

# City of Wilsonville

## Parks & Recreation Advisory Board

Thursday March 14, 2013  
City Hall - Council Chambers  
6:30pm

**Meeting Agenda**  
**Wilsonville Parks & Recreation Advisory Board**  
**March 14, 2013 6:30 p.m.**  
**Wilsonville City Hall - Council Chambers**

- I. Call to Order  
Roll Call  
Introductions:  
Approval of Minutes:       October 11, 2012
  
- II. Public Input:  
      Action: Information and Comment
  
- III. Tobacco Free Parks and Signage                               Staff- Brescia
  
- IV. Villebois Neighborhood Park 6                                 Staff - Pauly
  
- V. Tourism Grant Review   Board
  
- VI. Reports  
      Staff  
          \*Stevenson - Parks and Recreation Program Update  
      Council Liaison  
      Board Members  
      Board Chair
  
- VII. Adjournment and next meeting announcement:  
  
      Next Meeting - April 11, 2013  
      6:30 pm  
      Wilsonville City Hall - Council Chambers

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 & Recreation Advisory Board**  
**October 11, 2012, 6:30 pm**  
**Wilsonville City Hall – Council Chambers**

*The Parks and Recreation Department exists: To coordinate programs and their supporting services based on common interests and appreciation of diversity through community awareness and involvement. It "ensures proper planning, use, development and maintenance of parks and facilities for fully accessible community enjoyment"*

**WILSONVILLE PARKS & RECREATION ADVISORY BOARD**

Eric Bohard, Chair    Cindy Tyree    Parker Johnstone    Brent Timm    Ken Rice

Staff: Brian Stevenson    Chris Neamtzu    Floyd Peoples    Kerry Rappold  
Patty Brescia    Kristin Retherford    Delora Kerber    Jen Massa  
Mary Ann Creason    Matt Baker    Pat Duke    Dan Knoll

Guests Present: Mary Stewart, Wilsonville, Carol Mayer-Reed, Mayer/Reed Co.  
Portland, Jonathon Dykhuizen, Mayer/Reed Co. Portland and Ginger Fitch, Wilsonville

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**I. Call to Order**

The meeting was called to order by Board Chair Eric Bohard at 6:30 pm.  
Members present: Eric Bohard, Parker Johnstone, Ken Rice, Brent Timm and  
Cindy Tyree.

**II. Approval of Minutes**

Parker Johnstone moved to approved the April 12, 2012 and the July 12, 2012  
minutes. Brent Timm seconded the motion and the minutes were  
unanimously approved by the board.

**III. Public Input**

There was no public input at this meeting.

**IV. Piazza Park – Villebois**

Blaise Edmonds and Amanda Hoffman from the City of Wilsonville Planning  
Department gave a report on the proposed park. Blaise explained it would be  
the focal point of the Villebois community, combining business and  
residential opportunities. It will be located on Villebois Drive and Barber  
Street. He stated he would like to have an affirmative recommendation from  
the Parks & Recreation Advisory Board to take to the Development Review  
Board on October 22, 2012.

Carol Mayer-Reed and Jonathon Dykhuizen from Mayer Reed Company gave  
a presentation on the park and all the amenities. The explained the park will

be open on all sides and that they are able to save 5 mature trees. There will be one shelter and a three tiered fountain with plants surrounding it. There will also be game courts with benches for observation. They explained it will be a fairly low maintenance park since there will not be a lawn area to be mowed. The park will be maintained by the Villebois Home Owners Association. The entire presentation is attached to these minutes.

After a question and answer period and extensive discussion, the Board unanimously approved a recommendation to the Development Review Board to approve the plan.

**V. ACHIEVE Healthy Community Update**

Patty Brescia, Senior Programs Manager, gave the Board an update on the program. She reported the National Recreation and Parks Association and the Centers for Disease Control awarded Wilsonville the grant in January 2012. She reported on the activities that have been going on since the award. Data from Wilsonville residents was collected relating to nutrition, physical activity, tobacco use and equity of access for all individuals to these categories. The organizations interviewed during the assessment process included churches, schools, healthcare centers and local businesses. Data was also collected at large community events. Citizens were asked about their attitudes about tobacco use in parks. The data showed that 98% of the citizens surveyed stated that Wilsonville parks should be tobacco free. The entire presentation is attached to these minutes.

Patty requested the following endorsement from the Parks Board to the City Council:

“By July 2013, all parks owned and maintained by the City of Wilsonville will be tobacco free”.

The Board unanimously voted to recommend and support the concept. The City Council will review the program at the work session on October 15 and Board Members were encouraged to attend.

**VI. Opportunity Grant Review and Awards**

There were four applications submitted. They were considered in alphabetical order. Representatives from each organization were given five minutes to give the Board information about the application.

1. Lowrie Parent-Teacher Association
2. Meridian Park Medical Foundation
3. Wilsonville High School (Willie Fit)
4. Wilsonville, West Linn, Milwaukie Farm Loop

After review and discussion, the following applications were approved for funding: Lowrie Parent-Teacher Association was awarded \$600.00 and Wilsonville High School (Willie Fit) was awarded \$1500.00.

## **VII. Board Member Communication**

There was no communication issues at this meeting.

## **VIII. Upcoming Events – Fall Harvest Fest**

Brian Stevenson, Recreation Coordinator reported on the Harvest Fest on Saturday, Oct. 13 from 1 to 3 pm, at the Stein Boozier Barn. There will be a costume parade, pumpkin decorating, DJ and refreshments.

## **IX. General Communication**

Jeanna Troha, Assistant City Manager, gave the Board some information regarding Peggy Watters former position. She reported a decision was made to hire a Parks and Recreation Director. There will no longer be a Community Services Department. All services under Community Services will remain the same under the Parks and Recreation Director. This will involve some staff movement from the Public Works Department. A parks maintenance person will move under the umbrella of Parks and Recreation Department instead of Public Works. The position will be posted within the next few weeks. No salary has been set for the position.

There being no further business the meeting was adjourned at 8:50 pm. The next meeting will be January 10, 2013 at 6:30 pm, Wilsonville Council Chambers.



## **Wilsonville Parks and Recreation Board Meeting**

**March 14, 2013**

**Staff Report- Patty Brescia, ACHIEVE Coach, Senior Programs Manager**

### **Wilsonville Tobacco Free Parks**

#### **Overview**

*The National Recreation and Parks Association and the Centers for Disease Control awarded Wilsonville, OR the ACHIEVE, or Action Communities for Health, Innovation, and EnVironmental change Grant in January of 2012 in the amount of \$50,000. The goals of ACHIEVE are for local citizens to increase healthy living options in their town by facilitating: policy, system and environmental change in four key focus areas: physical activity, nutrition, tobacco cessation and equity of access to these options.*

The strength of the ACHIEVE citizen coalition in Wilsonville has been its makeup of citizens from various sectors, including: schools, health care, local business, non- profit and local government. The organizations interviewed during the assessment process included churches, schools, healthcare centers and local businesses. These assessments reflected Children's Nutrition and Tobacco Use in Public Areas as need areas for the focus of the Community Action Plan.

Data was also collected by the Coalition at large community events. Citizens were asked about their attitudes around tobacco use in the parks. The data collected showed 98% of 366 citizens surveyed voted in favor of a Tobacco free park policy in Wilsonville

#### **Parks and Recreation Board Recommendation – October 2012**

With this community input in mind the ACHIEVE Healthy Communities Coalition requested and received the endorsement of the Wilsonville Parks and Recreation Board for a City Ordinance banning the use of all tobacco products in city parks. In January of 2013 this Ordinance was approved unanimously by the City Council, and is now in effect.

