

Meeting Agenda
Wilsonville Parks & Recreation Advisory Board
May 23, 2013 6:30 p.m.
Wilsonville City Hall-Council Chambers

- I. Call to Order
 - a. Roll Call
 - b. Approval of Minutes: April 11, 2013
- II. Citizen Input/Items not on the agenda
- III. Review of Villebois Regional Park 4 and Open Space 2 Dan Pauly
Planning Case File No. DB13-0026 Memorial Park Parking Lot Project
- IV. Reports
 - a. Staff
 - b. Council Liaison- Starr
- V. Adjournment and next meeting announcement:
 - a. Next Meeting- July 17, 2013
 - b. Annual Park Tour: Time and meeting location TBA

PLANNING DIVISION MEMORANDUM

TO: Parks and Recreation Advisory Board
DATE: May 20, 2013
FROM: Daniel Pauly AICP, Associate Planner
RE: Review of Villebois Regional Park 4 and Open Space 2
Planning Case File No. DB13-0026

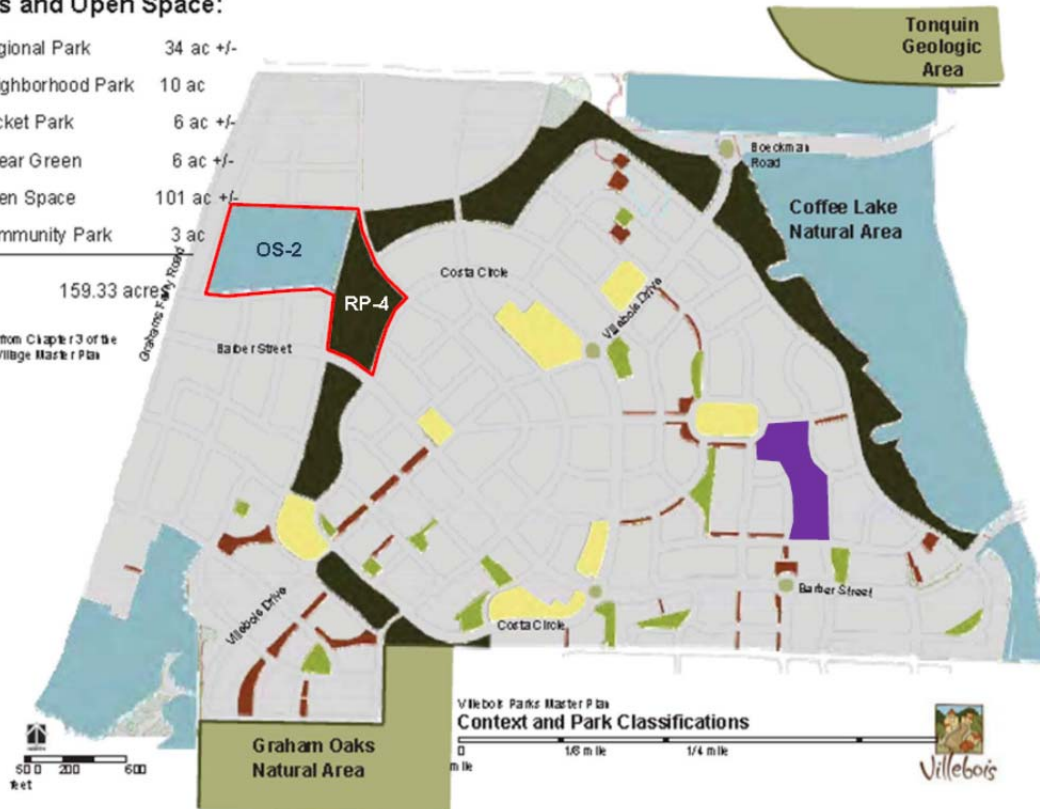
BACKGROUND/SUMMARY

Polygon Northwest Company has requested the necessary City approvals to develop a 90-lot single-family home subdivision known as “Tonquin Woods No. 4.” A major recreational component of the planned subdivision is the 6.14 acre Regional Park 4 (RP-4) Regional Park 4 will be public and part of the Villebois Greenway. Similar to other regional parks that are part of the Villebois Greenway, the park will be privately maintained for five years from city acceptance of the park before being publically maintained. Connected to the Regional Park is the 10.60 acre forested Open Space 2 (OS-2) “Upland Forest Preserve” with a series of soft surface nature trails proposed. As part of their package of requests the developer has requested City approval of the final programming and design of the park and open space, known in the development code as a “Final Development Plan.” Regional Park 4 is planned to be constructed during the first phase of the subdivision in late summer/fall 2013, with Open Space 2 trails and other improvements occurring with the second phase in 2016. During the May 23rd meeting City Staff would like to gather the Parks Board’s input on the programming and design of the proposed park and open space. The Parks Board comments are in the form of a recommendation to Development Review Board Panel A who will be reviewing the Final Development Plan for the park in their June 10th meeting.

Parks and Open Space:

Regional Park	34 ac +/-
Neighborhood Park	10 ac +/-
Pocket Park	6 ac +/-
Linear Green	6 ac +/-
Open Space	101 ac +/-
Community Park	3 ac

159.33 acres
*Acreage from Chapter 3 of the Villebois Village Master Plan





APPLICANT AND APPLICANT’S TEAM

Applicant/Property Owner: Fred Gast, Polygon Northwest Company
 Planner: Stacy Connery AICP, Pacific Community Design
 Landscape Architects: Erin Holsonback, Janet Otten ASLA, Otten Landscape Architects, Inc.

OVERVIEW

Regional Park 4

The Villebois Village Master Plan has a hierarchy of park types. In the hierarchy, Regional Parks, including the subject park, are designed to serve the wider community as part of a greenway connecting throughout the development. The regional parks are intended to be owned and maintained by the City after an initial five-year period of maintenance by the homeowners association. Eight regional parks are planned for Villebois for a total of 33.45 acres. See Attachment E for a description of the park types in the Villebois park hierarchy and Attachment H for a map of park locations.

The park includes all of the features called for in the parks portion of the Villebois Village Master Plan except a horseshoe pit. Staff supports this feature being omitted as it was added in Picadilly Park (Regional Park 3) immediately to the south. The following is a list of amenities called for in the Villebois Village Master Plan and how the park design incorporates them.

Ice Age Tonquin Trail: Coming across Barber Street at Costa Circle from Regional Park 3 the shared-use path turns to the west toward a beautiful wooded area. It continues along the edge of the wooded area on the west side of the park providing a through path as well as access to the various park amenities. The trail extends to Ravenna Loop on the northern edge where it will cross mid-block into Regional Park 5. See Exhibit I.

