

**PLANNING COMMISSION  
 WEDNESDAY, AUGUST 14, 2013  
 6:00 PM**

**AGENDA**

**I. 6:00 PM CALL TO ORDER - ROLL CALL**

Ben Altman, Chair  
 Al Levit  
 Marta McGuire  
 Phyllis Millan

Eric Postma, Vice Chair  
 Peter Hurley  
 Ray Phelps  
 City Council Liaison Julie Fitzgerald

Memorandum From Chris Neamtzu, Planning Director

Documents: Aug 13 2013 PC Cover Memo.pdf

**II. 6:05 PM PLEDGE OF ALLEGIANCE**

**III. 6:10 PM CITIZEN'S INPUT**

This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

**IV. 6:15 PM CITY COUNCIL LIAISON REPORT**

A. City Council Update

**V. 6:20 PM CONSIDERATION OF THE MINUTES**

A. Consideration Of The July 10, 2013 PC Minutes

Documents: Draft July 10 2013 PC Minutes.pdf

**VI. 6:25 PM WORK SESSIONS**

A. Goal 10 Housing Needs Analysis (Mangle)

Documents: Aug 14 2013 Goal 10 Housing.pdf

B. 5-Parcel TIF Zone (Retherford)

Documents: Aug 8 2013 TIF Zone PC SR And Ex.pdf

**VII. 7:30 PM PUBLIC HEARINGS**

A. LP13-0005 - Villebois Village Master Plan Amendment Relating To Future Study Area (Polygon NW, Applicant) (Pauly)

Documents: August 14 2013 Villebois MP SR And Ex hloits.pdf

**VIII. 9:00 PM OTHER BUSINESS**

A. 2013 Planning Commission Work Program

Documents: 2013 PC Work Program Aug.pdf

B. Commissioners' Comments

**IX. 9:10 PM INFORMATIONAL ITEMS**

A. Basalt Creek Concept Plan Update

B. Frog Pond Grant Update

C. Advance Road UGB Expansion Update

**X. 9:30 PM ADJOURNMENT**

*Time frames for agenda items are not time certain.*

Public Testimony

*The Commission places great value on testimony from the public. People who want to testify are encouraged to:*

- Provide written summaries of their testimony
- Recognize that substance, not length, determines the value of testimony
- Endorse rather than repeat testimony on YouTube

*Thank you for taking the time to present your views.*

For further information on Agenda items, call Linda Straessle, Planning Administrative Assistant, at (503) 570-1571 or e-mail her at [lstraessle@ci.wilsonville.or.us](mailto:lstraessle@ci.wilsonville.or.us).

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:

- \*Qualified sign language interpreters for persons with speech or hearing impairments
- \*Qualified bilingual interpreters.

To obtain services, please call the Planning Administrative Assistant at (503) 682-4960



**August 7, 2013**

**To: Planning Commission**

**From: Chris Neamtzu, Planning Director**

**Subject: August 14, 2013 Meeting**

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The August 14<sup>th</sup> meeting has two work sessions and one public hearing.

In work session, Katie Mangle, Long-Range Planner with consultants from ECONorthwest will present on the Goal 10 Housing Needs Analysis project. The focus of the work session will be the housing capacity estimates which summarize the estimate of housing capacity on suitable residential land in Wilsonville including key assumptions.

Kristin Retherford, Economic Development Manager, will be in attendance to present the 5 Parcel Tax Increment Financing (TIF) Zone project, which is scheduled for a public hearing in September. This month's worksession will focus on an overview of the Plans in preparation for the public hearing. To refresh the Commission's memory on the review of Urban Renewal Plans, the Commission's focus is on how the proposed Plan(s) conform to the applicable policies in the Comprehensive Plan.

Please join me in congratulating Kristin on her appointment to the new Economic Development Manager position that was created with the FY 2013/14 budget. Kristin will continue to reside in the Community Development Department which affords continued close collaboration with the Planning, Building, and Engineering Divisions. Stephan Lashbrook and Mark Ottenad will continue to provide important support on these issues as well. The new position includes the urban renewal duties that she has been managing over the years as well as a full slate of new economic development responsibilities.

Also scheduled is a public hearing on revisions to the Villebois Village Master Plan. Staff has been receiving a lot of citizen testimony on the proposal, much of it specific to the details of future development applications. It is important to note that the proposal before the Planning Commission is a legislative matter and the Commission must be cautious about crossing the line into a quasi-judicial proceeding. Keeping the matter legislative means focusing on the proposal at a high level with a focus on the Villebois Village Master Plan, as proposed to be amended, and its conformance with applicable City, Regional, and State policies. The Commission should avoid discussion and consideration of specific evidence and testimony related to development on the site. Weighing evidence and testimony as to whether or not the site should be able to develop would be a quasi-judicial proceeding.

If there are any questions about these processes, please contact Barbara Jacobson, Assistant City Attorney, or myself.



City of Wilsonville

## **PLANNING COMMISSION MEETING**

**WEDNESDAY, AUGUST 14, 2013**

**6:00 PM**

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### **V. CONSIDERATION OF THE MINUTES**

- A. Consideration of the July 10, 2013 Planning Commission minutes

**Draft**

**PLANNING COMMISSION  
WEDNESDAY, JULY 10, 2013  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**Minutes**

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**I. CALL TO ORDER - ROLL CALL**

Vice Chair Postma called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Eric Postma, Ray Phelps, Marta McGuire, and Al Levit. Peter Hurley and Phyllis Millan arrived after roll call. Ben Altman and City Councilor Julie Fitzgerald were absent.

City Staff: Katie Mangle, Barbara Jacobson and Daniel Pauly

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**III. CITIZEN'S INPUT** - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

**IV. CITY COUNCIL LIAISON REPORT**

A. City Council Update

No Council liaison report was given due to Councilor Fitzgerald's absence.

**V. CONSIDERATION OF THE MINUTES**

The June 12, 2013 Planning Commission minutes were unanimously approved as presented.

**VI. WORK SESSIONS**

A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (former LEC site, Polygon NW, applicant) (Pauly)

**Daniel Pauly, Associate Planner**, briefly presented the Staff report via PowerPoint, noting the location of the Future Study Area, reviewing the Villebois planning process and overviewing the proposed Master Plan amendments. A public hearing was scheduled for the August Planning Commission meeting.

Jim Lange, Pacific Community Design, 12564 SW Main St, Tigard, OR thanked the Planning Commission for taking the time to have the work session. The Applicant had done a substantial amount of work and believed sharing that work with the Commission in an informal setting might make for a more productive public session. He presented the proposed Villebois Village Master Plan amendments with these key comments:

- He briefly presented the background on the Villebois site as a whole, noting its framework, overall layout, features and general densities. Based on the framework, the Future Study Area was expected to be less dense than the rest of the Villebois project

- He displayed an aerial photograph, noting the key features of the existing site, including parking lots, the main facility, temporary housing, etc. Tunnels also connected various site features.
- Figure 1, dated July 3, 2013, was the proposed update to the Master Plan, which included a combination of medium alley-loaded product and standard, front-loaded product for 122 units.
  - He indicated the Significant Resource Overlay Zone (SROZ) and explained how the footprint and density of the site were chosen. Referencing the aerial photograph, he noted that the site plan essentially laid over the existing parking lot, hospital site, parking, maintenance facilities and housing. The density corresponded to what the Applicant believed was consistent with the Master Plan goals. The Applicant was involved with a prior attempt on the same site by a different developer that desired front-loaded lots. That proposal never reached formal application as it was considered inconsistent with the pedestrian-oriented theme of the rest of the development.
- The site was complicated and had lots of resources, so the Applicant had engaged in a process with Staff to walk the site, flagging wetlands and the SROZ, which had been established on a very rough level. A detailed audit with an arborist was also completed of all the trees in close proximity to the development footprint, which influenced the layout. The layout evolved after various visits to the site and discussions with Staff
  - Staff had provided input about a drainage condition and preferred consolidating the drainage facilities as much as possible into one facility, which the Applicant had been updated in the plan.
  - As encouraged by Staff, the Applicant was able to preserve a grove of trees located outside the SROZ, which they had not anticipated.
- After submitting the Master Plan, Staff also suggested eliminating the small lots in the development, so the Master Plan amendment application was resubmitted with all the small lots removed and only alley-loaded medium and front-loaded standard lots proposed.
- Half of the approximately 43-acre site would remain as parks and open space. The overall density was 2.8 dwelling units per acre, which was not very dense. He compared the proposed lot types to those in applications adjacent to this development and to prior Polygon applications (Slide 5: Type Distribution Comparison Table) as follows:
  - The proposed application had 38% large or standard lots, 62% were medium lots and no small lots.
  - Arbor Phase 4, which wraps around the site, had 35% large or standard lots, 9% medium and 56% small lots, so it was more skewed to small lots and row homes as opposed to medium lots.
  - The Tonquin applications, which he indicated on the Figure 1 (Slide 3), were closer to the Village core and had a much higher concentration of smaller lots. Phase 6, the first piece with which Polygon was involved, was a bit more toward the east side, but still had a predominance of the smaller product.
  - The Zion piece involved little parts of the Village Center, included row homes, and was denser. He corrected that the last column in the table reflected the Fasano/Lund piece, not Tonquin, which captured a denser part of the Master Plan.
    - Mr. Pauly stated it was Tonquin Meadows, the first column was Tonquin Woods.
- After calculating actual lot area sizes and the number of lots, the average lot size of the proposed application for the subject site exceeded any other within the functional classification. The proposed lots would be the largest lots of any other application, including PDP4 South, the Arbor project that this proposal abutted.

Commissioner Hurley arrived at 6:26 p.m.

Commissioner McGuire:

- Believed the two tables were a bit misleading, as there were seven PDP areas. Mr. Pauly had a table with the actual numbers by housing size as well as estates lots that should be entered into the exhibit. She

believed his table was a better representation than percentages and combining the two lot sizes in the second graph to indicate the distribution of standard lot sizes.

- Mr. Lange said Mr. Pauly's table came from the Applicant and was used to create the tables he presented, so the tables should be consistent with his table. Percentages were used because the Applicant believed it might be simpler to understand.
- Believed that as a Villebois resident, she had a better understanding of the sense of the plan and space. The Applicant had done a good job describing how the Master Plan was set up with the Village Center as the densest portion of the development and that development would become less dense moving away from the center. The Master Plan noted that larger lot sizes would be on the perimeter of the development along Grahams Ferry Rd, including the Future Study Area, so she was surprised to see medium/standard lots continuing along the edge into the Future Study Area. The comparisons should be made from the big picture of the Master Plan.
  - Mr. Lange noted another relevant issue was that a fundamental conflict in use types existed.
    - Alleys did not make a lot of sense when there are big yards. As envisioned in the Master Plan, the lots themselves were smaller and each individual had a little less space on their lot, but the tradeoff was having an extremely heavy network of parks around them. It was a tradeoff in uses.
    - Part of the land-use goal that was established was to make a pedestrian-friendly environment, and one way to do that was to eliminate driveways. So, there was a meshing of goals with removing driveways, making lots smaller and alley-loading them, and having a parks framework around them. This was difficult to do around the edge, so front-loaded lots were developed, and there were fewer people walking, so it seemed like a good balance.
    - In the proposed area, all the lots could be front-loaded, but that would not make it consistent with the rest of the project by not having driveways. During the pre-application meeting, the Applicant also received feedback from Staff that approach would not be consistent with the Master Plan.
  - While beyond the detail of the Master Plan, he explained the Applicant tried to have an entry road with a 10-ft wide, planted median in the middle and houses fronting on it, creating an eyes-on, pleasing entryway without a cluster of driveways, parked cars and garage doors.
    - The Applicant also tried to maintain consistency with the Parks pattern, namely, the connectivity of the open space with the lots. He described how a normal front-loaded development pattern would move the road over, back a series of lots up to the open space. However, that did not feel consistent with the rest of development nor the goals for the Master Plan.
- Agreed shared open spaces were one guiding principle of the Master Plan. However, another tenet was diversity of housing, which meant diversity of sizes and types. While she was a proponent of small houses, the people who had bought into the Villebois Master Plan had done so because it was a planned community with certain expectations, including a range of housing sizes and types. The land-use table showed that Villebois was heavy on small houses, primarily built by Polygon, and not many estate large and standard lots exist.
  - Although the area had been designated as a Future Study Area in the Master Plan, it was identified as a unique area that would not be the status quo of development. The area presented an opportunity to do something different, especially because of the wooded wetlands.
- Agreed the front-loaded houses should not go in, but asked about other alternatives, such as having fewer houses and larger lots with the ability to preserve additional trees in that area that could still have the alley in back.
  - Mr. Pauly reminded that when the Master Plan was developed, the owners of the Living Enrichment Center had not anticipated losing the property the following year, which was part of the reason it was a Future Study Area. The owners wanted to keep their options open and therefore become involved in the Master Planning process.

- Stacey Connery, Pacific Community Design, stated that Page 10 of the Master Plan under the Future Study Area outlined the uses anticipated by the Living Enrichment Center. They had not anticipated residential uses at that time, so this was in addition to what was done previously.

Mr. Lange continued with his presentation as follows:

- He displayed early draft elevations of some medium homes. Like everything else in Villebois, the Pattern Book served as the baseline that had to met, so there would be a variety of types and elevations, and control on adjacency rules. That pattern was ingrained into everything and the Applicant did not propose any change to it.
- Polygon had worked hard to overcome some big unresolved issues in this project and was very pleased to get some of those issues resolved. The Applicant was also happy with their ability to have the marketplace accept what they had done. The amount of development being proposed reflected how strongly they believed in the vision of this project.
  - Polygon had pressure from the City to innovate, however, Polygon's own success also created pressure. They were working hard to diversify the product lines they could bring to the marketplace, which was reflected in the series of other proposals that have been presented, with varying lot sizes and new product lines that were introduced.
  - The Pattern Book lumped lot sizes into different lot sizes, but there were ranges, so the changes taking place on Tonquin North, for example were lost. In the Zion project, where the area was more dense, there was a row home product and small cottages. The one-story grade relief between the street and alley was also resulting in an entirely different product line.
  - This property was part of the Applicant's solution of bringing new products to the marketplace. Subsequent applications would include and detail Polygon's larger lots and higher end product.
  - The goal was for the mediums to be 2,200 to 2,600 sq ft houses that would sell from the upper \$300,000s to the lower \$400,000s. Standard homes would range from 2500 to at least 3200 sq ft and would sell from the mid \$400,000s up to over \$500,000. (Slide 17)
  - The products themselves were still under development so no architecture was available to show, but he wanted to share the Applicant's intent.
- He noted that making a large lot alley-loaded would be a bit strange. As far as providing an opportunity to save additional trees on the property, he explained that the project needed to pencil out, so if many lots were lost, there would have to be a new deal.

Vice Chair Postma asked the Applicant to provide a context regarding their current plans and an estimate on how many trees were expected to be lost, but noted the Commission would save their questions until the end.

- He clarified the Commission might be able to receive citizen comments or encourage people to provide information or questions via email.

Mr. Lange continued his presentation with these comments:

- Part of the Specific Area Plan (SAP) process was to do an on-the-ground SROZ refinement, which had been done and was included in the SAP application being submitted. Due to the block depth, the development encroached on 5%, or slightly less than one acre, of the 19 acres of SROZ on the site, which required 2.5 acres of mitigation. However, the Applicant proposed 4.5 acres of mitigation. (Slide 12)
  - The reason the Applicant almost doubled their mitigation was because the project site had oaks, which were part of what Grahams Oak Park was trying to reestablish. The Applicant wanted to expand what the park was doing into their site and provide a healthy habitat for the park to abut, although that required a larger area than the Applicant was required to mitigate.



- Mitigation involved dealing with some invasive species, such as ivy and conifers that were shading the oak trees and causing them to grow unhealthily. Natural Resource Staff advised that it would be best to girdle the conifer trees, cut a line around them to kill them and leave them standing as habitat.
- Approximately 1,800 trees had been counted, although not every tree within some of the massive groves were not included. About 600 trees would be removed, leaving two-thirds of the 1800 trees remaining. (Slide 13) Many trees in the hospital area were ornamentals. The Applicant's tree mitigation would add more trees than were being removed.

The Applicant sought feedback from the Commission on several items. Mr. Lange posed the following questions and addressed questions while the Commissioners provided comments and feedback as noted:

- Grahams Ferry Rd was originally planned as a minor arterial in the Transportation System Plan (TSP). City Council had asked that an interim road section be built with the phases developed north of the subject site. The Applicant presumed that matching that section would be appropriate for the road section adjacent to the subject site, but asked if something different was preferred.
  - Katie Mangle, Manager of Long-Range Planning, said she was unsure, but noted the new TSP allowed for a more flexible design, so some of the specific actions that had to be taken by Council would not be required any longer. At this point, the type of roadway or urban design was a matter of opinion.
  - Mr. Lange understood from the traffic input regarding the singular access to Grahams Ferry Rd so far that not even a turn lane would be necessary, therefore it would not rise to the warrants of a roundabout.
  - The same improvements done on Grahams Ferry Rd to the north, adjacent to the development in Tonquin North, should extend down because it was all part of the back of the neighborhood; otherwise the proposed project would be a wholly independent development as only one tie in existed to the rest of Villebois.
    - Mr. Pauly noted that a prior Master Plan, when uses were unknown, Villebois Drive was shown as access to this property in Figure 7 of the Master Plan.
    - Mr. Lange did not believe the functional classification changed in the TSP update, so it seemed the Applicant would do that same interim section.
    - He clarified that any improvements would begin at the south end of the existing improvements down to the south end of the proposed lots. The next section of road got twisty and would be difficult to upgrade. The Applicant believed this section of road should match the section to the north.
- The next question regarded the Parks Plan. Mr. Lange displayed a Villebois SAP South - Plan Area 2 map (Slide 7) which featured key Villebois park components, as well as major and minor trail routes. He noted the proposed trails for the project, which totaled more than a mile in length, and key connections to existing Villebois and Grahams Oak trails. The Applicant worked with Staff to figure out where and what type of park elements to include. He asked for feedback about the locations of two proposed play area which he described as follows (Slide 8):
  - An older child play area in a clearing amongst the trees that was visible from the street and close to one of the most active trails, which would connect to the Grahams Ferry Road Multi-Modal Path.
  - A tot play area centrally located outside the woods.
  - He clarified that the sidewalk along Grahams Ferry Rd would be on the lots side and an attempt would also be made to get pedestrians onto the trails. The width of the blocks was approximately 200 ft long and the long streets would be 450 to 500 ft, so the development was easily walkable.
  - Too often, the City placed young children's play areas too close to roads without good barriers. The older child and tot play areas should be switched to get them farther away from the roads. Sidewalks help provide a bit of a barrier between play areas and roads.

- The Applicant believed they could deal with the proximity to the road given the proposed location of the older child play area, and liked the idea of eyes-on, though they had debated it themselves.
- Barriers could address the issue. Bushes were planted between the water park and Wilsonville Rd at Murase Plaza after the project was completed to deter children from darting over to Wilsonville Rd, which had a lot of high-speed traffic. The hope was to avoid the same situation where nice open spaces are created and then barriers installed because no one thought about toddlers playing within 25 ft of a road.
- The tot play area could be moved to the northeast, behind Lots 117 through 120, which could provide better access for homes to the north. The older child play area could move closer to the center of the development, on the other side of the trail and between the proposed trails to provide more equal access.
  - Mr. Lange responded that area had been the Applicant's second preferred spot; SROZ was nearby, so they were balancing things. The proposed area had oaks with a clearing, while the secondary spot had more deciduous tall trees and was a bit darker.
- The proposed entrance would be new. The street would have a nice landscaped median with houses fronting it without driveways and garages. The Applicant liked the clean, walkable entryway with a nice terminating vista. The Applicant considered having two entrances, but liked the very strong entry and there were technical issues regarding access spacing standards. Mr. Lange requested input about the idea of one or two entrances into the development.
  - A single access was preferred because it created a sense of community and would provide traffic dampening. Having more than one access would provide a bypass way to get to the rest of Villebois.
- Concern was expressed because shared spaces or common areas for people to gather that were found in other parts of Villebois were not included in the proposed plan.
- The line of proposed houses on the northeast corner seemed to encroach on the existing homes, which had green space in their backyards. What was the distance between the proposed and existing homes and how would the proposal impact existing properties?
  - Mr. Lange provided a sense of scale, indicating the distance between Lot 4 and the northern boundary was 50 ft, so the distance between the back of the homes was probably about 130 ft. He noted the SROZ would remain SROZ. An existing fence line and a strip of trees planted as hedges were located on the northeast boundary. The bigger trees would be retained, but others that were not as healthy would probably be removed. The area behind Lots 4 through 8 would not be touched. The road and alley connections would need to be completed. The distance between the existing and proposed houses would be approximately 170 ft apart with trees in between as well.
- During the tree audit had the arborist discussed the survival rate of trees during development?
  - Mr. Lange replied that a lot of detail would be included in subsequent applications. The trees would be functionally classified as important, good, fair and poor, and then decisions would be made about which trees would be removed or saved, depending on the health of the tree, safety, etc. If there was any question about the ability to save a tree, it was put into the questionable category and dealt with during grading.
  - Mr. Pauly added that as reviewers, they had experience with trees that were soggy underneath from irrigation in mid-August. Staff was a lot more aware of such things going into future phases and making sure irrigation systems and tree rings around the drip lines were more appropriate to have a higher survival rate, including that seen in Phase 4.
- The last question regarded Polygon opportunity to do a Street of Dreams on the property, which they were interested in doing and the Master Plan could be refined with subsequent applications. In the PDP, the Applicant would like to have an approved alternative for the southeast area, removing Lot 121 to allow for open space and appropriate entry monument, and changing Lots 101 through 104 and Lots 120 through

117 [1016 1:55] from 50 ft by 100 ft lots to 100 ft by 100 ft lots, potentially making the area the 2015 Street of Dreams.

- Mr. Pauly confirmed the size change would make them estate lots, which were larger than the large lots. Estate lots would need to be added to the SAP South Pattern Book.
- Mr. Lange added there were challenges even with the architecture. The Pattern Book could not be amended to anticipate the buildings that might be built in that scenario today, because Street of Dreams homes could be really different and that kind of creativity could be difficult to anticipate. There were many challenges, but the Applicant wanted to preserve the opportunity and see what the Planning Commission thought.
- Additional consideration would be needed; the decision could not be based on the potential that it may or may not happen.
  - Mr. Lange responded that was why it had been flagged today as opposed to in a hearing, where the Commission would have to make a decision. The concept was not necessarily wrapped up in the application; however, the Applicant was preserving flexibility to get there with each one.
  - Mr. Pauly noted in the Villebois process, land uses were defined in the Master Plan on a conceptual level. In subsequent land use applications, the refinement process allowed an adjustment of approximately 10%. The refinements allowed for two aggregate land use categories. The first category consisted of medium and larger lots, and the second consisted of small lots, the condo, Village Center, and row homes. Flexibility existed from estate to medium in that they could be discussed during a subsequent land use application.
- Hearing about it now was appreciated given the public forum and because it gave the Commission a heads up. Again, it was difficult to make a determination now on a “potential”.
- Had or would the Applicant consider increasing lot sizes of the lots preceding the 100 ft by 100 ft Street of Dreams area?
  - Mr. Lange replied that touched on the problem Polygon had in figuring out how to address this; the ripple could prevent them from doing anything. Polygon was very anxious to get this piece done as it was an important part of bringing different things to the marketplace that the Applicant believed would be successful. If Polygon had to wait on the Street of Dreams, they would likely choose to not participate. Therefore, the best the Applicant could do would be to provide the 100 ft by 100 ft lots, but the rest of the pattern needed to be locked in so it could commence.
- Mr. Lange confirmed that if the scale was increased, the interior lots would go from medium lots to large or estate lots, and the lots at end would be extra-large estate lots. This was one reason Polygon believed this would be the right kind of entrance and that portion of the site would be entirely compatible.
- A neighborhood meeting was scheduled for tomorrow night to communicate with the neighbors surrounding the new addition. The Applicant fully expected to engage with the neighboring community. He clarified the Applicant was not asking for a decision today but for a conversation.

Vice Chair Postma understood, but noted the difficult timeline in trying to get the project approved by August, which meant the first time some of the homeowners' concerns or comments would be heard was at the public hearing, when decisions would be made. He believed it was important for the Planning Commission to hear what neighboring residents thought and the Applicant's responses to those comments before making a decision in August.