#### **Update**

City staff created a design for two different tobacco free parks signs and mock ups of these signs were created at the County Sign shop, where the City receives a discounted price. The county sign shop is also able to apply a graffiti resistant coating to the surface of the signs. The cost of the signs will be paid for using the ACHIEVE grant funding. Staff will tour City owned and maintained parks and determine the appropriate number and size of sign for each park, and park maintenance staff will install the signs.



**PLANNING DIVISION MEMORANDUM**

**TO:** Parks and Recreation Advisory Board  
**DATE:** March 7, 2013  
**FROM:** Daniel Pauly AICP, Associate Planner  
**RE:** Review of Villebois Neighborhood Park 6, Including Design/Programming Refinements  
Planning Case File No. DB13-0001

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**BACKGROUND/SUMMARY**

In the Fall of 2012 the Development Review Board (DRB) and City Council approved a new 93-lot single-family home subdivision known as “Tonquin Meadows No. 2” adjacent to Lowrie Primary school to the north and west. A major recreational component of the planned subdivision is a privately constructed neighborhood park with public access shown in the Villebois Village Master Plan and other documents as Neighborhood Park 6 (NP 6). The final programming and design of the park, known in the development code as a “Final Development Plan”, was not approved with the subdivision because additional planning and design work still needed to be done. Also, a broader conversation with the community, including the Parks Board, was desired due to changes in the recreational amenities available in the area following the relocation of primary school and the associated Community Park 1. During the March 14 meeting City Staff would like to gather the Parks Board’s input on the programming and design of the proposed park. The Parks Board comments are in the form of a recommendation to Development Review Board Panel B who will be reviewing the Final Development Plan for the park in their March 25<sup>th</sup> meeting.



**APPLICANT AND APPLICANT’S TEAM**

Applicant: Fred Gast, Polygon Northwest Company  
 Property Owner: Fasano Family, LLC  
 Planner: Stacy Connery AICP, Pacific Community Design  
 Landscape Architect: Erin Holsonback, 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 got a total of 10 acres. See Attachment F for a description of the park types in the Villebois park hierarchy and Attachment I for a map of park locations.

In 2010, recreational amenities in the east Villebois neighborhood were significantly increased when the primary school and associated Community Park 1 were relocated from the northern portion of Villebois to their current location. See Attachment I. At the time of the relocation changes were not made to the recreational programming in the Villebois Village Master Plan for surrounding parks because it was unknown who the ultimate developer, responsible for the park design and construction, would be. It was anticipated any necessary changes to remove redundancies between Community Park 1 and surrounding parks, including NP 6, would be made at the time of Final Development Plan review of the parks.

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, the proposed changes to the design and programming of Neighborhood Park 6 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 rational for certain amenities being omitted, which is primarily due to redundancy with programming in Community Park 1.

<b><u>NP-6 Amenities in Master Plan</u></b> (see Attachments G and H)	<b><u>Proposed</u></b>	<b><u>Explanations</u></b>
Barbeque	Yes	
Child Play Structure	No	A number of play structures for children of different ages are provided in the surrounding neighborhood as follows (distance of play structure from NP-6 in parenthesis) See also Attachments B, C, and J: <ul style="list-style-type: none"> <li>• Pocket Park 11 to the northwest (210 feet)</li> <li>• Community Park 1 to the southeast available for community use during non-school hours:                             <ul style="list-style-type: none"> <li>○ Primary play structure (220 feet)</li> <li>○ Kindergarten Play (320 feet)</li> </ul> </li> </ul> Structure replaced with additional creative play feature
Child Play Creative	Yes	Includes climbing rocks, sand pit, and wood “ribbon” structures
Drinking Fountain	Yes	

General Lawn Play	Yes	
Neighborhood Commons (plaza, gathering spot)	Yes	
Seating-Benches	Yes	
Seating-Tables	Yes	
On-street Parking	Yes	
Shelter	Yes	
Half-Court Basketball Court	No	A covered half-court basketball court is provided in Community Park 1 120 feet southeast of NP-6. Available for community use during non-school hours. See Attachments B and K.
Multi-Purpose Court (four square, wall ball, tether ball, etc.)	No	Four square is available under the cover in Community Park 1. Uncovered multi-purpose court in Community Park 1 140 feet southeast of NP-6. See Attachments B and K.
Transit Stop	No	Proposed across the street northwest of the park due to the direction of travel on SW Carinthia Circle to enable loading from the right of the bus.
Water Feature	Minor feature provided	A minor water feature is provided draining rain water from the roof of the proposed shelter. In addition, a specimen tree and a pad for art is provided to provide “visual amenities” fulfilling a similar purpose as a larger water feature such as a fountain.

### **CONCLUSIONARY FINDING**

Staff finds that the applicant’s request is reasonable as it avoids redundancy in recreational elements and programming.

### **RECOMMENDATION**

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

### **ATTACHMENTS**

- A. Reduced Plan Sheets
- B. Approved Site Plan for Lowrie Primary School and Community Park 1
- C. Approved Final Development Plan for Pocket Park 11 in Tonquin Meadows Subdivision
- D. Tentative Plat for 93-lot Tonquin Meadows No. 2 Subdivision
- E. Conceptual Design of Neighborhood Park 6 and Pocket Park 10 from Villebois Village Master Plan Technical Appendix F
- F. Villebois Village Master Plan Park Type Descriptions
- G. Villebois Village Master Plan Description of Neighborhood Park 6
- H. Villebois Village Master Plan Parks Programming Matrix
- I. Map of Different Parks and Open Space Types from Villebois Village Master Plan Technical Appendix G modified to show relocation of primary school and Community Park 1.
- J. Map Showing 1/8 mile Radii Around Play Structures in Villebois from Villebois Village Master Plan Technical Appendix G modified to show radii around play structures in Pocket Park 11 and relocated Community Park 1.
- K. Map Showing Radii Around Sports Courts in Villebois from Villebois Village Master Plan Technical Appendix G modified to show radii around sports courts in relocated Community Park 1.

# NEIGHBORHOOD PARK NO. 6 VILLEBOIS - PHASE 4 EAST FINAL DEVELOPMENT PLANS

TL 301, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SEC. 15 W.M.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON NORTHWEST COMPANY  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-314-0807  
CONTACT: FRED GAST

**OWNER:**

FASANO FAMILY, LLC  
10129 SW WASHINGTON STREET  
PORTLAND, OREGON 97225

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
PMB #519  
13500 SW PACIFIC HIGHWAY, STE 58  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

PACIFIC COMMUNITY DESIGN, INC  
PMB #519  
13500 SW PACIFIC HIGHWAY, STE 58  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: PATRICK ESPINOSA, PE

**SURVEYOR:**

PACIFIC COMMUNITY DESIGN, INC  
PMB #519  
13500 SW PACIFIC HIGHWAY, STE 58  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

OTTEN LANDSCAPE ARCHITECTS, INC.  
3833 SW KELLY AVE, SUITE B  
PORTLAND, OR 97239  
[P] 503-972-0311  
CONTACT: JANET OTTEN, ASLA