Mid-block Bicycle and Pedestrian Connection: The Villebois Village Master plan shows a mid-block bicycle and pedestrian crossing through the park and adjacent Open Space 2. The path is proposed arching from the Ravenna Loop/Geneva Loop intersection through the forested area to Palermo Street on the west side of the park. See Exhibit I.

Barbeque: A charcoal barbeque is proposed in the main plaza area near the shelter.

Child Creative Play: A couple different child creative play features are proposed. A series of climbing rocks and ropes are proposed adjacent to the main plaza. A kiddy bike track is also proposed with acorn seats acknowledging the nearby oak trees. A future leaf identification area is also shown.

Drinking Fountain: Two drinking fountains are proposed, one in the main plaza area near the shelter and another adjacent to the basketball courts.

General Lawn Play: A large, level general lawn play area is proposed at the southern end of the park. It is smaller than described in the Villebois Village Master Plan, but appropriate when looking at other park programming needs and design considerations, including preservation of trees and natural areas.

Benches: Benches are located along the Tonquin Trail pathway, at the sports courts, and shuffleboard court. In addition, stone veneer seating walls are located around the main plaza.

Picnic Tables: A primary picnic area is proposed in the main plaza under a wood shelter. Two additional picnic tables are proposed in different spots along the forest edge on the west side of the Tonquin Trail.

On-street Parking: On street parking is proposed according to the adjacent street profiles shown in the Villebois Village Master Plan. Per the Villebois plan no parking is permitted adjacent to the park for an open feel with enhanced community views.

Shelter: A 16' by 32' shelter is proposed in the main plaza area. It is of a wood construction to complement the natural feel of the park adjacent to the forest.

Half-court Basketball Court: Two half-court basketball courts are proposed near the center of the park, but adequately spaced from other uses to limit conflicts.

Multipurpose Court: A multi-purpose court is proposed near the center of the park including space for a variety of different sports and games for children. In addition, a shuffleboard court is proposed on the west side of the Tonquin trail along the forest edge.

Storm/rainwater Elements: A water quality swale is proposed at the southern edge of the park.

Other: Dog scoop stations and garbage cans are provided at an adequate and reasonable spacing.

Open Space 2

In the Villebois Park hierarchy the Open Space category intends to protect a variety of important natural areas including wetlands and forests. The main human activities the areas are designed for is nature walks and bird watching and other wildlife observation. Over 101 acres of the Villebois Master Plan area falls into this category. Open spaces includes both public and private tracts of land. The subject Open Space 2 "Upland Forest Preserve," at 10.6 acres, is about 10% of the total Villebois natural open space. See

Attachment E for a description of the park types in the Villebois park hierarchy and Attachment H for a map of park locations. The following is a list of amenities for Open Space 2 called for in the Villebois Village Master Plan and how the park design incorporates them.

Nature Trails: A series of soft surface nature trails have been added throughout the preserve. Proposed also are pads along the trail to accommodate a series of workout equipment or parcource that could be installed as funding becomes available.

Child Play Structure: A child play structure is expected to be developed on the northern edge of the open space with the future housing development to the north. Development on the northern edge will allow a play feature to be accessible to these future homes and limit impact on the forest. As no development will occur in this area now, the design and installation of the play structure will be deferred to a later date.

Benches: A number of benches are proposed along the nature trail through the preserve.

Picnic Tables: Picnic tables are expected to be developed on the northern edge with the future housing development to the north. This will provide an amenity to future homes north of the preserve as well as limit impact on the forest.

On Street Parking: On street parking is proposed according to the master plan or will be with future housing development to the north. Per the Villebois plan no parking is permitted adjacent to the park for an open feel with enhanced community views.

CONCLUSIONARY FINDING

Staff finds that the applicant's proposed design supportive of the parks component of the Villebois Village Master Plan and appropriate for the site.

RECOMMENDATION

Parks Board review the proposed parks and provide specific comments for the Development Review Board's consideration.

ATTACHMENTS

- A. Memo from Stacy Connery Regarding RP-4 and OS-2 dated May 20, 2013
- B. Reduced Plan Sheets
- C. Portion of Proposed Tentative Plat for 90-lot Tonquin Woods No. 4 Subdivision
- D. Conceptual Design of Regional Park 4 and Open Space 2 from Villebois Village Master Plan Technical Appendix F
- E. Villebois Village Master Plan Park Type Descriptions
- F. Villebois Village Master Plan Description of Regional Park 4 and Open Space 2.
- G. Villebois Village Master Plan Parks Programming Matrix
- H. Map of Different Parks and Open Space Types from Villebois Village Master Plan Technical Appendix G.
- I. Villebois Village Master Plan Figure 7, Streets and Pathways

Attachment A
Memo from Stacy Connery
Regarding RP-4 and OS-2
dated May 20, 2013



MEMORANDUM

DATE: May 20, 2013
TO: Dan Pauly, City of Wilsonville
FROM: Stacy Connery
RE: PDP 2N/ FDP 2N - Regional Park 4 & Open Space 2

Regional Park 4 (RP-4) and Open Space 2 (OS-2) are shown on Feasibility Plan 16 of the *Villebois Village Master Plan* Technical Appendix F with the following elements.

Regional Park 4 (RP-4)

- Stormwater/rainwater feature: swale
- Benches
- Picnic tables
- Drinking fountain: 1
- BBQ: 1
- Shelter: 1
- Child Creative Play: 1
- Sports Courts: ½ court Basketball, Multipurpose Court, Horseshoe Pit
- Lawn Play: 1.10 acres (160' x 300')

The updated FDP plans show the following elements within RP-4:

- A rainwater swale.
- Multiple benches throughout the park
- Multiple picnic tables adjacent to the SROZ and the shelter
- One (1) drinking fountain near the Sports Courts
- One (1) BBQ near the shelter
- A 16' x 32' shelter (Note: This shelter is sized in consideration of the shelter planned for Regional Park 5 which is designated as the Neighborhood Commons and is east of RP-4 across Ravenna Loop, in addition to the number of picnic tables within RP-4)
- Child Creative/Structure Play areas, including a compacted ¼ minus gravel kiddy bike track with acorn seats and precast climbing rocks and ropes on engineered wood fiber
- Sports Courts, including two (2) ½ court basketball areas, four (4) square, hop scotch, and shuffleboard
- Lawn Play: 0.69 acres (150' x 200')

Open Space 2 (OS-2)

- Benches
- Picnic Tables
- Child Play Structure: 1

The updated FDP plans show the following elements within OS-2:

- Multiple benches throughout the park adjacent to the nature trails
- Picnic Tables along the east edge of the SROZ adjacent to the Tonquin Trail
- A par course with fitness stations along the nature trails
- A leaf identification creative play course within the forest adjacent to the creative play in RP-4
- (NOTE: A child play structure was planned for the north side of OS-2, which is being deferred until development of the property to the north occurs in order to assure a visible and safe environment for children)

The proposed park designs will implement Villebois Master Plan Parks policies and implementation measures as follows.