Comments and questions from the Commission regarding the proposal were addressed by the Applicant and Staff as follows:

- Mr. Lange confirmed the existing fence line on the eastern side of the former Living Enrichment Center property would be retained. He believed the fence was erected from the home construction and assumed it was on their lot so they would not mess with it. The chain link fence along the southwest side of the site had holes in it.
- The trail connection to Graham Oaks was an obvious pathway and the area was pretty flat. The southern access trail was an existing game trail. The trail connections would require Metro's approval. The Applicant assumed the Commission wanted them to make the connections, if possible.
  - The connections would be worthwhile for the neighboring residents.
- Although the property was difficult to utilize, concern was expressed about the property being separate from the Villebois community. There was no way to connect the property to Villebois, given the SROZ and the existing homes.
- Mr. Pauly clarified that the degree of encroachment into the SROZ was considered on a SAP basis. The applications were being grouped so that the SAP amendment, which was essentially the Stage 1 Master Plan, and the SROZ amendments and redefinition of the SROZ boundary based on what Natural Resource Program Manager Kerry Rappold has observed, was one package. The PDP, FDP for the parks and Tentative Plat and Zone changes, were part of another package.
  - While no specific information was available regarding the SROZ encroachment, language specific to the SROZ stated that things may have to change if resources were found. Referencing Figure 1, he noted that in Phase 3 East, a wetland was initially thought to be insignificant, so a road was planned right through it. As part of the refinement and SAP approval, the road section was removed and the wetland was preserved.
  - Impacts upon the SROZ would be addressed in more detail at a later phase. Language in the Master Plan acknowledged there were unknowns about the SROZ now and that changes may have to be made.
- How had the density numbers shown in Figure 1 (Slide 3) with regard to small lots, medium lots and estate lots changed over time? The perception seemed to be that development was becoming denser. It was important for the Commission to know if the density had generally stayed on track with what was envisioned years ago, especially for those who purchased homes in Villebois with the mindset of what was going to look like ten years from now.
  - Mr. Pauly replied he did not have the numbers at the moment. The numbers in the table on Figure 1 included the Future Study Area. There had been a number of iterations, as this was the fourth or fifth Master Plan amendment and previous iterations of the maps had not included the area. The figures from the prior iterations could be used to do a side-by-side comparison to the density numbers in Figure 1, which he would bring to the next meeting to provide the Commission with some context.
  - Mr. Lange stated he had been involved with the Villebois project since 2001. Getting the Master Plan approved laid the foundation for the SAPs, which had now been approved for everything, except the Future Study Area. SAP South and SAP North were on the average of the anticipated densities and SAP East was a little on the higher end of the anticipated density. The Village Core was in the middle or slightly higher and further changes could occur there. So far, there had been little shifts, but the macro density was as it was anticipated.
  - More information would be provided regarding the densities.

Vice Chair Postma:

- Reiterated the Commission's dilemma of hearing public comments for the first time in August and asked how people wanting to speak at tonight's meeting could, although the City had not noticed the meeting as a public hearing.

- Ms. Mangle agreed it would be great to have a general public comment, noting that while not a public hearing, general public comments were welcome.
- Barbara Jacobson, Assistant City Attorney, added it was important for those present to know that this was not a public hearing. Although hearing from those present would be helpful, she noted that they must testify at the actual public hearing if they wanted to be on the record and preserve their legal rights.
- Noted it was informative for the Applicant and to the Commission but was not determinative for the sake of the record and those commenting tonight may need to provide something at a later date.
  - Mr. Pauly stated that in addition to providing things for the legislative record, many of the comments might be related to what the DRB would hear. People in attendance should be aware that their comments might need to be repeated later.
  - Mr. Lange added the Applicant would keep extensive notes from the neighborhood meeting and provide them to Staff early next week. He also provided his email address, [jim@pacific-community.com](mailto:jim@pacific-community.com), and office phone number, (503) 941-9484, so people could contact him directly.
- Thanked Mr. Lange and reiterated he simply wanted a mechanism so the Applicant could get their desired approval within an efficient timeframe.

Ms. Jacobson clarified that although this was a work session, the Commission could open the meeting up to public comment to help the Commission learn more about the project and any concerns. Because it was not a public hearing, no public notice was required. She reiterated that the citizens must understand they were providing comments to help the Commission tonight, but in order to have legal significance, they would need to make their comments again at the public hearing or submit their comments in writing for the public record. Nothing stated tonight would have any legal bearing.

Commissioner Phelps said he wanted to be sure he could use what he heard tonight. He did not want to be precluded from using it if he did not get it in an official record. He confirmed that he could use the information or comments provided by the individuals tonight as he wished.

**Commissioner McGuire moved to open the work session for public comment. Commissioner Levit seconded the motion, which passed unanimously.**

Ms. Jacobson reiterated the public hearing would provide another opportunity for citizens to provide public comment if anyone was not prepared to comment this evening. Written materials were also welcome.

The Commission took a brief recess. The meeting was reconvened at 7:50 p.m.

Vice Chair Postma reiterated that the meeting was not a public hearing and it was incumbent upon those speaking tonight to find a mechanism to make sure whatever they indicated tonight became part of the record via written comments to Staff and/or public comment on August 14, 2013. The Commission was opening it up for comment because it would be constructive to get additional community input.

Buu Huynh, 11968 SW Lausanne St, Wilsonville, OR, stated his house backed up to the green space facing the development. He was concerned about the proposed block of houses in the upper northeast area that appeared to be overlaying some of the green space. There were large trees he could view from his home and he wanted to know which trees could be saved and which would have to be removed.

Andy James, 11976 SW Lausanne, Wilsonville, OR, said his home also abutted the green space. He said was struggling to understand the differences between the working session and public hearing process, and believed it was important to communicate that and how to submit public comments to the neighborhood. He was also struggling to know what an SROZ is, what it means and what the process was for refinement from the Master Plan and SAP. He was also concerned about the houses that impinged on the SROZ and suggested putting a park in the upper northeast area, which might possibly draw things together.

Commissioner Millan arrived at 8:54 p.m.

Vice Chair Postma explained that work sessions were not traditionally opened for public comment, but allowed the Commission to receive and discuss information provided from Staff. The public hearing was scheduled for August 14, 2013, where there would be further presentations by Staff as well as the Applicant, public comment would be received, followed by Commission discussion, and an eventual vote.

- Ms. Mangle stated more information about the application could be found a few weeks before the hearing on the City of Wilsonville's website under Community Development, then Planning Department and then clicking "Projects around the City". All the neighbors would also receive a notification in the mail of the hearing with the time and directions. Those who could not participate could send comments in writing to Staff via email or postal mail. Staff would be glad to assist those with questions or concerns.
- Mr. Pauly added this was different than a typical Villebois process, making it understandably odd and confusing. He requested Mr. James' contact information to provide material that would explain the process, which he also hoped to provide at tomorrow night's neighborhood meeting. He believed a handout explaining the process could be really helpful for the neighbors.
  - He briefly described the process, noting there were two parts. Currently, the Commission was addressing the overall policy, and then another panel of citizens would serve as judges to determine whether or not specific criteria had been met. The Commission, with the recommendation to City Council, would establish the policy that would serve as guiding principles for development in the area. In the coming months, there would be another process where evidence would be provided to a panel of citizens who decide whether the application met the criteria and possibly recommend specific things must happen for the project to meet the criteria.

Mr. James requested timeframes on things such as when the streets would be constructed, the parks would be built, the trees would be selected, etc.

- Mr. Pauly confirmed legislative notice would be sent to all neighborhood property owners within 500 ft from any given point of the project. The quasi-judicial notice for the actual land use hearing would be sent to property owners within 250 ft. The City Council had to approve the Commission's recommendation, so there would be another opportunity for public comment before City Council.
- He explained that SROZ were natural areas, namely wetland areas, areas next to streams with a lot of vegetation, called riparian areas, and upland forests which have a dense forest habitat with many creatures.

Mr. James clarified his question about the SROZ was focused more around the process of definition. He understood the SROZ boundaries laid out right now were only done aerially and that a refinement process would follow.

- Mr. Pauly responded there was a citywide effort years ago to identify where potential resources might exist. When a project was proposed, it provided opportunity to see what was actually on the ground besides what was seen roughly from the air. In this case, Mr. Rappold, who managed the SROZ Program, visited the property numerous times with Mr. Lange, his staff and City Staff to see what was there, what

made sense and what was creating habitat and needed to be preserved versus what did not provide as much benefit to animals.

- A tree removal plan would be one of the applications presented before the panel of citizens in the upcoming DRB process, when specific criteria in the City Code would be reviewed to determine whether a tree could be removed. At that time, the review would involve consideration of each tree. There would be a total of approximately five public hearings before the actual construction drawings for the project were created.

Commissioner McGuire noted the Master Plan amendment being discussed today essentially laid the foundation for the project by determining lots sizes, what the green spaces, trails and streets and major elements would look like. The more refined details, such as trees, would go through the DRB later. She believed this was a critical point because what was decided at the Commission would define everything else.

- Mr. Pauly added that minor changes could be made to what was approved in the Master Plan at the DRB, so that if they realized something should have been done differently, there would not need to be another five public hearings. Certain limits set in the Code restricted how much the project could be changed from the Master Plan.

Janelle Beals, 11964 SW Lausanne St, Wilsonville, OR, said she was glad to see the area being developed and believed there was potential to have wonderful things that would enhance the neighborhood. Like others, her concern regarded the string of lots in the northeast section that abut the existing fence line and impact all the houses on Lausanne St.

- She hoped the development would respect the existing homes and consider how decisions would impact them. Those were some of the larger homes in Villebois and were sold at a premium with significant lot fees added due to the nature of their location and being able to face the green space and trees in the LEC area. When purchasing their lot, it had been explained that while the area had the potential to be developed, those trees would be respected in that development.
- From Lot 4 down to the entrance into the neighborhood from Villebois Dr had a significant band of large, old growth trees, which was a beautiful border for that corner of the neighborhood that she felt enhanced some of the philosophy of Villebois, which was to respect old growth trees and not cut everything down. The number of old growth trees throughout the neighborhood set Villebois apart in many regards.
- The deep and significant band of trees could be seen over the fence where the lots faced driving down Villebois Dr onto Normandy. She struggled to understand how that feature of the neighborhood could be retained in any significant way with the lots in that location, knowing they were on the smaller side and houses could not be built there without significantly removing the vast majority of the trees.
  - She noted comments that the distance between the lot and existing home was about 150 ft, which seemed significant at an angle, however, removing the trees and building houses would significantly change the nature of the existing homes; rather than looking at trees, residents would look onto a series of backyards because the development was quite close. The corner did hit some of the existing lots.
- She hoped that somehow those lots could be redistributed or eliminated to minimize the impact of the new development on the existing development. People did move there with the expectation that those trees would remain. The people on the other side of Normandy also benefited from the shade the trees provided during the late afternoon.
- She noted the T at the end of the road near Lot 4 on Slide 4 and asked if the map reflected all future development or if there was potential for future growth.

Vice Chair Postma suspected that when a road ended with a cut out like that, it provided opportunity for people to turn around or backup. The shape allowed for less hardscape while still providing the turnaround opportunity normally found in a cul-de-sac. He asked Ms. Beals if the existing building in the upper northeast corner of the property could actually be seen.

- Ms. Beals answered she could see a very tiny sliver of the building from her upper floor, but it was mostly masked by the band of trees. Without the trees, the view would be like any other development where houses backed up to one another.

Commissioner Phelps urged the citizens to get comments into the City, the developer, etc. as quickly as possible in order to have the biggest impact on the process. The longer they waited, the less influence they would have because of the practicality of achieving what they might want to accomplish. Getting comments in as early as possible would allow for them to be digested and, if clarification was needed, Mr. Pauly or the developer could contact them. Waiting too long might result in one's recommendation to be abbreviated or not accomplished.

Commissioner McGuire thanked the homeowners for attending tonight's meeting. She agreed it was a good idea to remove the five lots in the upper northeast corner and potentially make the area a park, which might address some of the issues raised by the existing homeowners. She liked the idea of having a shared common space that might connect the new development with the rest of the neighborhood, reiterating that neighborhood commons were found throughout Villebois.

- She asked Polygon to consider, if at all possible, incorporating a couple larger lots into the medium and standard setup because there were so many additional larger lots along Grahams Ferry Rd, so it would be more consistent with the Villebois land use pattern. Looking at Figure 1 and the colors indicating lot sizes, it was apparent that additional variation was necessary to be consistent with the Master Plan.
- In general, she was concerned about the public hearing in August and preferred to have an additional work session, so the Commission could discuss any changes the Applicant might decide to make after tomorrow's meeting with the homeowners. It was difficult to have a homeowner meeting and then go straight into a public hearing. The project was significant, being that it was a future designated area, a large number of houses, as well an amendment to the Master Plan that could not be redone; therefore, she did not want to rush through the process. At a minimum, it warranted two work sessions, the standard public process for public comment, and an opportunity for the Applicant to revise their proposal and talk with the Commission again.

Commissioner Levit agreed about having another work session, if possible, because it was difficult to go from this potential change into a public hearing. Knowing in advance what would be presented was preferable.

Vice Chair Postma agreed public input was useful and important for the Commission when making decisions. He echoed Commissioner Phelps' comments that the earlier citizens engage in the process the more helpful it would be. He did not have a firm opinion on having another work session, but if no second work session was held before the public hearing in August, citizens should be sure to be heard early in the process so both Staff and the Applicant could address their issues at the hearing and hopefully alleviate any new issues coming before the Commission at public hearing.

- He understood the comments made regarding the lots in the upper northeast corner of the development, but noted for the record that there was already an older building there, so they would be going from one building to potentially other buildings, not that the area was better for homes or for a park. Having that context was important and, to his recollection, the building was visible from the road and some homes.
- He asked if the Applicant wanted to address any questions of comments that were made.



Mr. Lange displayed an aerial photograph and clarified where the road came in as well as the existing building and parking lot locations. He noted he and his team came to the work session to engage and listen and would review their notes to see what could be done. The Applicant wanted to be open but there were also things that Polygon needed to accomplish. The challenge was always to mesh everyone's goals together. Although not necessary or required, this work session and the upcoming neighborhood meeting were something the Applicant desired to do. They were having a dialogue to gain feedback and do their best to address it.

Commissioner Phelps complimented Mr. Lange on the Applicant's attempt to engage and listen to the homeowners, which reiterated his suggestion of the citizens giving their feedback earlier in order for the Applicant to have an opportunity to meet their concern.

Commissioner McGuire inquired about the process for requesting another work session.

- Ms. Mangle answered the Planning Commission could make the request and Planning Director Chris Neamtzu would make the call. As a legislative application that was coming in, it was a bit more complicated. It did not include a statutory timeframe they needed to fulfill. She recommended a motion be made regarding the request and then Mr. Neamtzu would take it from there.

Vice Chair Postma asked Mr. Lange's opinion as to whether holding another work session was workable.

- Mr. Lange replied he would have to talk with his client, but he could get back to Staff, possibly tomorrow.
- Ms. Mangle noted public hearings could be continued, so a decision did not always have to be on the same night.

Mr. Lange said the Applicant had discovered through this and other projects that after receiving input from a neighborhood meeting, some things could be resolved and some things could not due to differences of opinion or approach and someone needed to make a call. Following the neighborhood meeting and tonight's meeting, the Applicant would sift through their notes and decide if they were on a good path or had strayed somehow, and what could be done about it, which would lead to the next step. Sometimes, the only option was to take the hard vote. He hoped the Applicant had demonstrated a pattern of being flexible when possible and being clear where no flexibility existed and addressed the issue openly.

Vice Chair Postma encouraged the Applicant to talk with Staff after tomorrow's neighborhood meeting about whether there should be a public hearing or a work session in August.

- Mr. Lange responded they strived not to have surprises and the only way to do so was to communicate.

## **VII. OTHER BUSINESS**

### **A. 2013 Planning Commission Work Program**

Katie Mangle, Manager of Long Range Planning reviewed the work program, noting the joint work session with Council on Monday, July 15, 2013 at 5:00 pm. Dinner would be served at 4:30 pm. The Housing Needs Analysis and Climate Smart Communities would be discussed. In August, a more in-depth work session on the Housing Needs Analysis would be held regarding the Capacity Analysis. The Tax Increment Financing (TIF) Zones and Urban Renewal Plan would also be discussed, as well as the Villebois Master Plan whether in work session or the regular session. Staff would keep the Commission updated.

**B. Commissioners' Comments**

Commissioner Phelps requested the information from the Villebois community meeting as soon as it could be made available. He did not want to make a decision at the public hearing based on information provided in a meeting packet the week before.

Vice Chair Postma believed the entire Commission felt the same.

**VIII. ADJOURNMENT**

Vice Chair Postma adjourned the regular meeting of the Wilsonville Planning Commission at 8:28 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for  
Linda Straessle, Planning Administrative Assistant



City of Wilsonville

## **PLANNING COMMISSION MEETING**

**WEDNESDAY, AUGUST 14, 2013**

**6:00 PM**

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### **VI. WORK SESSIONS**

- A. Goal 10 Housing Needs Analysis (Mangle)

**PLANNING COMMISSION  
 STAFF REPORT**

<b>Meeting Date: August 14, 2013</b>	<b>Subject: Statewide Planning Goal 10 Housing Needs Analysis Project</b>  <b>Staff Member: Katie Mangle</b> <b>Department: Planning</b>
<b>Action Required</b> <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Commission Direction <input type="checkbox"/> Consent Agenda	<b>Advisory Board/Commission Recommendation</b> <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b>

<b>Staff Recommendation:</b> None. This is a briefing for information and discussion only.
<b>Recommended Language for Motion:</b> N/A

<b>PROJECT / ISSUE RELATES TO:</b>		
<input checked="" type="checkbox"/> Council Goals/Priorities 5 - Thoughtful Land Use	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

**ISSUE BEFORE THE COMMISSION:**

The City of Wilsonville is preparing a Housing Needs Analysis to meet Periodic Review requirements and to inform planning for the Frog Pond and Advance Road areas. This meeting will focus on a discussion of the capacity of Wilsonville’s buildable residential lands for development of housing over the next 20 years.

**EXECUTIVE SUMMARY:**

The purpose of the housing needs analysis is to develop a technical report that forecasts Wilsonville's housing needs over the next 20 years. Based on this technical analysis, Wilsonville will develop policies and strategies to ensure that the City provides an opportunity for development of needed housing consistent with the City's values.

The project will result in three products. The components of the first product are outlined below, including the schedule for Planning Commission discussion of each topic:

<b>1. Housing Needs Analysis</b>	
• Analyze population and demographic trends	April 2013
• Prepare an inventory of buildable residential land	April 2013
• Analyze the City's current housing stock and historic development trends	June 2013
• Review Code for compliance with federal, state, and regional requirements	June 2013
• Project the need for new housing units in Wilsonville over the next 20 years, implications	<b>August 2013</b>
• Evaluate the sufficiency of land within the city to accommodate projected growth	<b>August 2013</b>
<b>2. Housing Strategy</b> – identify strategies for meeting housing needs over the next 20 years	September 2013
<b>3. Housing Needs Analysis Report and Implementing Ordinances</b>	November 2013

### **Housing Capacity Analysis**

See Attachment A for a memorandum from ECONorthwest regarding the capacity of Wilsonville's buildable residential land for development of housing units over the next 20 years. Note that the analysis presents a range or capacity, not a fixed number. This is in recognition of the flexibility that is built into Wilsonville's land development system. Also note that the analysis includes several assumptions regarding the density of development in un-planned areas, such as Frog Pond. Staff seeks Planning Commission feedback on these assumptions.

### **Final Buildable Lands Inventory**

In June, staff presented to the Commission the final Residential Buildable Lands Inventory (RBLI) map and memo. As ECONorthwest worked closely with this data, staff discovered errors in the summary table (not in the inventory itself) on the front page of the memo, dated May 27, 2013. The error led to a 0.6 acre discrepancy, which has been corrected in the revised memo, dated July 17, 2013. The revised memo reports the same data as is included in Table 1 in Attachment A, and is available on the project website: <http://www.ci.wilsonville.or.us/goal10housing>. Only the table on the first page of the memo has been modified.

### **TIMELINE:**

The project schedule is designed to provide the City with information needed for concept planning of the Frog Pond area (anticipating receipt of a Metro grant to do this work).

### **ATTACHMENTS**

A. Wilsonville Residential Housing Capacity Memorandum, ECONorthwest, July 31, 2013

**DATE:** August 6, 2013  
**TO:** Wilsonville Planning Commission  
**CC:** Katie Mangle and Chris Neamtzu  
**FROM:** Beth Goodman and Bob Parker  
**SUBJECT:** WILSONVILLE RESIDENTIAL HOUSING CAPACITY

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The City of Wilsonville is conducting a housing needs analysis (HNA), which is a task in the City's Periodic Review work program. A key part of the HNA is determining the amount of housing that can be accommodated on land identified as developable in the City's residential buildable lands inventory. This memorandum presents low and high estimates of Wilsonville's capacity to accommodate new housings. This memorandum is organized as follows:

- **Summary of housing capacity estimates** summarizes the estimate of housing capacity on suitable residential land in Wilsonville.
- **Methods** describes the methods ECONorthwest ("ECO") used for the analysis.
- **Detailed housing capacity estimates** presents ECO's analysis of the ability of vacant, buildable residential land in Wilsonville to accommodate new housing, including key assumptions about residential land capacity.

## **SUMMARY OF HOUSING CAPACITY ESTIMATES**

In determining a range of capacity for Wilsonville's buildable residential land, we considered two scenarios: (1) a low capacity scenario and (2) a high capacity scenario. The scenarios are based on existing policies (where available) and use the following information and assumptions:

- **Suitable buildable land** by Comprehensive Plan Designation summarized in Table 2, based on analysis by City of Wilsonville staff.
- **Planned density** for Residential land shown in Table 3. For Residential land within Wilsonville's city limits, the density assumptions are based on assigned densities in the Comprehensive Plan.
- **Potential density** for residential development on the Residential land in the Area of Special Concern L (a.k.a. Frog Pond), which is located within the Metro urban growth boundary but not within Wilsonville's city limits.
- **Planned density** for the Village designation. The adopted Villebois Master Plan describes the amount and type of housing yet to be built in Villebois, summarized in Table 5.
- **Commercial land** residential capacity, shown in Table 6, based on analysis of low and high residential development capacity on commercial land developed by City of Wilsonville staff.

Based on the analysis in the following sections, Table 1 shows that Wilsonville’s suitable buildable residential land base (shown in Table 2) has capacity to accommodate between 3,390 and 4,229 new dwelling units.

- The **low** capacity scenario results in an overall density of 7.1 dwelling units per gross acre or 8.4 dwelling units per net acre.
- The **high** capacity scenario results in an overall density of 8.9 dwelling units per gross acre or 10.5 dwelling units per net acre.
- Both scenarios exceed the State requirement (OAR 660-007-0035(2)) to “provide for an overall density of eight or more dwelling units per net buildable acre.” The low capacity scenario results in an average density of 8.4 dwelling units per net acre and the high capacity scenario results in an average density of 10.5 dwelling units per net acre.
- Both scenarios result in an average density lower than the 12.4 dwelling units per net acre of residential development constructed in Wilsonville over the 2000 to 2012 period.
- Both scenarios show that Wilsonville’s land base, including Frog Pond, has capacity to accommodate Metro’s forecast of demand for 2,769 new dwelling units in Wilsonville over the 2014 to 2034 period.

**Table 1. Summary of housing capacity on suitable buildable land, Wilsonville**

Comprehensive Plan Designation	Low Capacity (dwelling units)	High Capacity (dwelling units)	Average Development Densities (dwelling units per gross acre (du/ga))		
			Suitable Buildable Land (gross acres)	Low Capacity (du/ga)	High Capacity (du/ga)
Residential	701	942	102	6.9	9.3
Concern L (Frog Pond)**	738	1,256	148	5.0	8.5
Villebois	1,736	1,736	206	8.4	8.4
Commercial	215	295	22	9.9	13.6
<b>Total</b>	<b>3,390</b>	<b>4,229</b>	<b>477</b>	<b>7.1</b>	<b>8.9</b>

Source ECONorthwest

\*\*Note: Frog Pond is located within the Metro UGB but outside of Wilsonville’s city limits.

The assumptions about density and development capacity described in the following sections have implications for the types of housing likely to be built in Wilsonville. Table 7 presents an estimate of the mix of housing (single-family detached housing compared to single-family attached and multifamily housing) that is likely to be developed on Wilsonville’s suitable buildable residential land, given the assumptions used in this analysis.

Both the low and high capacity scenarios (summarized in Table 1) result in a housing mix of 48% single-family detached and 52% single-family attached and multifamily for new construction, city-wide. The remainder of this memorandum describes the methods and assumptions used to estimate housing capacity on Wilsonville’s buildable residential land.