**GEOTECHNICAL ENGINEER:**

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

**BENCHMARK:**

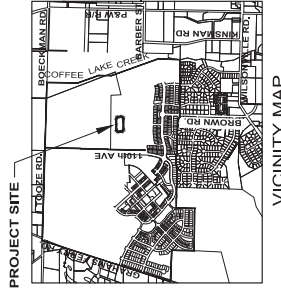
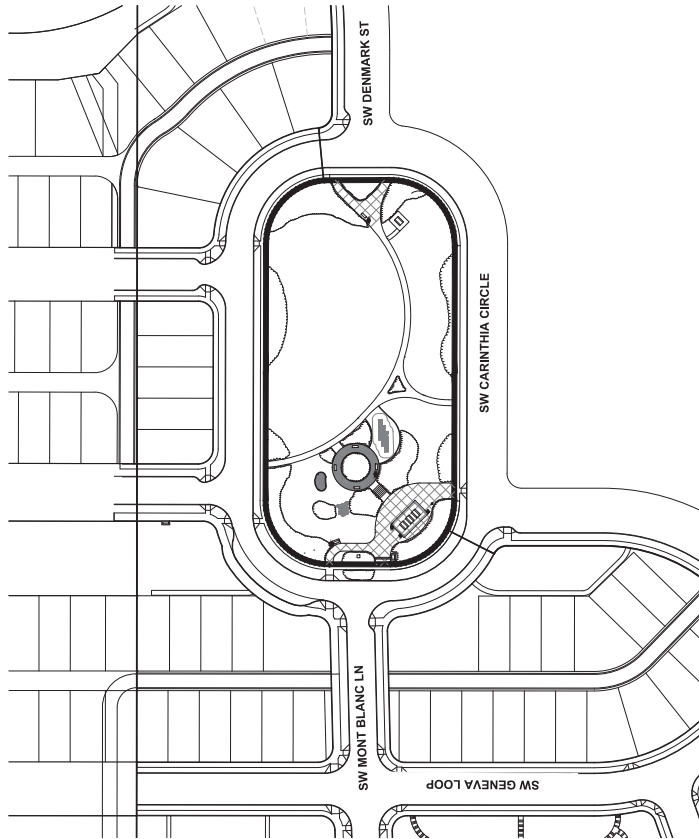
OREGON STATE PLANE COORDINATE 5818, LOCATED IN MONUMENT  
BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

**GROSS ACREAGE: 1.66 AC**

**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
- POSTAL: FRONTIER UNITED STATES SERVICE
- WASTE DISPOSAL: UNITED DISPOSAL SERVICE
- CABLE: COMCAST

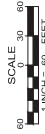


- EX TREE TO BE SAVED
- PROPOSED RAINWATER FACILITY

**LEGEND**

**SHEET INDEX:**

- C1 COVER SHEET
- C2 EXISTING CONDITIONS PLAN
- C3 PRELIMINARY GRADING AND UTILITY PLAN
- L 1.1 PRELIMINARY LANDSCAPE PLAN
- L 1.2 LANDSCAPE PLAN



POLYGON NW COMPANY

PACIFIC COMMUNITY DESIGN, INC

OTTEN LANDSCAPE ARCHITECTS, INC

TONQUIN  
MEADOWS  
NO. 2

Neighborhood  
Park No. 6  
Final  
Development Plan

Cover Sheet

DATE: 12/20/15

C1



POLYGON NW COMPANY  
PACIFIC COMMUNITY DESIGN, INC.  
OTTENLANDSCAPE ARCHITECTS, INC.

# TONQUIN MEADOWS NO. 2

## Neighborhood Park No. 6 Final Development Plan

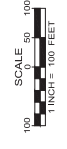
Existing Conditions

DATE: 12/20/15

C2

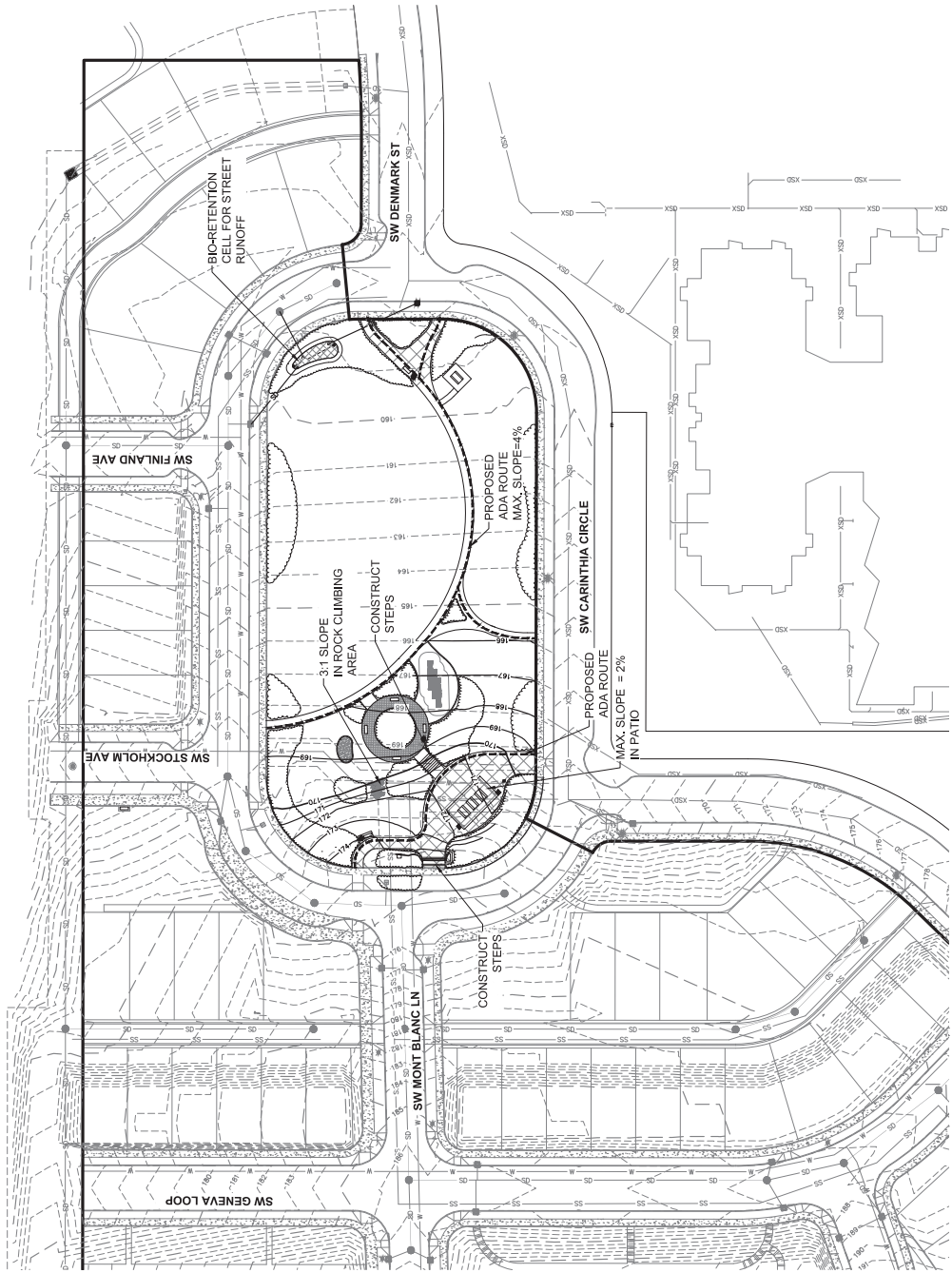
**LEGEND**

---	EXISTING LINES
---	EXISTING DRAINAGE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING SANITARY MANHOLE
---	EXISTING STORM MANHOLE
---	EXISTING STORM CLEANOUT
---	EXISTING WATER VALVE
---	EXISTING WATER METER
---	EXISTING WATER BLOCK
---	EXISTING 4-FT CONTOUR
---	EXISTING 8-FT CONTOUR
---	EXISTING TREE TO REMAIN
---	EXISTING TREE MOST LIKELY TO BE REMOVED



N:\proj\395-01\KOP\_Drawing\03\_Planning\Sheets\IDP\395014\_2\FPK05.dwg - SHEET: EXST Jan. 17, 15 4:45 PM pje

LEGEND:	
	PROPOSED STORM DRAIN
	5' FT CONTOUR
	6.5' FT CONTOUR
	PROPOSED 4-FT CONTOUR
	PROPOSED 6-FT CONTOUR
	BIO-RETENTION CELL
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO BE REMOVED





