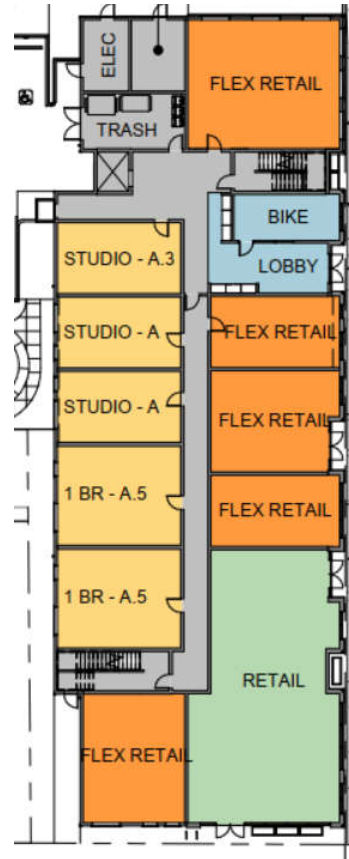
3,337 sf Flex Commercial/ Residential Area

800 sf Outdoor Recreational Area Behind Building

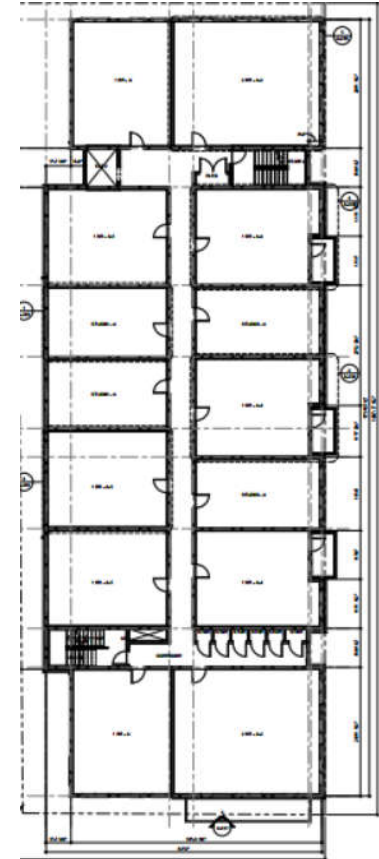
# Building C – PDP 2C Lot 73



BUILDING C

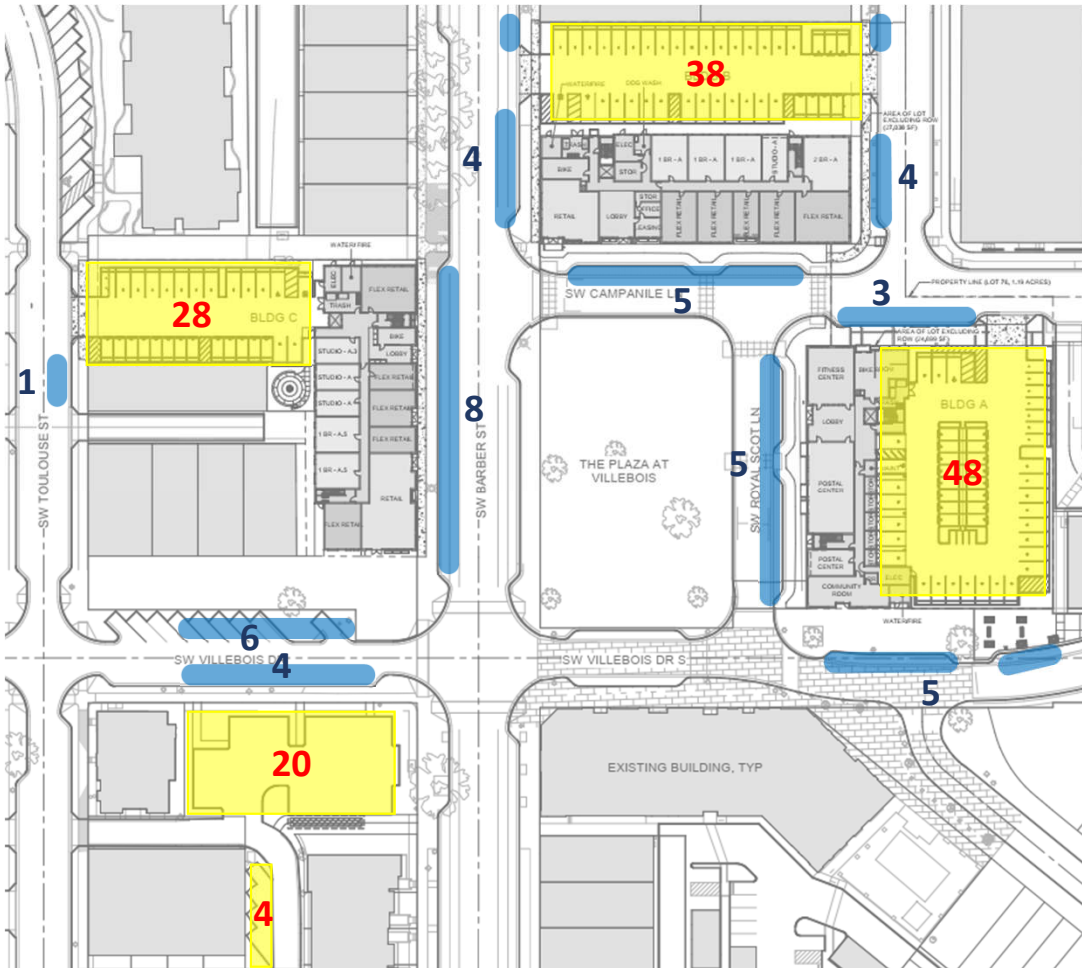


Ground Floor



Floors 2 thru 4

# Off-Street & On-Street Parking

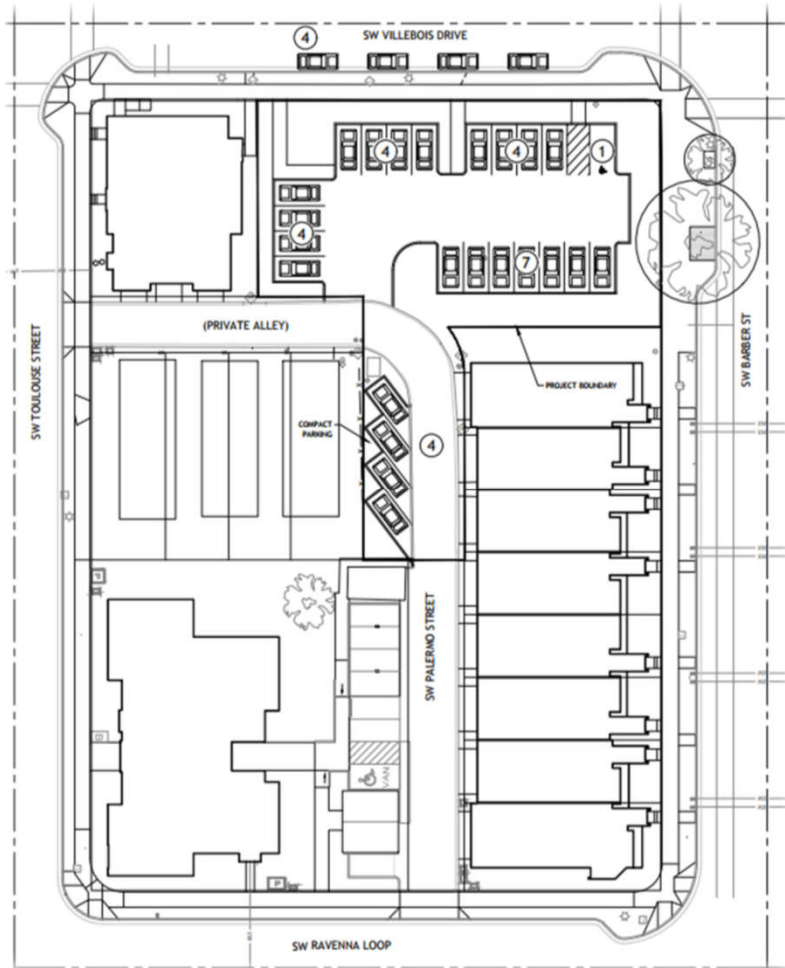


149 Parking Spaces Required

183 Parking Spaces Provided  
138 Off-Street Parking Spaces  
45 On-Street Parking Spaces

Exceeds Parking Requirement by 22.8%

# Parking Area – PDP 1C Lot 12



## 28 Parking Spaces Provided

24 Off-Street Parking Spaces

4 On-Street Spaces

## 17 - P.M. Peak Hour Trips

- 10 in, 7 out
- **All trips are considered existing trips** because proposed parking lot does not generate new trips  
(per DKS May 21, 2021 Transportation Evaluation)

