

Frog Pond Vista

Planned Unit Development

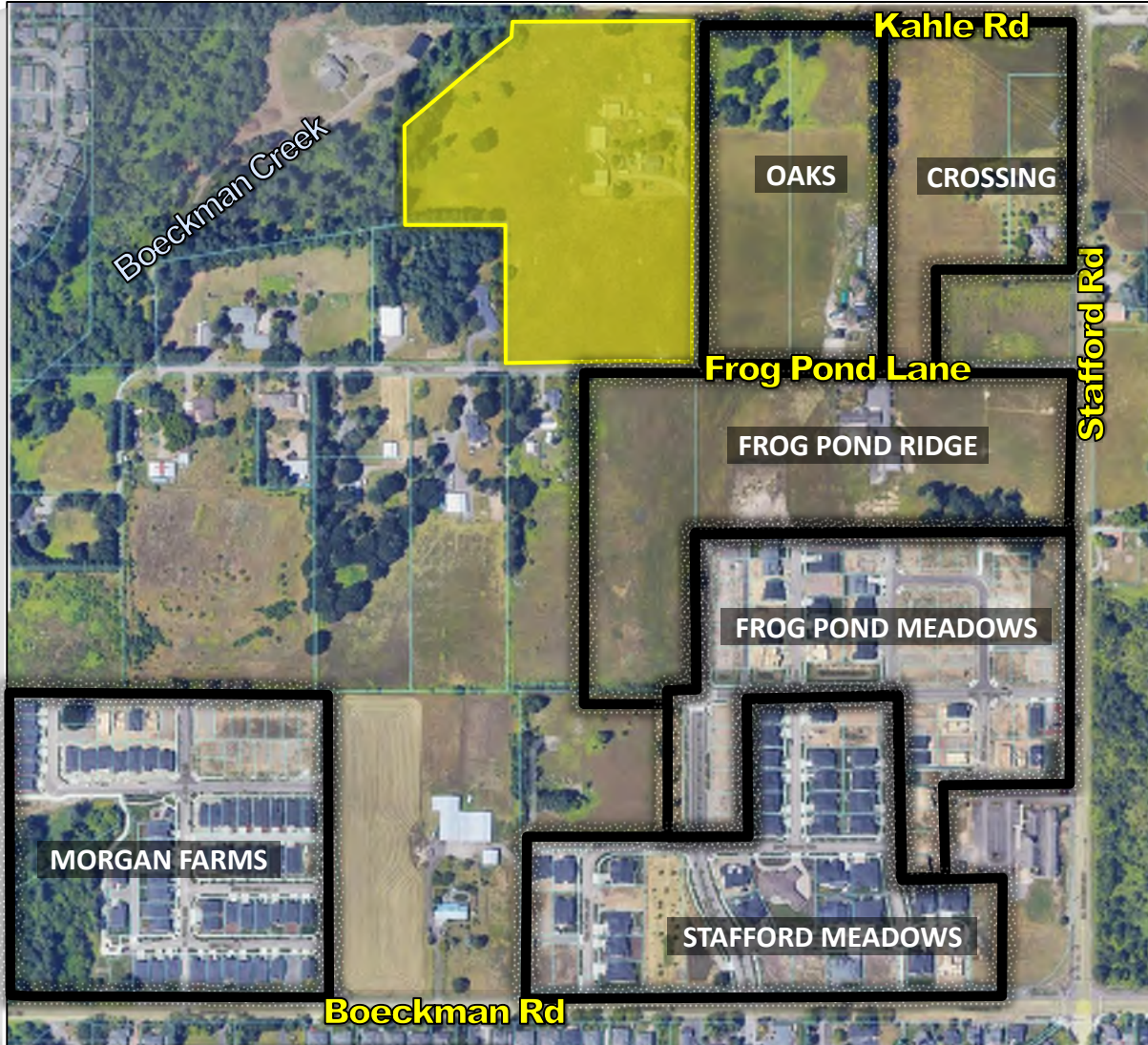
City of Wilsonville Development Review Board
March 14, 2022



Project Team

- » Venture Properties, Inc. - Applicant
 - » Kelly Ritz
 - » Al Jeck
 - » Scott Newcombe
- » AKS Engineering and Forestry, LLC - Civil Engineering, Land Use Planning, Natural Resources
 - » Maria Miller, AICP
 - » Cody Street, EI
 - » Mimi Doukas, AICP, RLA

