

**City of Wilsonville**

**Parks & Recreation**  
**Advisory Board**

**Thursday August 20, 2015**  
**Parks and Recreation**  
**Admin Offices**  
**6:00pm**

**Meeting Agenda**  
**Wilsonville Parks & Recreation Advisory Board**  
**August 20, 2015**  
**6:00 PM**  
**Wilsonville Parks and Recreation Admin Offices**

- I. Call to Order  
Roll Call  
Approval of Minutes: April 9, 2015
- II. Citizen Input
- III. Trocadero Park - Sherer
- IV. Opportunity Grant Revised Application/Guidelines – Stevenson
- V. Board Comments
- VI. Adjournment and next meeting announcement:  
  
Next Meeting –  
October 8<sup>th</sup> 2015  
6:00 pm – Work Session  
6:30 pm – Meeting  
Parks and Recreation Admin Offices

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required. The city will endeavor to provide services, without cost, if requested at least 48 hours prior to the meeting. To obtain services, please call (503)570-1530

**Meeting Minutes**  
**Wilsonville Parks and Recreation Advisory Board**  
**April 9, 2015 6:30 p.m.**  
**Wilsonville City Hall – Council Chambers**

**WILSONVILLE PARKS AND RECREATION ADVISORY BOARD**

Steve Benson, David Davis, Katharine Johnson, Mary Closson, Adam Rahmlow, Ken Rice, Elaine Marie Swyt  
Scott Starr - Council Representative

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**I. Call to Order**

The meeting was called to order by Elaine Swyt at 6:34 pm.

Members present: Steve Benson, David Davis, Kate Johnson, Adam Rahmlow, Ken Rice, Elaine Swyt

Members absent: Mary Closson

Staff present: Stan Sherer, Tod Blankenship, and Brian Stevenson

Guests present: Guest Attendance Attached

Approval of Minutes: March 12th minutes (with addendum) were unanimously approved.

**II. Citizen Input**

None

**III. Memorial Park Preferred Plan Recommendation – Stan Sherer**

a. Recommendation to DRB: Pass 6-0

# Memorial Park Preferred Plan:



**IV. Community Tourism Grant Review – Board**

Ken Rice stated a conflict of interest re: Wilsonville Sister City Association and did not vote or comment on their funding.

**April 2015 Application/Award Log**

<b>Organization</b>	<b>Description</b>	<b>\$ Request</b>	<b>\$ Award</b>
<b>Colton Holly Memorial Scholarship Fund</b>	<b>Funding for the Swim Safe Swim Aware Program (drowning prevention and awareness)</b>	<b>\$1,500</b>	<b>\$1,100</b>
<b>Farmlandia Farm Loop</b>	<b>Fund a marketing effort to entice Wilsonville visitors to travel the farm loop and visit farm stores.</b>	<b>\$2,900</b>	<b>\$0</b>
<b>Jr. Scoop</b>	<b>Fund a new blast freezer</b>	<b>\$5,000</b>	<b>\$1,800</b>
<b>Korean War Memorial Foundation of Oregon</b>	<b>Fund event costs associated with the “Commemoration of the 65<sup>th</sup> Anniversary of the beginning of the Korean War”</b>	<b>\$3,000</b>	<b>\$2,800</b>
<b>Wilsonville Community Sharing/Food Bank</b>	<b>Fund a marketing effort to build a stronger community engagement program.</b>	<b>\$2,500</b>	<b>\$2,300</b>
<b>Wilsonville Farmers Market</b>	<b>Funding for event location costs and the Market Pantry.</b>	<b>\$10,000</b>	<b>\$2,800</b>
<b>Wilsonville Sister City Association</b>	<b>Host a delegation of 20 students and 2 chaperones from Wilsonville’s sister city, Kitakata, Japan.</b>	<b>\$6,414</b>	<b>\$4,200</b>
<b>TOTALS</b>		<b>\$31,314</b>	<b>\$15,000</b>

**V. Board Comments**

- The question was asked if the department had any specific sustainability goals.

Staff responded with:

\* All planning efforts take sustainability into consideration

\* Parks maintenance is done with sustainability in mind

\* Staff will look to incorporate “sustainability” into upcoming Parks and Recreation Master Plan and Parks and Recreation Strategic Plan.

- The board asked staff to explore a more streamlined grant application process/form.

- The board asked staff to examine the spacing used for new planting areas (there are concerns that plants are too close together, too close to roadways and sidewalks)

**VI. Adjournment**

The meeting was adjourned at 8:54 pm

Wilsonville Parks and Recreation  
Advisory Board

Guest Attendance

Date: April 9, 2015

Name	Address	Phone
Jack Spence	REDACTED	
Hugh Cassey	REDACTED	
Mary Stewart	REDACTED	
Dave Schalk	REDACTED	
Jordaw Scoggins	REDACTED	
BRAD HOLLY	REDACTED	
Cathy Rice	REDACTED	
Joe Swyt	REDACTED	
Jim Park	REDACTED	
Elizabeth Perry	REDACTED	
Chris Perry	REDACTED	
Charles Lesarde <sup>aka Sarah</sup>	REDACTED	
Kylie Aube (presenter) + mom Christine	REDACTED	
TAFT Mitchell	REDACTED	

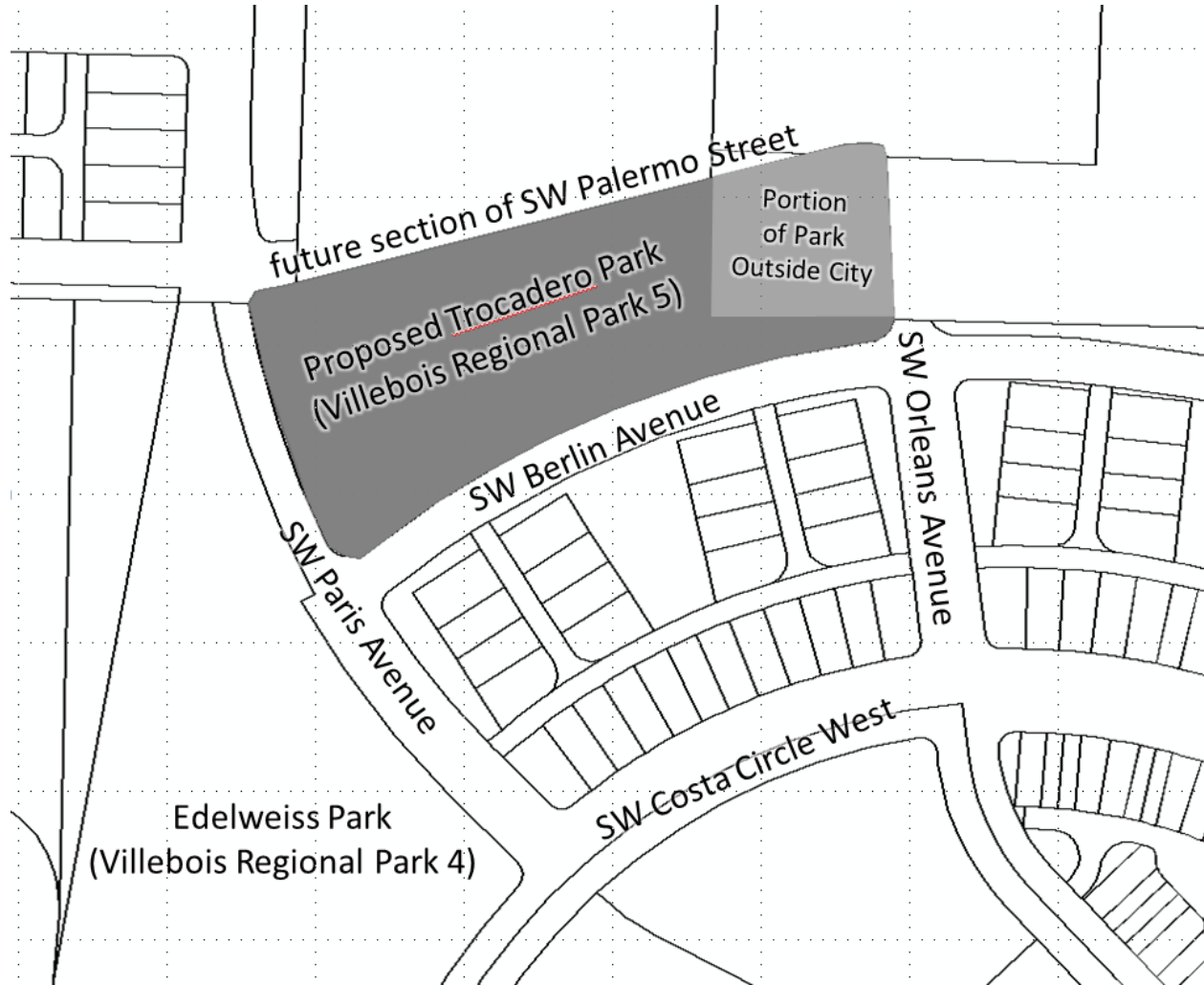
**PLANNING DIVISION MEMORANDUM**

**TO:** Parks and Recreation Advisory Board  
**DATE:** August 6, 2015  
**FROM:** Daniel Pauly AICP, Associate Planner  
**RE:** Review of Villebois Regional Park 5,  
Planning Case File Nos. DB15-0054 through DB15-0056

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**INTRODUCTION/SUMMARY**

During the August 13 meeting City Staff would like to gather the Parks Board’s input on the programming and design of the proposed public Trocadero Park (Regional Park 5) in Villebois. The park is located north of SW Berlin Avenue between SW Paris Avenue and SW Orleans Avenue. Input sought includes the board’s thoughts on specific site planning and design of features. The Parks Board comments are in the form of a recommendation to Development Review Board who will be reviewing the necessary land use applications for the park.





