

City of Wilsonville

Parks & Recreation

Advisory Board

Thursday March 12, 2015

Wilsonville Parks and Recreation

Administration Building

6:30pm

Meeting Agenda
Wilsonville Parks & Recreation Advisory Board
March 12, 2015 6:30 p.m.
Wilsonville Parks and Recreation Administration Building

- I. Call to Order
Roll Call
Approval of Minutes: January 8, 2015
- II. Citizen Input
- III. Election of Board Officers
- IV. Montague Park Review – Dan Pauly, City of Wilsonville – Planning Division
- V. Community Tourism Grant Review – Board
- IV. Memorial Park Preferred Plan – Stan Sherer, City of Wilsonville – P&R Director
- V. Board Comments
- VI. Adjournment and next meeting announcement:

Next Meeting –
April 9th, Time TBA. Parks and Recreation Admin Building

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
January 8, 2015 6:30 p.m.
Wilsonville Parks and Recreation Admin Building

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

I. Call to Order

The meeting was called to order by Ken Rice at 6:30pm.

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

Members absent: Mary Closson

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

Guests present: None

Approval of Minutes: November, 2014 minutes were unanimously approved.

II. Citizen Input

None

III. Clackamas County Tourism Community Grant Review

- Wilsonville Festival of the Arts – full funding awarded: \$2,000
 - Board Vote: Pass 5-0 (Rahmlow abstain)
- Wilsonville Parks and Recreation Map Reprint – full funding awarded: \$3,370
 - Board Vote: Pass 5-0 (Rahmlow abstain)
- Wilsonville Parks and Recreation Outdoor Map – full funding awarded: \$500
 - Board Vote: Pass 5-0 (Rahmlow abstain)
- City of Wilsonville Branding – full funding awarded: \$10,090
 - Board Vote: Pass 5-0 (Rahmlow abstain)

IV. Director Report – Stan Sherer, Wilsonville Parks and Recreation

- Memorial Park Master Plan
- Recreation and Aquatic Center
- Skatepark Conceptual Plan
- Budget Process has begun
- Future meeting times. Does 6:30pm work?

V. Board Comments

Requested calendar of future meetings and events where attendance would be requested.

VI. Adjournment and next meeting announcement:

The meeting was adjourned at 7:00 pm

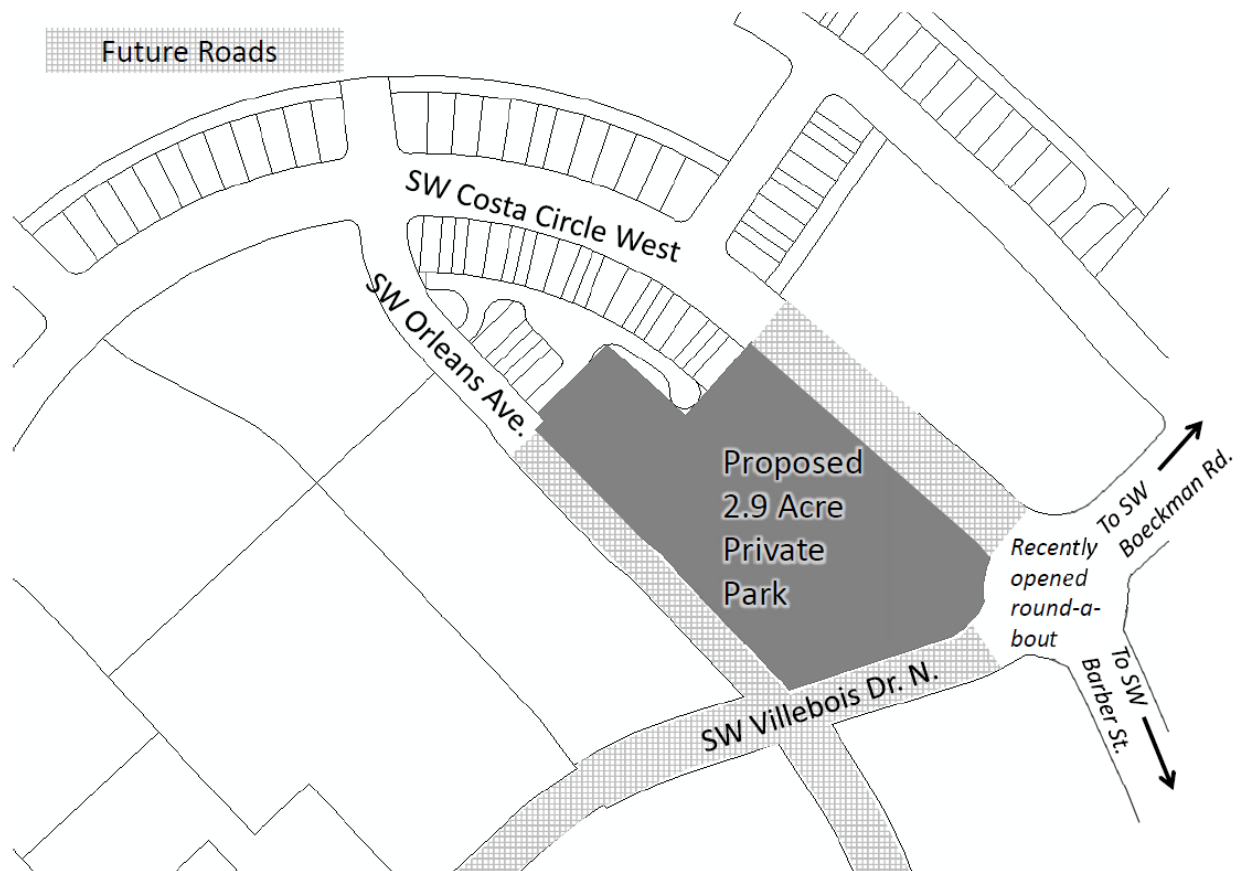
Next meeting: February 18, 6:30 pm. Parks and Rec Admin Offices.

PLANNING DIVISION MEMORANDUM

TO: Parks and Recreation Advisory Board
DATE: March 4, 2015
FROM: Daniel Pauly AICP, Associate Planner
RE: Review of Villebois Neighborhood Park 4, Including Design/Programming Refinements
Planning Case File Nos. DB15-0001 through DB15-0005

INTRODUCTION/SUMMARY

During the March 12 meeting City Staff would like to gather the Parks Board's input on the programming and design of the proposed private (with public access) Montague Park (Neighborhood Park 4) at the intersection of Villebois Drive and Costa Circle. In the planning documents the park is also referred to as Hilltop Park and Collina Park. The name "Montague Park" was chosen several years ago in recognition of a lifelong Wilsonville resident. Input sought includes the board's thoughts on the proposed refinements, or changes, to the programming and amenities shown in the Villebois Village Master Plan. 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/Owner: David Nash, Rudy Kadlub; RCS-Villebois Development LLC
 Planner/Civil Engineer: Stacy Connery AICP, KC Schwartzkoph PE; Pacific Community Design
 Landscape Architect: Janet Otten ASLA; Otten Landscape Architects, Inc.

OVERVIEW

The Villebois Village Master Plan has a hierarchy of park types. In the hierarchy, Neighborhood Parks, including the subject park, are designed to serve the surrounding neighborhood and intended to be owned and maintained by a homeowners association while allowing public access. Seven neighborhood parks are planned for Villebois for a total of 10 acres. See Attachment D for a description of the park types in the Villebois park hierarchy and Attachment F for a map of park locations.

Wilsonville’s Development Code for Villebois allows a process called a “refinement”. In other words, as more detailed plans are drawn up for subdivisions or parks, minor changes can be made to address unforeseen issues or changing conditions. The Code establishes specific criteria for park refinements stating refinements are allowed as long as changes to the nature or location of park type, trails, or open space do not significantly reduce function, usability, connectivity, or overall distribution or availability or the park uses in the surrounding neighborhood.

As demonstrated in the table below, staff’s initial review shows the proposed changes to the design and programming of Neighborhood Park 4 are likely to be found to meet the criteria for a refinement. The table below lists the amenities shown for the park in the Villebois Village Master Plan and whether or not they are proposed. Specific notes explain the rationale for certain amenities being omitted.

<u>NP-4 Amenities in Master Plan</u> (see Attachments E and F)	<u>Proposed</u>	<u>Explanations</u>
Stormwater/Rainwater Elements	Yes	
Minor Water Feature	Yes	
Benches	Yes	
Picnic Table	Yes	
Drinking Fountain	No	Replaced with water bottle fill station, supported by staff
Barbeque	No	Omitted due to maintenance concerns, supported by staff
Shelter	Yes	
Amphitheater	Yes	
Putting Green	Yes	Artificial surface
Shelter	Yes	
Restroom	No	While a restroom may be appropriate for a public park, this park is intended to primarily serve surrounding neighbors which have nearby access to restrooms. Public restrooms will be available in public Regional Park 5 approximately 800 to 900 feet (.15 to .17 miles) away. Based on staff’s understanding a primary driver of inclusion of a restroom in this park in the Villebois Village Master Plan was to support gatherings at the amphitheater. The proposed capacity, in terms of both programming and seating, is less than at one time contemplated as shown in the non-binding capacity analysis drawings in the Villebois Village Master Plan technical appendix (Attachment C). Rather than formal concerts or events drawing people from outside the surrounding neighborhood the amphitheater is scaled for

		small informal performances. Staff is also not aware of any public restrooms located in a private HOA neighborhood park in the City. Restrooms are particularly expensive to build and maintain, which would be a burden on relatively few property owners to maintain for the broader public.
Play Structure	Yes	
Lawn Play	Yes	
<u>Additional Amenities Not Listed in Master Plan</u>		
Pickle Ball Court		
Basketball Hoop		
Circuit Training Area		
Nature Play Area		

OTHER DISCUSSION POINTS

Trees

Trees are a noticeable characteristic of the site. A tree inventory of the site counts 85 trees, 70.6% of which (60 trees) are proposed to be removed. The most common trees on the site are Douglas-fir (30 individual trees) and western redcedar (24 individual trees). The arborist report (Attachment G) classifies the condition of the trees ranging from Poor to Important, consistent with established processes in Villebois. A significant portion of the trees (32 or 38% of the total trees) on the site are rated as “Poor” and are thus proposed for removal. 24 trees (28.2% of the total trees) are proposed to be removed due to construction impacts. Pages 2 to 4 of 5 of Attachment G provide a further explanation of the proposed tree removals.

Views

Due to its high elevation in relation to surrounding land the park provides opportunities for views, including of Mt. Hood. Facilitating views is an important design consideration for the park.

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 Park Type Descriptions and Description of Neighborhood Park 4
- E. Villebois Village Master Plan Parks Programming Matrix
- F. Villebois Village Master Plan Figure 5B Parks & Open Space Categories
- G. Tree Management and Protection Plan

I. GENERAL INFORMATION

Applicant/Property Owner: **RCS - Villebois Development LLC**
371 Centennial Pkwy. Suite 200
Louisville, CO 80027
Tel: (303) 535-1615
Fax: (303) 466-4202
Contact: **Rudy Kadlub**

Process Planner/Civil
Engineer/Surveyor: **Pacific Community Design, Inc.**
12564 SW Main St.
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: **Stacy Connery, AICP**
KC Schwartzkoph, PE
Jack Ross

Landscape Architect: **Otten Landscape Architects, Inc.**
3933 SW Kelly Ave. Suite B
Portland, OR 97239
Tel: (503) 972-0311
Fax: (503) 972-0314
Contact: **Janet Otten**
Kristina Durant

Site: 3 1W 15AC, Tax Lot 3100

Size: 2.90 acres

Comprehensive Plan
Designation: Residential Village (RV)

Existing Zone: Public Facilities (PF)

Proposed Zone: Village (V)

Specific Area Plan/
Preliminary Development Plan: SAP - Central / PDP 5C

Proposal: PDP/FDP (Includes SAP Refinement)
Zone Change
Tree Removal Plan
SAP Central Phasing Plan Update

ATTACHMENT A

APPLICANT'S INTRODUCTORY NARRATIVE

II. PROPOSAL

REQUEST

This application requests approval of the following four (4) applications for Montague Park.

- Preliminary Development Plan (includes SAP Refinement and Phasing Amendment) for Montague Park - Section II of Notebook
- Final Development Plan for Montague Park - Section II of Notebook
- Zone Change to Village (V) for Montague Park - Section III of Notebook
- Tree Preservation Plan for Montague Park - Section IV of Notebook

SITE DESCRIPTION

The subject site is identified as Tax Lot 100 on Assessor's Map 3S 1W 15AC, located in the City of Wilsonville, Oregon. The tax lot totals approximately 2.90 acres. The property is located west of SW Costa Circle East and north of SW Villebois Drive.

The subject property is currently zoned Public Facilities (PF), and is planned as a Neighborhood Park in the City of Wilsonville's Comprehensive Plan. The property is located within SAP Central in the *Villebois Village Master Plan*.

The site is currently vacant. The site generally slopes downwards from west to east. The site has street frontage onto SW Costa Circle East to the east and SW Villebois Drive to the south.

PROPOSAL DESCRIPTION

The applicant proposes a neighborhood park on the subject site, as shown in the Villebois Village Master Plan. The application includes a PDP/FDP (includes SAP Refinement), Zone Change, Tree Removal Plan, and an update to the SAP Central Phasing Plan (included in the PDP/FDP section). The applications are arranged in the order that approval should be granted based upon provisions in the development code. Each application is placed in a separate section labeled Sections II through IV respectively, with all supporting documentation needed for that application placed in the appropriate subsection.