## METHODS

This analysis estimates the number of new dwelling units that can be accommodated on Wilsonville's residential land supply. This analysis, called a "capacity analysis,"<sup>1</sup> can be used to evaluate different ways that vacant residential land may build out by applying different assumptions.

In short, land capacity is a function of buildable land, housing mix, and density. The basic form of any method to estimate capacity requires (1) an estimate of *buildable* land (e.g., land that is developable minus constraints such as Wilsonville's Significant Resource Overlay Zone (SROZ)), and (2) assumptions about density. The arithmetic is straightforward:

$$\text{Buildable Land (ac)} * \text{Density (du/ac)} = \text{Capacity (in dwelling units)}$$

For example:

$$100 \text{ acres} * 8 \text{ du/ac} = 800 \text{ dwelling units of capacity}$$

The example is a simplification of the method, which skips some of the nuances that can be incorporated into an analysis of capacity (e.g., different densities and housing mixes in different Comprehensive Plan Designations). The following sections describe ECO's approaches to estimating capacity.

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<sup>1</sup> In this memorandum, the term "capacity analysis" is used as shorthand for estimating how many new dwelling units the vacant residential land in the UGB is likely to accommodate.

## DETAILED HOUSING CAPACITY ESTIMATES

This section presents information about: (1) Wilsonville’s buildable suitable residential land base; (2) assumptions for densities on Residential land; and (3) housing capacity estimates for Residential land within the city limits, Residential land in Frog Pond, Villebois, and Commercial land.

### Residential land base

The first step in the capacity analysis is to establish the base of buildable residential land.<sup>2</sup> The City of Wilsonville’s residential buildable lands inventory identified about 479 gross acres of developable residential land in Wilsonville in 2013. The inventory identified 251 gross acres of vacant buildable land and 228 gross acres of land that is partially vacant or likely to redevelop.

Table 2 shows details of the Wilsonville residential land inventory. A full description of the City’s methodology for the buildable lands inventory is described the memorandum to the Wilsonville Planning Commission, *Goal 10 Housing Project: Residential Buildable Lands Inventory*, May 27, 2013.<sup>3</sup> In short, the City identified buildable residential land using the following methods:

- **Vacant land.** The City identified land that is fully vacant using information in Metro’s RLIS GIS database and refining the results through comparison with current aerial photography, field checks, and local records. Staff identified and removed unbuildable land (e.g., publicly owned land or land in the Significant Resource Overlay Zone) from the inventory of vacant land.
- **Partially vacant land or land likely to redevelop.** The City identified land as partially vacant or likely to redevelop over the next twenty years based on improvement value, land value, and site size. Staff identified and removed unbuildable land from the inventory of partially vacant or likely to redevelop land.
  - **Partially vacant land** is land with one (or possibly two) dwelling units on a parcel that could be divided and accommodate additional dwellings. For example, a two acre parcel within the Wilsonville city limits could reasonably be expected to be partitioned to be able to accommodate new residential development. The existing dwelling on a partially vacant parcel may remain in place, with new dwellings built around it, or may be demolished and replaced with all new development.

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<sup>2</sup> OAR 660-007 defines buildable land as follows: “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses.

<sup>3</sup> The methodology memorandum is available on the city website:  
<http://www.ci.wilsonville.or.us/Modules/ShowDocument.aspx?documentid=11734>

The final buildable lands map is also available on the city website:  
<http://www.ci.wilsonville.or.us/Modules/ShowDocument.aspx?documentid=11948>

- **Land that is likely to redevelop** is land with existing development that is relatively likely to redevelop over the 20-year planning period. Redevelopment will result in demolition of existing structures and development of new structures.

Estimating the amount of suitable buildable land in Wilsonville requires accounting for land in partially vacant parcels where the existing dwelling is likely to be preserved. This area is included in Table 2 in the column headed “Partially Vacant Land not Available for Future Development”, which shows Wilsonville has 2.7 gross acres of partially vacant parcels (in 24 parcels) where the existing dwelling is likely to be preserved.

Table 2 shows Wilsonville has 477 suitable buildable gross acres.

**Table 2. Suitable residential land, Wilsonville, gross acres, 2013**

Comprehensive Plan Designation	Amount of land in the Buildable Lands Inventory			Partially Vacant Land not Available for Future Development	Total Suitable Buildable Land
	Vacant	Partially Vacant or Likely to Redevelop	Total Vacant and Partially Vacant or Likely to Redevelop		
<b>Residential</b>	<b>66.1</b>	<b>36.6</b>	<b>102.7</b>	<b>1.0</b>	<b>101.7</b>
0-1 du/ac	0.0	2.2	2.2		2.2
2-3 du/ac	0.3	4.3	4.6	0.67	3.9
4-5 du/ac	3.4	13.4	16.8	0.29	16.5
6-7 du/ac	12.2	8.1	20.3		20.3
6-7/10-12 du/ac*	20.5	0.0	20.5		20.5
10-12 du/ac	29.6	8.6	38.2	0.08	38.1
16-20 du/ac	0.1	0.0	0.1		0.1
<b>Residential, Area of Special Concern L (Frog Pond)**</b>	<b>23.0</b>	<b>126.4</b>	<b>149.4</b>	<b>1.63</b>	<b>147.8</b>
<b>Village</b>	<b>143.4</b>	<b>62.8</b>	<b>206.2</b>		<b>206.2</b>
<b>Commercial</b>	<b>16.9</b>	<b>4.8</b>	<b>21.7</b>		<b>21.7</b>
PDC-TC	13.2		13.2		13.2
PDC	3.7	4.8	8.5		8.5
<b>Total</b>	<b>249.4</b>	<b>230.6</b>	<b>480.0</b>	<b>2.7</b>	<b>477.3</b>

Source: Buildable Land Inventory by the City of Wilsonville; Estimate of Partially Vacant Land not Available for Future Development by ECONorthwest

\*Note: The 6-7/10-12 du/ac Designation is one split-zoned property.

\*\*Note: Frog Pond is located within the Metro UGB but outside of Wilsonville's city limits.

## Density Assumptions

Estimating the capacity of vacant residential land to accommodate new dwelling units requires assumptions about the number of units allowed per acre, or density. Table 3 presents a range of density assumptions (from low to high) by Comprehensive Plan Designation for Residential land.<sup>4 5</sup> This section does not present assumptions about capacity in the Village designation because the Villebois Master Plan describes the number of units planned for Villebois.

- **Residential Designations within the city limits.** The density assumptions for the Residential Designations are based on the low and high density allowed in the designation. For example, in the 4-5 du/ac designation, we assume a low density of 4.0 dwelling units per gross acre and a high of 5.0 dwelling units per gross acre.
- **Frog Pond.**<sup>6</sup> Frog Pond is unincorporated, not yet master planned, and does not have a set density range. Table 3 presents a range of housing density that illustrates Frog Pond's potential capacity.

The low estimate assumes that Frog Pond will have a minimum of 5.0 dwelling units per gross acre (about 6.0 dwelling units per net<sup>7</sup> acre). The low density estimates that Frog Pond will be developed predominantly with single-family detached housing, with lot sizes averaging about 7,250 square feet.

The high estimate assumes that Frog Pond will have a minimum of 8.5 dwelling units per gross acre (about 10.5 dwelling units per net acre). The high density estimate assumes that Frog Pond will be developed with a mix of housing types but predominantly single-family detached and attached housing, with lot sizes averaging about 4,150 square feet.

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<sup>4</sup> OAR 660-024-0010(6) defines Net Buildable Acres as follows: "Net Buildable Acre" consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.

<sup>5</sup> Though the text of the Comprehensive Plan does not specify whether the assigned densities are per gross or net acre, to the best knowledge of Planning staff and the City Attorney, it has always been interpreted by the City as being "gross". The 1971 General Plan specifically described density as number of units per gross acre, but the Comprehensive Plans since have not been clear. From 1980 through 1999, the Development Code included a policy about how to calculate the density of PDR sites, and this policy describes inclusion of streets, open space, dedications, etc., which amounts to "gross acreage". In 1997, when the City first submitted to Metro its planned capacity for housing, the estimates were derived from the Comprehensive Plan density designations, and described as being per gross acre. That 1997 capacity estimate set Wilsonville's long-term capacity for housing development with respect to regional requirements. All PDR applications since 2000 that staff has reviewed interpret the Comprehensive Plan density ranges as being per gross acre.

<sup>6</sup> Throughout this memorandum, we refer to land in the Residential Area of Special Concern L as Frog Pond. This area is within the Metro UGB but outside of Wilsonville's city limits.

<sup>7</sup> Throughout this memorandum, we use a net-to-gross conversion of 18.5% to account for land needed for rights-of-way. This assumption is based on Metro's *Urban Growth Report 2009-2030 Employment and Residential* (January 2010), which assumes that 18.5% of land will be set aside for future streets on tax lots larger than one acre.

The density assumptions in Table 3 are based, in part, on feedback from the Planning Commission and City Council about desire for more opportunities to develop a range of single-family housing types. Examples of housing that could be built in the density ranges described in Table 3 for Frog Pond are: (1) single-family detached housing on a comparatively large lot (e.g., 8,000 to 7,000 square foot lot), (2) single-family detached on lot sizes that are similar to recent single-family development (e.g., 3,500 to 4,000 square foot lots), (3) single-family attached housing, which typically has densities that are comparable to multifamily housing, and (4) multifamily housing.

The density assumptions for Frog Pond are also based on consideration of the results of the capacity analysis and Wilsonville’s ability to comply with requirements of OAR 660-007. The conclusion of this memorandum (in Table 7) is that, under the densities and assumptions in the capacity analysis, Wilsonville is able to comply with requirements of OAR 660-007 “to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing” (without justifying an alternative housing mix) and “provide for an overall density of eight or more dwelling units per net buildable acre.”

The density estimates for Frog Pond may change as a result of direction from decisionmakers on this project or as Wilsonville prepares a master plan for Frog Pond.

**Table 3. Density assumptions**

Comprehensive Plan Designation	Density Assumptions (gross acres)	
	Low	High
<b>Residential within the city limits</b>		
0-1 du/ac	1.0	1.0
2-3 du/ac	2.0	3.0
4-5 du/ac	4.0	5.0
6-7 du/ac	6.0	7.0
6-7/10-12 du/ac	6.0	12.0
10-12 du/ac	10.0	12.0
16-20 du/ac	16.0	20.0
<b>Frog Pond</b>	<b>5.0</b>	<b>8.5</b>

Source: Wilsonville Comprehensive Plan and ECONorthwest  
 Note: Frog Pond refers to the Residential Area of Special Concern L.

## Housing capacity estimates

Table 4 shows the results of the estimate of housing capacity potential on land designated Residential and in Frog Pond.

- **Residential Designations within the city limits.** Collectively, the land currently within the city limits that is designated as Residential has capacity for between 701 to 942 dwelling units, at the adopted densities.
- **Frog Pond.** The Frog Pond area can accommodate between 738 and 1,256 new dwelling units, assuming densities from 5.0 to 8.5 dwelling units per gross acre.

**Table 4. Estimate of capacity in the Residential Plan Designation, new dwelling units, Wilsonville**

Comprehensive Plan Designation	Suitable Buildable Land (gross acres)	Capacity (dwelling units)	
		Low	High
Residential within the city limits	<b>101.7</b>	<b>701</b>	<b>942</b>
0-1 du/ac	2.2	2	2
2-3 du/ac	3.9	7	11
4-5 du/ac	16.5	66	82
6-7 du/ac	20.3	121	142
6-7/10-12 du/ac	20.5	123	246
10-12 du/ac	38.1	381	457
16-20 du/ac	0.1	1	2
<b>Frog Pond</b>	<b>147.8</b>	<b>738</b>	<b>1,256</b>

Source ECONorthwest

Note: Frog Pond refers to the Residential Area of Special Concern L.

The 2003 Villebois Master Plan calls for a minimum of 2,300 dwelling units in Villebois. The most recent refinement to the Villebois Master Plan (adopted in July 2013) results in addition of 232 additional dwelling units.<sup>8</sup> The Villebois Master Plan included an area labeled “Future Study Area”, with the assumption that housing units would be planned at a later date. Based on recent proposals to develop this area, it is assumed that this area has capacity for about 113 single-family detached units.

Table 5 shows that Villebois has total capacity for 2,645 dwelling units,<sup>9</sup> based on the refinements to the Master Plan. As of the end of 2012, the City had approved building permits for development of 909 dwelling units in Villebois. The Villebois master plan allows for an additional 1,743 new units in Villebois. The planned capacity for new units is 656 single-family detached units and 1,080 multifamily and single-family attached units.

**Table 5. Villebois capacity**

	Units
<b>Units planned</b>	<b>2,645</b>
<b>Units permitted through 2012</b>	<b>909</b>
<b>Single-family detached</b>	<b>470</b>
<b>Multifamily</b>	<b>439</b>
<b>Units left to build</b>	<b>1,736</b>
<b>Single-family detached</b>	<b>656</b>
<b>Multifamily</b>	<b>1,080</b>

Source: Villebois Master Plan; Wilsonville building permit database; analysis by ECONorthwest

Note: Multifamily includes single-family attached

<sup>8</sup> Planning Case File DB13-0021 includes this finding in “Subsection 4.125 (.18) J. 1. a. v. SAP Refinements: Density”.

<sup>9</sup> The capacity for dwelling units in Villebois is as follows: 2,300 dwelling units described in the unmodified Master Plan, plus the refinements to the Master Plan to add 232 more units, and plus the in-progress refinement to the Master Plan to add 113 units. That results in 2,645 dwelling units.

Table 6 shows that Wilsonville has about 22 acres of land zoned for commercial use that the City has identified as having capacity for residential development. About 13 acres of this land is in Town Center and the remaining land is zoned PDC.

- **Town Center (PDC-TC).** City staff estimated the capacity in the Town Center designation ranges from 200 to 270 dwelling units based on assumptions about the type of development expected to locate in Town Center.
- **PDC.** City staff estimated the capacity in the Commercial designation ranges from 15 to 25 dwelling units.

**Table 6. Capacity on commercial land**

Comprehensive Plan Designation	Suitable Buildable Land (gross acres)	Capacity (dwelling units)	
		Low	High
<b>Commercial</b>	<b>21.7</b>	<b>215</b>	<b>295</b>
PDC-TC	13.2	200	270
PDC	8.5	15	25

Source City of Wilsonville staff

### Estimate of housing mix based on capacity analysis

The planned density assumptions for Residential Designations presented in Table 3 and the capacity estimates for housing in Villebois (Table 5) and Commercial (Table 6) have implications for the types of housing likely to be built in Wilsonville. This section describes the probable housing mix likely to be developed in Wilsonville as a result of the City’s existing residential development policies and the assumptions of future densities in Frog Pond.

Table 7 shows an estimate of the mix of housing (single-family detached housing compared to single-family attached and multifamily housing) on Wilsonville’s suitable buildable residential land. We estimated the type of housing in each area based on the following assumptions:

- **Residential.** Table 3 shows the low and high density assumptions in each Residential Designation, based on the densities allowed in the Comprehensive Plan. The analysis in Table 7 makes the following assumptions about housing mix for both the low and high capacity scenarios:
  - In Comprehensive Plan Designations with a density of 7 dwelling units per acre or lower, all new housing is assumed to be single-family detached housing.
  - In the 6-7/10-12 dwelling unit per acre Comprehensive Plan Designation, 55% of dwelling units are assumed to be single-family detached housing and 45% are assumed to be single-family attached and multifamily housing.
  - In the 10-12 dwelling unit per acre Comprehensive Plan Designation, 10% of dwelling units are assumed to be single-family detached housing and 90% are assumed to be single-family attached and multifamily housing.
  - In the 16-20 dwelling unit per acre Comprehensive Plan Designation, all new housing is assumed to be single-family attached and multifamily housing.



- **Frog Pond.** Table 7 assumes a different housing mix based on the different average density assumptions in the low and high capacity scenarios.
  - In the low capacity scenario, Table 3 assumes an average density of 5.0 dwelling units per gross acre. Table 7 assumes that 90% of housing will be single-family detached and 10% will be single-family attached.
  - In the high capacity scenario, Table 3 assumes an average density of 8.5 dwelling units per gross acre. Table 7 assumes that 75% of housing will be single-family detached and 25% will be single-family attached.
- **Villebois.** Table 7 uses the housing mix shown in Table 5.
- **Commercial.** Table 7 assumes that all housing on Commercial land will be single-family attached or multifamily because housing is only allowed in Commercial as part of a mixed-use development.

Both the low and high capacity scenarios in Table 7 result in a housing mix of 48% single-family detached and 52% single-family attached and multifamily for new construction, city-wide. Both scenarios exceed the State requirement (OAR 660-007-0030(1)) to “to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances.”

**Table 7. Estimated housing mix on Wilsonville’s buildable residential land based on existing development densities**

Comprehensive Plan Designation	Low Capacity (dwelling units)		High Capacity (dwelling units)	
	Single-family detached	Single-family attached and multifamily	Single-family detached	Single-family attached and multifamily
Residential	302	399	418	524
Residential, Area of Special Concern L (Frog Pond)**	664	74	942	314
Villebois	656	1,080	656	1,080
Commercial	0	215	0	295
<b>Total Units</b>	<b>1,622</b>	<b>1,768</b>	<b>2,016</b>	<b>2,213</b>
<b>Percent of Total</b>	<b>48%</b>	<b>52%</b>	<b>48%</b>	<b>52%</b>

Source ECONorthwest

\*\*Note: Frog Pond is located within the Metro UGB but outside of Wilsonville’s city limits.

As Wilsonville’s decisionmakers discuss the results of the capacity analysis, a key point of discussion may be the assumptions used in this analysis about density (and the implications for housing mix) in Frog Pond. Wilsonville’s decisionmakers have opportunities to plan for a different housing density than described in this memorandum for Frog Pond.



City of Wilsonville

## **PLANNING COMMISSION MEETING**

**WEDNESDAY, AUGUST 14, 2013**

**6:00 PM**

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### **VI. WORK SESSIONS**

- B. 5-Parcel TIF Zone (Retherford)

**PLANNING COMMISSION MEETING  
STAFF REPORT**

<p><b>Meeting Date:</b>  August 14, 2013</p>	<p><b>Subject:</b> Wilsonville Planning Commission recommendation to the City Council that five proposed Tax Increment Finance Zone (TIF Zone) Urban Renewal Areas are in conformance with the Wilsonville Comprehensive Plan (Planning Commission Public Hearing scheduled for September 11, 2013).</p> <p><b>Staff Member:</b> Kristin Retherford, Economic Development Manager</p> <p><b>Department:</b> Community Development</p>	
<p><b>Action Required</b></p> <p><input type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1<sup>st</sup> Reading Date:</p> <p><input type="checkbox"/> Ordinance 2<sup>nd</sup> Reading Date:</p> <p><input type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information or Direction</p> <p><input checked="" type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Council Direction</p> <p><input type="checkbox"/> Consent Agenda</p>	<p><b>Advisory Board/Commission Recommendation</b></p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><b>Comments:</b> On March 12, 2013 the citizens of Wilsonville voted in support of creating Tax Increment Finance Zones.</p>	
<p><b>Staff Recommendation:</b> Staff recommends that the Planning Commission consider and review the five proposed TIF Zones for conformance with the City of Wilsonville’s Comprehensive Plan.</p>		
<p><b>Recommended Language for Motion:</b> N/A</p>		
<p><b>PROJECT / ISSUE RELATES TO:</b></p>		
<p><input checked="" type="checkbox"/> Council Goal: Economic Development</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

## **ISSUE BEFORE THE PLANNING COMMISSION:**

The Wilsonville Planning Commission is being asked to review the five proposed Tax Increment Finance Zone (TIF Zone) Urban Renewal Area Plans (the “Plans”) and make a recommendation to the City Council following a public hearing to be held on September 11, 2013 regarding the Council’s consideration and adoption of the proposed Plans. The focus of the Planning Commission’s review is the conformance of the Plans with the Wilsonville Comprehensive Plan. While this recommendation to City Council does not require a public hearing as the Planning Commission is not being asked to approve the action, staff is requesting a public hearing be held prior to issuance of a recommendation to allow additional opportunity for public input

## **EXECUTIVE SUMMARY:**

On April 15, 2013 the Urban Renewal Agency approved URA Resolution 230 recommending that City Council create multiple single-property urban renewal districts to be called Tax Increment Finance Zones (TIF Zones) and authorizing staff to begin work necessary to create the TIF Zones. On March 12, 2013 the citizens of Wilsonville voted in favor of creating Tax Increment Financing Zones to incentivize capital investment and job creation by manufacturers. This election was the result of nearly a year of public process that began with the creation of an Economic Development Advisory Committee in the spring of 2012, the City Council adoption of an Economic Development Strategy in August of 2012, and the convening of an Economic Development Task Force in November 2012 to further examine the issues of business incentives and attributes.

Staff and consultants have developed draft Plans and Reports, attached hereto as Exhibits 1-5, for five separate TIF Zones consisting of the following properties:

1. 26755 SW 95<sup>th</sup> Avenue, Wilsonville
2. 9805 SW Boeckman Road, Wilsonville
3. 25600 SW Parkway Center Drive, Wilsonville
4. 27255 SW 95<sup>th</sup> Avenue, Wilsonville
5. 29899 SW Boones Ferry Road, Wilsonville

A sixth property may be added for consideration prior to the September 11, 2013 meeting.

## **URBAN RENEWAL DISTRICT CREATION PROCESS:**

State law includes a number of limitations and restrictions on the use of urban renewal.

1. No more than 25% of a city’s land or 25% of its assessed valuation can be in urban renewal areas at any given time.
  - The City is currently under both the acreage and assessed value limitations for urban renewal areas. However, acreage is approaching the upper limit. In conjunction with

creating these new TIF Zones, the City is also developing an Urban Renewal Strategic Plan to make recommendations regarding existing districts and possible future districts. As an intermediary step, staff will be moving forward with a Minor Amendment to the City's Year 2000 Urban Renewal Plan (East Side Plan) to remove two parcels that contain significant acreage and which do not provide tax increment. These properties are Wilsonville High School located at 6700 SW Wilsonville Road, which is 60.52 acres, and Murase Plaza located at 7910 SW Wilsonville Road, which is 20.7 acres. Staff will bring this Minor Amendment to the Urban Renewal Agency and the City Council in September of 2013.

2. Preparation of an urban renewal plan and report with opportunities for citizen involvement.
  - The City undertook a year-long process that involved an Economic Development Advisory Committee, focus groups, interviews, and Economic Development Summit, an Economic Development Task Force focused on the issue of incentives, and an Advisory Vote held on March 12, 2013 where voters approved the creation of TIF Zones.
  - Staff has retained Elaine Howard who has partnered with ECONorthwest to prepare five draft Urban Renewal Plans and Reports for the five proposed TIF Zones. The opportunity for public input includes a Planning Commission public hearing, and open house, and a City Council public hearing.
  - The Urban Renewal plans and reports will meet the criteria established by the Economic Development Task Force and approved by voters in March of 2013. They will also meet statutory requirements concerning termination and amendment.
3. The Urban Renewal Agency must review the proposed Plans and accompanying Reports and recommend that they be forwarded to the City Council for adoption.
  - The Urban Renewal Agency meeting is set for September 5, 2013.
4. The Planning Commission must review the proposed Plans and accompanying Reports and recommend that they be forwarded to the City Council for adoption.
  - Staff will seek a recommendation from the Planning Commission for Council creation of the TIF Zones at a public hearing before the Planning Commission on September 11, 2013.
5. Notice to all citizens of Wilsonville of a hearing before the City Council.
  - Notice will be provided by mail to all mailing addresses within the 97070 ZIP code

and all postal patrons within the municipality per statutory notification requirements prior to the October 21, 2013 public hearing before the City Council.

6. The City must notice and confer with other taxing jurisdictions to assure that their interests have been communicated and considered.
  - Meetings will be scheduled with the Clackamas County Board of Commissioners, the Washington County Board of Commissioners, the Tualatin Valley Fire and Rescue Board of Directors and the West Linn-Wilsonville School Board prior to the October 21, 2013 public hearing before the City Council.
  - Copies of the proposed Plans and the Reports will be forwarded to the governing body of each taxing district in August of 2013.
7. There will be a public hearing before the City Council prior to their adoption of the proposed Plans and accompanying Reports by a non-emergency ordinance.
  - The hearing by City Council is scheduled for October 21, 2013.
  - The date set for a City Council vote on the ordinance is November 4, 2013.
  - The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Wilsonville voters if a sufficient number of signatures are obtained on a referral petition.