**APPLICANT AND APPLICANT’S TEAM**

Applicant: Polygon Northwest  
Property Owners: Polygon at Villebois III LLC, City of Wilsonville, Chang family  
Design Team: Pacific Community Design, Stacy Connery AICP, Planner, Patrick Espinosa PE, Civil Engineer, Kerry Lankford, Landscape Architect

**VILLEBOIS VILLAGE MASTER PLAN**

The Villebois Village Master Plan describes Regional Park 5 as follows:

*Regional Park component 5 is located south of the approximately 10-acre City-owned parcel where a number of active recreation fields are located (staff note: school and sports fields are no longer planned north of the park). Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100’ x 500’), and may include a stormwater/rainwater feature.*

The applicant proposes all of the Master Plan amenities to be included as follows.

<b><u>RP-5 Amenities in Master Plan</u></b> (see Attachments E and F)	<b><u>Explanations</u></b>
Barbeque	Gas grill proposed
Child Play Structure	Combined tot lot and youth lot
Drinking Fountain	Jug filler style proposed in lieu of traditional fountain
General Lawn Play	
Neighborhood Commons	Centered on the shelter
Overlook	Provides Mt. Hood view
Benches	
Tables	
Shelter	
On-street Parking	
Restrooms	
Shelter	
Skate Plaza	
Transit Stop	
Storm/Rainwater Elements	
Minor Water Feature	

**RECOMMENDATION**

Parks Board review the proposed park and provide specific comments for the Development Review Board’s consideration.

**ATTACHMENTS**

- A. Applicant’s Introductory Narrative
- B. Reduced Plan Set
- C. Conceptual Design of Neighborhood Park 4 from Villebois Village Master Plan Technical Appendix
- D. Villebois Village Master Plan Figure 5B Parks & Open Space Categories

**INTRODUCTORY NARRATIVE**

**REGIONAL PARK 5  
*TROCADERO PARK***

**INCLUDING:**

**PDP 2N AND SAP NORTH MODIFICATIONS & FINAL DEVELOPMENT PLAN**

**SECTION IA**

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## I. GENERAL INFORMATION

Applicant/Property Owner:

**Polygon WLH, LLC**  
109 E. 13<sup>th</sup> Street  
Vancouver, WA 98660  
Tel: (360) 695-7700  
Fax: (425) 455-0462  
Contact: Fred Gast  
Tax Lot 542

Property Owners:

Victor G. Chang, Ju-Tsun Chang, Freddie C. Tseng, Roger (Chen-Sung) Chang, and Allen Y. Chang  
Tax Lot 800

City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070  
Tel: (503) 682-4960  
Tax Lot 1100

Design Team:

Primary Contact:

**Stacy Connery**  
**Pacific Community Design, Inc.**  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Email: stacy@pacific-community.com

Process Planner/Civil  
Engineer/Surveyor/  
Landscape Architect:

**Pacific Community Design, Inc.**  
12564 SW Main Street  
Tigard, OR 97223  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Contact: Stacy Connery, AICP  
Patrick Espinosa, PE  
Travis Jansen, PLS/PE  
Kerry Lankford

Site and Proposal Information:

Site: 31W15AB Tax Lot 542; 31W15 portions of Tax Lots 800 and 1100

Size: 2.39 gross acres

Comprehensive Plan Designation: City - Residential - Village (R-V)

Specific Area Plan: SAP - North / PDP 2N

Proposal: PDP 2N & SAP North Modifications  
Final Development Plan

Project Name: Villebois Regional Park 5 (RP-5)  
*Trocadero Park*

## II. REQUEST

This application requests approval of the following three (3) applications for Trocadero Park.

- Modifications of Preliminary Development Plan (PDP 2 North) and Specific Area Plan (SAP) North to add Trocadero Park - Section II of Notebook
- Final Development Plan for Trocadero Park - Section III of Notebook

The subject site is identified as Tax Lot 542 on Assessor's Map 31W15AB and portions of Tax Lots 800 and 1100 on Assessor's Map 31W15, located in the *Villebois Village Master Plan* (VVMP). TL 542 is already part of PDP 2N. A portion of TL 800 is not yet annexed into the City of Wilsonville or zoned Village; it is currently zoned RRFF-5 in Clackamas County, but is designated Residential-Village (R-V) in the City's Comprehensive Plan and is within the *Villebois Village Master Plan*. The project site totals approximately 2.39 acres. The property is located at the corner of the intersection of SW Berlin Road and SW Paris Avenue. The proposed area is owned by three distinct owners: The City of Wilsonville, Polygon Northwest, and members of the Chang family.

The subject area is planned as Regional Park 5 (Trocadero Park) in the VVMP. The property is within SAP North in the VVMP. Streets along the South and West sides were built with earlier phases of PDP 2N.

Since the park is located adjacent to Paris Avenue, Regional Park 5 is proposed to be named Trocadero Park, after a well-known gathering place in Paris (a hill with a view, a plaza, a garden/park, and a Metro station). RP-5 has similar characteristics because the elevation of the parks provides a view of Mount Hood, it includes a neighborhood commons with a barbeque and shelter, a plaza and gardenlike areas,

and a transit stop. Similarly, it is an active space with many different options for activities for all age groups, including skate boarding.

The applicant proposes to add the entirety of Trocadero Park into PDP 2N. This application includes SAP North and PDP 2N Modifications and a Final Development Plan (FDP). The applications are arranged in the order that approval should be granted based upon provisions in the development code. Section II focuses on the Specific Area Plan and Preliminary Development Plan Modifications, while Section III focuses on the Final Development Plan.

### III. PLANNING CONTEXT

#### VILLEBOIS VILLAGE MASTER PLAN

Trocadero Park is described as follows in the Villebois Village Master Plan:

*Regional Park 5 (2.24 acres)*

*Regional Park component 5 is located south of the approximately 10-acre City-owned parcel where a number of active recreation fields are located. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100' x 500'), and may include a stormwater/rainwater feature.*

**Note:** The active recreation fields located on the 10-acre City-owned property moved with the Elementary School to SAP East with the 2010 Master Plan Amendment. The subject area North of Trocadero Park is now shown to include residential land uses and is currently shown partly within PDP 2N and partly within "future phases."

### IV. PROPOSAL DESCRIPTION

#### PDP-2 NORTH AND SAP NORTH MODIFICATIONS

Trocadero Park is a park and open space area located within SAP North. The SAP North is proposed to be modified to add the entirety of Trocadero Park into PDP 2N. The concurrent Preliminary Development Plan modification to add Trocadero Park to PDP 2N is included in the Supporting Compliance Report in Section IIA. Refinements are noted in the tables shown with the following FDP description.

The proposed modifications to add Trocadero Park entirely into PDP 2N will enable the advancement of the design of the park and ability to construct this community amenity in the near future. The park is anticipated to be constructed in 2015-2016.

#### FDP FOR TROCADERO PARK

The proposed design for Trocadero Park is shown in the attached FDP plans (see Exhibit IIIB). The park design does not include any refinements other than replacement of rainwater pervious pavers with a bioretention cell and replacement of the drinking fountain with a water bottle jug filler. These replacements are intended to update these elements to be more consistent with the parks design in the context of the site's topography and to provide a source of water that is easier to maintain long-term.

Trocadero Park List (Technical Appendix) (SAP North)	Proposed Plan (Trocadero Park)
Rainwater - pervious pavers	Rainwater - bioretention cell
Minor Water Feature	Minor Water Feature
Benches	Benches
Picnic Tables	Picnic Table
Drinking Fountain	Replaced - Water Bottle Jug Filler
Barbeque	Gas Barbeque
Restroom	Restroom
Transit Stop	Transit Stop
Shelter	Shelter
Overlook	Overlook View of Mt. Hood
Sport Court: Skate Plaza	Sport Court: Skate Plaza
Lawn Play	Lawn Play
Child Play Structure	Child Play Structure

## V. PROPOSAL SUMMARY & CONCLUSION

This 'Introductory Narrative,' in conjunction with the referenced sections, describes the proposed modifications to PDP 2N and SAP North, and the Final Development Plan for Trocadero Park. The Supporting Compliance Reports located in Sections II and III, respectively, support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the *Villebois Village Master Plan* as well as the Wilsonville Planning and Land Development Ordinance.

# TROCADERO PARK REGIONAL PARK 5 (RP5) PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 542, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 AND  
PART OF TL 800, TL 1100 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