The following narrative generally describes each of the proposed applications. The attached Supporting Compliance Reports (see Sections IIA, IIIA, and IVA), in conjunction with the attached plan sheets and other exhibits, demonstrate compliance with the applicable review criteria.

III. PLANNING CONTEXT

VILLEBOIS VILLAGE MASTER PLAN

Montague Park is described as follows on Page 19 of the Villebois Village Master Plan.

NP-4: Hilltop Park (2.90 acres)

Existing healthy cedars and firs will be incorporated into the park design. The park features a bowled space easily adapted to an amphitheater, which can be used as a gathering and neighborhood performance space. An open lawn area (180'x140') will accommodate both active and passive use while providing views

of Mt. hood. Hilltop Park will be developed as an urban park with a restroom and potential features such as a water feature, a putting green, a play structure, an overlook shelter with a barbeque and drinking fountain, paved walks, benches, picnic tables, and may incorporate a stormwater/rainwater feature.

SAP CENTRAL COMMUNITY ELEMENTS BOOK

Montague Park is described as follows in the SAP Central Community Elements Book on Page 30.

With views of the Cascades and Mt. Hood and a large stand of Douglas Fir and Western Red Cedar this park has the opportunity to connect people to Western Oregon’s native plant community and geographical icons. The native vegetation and external views create a unique park theme that will make Hilltop Park a “destination park” within the Villebois park and open space system. Hilltop Park will provide a network of paths, both soft and hard, that lead to picnic areas and views of Mt. Hood in a forest setting within the existing trees grove (See Diagram, p. 30). The open lawn area to the northwest will provide active and passive use with views to Mt. Hood. Small landscape walls may retain some grade and provide form to and provide informal seating within the lawn area.

A Community Garden for within Hilltop Park should be explored, providing gardening opportunities for Village Center inhabitants; a place where people of all ages can gather, grow food, and socialize. An amphitheater or small stage with informal landscape seating should also be explored within the existing tree grove for small performances and impromptu gatherings. If future studies conclude an amphitheater infeasible, the open area in the tree grove could be replanted into a forest meadow.

Opportunities for discovery within the park can be enhanced with sculpture and plant material. As an example an interpretive “Solar System Walk” could flank the lawn area next to the tree grove. This sculpture would be a scaled version of our solar system allowing one to “walk” the solar system.

IV. DESCRIPTION OF PDP/FDP (INCLUDES SAP REFINEMENT)

The table below shows the differences in amenities proposed for Montague Park and the amenities described in the Villebois Village Master Plan.

Master Plan	Proposed
Stormwater/Rainwater Elements	Stormwater/Rainwater Elements
Minor Water Feature	Minor Water Feature
Benches	Benches
Picnic Table	Picnic Table
Drinking Fountain	Replaced - Water Bottle Fill Station
Restroom	Not Included
Barbecue	Not Included

Shelter	Shelter
Amphitheater	Amphitheater
Putting Green	Putting Green
Play Structure	Play Structure
Lawn Play	Lawn Play
	Pickle Ball Court
	Basketball Hoop
	Circuit Training Area
	Nature Play Area

The decision to replace the features that the Master Plan calls for was made based on recommendations by City of Wilsonville staff members. There were maintenance concerns regarding the originally proposed drinking fountain, restroom, and barbecue. The water bottle fill station will require less maintenance than a drinking fountain. The proposed park is to be owned by a HOA, who will not have the same resources to ensure regular maintenance of park amenities that a city would. Furthermore, Montague Park is intended to have a small neighborhood park feel to it. Restrooms and barbecues are elements that are typical of larger regional parks. Restrooms will be located within walking distance in Regional Park 5 and Piazza. All of the park features proposed for Montague Park are shown on the attached plans (see Section IIB).

V. DESCRIPTION OF ZONE CHANGE

This application seeks approval of a zone change to re-zone the subject property from the current PF - Public Facilities to the V - Village Zone. The subject area is designated Residential Village on the Comprehensive Plan Map. Therefore, application of the Village Zone to the subject area is consistent with the Comprehensive Plan. This application and supporting documentation are located in Section III.

VI. DESCRIPTION OF TREE REMOVAL PLAN

This application requests approval of a Tree Removal Plan that ultimately leads to the issuance of a Type “C” Tree Removal Permit. Trees will be retained and removed as described in the Tree Removal Plan in Section IV. The preservation of on-site trees was carefully reviewed in the design of Montague Park. Surrounding street elevations and planned park amenities have impacted the number of trees that can be retained, as well as the health and safety considerations as reviewed by the project Arborist Morgan Holen. All trees in the proposed site have been inventoried and are analyzed in the attached Tree Report. The application and supporting documentation for this application are located in Section IV.

VIII. PROPOSAL SUMMARY & CONCLUSION

This ‘Introductory Narrative,’ in conjunction with the referenced sections, describes the proposed PDP/FDP (includes SAP Refinement), Zone Change, Tree Removal Plan, and

SAP Central Phasing Plan Update. The Supporting Compliance Reports located in Sections II through IV, respectively, support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the Wilsonville Planning and Land Development Ordinance.

ATTACHMENT B

REDUCED PLAN SET

MONTAGUE PARK VILLEBOIS PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 3100, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 A.C.
CITY OF WILSONVILLE, OREGON



RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Cover Sheet

DATE 2/24/15



APPLICANT/PROPERTY OWNER:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PARKWAY, SUITE 200
LOUISEVILLE, CO 80027
[P] 303-533-1615
CONTACT: BRIAN PAUL/DAVID NASH

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:

OTTEN LANDSCAPE ARCHITECTS, INC.
3933 SW KELLY AVE, SUITE B
PORTLAND, OR 97239
[P] 503-972-0311
CONTACT: JANET OTTEN, LANDSCAPE ARCHITECT

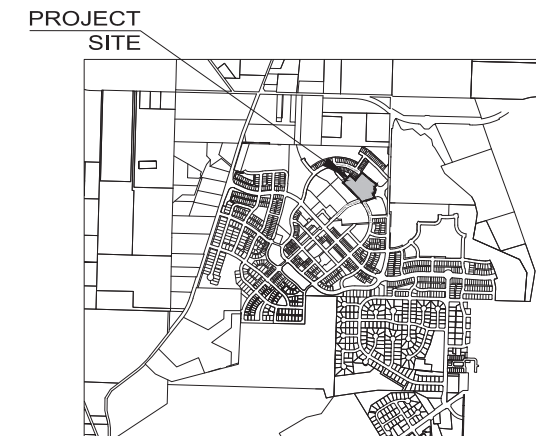
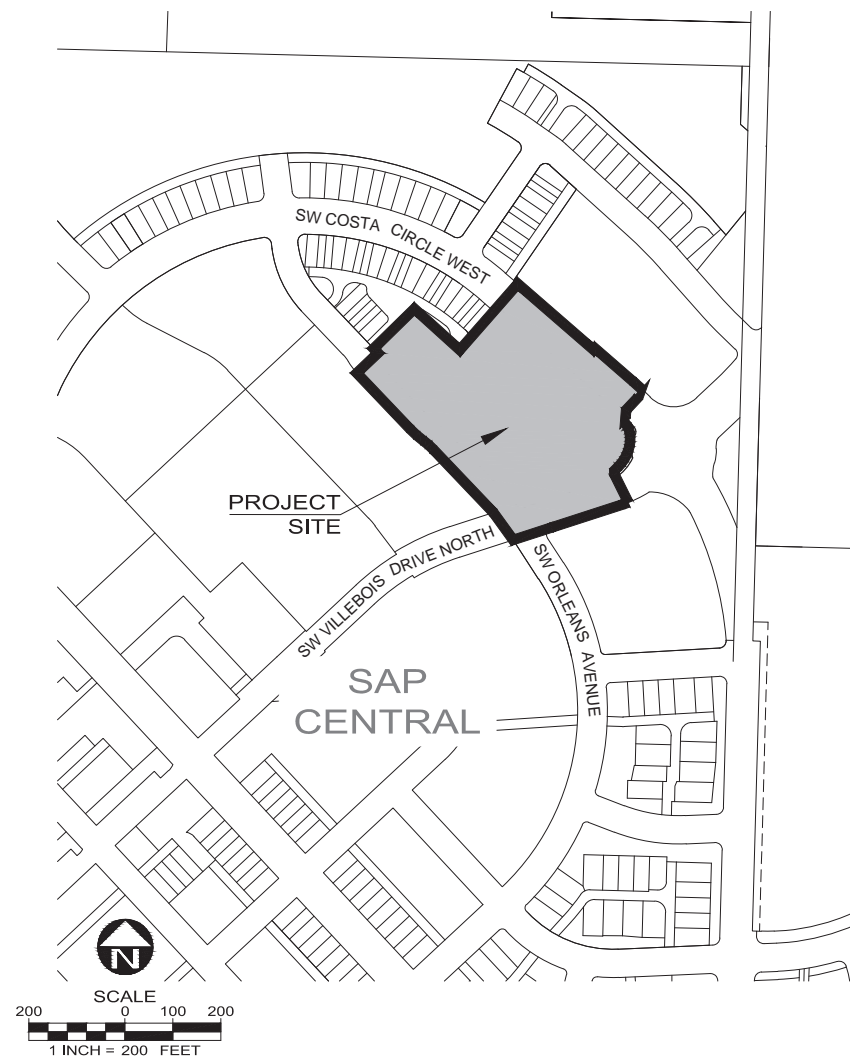
GEOTECHNICAL ENGINEER:

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



VICINITY MAP

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 AERIAL PHOTOGRAPH
- 4 PRELIMINARY SITE/LAND USE PLAN
- 5 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8.1 TREE PRESERVATION PLAN
- 8.2 TREE PRESERVATION DETAIL
- 9 SAP CENTRAL PHASING PLAN UPDATE
- L1.0 LANDSCAPE PLAN & DETAILS
- L2.0 LANDSCAPE PLAN & DETAILS
- L3.0 LANDSCAPE PLAN & DETAILS
- L4.0 LANDSCAPE DETAILS & SPECIFICATIONS

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



Villebois

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PACIFIC COMMUNITY DESIGN, INC

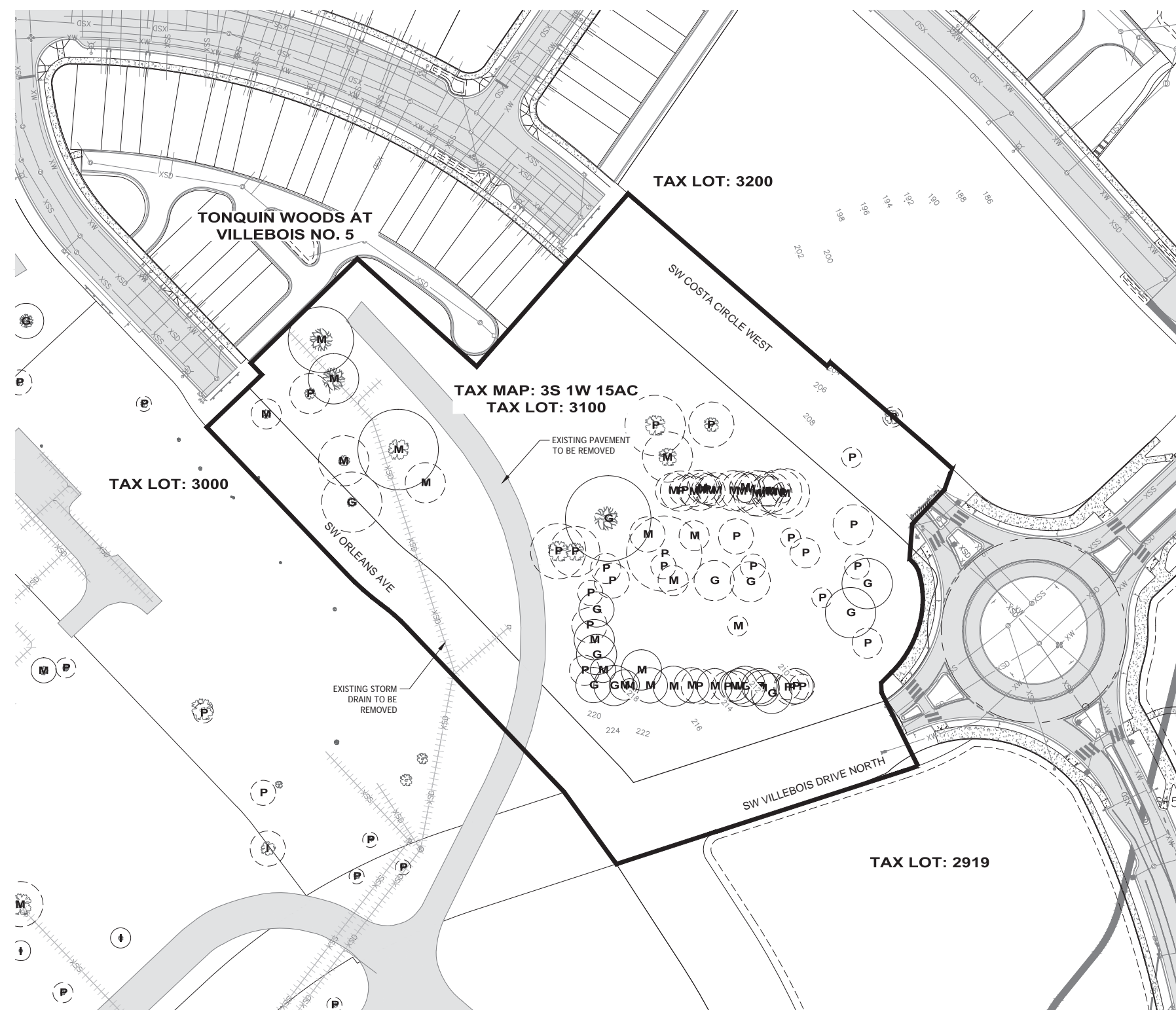


PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

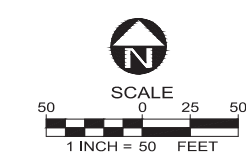
Existing Conditions

DATE 2/24/15



LEGEND

	SITE BOUNDARY
	EX 2-FT CONTOUR
	EX 10-FT CONTOUR
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX TELEPHONE LINE
	EX GAS LINE
	EX OIL LINE
	EX PAVEMENT
	EX SIDEWALK
	EX ASPHALT PAVEMENT
	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
	EX FENCE
	EX TREE
	EX TREES TO REMAIN
	EX TREES TO REMOVED
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR



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Villebois

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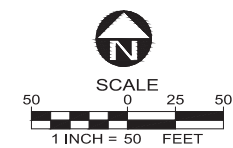
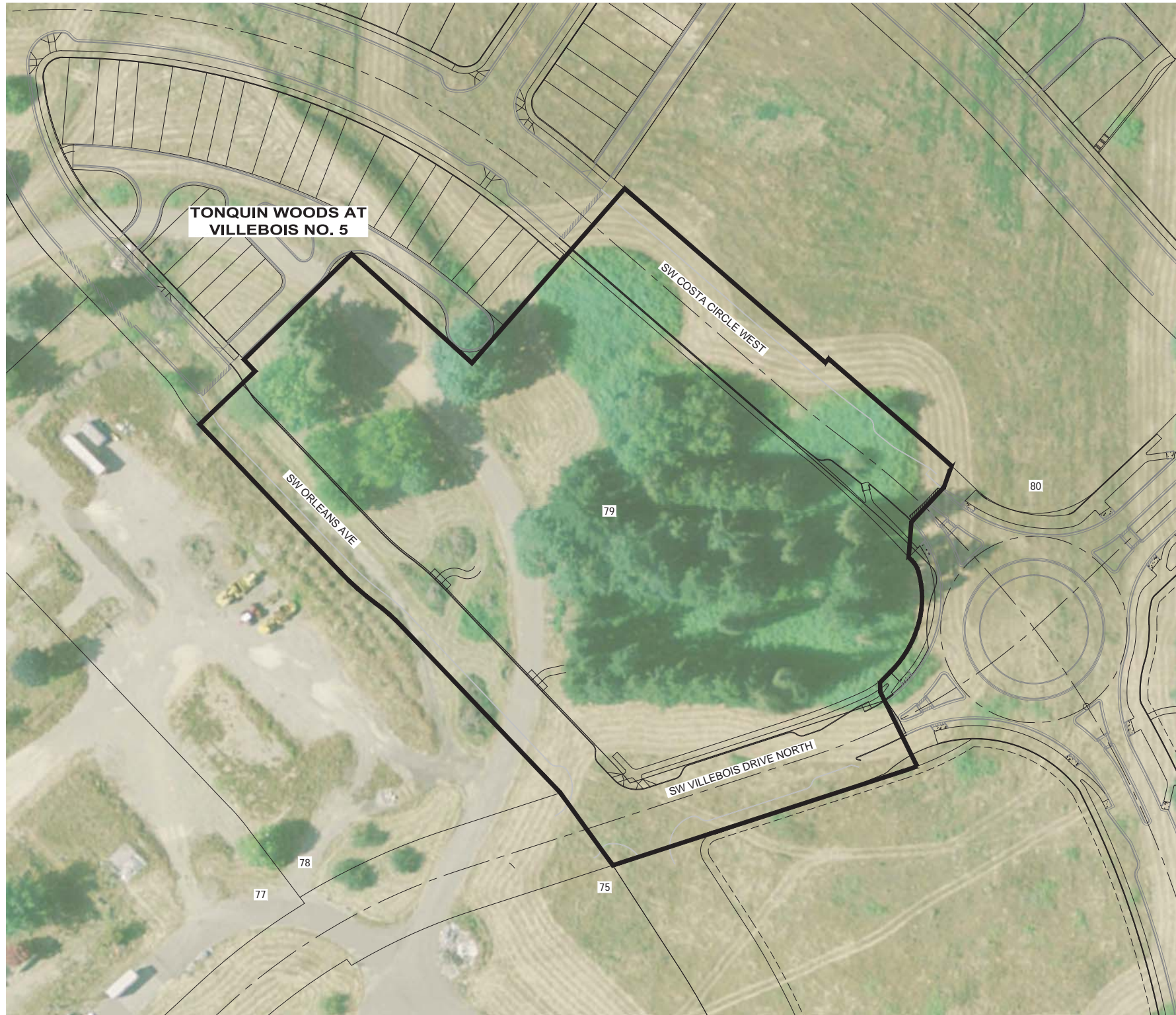
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Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Aerial
Photograph

DATE 2/24/15

3





Villebois

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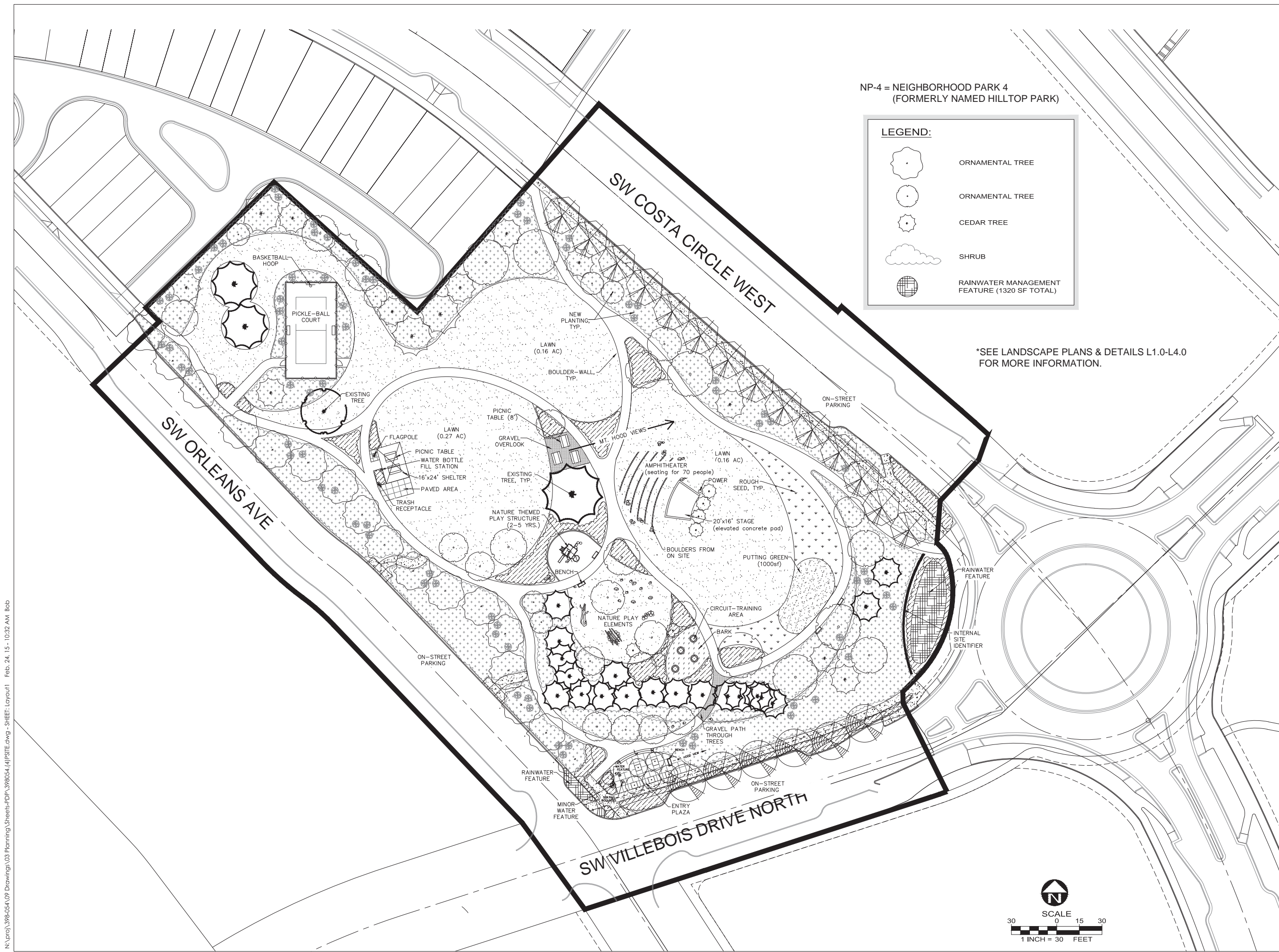
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Site/Land Use
Plan

DATE 2/24/15

4

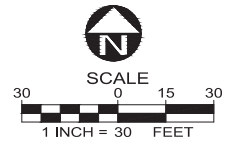


NP-4 = NEIGHBORHOOD PARK 4
(FORMERLY NAMED HILLTOP PARK)

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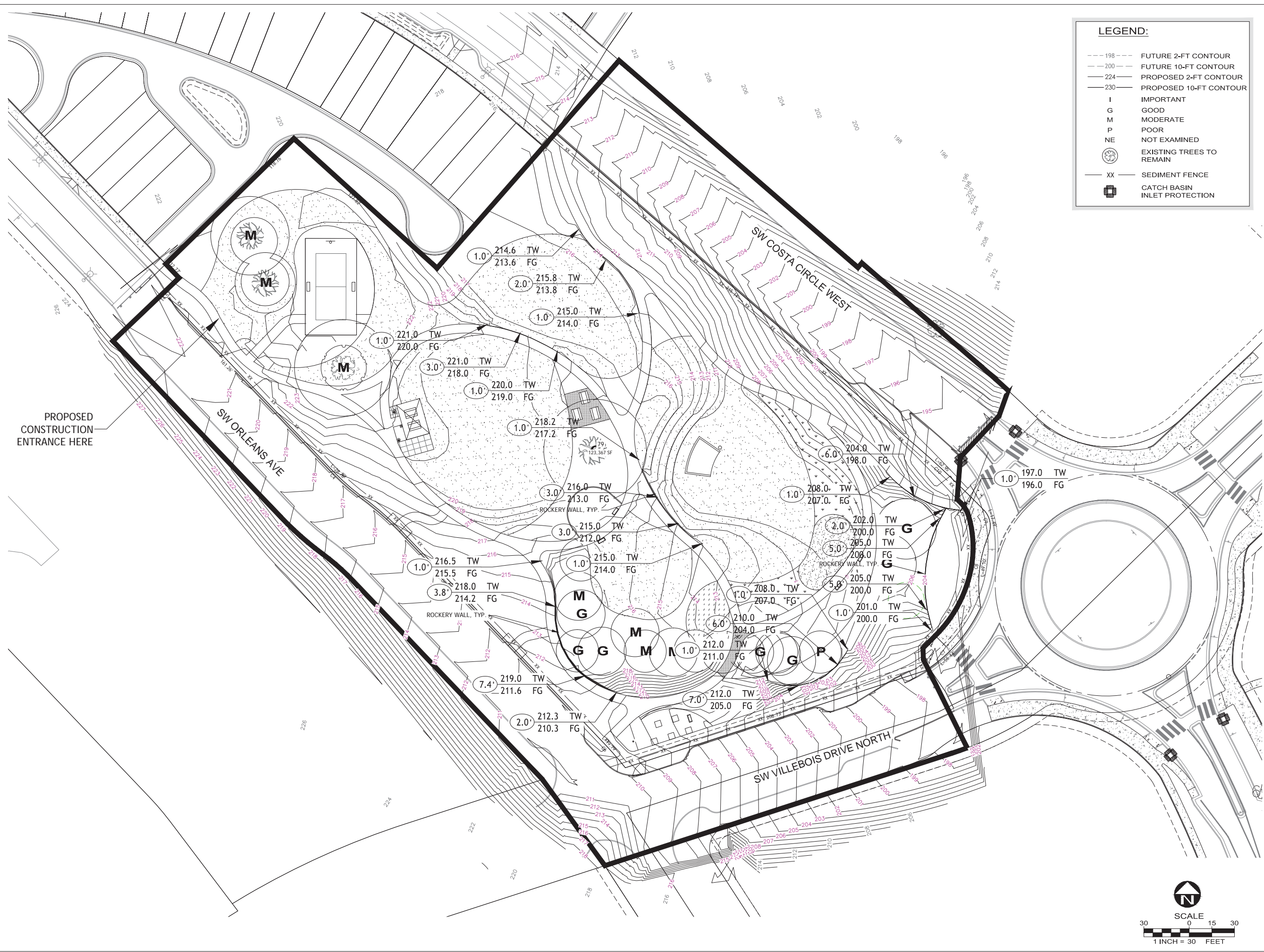
- ORNAMENTAL TREE
- ORNAMENTAL TREE
- CEDAR TREE
- SHRUB
- RAINWATER MANAGEMENT FEATURE (1320 SF TOTAL)

*SEE LANDSCAPE PLANS & DETAILS L1.0-L4.0
FOR MORE INFORMATION.