CONCEPTUAL CREATIVE PLAY (B)



BIKE RACK

Manufacturer: Function First Bike Security  
 Model: The Bike Rib  
 Material: Steel Pipe  
 Color: Powdercoated Black



CONCEPTUAL CREATIVE PLAY (A)



PICNIC TABLE

Manufacturer: Creative Pipe  
 Model: PSPT-PS-8-FS-P (8' Length)  
 Material: Recycled Plastic



CONCEPTUAL SHELTER

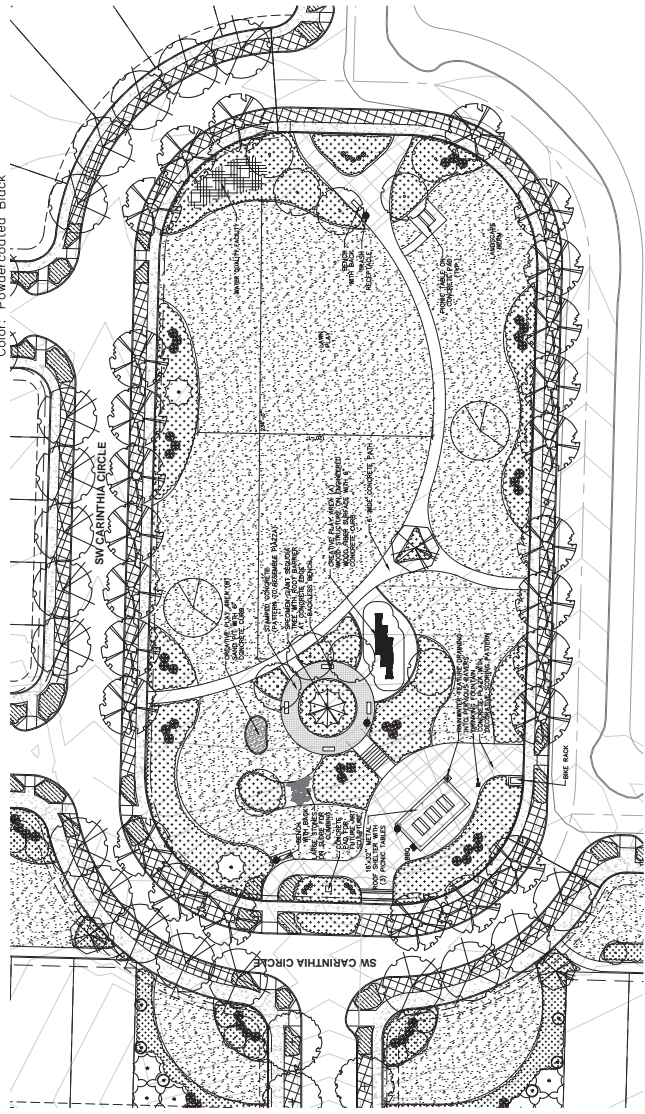
ROOF COLOR TO MATCH PIAZZA STRUCTURE



SHELTER COLUMN TREATMENT

EACH COLUMN TO HAVE PARTIAL STONE VENEER

SYMBOL	TYPE	EXAMPLES	SIZE	SPACING
	Street Trees	Champion Green Ash Aurum Blume Maple	2 1/2" cal. 30' o.c.	
	Shade Trees	Copper Beech Aurum Oak Group	7' cal. As shown	
	Columnar Tree	Shirakawa Flowering Cherry Columnar Red Maple	1 1/2" cal. As shown	
	Conifer Tree	Navy's Blue Larch Cypress Crest Spruce (Specimen)	6" cal. As shown 10-12' Ht.	
	Columnar Evergreen	Italian Cypress	5-6" cal. As shown	
	Small Deciduous Shade Tree	Little Leaf Linden Merrill Magnolia Hydrangea	5 gal. 5-6' o.c.	
	Medium Ornamental Shade Tree	Japanese Holly Ballerina Rose Black Rainier Elm Black Rainier Elm Black Rainier Elm Black Rainier Elm Black Rainier Elm Black Rainier Elm	2-3 gal. 3-4' o.c.	
	Small Deciduous Shade Tree	Kelley Dogwood	2 gal. 30' o.c.	
	Groundcover	Wintergreen Canadian Creeper Columbine	1 gal. 18"-2' o.c.	
	Lawn		Size of 5 sq./1,000 sq.ft. See small planting zone to be installed with lawn	
	Retainer Component		To be finished per Manufacturer's Instructions 5' x 6' or 6' x 6' or 6' x 8' or 8' x 8' or 8' x 10' or 10' x 10' or 10' x 12' or 12' x 12' or 12' x 14' or 14' x 14' or 14' x 16' or 16' x 16' or 16' x 18' or 18' x 18' or 18' x 20' or 20' x 20' or 20' x 24' or 24' x 24' or 24' x 28' or 28' x 28' or 28' x 32' or 32' x 32' or 32' x 36' or 36' x 36' or 36' x 40' or 40' x 40' or 40' x 44' or 44' x 44' or 44' x 48' or 48' x 48' or 48' x 52' or 52' x 52' or 52' x 56' or 56' x 56' or 56' x 60' or 60' x 60' or 60' x 64' or 64' x 64' or 64' x 68' or 68' x 68' or 68' x 72' or 72' x 72' or 72' x 76' or 76' x 76' or 76' x 80' or 80' x 80' or 80' x 84' or 84' x 84' or 84' x 88' or 88' x 88' or 88' x 92' or 92' x 92' or 92' x 96' or 96' x 96' or 96' x 100' or 100' x 100' or 100' x 104' or 104' x 104' or 104' x 108' or 108' x 108' or 108' x 112' or 112' x 112' or 112' x 116' or 116' x 116' or 116' x 120' or 120' x 120' or 120' x 124' or 124' x 124' or 124' x 128' or 128' x 128' or 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BENCH WITH BACK

Manufacturer: Gardenside, Ltd.  
 Model: Glenmore Bench  
 Material: Wood



TRASH RECEPTACLE

Manufacturer: Landscape Forms  
 Model: Scarborough with Dome Lid  
 Material: Steel  
 Finish: Powdercoated Black



BACKLESS BENCH

Manufacturer: Gardenside, Ltd.  
 Model: Westwood Bench  
 Material: Wood



DRINKING FOUNTAIN

Manufacturer: Murdock  
 Model: M-C76-1  
 Material: Steel  
 Finish: Powdercoated Black





GENERAL SITE NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE...

CIVIL ABBREVIATIONS

- AB ANCHOR BOLT
AC ASPHALT CONCRETE
ACF AGGREGATE CONCRETE PPE

DEMOLITION NOTES

- 1. DEMOLITION REQUIREMENTS ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING SCOPE OF DEMOLITION WORK FROM OWNER AND FOR EXAMINATION OF EXISTING SITE CONDITIONS...