Policy 1: *Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.*

RESPONSE: The FDP plans show the incorporation of existing trees into the park and open space areas. Trees that are in poor condition are proposed for removal with the PDP Tree Preservation Plan. The park planting plans include planting of large shade trees where appropriate.

Policy 2: *An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.*

RESPONSE: The design for RP-4 and OS-2 continues the Tonquin Trail from Regional Park 3 to the south to Regional Park 5 to the northeast. In addition to the Tonquin Trail, an internal system of nature trails is planned within OS-2 with minor pathways in RP-4 and a minor pathway connection from Ravenna Loop to Palermo Street. The proposed trails contribute to the overall trail system in Villebois by adding loops of varying length and accommodating various activities.

Policy 3: *Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.*

RESPONSE: The proposed design for RP-4 and OS-2 will encourage the juxtaposition of age-oriented facilities and activities while maintaining adequate areas of calm. This is achieved through the location of the shelter in relation to the child play areas and sports courts, as well as the trails that lead into the forested area in OS-2 with picnic

tables and benches along the edges of the forest and benches along the nature trails internal to the forest.

Policy 4: *Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.*

RESPONSE: The design for OS-2 and RP-4 encourages opportunities for wildlife through the preservation of the forested SROZ and the planned mitigation area extending south along the western edge of RP-4.

Policy 5: *Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).*

RESPONSE: A plaza area with a shelter is planned within RP-4 which will include many layers of activities. The shelter includes a BBQ and multiple picnic tables near two child play areas for younger children, two ½ court basketball areas, additional sport court areas including 4-square, hopscotch and shuffleboard, trail connections to the forested SROZ, and seating areas slightly removed from the more active areas for viewing wildlife or other park activities from a distance, all with the Tonquin Trail passing through connecting park users to the park system to the north and east and to the south.

Policy 6: *Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.*

RESPONSE: The design for OS-2 and RP-4 protects the forested SROZ and provides mitigation in excess of the proposed encroachments. Compliance with SROZ requirements is reviewed in detail in the SRIR prepared by SWCA with the PDP application.

Policy 9: *Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.*

RESPONSE: The proposed parks and open space areas are designed to be flexible overtime allowing for adaptation to future needs for parks, recreation and open space. The proposed designs will not inhibit change or addition of activities to the subject areas over time.

Policy 11: *On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.*

RESPONSE: On-street parking is not allowed on the park street frontages, so views into and out of the park spaces are protected. On-street parking is allowed on the opposite side of streets surrounding the park areas. The proposed parks are designed to be accessible by pedestrians and bicyclists. Proposed park uses do not warrant off-street parking areas.

Implementation Measure 3: *Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.*

RESPONSE: As shown on the attached FDP plans, proposed parks and open spaces are designed to incorporate native vegetation and landforms to the fullest extent possible.

Implementation Measure 7: *The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.*

RESPONSE: RP-4 includes provision of hard surfaces within the plaza area and with the sports courts, all of which will function in the wet season. Areas shaded from the sun and protected from the rain are provided with the proposed shelter, as well as seating areas protected within the trees. The attached plans show proposed trail lighting.

Implementation Measure 9: *The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.*

RESPONSE: The FDP plans show the incorporation of the maximum number of existing trees practicable that are 6" DBH or greater that are designated as 'Important' or 'Good' into the park and open space areas. Trees that are in poor or moderate condition are proposed for removal with the PDP Tree Preservation Plan.

Implementation Measure 10: *Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.*

RESPONSE: The attached FDP plans show tree preservation and planting plans for park and open space areas, as well as along streets, which include descriptions of the size of trees.

Implementation Measure 13: *The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.*

RESPONSE: The design for OS-2 and RP-4 protects the forested SROZ and provides mitigation in excess of the proposed encroachments. Compliance with SROZ requirements is reviewed in detail in the SRIR prepared by SWCA with the PDP application.

Implementation Measure 14: *A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).*

RESPONSE: The attached FDP plans include proposed lighting along the Tonquin Trail and at the shelter and sports courts for RP-4 consistent with that shown in Appendix H of the Villebois Village Master Plan Technical Appendix.

Implementation Measure 15: *Each child play area shall include uses suitable for a range of age groups.*

RESPONSE: RP-4 includes child play areas that provide uses suitable for a range of age groups. The child play areas include a compacted ¼ minus gravel kiddy bike track with acorn seats and precast climbing rocks and ropes on engineered wood fiber. Additionally, sports courts are provided, including two (2) ½ court basketball areas, 4-square, hop scotch, and shuffleboard. These uses are located around a plaza area with a shelter. Trails from the plaza lead into the forested area in Open Space 2 and to the lawn play area within RP-4. A wide range of age groups can be served by this concentration of uses surrounding the plaza area.

Implementation Measure 16: *Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.*

RESPONSE: The FDP plans for RP-4 identify the potential location for equipment storage, if this should become necessary in the future. However, Regional Park 5 which is situated northeast of RP-4 will include the Neighborhood Commons to be designed and developed at a later date. The future Neighborhood Commons in RP-5 may be the more appropriate location for equipment storage.

Implementation Measure 20: *The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.*

RESPONSE: Proposed park uses do not warrant off-street parking areas. On-street parking is allowed on the opposite side of streets surrounding the park areas. The proposed parks are designed to be accessible by pedestrians and bicyclists.

Attachment B
Reduced Park Plan Sheets
for RP-4 and OS-2



PICNIC TABLE

TIMBERFORM / MODEL 2242-8
TIMBERFORM / MODEL 2241-8
(ACCESSIBLE)



BIKE RACK

Manufacturer: Function First Bike Security
Model: The Bike Rib
Material: Steel Pipe (Black)