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LEGEND:

- 198 --- FUTURE 2-FT CONTOUR
- 200 --- FUTURE 10-FT CONTOUR
- 224 --- PROPOSED 2-FT CONTOUR
- 230 --- PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (M) EXISTING TREES TO REMAIN
- XX SEDIMENT FENCE
- (CB) CATCH BASIN
- (IP) INLET PROTECTION

PROPOSED CONSTRUCTION ENTRANCE HERE



RCS-VILLEBOIS DEVELOPMENT, LLC
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PACIFIC COMMUNITY DESIGN, INC

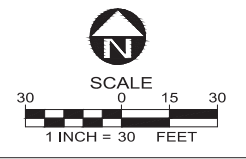


PDP 5C/FDP VILLEBOIS
Montague Park

Preliminary Development Plan & Final Development Plan

Preliminary Grading/ Erosion Control Plan

DATE 2/24/15





Villebois

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OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



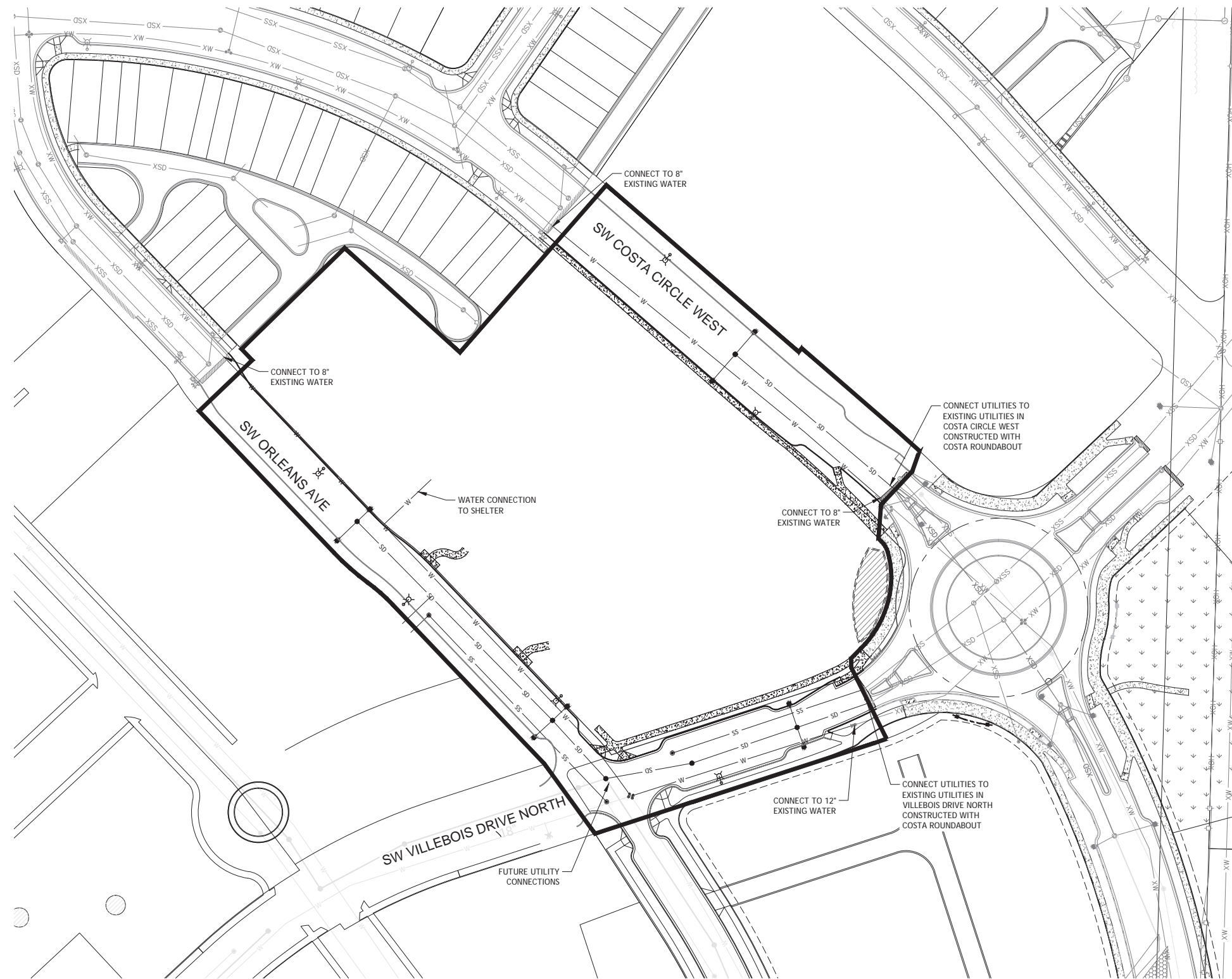
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Composite
Utility Plan

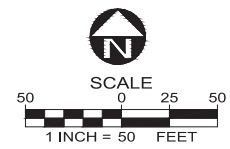
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LEGEND:

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- ▨ PROPOSED RAIN-WATER FEATURE
- ⊙ PROPOSED LIGHT POLE



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Villebois

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PACIFIC COMMUNITY DESIGN, INC

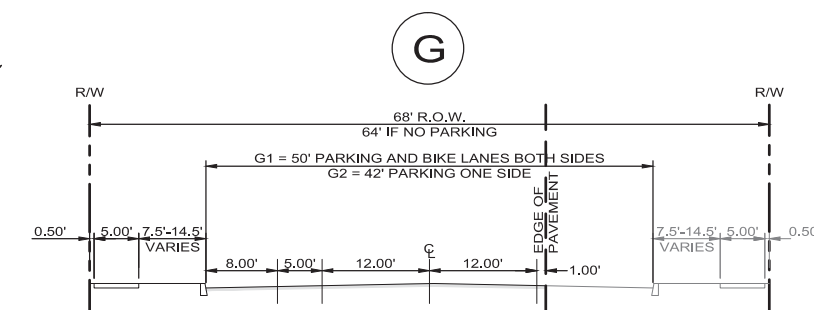
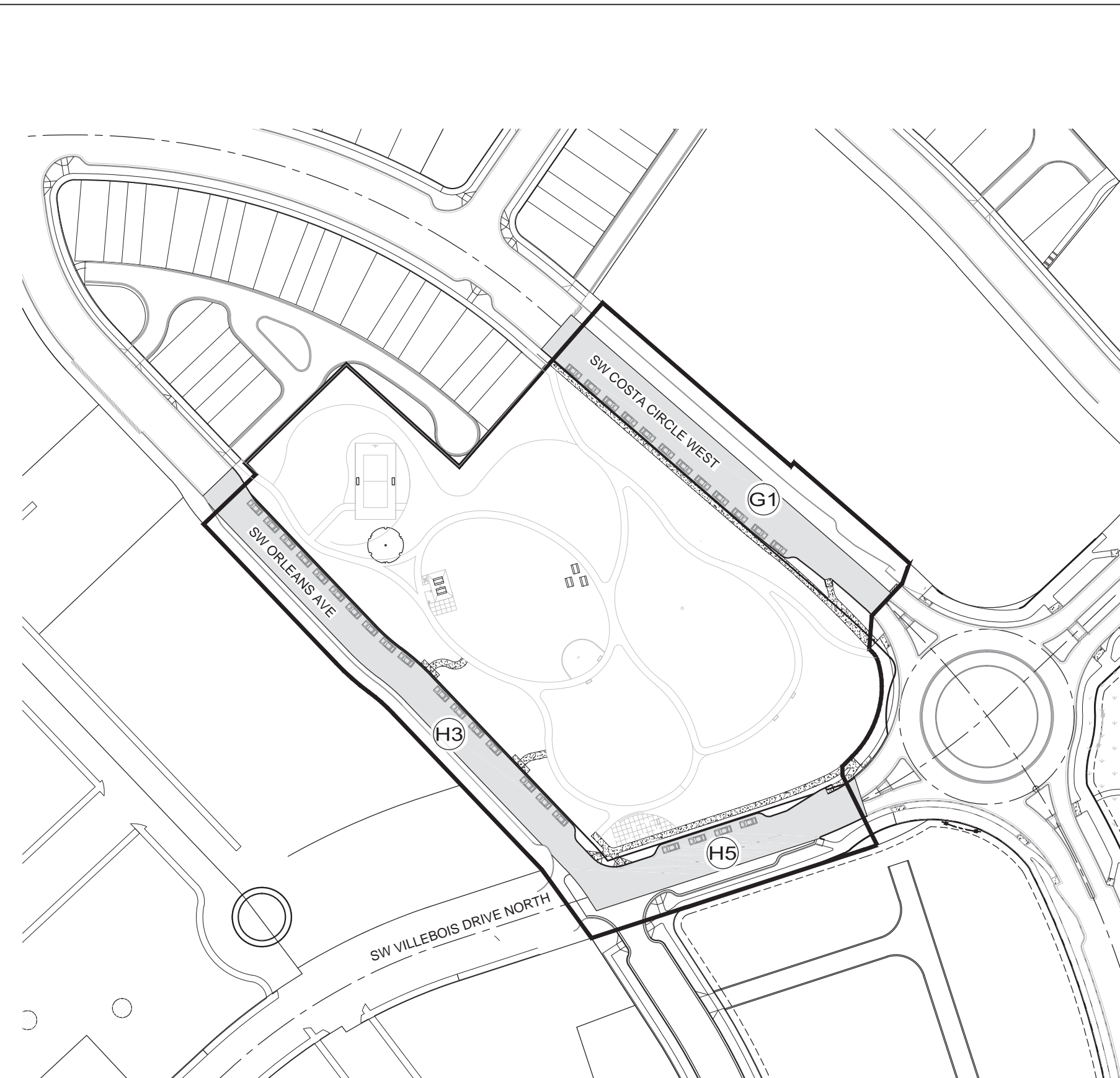


PDP 5C/FDP
VILLEBOIS
Montague Park

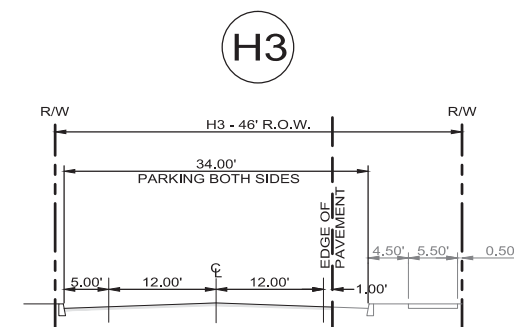
Preliminary
Development Plan
&
Final Development
Plan

Circulation
Plan &
Street Sections

DATE 2/24/15

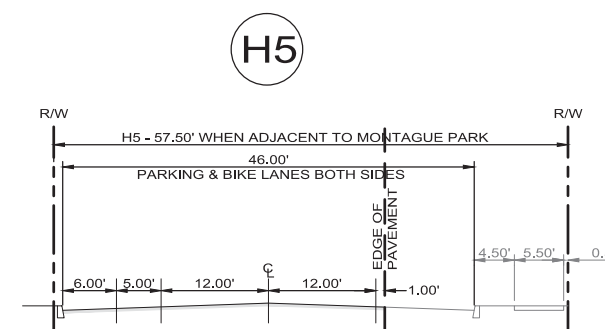


RESIDENTIAL - VILLAGE LOOP
SCALE: 1"=10'

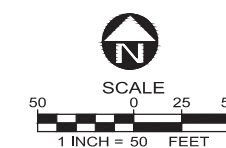


RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'

*PARKING ON ONE SIDE AS SHOWN
DURING INTERIM 3/4-STREET STATE.
PARKING ON BOTH SIDES AFTER
FULL BUILD-OUT.



RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'



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Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC.
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Plan

DATE 2/24/15

8.1

LEGEND:

- 224 — PROPOSED 2-FT CONTOUR
- 230 — PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVED

NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

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 RANKED AS IMPORTANT WERE 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.

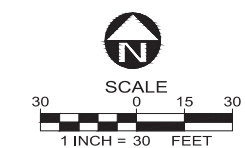
TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE PDP 5C APPLICATION MATERIALS.