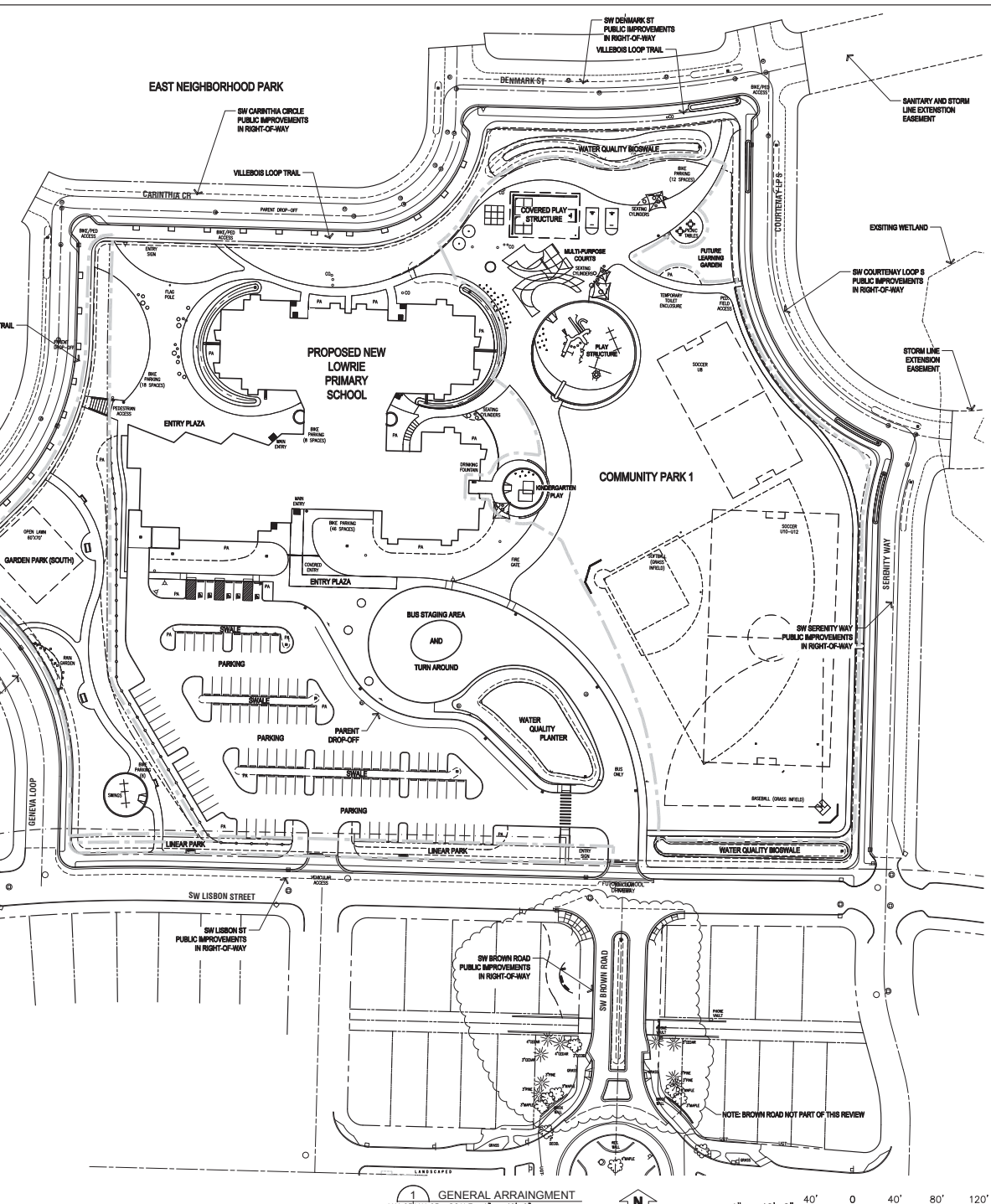
GRADING NOTES

- 1. SURVEY OF EXISTING CONDITIONS PREPARED BY COMPANY ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING PROPER FINISH GRADES, SLOPE EASEMENTS, AND ALL HORIZONTAL AND VERTICAL CONTROL PRIOR TO CONSTRUCTION.

UTILITY NOTES

- 1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM RECORD DRAWINGS AND INTERPRETATION OF PHYSICAL EVIDENCE ON THE SITE AND ARE SUBJECT TO FIELD VERIFICATION BY THE CONTRACTOR.

APPROVED
PLANNING DIVISION
DR 10-0022



DULL OLSON WEEKS ARCHITECTS INC.
1701 25th Street, NW, 5th Floor, Seattle, WA 98101
P: (206) 464-5989 F: (206) 464-5993

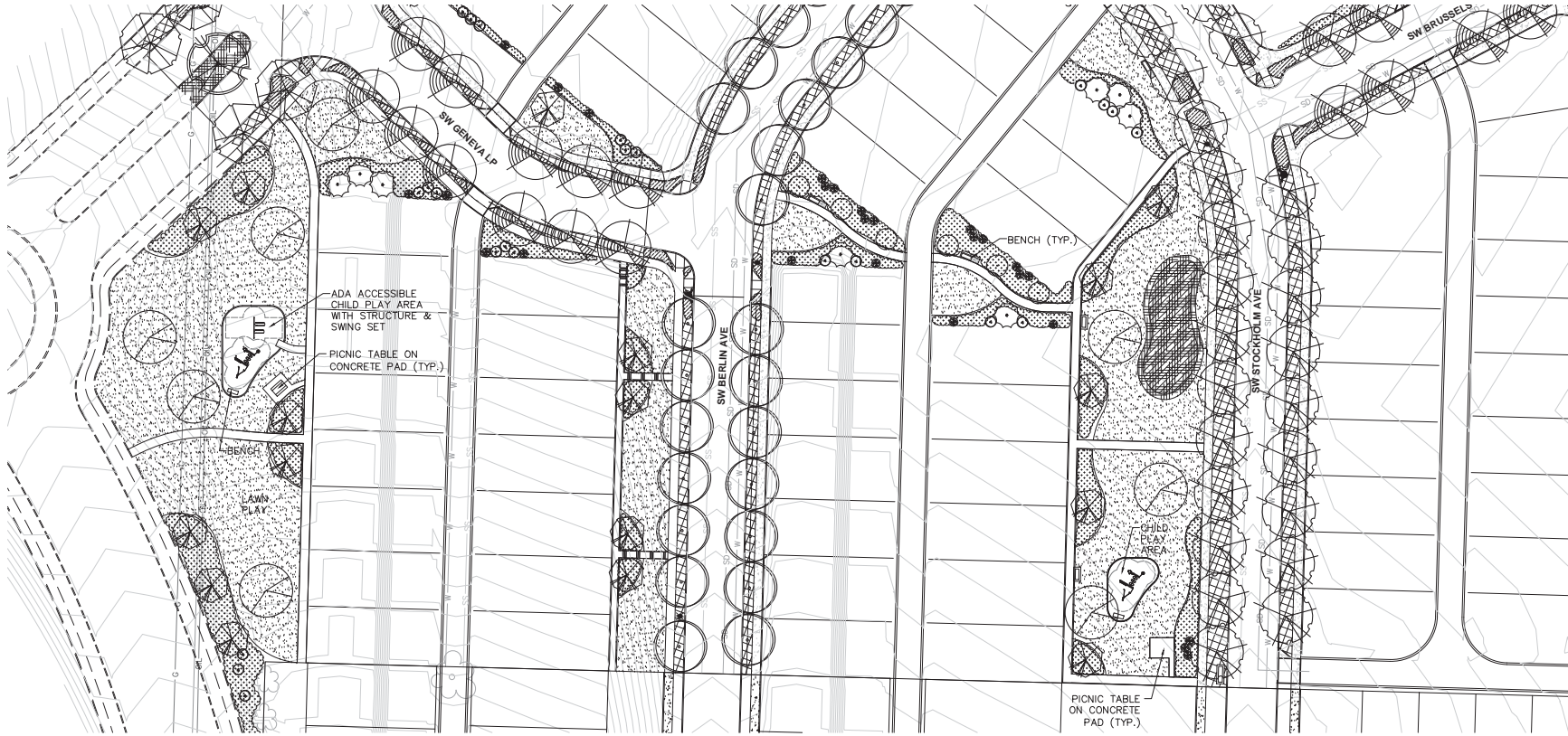
New Primary School at Villebois
West Linn Wilsonville School District
22240 SW Staffer Road - West Linn, OR 97068
P: (503) 673 7975
F: (503) 673 7044



Winzler & Skelly
1678 SW Redonda Parkway, Suite 140
Portland, OR 97239
PH: (503) 254-3851 FAX: (503) 258-9800
WWW.WINZLER-AND-SKELLY.COM

Project information table with columns for phase (LAND USE), application, date (11/01/2010), revisions (Revised 11/16/2010), project # (09020), and general arrangement (GENERAL ARRANGEMENT).