CONCEPTUAL SHELTER



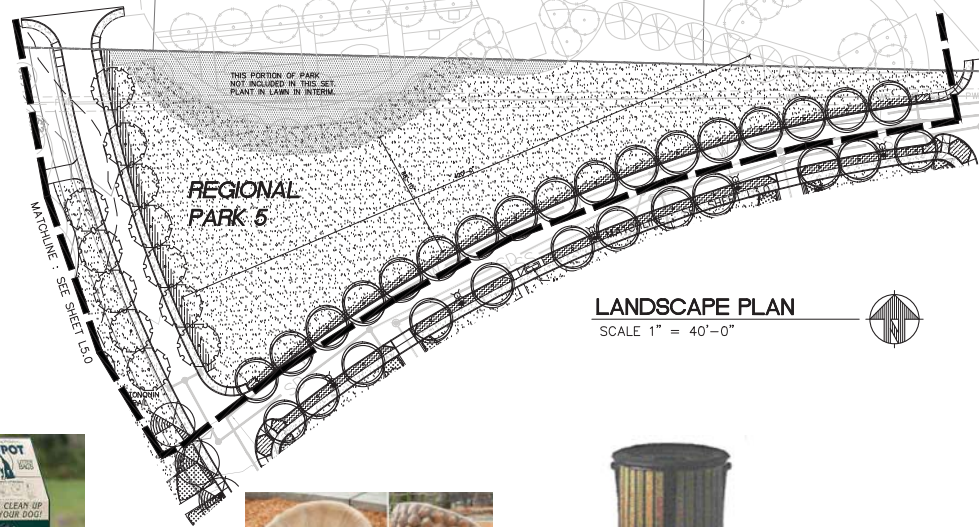
PLAY AREA SCHEMATIC VIEW
EQUIPMENT TO BE NON-PRIMARY COLORS



DRINKING FOUNTAIN
MURDOCK / MC-76-2 (BLACK)



PARK BENCH
LANDSCAPE FORMS / PLAINWELL SERIES
LENGTH : 7'-10"



LANDSCAPE PLAN

SCALE 1" = 40'-0"



LANDSCAPE PLAN

SCALE 1" = 40'-0"



DOGIPOT PET STATION

MODEL #1002-2
BAG STORAGE COMPONENT TO BE
INSTALLED AT 48" MAXIMUM HEIGHT



ACORN SEAT



TRASH RECEPTACLE

LANDSCAPE FORMS / PLAINWELL SERIES WITH DOME LID



POLYGON NW COMPANY
PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC
GROEDSON, INC



**PHASE 2
NORTH
VILLEBOIS**

Final Development
Plan

Landscape
Plan

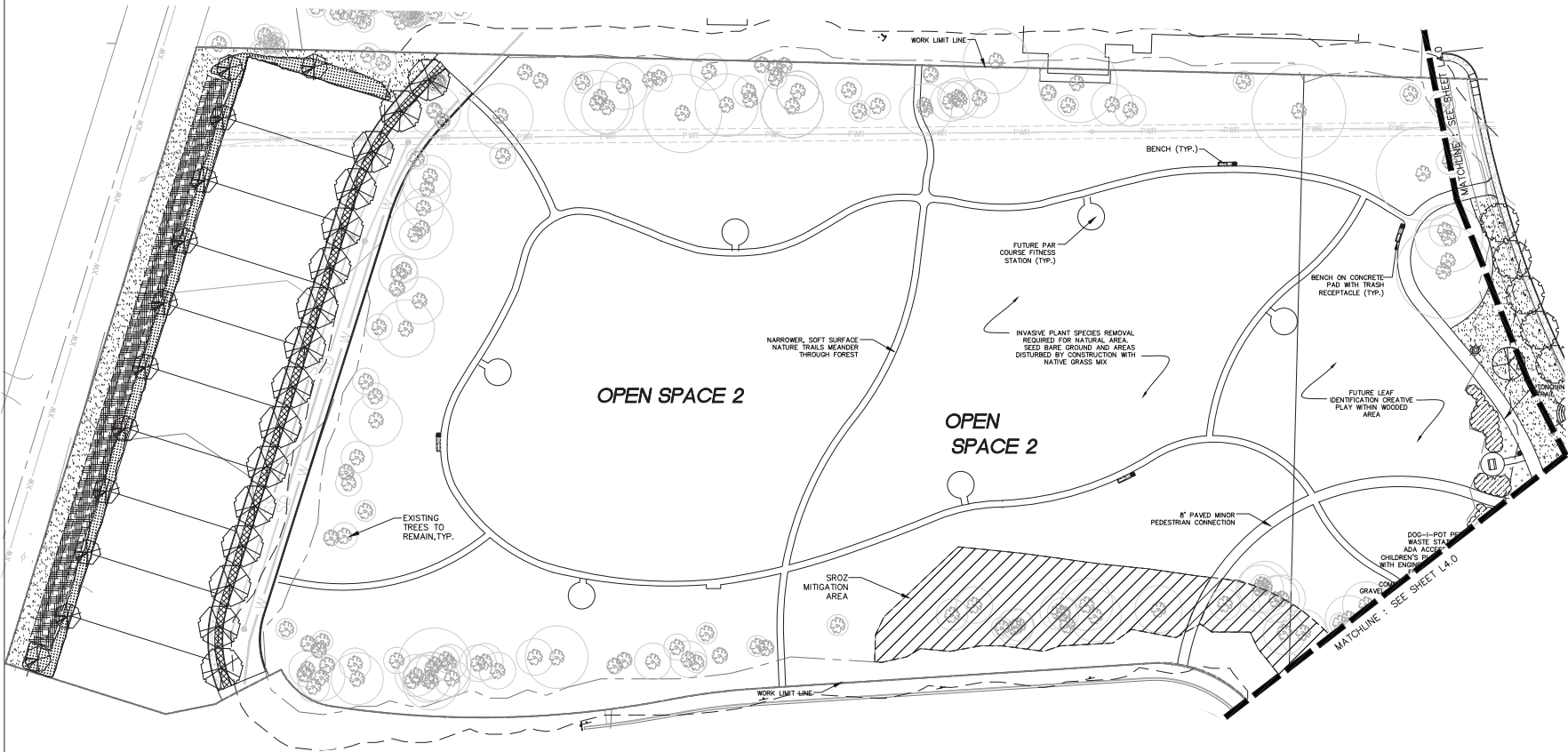
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L4.0

4 OF 6



○ 'FUTURE' PAR COURSE EXAMPLES
OUTDOOR FITNESS EQUIPMENT



LANDSCAPE PLAN
SCALE 1" = 40'-0"



POLYGON NW COMPANY
PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC



PHASE 2
NORTH
VILLEBOIS

Final Development
Plan

Landscape
Plan





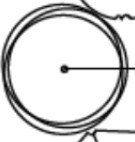

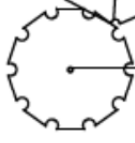

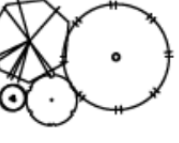




DATE: 04/15/2013

L5.0

5 OF 6

Legend

SUGGESTED PLANT LIST: SAP NORTH

SYM.	LATIN NAME/ Common Name	SIZE	SPACING
STREET TREES			
	ACER X FREMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal.	30' o.c.
	CLADRASTIS KENTUCKEA Yellowwood	2" cal.	30' o.c.
	FAGUS SYLVATICA European Beech	2" cal.	30' o.c.
	LIRIODENDRON TUJPIFERA Tulip Tree	2 1/2" cal.	25' o.c.
	QUERCUS ALBA White Oak	2" cal.	30' o.c.
	TILIA X EUCHLORA Crimean Linden	2" cal.	30' o.c.
	ZELKOVA SERRATA 'GREEN VASE' Green Vase Zelkova	2" cal.	30' o.c.
	Shade Tree Quercus rubra Quercus garryana Fagus sylvatica Acer rubrum	2" cal.	As shown
	Small Columnar or Ornamental Trees Malus 'Snowdrift' Stewartia pseudocamellia Magnolia stellata 'Royal Star' Acer circinatum	1 3/4" 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 pllc. 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 Pieris 'Forest Flame' Rhododendron Spiraea bumalda 'Anthony Waterer' Weigela florida Mahonia aquifolium	2-5 gal.	3-4' o.c.
	Small Ornamental Shrubs Cornus stolonifera 'Kelsey'	2 gal.	30" o.c.