## **ROLE OF THE PLANNING COMMISSION:**

ORS 457.085(4), the Oregon Revised Statute which governs the requirement for Planning Commission review, is not specific about the role of the Planning Commission in review of an urban renewal plan. ORS 457.085(4) states: “An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095.”

The general understanding is that the Planning Commission reviews a proposed urban renewal plan for conformance with the comprehensive plan. This staff report identifies the comprehensive plan sections as they relate to the proposed Plans and has summarized the basic findings of fact. The staff report also references the pertinent sections of the Wilsonville Code: Planning and Development and the Wilsonville Transportation Systems Plan.

### **I. Summary of the Plans and Conformance with the Wilsonville Comprehensive Plan**

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Wilsonville Code: Planning and Development. This Section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies.

Each of the proposed Plans have a Comprehensive Plan designation of Industrial use and a Development Code designation of PDI (Planned Development – Industrial). The numbering of the goals and policies will reflect the numbering which occurs in the original document. The wording in these sections, in bold text, comes directly from the respective documents so it cannot be changed. The wording in *italicized text* is text that has **not** been taken directly from an original planning document, but is how the urban renewal plan relates to the original document.

While each plan consists of a separate property, the issues relating to conformance with the Comprehensive Plan are consistent among all five proposed urban renewal areas (the "Areas"), and will be addressed collectively.

## **II. Plan Projects**

The primary project within each Area will be the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plans.

The purpose of each Plan's project is to use urban renewal funds as an incentive to the private sector to convert under-utilized industrial buildings into higher value manufacturing sites in each of the Areas, and ultimately spur industrial redevelopment, capital investment and job creation. These projects will provide tax rebates of a portion of incremental property tax increases to qualifying investments in each of the Areas. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of each Plan.

## **III. Property Tax Rebate Mechanics**

The projects will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above minimum criteria,

providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

The following recitations are not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by these Plans. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by these Plans.

#### **IV. Related City Policies**

##### **Section A: Citizen Involvement**

**Goal 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

**Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.**

*The Plans conform with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.



**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.**

*The Plans conform with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.**

*The Plans conform with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

**Section D: Land Use and Development**

**Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.**

**Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.**

Implementation Measure 4.1.1.d. In the process of administering the City’s Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plans conform with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balance land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.**

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plans conform with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to site where they can take advantage of existing transportation corridors and other infrastructure.*

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plans conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **Wilsonville Development Code - Planning and Land Development**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. The Plans are not proposing any new zones or code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plans will comply with all requirements of the existing zoning.

### ***Section 4.135. PDI- Planned Development Industrial Zone.***

*(.01) Purpose: The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.*

### **PLANNING COMMISSION OPTIONS:**

When these proposed Urban Renewal Plans come before the Planning Commission for public hearing and recommendation in September, the options for the Planning Commission are:

- to take no action,
- to pass a motion that the proposed urban renewal plans do not conform with the Wilsonville Comprehensive Plan,
- to request more information.
- to pass a motion that the proposed urban renewal plans conform with the Wilsonville Comprehensive Plan,
- to pass a motion that the proposed urban renewal plans conform with the Wilsonville Comprehensive Plan and that the Planning Commission further recommends the Wilsonville City Council adopt the proposed urban renewal plans.

### **ATTACHMENTS**

Exhibit 1 - 26755 SW 95<sup>th</sup> Avenue Plan and Report

Exhibit 2 - 9805 SW Boeckman Road Plan and Report

Exhibit 3 - 25600 SW Parkway Center Drive Plan and Report

Exhibit 4 - 27255 SW 95<sup>th</sup> Avenue Plan and Report

Exhibit 5 - 29899 SW Boones Ferry Road Plan and Report

# 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan



Prepared for the City of Wilsonville  
August 5, 2013

City of Wilsonville

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## I. DEFINITIONS

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“Area” means the properties and rights of way located within this 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.



“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

## II. INTRODUCTION

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In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan based on the recommendations of the Task Force. This Plan establishes one of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Area. The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 9.76 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency. Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

### III. GOALS AND OBJECTIVES

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The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

#### **Goal 1: PUBLIC INVOLVEMENT**

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

##### Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

#### **Goal 2: ECONOMY**

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

##### Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – 26755 SW 95<sup>th</sup> Avenue Urban Renewal Area Boundary



Source: City of Wilsonville

## IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

## V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

### A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

#### Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

#### **B. Debt repayment and project administration**

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

### **VI. PROPERTY ACQUISITION AND DISPOSITION**

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The Plan does not authorize the acquisition and disposition of property.

### **VII. RELOCATION METHODS**

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No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

### **VIII. LAND USES**

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The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.



## **IX. TAX INCREMENT FINANCING OF PLAN**

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### **A. General description of the proposed financing methods**

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### **B. Tax increment financing and maximum indebtedness**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

### **C. Prior indebtedness**

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts

that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

## **X. FUTURE AMENDMENTS TO PLAN**

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The Plan may be amended as described in this section.

### **A. Substantial Amendments**

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

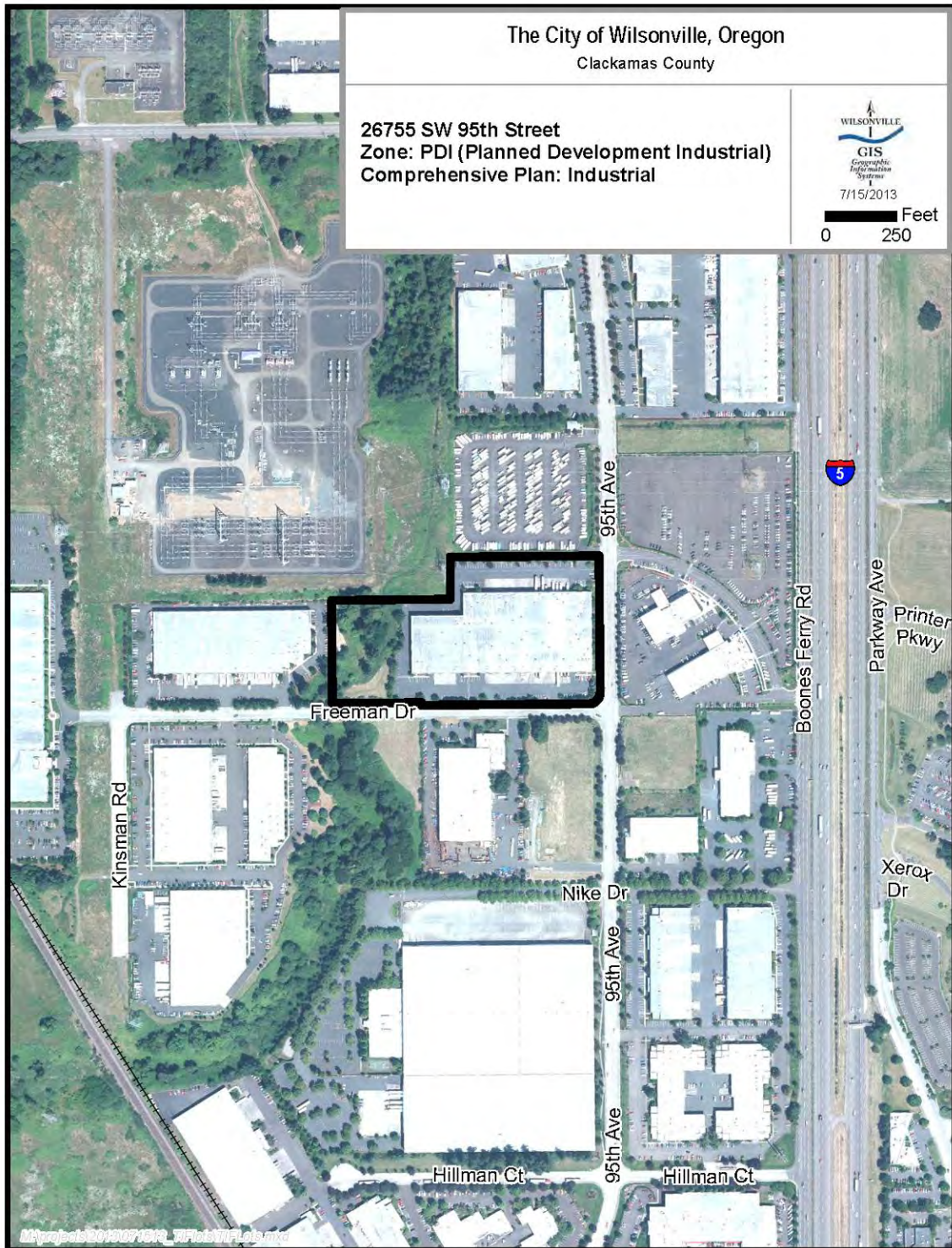
### **B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

### **C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code**

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

### A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

#### Section A: Citizen Involvement

**Goal 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

**Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.**

*The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine*

*that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.**

*The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1** The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

*The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

#### **Section D: Land Use and Development**

**Goal 4.1** To have an attractive, functional, economically vital community with a balance of different types of land.

**Policy 4.1.1** The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3** City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.*

## **B. Wilsonville Economic Development Strategy**

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **C. Wilsonville Development Code**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

#### **D. City of Wilsonville Transportation Systems Plan**

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

SW 95<sup>th</sup> Avenue is designated as a minor arterial, a truck route and a bicycle route.<sup>1</sup> The TSP Executive Summary identifies 95<sup>th</sup> Avenue Sidewalk Infill as a priority project to fill in gaps in the sidewalk network on the east side of 95<sup>th</sup> Avenue from Boeckman Road to Hillman Court, and construct transit stop improvements.<sup>2</sup> SW 95<sup>th</sup> Avenue also has a designated cross section deficiency.<sup>3</sup> SW 95<sup>th</sup> Avenue is served by transit.

*The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW 95<sup>th</sup> Avenue will be used as designated in the TSP. SW 95<sup>th</sup> Avenue is classified as a minor arterial, anticipating truck travel.*

<sup>1</sup> City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

<sup>2</sup> City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

<sup>3</sup> City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.



## APPENDIX A: LEGAL DESCRIPTION

### 26755 SW 95<sup>TH</sup> AVENUE URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing that lot or parcel of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

**BEGINNING** at a point which bears South 01°34'29" West, 1501.90 feet, more or less, from the corner common to Sections 2 and 11, said point being the most Northerly Northwest corner of Parcel 1, Partition Plat 2001-119, records of said county, Assessor's Plat 3 1W 11;

1. Thence East along the North line of said Parcel 1, 525 feet, more or less, to the point of intersection of said North line with the West right-of-way line of 95<sup>th</sup> Avenue;
2. Thence South along said West right-of-way line and the extension thereof, 520 feet, more or less, to the point of intersection of said West right-of-way line with the Easterly extension of the North right-of-way line of Freeman Drive;
3. Thence West along said Easterly extension of said North right-of-way line and said North right-of-way line, 955 feet, more or less, to the Southwest corner of said Parcel 1;
4. Thence North along the West line of said Parcel 1, 362 feet, more or less, to the most Southerly Northwest corner of said Parcel 1;
5. Thence East along the North line of said Parcel 1, 418 feet, more or less, to a point which bears South 01°34' 29" West, 148 feet, more or less, from the Point of Beginning;
6. Thence North, 148 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **ten (10)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's Tax Maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

# REPORT ACCOMPANYING 26755 SW 95<sup>TH</sup> AVENUE URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING  
26755 SW 95<sup>TH</sup> AVENUE  
URBAN RENEWAL PLAN**

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## I. INTRODUCTION

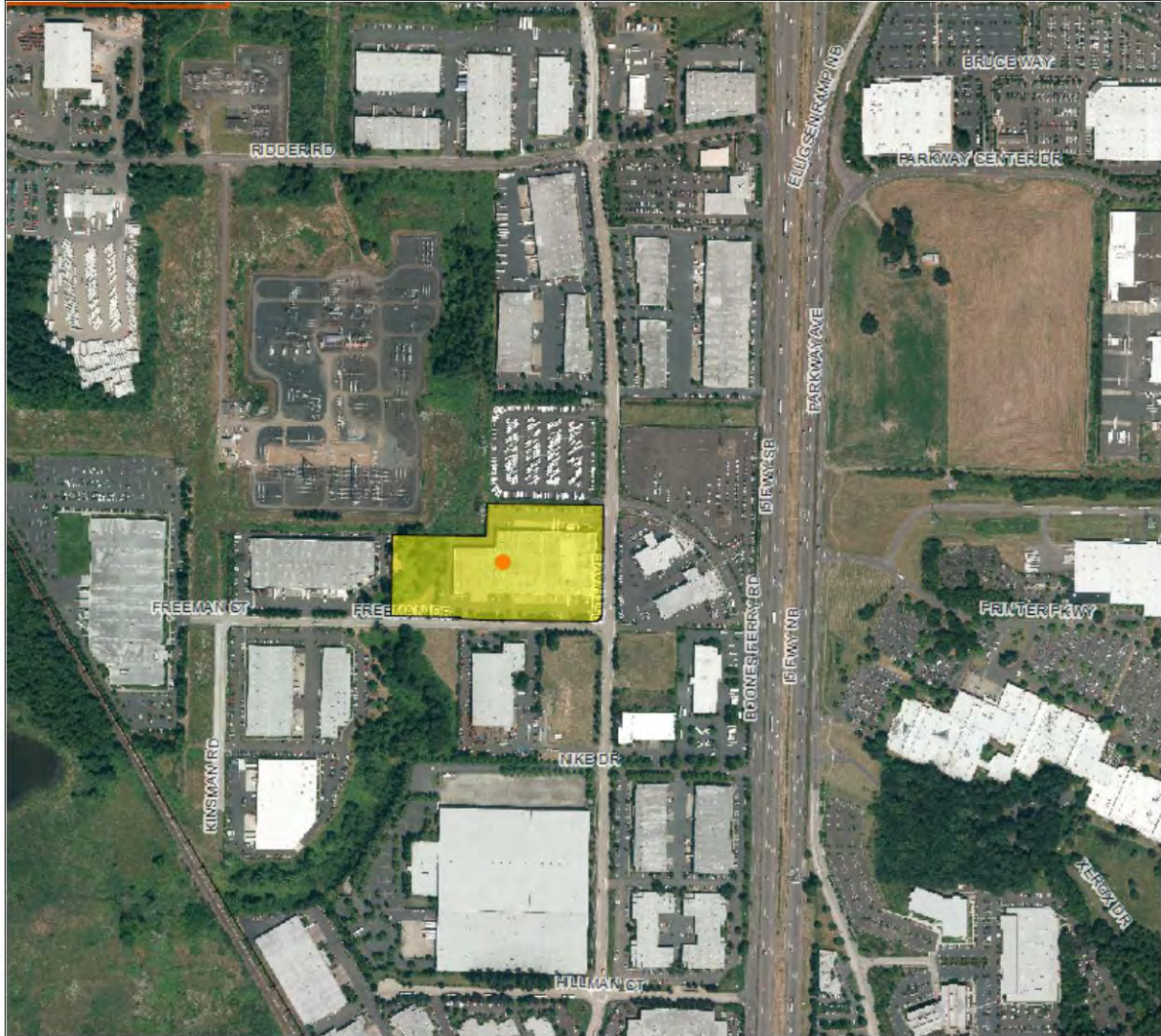
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The Report on the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan (Report) contains background information and project details that pertain to the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

Figure 1 – 26755 SW 95th Avenue Urban Renewal Plan Area Boundary





## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

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This section of the Report describes existing conditions within the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### *Land Use*

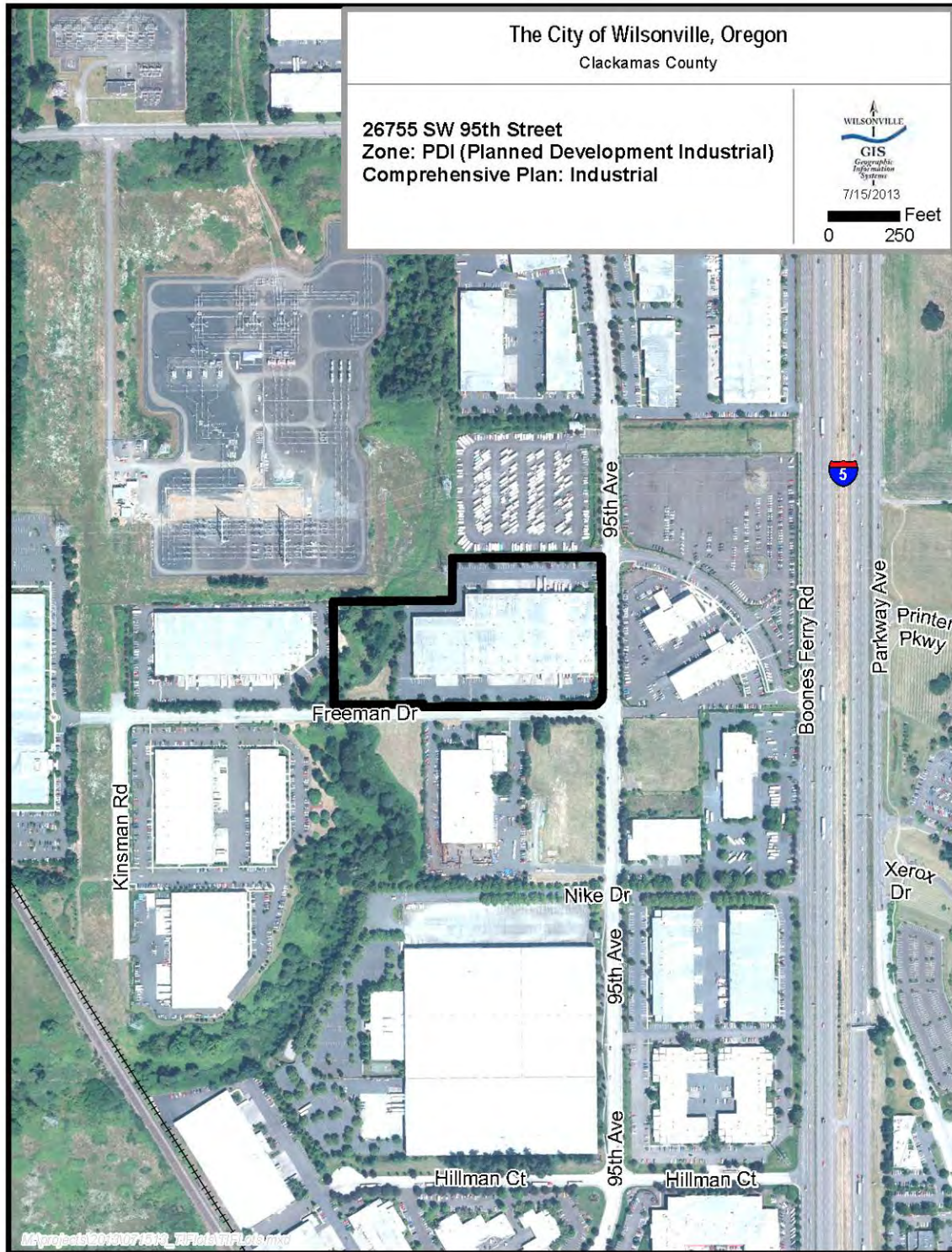
According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 165,810 square feet of building space on 9.76 acres.

#### *Zoning and Comprehensive Plan Designations*

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## B. Infrastructure: Existing Conditions

### *Infrastructure*

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

#### 1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW 95<sup>th</sup> Avenue, is a minor arterial that is in good condition and meets City standards. SW 95<sup>th</sup> Avenue has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently no planned projects for SW 95<sup>th</sup> Avenue in the Capital Improvement Plan (CIP) or other planning documents.

#### 2. Water

The water pipe serving the Area is a 2" domestic/2" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

#### 3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

#### 4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

#### 5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

## 6. Public Parking

There is no public parking in the Area, but there is a bank of private head-in parking along the south, west, and north ends of the building that should provide parking for over 150 vehicles.

## 7. Wetlands

Approximately 92,315 SF along the Area's western boundary along the Basalt Creek tributary is identified as wetland and within the City's Significant Resource Overlay Zone.

## 8. Conditions of Buildings

The building has 165,810 square feet of space. It has been mostly vacant and is considered underutilized.

## C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

## D. Economic Conditions

### *Taxable Value of Property Within the Area*

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$6,800,000. The total assessed value including personal property is \$7,064,499. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$7,064,499.

## E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows

the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

### **III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

### **IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

#### **A. Property Tax Rebates**

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

*Existing Conditions:*

*This parcel is currently vacant and/or underutilized. It has 165,810 square feet of building space on 9.76 acres.*

## B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

*Existing Conditions:*

*As there is currently no urban renewal program for this Area, these activities do not exist.*

## V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

**Table 1 – Estimated Project Allocations**

TIF Use	Amount
URA Administration	\$141,367
Rebate	\$11,821,851
Total	\$11,963,218

Source: ECONorthwest, TIF: Tax Increment Funds

## VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 27655 SW 95<sup>th</sup> Avenue Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

## VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency.

**Table 2. Investment Schedule**

Year	Investment Amount		
	Schedule 1	Schedule 2	Schedule 3
2013			
2014			
2015	137,000,000		
2016		135,000,000	
2017			135,000,000
2018			

Source: ECONorthwest

The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

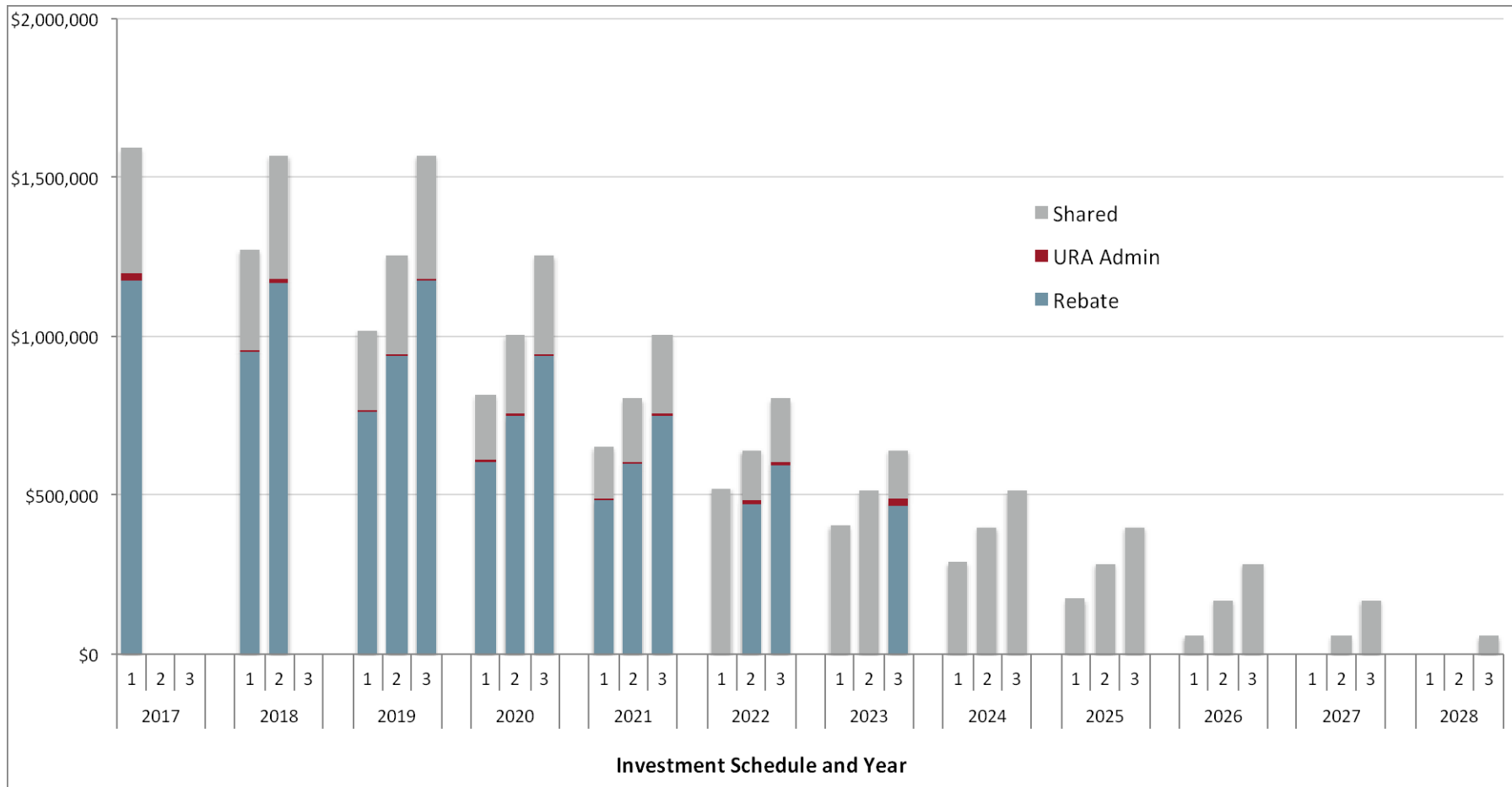
It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this

scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6<sup>th</sup> year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.