LU1.03



**LANDSCAPE PLAN**  
SCALE 1" = 30'-0"



POLYGON NW COMPANY  
PACIFIC COMMUNITY DESIGN, INC.  
OTTEN LANDSCAPE ARCHITECTS, INC.  
GLEBERSON, INC.

**TONQUIN MEADOWS**

Villebois 3 East  
Preliminary  
Development Plan

**LANDSCAPE PLAN**

11/1/2012

**L5.0**  
5 of 7



POLYGON NW COMPANY  
 OTIS LANGRISH ARCHITECTS, INC.  
 GEDDISSEN, NC

# TONQUIN MEADOWS NO. 2

Villebois 4 East Preliminary Development Plan

Tentative Plat

DATE: 10/20/2024

4



N:\city\939-01\TOP Drawings\03 Planning\Sheets\93901\04PPLA.dwg - SHEET: 4 Oct. 24, 12:23 PM EP

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 6 (East Neighborhood Park- 1.60 AC)**

- Stormwater/Rainwater Feature: Swale
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Transit Stop: 1
- Shelter w/ BBQ: 1
- Sport Courts: 1/2 Court Basketball, Multipurpose Court
- Child Play Structure: 1
- Creative Play: 1
- Lawn Play: 0.58 acres (110' x 230')

**Pocket Park 10 (0.68 AC)**

- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Tables
- Child Play Structure (Swing): 1
- Lawn Play: 0.1 acres (70' x 60')



## Villebois Village Master Plan Park Type Descriptions

### Linear Greens

Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

### Pocket Parks

Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

### 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.

### Community Parks (PRMP Category)

The only Community Park within Villebois is associated with the elementary school and is expected to serve the greater community around Villebois. This park provides the most formal active recreation space within Villebois.

### 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 (CG-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 birdwatching 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.

NP-5: Fir Park (1.00 acres)

This park is situated along two minor pathways, providing connections to the Eastside Neighborhood Park to the southeast, Hilltop Park to the southwest, and the Villebois Greenway / Coffee Lake Natural Area to the north. This park will include areas for both active and passive recreation. Preliminary design includes a 100'x100' community garden, a lawn area (240'x50'), benches, a picnic table, drinking fountains, a multi-purpose court, and a horseshoe pit. This park will preserve two existing trees, one of them a 44" diameter Douglas fir.

NP-6: East Neighborhood Park (1.60 acres)

This park space is centrally located in the Village's east neighborhood. The Villebois Loop Trail will pass around this park providing connections to the Coffee Lake Natural Area to the east and to the Villebois Greenway and the Graham Oaks Natural Area to the southwest. Additionally, minor pathways provide connections to Brown Road to the south, and the Village Center to the west and to Fir Park to the north and to the elementary school to the south. This park will be characterized by a neighborhood commons area and will include such things as a plaza, a transit stop, a generally level lawn area (110'x230') for informal play, a water feature, benches, picnic tables, a shelter, a barbeque, a drinking fountain, and may include a stormwater/rainwater feature. A play structure, a creative play feature, a basketball court, and a multipurpose sport court will be provided for active recreation opportunities.

NP-7: Village Center Plaza (0.52 acres)

The plaza will be the heart of Villebois. The plaza is intended to promote community activities, such as festivals, outdoor movies, music and dining, children playing and people watching, all things that bring a mix of age groups together in public, and thus contribute to a greater sense of community. The plaza design will provide such elements as benches, shelter-covered tables, a drinking fountain, a water feature, a creative play area, bocce ball court, a transit stop, restrooms, and may include a stormwater/rainwater feature. A prominent architectural feature such as a bell tower with an overlook located on the opposite side of Barber Street will be a visual focal point from the plaza. The plaza design will help support pedestrian-scaled forms of retail and restaurants, with tables and display carts spread into the square. The plans for the plaza allow for the streets surrounding the plaza to be closed off, allowing large festivals or events to spill over into the streets, making the adjacent streets become a part of the plaza area. During such events, the functional size of this plaza space will be greatly expanded.

**Pocket Parks**

Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

PP-1 & 2 (0.51 & 0.40 acres)

Pocket Parks 1 and 2 serve as extensions of Oak Park (NP-1). These pocket parks provide several lawn areas (100'x40', 50'x60' and 140'x80') for active play as well as benches, and a picnic table. Each of the pocket parks may include a rainwater feature in their design.

PP-3: South Pocket Park (0.51 acres)

South Pocket Park provides a neighborhood focal point and gathering spot. This pocket park provides an open lawn area (100'x130'), paved paths, a picnic table, benches, a play structure(s), and may incorporate rainwater features.

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

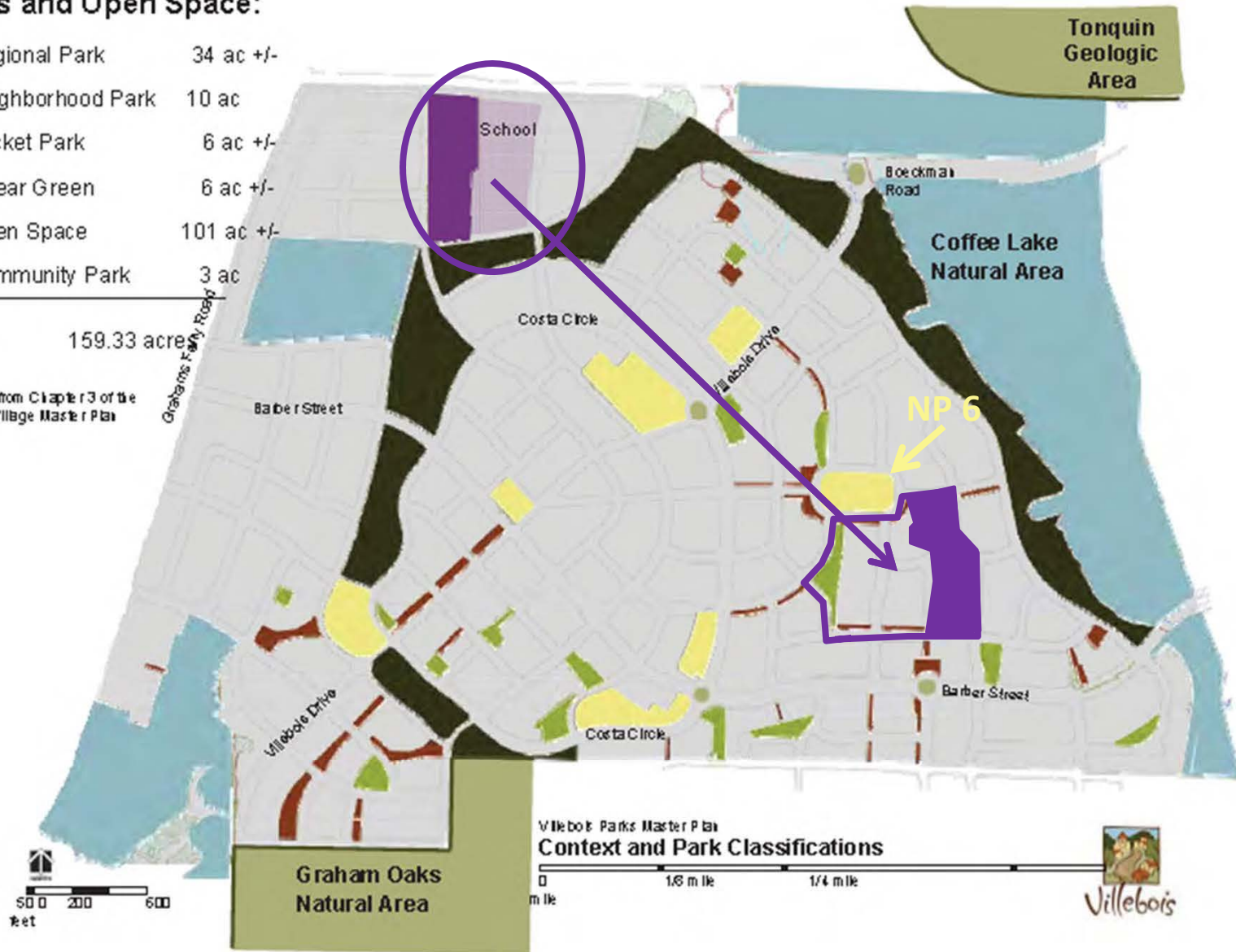
7/14/2006		Park Area (acres)	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collins Park	NP 5 - Fri Park	NP 6 - East Neighborhood Park	NP 7 - Plaza Villas	PP 1	PP 2	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	CP 1 - Various	RP 1 - School Community Park ***	RP 2 - Veterans Greenway	RP 3 - Fierro Park	RP 4 - Villas Greenway	RP 5 - Villas Greenway	RP 6 - Villas Greenway	RP 7 - Villas Greenway	RP 8 - Villas Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Future Study Area SROZ	OS 4, 5, 6 - Coffee Lake Natural Area	Legend:	CP = Community Park, LG = Linear Green NP = Neighborhood Park OS = Open Space PP = Pocket Park RP = Regional Park	Plots	Acres	Fields	Fields	Tables	Acres	Units																					
7/14/2006		Park Area (acres)	1.53	1.00	1.80	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																													
Amphitheater																																																												
Barbeque																																																												
Child Play:	structure creative																																																											
Community Garden																																																												
Drinking Fountain																																																												
Lawn Play, general																																																												
Lawn Play, sport field:	little league baseball & youth/adult softball soccer																																																											
Lawn Play, dog park																																																												
Mailboxes **																																																												
Neighborhood Commons																																																												
Overlook																																																												
Seating: benches																																																												
Tables, seating																																																												
Tables, game																																																												
Parking: On-street																																																												
Private recreation:	swimming pool (outdoor)																																																											
	weight room																																																											
	meeting room																																																											
Restrooms																																																												
School Gym																																																												
Shelter																																																												
Sport Court:	half court basketball																																																											
	full court basketball																																																											
	tennis courts																																																											
	volleyball court																																																											
	boce ball																																																											
	horseshoe pit																																																											
	multipurpose court*																																																											
	skate plaza																																																											
	putting green																																																											
Transit Stop																																																												
Water experiences:	storm / rainwater elements																																																											
	minor water feature																																																											
	major water feature																																																											