Legend

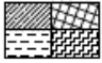


Native Shrubs

Ribes sanguineum
Mahonia aquifolium 'Compacta'
Symphoricarpos albus
Gaultheria shallon
Oemleria cerasiformus

2 gal.

30" o.c.

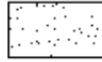


Groundcover

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.

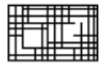


Rough Seed

Low-Growing Eco-Lawn with Color

Seed

See Specifications



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. As shown

Shrubs - 1 gal. As shown

Aquatic Plants- Plugs As shown



Existing Trees To Remain

Attachment C
**Portion of Proposed
Tentative Plat for 90-lot
Tonquin Woods No. 4
Subdivision**



KEY MAP
NTS

LEGEND:

	PDP BOUNDARY
STD	STANDARD LOTS
M	MEDIUM LOTS
S	SMALL LOTS
SC	COTTAGES

GROSS AREA = 28.91 AC



SCALE
0 15 30
1 INCH = 30 FEET



Villebois



POLYGON NW COMPANY
PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC

PHASE 2
NORTH
VILLEBOIS

Preliminary
Development Plan

Tentative
Plat

DATE 04/15/2013

4.1



Villebois



POLYGON NW COMPANY
PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC

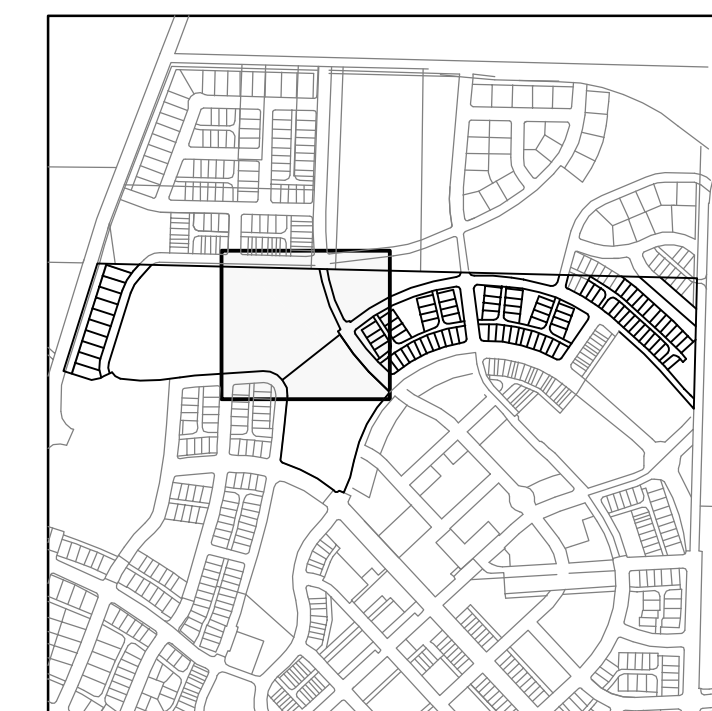
PHASE 2 NORTH VILLEBOIS

Preliminary
Development Plan

Tentative
Plat

DATE 04/15/2013

4.2

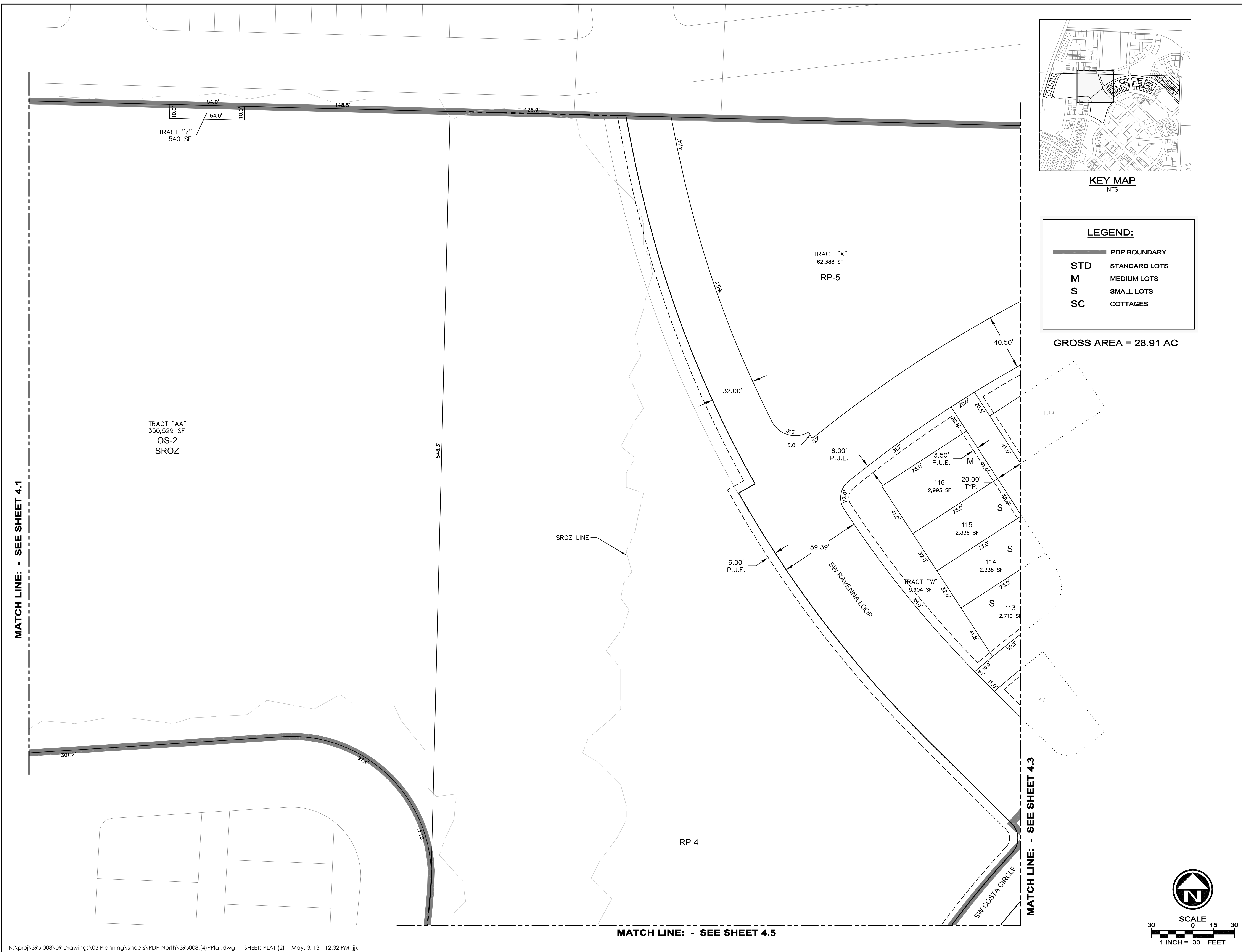


KEY MAP
NTS

LEGEND:

- PDP BOUNDARY
- STD** STANDARD LOTS
- M** MEDIUM LOTS
- S** SMALL LOTS
- SC** COTTAGES

GROSS AREA = 28.91 AC





Villebois



POLYGON NW COMPANY
PACIFIC COMMUNITY DESIGN, INC
OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC

PHASE 2
NORTH
VILLEBOIS

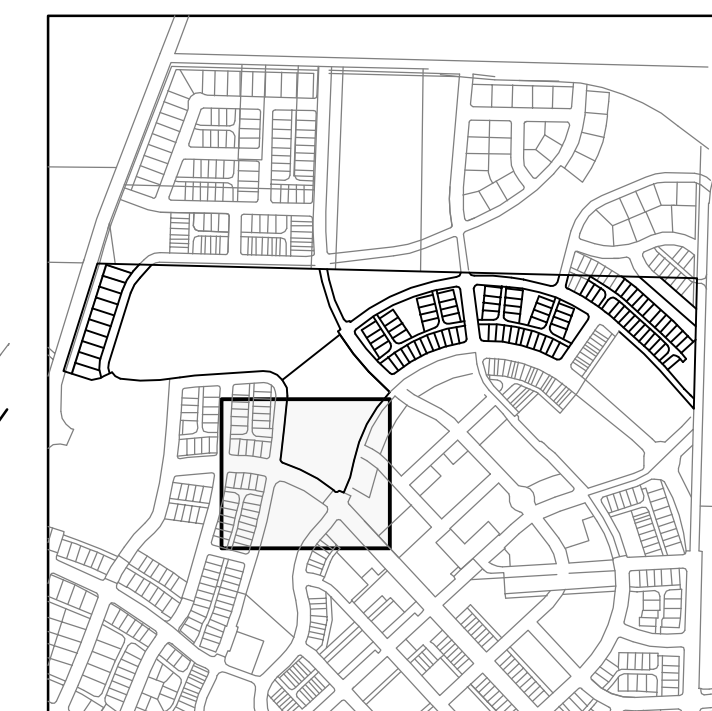
Preliminary
Development Plan

Tentative
Plat

DATE 04/15/2013

4.5

MATCH LINE: - SEE SHEET 4.2



KEY MAP
NTS

LEGEND:

- PDP BOUNDARY
- STD** STANDARD LOTS
- M** MEDIUM LOTS
- S** SMALL LOTS
- SC** COTTAGES

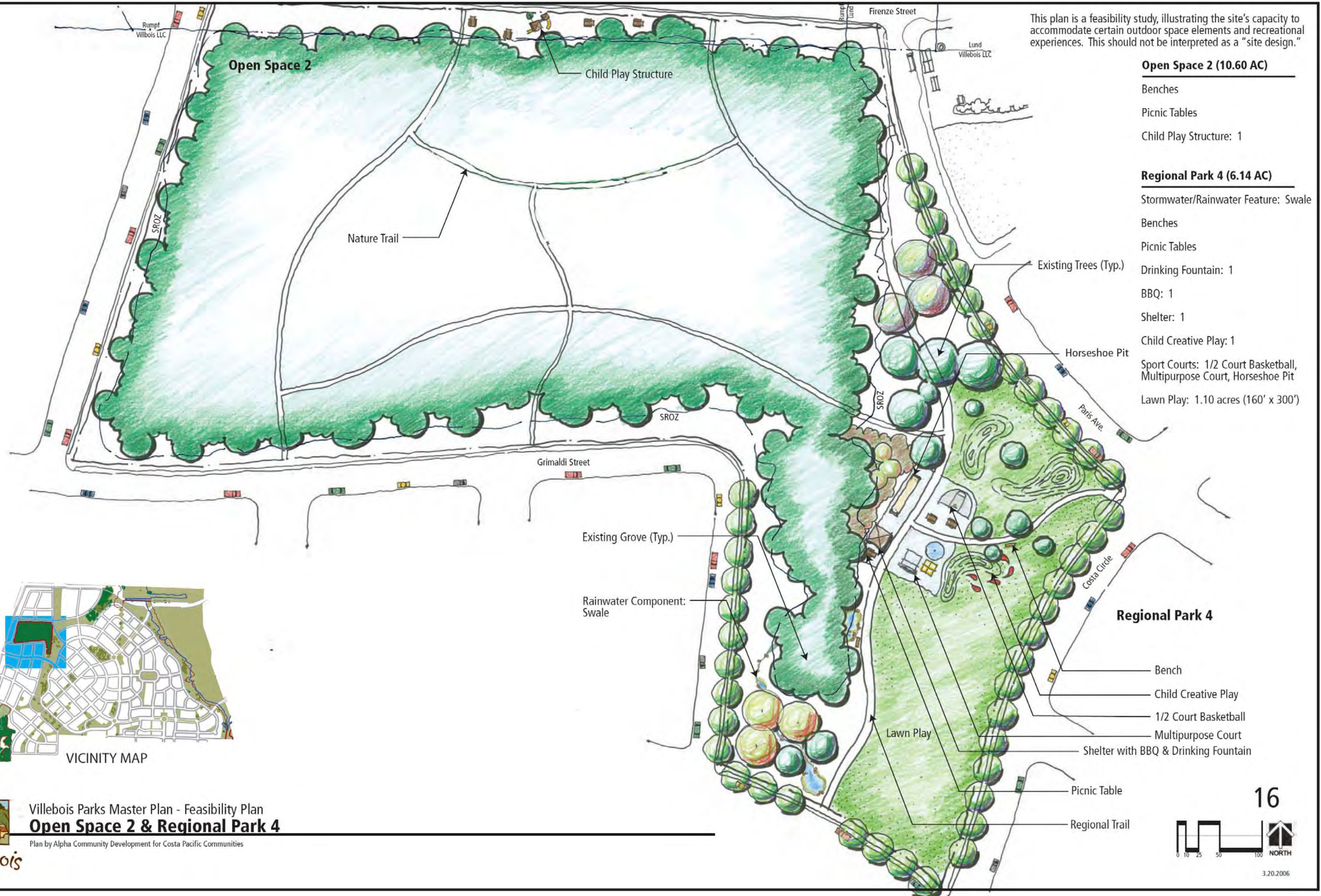
GROSS AREA = 28.91 AC



SCALE
0 15 30
1 INCH = 30 FEET

Attachment D
**Conceptual Design of RP-4
and OS-2 from Villebois
Village Master Plan
Technical Appendix F**