**Chart 1. Investment, Amortization, and Rebate Schedule**



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

**Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario**

FYE	URA Admin	Rebate	Shared	Total
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	\$28,883	\$1,172,736	\$390,911	\$1,592,530
2018	\$17,390	\$2,119,437	\$706,479	\$2,843,306
2019	\$17,912	\$2,869,511	\$956,504	\$3,843,927
2020	\$18,449	\$2,292,519	\$764,173	\$3,075,141
2021	\$19,002	\$1,830,780	\$610,260	\$2,460,042
2022	\$19,572	\$1,069,956	\$878,472	\$1,968,000
2023	\$20,159	\$466,912	\$1,075,757	\$1,562,828
2024	-	-	\$1,204,211	\$1,204,211
2025	-	-	\$859,716	\$859,716
2026	-	-	\$515,223	\$515,223
2027	-	-	\$228,592	\$228,592
2028	-	-	\$57,192	\$57,192
2029	-	-	-	-
2030	-	-	-	-
<b>Total</b>	<b>\$141,367</b>	<b>\$11,821,851</b>	<b>\$8,247,490</b>	<b>\$20,210,708</b>

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

## VIII. FINANCIAL ANALYSIS OF THE PLAN

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The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

**Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	TIF
2013	\$7,064,499	\$7,064,499	\$0	13.0968	-
2014	\$7,064,499	\$7,064,499	\$0	13.0936	-
2015	\$7,064,499	\$7,064,499	\$0	13.0793	-
2016	\$7,064,499	\$7,064,499	\$0	12.9159	-
2017	\$130,364,499	\$7,064,499	\$123,300,000	12.9159	\$1,592,530
2018	\$227,204,499	\$7,064,499	\$220,140,000	12.9159	\$2,843,306
2019	\$304,676,499	\$7,064,499	\$297,612,000	12.9159	\$3,843,927
2020	\$245,154,099	\$7,064,499	\$238,089,600	12.9159	\$3,075,141
2021	\$197,530,699	\$7,064,499	\$190,466,200	12.9159	\$2,460,042
2022	\$159,434,799	\$7,064,499	\$152,370,300	12.9159	\$1,968,000
2023	\$128,064,799	\$7,064,499	\$121,000,300	12.9159	\$1,562,828
2024	\$100,299,299	\$7,064,499	\$93,234,800	12.9159	\$1,204,211
2025	\$73,627,099	\$7,064,499	\$66,562,600	12.9159	\$859,716
2026	\$46,955,099	\$7,064,499	\$39,890,600	12.9159	\$515,223
2027	\$24,762,999	\$7,064,499	\$17,698,500	12.9159	\$228,592
2028	\$11,492,499	\$7,064,499	\$4,428,000	12.9159	\$57,192
2029	\$7,064,499	\$7,064,499	\$0	12.9159	-
2030	\$7,064,499	\$7,064,499	\$0	12.9159	-
Total					\$20,210,708

Source: ECONorthwest, FYE: Fiscal Year End, TIF Revenue: Tax Increment Revenue

**Table 5 – Projected Investments and Depreciation Schedules**

Calendar Year	FYE	Investment Schedule 1			Investment Schedule 2			Investment Schedule 3			Total RMV
		Value	Depreciation	RMV	Value	Depr.	RMV	Value	Depr.	RMV	
2013	2015										
2014	2016										
2015	2017	\$137,000,000	10.00%	\$123,300,000							\$123,300,000
2016	2018		18.00%	\$98,640,000	\$135,000,000	10.00%	\$121,500,000				\$220,140,000
2017	2019		14.40%	\$78,912,000		18.00%	\$97,200,000	\$135,000,000	10.00%	\$121,500,000	\$297,612,000
2018	2020		11.52%	\$63,129,600		14.40%	\$77,760,000		18.00%	\$97,200,000	\$238,089,600
2019	2021		9.22%	\$50,498,200		11.52%	\$62,208,000		14.40%	\$77,760,000	\$190,466,200
2020	2022		7.37%	\$40,401,300		9.22%	\$49,761,000		11.52%	\$62,208,000	\$152,370,300
2021	2023		6.55%	\$31,427,800		7.37%	\$39,811,500		9.22%	\$49,761,000	\$121,000,300
2022	2024		6.55%	\$22,454,300		6.55%	\$30,969,000		7.37%	\$39,811,500	\$93,234,800
2023	2025		6.56%	\$13,467,100		6.55%	\$22,126,500		6.55%	\$30,969,000	\$66,562,600
2024	2026		6.55%	\$4,493,600		6.56%	\$13,270,500		6.55%	\$22,126,500	\$39,890,600
2025	2027		3.28%	-		6.55%	\$4,428,000		6.56%	\$13,270,500	\$17,698,500
2026	2028					3.28%	-		6.55%	\$4,428,000	\$4,428,000
2027	2029								3.28%	-	\$0
2028	2030										

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation  
 Source: ECONorthwest

## IX. IMPACT OF THE TAX INCREMENT FINANCING

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This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education, there was approximately

\$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.<sup>1</sup>

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Tables 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

<sup>1</sup> Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

**Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)**

FYE	Clackamas County	Tualatin Valley Fire & Rescue	City of Wilsonville	Port of Portland	Metro	COUNTY EXTENSION & 4-H	COUNTY LIBRARY	COUNTY SOIL CONS	VECTOR CONTROL	Subtotal
2013	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-
2017	(223,673)	(141,896)	(234,502)	(6,522)	(8,987)	(4,652)	(36,972)	(4,652)	(605)	(662,461)
2018	(397,755)	(252,332)	(417,012)	(11,597)	(15,982)	(8,272)	(65,746)	(8,272)	(1,075)	(1,178,043)
2019	(537,473)	(340,967)	(563,494)	(15,671)	(21,595)	(11,178)	(88,841)	(11,178)	(1,453)	(1,591,850)
2020	(430,170)	(272,895)	(450,997)	(12,543)	(17,284)	(8,946)	(71,105)	(8,946)	(1,163)	(1,274,049)
2021	(344,323)	(218,435)	(360,994)	(10,040)	(13,835)	(7,161)	(56,915)	(7,161)	(931)	(1,019,795)
2022	(202,808)	(128,659)	(212,627)	(5,913)	(8,149)	(4,218)	(33,523)	(4,218)	(548)	(600,663)
2023	(90,665)	(57,517)	(95,054)	(2,644)	(3,643)	(1,886)	(14,986)	(1,886)	(245)	(268,526)
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>(2,226,867)</b>	<b>(1,412,701)</b>	<b>(2,334,680)</b>	<b>(64,930)</b>	<b>(89,475)</b>	<b>(46,313)</b>	<b>(368,088)</b>	<b>(46,313)</b>	<b>(6,020)</b>	<b>(6,595,387)</b>

Source: ECONorthwest.



**Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)**

FYE	COM COLL CLACK (perm)	ESD CLACKAMAS	SCH WLINN/WILS (perm)	Education Subtotal	General Government Subtotal	Total
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
2017	(51,932)	(34,302)	(452,927)	(539,161)	(662,461)	(1,201,622)
2018	(92,349)	(60,998)	(805,436)	(958,783)	(1,178,043)	(2,136,826)
2019	(124,789)	(82,425)	(1,088,359)	(1,295,573)	(1,591,850)	(2,887,423)
2020	(99,876)	(65,969)	(871,075)	(1,036,920)	(1,274,049)	(2,310,969)
2021	(79,944)	(52,804)	(697,240)	(829,988)	(1,019,795)	(1,849,783)
2022	(47,087)	(31,102)	(410,677)	(488,866)	(600,663)	(1,089,529)
2023	(21,050)	(13,904)	(183,592)	(218,546)	(268,526)	(487,072)
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
<b>Total</b>	<b>(517,027)</b>	<b>(341,504)</b>	<b>(4,509,306)</b>	<b>(5,367,837)</b>	<b>(6,595,387)</b>	<b>(11,963,224)</b>

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$7,064,499. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are two existing urban renewal areas, as shown in Table 7. These two areas, plus the 27655 SW 95<sup>th</sup> Avenue Area, total 2.86% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 27655 SW 95<sup>th</sup> Avenue Area has 9.76 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other two existing urban renewal areas total 1,002 acres. Therefore, 21.47% of the City's acreage is in an urban renewal area, below the 25% state limit.

**Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

Urban Renewal Area	Assessed Value	Acres
26755 SW 95 <sup>th</sup> Avenue	\$7,064,499	9.76
Year 2000 Plan	\$44,087,806	546
West Side Plan	\$16,526,288	456
City of Wilsonville	\$2,368,094,165	4,712
Percent of Assessed Value in Urban Renewal	2.86%	
Percent of Acreage in Urban Renewal		21.47%

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

## XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

# 9805 SW Boeckman Road Urban Renewal Plan



Prepared for the City of Wilsonville  
August 5, 2013

City of Wilsonville

List of Participants

Urban Renewal Board Chair: Tim Knapp

Urban Renewal Board Members: Julie Fitzgerald  
Richard Goddard  
Scott Starr  
Susie Stevens

(Urban Renewal Board is also Wilsonville City Council)

Planning Commission: Ben Altman, Chair  
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Al Levit  
Marta McGuire  
Peter Hurley  
Phyllis Millan  
Ray Phelps

Economic Development Strategy Task Force:

- Ron Adams, Chair, Board of Education, Clackamas Community College
- Vince Alexander, Wilsonville Resident (resigned December 2012)
- Mychelle Ashlock, Operations Manager, Northwest Rugs – Wilsonville
- Lita Colligan, Associate Vice President for Strategic Partnerships and Government Relations, Oregon Tech (OIT) Wilsonville
- Catherine Comer, Business & Economic Development Manager, Clackamas County Economic Development (resigned March 2013)
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- Mike Duyck, Fire Chief, Tualatin Valley Fire & Rescue District (TVFRD)
- Lonnie Gieber, Committee Member, City of Wilsonville Budget Committee
- Gale Lasko, General Manager/Partner, Lamb’s Market at Wilsonville
- Ray Lister, Membership Development Coordinator, International Brotherhood of Electrical Workers (IBEW), Local 48
- Susan Myers, General Manager, Capital Realty Corp.

Craig Olson, Sr. Director/Site Manager, Rockwell Collins Head-Up Guidance Systems

Ray Phelps, Past President, Wilsonville Chamber of Commerce

Dr. William Rhoades, Superintendent, West Linn-Wilsonville School District

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## I. DEFINITIONS

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“Area” means the properties and rights of way located within this 9805 SW Boeckman Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 9805 SW Boeckman Road Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).



## II. INTRODUCTION

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In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 9805 SW Boeckman Road Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the second of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 9805 SW Boeckman Road Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 24.98 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

### III. GOALS AND OBJECTIVES

---

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

#### **Goal 1: *PUBLIC INVOLVEMENT***

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

##### Objectives:

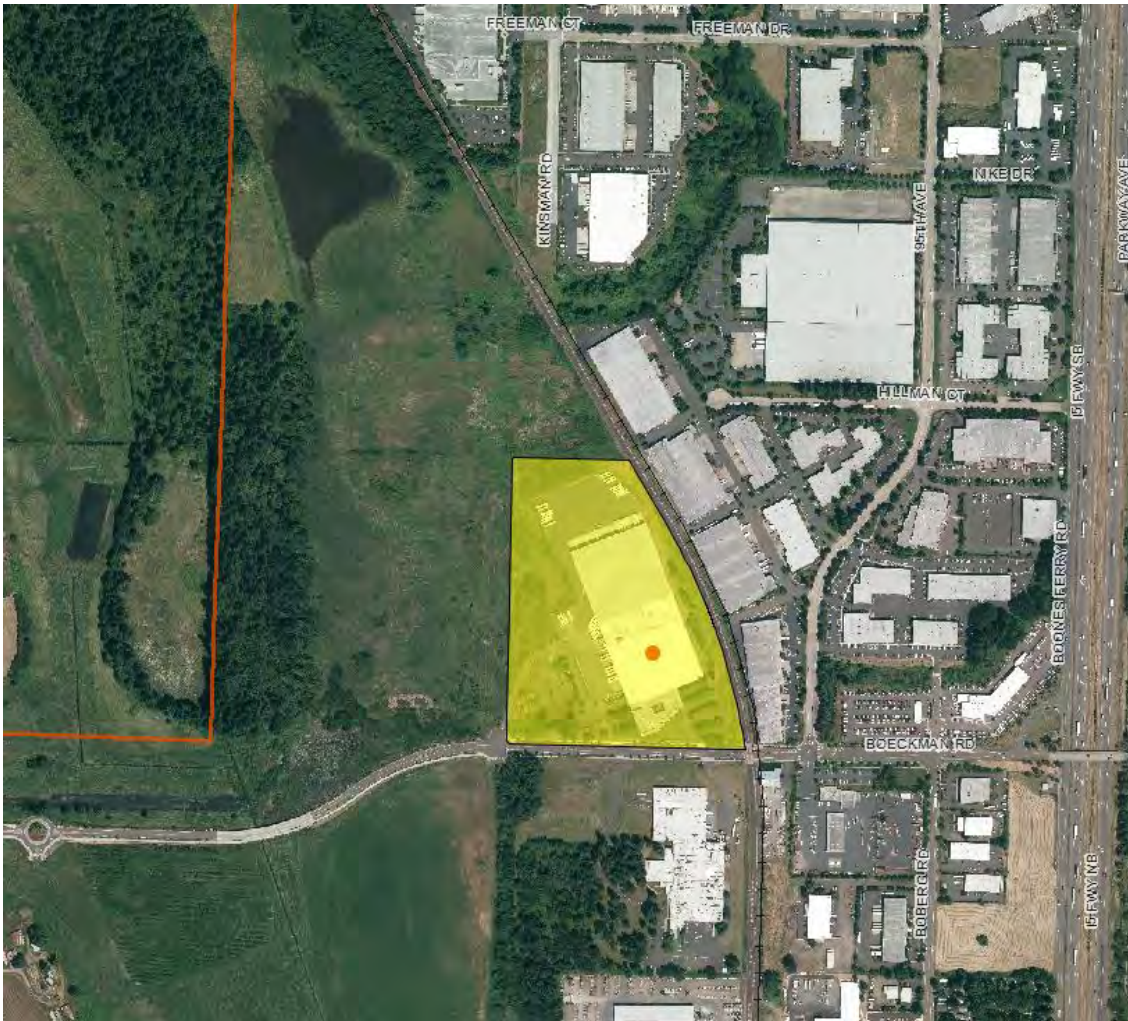
1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

#### **Goal 2: *ECONOMY***

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

##### Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.



Source: City of Wilsonville

## IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

## V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

### A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

#### **Property tax rebate mechanics**

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

## **B. Debt repayment and project administration**

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

## **VI. PROPERTY ACQUISITION AND DISPOSITION**

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The Plan does not authorize the acquisition and disposition of property.

## **VII. RELOCATION METHODS**

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No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

## VIII. LAND USES

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The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

## IX. TAX INCREMENT FINANCING OF PLAN

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Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.



## **B. Tax increment financing and maximum indebtedness**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

## **C. Prior indebtedness**

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

# **X. FUTURE AMENDMENTS TO PLAN**

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The Plan may be amended as described in this section.

## **A. Substantial Amendments**

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided

to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

**B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

**C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code**

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

### A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

#### Section A: Citizen Involvement

**Goal 1.1** To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

**Policy 1.1.1** The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

*The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and*

*helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.**

*The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1** The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

*The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

#### **Section D: Land Use and Development**

**Goal 4.1** To have an attractive, functional, economically vital community with a balance of different types of land.

**Policy 4.1.1** The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3** City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.*

## **B. Wilsonville Economic Development Strategy**

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **C. Wilsonville Development Code**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

#### **D. City of Wilsonville Transportation Systems Plan**

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

SW Boeckman Road is designated as a minor arterial, a truck route and a bicycle route.<sup>1</sup> The TSP Executive Summary identifies several SW Boeckman Road projects as being a high priority, including bridge and corridor improvements, dip improvements and urban upgrades, and sidewalk and bikelane infill.<sup>2</sup> SW Boeckman Road is also identified as having a cross section deficiency near the Area.<sup>3</sup> Public bus lines do run along SW Boeckman Road, and though they do not run all the way east to the Area, the Area is considered to be within the SMART Service Area.

*The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW Boeckman Avenue will be used as designated in the TSP. SW Boeckman Avenue is classified as a minor arterial, anticipating truck travel.*

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<sup>1</sup> City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

<sup>2</sup> City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

<sup>3</sup> City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.



## APPENDIX A: LEGAL DESCRIPTION

### 9805 SW BOECKMAN ROAD URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing that lot or parcel of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

**Commencing** at a point common to Sections 11 and 14, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Thence North, 1320 feet, more or less; Thence West, 780 feet, more or less, to the point of intersection of the Northeast corner of Tax Lot 900, and the Oregon Electric Railroad Company's West right-of-way line, Assessor's Plat 3 1W 11C, and being the **POINT OF BEGINNING**.

1. Thence South along said West right-of-way line, 1403 feet, more or less, to the point of intersection of said Oregon Electric Railroad Company's West right-of-way line, and the North right-of-way line of Boeckman Road;
2. Thence West along said North right-of-way line, 1087 feet, more or less, to the point of intersection of said North right-of-way line and the East right-of-way line of proposed Kinsman Road
3. Thence North along said East right-of-way line, 1260 feet, more or less, to the Northwest corner of said Tax Lot 900;
4. Thence East, 525 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **twenty five (25)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's Tax Maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

# REPORT ACCOMPANYING 9805 SW BOECKMAN ROAD URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING  
9805 SW BOECKMAN ROAD  
URBAN RENEWAL PLAN**

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## I. INTRODUCTION

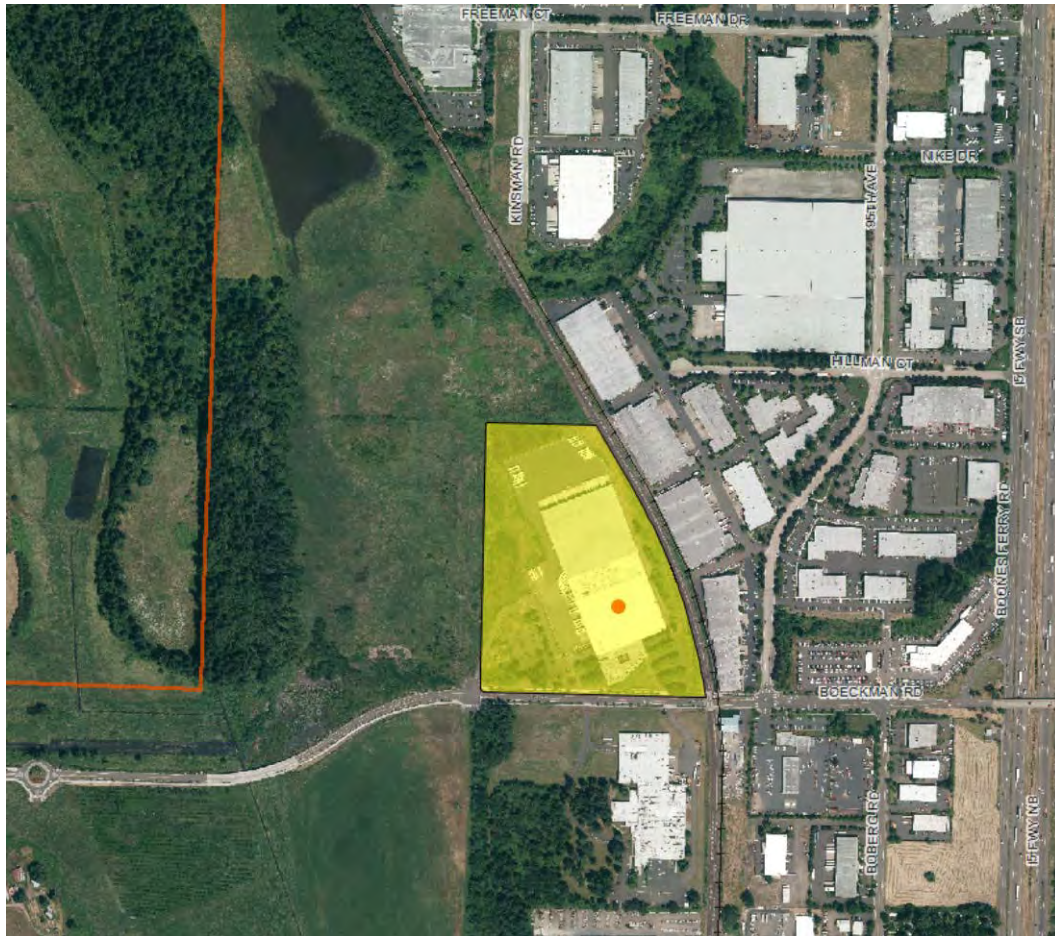
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The Report on the 9805 SW Boeckman Road Urban Renewal Plan (Report) contains background information and project details that pertain to the 9805 SW Boeckman Road Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 9805 SW Boeckman Road Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

Figure 1 – 9805 SW Boeckman Road Urban Renewal Plan Area Boundary



Source: City of Wilsonville

## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

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This section of the Report describes existing conditions within the 9805 SW Boeckman Road Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### *Land Use*

According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 301,000 square feet of building space on 24.98 acres.

#### *Zoning and Comprehensive Plan Designations*

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).



Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## B. Infrastructure: Existing Conditions

### *Infrastructure*

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

#### 1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW Boeckman Road, is a minor arterial that is in good condition and meets City standards. SW Boeckman Road has adequate streetscape, sidewalks, curbs, and bike lanes.

There are several planned projects for SW Boeckman Road in the Capital Improvement Plan (CIP), but none of them are in the immediate vicinity of the Area.

#### 2. Water

The water pipe serving the Area is a 3" domestic / 1.5" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

#### 3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

#### 4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

#### 5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

## 6. Public Parking

There is no public parking in the Area, but there is a bank of private head-in parking along the south end of the building that should provide parking for over 150 vehicles.

## 7. Wetlands

Approximately 127,361 SF along the Area's western boundary is identified as the Coffee Creek wetland buffer and is within the City's Significant Resource Overlay Zone (SROZ).

## 8. Conditions of Buildings

The building has 301,000 square feet of space. It is currently vacant.

## C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

## D. Economic Conditions

### *Taxable Value of Property Within the Area*

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$10,879,601. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$10,879,601.