\* 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.  
 \*\*\* Amenities to be determined pending discussions with school district.

### 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 acre  
 \*Acreage from Chapter 3 of the Villebois Village Master Plan



Villebois Parks Master Plan  
 Context and Park Classifications

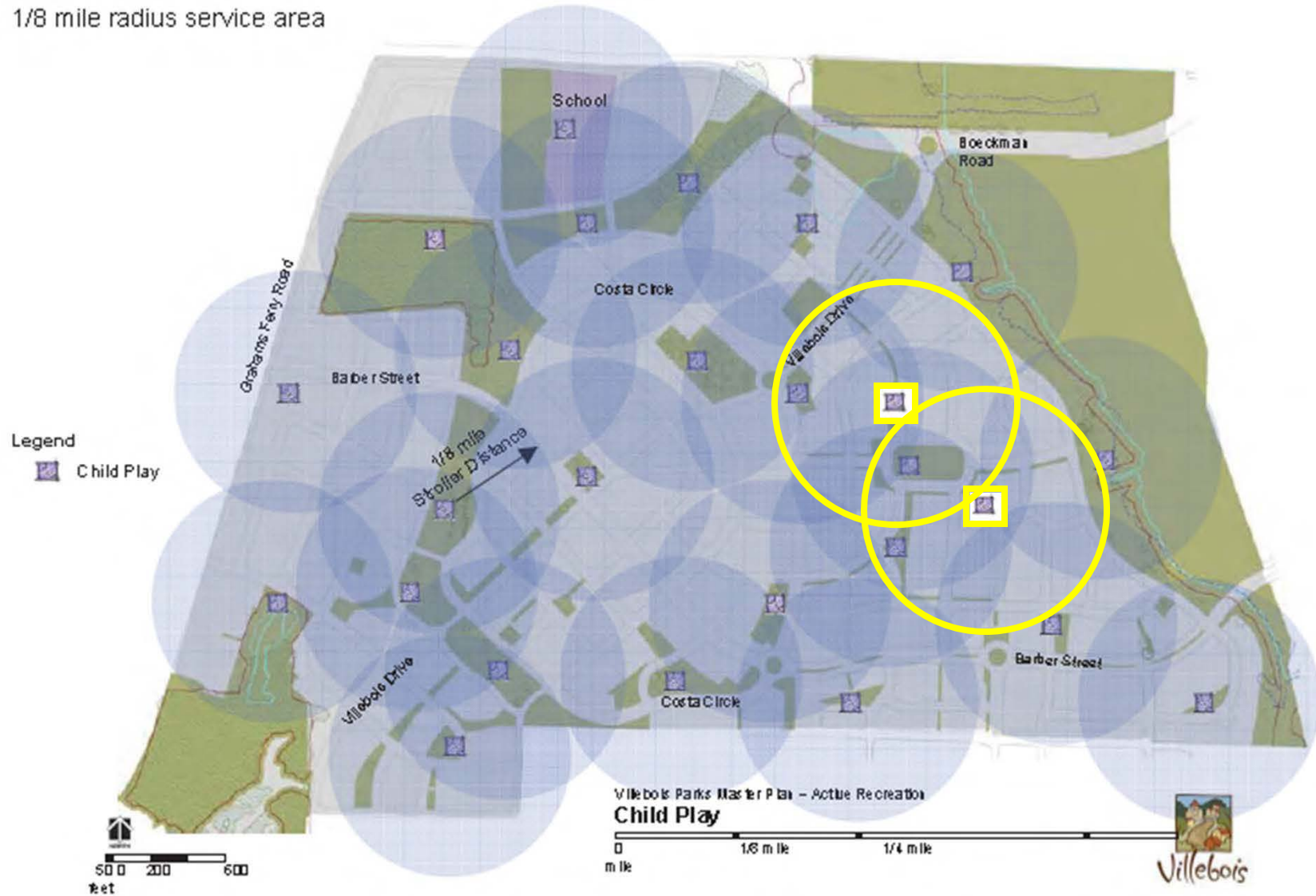
0 mile 1/8 mile 1/4 mile





### Child Play:

1/8 mile radius service area



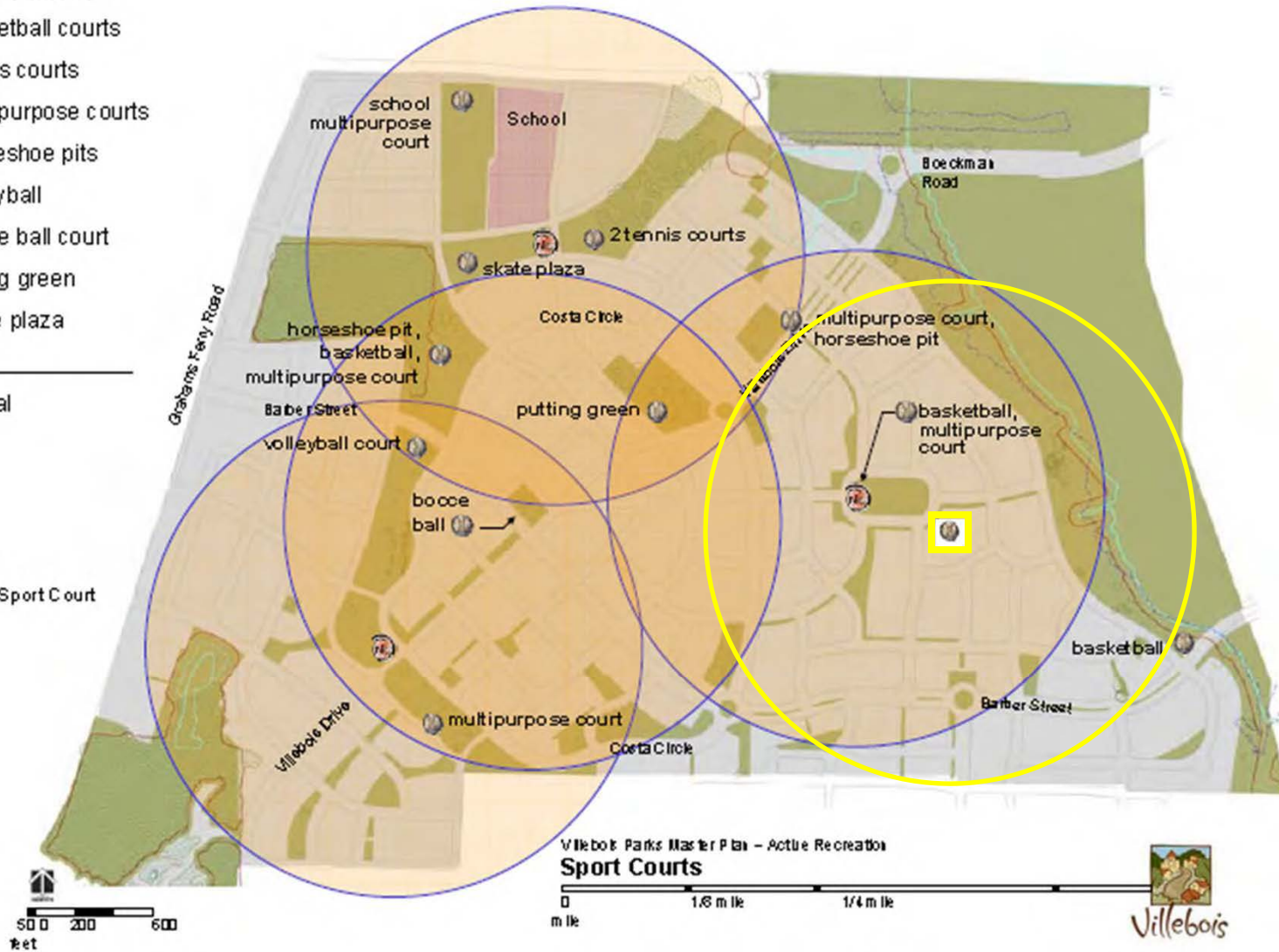
**Sport Courts:**

- 2 basketball courts
- 2 tennis courts
- 6 multipurpose courts
- 2 horseshoe pits
- 1 volleyball
- 1 bocce ball court
- 1 putting green
- 1 skate plaza

16 Total

**Legend**

 Sport Court



# Community Services Tourism/Match Grant

## 2013 Application/Award Log

Organization	Event	\$ Request	\$ Award	Fund Agreement Received
<b>Korean War Veterans Association</b>	<b>Celebration of 60<sup>th</sup> Anniversary of Korean War – Cease Fire Agreement</b>	\$5,500		
<b>The American Cancer Society</b> Lily Shorey, Community Relationship Mngr	<b>Relay For Life</b>	\$1,200		
<b>Wilsonville Arts &amp; Culture Council</b> Theonie Gilmore, Executive Dir.	<b>Festival of the Arts</b>	\$5,000		
<b>Wilsonville Celebration Days</b> Bob Woodle, Marketing Dir.	<b>Fun in the Park Festival</b>	\$8,000		
<b>Wilsonville Farmers Market</b>	<b>Wilsonville Farmers Market</b>	\$7,500		
<b>Wilsonville Kiwanis Club</b> Gary Wappes	<b>Kiwanis Kids Fun Run</b>	\$4,000		
<b>Wilsonville Rotary Foundation</b> Mindy Close, President	<b>Summer Concert Series</b>	\$8,230		
<b>Wilsonville, West Linn, Milwaukie Farm Loop/West Linn Chamber of Commerce</b> Mary Stewart, Farm Loop Coordinator	<b>Formation of Wilsonville, West Linn, Milwaukie Collaborative Marketing Group</b>	\$3,000		
<b>TOTALS</b>		<b>\$42,430.00</b>		

Residents of Wilsonville have access to a well-established Community Garden. The garden allows individuals, who may not otherwise have the space or the opportunity, to plant and grow their own garden.

The garden is located on Schroeder Way via Rose Lane just off of Wilsonville Road.



## ***WILSONVILLE COMMUNITY GARDEN***



There are 58 garden plots and 15 raised beds.

### PLOT RESERVATION FEE

10 x 12 Plot:  
\$18

Raised Bed:  
\$22

Contact:  
Brian Stevenson  
503-570-1523