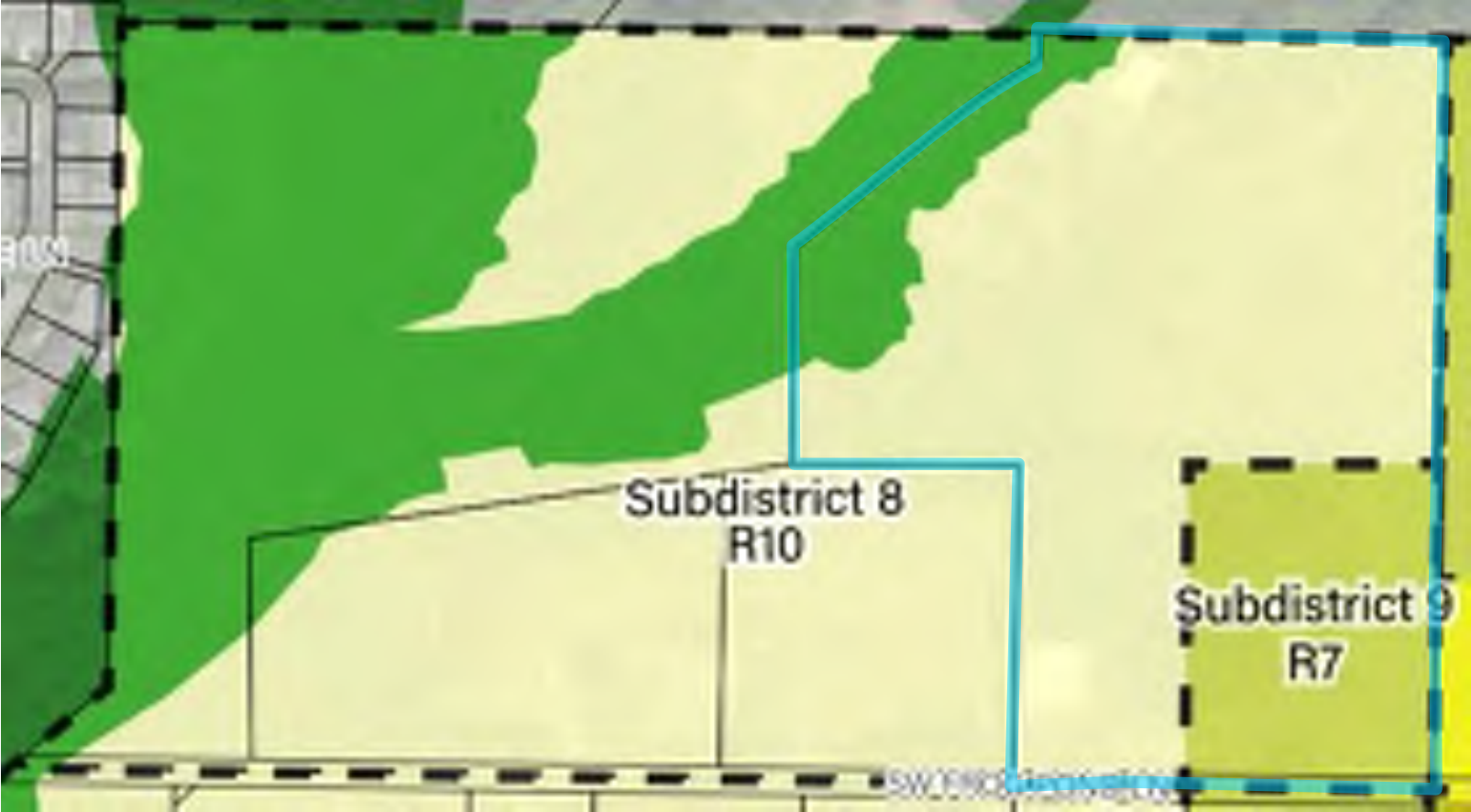
VICINITY MAP: *FROG POND WEST NEIGHBORHOOD*



FROG POND WEST SUBDISTRICTS

SUBDISTRICT 8 (R-10 Large Lot)		
	Entire Subdistrict	Frog Pond Vista
Site Area	±19.7 acres	±9.2 acres (47%)
Number of Lots	53 lots	25 lots