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Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Detail

DATE 2/24/15

8.2

LEGEND:

— 224 —	PROPOSED 2-FT CONTOUR
— 230 —	PROPOSED 10-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED

NOTES

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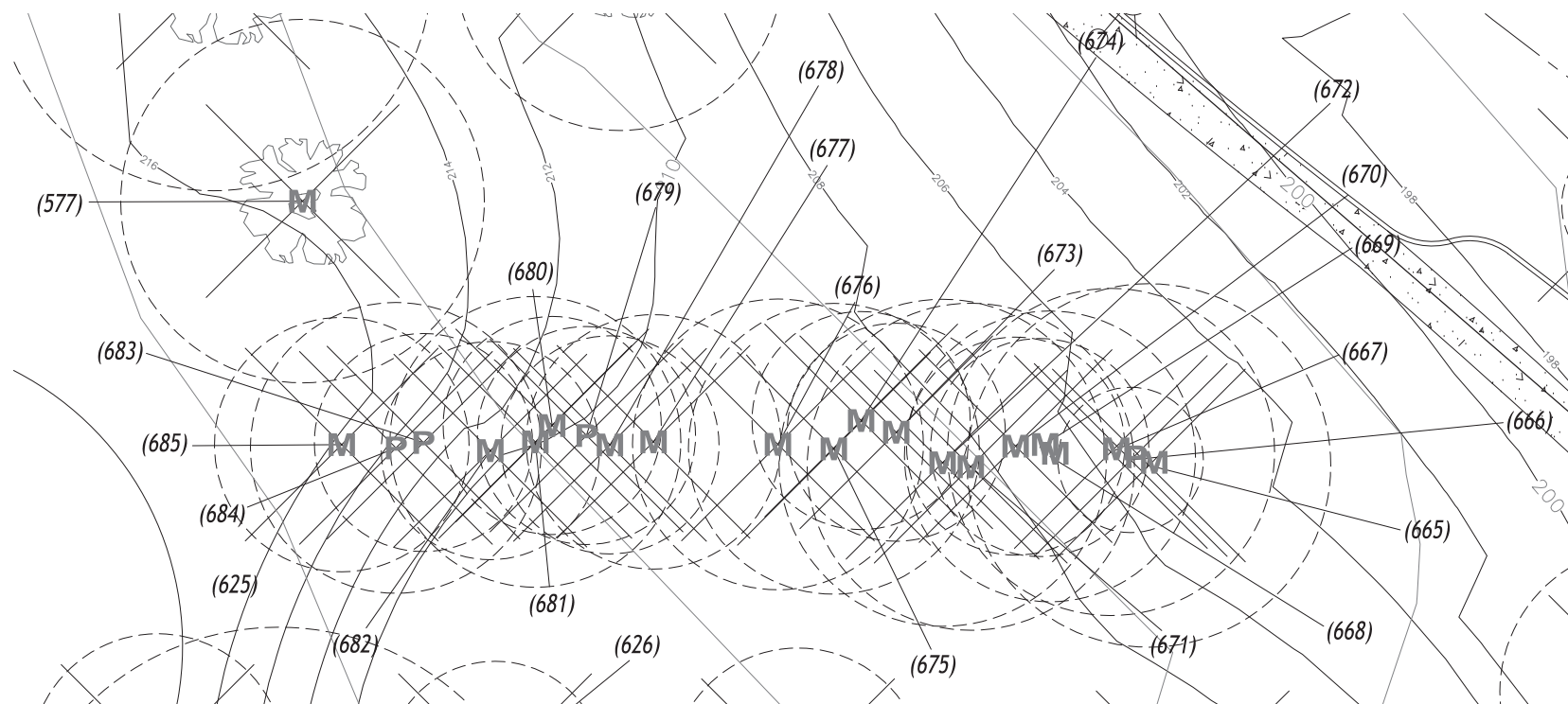
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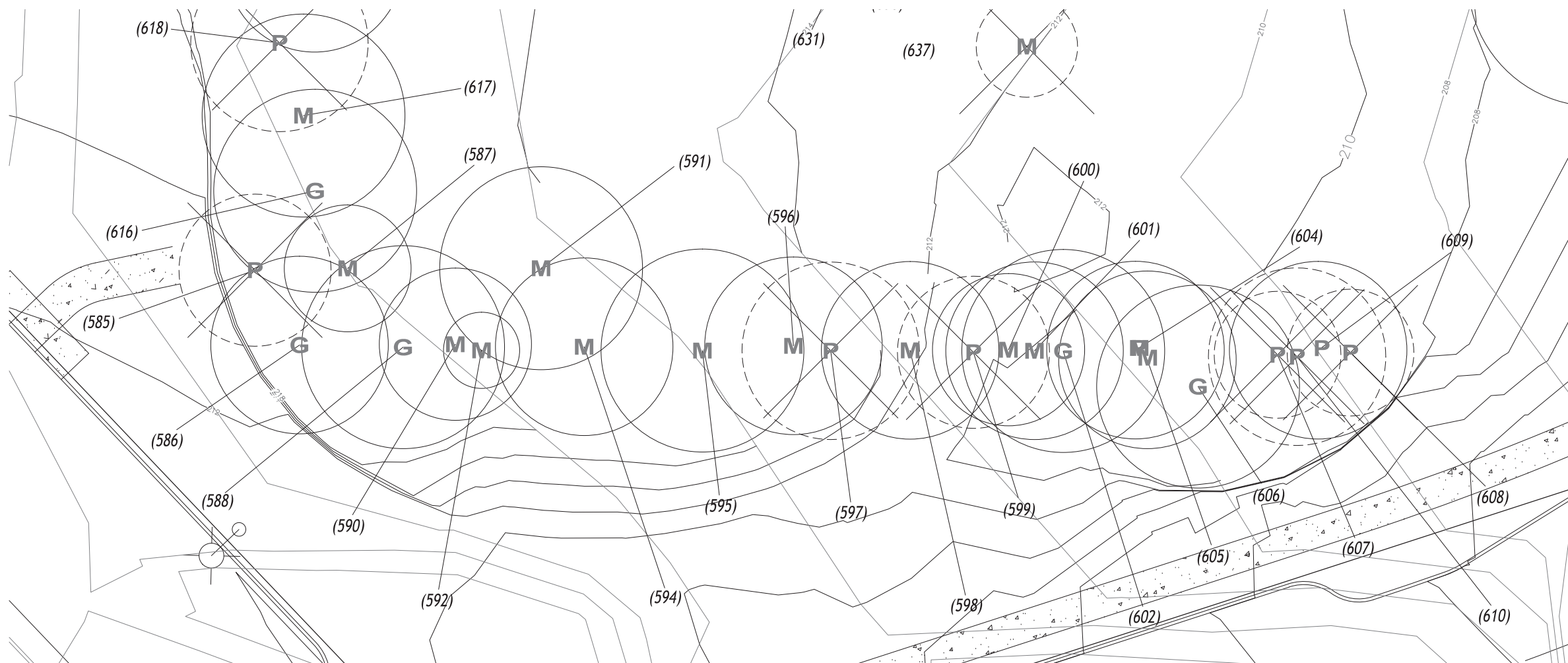
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

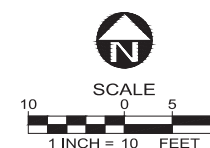
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE PDP 5C APPLICATION MATERIALS.



AREA "A" - PLAN
SCALE: 1" = 10'



AREA "B" - PLAN
SCALE: 1" = 10'

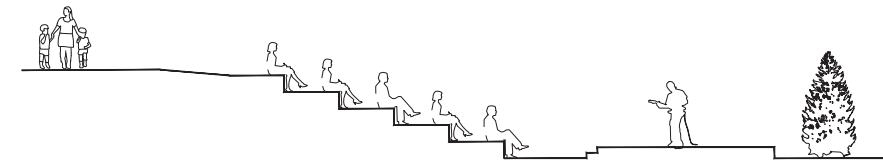


SUGGESTED PLANT LIST

SYM.	LATIN NAME/ Common Name	SIZE	SPACING
STREET TREES			
	ACER PLATANOIDES 'EZESTRE' Easy Street Maple	2" cal.	25' o.c.
	LIRIODENDRON TULIPIFERA Tulip Tree	2 1/2" cal.	25' o.c.
	TILIA X EUCLORA Crimean Linden	2 1/2" cal.	25' o.c.
	Shade Tree Quercus rubra Quercus frainetto 'Schmidt' Acer rubrum	2" cal.	As shown
	Small Columnar or Ornamental Trees Malus 'Snowdrift' Stewartia pseudocamellia Magnolia stellata 'Royal Star' Acer circinatum	2" cal.	As shown
	Conifer Tree Pseudotsuga menziesii Calocedrus decurrens	8' ht. 5-6' ht.	As shown
	Large Flowering Deciduous Shrubs Hamamelis mollis 'Coombe Wood' Viburnum plic. tom. 'Mariesii' Syringa microphylla 'Superba' Hydrangea macrophylla 'Nikko Blue'	5 gal.	5-6' o.c.
	Medium Ornamental Shrubs Abelia grandiflora 'Edward Goucher' Berberis thunbergii Ilex crenata Euonymus japonica 'Silver Princess' Lonicera nitida Rhododendron spp. Mahonia aquifolium	2-5 gal.	3-4' o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Small Ornamental Shrubs Cornus stolonifera 'Kelsey' Rosa spp. Loropetalum chinense 'Ornison Fire' Spirea japonica 'Snowmound'	2 gal.	30" o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Lawn Fine Seed Lawn	Seed	5 lbs./1,000 sq.ft.
	Water Quality Facilities To be Planted per City of Wilsonville Standards: 3 Evergreen trees/ 1,000 SF 2 Deciduous trees/ 1,000 SF 30 Shrubs/ 1,000 SF 1 Wetland Plant/ 2 SF Pond Emergent Zone	Trees - 6' ht./1.5" cal. Shrubs - 1 gal. Aquatic Plants- Plugs	As shown As shown As shown
	Rough Seed		
	Existing Trees To Remain		

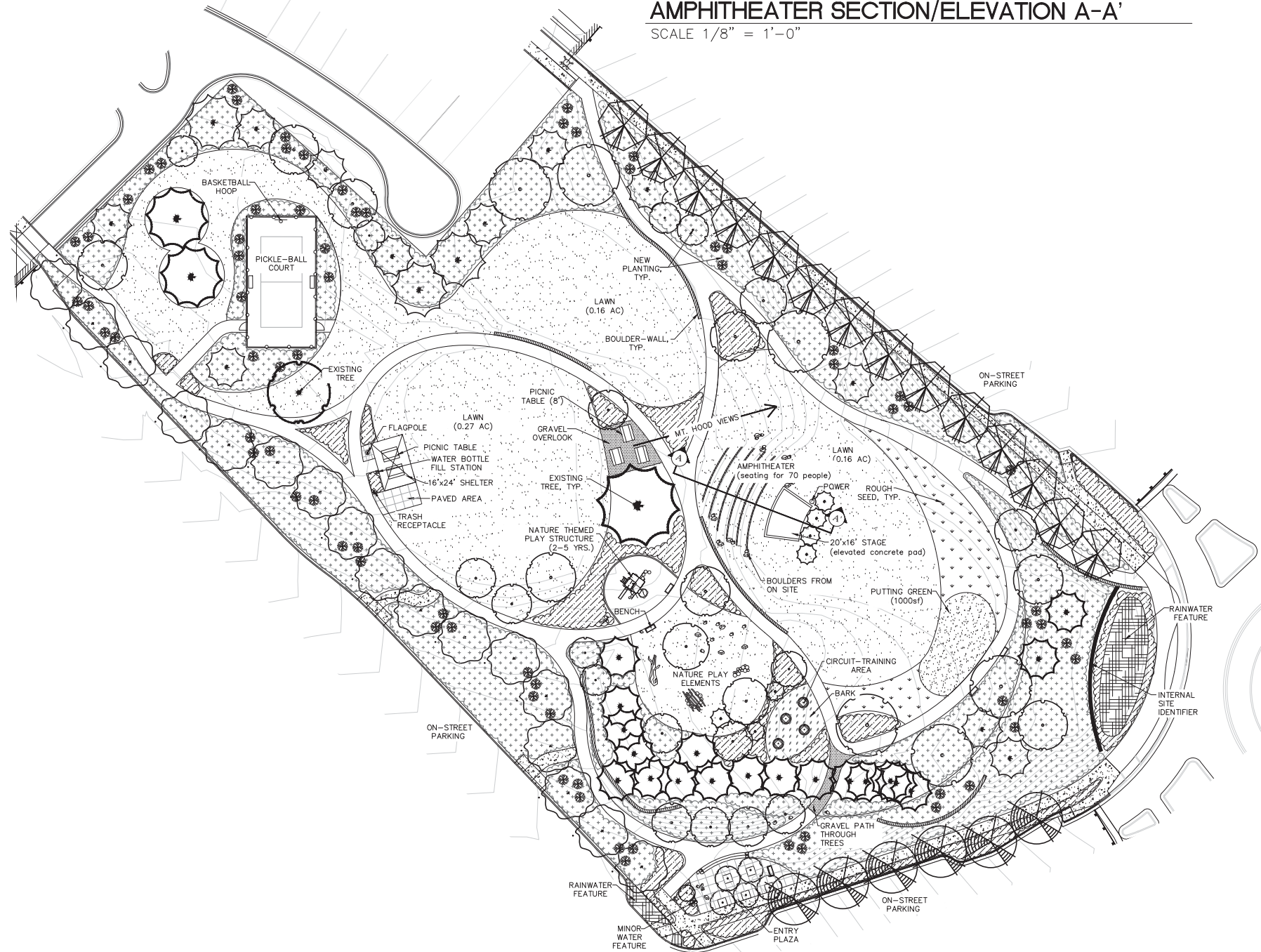
GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.