## E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

### **III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

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The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

### **IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

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The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

#### **A. Property Tax Rebates**

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

*Existing Conditions:*

*This parcel is currently vacant and/or underutilized. It has 301,000 square feet of building space on 24.98 acres.*

## B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 9805 SW Boeckman Road Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

*Existing Conditions:*

*As there is currently no urban renewal program for this Area, these activities do not exist.*

## V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

**Table 1 – Estimated Project Allocations**

TIF Use	Amount
URA Administration	\$141,367
Rebate	\$11,821,851
Total	\$11,963,218

Source: ECONorthwest, TIF: Tax Increment Funds

## VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 9805 SW Boeckman Road Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

## VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency.

**Table 2. Investment Schedule**

Year	Investment Amount		
	Schedule 1	Schedule 2	Schedule 3
2013			
2014			
2015	\$ 137,000,000		
2016		\$135,000,000	
2017			\$135,000,000
2018			

Source: ECONorthwest

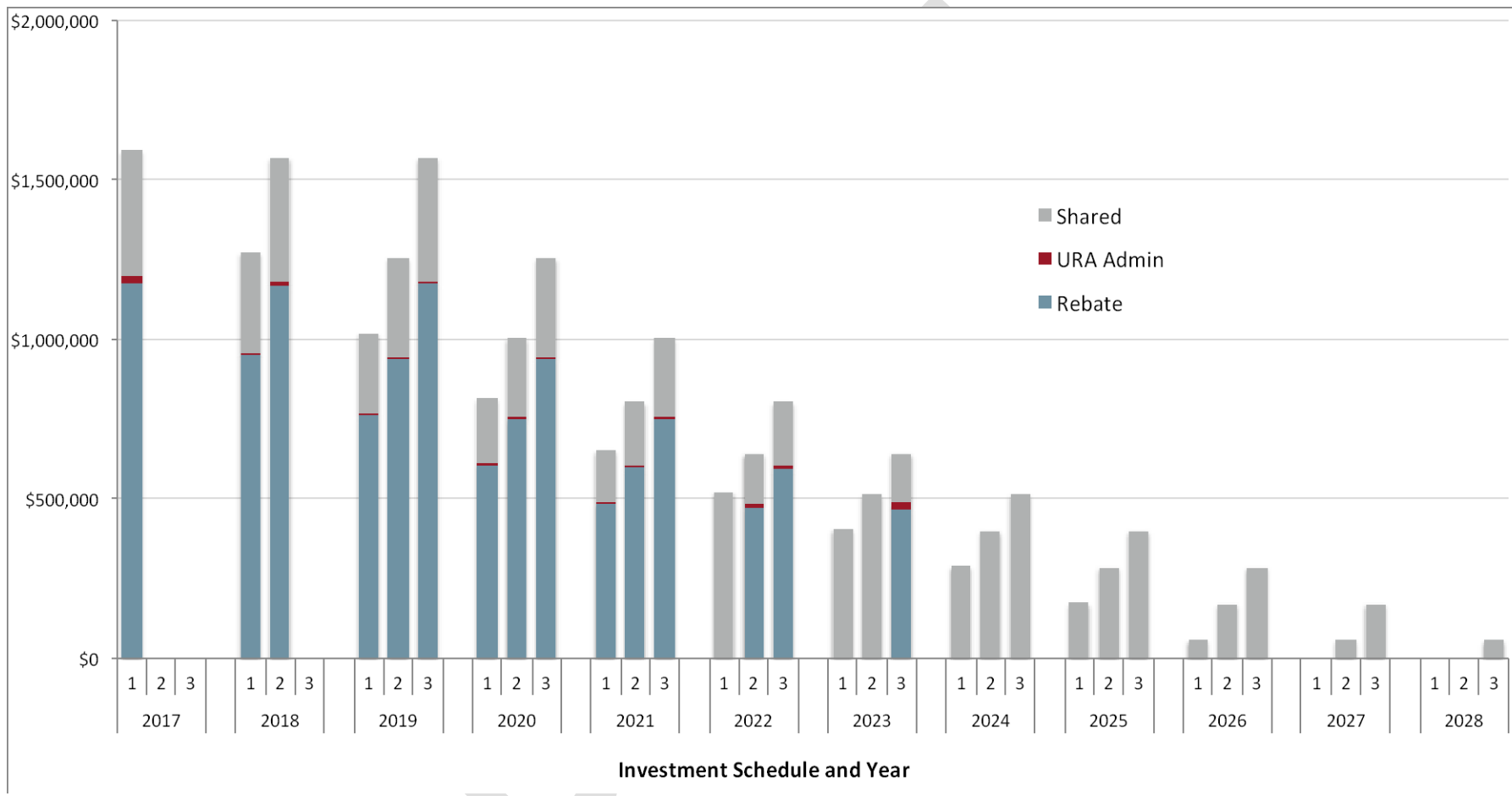
The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's

investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6<sup>th</sup> year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

**Chart 1. Investment, Amortization, and Rebate Schedule**



Source: ECONorthwest



There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

**Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario**

FYE	URA Admin	Rebate	Shared	Total
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	\$28,883	\$1,172,736	\$390,911	\$1,592,530
2018	\$17,390	\$2,119,437	\$706,479	\$2,843,306
2019	\$17,912	\$2,869,511	\$956,504	\$3,843,927
2020	\$18,449	\$2,292,519	\$764,173	\$3,075,141
2021	\$19,002	\$1,830,780	\$610,260	\$2,460,042
2022	\$19,572	\$1,069,956	\$878,472	\$1,968,000
2023	\$20,159	\$466,912	\$1,075,757	\$1,562,828
2024	-	-	\$1,204,211	\$1,204,211
2025	-	-	\$859,716	\$859,716
2026	-	-	\$515,223	\$515,223
2027	-	-	\$228,592	\$228,592
2028	-	-	\$57,192	\$57,192
2029	-	-	-	-
2030	-	-	-	-
Total	\$141,367	\$11,821,851	\$8,247,490	\$20,210,708

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

## VIII. FINANCIAL ANALYSIS OF THE PLAN

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The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

**Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	TIF
2013	\$10,879,601	\$10,879,601	\$0	13.0968	-
2014	\$10,879,601	\$10,879,601	\$0	13.0936	-
2015	\$10,879,601	\$10,879,601	\$0	13.0793	-
2016	\$10,879,601	\$10,879,601	\$0	12.9159	-
2017	\$134,179,601	\$10,879,601	\$123,300,000	12.9159	\$1,592,530
2018	\$231,019,601	\$10,879,601	\$220,140,000	12.9159	\$2,843,306
2019	\$308,491,601	\$10,879,601	\$297,612,000	12.9159	\$3,843,927
2020	\$248,969,201	\$10,879,601	\$238,089,600	12.9159	\$3,075,141
2021	\$201,345,801	\$10,879,601	\$190,466,200	12.9159	\$2,460,042
2022	\$163,249,901	\$10,879,601	\$152,370,300	12.9159	\$1,968,000
2023	\$131,879,901	\$10,879,601	\$121,000,300	12.9159	\$1,562,828
2024	\$104,114,401	\$10,879,601	\$93,234,800	12.9159	\$1,204,211
2025	\$77,442,201	\$10,879,601	\$66,562,600	12.9159	\$859,716
2026	\$50,770,201	\$10,879,601	\$39,890,600	12.9159	\$515,223
2027	\$28,578,101	\$10,879,601	\$17,698,500	12.9159	\$228,592
2028	\$15,307,601	\$10,879,601	\$4,428,000	12.9159	\$57,192
2029	\$10,879,601	\$10,879,601	\$0	12.9159	-
2030	\$10,879,601	\$10,879,601	\$0	12.9159	-
<b>Total</b>					<b>\$20,210,708</b>

Source: ECONorthwest, FYE: Fiscal Year End, TIF: Tax Increment Funds

**Table 5 – Projected Investments and Depreciation Schedules**

Calendar Year	FYE	Investment Schedule 1			Investment Schedule 2			Investment Schedule 3			Total RMV
		Value	Depreciation	RMV	Value	Depr.	RMV	Value	Depr.	RMV	
2013	2015										
2014	2016										
2015	2017	\$137,000,000	10.00%	\$123,300,000						\$123,300,000	
2016	2018		18.00%	\$98,640,000	\$135,000,000	10.00%	\$121,500,000			\$220,140,000	
2017	2019		14.40%	\$78,912,000		18.00%	\$97,200,000	\$135,000,000	10.00%	\$121,500,000	\$297,612,000
2018	2020		11.52%	\$63,129,600		14.40%	\$77,760,000		18.00%	\$97,200,000	\$238,089,600
2019	2021		9.22%	\$50,498,200		11.52%	\$62,208,000		14.40%	\$77,760,000	\$190,466,200
2020	2022		7.37%	\$40,401,300		9.22%	\$49,761,000		11.52%	\$62,208,000	\$152,370,300
2021	2023		6.55%	\$31,427,800		7.37%	\$39,811,500		9.22%	\$49,761,000	\$121,000,300
2022	2024		6.55%	\$22,454,300		6.55%	\$30,969,000		7.37%	\$39,811,500	\$93,234,800
2023	2025		6.56%	\$13,467,100		6.55%	\$22,126,500		6.55%	\$30,969,000	\$66,562,600
2024	2026		6.55%	\$4,493,600		6.56%	\$13,270,500		6.55%	\$22,126,500	\$39,890,600
2025	2027		3.28%	-		6.55%	\$4,428,000		6.56%	\$13,270,500	\$17,698,500
2026	2028					3.28%	-		6.55%	\$4,428,000	\$4,428,000
2027	2029								3.28%	-	\$0
2028	2030										

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation  
 Source: ECONorthwest

## IX. IMPACT OF THE TAX INCREMENT FINANCING

---

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.<sup>1</sup>

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Tables 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

<sup>1</sup> Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

FYE	Clackamas County	Tualatin Valley Fire & Rescue	City of Wilsonville	Port of Portland	Metro	COUNTY EXTENSION & 4-H	COUNTY LIBRARY	COUNTY SOIL CONS	VECTOR CONTROL	Subtotal
2013	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-
2017	(223,673)	(141,896)	(234,502)	(6,522)	(8,987)	(4,652)	(36,972)	(4,652)	(605)	(662,461)
2018	(397,755)	(252,332)	(417,012)	(11,597)	(15,982)	(8,272)	(65,746)	(8,272)	(1,075)	(1,178,043)
2019	(537,473)	(340,967)	(563,494)	(15,671)	(21,595)	(11,178)	(88,841)	(11,178)	(1,453)	(1,591,850)
2020	(430,170)	(272,895)	(450,997)	(12,543)	(17,284)	(8,946)	(71,105)	(8,946)	(1,163)	(1,274,049)
2021	(344,323)	(218,435)	(360,994)	(10,040)	(13,835)	(7,161)	(56,915)	(7,161)	(931)	(1,019,795)
2022	(202,808)	(128,659)	(212,627)	(5,913)	(8,149)	(4,218)	(33,523)	(4,218)	(548)	(600,663)
2023	(90,665)	(57,517)	(95,054)	(2,644)	(3,643)	(1,886)	(14,986)	(1,886)	(245)	(268,526)
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>(2,226,867)</b>	<b>(1,412,701)</b>	<b>(2,334,680)</b>	<b>(64,930)</b>	<b>(89,475)</b>	<b>(46,313)</b>	<b>(368,088)</b>	<b>(46,313)</b>	<b>(6,020)</b>	<b>(6,595,387)</b>

Source: ECONorthwest.

**Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)**

FYE	COM COLL CLACK (perm)	ESD CLACKAMAS	SCH WLINN/WILS (perm)	Education Subtotal	General Government Subtotal	Total
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
2017	(51,932)	(34,302)	(452,927)	(539,161)	(662,461)	(1,201,622)
2018	(92,349)	(60,998)	(805,436)	(958,783)	(1,178,043)	(2,136,826)
2019	(124,789)	(82,425)	(1,088,359)	(1,295,573)	(1,591,850)	(2,887,423)
2020	(99,876)	(65,969)	(871,075)	(1,036,920)	(1,274,049)	(2,310,969)
2021	(79,944)	(52,804)	(697,240)	(829,988)	(1,019,795)	(1,849,783)
2022	(47,087)	(31,102)	(410,677)	(488,866)	(600,663)	(1,089,529)
2023	(21,050)	(13,904)	(183,592)	(218,546)	(268,526)	(487,072)
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
<b>Total</b>	<b>(517,027)</b>	<b>(341,504)</b>	<b>(4,509,306)</b>	<b>(5,367,837)</b>	<b>(6,595,387)</b>	<b>(11,963,224)</b>

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.



## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$10,879,601. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are three existing urban renewal areas, as shown in Table 7. These three areas, plus the 9805 SW Boeckman Road Area, total 3.32% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 9805 SW Boeckman Road Area has 24.98 acres, including right-of-way, and the City of Wilsonville has 4,614.4 acres; the other three existing urban renewal areas total 1,011.76 acres. Therefore, 22.00% of the City's acreage is in an urban renewal area, below the 25% state limit.

**Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

Urban Renewal Area	Assessed Value	Acres
9805 SW Boeckman Road	\$10,879,601	24.98
26755 SW 95 <sup>th</sup> Avenue	\$7,064,499	9.76
Year 2000 Plan	\$44,087,806	546
West Side Plan	\$16,526,288	456
City of Wilsonville	\$2,368,094,165	4,712
Percent of Assessed Value in Urban Renewal	3.32%	
Percent of Acreage in Urban Renewal		22.00%

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

## XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

# 25600 SW Parkway Center Drive Urban Renewal Plan



Prepared for the City of Wilsonville  
August 5, 2013

## City of Wilsonville

List of Participants

Urban Renewal Board Chair: Tim Knapp

Urban Renewal Board Members: Julie Fitzgerald  
Richard Goddard  
Scott Starr  
Susie Stevens

(Urban Renewal Board is also Wilsonville City Council)

Planning Commission: Ben Altman, Chair  
Eric Postma, Vice Chair  
Al Levit  
Marta McGuire  
Peter Hurley  
Phyllis Millan  
Ray Phelps

## Economic Development Strategy Task Force:

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Vince Alexander, Wilsonville Resident (resigned December 2012)

Mychelle Ashlock, Operations Manager, Northwest Rugs – Wilsonville

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Danielle Cowan, Executive Director, Clackamas County Tourism & Cultural  
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Electrical Workers (IBEW), Local 48

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Ray Phelps, Past President, Wilsonville Chamber of Commerce

Dr. William Rhoades, Superintendent, West Linn-Wilsonville School District

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## I. DEFINITIONS

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“Area” means the properties and rights of way located within this 25600 SW Parkway Center Drive Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means 25600 SW Parkway Center Drive, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

## II. INTRODUCTION

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In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.



The Agency has prepared 25600 SW Parkway Center Drive Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the third of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of 25600 SW Parkway Center Drive Urban Renewal Area (Area) . The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 10.35 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

### III. GOALS AND OBJECTIVES

---

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

#### **Goal 1: *PUBLIC INVOLVEMENT***

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

##### Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

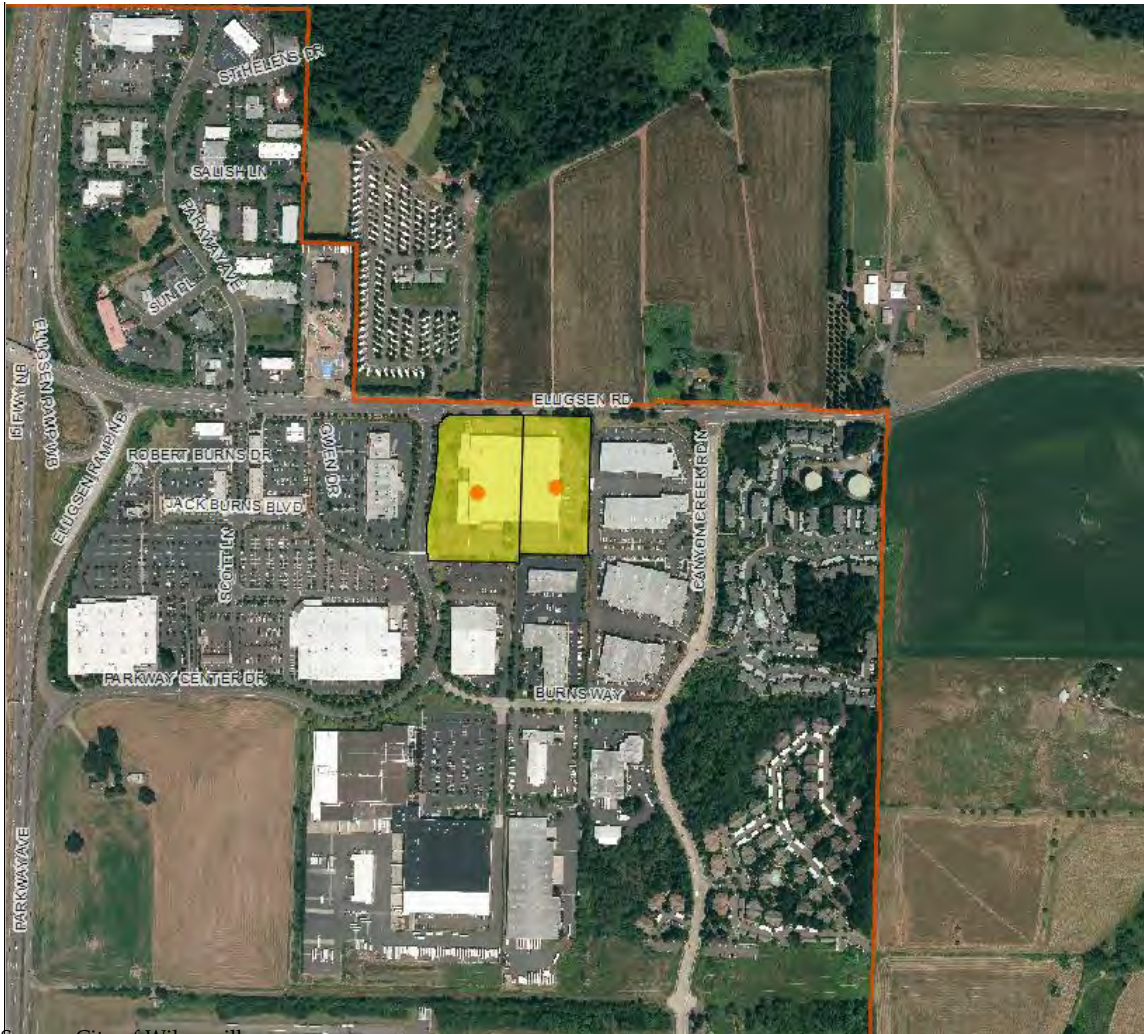
#### **Goal 2: *ECONOMY***

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

##### Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – 25600 SW Parkway Center Drive Urban Renewal Area Boundary



Source: City of Wilsonville

## IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

## V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

### A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

#### **Property tax rebate mechanics**

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

## **B. Debt repayment and project administration**

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

## **VI. PROPERTY ACQUISITION AND DISPOSITION**

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The Plan does not authorize the acquisition and disposition of property.

## **VII. RELOCATION METHODS**

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No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

## VIII. LAND USES

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The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

## IX. TAX INCREMENT FINANCING OF PLAN

---

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

**B. Tax increment financing and maximum indebtedness**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

**C. Prior indebtedness**

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.



## X. FUTURE AMENDMENTS TO PLAN

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The Plan may be amended as described in this section.

### A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

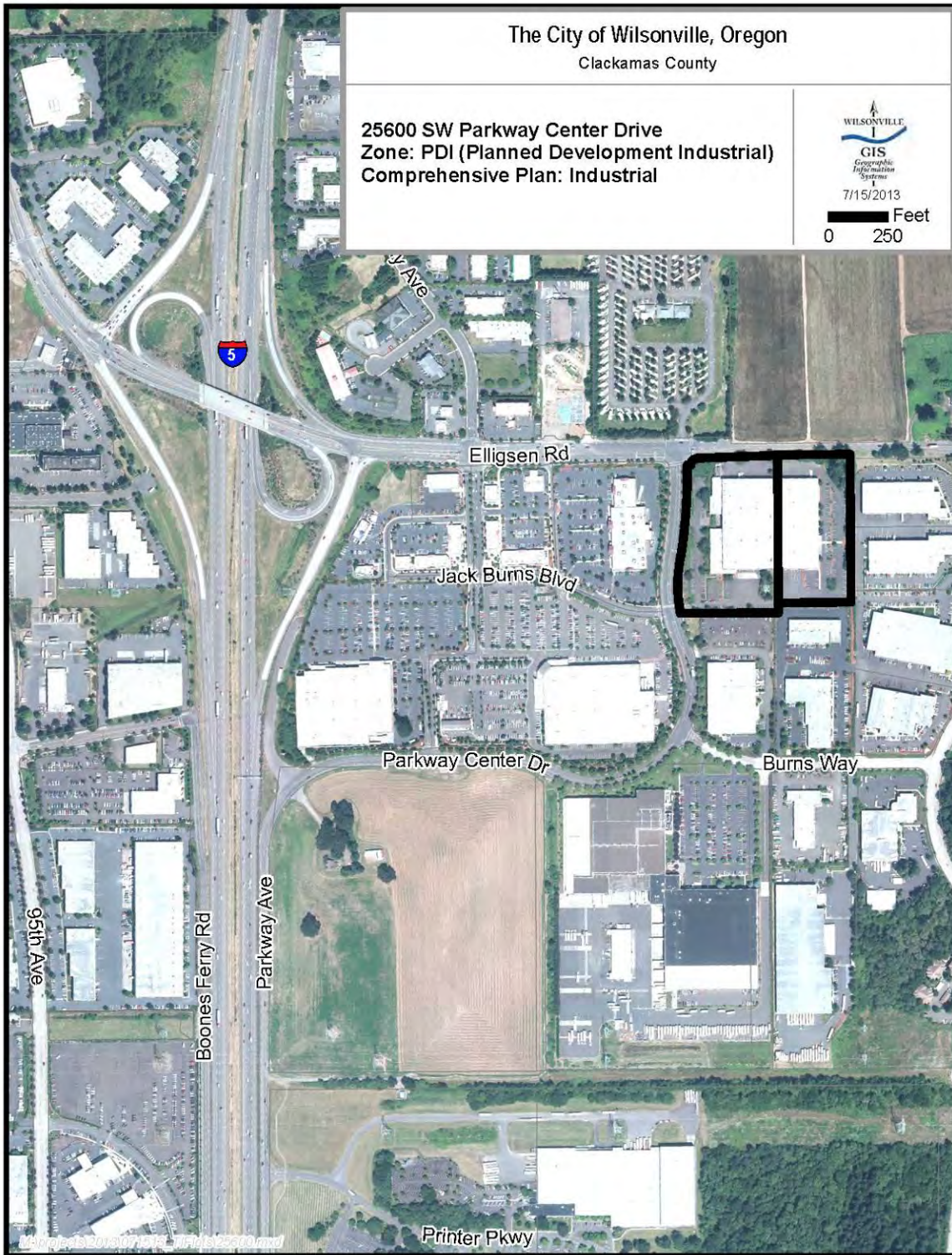
### B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

### C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

### A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

#### Section A: Citizen Involvement

**Goal 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

**Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.**

*The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine*

*that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.**

*The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1** The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

*The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

#### **Section D: Land Use and Development**

**Goal 4.1** To have an attractive, functional, economically vital community with a balance of different types of land.

**Policy 4.1.1** The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3** City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.*

## **B. Wilsonville Economic Development Strategy**

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **C. Wilsonville Development Code**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

#### **D. City of Wilsonville Transportation Systems Plan**

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

25600 SW Parkway Center Drive is designated as a major arterial, a truck route and a bicycle route.<sup>1</sup> The TSP Executive Summary identifies two 25600 SW Parkway Center Drive projects as being a high priority, an urban upgrade and a center trail connector.<sup>2</sup> 25600 SW Parkway Center Drive is also identified as having a cross section deficiency near the Area.<sup>3</sup> Public bus lines do run along 25600 SW Parkway Center Drive, and there are multiple bus stops near the Area.

*The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and 25600 SW Parkway Center Drive will be used as designated in the TSP. 25600 SW Parkway Center Drive is classified as a major arterial, anticipating truck travel.*

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<sup>1</sup> City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

<sup>2</sup> City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

<sup>3</sup> City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

## APPENDIX A: LEGAL DESCRIPTION

### 25600 SW PARKWAY CENTER DRIVE URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Washington, and the State of Oregon, lying in Section 1, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

**Commencing** at a point common to Sections 1, 2, 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon. Thence East along the South line of said Section 1, 1330 feet, more or less, to the Southeast corner of Parcel 2, Partition Plat 1991-082, records of said county. Thence North along the East line of said Parcel 2, 673 feet, more or less, to the Southeast corner of Tax Lot 1508, records of said county, Assessor's Plat 3 1W 1, and being the **POINT OF BEGINNING**.

1. Thence West along the South line of said Tax Lot 1508, 305 feet, more or less, to a point on the East line of Tax Lot 1507;
2. Thence South along said East line, 41 feet, more or less, to the Southeast corner of said Tax Lot 1507;
3. Thence West along the South line of said Tax Lot 1507, 412 feet, more or less, to the point of intersection of said South line with the East right-of-way line of Parkway Avenue;
4. Thence North along said East right-of-way line and the extension thereof, 665 feet, more or less, to the point of intersection of said East right-of-way line with the Westerly extension of the South right-of-way line of Elligsen Road;
5. Thence East along said Westerly extension of said South right-of-way line and said South right-of-way line, 686 feet, more or less, to the Northeast corner of said Tax Lot 1508;
6. Thence South along the East line of said Tax Lot 1508, 622 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Washington, and the State of Oregon, contains **ten (10)**, acres, more or less.



Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

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# REPORT ACCOMPANYING 25600 SW PARKWAY CENTER DRIVE URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING  
25600 SW PARKWAY CENTER DRIVE  
URBAN RENEWAL PLAN**

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## I. INTRODUCTION

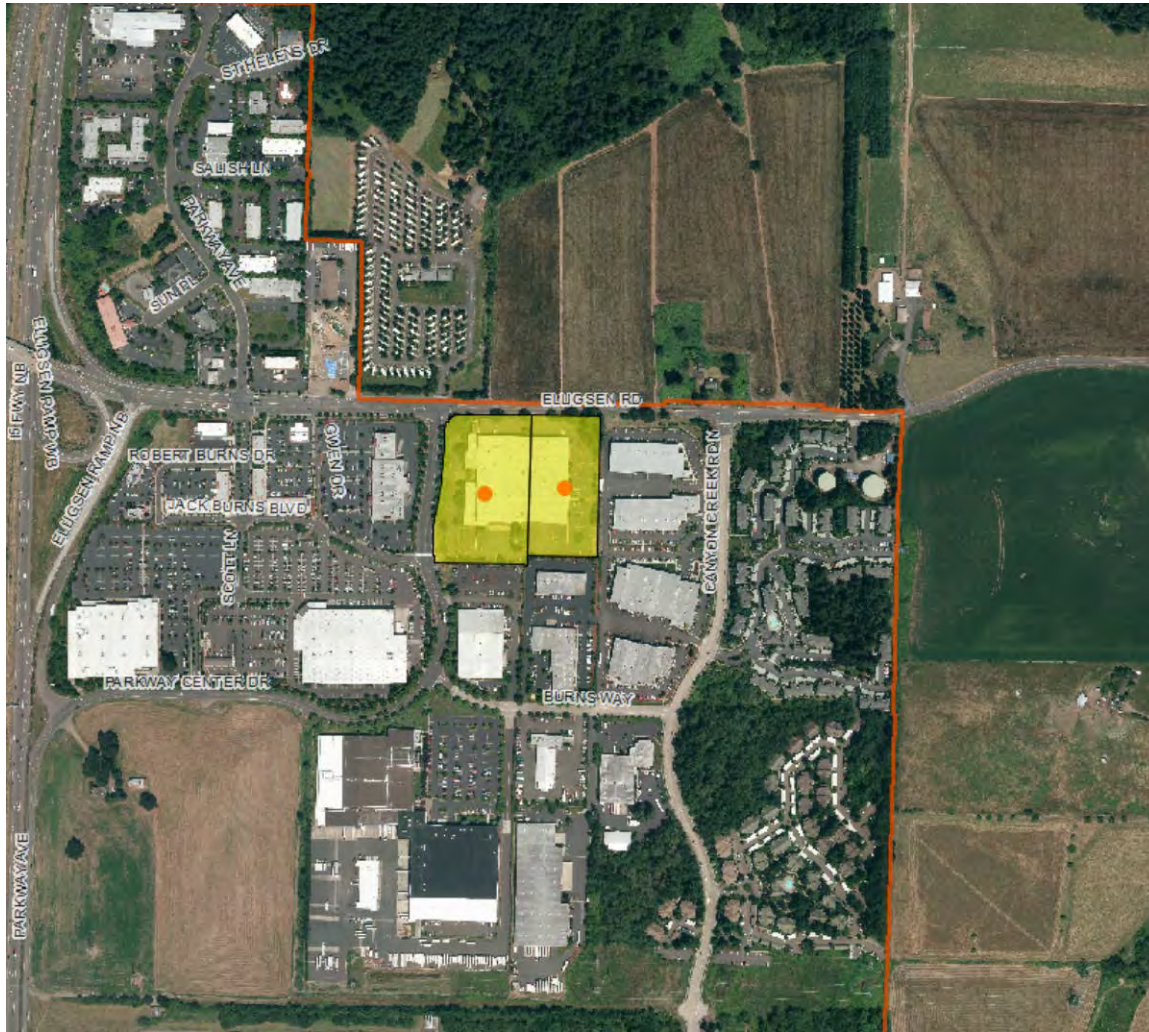
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The Report on the 25600 SW Parkway Center Drive Urban Renewal Plan (Report) contains background information and project details that pertain to the 25600 SW Parkway Center Drive Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 25600 SW Parkway Center Drive Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

Figure 1 – 25600 SW Parkway Center Drive Urban Renewal Plan Area Boundary



Source: City of Wilsonville

## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

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This section of the Report describes existing conditions within the 25600 SW Parkway Center Drive Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### *Land Use*

According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 2 industrial use parcels that have a building with 177,288 square feet of building space on 10.35 acres.

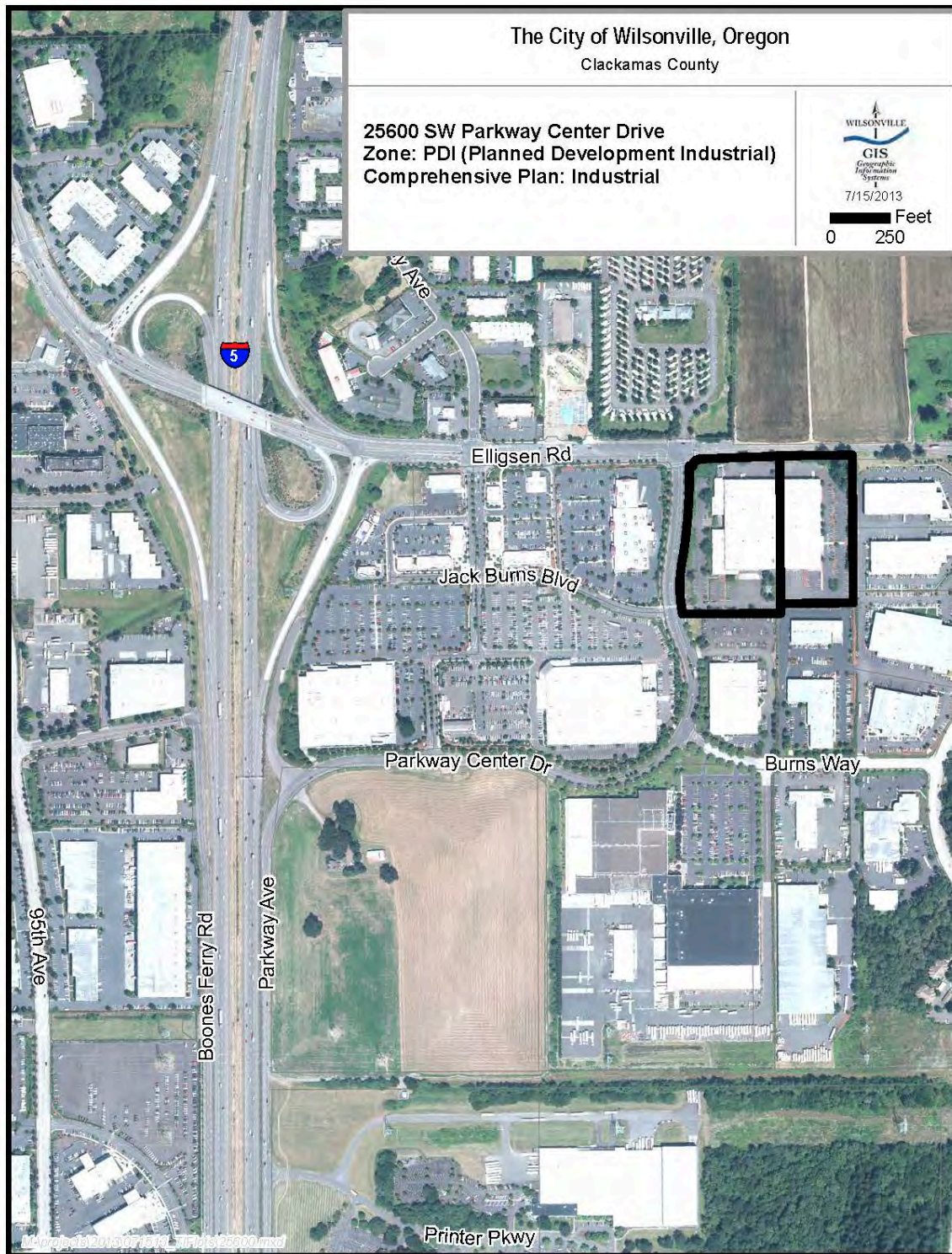
#### *Zoning and Comprehensive Plan Designations*

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcels is Industrial, and the zoning is Planned Industrial Development (PDI).



Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## B. Infrastructure: Existing Conditions

### *Infrastructure*

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only two parcels, this section will instead evaluate the infrastructure directly serving these parcels, along with an evaluation of the conditions of the infrastructure on the parcels themselves. Information was obtained from documentation by City of Wilsonville staff.

#### 1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the building, SW Parkway Center Drive, is a major arterial that is in good condition and meets City standards. SW Parkway Center Drive has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently two priority projects in the Capital Improvement Plan planned for SW Parkway Center Drive, an urban upgrade and a center trail connector.

#### 2. Water

The water pipe serving the Area is a 2" domestic/2" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

#### 3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

#### 4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

#### 5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These

projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

#### 6. Public Parking

There is no public parking in the Area, but there are banks of private head-in parking along the south, west, and east ends of the building that should provide parking for over 260 vehicles.

#### 7. Wetlands

There are no wetlands or Significant Resource Overlay Zoning in or immediately around the Area.

#### 8. Conditions of Buildings

The building has 177,288 square feet of space and is currently vacant.

### C. Social Conditions

There are only two industrial parcels in the Area and there are no residents that reside within the Area.

### D. Economic Conditions

#### *Taxable Value of Property Within the Area*

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$7,476,210. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$7,476,210.

### E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows

the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

### **III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

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The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

### **IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

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The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

#### **A. Property Tax Rebates**

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

*Existing Conditions:*

*This building is currently vacant and/or underutilized. It has 177,288 square feet of building space on 10.35 acres.*

## B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 25600 SW Parkway Center Drive Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

*Existing Conditions:*

*As there is currently no urban renewal program for this Area, these activities do not exist.*

## V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

**Table 1 – Estimated Project Allocations**

TIF Use	Amount
URA Administration	\$141,367
Rebate	\$11,821,851
Total	\$11,963,218

Source: ECONorthwest, TIF: Tax Increment Funds

## VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 25600 SW Parkway Center Drive Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

## VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency.

**Table 2. Investment Schedule**

Year	Investment Amount		
	Schedule 1	Schedule 2	Schedule 3
2013			
2014			
2015	137,000,000		
2016		135,000,000	
2017			135,000,000
2018			

Source: ECONorthwest

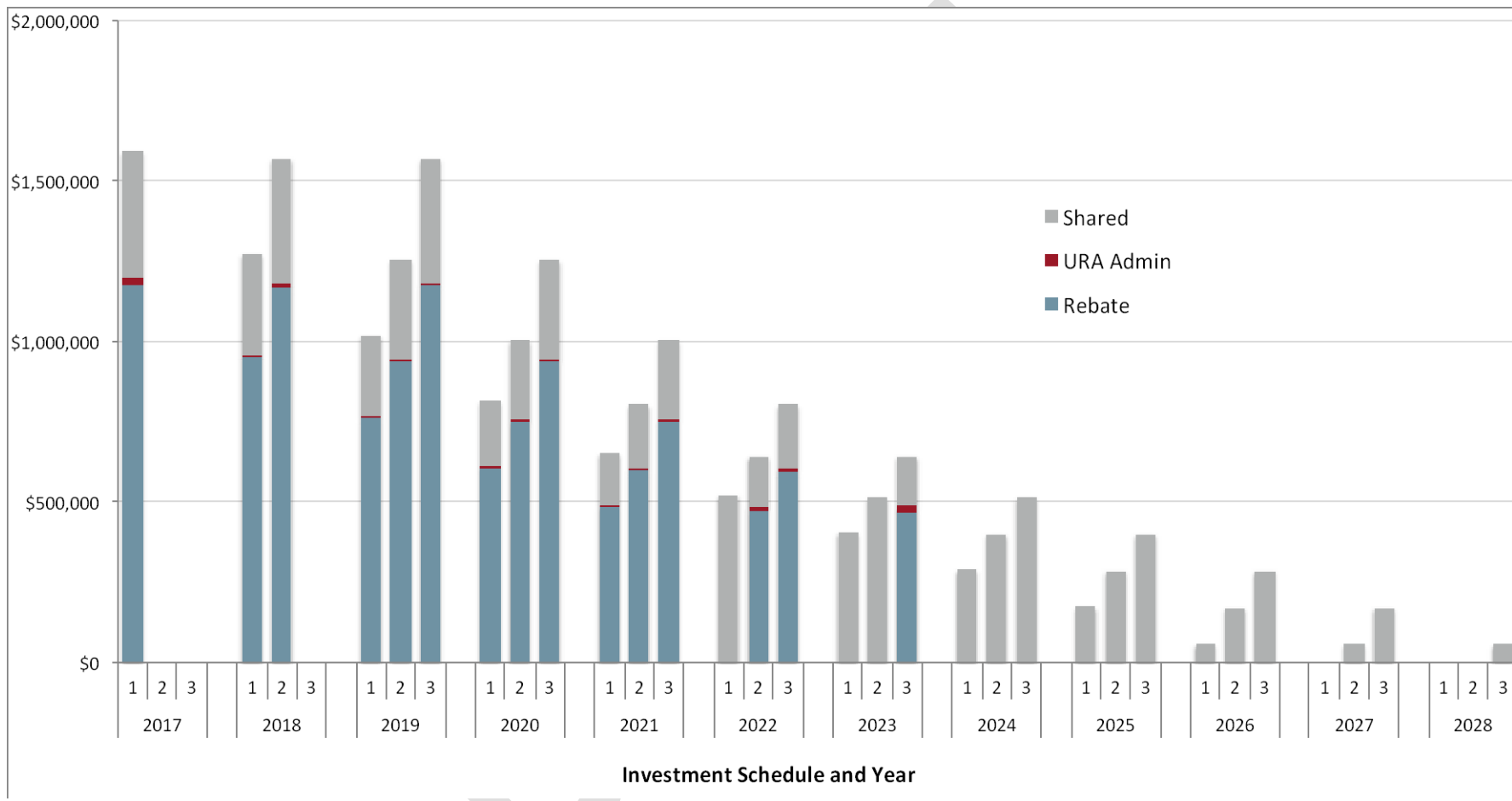
The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount

shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6<sup>th</sup> year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

**Chart 1. Investment, Amortization, and Rebate Schedule**



Source: ECONorthwest



There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

**Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario**

FYE	URA Admin	Rebate	Shared	Total
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	\$28,883	\$1,104,988	\$368,330	\$1,502,201
2018	\$17,390	\$1,998,481	\$666,161	\$2,682,032
2019	\$17,912	\$2,705,988	\$901,996	\$3,625,896
2020	\$18,449	\$2,161,701	\$720,567	\$2,900,717
2021	\$19,002	\$1,726,129	\$575,376	\$2,320,507
2022	\$19,572	\$1,008,435	\$828,366	\$1,856,373
2023	\$20,159	\$439,571	\$1,014,453	\$1,474,183
2024	-	-	\$1,135,908	\$1,135,908
2025	-	-	\$810,952	\$810,952
2026	-	-	\$485,999	\$485,999
2027	-	-	\$215,626	\$215,626
2028	-	-	\$53,948	\$53,948
2029	-	-	-	-
2030	-	-	-	-
<b>Total</b>	<b>\$141,367</b>	<b>\$11,145,293</b>	<b>\$7,777,682</b>	<b>\$19,064,342</b>

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

## VIII. FINANCIAL ANALYSIS OF THE PLAN

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The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

**Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	TIF
2013	\$7,476,210	\$7,476,210	\$0	12.3549	-
2014	\$7,476,210	\$7,476,210	\$0	12.3522	-
2015	\$7,476,210	\$7,476,210	\$0	12.3467	-
2016	\$7,476,210	\$7,476,210	\$0	12.1833	-
2017	\$130,776,210	\$7,476,210	\$123,300,000	12.1833	\$1,502,201
2018	\$227,616,210	\$7,476,210	\$220,140,000	12.1833	\$2,682,032
2019	\$305,088,210	\$7,476,210	\$297,612,000	12.1833	\$3,625,896
2020	\$245,565,810	\$7,476,210	\$238,089,600	12.1833	\$2,900,717
2021	\$197,942,410	\$7,476,210	\$190,466,200	12.1833	\$2,320,507
2022	\$159,846,510	\$7,476,210	\$152,370,300	12.1833	\$1,856,373
2023	\$128,476,510	\$7,476,210	\$121,000,300	12.1833	\$1,474,183
2024	\$100,711,010	\$7,476,210	\$93,234,800	12.1833	\$1,135,908
2025	\$74,038,810	\$7,476,210	\$66,562,600	12.1833	\$810,952
2026	\$47,366,810	\$7,476,210	\$39,890,600	12.1833	\$485,999
2027	\$25,174,710	\$7,476,210	\$17,698,500	12.1833	\$215,626
2028	\$11,904,210	\$7,476,210	\$4,428,000	12.1833	\$53,948
2029	\$7,476,210	\$7,476,210	\$0	12.1833	-
2030	\$7,476,210	\$7,476,210	\$0	12.1833	-
<b>Total</b>					\$19,064,342

Source: ECONorthwest, FYE: Fiscal Year End, TIF Revenue: Tax Increment Revenue

**Table 5 – Projected Investments and Depreciation Schedules**

Calendar Year	FYE	Investment Schedule 1			Investment Schedule 2			Investment Schedule 3			Total RMV
		Value	Depreciation	RMV	Value	Depr.	RMV	Value	Depr.	RMV	
2013	2015										
2014	2016										
2015	2017	\$137,000,000	10.00%	\$123,300,000							\$123,300,000
2016	2018		18.00%	\$98,640,000	\$135,000,000	10.00%	\$121,500,000				\$220,140,000
2017	2019		14.40%	\$78,912,000		18.00%	\$97,200,000	\$135,000,000	10.00%	\$121,500,000	\$297,612,000
2018	2020		11.52%	\$63,129,600		14.40%	\$77,760,000		18.00%	\$97,200,000	\$238,089,600
2019	2021		9.22%	\$50,498,200		11.52%	\$62,208,000		14.40%	\$77,760,000	\$190,466,200
2020	2022		7.37%	\$40,401,300		9.22%	\$49,761,000		11.52%	\$62,208,000	\$152,370,300
2021	2023		6.55%	\$31,427,800		7.37%	\$39,811,500		9.22%	\$49,761,000	\$121,000,300
2022	2024		6.55%	\$22,454,300		6.55%	\$30,969,000		7.37%	\$39,811,500	\$93,234,800
2023	2025		6.56%	\$13,467,100		6.55%	\$22,126,500		6.55%	\$30,969,000	\$66,562,600
2024	2026		6.55%	\$4,493,600		6.56%	\$13,270,500		6.55%	\$22,126,500	\$39,890,600
2025	2027		3.28%	-		6.55%	\$4,428,000		6.56%	\$13,270,500	\$17,698,500
2026	2028					3.28%	-		6.55%	\$4,428,000	\$4,428,000
2027	2029								3.28%	-	\$0
2028	2030										

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation  
 Source: ECONorthwest

## IX. IMPACT OF THE TAX INCREMENT FINANCING

---

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.<sup>1</sup>

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Table 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

<sup>1</sup> Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

**Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)**

FYE	Washington County	Tualatin Valley Fire & Rescue	City of Wilsonville	City of Wilsonville (GO)	Port of Portland	Metro	Metro (GO)	General Government Subtotal
2013	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-
2017	(209,253)	(141,947)	(234,586)	-	(6,524)	(8,990)	-	(601,300)
2018	(372,024)	(252,362)	(417,063)	-	(11,599)	(15,984)	-	(1,069,032)
2019	(502,689)	(340,999)	(563,547)	-	(15,673)	(21,597)	-	(1,444,505)
2020	(402,342)	(272,928)	(451,051)	-	(12,544)	(17,286)	-	(1,156,151)
2021	(322,060)	(218,469)	(361,050)	-	(10,041)	(13,837)	-	(925,457)
2022	(189,716)	(128,694)	(212,684)	-	(5,915)	(8,151)	-	(545,160)
2023	(84,842)	(57,553)	(95,113)	-	(2,645)	(3,645)	-	(243,798)
2024	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
<b>Total</b>	<b>(2,082,926)</b>	<b>(1,412,952)</b>	<b>(2,335,094)</b>	<b>-</b>	<b>(64,941)</b>	<b>(89,490)</b>	<b>-</b>	<b>(5,985,403)</b>

Source: ECONorthwest.

**Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)**

Portland Community College (perm)	Portland Community College (GO)	Clackamas County ESD	West Linn SD (perm)	West Linn SD (GO)	Education Subtotal	General Government Subtotal	Total
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(26,320)	(18,846)	(34,314)	(453,091)	-	(532,571)	(1,666,442)	(1,133,871)
(46,793)	(33,506)	(61,006)	(805,534)	-	(946,839)	(2,962,710)	(2,015,871)
(63,227)	(45,274)	(82,433)	(1,088,460)	-	(1,279,394)	(4,003,293)	(2,723,899)
(50,606)	(36,237)	(65,977)	(871,180)	-	(1,024,000)	(3,204,151)	(2,180,151)
(40,508)	(29,006)	(52,812)	(697,348)	-	(819,674)	(2,564,805)	(1,745,131)
(23,862)	(17,087)	(31,110)	(410,788)	-	(482,847)	(1,510,854)	(1,028,007)
(10,671)	(7,641)	(13,913)	(183,706)	-	(215,931)	(675,660)	(459,729)
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(261,987)	(187,597)	(341,565)	(4,510,107)	-	(5,301,256)	(16,587,915)	(11,286,659)

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.



## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$7,476,210. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are four existing urban renewal areas, as shown in Table 7. These four areas, plus the 25600 SW Parkway Center Drive Area, total 3.63% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 25600 SW Parkway Center Drive Area has 10.35 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other four existing urban renewal areas total 1,036.74 acres. Therefore, 22.22% of the City's acreage is in an urban renewal area, below the 25% state limit.

**Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

Urban Renewal Area	Assessed Value	Acres
25600 SW Parkway Center Drive	\$7,476,210	10.35
9805 SW Boeckman Road	\$10,879,601	24.98
26755 SW 95 <sup>th</sup> Avenue	\$7,064,499	9.76
Year 2000 Plan	\$44,087,806	546
West Side Plan	\$16,526,288	456
City of Wilsonville	\$2,368,094,165	4,712
Percent of Assessed Value in Urban Renewal	3.63%	
Percent of Acreage in Urban Renewal		22.22%

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

## XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

# 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan



Prepared for the City of Wilsonville  
August 5, 2013

## City of Wilsonville

List of Participants

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(Urban Renewal Board is also Wilsonville City Council)

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## I. DEFINITIONS

---

“Area” means the properties and rights of way located within this 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

## II. INTRODUCTION

---

In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.



The Agency has prepared the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the fourth of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 26.07 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

### III. GOALS AND OBJECTIVES

---

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

#### **Goal 1: *PUBLIC INVOLVEMENT***

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

##### Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

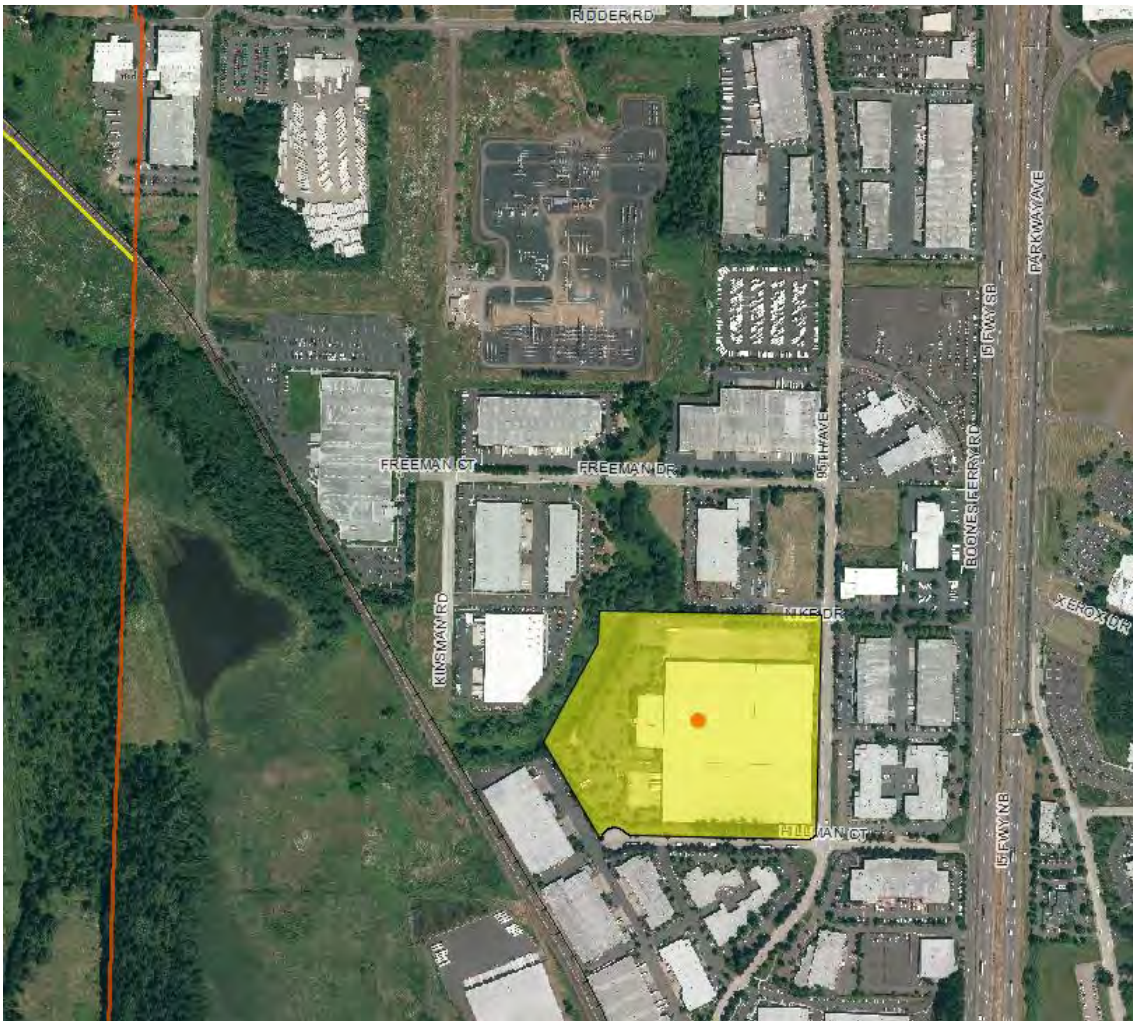
#### **Goal 2: *ECONOMY***

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

##### Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 27255 SW 95th Avenue Urban Renewal Area Boundary



Source: City of Wilsonville

## IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

## V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

### A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

#### Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

#### **B. Debt repayment and project administration**

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

### **VI. PROPERTY ACQUISITION AND DISPOSITION**

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The Plan does not authorize the acquisition and disposition of property.