SUBDISTRICT 9 (R-7 Medium Lot)	
	Frog Pond Vista
Site Area	±2.6 acres (100%)
Number of Lots	13 lots

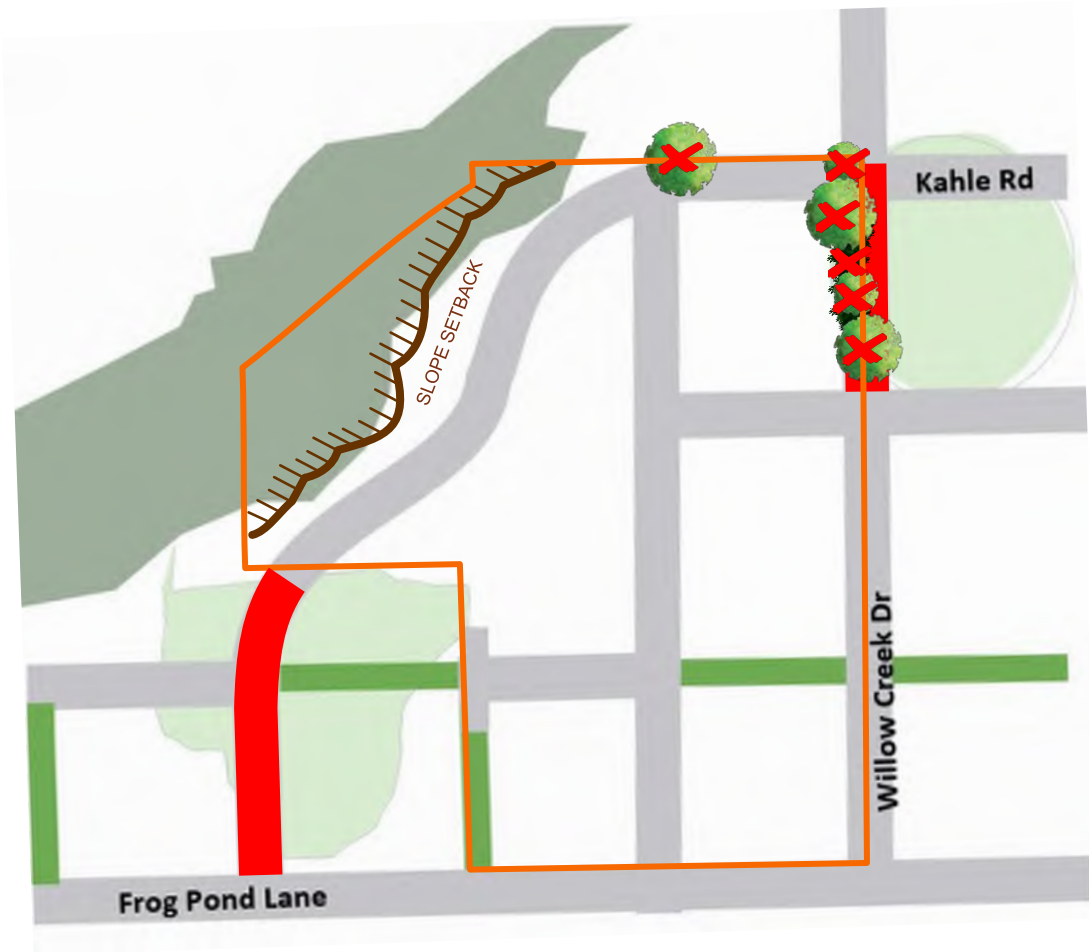


FROG POND VISTA SITE PLAN

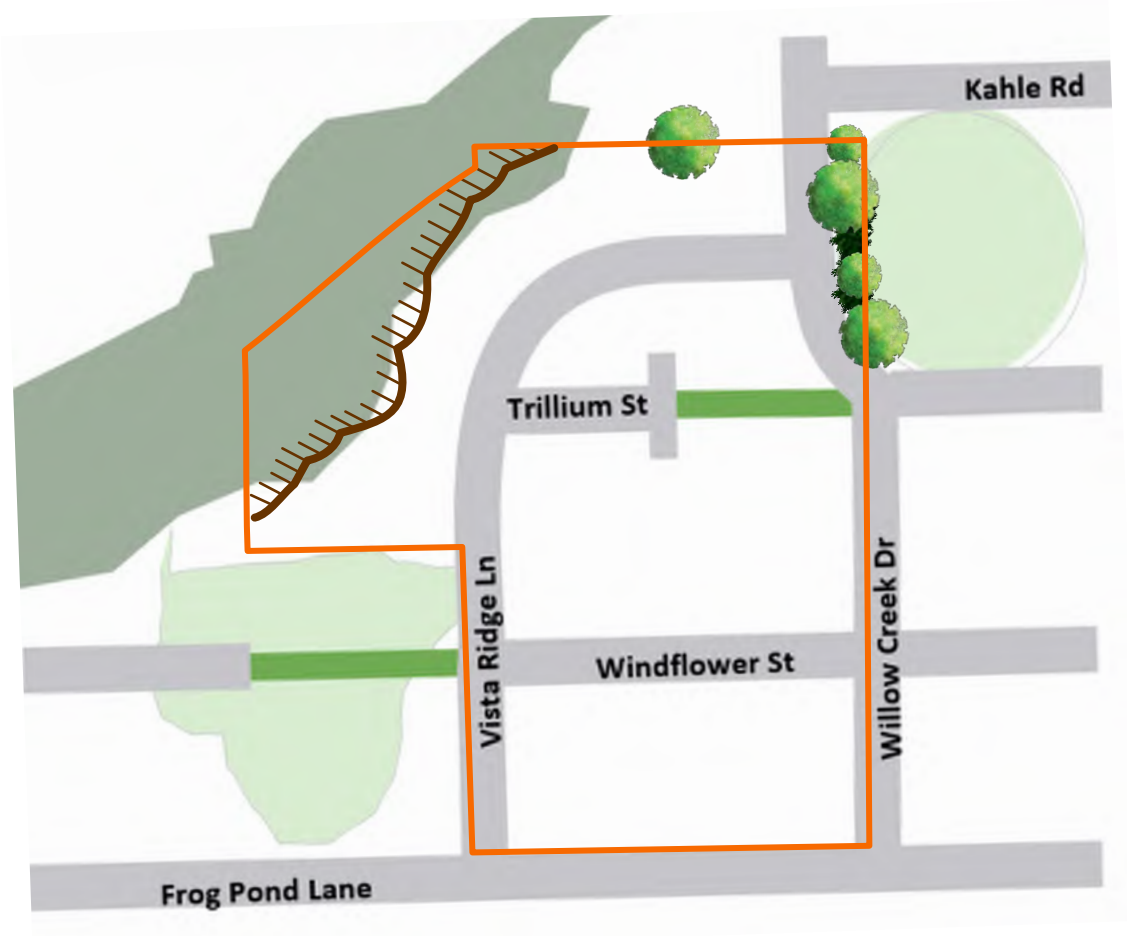


FROG POND WEST STREET DEMONSTRATION PLAN

Master Plan Street Demonstration Plan with Tree Overlay



Proposed Site Layout



FROG POND WEST STREET DEMONSTRATION PLAN



NATURAL RESOURCE ENHANCEMENT

Degraded existing condition

- » Invasive Himalayan blackberry
- » Non-native grasses and weeds
- » Generally lacking tree canopy and woody understory vegetation
- » Tree stumps – site historically logged

Habitat Enhancement Plan

- » **12,658** sq. ft. of enhancement area within SROZ buffer
- » Removal of invasive species
- » **127** native trees
 - » 30 Bigleaf Maples
 - » 30 Oregon White Oaks
 - » 30 Douglas Firs
 - » 20 Cascaras
 - » 17 Pacific Dogwoods
- » **633** native shrubs
 - » Snowberry, Oregon Grape, Beaked Hazelnut, Pineland Sword Fern, Baldhip Rose, Red Flowering Currant
- » Native groundcover



PROJECT BENEFITS



Provides needed housing

- » **38 lots** for future single-family homes



Visual and physical access to nature

- » Constructs **Boeckman Trail** and dedicates land to the public
- » **Habitat enhancement** within Natural Resource Area
- » Retains mature **Oregon White Oaks**



Transportation system improvements

- » Right-of-way dedication for **widening of Frog Pond Lane**
- » New 52-foot-wide Local and 64-foot-wide Collector **public streets**



System Development Charges

- » Provides funds for future **off-site public improvements** in the City of Wilsonville

QUESTIONS?