**PROPERTY OWNER:**

POLYGON AT VILLEBOIS, III, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

VICTOR G CHANG  
JU-TSUN CHANG  
FREDDIE C. TSENG  
ROGER (CHEN-SUNG) CHANG  
ALLEN Y. CHANG

CITY OF WILSONVILLE  
29799 SW TOWN CENTER LOOP EAST  
WILSONVILLE, OR 97070  
[P] 503-682-4960

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

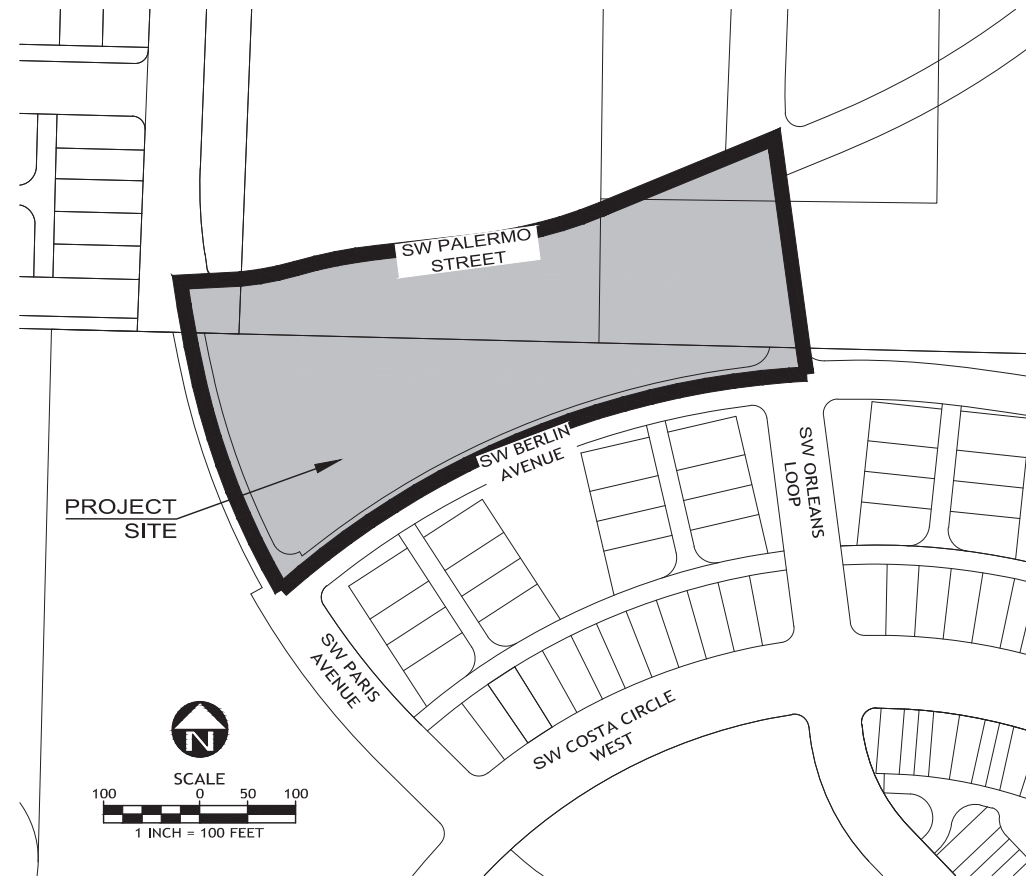
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, PE

**SURVEYOR:**

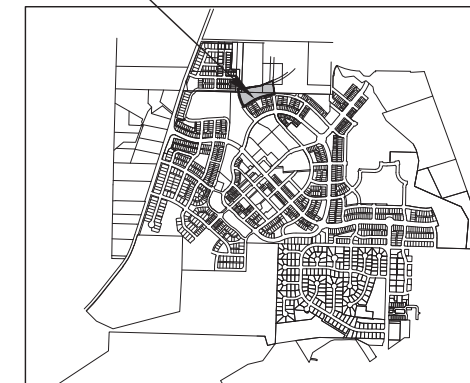
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA



PROJECT SITE



VICINITY MAP  
NTS

**SHEET INDEX:**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE/LAND USE/PARKING/CIRCULATION PLAN
- 4 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
  
- L1.01 LANDSCAPE LAYOUT PLAN
- L1.02 SKATE PARK LAYOUT PLAN
- L1.03 SKATE PARK DETAILS
- L2.01 PLANTING PLAN
- L3.01 LANDSCAPE DETAILS
- L3.02 LANDSCAPE DETAILS

**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: CRAIG WARE, PE

**BENCHMARK:**

OREGON STATE PLANE COORDINATE 5818 LOCATED  
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD  
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

**UTILITIES & SERVICES:**

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

COVER SHEET

DATE 7/15/15





Villebois



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PDP/FDP  
VILLEBOIS

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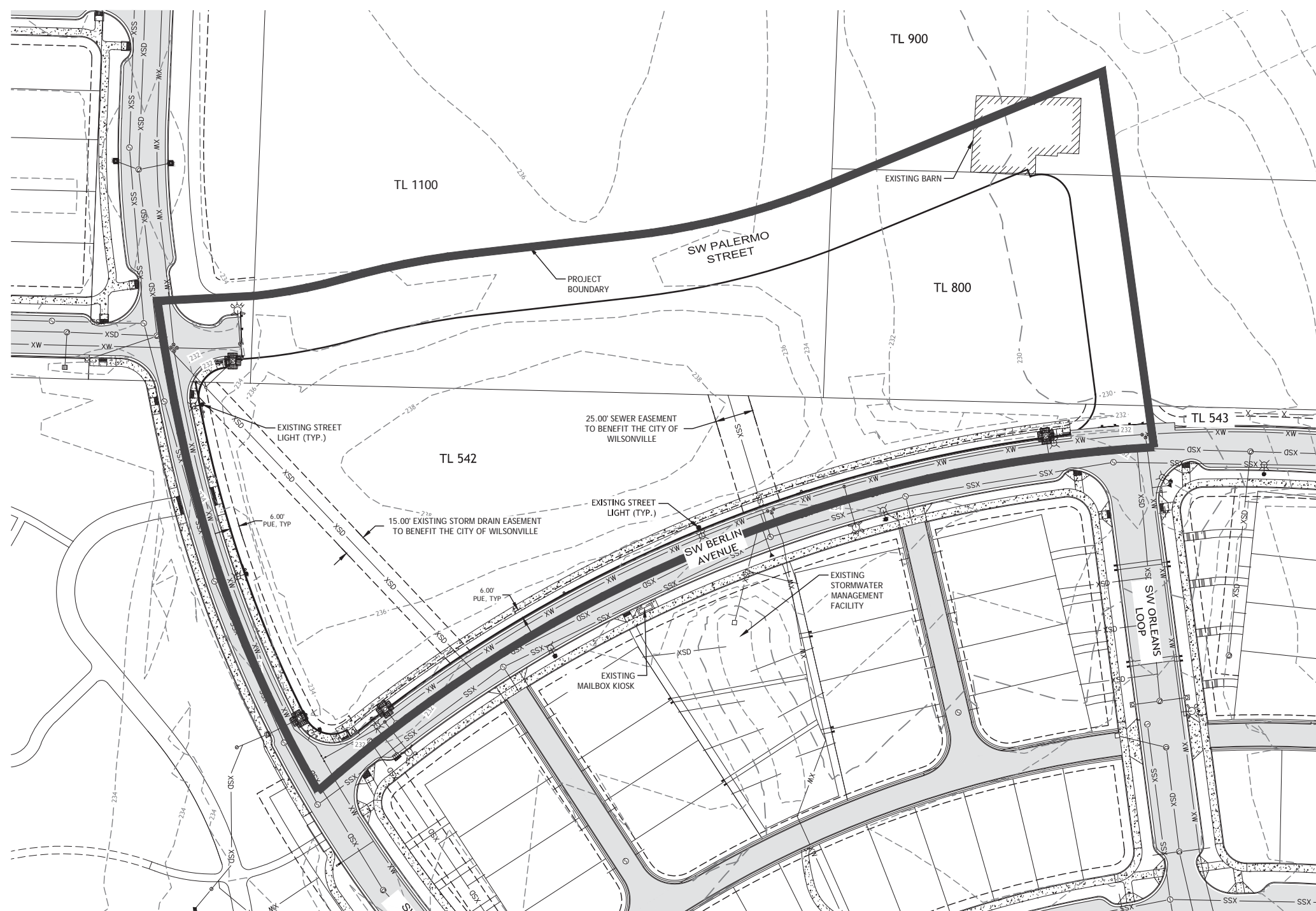
EXISTING  
CONDITIONS  
PLAN

DATE 7/15/15

2

LEGEND

- SITE BOUNDARY
- - - 148 - - - EX 2-FT CONTOUR
- - - 150 - - - EX 10-FT CONTOUR
- - - XSS - - - EX SANITARY SEWER
- - - XSD - - - EX STORM DRAIN
- - - XW - - - EX WATER LINE
- - - XT - - - EX TELEPHONE LINE
- - - XG - - - EX GAS LINE
- - - OIL - - - EX OIL LINE
- █ EX PAVEMENT
- █ EX SIDEWALK
- ⊗ EX SANITARY CLEANOUT
- ⊙ EX STORM MANHOLE
- ⊙ EX SANITARY MANHOLE
- EX CATCH BASIN
- ⊗ EX WATER METER
- ⊙ EX STORM CLEANOUT
- ⊗ EX FIRE HYDRANT
- ⊙ EX CURB INLET
- ⊗ EX WATER VALVE
- ⊙ EX BLOW-OFF
- ⊙ EX ELECTRICAL BOX
- ⊙ EX POWER METER
- ⊙ EX PGE PADMOUNT TRANSFORMER
- ⊙ EX WATER VALVE
- ⊗ EX STREET LIGHT
- ⊙ EX LIGHT POLE
- ⊙ EX STREET SIGN
- X - X - EX FENCE
- ⊙ EX CATCH BASIN INLET PROTECTION
- ⊙ EX MAILBOX KIOSK



SCALE  
0 20 40  
1 INCH = 40 FEET

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Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