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



Open Space 2 (10.60 AC)

- Benches
- Picnic Tables
- Child Play Structure: 1

Regional Park 4 (6.14 AC)

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



VICINITY MAP

Attachment E
**Villebois Village Master
Plan Park Type
Descriptions**

Regional Park (PRMP Category) (Total 33.45 acres)

The only regional park within Villebois is the Villebois Greenway. This park is expected to draw people from outside of Villebois. Villebois Greenway is made up of a series of eight contiguous areas, including West Neighborhood Park (NP-3, described above). The Villebois Greenway Regional Park provides a continuous band of park space, providing a significant portion of the park space within Villebois. The Greenway will include many of the major community recreation areas as described in each of the individual parks below. The Greenway will also serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, Coffee Lake Natural Area (OS-4/5/6) to the east, and Graham Oaks Natural Area to the southwest of Villebois by way of the regional trail.

Open Spaces

The Villebois land use plan incorporates abundant natural features, identified as nature preserves, covering over 101 acres of the site, including wetlands, forests and grasslands. These natural features are not considered “park” area, but will feature functional trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. These natural areas are integrated into Villebois and are recognized as significant assets to the community, providing opportunities for activities such as bird watching and nature walks.

The Villebois site’s natural systems have been carefully inventoried and several areas are placed under the protection of the City’s Significant Resource Overlay Zone (SROZ) regulations and incorporated into the plan to minimize impacts from development.

Attachment F
**Villebois Village Master
Plan Descriptions of RP-4
and OS-2**

RP-4 (6.14 acres)

Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, a horseshoe pit, and a large lawn area (160'x300'). In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

OS-2: Upland Forest Preserve (10.60 acres)

This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail's Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

Attachment G
**Villebois Village Master
Plan Parks Programming
Matrix**

Table 1: Park Programming Matrix (revised May 12, 2010)







7/14/2006	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	LG 5 A,B,C (2, 4, 5, 7, 9, 11, 12, 14, 15)	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 Preserve	OS 3 - Future Forest Preserve	OS 4, 5, 6 - Coffee Lake SROZ	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	0.69	4.81	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20	62.59	159.33	Acres						
Amphitheater				•																											1						
Barbeque			•	•		•															•	•										5					
Child Play:																																					
structure			•	•		•			•	•	•	•	•	•			•				•	•			•								19				
creative	•	•				•	•											•	•	•	•	•			•								10				
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

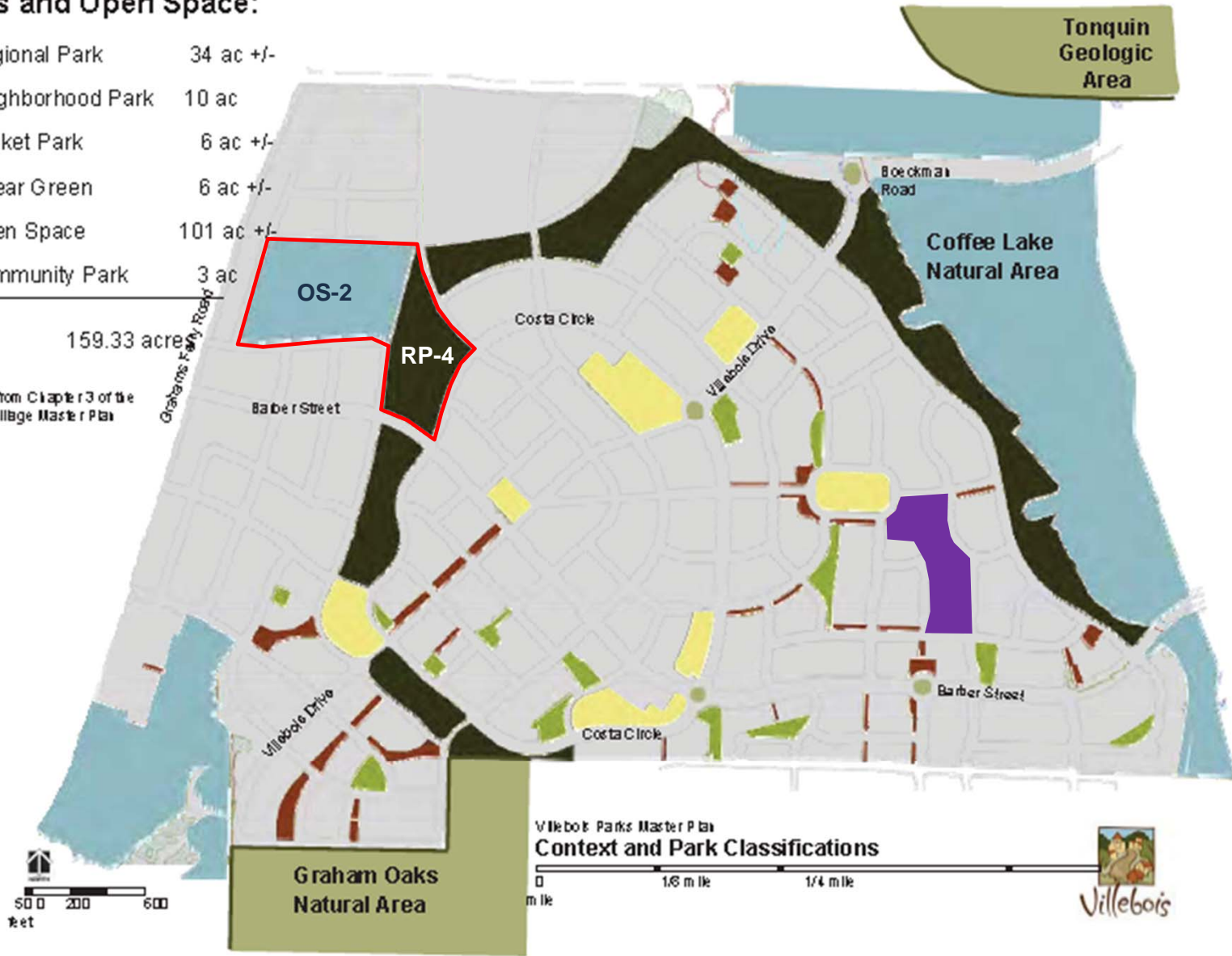
* Multipurpose court consists of wall ball, four square, tether ball, other similar facilities able to function within approx. 1,000 sf area.
 ** Location and grouping of mailboxes to be determined.
 *** Ammenities to be determined pending discussions with school district.