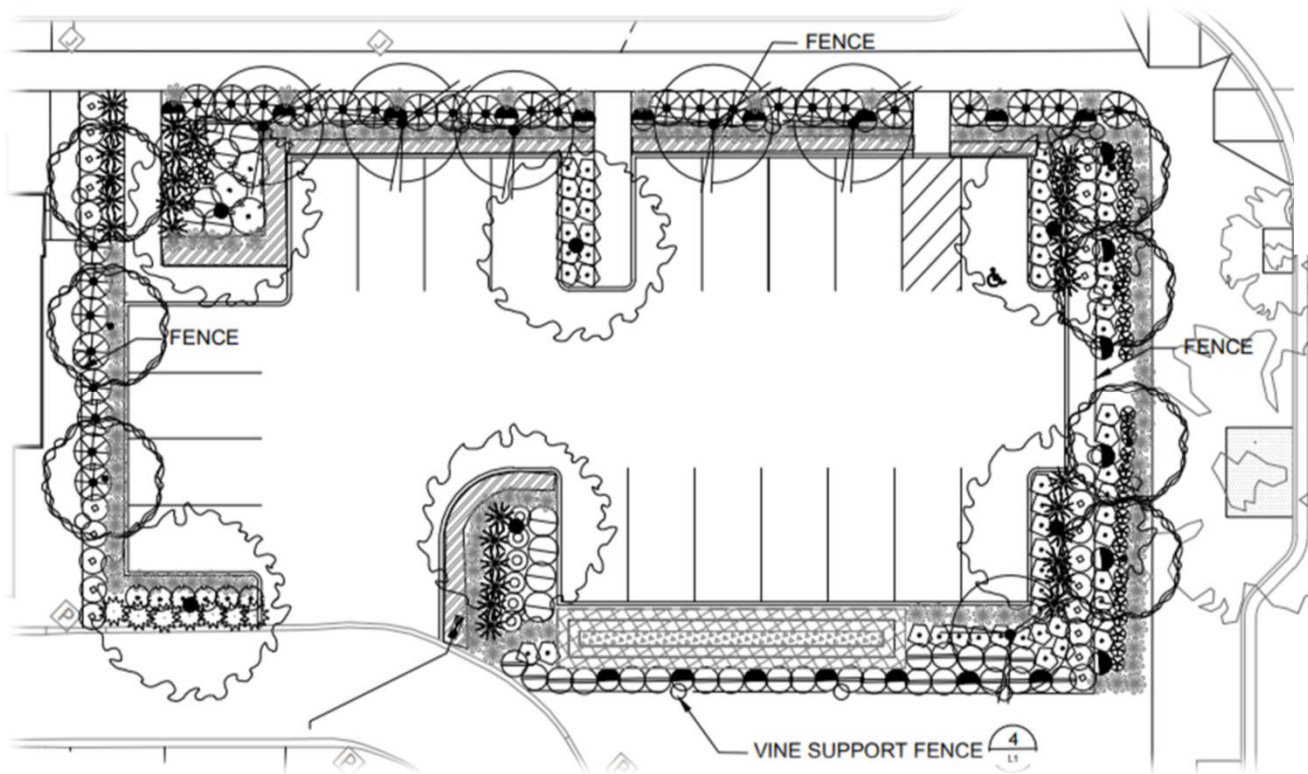
## DRB Resolution No. 357 Aug. 27, 2018:

- 2 Detached Row Houses and 1 Mixed-use Row House
- 18-spaces Proposed: 6 garage spaces, 8 off-street spaces in alley, 4 on-street spaces
- Estimated Approx. 5 - P.M. peak hour trips (2 in, 3 out)  
(per DKS July 20, 2018 Transportation Study Update)

## Specific Area Plan - Central:

- 8 to 12 Mixed Use Condos

# Parking Area – PDP 1C Lot 12



Building A



The Domain



Building B



Building C

Thank you.

---



Piazza Fountain