# Wilsonville Community Garden Rules and Guidelines 2013

## -YOUR PLOT MUST BE FULLY UTILIZED

We will begin taking registrations for the garden on March 21st, 2013. The garden will be tilled and opened when soil conditions allow. If your plot remains unattended it may be reassigned. Any plot that remains unattended (overgrown weeds, unharvested) for more than two weeks may be reassigned. Your plot fee will not be refunded.

## -ONLY 1 PLOT PER PERSON

In an effort to allow as many gardeners access to plots, only one plot per person.

## -THE COMMUNITY GARDENS ARE FOR ORGANIC GARDENING ONLY

## -USE COMMON COURTESY

Do not expand your designated area beyond the limits staked out. Allow adequate space for vining and spreading crops. Please plan ahead so that you do not shade other plots with tall crops.

Please treat hoses carefully and wind them up and return to faucet site when finished watering. All water must be applied by hand. Sprinklers are not allowed. Be careful not to water other's plots without their permission. If you will be out of town and need help watering or harvesting please make arrangements with a neighboring gardener.

Closely supervise your children when they are helping at your plot.

## -YOU ARE RESPONSIBLE FOR MAINTENANCE OF SHARED PATHS ADJACENT TO YOU PLOT

It is your responsibility to maintain your plot, as well as, the surrounding path. For safety, do not dig into main paths; keep paths level, rock free and wide enough for walking. Keep your own access paths fully within your own plot.

## -SMOKING & LOUD RADIOS ARE PROHIBITED IN THE GARDEN

## -TIRES ARE NOT ALLOWED AT THE SITE

## -NO DOGS ARE ALLOWED INSIDE THE FENCED AREA OF THE GARDEN

## -THERE IS NO GARBAGE SERVICE

Please keep trash and litter cleaned from your plot and take it home for disposal.

## -GARDEN CLOSURE

The garden closes for the Winter on November 25th, 2013.

Please remove any non-tillable items (tomato cages, wooden stakes, plastic large rocks, structures, etc) from the garden by this date.

If your plot still contains non-tillable items after the closure of the garden, you will not be permitted to register for a plot next year.

# WILSONVILLE EGG HUNT

Wilsonville Parks & Recreation & Wilsonville  
Albertsons will be hosting this year's annual  
Easter Egg Hunt in Memorial Park.

Numerous prizes & gift baskets will be given away!

Bring your basket and hunt with us for the perfect egg.

Brought to you by:

City of  
Wilsonville



1 to 11 yr olds  
Sat. March 30th  
10:00 AM  
Memorial Park  
FREE