AMPHITHEATER SECTION/ELEVATION A-A'

SCALE 1/8" = 1'-0"



OVERALL LANDSCAPE PLAN

SCALE 1" = 30'-0"



NO.	DATE	REVISIONS

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3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-0311 • Fax (503) 972-0314 • www.otten.com

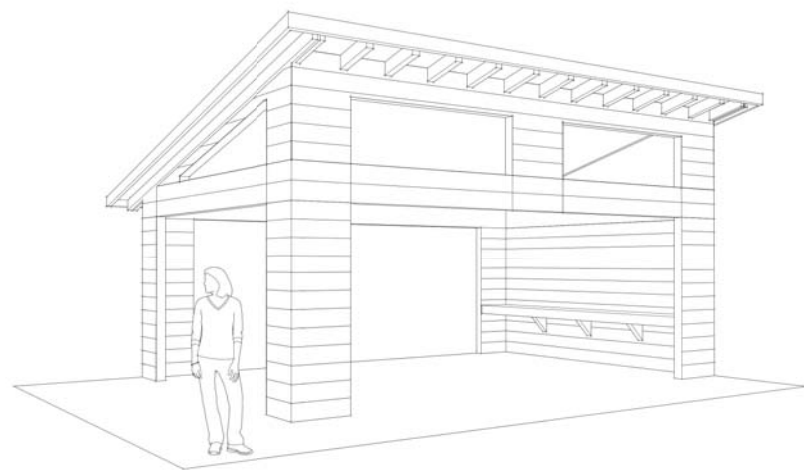
MONTAGUE PARK

VILLEBOIS
WILSONVILLE, OR

LANDSCAPE PLAN

DATE	1-9-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	

L1.0
1 OF 4



Shelter Concept-right front horizontal siding

1 CONCEPTUAL SHELTER

Siding: Haida Forest Products, Ltd.
 Model: Haida Skirl Wavy Edge Cedar Siding
 Finish: Transparent finish, staining not recommended.
 Roof Shingles: GAF 25 Year Royal Sovereign Stone Gray Shingles, or approved equal



2 TRASH/RECYCLING RECEPTACLE

Manufacturer: Landscape Forms
 Model: Plainwell Trash Receptacle
 Material: Steel
 Finish: Black and powdercoated.
 Sizes: 30"Diameter 38"Height; 35 gallon capacity



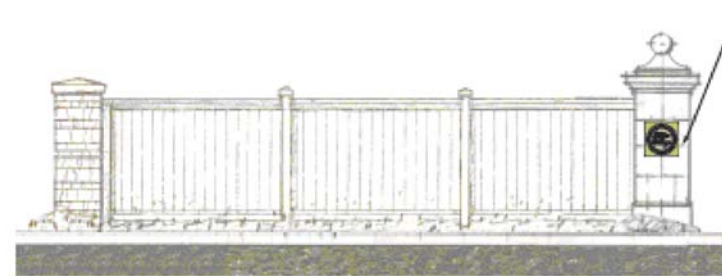
3 PICNIC TABLE

Manufacturer: Old Growth Again Restoration Forestry
 Model: Forever Six Foot, Forever Eight Foot
 Material: Recycled Old-Growth Redwood
 Finish: Linseed oil/Turpentine Finish
 Sizes: Length: 5'-10" or 7'-10"; Width: 5'-7"; Height 2'-6"



4 BENCH

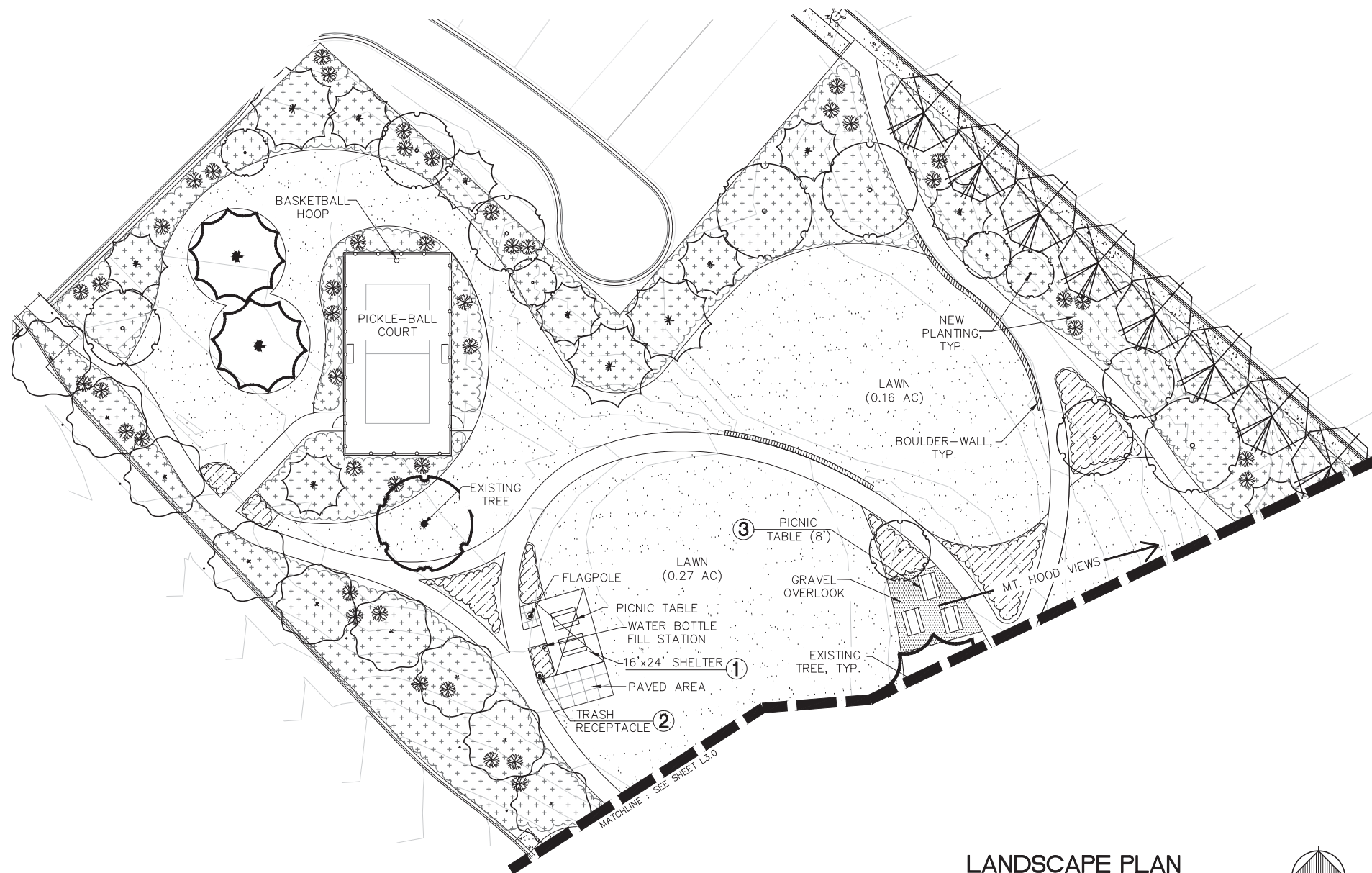
Manufacturer: Landscape Forms
 Model: The Plainwell Series
 Material: Sustainably harvested 1pe' wood, certified by the Forestry Stewardship Council
 Finish: No finish required for wood. Staining not recommended.
 Size: 72" or 96" Length



PORCELAIN ENAMEL DEVELOPMENT/COMMUNITY SIGN PANEL, 2.0 S.F. MAX, PROVIDE FINISHED RECESS TO ACCOMMODATE.

5 INTERNAL SITE IDENTIFIER

NTS



LANDSCAPE PLAN

SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

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MONTAGUE PARK
 VILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	

L2.0
 2 OF 4



(A) CLIMBING BOULDERS



(B) STUMP CLIMBER



(3) NATURE THEMED PLAY STRUCTURE
NTS



(4) CIRCUIT TRAINING AREA ELEMENTS
NTS



(C) LOG CLIMBER

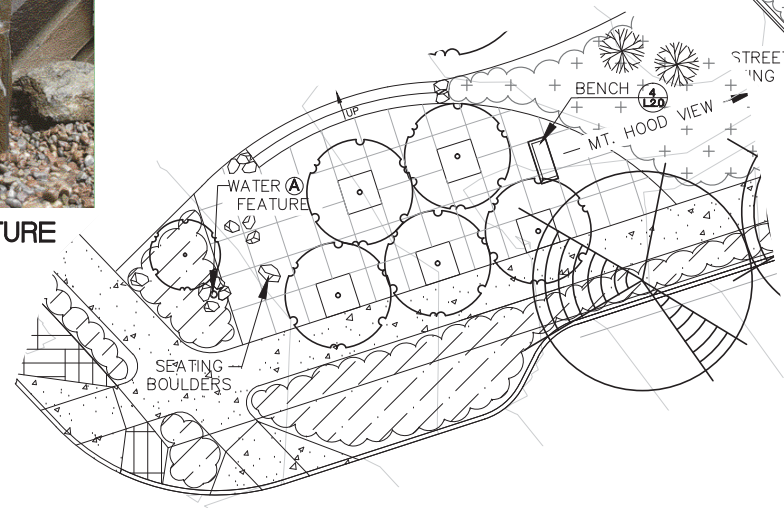


(D) LOG FORT

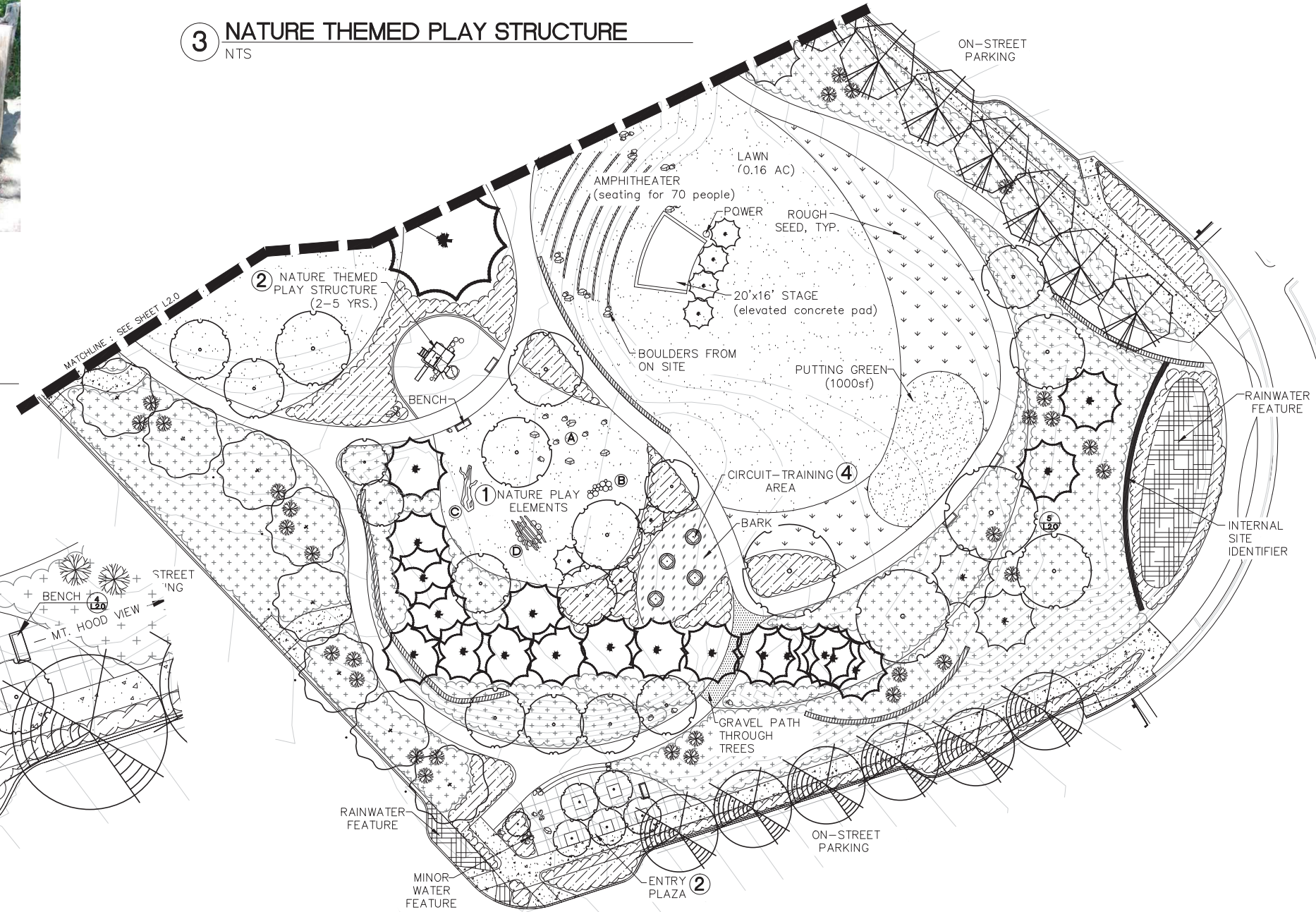
(1) NATURE PLAY ELEMENTS
NTS



(A) WATER FEATURE



(2) ENTRY PLAZA PLAN ENLARGEMENT
SCALE 1" = 10'-0"



LANDSCAPE PLAN ENLARGEMENT
SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

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MONTAGUE PARK
VILLEBOIS
WILSONVILLE, OR
LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L3.0
	3 OF 4

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 - 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be of a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:

- Small shrubs - 1/8 lb./ plant
- Shrubs - 1/3 to 1/2 lb./ plant
- Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22-16-8) with micro-nutrients and 50% slow-releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

SEED: Blueoat grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

MAINTENANCE OF SEEDED AREAS:

Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and dispose of off site.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

CITY OF WILSONVILLE WATER QUALITY FACILITY SPECIFICATIONS:

SOIL PREPARATION: Remove all nonnative plant materials, including plants, roots, and seeds prior to adding topsoils. Till the sub-grade in these areas to a depth of at least four inches. Water Quality Swale area shall be over-excavated and filled to final grade with 4 inches of topsoil in areas where topsoil has been removed or not adequate. Topsoil shall be tested for the following characteristics provide a good growing medium:

- A) Texture
- B) Fertility
- C) Microbial

Incorporate 2" garden compost, free of conventional fertilizer, to a depth of 4" on all areas of the water quality facility. DO NOT apply fertilizer to the Water Quality Facility.