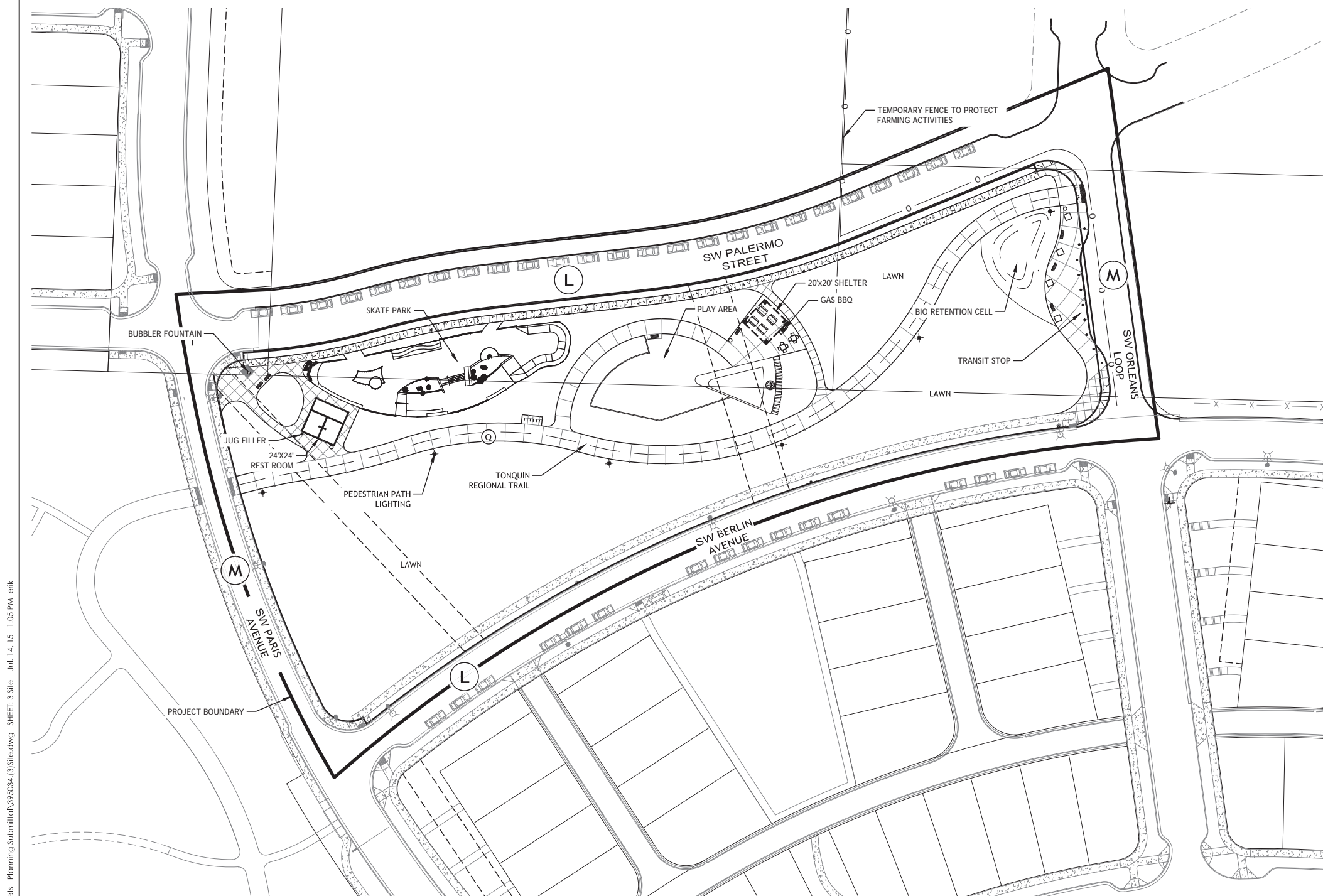
TROCADERO PARK

Preliminary  
Development Plan  
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Plan

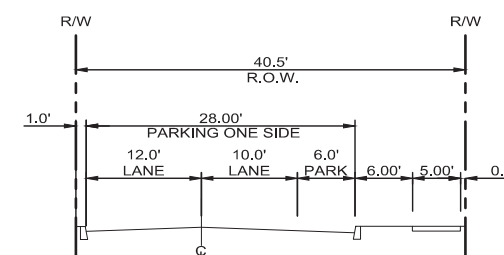
SITE/LAND USE/  
PARKING/  
CIRCULATION  
PLAN

DATE 7/15/15

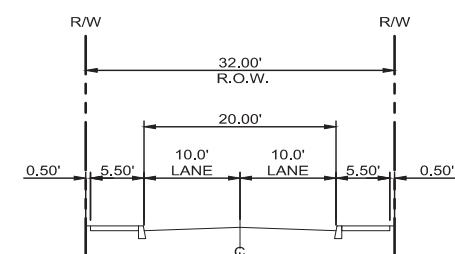
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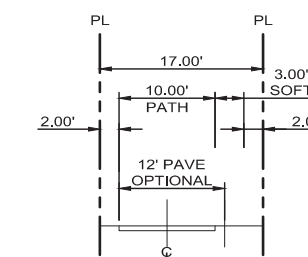
SEE LANDSCAPE PLANS & DETAILS L1.01-L3.02 FOR MORE INFORMATION.



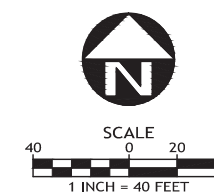
**L RESIDENTIAL PARKING ONE SIDE**  
NTS



**M RESIDENTIAL - NO PARKING**  
NTS



**Q MAJOR PATHWAY**  
NTS



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**LEGEND:**

- 198--- FUTURE 2-FT CONTOUR
- 200--- FUTURE 10-FT CONTOUR
- 171--- PROPOSED 1-FT CONTOUR
- 175--- PROPOSED 5-FT CONTOUR
- XX SEDIMENT FENCE
- EX CATCH BASIN INLET PROTECTION



SCALE  
0 20 40  
1 INCH = 40 FEET



Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
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PRELIMINARY  
GRADING/  
EROSION CONTROL  
PLAN

DATE 7/15/15

4

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**LEGEND:**

- SS— PROPOSED SANITARY SEWER
- XSS— EX SANITARY SEWER
- SD— PROPOSED STORM DRAIN
- XSD— EX STORM DRAIN
- W— PROPOSED WATER LINE
- XW— PROPOSED PRIVATE WATER LINE
- XW— EX WATER LINE
- OIL— EX OIL TRANSMISSION LINE
- COM— EX CABLE TV LINE
- ⊙ EXISTING LIGHT POLE
- ⊠ PROPOSED WATER METER
- ⊞ PROPOSED BACKFLOW PREVENTER
- ⊚ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED BLOWOFF
- ⊙ PROPOSED WATER VALVE



POLYGON NW COMPANY



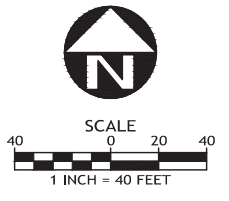
PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
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COMPOSITE  
UTILITY  
PLAN