Attachment H
**Map of Different Parks and
Open Space Types from
Villebois Village Master
Plan**

Parks and Open Space:

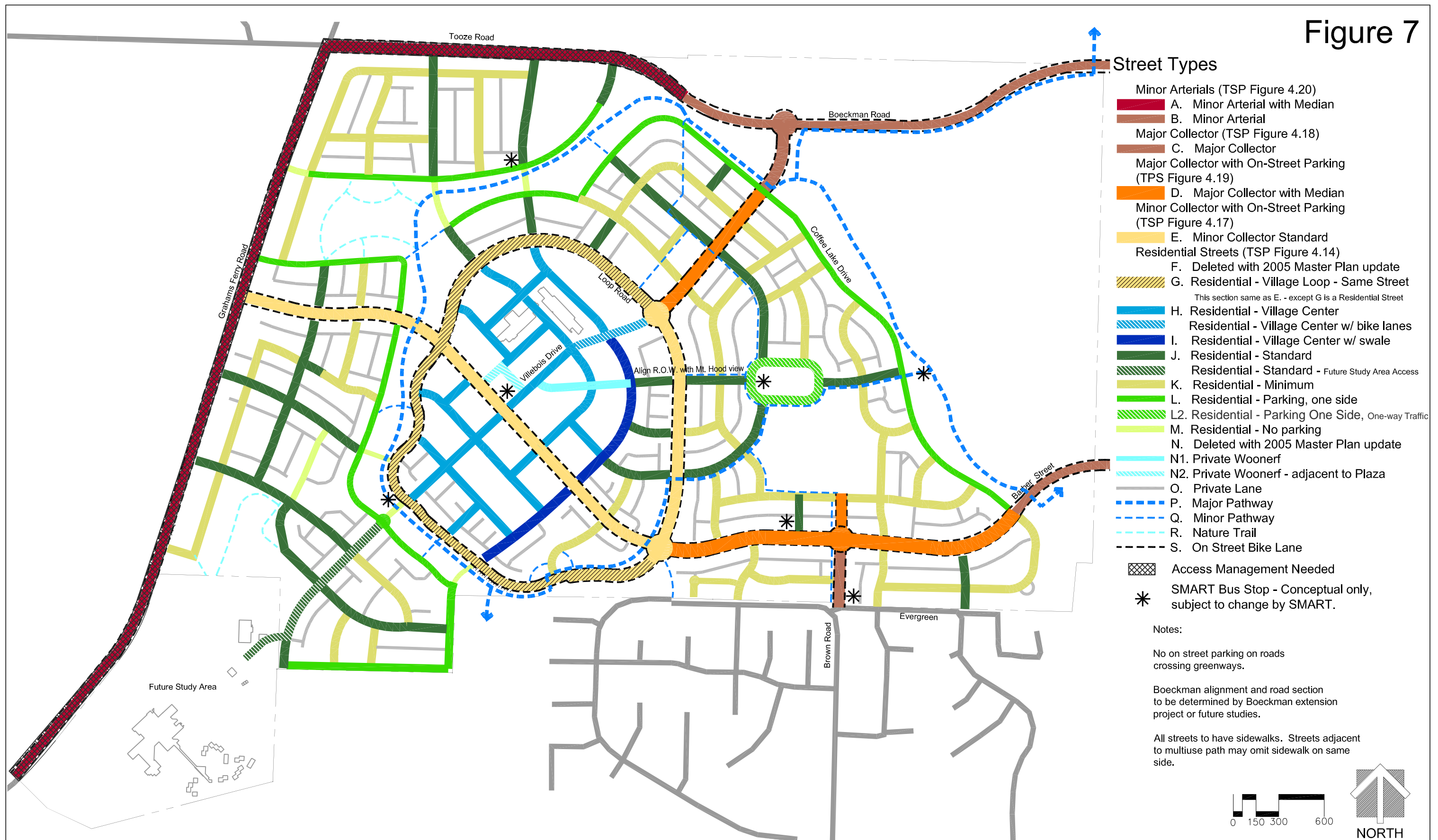
	Regional Park	34 ac +/-
	Neighborhood Park	10 ac
	Pocket Park	6 ac +/-
	Linear Green	6 ac +/-
	Open Space	101 ac +/-
	Community Park	3 ac

159.33 acres
 *Acreage from Chapter 3 of the Villebois Village Master Plan



Attachment I
**Villebois Village Master
Plan Figure 7, Streets and
Pathways**

Figure 7



- ### Street Types
- Minor Arterials (TSP Figure 4.20)
 - A. Minor Arterial with Median
 - B. Minor Arterial
 - Major Collector (TSP Figure 4.18)
 - C. Major Collector
 - Major Collector with On-Street Parking (TPS Figure 4.19)
 - D. Major Collector with Median
 - Minor Collector with On-Street Parking (TSP Figure 4.17)
 - E. Minor Collector Standard
 - Residential Streets (TSP Figure 4.14)
 - F. Deleted with 2005 Master Plan update
 - G. Residential - Village Loop - Same Street
This section same as E. - except G is a Residential Street
 - H. Residential - Village Center
 - I. Residential - Village Center w/ bike lanes
 - J. Residential - Village Center w/ swale
 - K. Residential - Standard
 - L. Residential - Standard - Future Study Area Access
 - M. Residential - Minimum
 - N. Residential - Parking, one side
 - L2. Residential - Parking One Side, One-way Traffic
 - M. Residential - No parking
 - N. Deleted with 2005 Master Plan update
 - N1. Private Woonerf
 - N2. Private Woonerf - adjacent to Plaza
 - O. Private Lane
 - P. Major Pathway
 - Q. Minor Pathway
 - R. Nature Trail
 - S. On Street Bike Lane
 - Access Management Needed
 - SMART Bus Stop - Conceptual only, subject to change by SMART.

Notes:

- No on street parking on roads crossing greenways.
- Boeckman alignment and road section to be determined by Boeckman extension project or future studies.
- All streets to have sidewalks. Streets adjacent to multiuse path may omit sidewalk on same side.

NOTES:
 The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Street Plan

MAY 12, 2010