TIMING: Plantings should be installed between February 1 and May 1 or between October 1 and November 15. Bare root stock shall be installed only from December 15 through April 15. When plantings must be installed outside these times, additional measures may be needed to assure survival.

EROSION CONTROL: Grading, soil preparation, and seeding shall be performed during optimal weather conditions and at low flow levels to minimize sediment impacts. Site disturbance shall be minimized and desirable vegetation retained, where possible. Slopes shall be graded to support the establishment of vegetation. Where seeding is used for erosion control, an appropriate native grass, Regreen (or its equivalent), or sterile wheat shall be used to stabilize slopes until permanent vegetation is established. Biodegradable fabrics (coir, coconut or approved jute matting (minimum 1/4" square holes) may be used to stabilize slopes and channels. Fabrics such as burlap may be used to secure plant plugs in place and to discourage floating upon inundation.

A biodegradable Erosion Control Matting shall be placed over the topsoil throughout the swale cross section, fabric shall be held in place in accordance with the manufacturer's installation requirements. Use high density jute matting in the treatment area (GeoJute Plus or approved equal). In all other areas use low density jute matting (EconoJute or approved equal). Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated on civil plans. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

HERBICIDES: Removal of invasive non-native species is required by hand for the entire wetland buffer area. If necessary, excessive weed growth may be treated with Rodeo or Garlon 3-A (or approved equals) in strict accordance with the manufacturer's instructions.

FERTILIZER: Do not apply fertilizer to any plantings within the Wetland Buffer or Water Quality Facilities.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Loosen and remove twine binding and burlap from top one-half of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with native soil mix while working each layer to eliminate voids.

MULCHING: Trees, shrubs, and groundcovers planted in upland areas shall be mulched a minimum of 3" in depth and 18" in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated. The use of mulch in frequently inundated areas shall be limited, to avoid any possible water quality impacts including the leaching of tannins and nutrients, and the migration of mulch into waterways.

WILDLIFE PROTECTION: Appropriate measures shall be taken to discourage wildlife browsing. Biodegradable plastic mesh tubing, or other substitute approved by the City, shall be placed around individual trees and shrubs to prevent browsing by wildlife, including beaver, nutria, deer, mice and voles.

SEED: Blueoat grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

Moist Area Seed Mix: To contain 47% Blue Wildry, 40% Meadow Barley, 10% Tufted Hairgrass, 2% Western Mannagrass and 1% American Sloughgrass (Hobbs & Hopkins Pro-Time 640 Native Wetland Mix) Sow Seed at 20-40 lbs./acre.

Dry Area Seed Mix: To contain 60% Blue Wildry, 30% Meadow Barley and 10% Native California Brome (Hobbs & Hopkins Pro-Time 400 Native Grass Mix) Sow Seed at 15-30 lbs./acre.

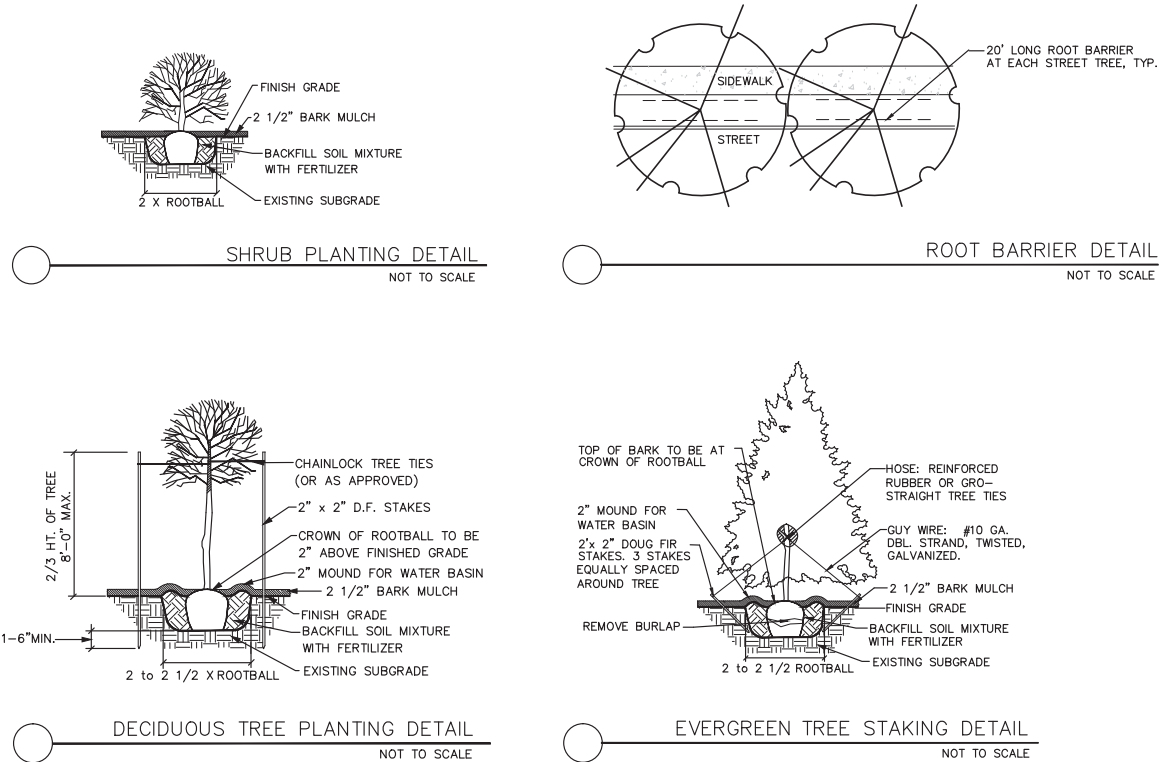
IRRIGATION: Is to be provided as per a separate plan design/build by Landscape Contractor. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. Guarantee system for a minimum one year.

MAINTENANCE: The permittee is responsible for the maintenance of this facility for a minimum of two years following the acceptance of the facility by the City of Wilsonville. The City's authorized representative shall inspect the condition of all landscaping located within the water quality facility, at the end of the first year of the post-construction period. The authorized representative shall provide a report describing any deficiencies to the applicant.

If, at any time during the warranty period, the landscaping falls below 90% survival of trees and shrubs or 90% aerial coverage, the Owner shall remove the undesirable vegetation and reinstall all deficient planting at the next appropriate time. Prior to replanting, the cause of the plant loss shall be determined and corrected. The two-year maintenance period shall begin again from the date of replanting.

Water Quality Facility is to be kept free of debris and maintained to insure water flow and proper functioning. Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance.

CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



NO.	DATE	REVISIONS

--

OTTEN LANDSCAPE ARCHITECTS inc. OLO

3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK

VILLEBOIS
WILSONVILLE, OR

DETAILS AND SPECIFICATIONS

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	
L4.0	
4 OF 4	

ATTACHMENT C

**CONCEPTUAL PARK DESIGN FROM VILLEBOIS VILLAGE
MASTER PLAN TECHNICAL APPENDIX**

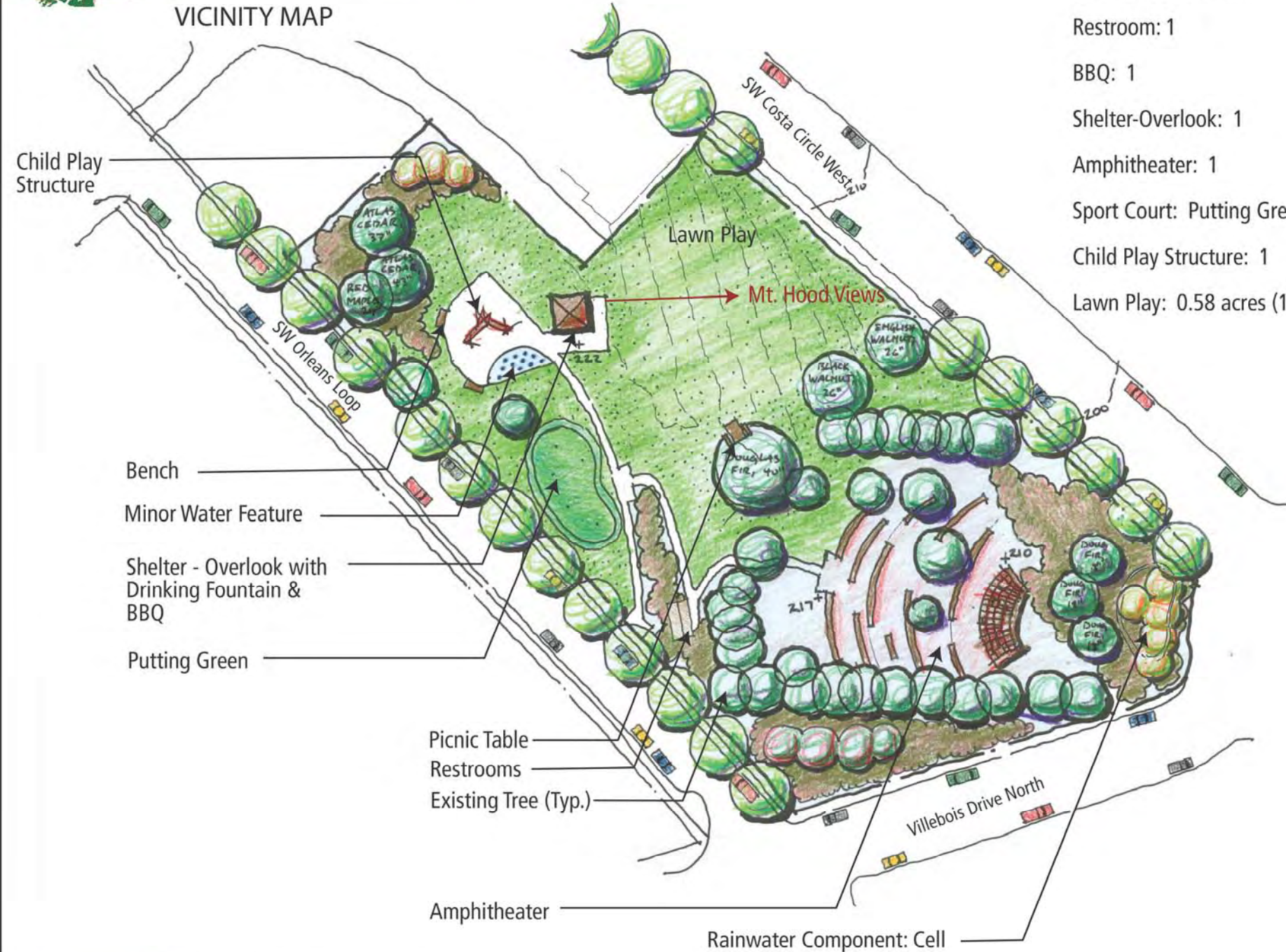


VICINITY MAP

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)**

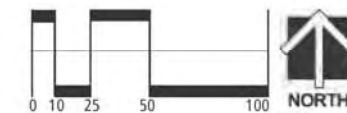
- Stormwater/Rainwater Feature: Cell
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Restroom: 1
- BBQ: 1
- Shelter-Overlook: 1
- Amphitheater: 1
- Sport Court: Putting Green
- Child Play Structure: 1
- Lawn Play: 0.58 acres (180' x 140')



Villebois

Villebois Parks Master Plan - Feasibility Plan
Neighborhood Park 4

Plan by Alpha Community Development for Costa Pacific Communities



ATTACHMENT D

DESCRIPTION OF PARK TYPES AND NEIGHBORHOOD PARK 4 FROM VILLEBOIS VILLAGE MASTER PLAN

PARK DESCRIPTIONS: Since design of each park occurs later in the development process (at the PDP/FDP application), dimensions are approximate and quantities of park features listed below are at a minimum level of development and subject to refinement. Determination of funding of parks is pending review of the Finance Plan and Development Agreements by the City and the Developers.

Neighborhood Parks (PRMP Category)

Neighborhood parks are typically smaller than five acres and serve the surrounding neighborhood. They generally consist of both active and passive recreational activities.

NP-1: Oak Park (1.53 acres)

This park includes active and passive uses, and preserves several large oak trees. The Villebois Loop Trail runs along its southern edge. An open lawn area (110'x260') provides for informal play opportunities. The park will include a creative play area, paved walks, benches, and a picnic table. The park may also incorporate a stormwater/ rainwater feature into its design. Several houses will front on the park, benefiting from the amenity but also, providing a sense of security for the park.

NP-2: Cedar Park (1.00 acres)

Located at a prominent gateway to the Villebois Village Center, this park preserves seven incense cedars and emphasizes the space they create. The park routes the Villebois Loop Trail on its eastern side (Costa Circle East) and will include an open lawn area (290'x80') for informal active play. The park will also provide a child creative play area, benches and picnic tables. Several homes will front on Cedar Park providing open space outside the front doors and giving a sense of security (neighborhood/visibility) to the park.