DATE 7/15/15



5



Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

LAYOUT  
PLAN

DATE 7/15/15

L1.01

**LEGEND**

① PEDESTAL TABLE

② PICNIC TABLE

③ BENCH

④ GAS GRILL

⑤ BIKE RACK WITH 12 SPACES

⑥ SHELTER

⑦ URBAN INLAY - MT. HOOD DIRECTIONAL

⑧ STEPPING STONES

⑨ BACKLESS BENCH

⑩ BUBBLER FOUNTAIN

⑪ SKATE PARK ACCESS

⑫ RESTROOM

⑬ TONQUIN REGIONAL TRAIL

⑭ JUG FILLER

⑮ TRASH RECEPTACLE

⑯ SIDEWALK

⑰ EXISTING STORM DRAIN EASEMENT

⑱ PEDESTRIAN POLE LIGHT

⑲ URBAN BOLLARD

⑳ RAISED CONCRETE SEATWALL/PLANTER

㉑ SROZ FULL VIEW FENCE  
TO PROTECT FARMING OPERATIONS

㉒ PLAY AREA- TOTLOT AND YOUTH LOT  
COMBINED

㉓ BIORETENTION CELL

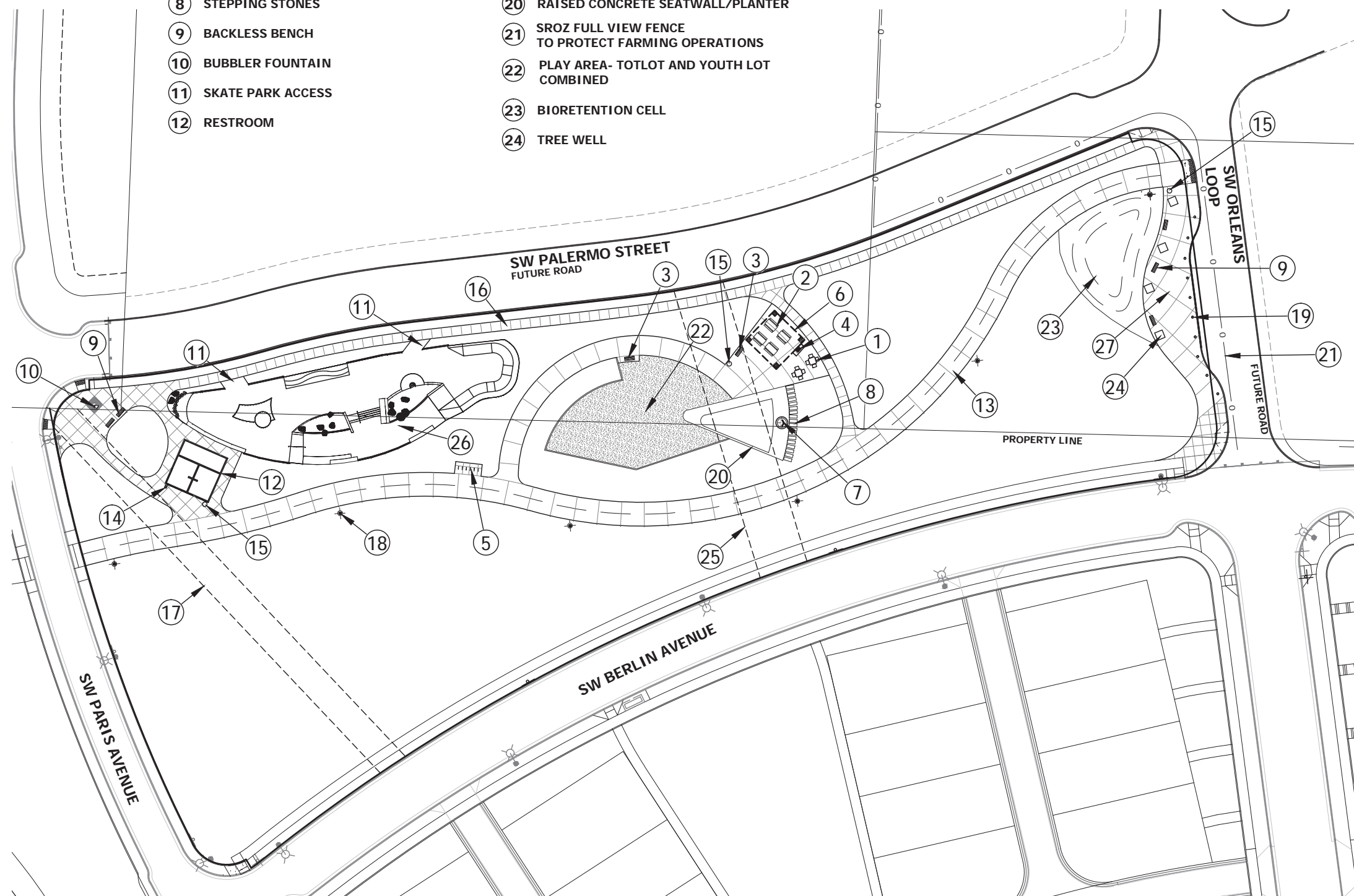
㉔ TREE WELL

㉕ EXISTING WATER PIPE LINE EASEMENT

㉖ SKATE PARK- SEE L1.02 FOR DETAIL

㉗ TRANSIT STOP

NOTE:  
SEE DRAWING L3.01 AND L3.02 FOR DETAILS



① TROCADERO PARK LAYOUT PLAN



SCALE  
0 15 30  
1 INCH = 30 FEET



Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

SKATE  
PARK  
LAYOUT  
PLAN

DATE 7/15/15

L1.02

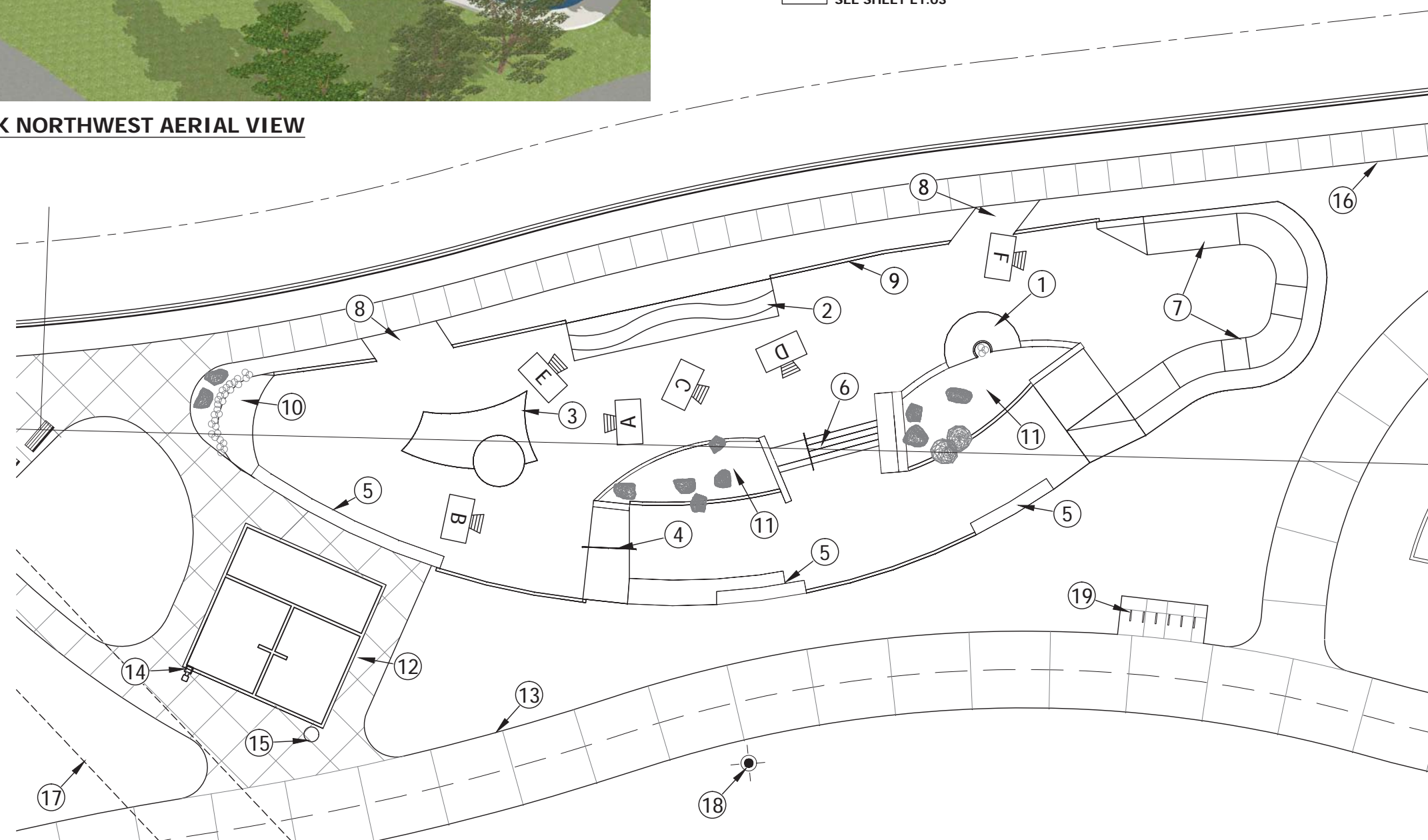
**LEGEND**

- ① VOLCANO FEATURE
- ② ROLLER FEATURE
- ③ MANUAL PAD
- ④ RAIL FEATURE
- ⑤ LEDGE FEATURE
- ⑥ STEPS/RAIL FEATURE
- ⑦ MINI-RAMP/TRANSITION FEATURE
- ⑧ SKATE PARK ACCESS
- ⑨ CURBS
- ⑩ CLAMSHELL FEATURE
- ⑪ NATURAL BOULDER/ROCK AREA
- ⑫ RESTROOM
- ⑬ TONQUIN REGIONAL TRAIL
- ⑭ JUG FILLER
- ⑮ TRASH CAN
- ⑯ SIDEWALK
- ⑰ STORM DRAIN EASEMENT
- ⑱ PEDESTRIAN LIGHTING
- ⑲ 12 SPACE BIKE RACK

**A** SKATE PARK VIEWS  
SEE SHEET L1.03



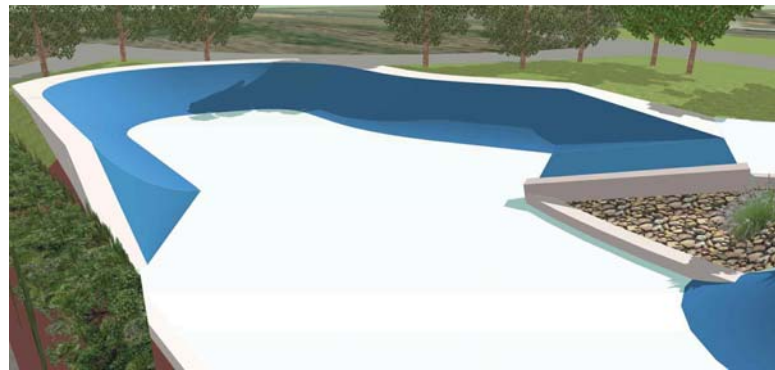
**SKATE PARK NORTHWEST AERIAL VIEW**



**1 SKATE PARK DETAIL**

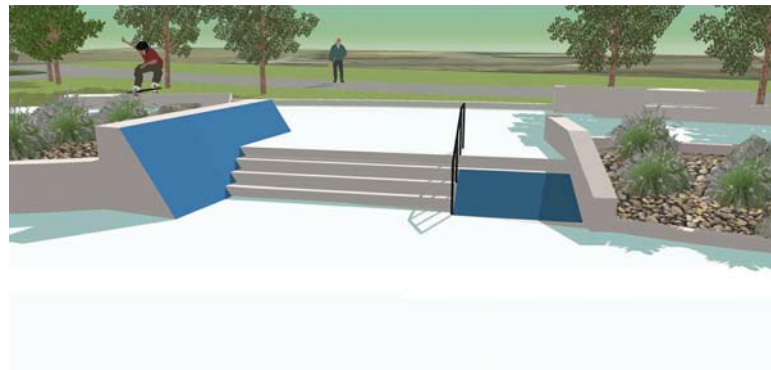
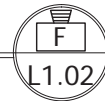


SCALE  
10 0 5 10  
1 INCH = 10 FEET



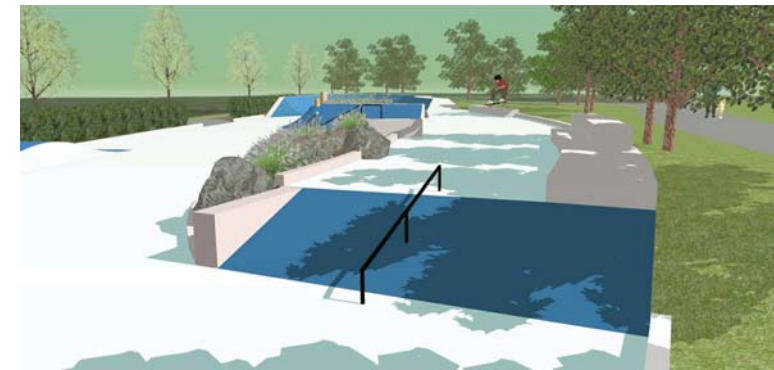
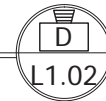
SKATE PARK VIEW F