NP-3: West Neighborhood Park (1.80 acres)

This park is the pivotal link between the Villebois Greenway and the Village Center Promenade, which leads to the Central Plaza. It also hosts a section of the Tonquin Trail. The southeast corner of the park will feature a neighborhood commons plaza space with a transit stop, restrooms, a drinking fountain, and a shelter with a barbeque, all adjacent to a large pond which will serve as an amenity for the park. The plaza will support seating (with benches located on the plaza and around the pond) and gathering spaces. The western side of the park will have two play structures, a water jet play fountain, picnic tables, a large open lawn area (160'x150') with views both north up the Greenway and southeast down the Greenway. This area will support informal active play areas as well as providing an opportunity for larger gatherings and may incorporate a rainwater feature.

NP-4: Hilltop Park (2.90 acres)

Existing healthy cedars and firs will be incorporated into the park design. The park features a bowled space easily adapted to an amphitheater, which can be used as a gathering and neighborhood performance space. An open lawn area (180'x140') will accommodate both active and passive use while providing views of Mt. Hood. Hilltop Park will be developed as an urban park with a restroom and potential features such as a water feature, a putting green, a play structure, an overlook shelter with a barbeque and drinking fountain, paved walks, benches, picnic tables, and may incorporate a stormwater/rainwater feature.

ATTACHMENT E

**PARKS PROGRAMMING MATRIX FROM
VILLEBOIS VILLAGE MASTER PLAN**

Table 1: Park Programming Matrix (REVISED Oct. 7, 2013)

10/7/2013	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	PP 16	LG 5 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Reserve	OS 3 - Forested Wetland Reserve (Future Study Area SROZ)	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (dots represent presence, not quantities)	Units					
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.26	0.69	5.10	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.05	62.59	159.73	Acres					
Amphitheater				•																												1					
Barbeque			•	•		•																•	•										5				
Child Play:																																					
structure			•	•		•			•	•	•	•	•	•	•			•		•		•	•		•		•						19				
creative	•	•				•	•								•	•				•	•	•			•	•		•					12				
Community Garden					•																												34	Plots			
Drinking Fountain			•	•	•	•	•									•	•		•		•	•				•							15				
Lawn Play, general	•	•	•	•	•	•		•	•	•	•	•	•	•	•				•	•	•	•			•	•							10.85	Acres			
Lawn Play, sport field:																																					
little league baseball & youth/adult softball																		•															1	Fields			
soccer																		•								•							3-5	Fields			
Lawn Play, dog park																								•									1				
Mailboxes **																																					
Neighborhood Commons			•			•																	•											3			
Overlook				•		•													•				•			•								12			
Seating: benches	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•				
Tables, seating	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•				
Tables, game													•																				2	Tables			
Parking: On-street	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•				
Private recreation:																																					
swimming pool (outdoor)																																		1			
weight room																																			1		
meeting room																																			2		
Restrooms			•	•		•																	•			•									5		
School Gym																		•																	1		
Shelter			•	•		•	•															•	•			•	•								12		
Sport Court:																																					
half court basketball						•																													4	Courts	
full court basketball																																			0	Court	
tennis courts																										•									2	Courts	
volleyball court																																			1	Courts	
bocce ball																																			1	Court	
horseshoe pit					•																														2	Pits	
multipurpose court*				•	•													•																	4	Courts	
skate plaza																																			1		
putting green				•																																	
Transit Stop			•			•	•																													4	
Water experiences:																																					
storm / rainwater elements	•		•	•		•	•	•	•					•	•				•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•			
minor water feature				•		•																															
major water feature			•			•																															

Legend:
 CP = Community Park,
 LG = Linear Green
 NP = Neighborhood Park
 OS = Open Space
 PP = Pocket Park
 RP = Regional Park

* Multipurpose court consists of wall ball, four square, tether ball, other similar facilities able to function within approx. 1,000 sf area.
 ** Location and grouping of mailboxes to be determined.
 *** Ammenities to be determined pending discussions with school district.

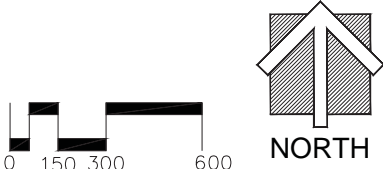
ATTACHMENT F

**FIGURE 5B PARKS AND OPEN SPACE CATEGORIES FROM
VILLEBOIS VILLAGE MASTER PLAN**

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

ATTACHMENT G

TREE MANAGEMENT AND PROTECTION PLAN

Morgan Holen

— & — ASSOCIATES, LLC



Consulting Arborists and Urban Forest Management

971.409.9354
3 Monroe Parkway, Suite P 220
Lake Oswego, Oregon 97035
morgan.holen@comcast.net

**Montague Park, Wilsonville, Oregon
Tree Maintenance and Protection Plan
November 7, 2014**

MHA1436

Purpose

This Tree Maintenance and Protection Plan for the Montague Park project located in Wilsonville, Oregon, is provided pursuant to the City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site and recommendations for tree removal, retention, protection, and mitigation. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during site visits conducted on May 21 and 30, 2014, and October 16, 2014. A complete description of individual trees is provided in the enclosed tree data.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Costa Pacific Communities to inventory individual trees measuring six inches and larger in diameter and to develop a tree maintenance and protection plan for the project. The site is planned for development of a public park, which includes an amphitheater, play structure, natural play area, pickle-ball court, and grassy open space. A site survey was provided prior to the tree inventory illustrating the location of existing trees and tree survey point numbers.

Visual Tree Assessment (VTA) was performed on individual trees located within and adjacent to the project boundaries. VTA is the standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality on individual trees. Inventory data was collected including point number, species, size, general condition, comments, and treatment recommendations. Following the inventory fieldwork, we coordinated with Pacific Community Design to provide recommendations aimed to preserve the best existing tree features during the design phase.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The site has been unmaintained in recent years and is overgrown with invasive Himalayan blackberries (*Rubus discolor*) and some English ivy (*Hedera helix*). Existing trees are scattered across the site and also located in two dense rows near the northern and southern boundaries. In all, 85 trees measuring 6-inches and larger in diameter were inventoried including 16 tree species. Table 1 provides a summary of the count of trees by species.

Table 1. Count of Trees by Species – Montague Park, Wilsonville, OR.

Common Name	Species Name	Total	Percent
apple	<i>Malus spp.</i>	1	1.2%
Atlas cedar	<i>Cedrus atlantica</i>	2	2.4%
bigleaf maple	<i>Acer macrophyllum</i>	2	2.4%
black cottonwood	<i>Populus trichocarpa</i>	1	1.2%
black walnut	<i>Juglans nigra</i>	1	1.2%
cherry	<i>Prunus spp.</i>	2	2.4%
Douglas-fir	<i>Pseudotsuga menziesii</i>	30	35%
English walnut	<i>Juglans regia</i>	2	2.4%
grand fir	<i>Abies grandis</i>	8	9.4%
noble fir	<i>Abies nobilis</i>	1	1.2%
Norway maple	<i>Acer platanoides</i>	1	1.2%
Norway spruce	<i>Picea abies</i>	4	4.7%
pine sp.	<i>Pinus spp.</i>	1	1.2%
red maple	<i>Acer rubrum</i>	4	4.7%
silver maple	<i>Acer saccharinum</i>	1	1.2%
western redcedar	<i>Thuja plicata</i>	24	28.2%
Total		85	100%

No Oregon white oak (*Quercus garryana*), native yews (*Taxus spp.*), or any species listed by either the state or federal government as rare or endangered were found on the site. A complete description of existing trees is included in the enclosed tree data.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating of:

- P – Poor;
- M – Moderate;
- G – Good; or
- I – Important.

Table 2 provides a summary of the number of trees by general condition rating and treatment recommendation. None of the inventoried trees were classified as Important.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating			Total
	P	M	G	
Remove - Condition	29	5	2	36 (42.4%)
Remove - Construction	3	20	1	24 (28.2%)
Retain	0	16	9	25 (29.4%)
Total	32 (38%)	41 (48%)	12 (14%)	85 (100%)

Of the 85 inventoried trees, 25 (29.4%) are recommended for retention and may require special protection during construction, including 16 trees in moderate condition and nine trees in good condition.

The remaining 60 trees are recommended for removal, including 36 (42.4%) trees recommended for removal because of condition and 24 (28.2%) trees recommended for removal for the purposes of construction.

The 36 trees recommended for removal because of condition include 29 trees in poor condition, as well as five trees in moderate condition and two trees in generally good condition.

- Trees in poor condition are not suitable for retention with site development because they are dead or declining and not viable.
- Of the five trees noted as being in moderate condition yet recommended for removal because of condition, four have less than ideal structure that will present an increased risk for failure with exposure from adjacent tree removal (trees 577, 625, 626 and 630) and one appears to be infested with an insect that is likely to impact its long-term viability and decrease the aesthetic value of the tree (tree 637).
- Of the two trees noted in generally good condition yet recommended for removal because of condition, one is a Douglas-fir without major defects, but it has grown up competing with and adapting to shelter from adjacent trees (tree 631); removal of the adjacent trees because of poor condition and for the purposes of construction necessitates the removal of this tree which would present an increased risk for failure with exposure from adjacent tree removal. The other is a large Douglas-fir (*Pseudotsuga menziesii*) with a relatively vigorous crown, but with basal swelling and mushrooms at the base of the tree which were positively identified as *Phaeolus schweinitzii*, the velvet-top fungus (tree 636). This fungus causes extensive butt rot in infected trees and extreme decay may result in stem breakage or windthrow. Infected trees should be removed from areas with target potential because of hazardous condition.

While these trees are not directly impacted by the proposed construction, they are not suitable for retention with development because of disease, infestation, structure, and impacts from adjacent tree removal.

The 24 trees recommended for removal because of construction include three trees in poor condition, 20 trees in moderate condition, and one tree in good condition.

- The three trees in poor condition are all small diameter western redcedars (*Thuja plicata*) located in a dense row of planted trees near the northern boundary of the development site (trees 679, 683 and 684). These trees are heavily suppressed by the adjacent trees and not viable. However, they are largely unnoticeable in the dense group of trees and do not present high risk potential. Therefore, removal is not recommended because of condition, but is necessitated by proposed construction.
- Seventeen of the 20 trees in moderate condition are also western redcedars located in this densely planted row; these trees were likely planted for screening. Overall, these trees appear in good condition as an intact group, but individual trees have structural defects including large diameter scaffold branches, codominant stems, and poor stem structure which lessens the condition rating for individual trees. This intact row of trees is physiologically sustainable, but adequate tree protection is not possible because of site grading and proposed construction. Retention of this row of cedars would compromise the design of the park, particularly the functionality of the amphitheater. Additionally, removal of the cedars will open desirable views

from the park to the northwest and west. The remaining three trees in moderate condition recommended for removal include two red maples (*Acer rubrum*) and one invasive Norway maple (*Acer platanoides*) (trees 564, 568 and 571). Adequate protection is also not feasible and these trees are recommended for removal because of proposed grading.

- Removal of one tree in good condition is also necessary to accommodate grading that needs to occur for construction of the street, SW Orleans Avenue (tree 569); this is a 20-inch diameter red maple with no major defects.

Mitigation Requirements

All 85 inventoried trees are greater than 6-inches in diameter. Twenty-five trees are recommended for retention with protection measures during construction and 60 trees are recommended for removal because of condition or for the purposes of construction. Removal of these 60 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 60 trees measuring at least 2-inches in diameter should be planted as mitigation for tree removal.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We highly recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site.

Tree protection measures include:

1. **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with protected tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the exact location and type of tree protection fencing. Trees located more than 30-feet from construction activity shall not require fencing.
2. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - a. Grade change or cut and fill;
 - b. New impervious surfaces;
 - c. Utility or drainage field placement;
 - d. Staging or storage of materials and equipment; or
 - e. Vehicle maneuvering.

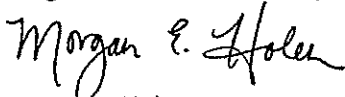
Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

3. **Soil Protection.** The stripping of topsoil around retained trees shall be restricted, except under the guidance of the project arborist. No fill (including temporary storage of spoils) shall be placed beneath the dripline of protected trees, except as otherwise directed by the project arborist.

4. **Excavation.** The project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.
5. **Pruning.** Some of the trees may require pruning for safety, clearance, and to avoid crown damage prior to construction. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Pruning should be performed by a Qualified Tree Service.
6. **Landscaping.** Following construction, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use drip irrigation only beneath the driplines of protected trees.
7. **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City as needed throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Montague Park project. Please contact us if you have questions or need additional information.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner
ISA Certified Arborist, PN-6145A
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Tree Data 5-21-14

Community Tourism Grant

2015 Application/Award Log

Organization	Event	\$ Request	\$ Award	Funding Agreement
Wilsonville Arts & Culture Council Theonie Gilmore, Executive Dir. Redacted	Festival of the Arts	\$4,500		X
Wilsonville Celebration Days Bob Woodle, Marketing Dir. Redacted	Fun in the Park Festival	\$8,000		X
Wilsonville Kiwanis Club Gary Wappes Redacted	Kiwanis Kids Fun Run	\$4,000		X
Wilsonville Rotary Foundation John Holley, Vice President Redacted	Summer Concert Series	\$5,000		X
TOTALS		\$21,500	\$25,000	