SCALE: N.T.S



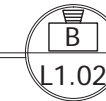
SKATE PARK VIEW D

SCALE: N.T.S

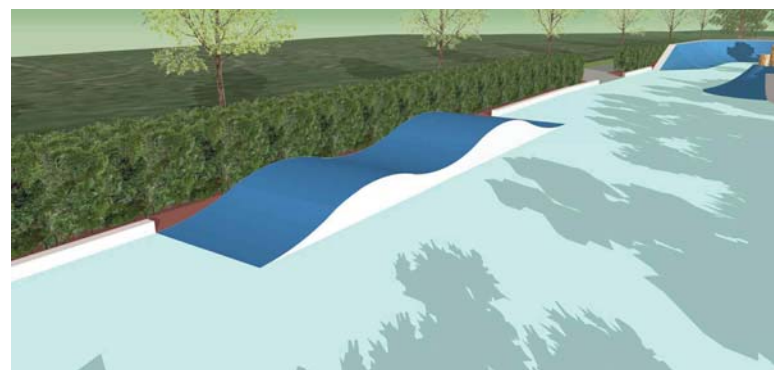


SKATE PARK VIEW B

SCALE: N.T.S

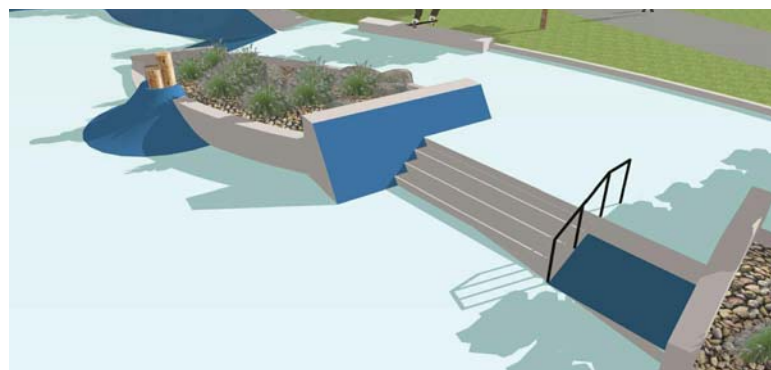


SKATE PARK AERIAL VIEW



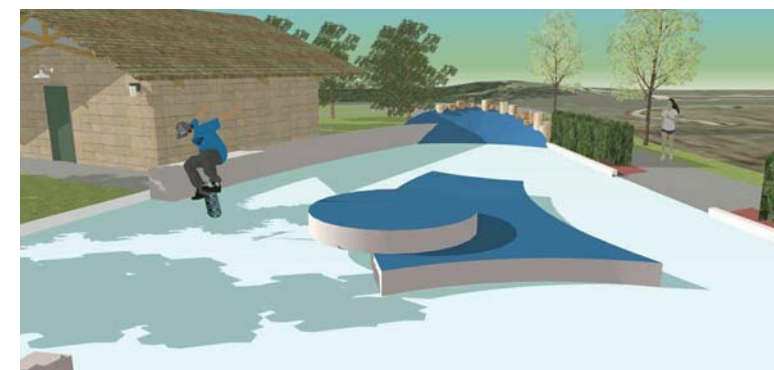
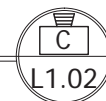
SKATE PARK VIEW E

SCALE: N.T.S



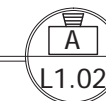
SKATE PARK VIEW C

SCALE: N.T.S



SKATE PARK VIEW A

SCALE: N.T.S



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

SKATE  
DETAILS

DATE 7/15/15

L1.03



Villebois



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

PLANTING  
PLAN

DATE 7/15/15

L2.01



LEGEND:

- STREET TREES - 2" CAL. / SPACING 30' O.C.
- CLADRASTIS KENTUCKEA YELLOWWOOD 2" CAL.
- AESCULUS X CARNEA 'BRIOTTI' RED HORSECHESTNUT 2" CAL.
- QUERCUS PALUSTRIS PIN OAK 2" CAL.
- ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA 2" CAL.
- SHADE TREES - 2" CAL. / SPACING VARIES
- RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
- EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE'
- ENGLISH OAK / QUERCUS ROBUR
- WHITE OAK / QUERCUS ALBA
- RED OAK / QUERCUS RUBRA
- AMERICAN HOPHORNBEAM / Ostrya virginiana
- BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
- SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES
- CHINESE REDBUD / CERCIUS CHINENSIS: 2" CAL. B&B
- CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL': 2" CAL. B&B
- BLUREIANA PLUM / PRUNUS X BLUREIANA: 2" CAL. B&B
- CHINESE KOUSA DOGWOOD / CORNUS KOUSA 'CHINENSIS': 2" CAL. B&B
- JAPANESE MAPLE / ACER PALMATUM: 8" HT.
- YOSHINO FLOWERING CHERRY / PRUNUS X YEDDENSIS: 2" CAL. B&B
- EVERGREEN TREES - 8" HT.
- DOUGLAS FIR / PSEUDOTSUGA MENZIESI: 8" HT., B&B
- WESTERN WHITE PINE / PINUS MONTICOLA: 8" HT., B&B
- WESTERN RED CEDAR / THUJA PLICATA: 8" HT.
- LELAND CYPRESS / CUPRESSOCYPARIS LEVLANDII: 8"-10" HT., B&B
- PYRAMIDAL ATLAS CEDAR / CERCUS ATLANTICA 'FASTIGIATA'
- INCENSE CEDAR / CALOCEDRUS DECURRENS
- COLUMNAR EASTERN WHITE PINE / PINUS STROBUS FASTIGIATA
- NATIVE TREES IN NATIVE PLANTING AREAS - 3" HT. / SPACING VARIES
- BIGLEAF MAPLE / ACER MACROPHYLLUM: 3" HT.
- BLACK HAWTHORNE / CRATAEGUS DOUGLASHI: 3" HT.
- PACIFIC DOGWOOD / CORNUS NUTTALLII: 3" HT.
- OREGON ASH / FRAXINUS LATIFOLIA: 3" HT.
- ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
- DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN'
- BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
- PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'
- 'MASSACHUSETTS KINKINIKOCK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
- BEARBERRY COTONEASTER / COTONEASTER DAMMERI
- SCARLET MIDDLELAND ROSE / ROSA MIDDLELAND 'MICKROTAL'
- SMALL ORNAMENTAL SHRUBS - 3 GAL.
- DAVID VIBURNUM / VIBURNUM DAVIDII
- ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
- ANTHONY WATERER SPIREA / SPIREA BUNALDA 'ANTHONY WATERER'
- COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA'
- 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
- AZALEA / VARIES
- MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.
- SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASAKUJI 'SHOWA-NO-SAKAE'
- FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'
- RHODODENDRON 'JEAN MARIE DE MONTEGUE'
- 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
- RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE'
- DOUBLFLE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT.
- THUNBERG SPIREA / SPIREA THUNBERGII
- OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN'
- NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
- RED FLOWERING CURRENT / RIBES SANGUINEUM
- OREGON GRAPE / MAHONIA NEROSA
- PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS
- SNOWBERRY / SYMPHOROCARPUS ALBA
- RED TWIG DOGWOOD / CORNUS SERICEA
- SHIRY LEAF SPIREA / SPIREA BETULIFOLIA
- SALAL / GAULTHERIA SHALLON
- LAWN
- FINE LAWN, SEED

1 TROCADERO PARK PLANTING PLAN



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DOUGLAS FIR PEDESTAL TABLE  
 NORTHWEST PLAYGROUND EQUIPMENT  
 MANUFACTURER: DUMOR- 800.598.4018  
 WWW.DUMOR.COM  
 MODEL: 76-24D 4 SEATS, 4' SQUARE, 2" X 4" SLATS  
 FINISH: POWDERCOATED PAINT, BLACK

**PEDESTAL TABLE**

SCALE: N.T.S

1  
L3.01



URBAN / GREENWAY BENCH  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL SERIES  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 72" LENGTH

**BENCH DETAIL**

SCALE: N.T.S

4  
L3.01



BICYCLE RACK  
 MANUFACTURER: FUNCTION FIRST BIKE SECURITY  
 MODEL: THE BIKE RIB  
 FINISH: POWDERCOATED PAINT, BLACK  
 SIZE: 1.25" SCH. 40 STEEL PIPE, 18 WIDE, 32" HT.

**BIKE RACK**

SCALE: N.T.S

7  
L3.01

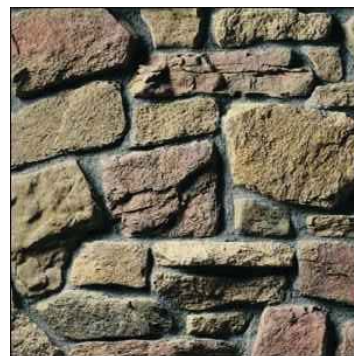


PICNIC TABLE  
 MANUFACTURER: TIMBERFORM  
 MODEL: ARBOR PICNIC TABLE WITH SEATS, MODEL 2242-6  
 FINISH: SEASONED DOUGLAS FIR, CLEAR PRESERVATIVE  
 SIZE: LENGTH 5'-10" WIDTH 5'-7", HEIGHT 2'-6"

**PICNIC TABLE**

SCALE: N.T.S

2  
L3.01



STONE VENEER  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY OLD COUNTRY FIELD STONE

**CULTURED STONE VENEER**

SCALE: N.T.S

5  
L3.01



20 X 20 SHELTER  
 DESIGN BUILD  
 GABLE ROOF 20' X 20'  
 MULTI-RIB PRIMARY ROOF  
 ROOF COLOR COLONIAL RED  
 2 ELECTRICAL CUT-OUT, ANCHOR-BOLTS

SHELTER COLUMNS:  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

**SHELTER**

SCALE: N.T.S

8  
L3.01

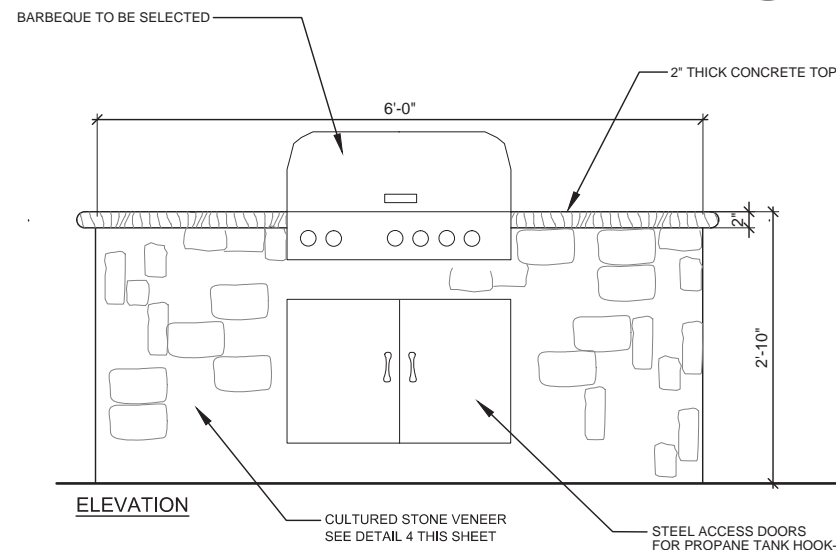


TRASH RECEPTACLE  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL LITTER RECEPTACLE  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY

**TRASH RECEPTACLE**

SCALE: N.T.S

3  
L3.01



**GAS GRILL**

SCALE: N.T.S

6  
L3.01



20 X 20 RESTROOM  
 DESIGN BUILD  
 GABLE ROOF 20' X 20'  
 MULTI-RIB PRIMARY ROOF  
 ROOF COLOR COLONIAL RED  
 2 ROOMS WITH MAINTENANCE CLOSEST

RESTROOM COLUMNS:  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

**RESTROOM**

SCALE: N.T.S

9  
L3.01



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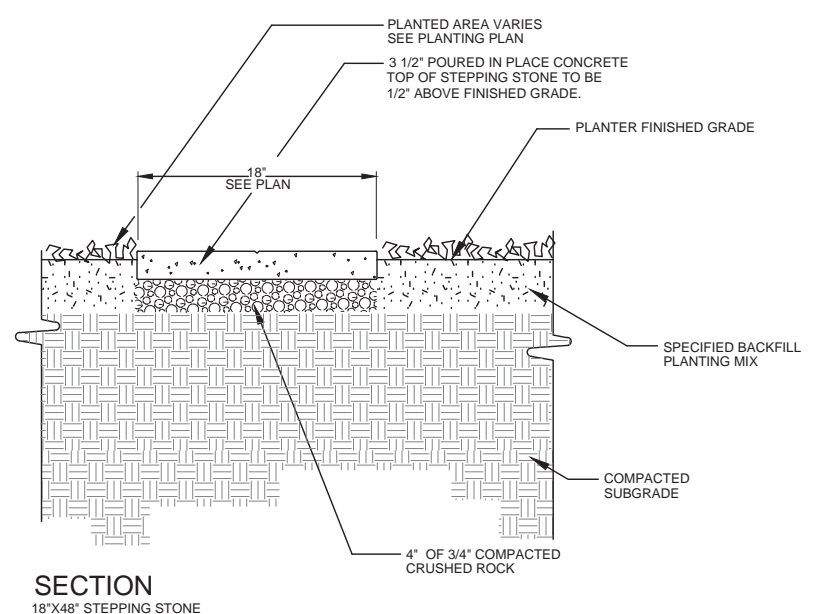
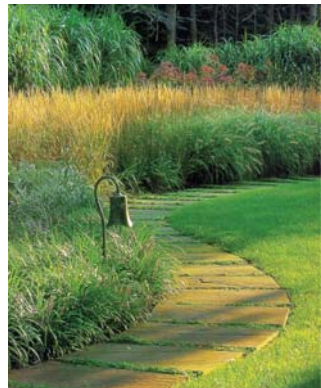
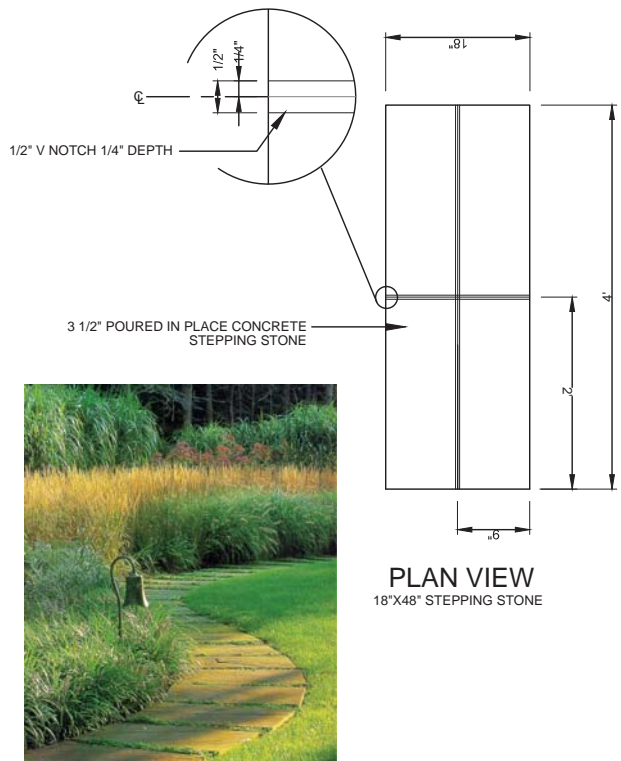
Preliminary  
Development Plan  
&  
Final Development  
Plan

DETAILS

DATE 7/15/15

L3.01





**STEPPING STONES**  
SCALE: N.T.S. **1**  
L3.02

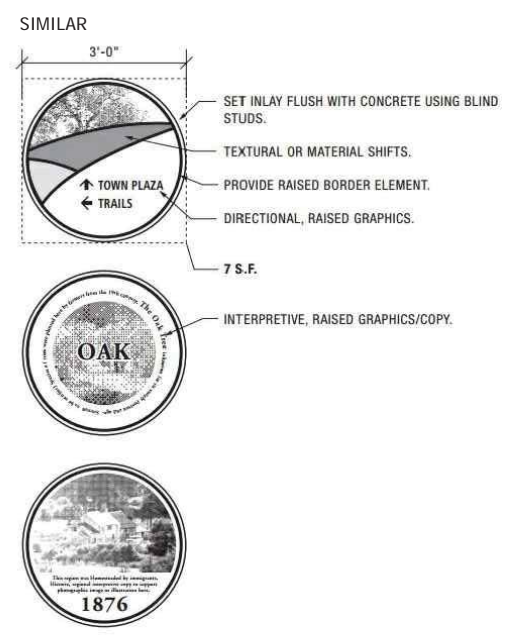


**BUBBLER FOUNTAIN**  
SCALE: N.T.S. **3**  
L3.02



**BACKLESS BENCH DETAIL**  
SCALE: N.T.S. **6**  
L3.02

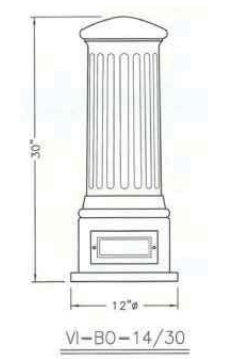
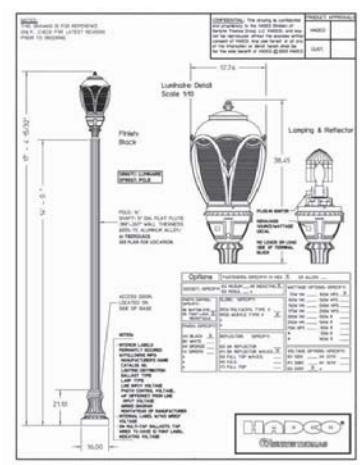
NEIGHBORHOOD PARKS BENCH  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: GRETCHEN #3 BACKLESS BENCH  
FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
SIZE: 6 FOOT LENGTH



**URBAN INLAY**  
MT. HOOD DIRECTIONAL  
SCALE: N.T.S. **2**  
L3.02



**PEDESTRIAN POLE LIGHT**  
SCALE: N.T.S. **4**  
L3.02

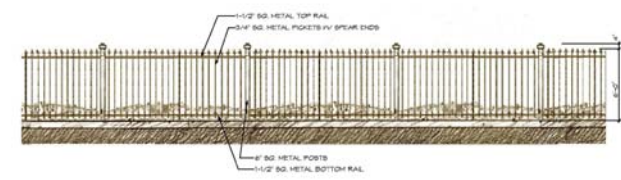
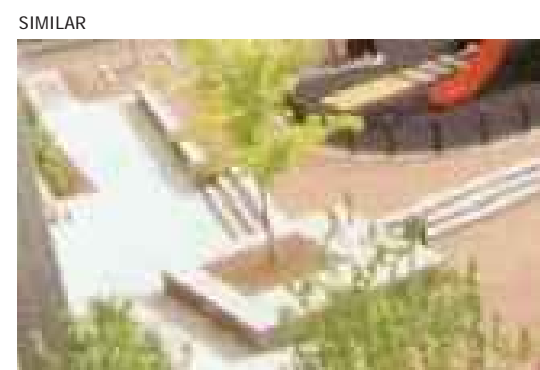


**URBAN BOLLARD**  
SCALE: N.T.S. **7**  
L3.02

MANUFACTURER: VISCO  
MODEL: VI-BO-14L  
FINISH: BLACK POWDER COAT  
SIZE: 30" H x 12" Dia.



**RAISED CONCRETE SEATWALL /**  
**PLANTER**  
SCALE: N.T.S. **5**  
L3.02



**NOTES**

LOTS WITH SIDE OR REAR ELEVATIONS FACING ONTO SROZ OPEN SPACE SHALL HAVE FULL VIEW FENCES WITH 8 SQUARE METAL POSTS AT PERPENDICULAR LOT LINES AND ADDITIONALLY AS NEEDED FOR SUPPORT. THESE FULL VIEW FENCES ARE TO BE PAINTED BLACK. SEE PAGE SS-64 FOR LOCATIONS.

**SROZ - FULL VIEW FENCE**

**SROZ FULL VIEW FENCE**  
**FARMING OPERATION PROTECTION**  
SCALE: N.T.S. **8**  
L3.02

**DESCRIPTION**

Cast relief, etched metal or sandblasted graphics in stone provide vandal resistant graphics. All materials are to have a natural finish. Multiple materials provide color and textural shifts. Final thickness is determined by selected materials i.e. bronze, stone, etc.



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DETAILS

DATE 7/15/15

**L3.02**

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**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

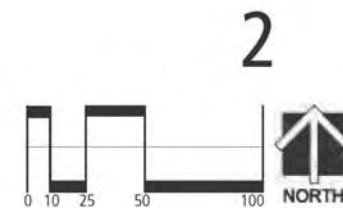
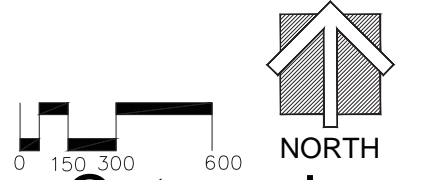


Figure 5B

LEGEND

- NP Neighborhood Parks
- PP Pocket Parks
- LG Linear Green
- RP Regional Parks
- OS Open Space
- CP Community Park
- Major Trail
- Significant Resource Overlay Zone (SROZ) with 25' Buffer



Parks & Open Space Categories  
JULY 26, 2013

# CITY OF WILSONVILLE – 2015/2016 COMMUNITY OPPORTUNITY GRANT GUIDELINES

## Grant Information for Applicants

**Purpose:** This grant is intended to assist in funding projects and services that promote education, diversity, arts, or community involvement in the City of Wilsonville.

**Funding:** The funding for this entire program is \$25,000, which will be disbursed to multiple organizations. \$12,500 will be available at each of two grant cycles in a fiscal year.

**Process:**

The application packet for the City of Wilsonville Opportunity Grant Program will be the primary way of communicating project funding intentions to the grant review committee. Be sure to include all important information you want the board to be aware of in this application.

- **Opportunity to present:** Applicants are strongly encouraged to attend the meeting of the Parks and Recreation Advisory Board scheduled to review grant applications. The presentation will be limited to a maximum of three minutes. The best use of this time is to emphasize the importance or impact of your project, service or program; not to recap or review your written material, which must be complete and clear to the reviewers.

This meeting is scheduled on: October 8, 2015, Wilsonville Parks and Recreation Admin Building, 29600 SW Park Place. 6:30pm.

- Please read the entire application before completing the information to be sure that your request satisfies the conditions of the grant.
- Please review the enclosed materials carefully and provide all the information requested. *Incomplete applications will not be considered.*
- Completed application (1 paper copy, 1 pdf on usb memory stick) must be received at the Parks and Recreation Admin Offices on or before the following deadlines each year:
  - a. *Last Friday in September*
  - b. *First Friday in March*
- The City recommends applicants retain a copy of their completed application for ease in submitting project evaluations and final financial reports after project completion.

## Applicant Criteria

- 1) Applicant must be an authorized official of a Wilsonville community organization, project, or charitable or non-profit organization. Organizations must have been in operation for at least twelve months prior to application, unless the Review Committee finds the organization to have a commensurate level of experience with project leadership and funds management.
- 2) Only one grant per fiscal year (July – June) will be awarded to any one organization.

- 3) An organization will only be eligible for a grant if any previously awarded grant projects complied with grant procedures, including filing a final financial statement and project evaluation.

### **Types of Projects to be Considered**

These are not exclusive categories, but are to be used by applicants and by the Review Committee as guidelines for the types of activities grant funds are intended for. The Review Committee will consider the uniqueness and the overall quality of each project.

- Projects, events, or services to further educational or artistic opportunities in the City of Wilsonville.
- Projects, events, or services to encourage and foster diversity in the Wilsonville community.
- Services or projects to encourage and foster advances in civic engagement or community leadership among Wilsonville's diverse community members.
- Services, projects, or events to involve Wilsonville's youth or elderly population in community activities.
- The board has traditionally not covered expenses related to staff, or paid volunteers

### **Evaluation Criteria**

A review committee of the Parks and Recreation Advisory Board will review applications and determine awards according to the criteria and the intent of the grant program as expressed in the project types listed above. All decisions of the Parks and Recreation Advisory Board will be final.

### **Please address each of the following items as you prepare your application:**

- 1) The project must demonstrate a clear need for financial assistance. The review committee will consider factors such as the project's other available financial resources and the organization's total budget.
- 2) The project must demonstrate potential for promoting education, diversity, arts, civic engagement and community involvement in the City of Wilsonville.
- 3) The applicant must demonstrate the timeframe of the project, as defined or on-going.
- 4) The project must demonstrate it was not funded in part or whole under the City's Community Tourism/Match Grant.

### **Important Financial Information**

- The maximum amount to be granted each fiscal year is limited to \$25,000. The number of applicants competing for the funds will limit the availability of full funding.
- The intent of this program is to provide funding to assist with community service projects. In order to distribute funds fairly and encourage new service opportunities the review committee will give some priority to first-time applicants.

- Any organization that does not complete its grant project or service must return any remaining grant funds to the City of Wilsonville.
- Please note that the Review Committee may award projects partial funding. If granted partial funds, an organization remains obligated to undertake its project or service as presented in its grant application, or decline the funding.
- Upon receipt of grant funds, an organization agrees to be bound to the commitments of its application. If the City determines that grant monies are used for any item not specified within the grant application the organization must return funds in question to the City of Wilsonville.
- The organization receiving grant funds and the officers named in the application are jointly and severally responsible for the final financial report required with approved applications.
- The final report must include:
  - The activities of the program/project:
  - Final financial income and expense statements related to the project
  - If you met your project goals as stated in your application? Include the following:
    - Which goals were successful?
    - Which goals were not?
    - What were some of the benefits that this project provided?
    - Approximately how many people benefitted from your project?
      - How many of those people were Wilsonville residents?
  - A copy of any publicity or printed materials that include the statement acknowledging the source of funds.

**Report must be filed within 60 days of completion of the project or event.**

If you have any questions, please contact:  
Brian Stevenson, Recreation Coordinator  
(503) 570-1523  
stevenson@ci.wilsonville.or.us

**CITY OF WILSONVILLE – 2015/2016  
COMMUNITY OPPORTUNITY GRANT APPLICATION COVER PAGE**

Project Title: \_\_\_\_\_

Applicant Name \_\_\_\_\_

Registered Tax Exempt Number (*if applicable*): \_\_\_\_\_

Street Address \_\_\_\_\_  
Street City State Zip

Contact \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_  
Street City State Zip

Telephone \_\_\_\_\_ E-Mail \_\_\_\_\_

Project Duration: Start Date \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

<b>TOTAL PROJECT BUDGET*</b>		\$ _____
<b>APPLICANT CASH MATCH (a)</b>	\$ _____	
<b>IN-KIND RESOURCES (b)</b>	\$ _____	
<b>TOTAL APPLICANT MATCH (a+b)</b>		\$ _____
<b>GRANT REQUEST</b>		\$ _____
<i>*Provide detail on budget page</i>		

**Budget Summary (this format must be used):**

**Project Budget:** This budget provides the detail of the project that the grant funds will be applied to. This should include how the funds from this grant will be spent. Please include in-kind and cash match.

Fiscal Year: \_\_\_\_\_ to \_\_\_\_\_

Income Sources	Amount
Total Project Income	

Expenses	Amount
Total Project Expense	



**Budget Summary Cont. (this format must be used):**

**Organization Budget:** This budget shows how this project fits into your organization. The project should be shown as a line in this budget.

Fiscal Year: \_\_\_\_\_ to \_\_\_\_\_

Income Sources	Amount
Total Organization Income	

Expenses	Amount
Total Organization Expense	

**Project Narrative Questions:**

1. Provide a project description *(500 words or less)*
2. How does your project promote education, diversity, arts, civic engagement or community involvement in the City of Wilsonville? *(500 words or less)*
3. What are your organization’s goals for this project? And, what population are you aiming to serve? (youth, seniors, families, underprivileged, persons with disabilities, etc..) Using measureable amounts whenever possible, consider the question: How will you know that you succeeded in your goals? *(250 words or less)*
4. How are you/your organization suited to produce this project/program? Provide the community resources that will be used if applicable (volunteers, local vendors, local contributions, etc.. *(250 words or less)*

**Signature and Certification Letter:**

I hereby certify that all the facts, figures and representations made in this application, including all attachments, are true and correct. This application is made with the written approval of my board of directors, which is attached to this application.

I agree that all publicity, press releases, publications, materials and /or media advertising produced as a part of this proposed project will acknowledge the Grant Program as follows:

**“This project is made possible in part by a grant from the City of Wilsonville.”**

I agree to carry out this project as outlined within this application. Further, I understand that failure to do so will invalidate this agreement and necessitate the immediate return of all Community Opportunity Grant monies to the City of Wilsonville.

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Signature of Authorizing Official

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Date

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Print Name of Authorizing Official

**PROJECT EVALUATION**  
**GRANT FUNDING FOLLOW-UP**

*This summary and your final financial statement must be returned to the Parks and Recreation Department within 60 days of your project completion.*

1. Please list the activities of the program/project:
  
2. Did you meet your project goals as stated in your application? Include the following:
  - i. Which goals were successful?
  - ii. Which goals were not?
  - iii. What were some of the benefits that this project provided?
  - iv. Approximately how many people benefitted from your project?
    1. How many of those people were Wilsonville residents?
  
3. Final financial income and expense statement that specifically explains how grant funds were used, including a comparison between your budgeted and your actual incomes and expenses, using the same Budget Summary form as in the original application.
  
4. Please attach copies of any publicity or printed materials that include the statement acknowledging the source of funds.

**\*\*Please keep a copy of this evaluation.**

**You will be required to submit a copy should you apply for future grant funding.**

## **Community Opportunity Grant Application Packet Checklist**

For your application packet to be considered complete, all items must be included in the following order:

1. **Grant Application Cover Page**
2. **Budget Summary**
3. **Project Narrative Questions**
4. **Signature and Certification Letter**
5. **Copy of tax-exempt status determination letter.** If not a non-profit organization, a letter describing the organizing body, its form and function and how it will be financially responsible for the grant funds.
6. **Completed copy of last year's Project Evaluation – Grant Funding Follow Up form** (applicable to your organization/project if you received grant funding the prior year)
7. **Appendices** - Attach no more than 2 pages of support materials.

**Please submit 1 paper copy and an electronic copy (pdf on usb memory stick) of the entire application to the Wilsonville Parks and Recreation Admin Offices, 29600 SW Park Place.**

If you have any questions, please contact:  
Brian Stevenson, Recreation Coordinator  
(503) 570-1523  
stevenson@ci.wilsonville.or.us