### **VII. RELOCATION METHODS**

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No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

### **VIII. LAND USES**

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The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

## IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

### C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts

that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

## **X. FUTURE AMENDMENTS TO PLAN**

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The Plan may be amended as described in this section.

### **A. Substantial Amendments**

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

### **B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

### **C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code**

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.



Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

### A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

#### Section A: Citizen Involvement

**Goal 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

**Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.**

*The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine*

*that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.**

*The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1** The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

*The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

#### **Section D: Land Use and Development**

**Goal 4.1** To have an attractive, functional, economically vital community with a balance of different types of land.

**Policy 4.1.1** The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3** City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.*

## **B. Wilsonville Economic Development Strategy**

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **C. Wilsonville Development Code**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

#### **D. City of Wilsonville Transportation Systems Plan**

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

27255 SW 95<sup>th</sup> Avenue is designated as a minor arterial, a truck route and a bicycle route.<sup>1</sup> The TSP Executive Summary identifies 95<sup>th</sup> Avenue Sidewalk Infill as a priority project to fill in gaps in the sidewalk network on the east side of 95<sup>th</sup> Avenue from Boeckman Road to Hillman Court, and construct transit stop improvements.<sup>2</sup> SW 95<sup>th</sup> Avenue also has a designated cross section deficiency.<sup>3</sup> SW 95<sup>th</sup> Avenue is served by transit, and there are multiple bus stops near the Area.

*The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW 95<sup>th</sup> Avenue will be used as designated in the TSP. SW 95<sup>th</sup> Avenue is classified as a minor arterial, anticipating truck travel.*

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<sup>1</sup> City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

<sup>2</sup> City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

<sup>3</sup> City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

## APPENDIX A: LEGAL DESCRIPTION

### 27255 SW 95<sup>TH</sup> AVENUE URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing that lot or parcel of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

**BEGINNING** at a point which bears East, 2161 feet, more or less, from the corner common to Sections 10 and 11, said point being the Northwest corner of Tax Lot 3101, Assessor's Plat 3 1W 11.

1. Thence East along the North line of said Tax Lot 3101, 1112 feet, more or less, to the point of intersection of said North line with the West right-of-way line of 95<sup>th</sup> Avenue;
2. Thence South along said West right-of-way line and the extension thereof, 1018 feet, more or less, to the point of intersection of said West right-of-way line with the Easterly extension of the North right-of-way line of Hillman Court;
3. Thence West along said Easterly extension of said North right-of-way line and said North right-of-way line, 1011 feet, more or less, to the Southwest corner of said Tax Lot 3101;
4. Thence Northwest along the West line of said Tax Lot 3101, 517 feet, more or less;
5. Thence Northeast along said West line of said Tax Lot 3101, 510 feet, more or less, to a point which bears South, 148 feet, more or less, from the Point of Beginning;
6. Thence North, 148 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **twenty six (26)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's Tax Maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

# REPORT ACCOMPANYING 27255 SW 95<sup>TH</sup> AVENUE URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013



**REPORT ACCOMPANYING  
27255 SW 95<sup>TH</sup> AVENUE  
URBAN RENEWAL PLAN**

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## I. INTRODUCTION

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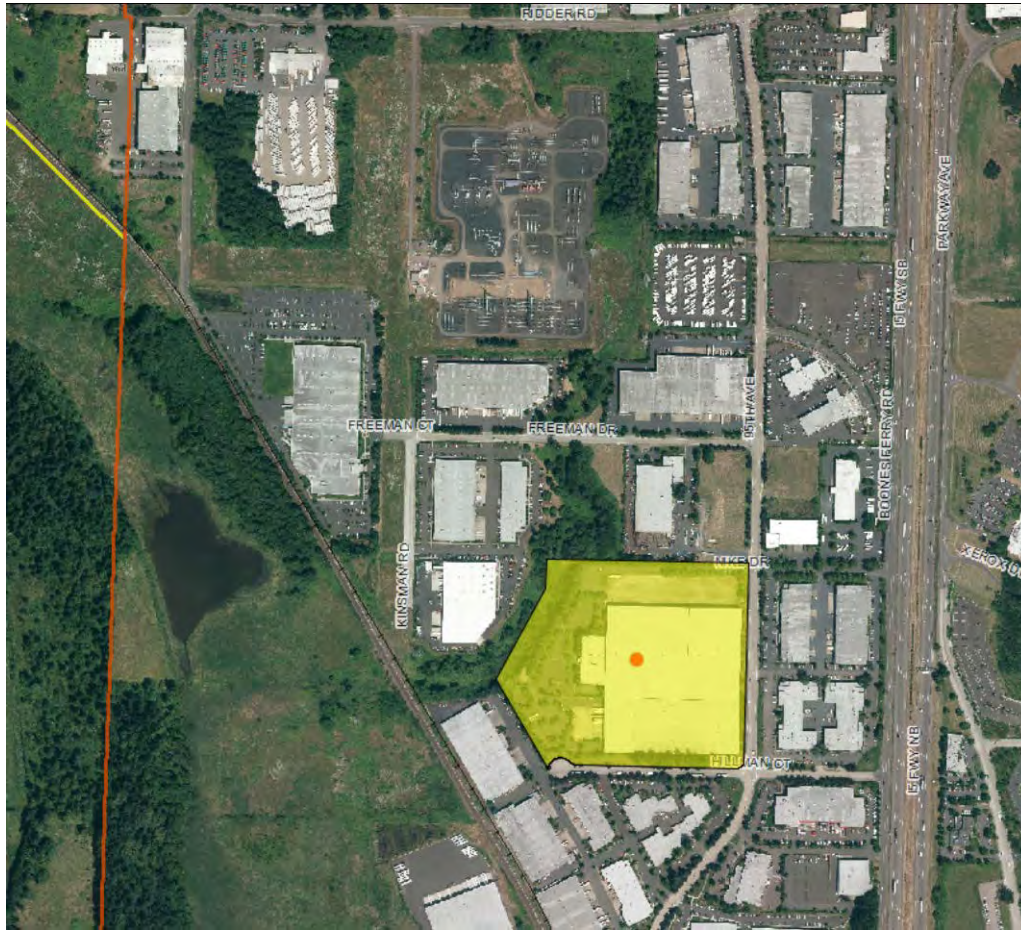
The Report on the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan (Report) contains background information and project details that pertain to the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

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Figure 1 – 27255 SW 95th Avenue Urban Renewal Plan Area Boundary



Source: City of Wilsonville

## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

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This section of the Report describes existing conditions within the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### *Land Use*

According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 508,277 square feet of building space on 26.07 acres.

#### *Zoning and Comprehensive Plan Designations*

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## B. Infrastructure: Existing Conditions

### *Infrastructure*

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

#### 1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW 95<sup>th</sup> Avenue, is a minor arterial that is in good condition and meets City standards. SW 95<sup>th</sup> Avenue has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently a number of priority projects planned for SW 95<sup>th</sup> Avenue in the Capital Improvement Plan, including sidewalk infill and transit stop improvements.

#### 2. Water

The water pipe serving the Area is a 2" domestic that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

#### 3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

#### 4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

#### 5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.



## 6. Public Parking

There is no public parking in the Area, but there is parking along the south and west ends of the building that should provide parking for over 250 vehicles.

## 7. Wetlands

Approximately 91,784 SF along the Area's western boundary borders the Basalt Creek wetlands and is within the City's Significant Resource Overlay Zone.

## 8. Conditions of Buildings

The building has 508,277 square feet of space. It is currently used for warehousing and is considered underutilized.

## C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

## D. Economic Conditions

### *Taxable Value of Property Within the Area*

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$15,982,441. The total assessed value including personal property is \$16,608,823. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$16,608,823.

## E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

### III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

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The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

### IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

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The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

#### A. Property Tax Rebates

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

*Existing Conditions:*

*This parcel is currently vacant and/or underutilized. It has 508,277 square feet of building space on 26.07 acres.*

## B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

*Existing Conditions:*

*As there is currently no urban renewal program for this Area, these activities do not exist.*

## V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

**Table 1 – Estimated Project Allocations**

TIF Use	Amount
URA Administration	\$141,367
Rebate	\$11,821,851
Total	\$11,963,218

Source: ECONorthwest, TIF: Tax Increment Funds

## VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

## VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency.

**Table 2. Investment Schedule**

Year	Investment Amount		
	Schedule 1	Schedule 2	Schedule 3
2013			
2014			
2015	137,000,000		
2016		135,000,000	
2017			135,000,000
2018			

Source: ECONorthwest

The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

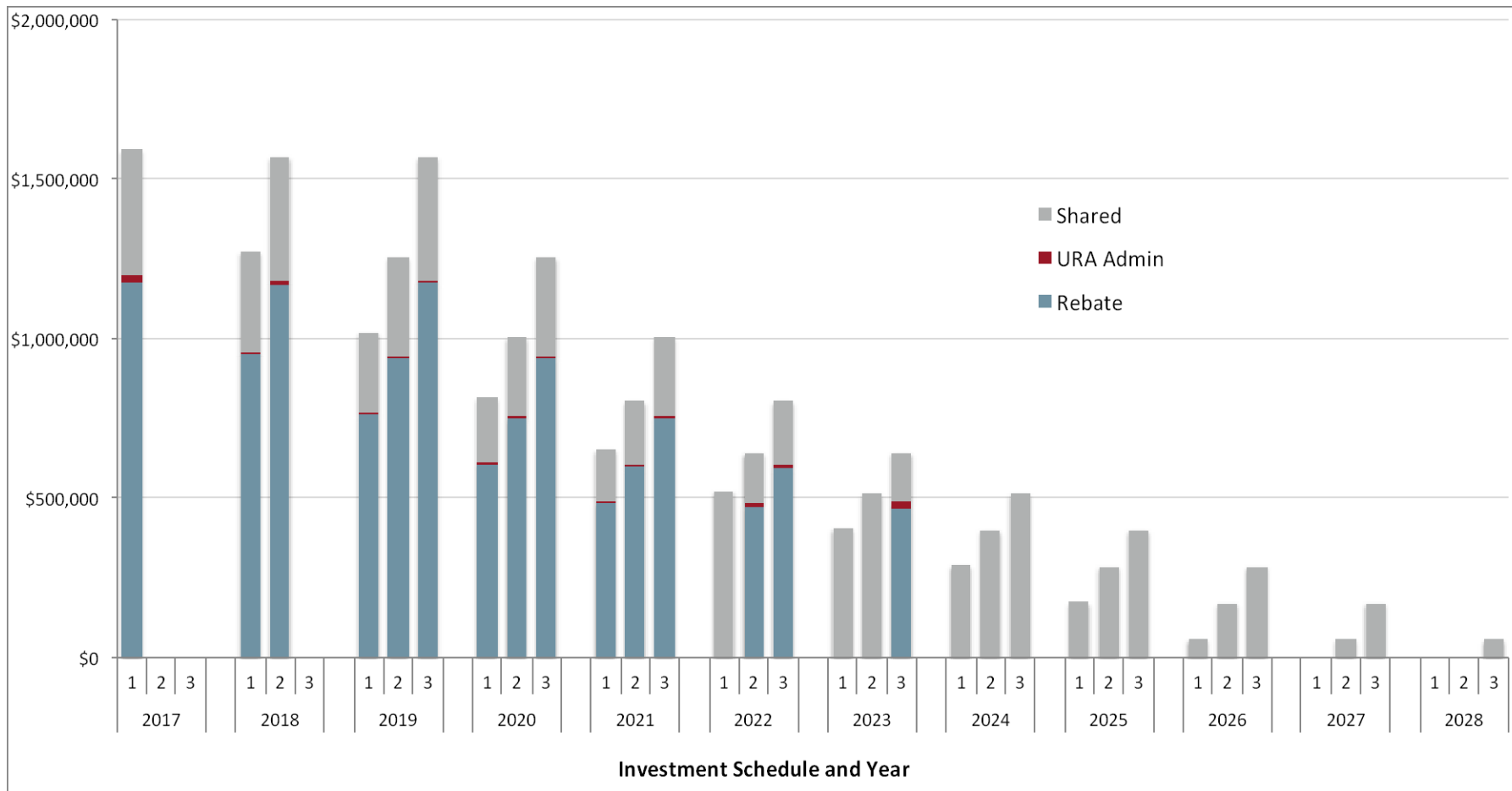
It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 2, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions

begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6<sup>th</sup> year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

DRAFT

**Chart 1. Investment, Amortization, and Rebate Schedule**



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

**Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario**

FYE	URA Admin	Rebate	Shared	Total
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	\$28,883	\$1,172,736	\$390,911	\$1,592,530
2018	\$17,390	\$2,119,437	\$706,479	\$2,843,306
2019	\$17,912	\$2,869,511	\$956,504	\$3,843,927
2020	\$18,449	\$2,292,519	\$764,173	\$3,075,141
2021	\$19,002	\$1,830,780	\$610,260	\$2,460,042
2022	\$19,572	\$1,069,956	\$878,472	\$1,968,000
2023	\$20,159	\$466,912	\$1,075,757	\$1,562,828
2024	-	-	\$1,204,211	\$1,204,211
2025	-	-	\$859,716	\$859,716
2026	-	-	\$515,223	\$515,223
2027	-	-	\$228,592	\$228,592
2028	-	-	\$57,192	\$57,192
2029	-	-	-	-
2030	-	-	-	-
Total	\$141,367	\$11,821,851	\$8,247,490	\$20,210,708

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

## VIII. FINANCIAL ANALYSIS OF THE PLAN

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The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.



However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

**Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	TIF
2013	\$16,608,823	\$16,608,823	\$0	13.0968	-
2014	\$16,608,823	\$16,608,823	\$0	13.0936	-
2015	\$16,608,823	\$16,608,823	\$0	13.0793	-
2016	\$16,608,823	\$16,608,823	\$0	12.9159	-
2017	\$139,908,823	\$16,608,823	\$123,300,000	12.9159	\$1,592,530
2018	\$236,748,823	\$16,608,823	\$220,140,000	12.9159	\$2,843,306
2019	\$314,220,823	\$16,608,823	\$297,612,000	12.9159	\$3,843,927
2020	\$254,698,423	\$16,608,823	\$238,089,600	12.9159	\$3,075,141
2021	\$207,075,023	\$16,608,823	\$190,466,200	12.9159	\$2,460,042
2022	\$168,979,123	\$16,608,823	\$152,370,300	12.9159	\$1,968,000
2023	\$137,609,123	\$16,608,823	\$121,000,300	12.9159	\$1,562,828
2024	\$109,843,623	\$16,608,823	\$93,234,800	12.9159	\$1,204,211
2025	\$83,171,423	\$16,608,823	\$66,562,600	12.9159	\$859,716
2026	\$56,499,423	\$16,608,823	\$39,890,600	12.9159	\$515,223
2027	\$34,307,323	\$16,608,823	\$17,698,500	12.9159	\$228,592
2028	\$21,036,823	\$16,608,823	\$4,428,000	12.9159	\$57,192
2029	\$16,608,823	\$16,608,823	\$0	12.9159	-
2030	\$16,608,823	\$16,608,823	\$0	12.9159	-
<b>Total</b>					<b>\$20,210,708</b>

Source: ECONorthwest, FYE: Fiscal Year End, TIF Revenue: Tax Increment Revenue

**Table 5 – Projected Investments and Depreciation Schedules**

Calendar Year	FYE	Investment Schedule 1			Investment Schedule 2			Investment Schedule 3			Total RMV
		Value	Depreciation	RMV	Value	Depr.	RMV	Value	Depr.	RMV	
2013	2015										
2014	2016										
2015	2017	\$137,000,000	10.00%	\$123,300,000							\$123,300,000
2016	2018		18.00%	\$98,640,000	\$135,000,000	10.00%	\$121,500,000				\$220,140,000
2017	2019		14.40%	\$78,912,000		18.00%	\$97,200,000	\$135,000,000	10.00%	\$121,500,000	\$297,612,000
2018	2020		11.52%	\$63,129,600		14.40%	\$77,760,000		18.00%	\$97,200,000	\$238,089,600
2019	2021		9.22%	\$50,498,200		11.52%	\$62,208,000		14.40%	\$77,760,000	\$190,466,200
2020	2022		7.37%	\$40,401,300		9.22%	\$49,761,000		11.52%	\$62,208,000	\$152,370,300
2021	2023		6.55%	\$31,427,800		7.37%	\$39,811,500		9.22%	\$49,761,000	\$121,000,300
2022	2024		6.55%	\$22,454,300		6.55%	\$30,969,000		7.37%	\$39,811,500	\$93,234,800
2023	2025		6.56%	\$13,467,100		6.55%	\$22,126,500		6.55%	\$30,969,000	\$66,562,600
2024	2026		6.55%	\$4,493,600		6.56%	\$13,270,500		6.55%	\$22,126,500	\$39,890,600
2025	2027		3.28%	-		6.55%	\$4,428,000		6.56%	\$13,270,500	\$17,698,500
2026	2028					3.28%	-		6.55%	\$4,428,000	\$4,428,000
2027	2029								3.28%	-	\$0
2028	2030										

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation  
 Source: ECONorthwest

## IX. IMPACT OF THE TAX INCREMENT FINANCING

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This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.<sup>1</sup>

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Table 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

<sup>1</sup> Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

**Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)**

FYE	Clackamas County	Tualatin Valley Fire & Rescue	City of Wilsonville	Port of Portland	Metro	COUNTY EXTENSION & 4-H	COUNTY LIBRARY	COUNTY SOIL CONS	VECTOR CONTROL	Subtotal
2013	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-
2017	(223,673)	(141,896)	(234,502)	(6,522)	(8,987)	(4,652)	(36,972)	(4,652)	(605)	(662,461)
2018	(397,755)	(252,332)	(417,012)	(11,597)	(15,982)	(8,272)	(65,746)	(8,272)	(1,075)	(1,178,043)
2019	(537,473)	(340,967)	(563,494)	(15,671)	(21,595)	(11,178)	(88,841)	(11,178)	(1,453)	(1,591,850)
2020	(430,170)	(272,895)	(450,997)	(12,543)	(17,284)	(8,946)	(71,105)	(8,946)	(1,163)	(1,274,049)
2021	(344,323)	(218,435)	(360,994)	(10,040)	(13,835)	(7,161)	(56,915)	(7,161)	(931)	(1,019,795)
2022	(202,808)	(128,659)	(212,627)	(5,913)	(8,149)	(4,218)	(33,523)	(4,218)	(548)	(600,663)
2023	(90,665)	(57,517)	(95,054)	(2,644)	(3,643)	(1,886)	(14,986)	(1,886)	(245)	(268,526)
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>(2,226,867)</b>	<b>(1,412,701)</b>	<b>(2,334,680)</b>	<b>(64,930)</b>	<b>(89,475)</b>	<b>(46,313)</b>	<b>(368,088)</b>	<b>(46,313)</b>	<b>(6,020)</b>	<b>(6,595,387)</b>

Source: ECONorthwest.

**Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)**

FYE	COM COLL CLACK (perm)	ESD CLACKAMAS	SCH WLINN/WILS (perm)	Education Subtotal	General Government Subtotal	Total
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
2017	(51,932)	(34,302)	(452,927)	(539,161)	(662,461)	(1,201,622)
2018	(92,349)	(60,998)	(805,436)	(958,783)	(1,178,043)	(2,136,826)
2019	(124,789)	(82,425)	(1,088,359)	(1,295,573)	(1,591,850)	(2,887,423)
2020	(99,876)	(65,969)	(871,075)	(1,036,920)	(1,274,049)	(2,310,969)
2021	(79,944)	(52,804)	(697,240)	(829,988)	(1,019,795)	(1,849,783)
2022	(47,087)	(31,102)	(410,677)	(488,866)	(600,663)	(1,089,529)
2023	(21,050)	(13,904)	(183,592)	(218,546)	(268,526)	(487,072)
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
<b>Total</b>	<b>(517,027)</b>	<b>(341,504)</b>	<b>(4,509,306)</b>	<b>(5,367,837)</b>	<b>(6,595,387)</b>	<b>(11,963,224)</b>

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$16,608,823. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are five existing urban renewal areas, as shown in Table 7. These five areas, plus the 27255 SW 95<sup>th</sup> Avenue Area, total 4.33% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 27255 SW 95<sup>th</sup> Avenue Area has 26.07 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other five existing urban renewal areas total 1,047.09 acres. Therefore, 22.78% of the City's acreage is in an urban renewal area, below the 25% state limit.

**Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

Urban Renewal Area	Assessed Value	Acres
27255 SW 95 <sup>th</sup> Avenue	\$16,608,823	26.07
25600 SW Parkway Center Drive	\$7,476,210	10.35
9805 SW Boeckman Road	\$10,879,601	24.98
26755 SW 95 <sup>th</sup> Avenue	\$7,064,499	9.76
Year 2000 Plan	\$44,087,806	546
West Side Plan	\$16,526,288	456
City of Wilsonville	\$2,368,094,165	4,712
Percent of Assessed Value in Urban Renewal	4.33%	
Percent of Acreage in Urban Renewal		22.78%

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

## XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

# 29899 SW Boones Ferry Road Urban Renewal Plan



Prepared for the City of Wilsonville  
August 5, 2013



City of Wilsonville

List of Participants

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Richard Goddard  
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(Urban Renewal Board is also Wilsonville City Council)

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## I. DEFINITIONS

---

“Area” means the properties and rights of way located within this 29899 SW Boones Ferry Road Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 29899 SW Boones Ferry Road Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

## II. INTRODUCTION

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In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 29899 SW Boones Ferry Road Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the fifth of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 29899 SW Boones Ferry Road Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 15.40 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.



### III. GOALS AND OBJECTIVES

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The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

#### **Goal 1: PUBLIC INVOLVEMENT**

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

##### Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

#### **Goal 2: ECONOMY**

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

##### Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – 29899 SW Boones Ferry Road Urban Renewal Area Boundary



## IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

## V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

### A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

#### Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

#### **B. Debt repayment and project administration**

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

### **VI. PROPERTY ACQUISITION AND DISPOSITION**

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The Plan does not authorize the acquisition and disposition of property.

### **VII. RELOCATION METHODS**

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No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

### **VIII. LAND USES**

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The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

## IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

### C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts

that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

## **X. FUTURE AMENDMENTS TO PLAN**

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The Plan may be amended as described in this section.

### **A. Substantial Amendments**

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

### **B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

### **C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code**

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

### A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

#### Section A: Citizen Involvement

**Goal 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

**Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.**

*The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine*



*that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.*

**Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.**

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

**Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.**

*The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.*

**Section C: Urban Growth Management**

**Goal 2.1 To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.**

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

**Policy 2.1.1** The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

*The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.*

#### **Section D: Land Use and Development**

**Goal 4.1** To have an attractive, functional, economically vital community with a balance of different types of land.

**Policy 4.1.1** The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

*The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.*

**Policy 4.1.3** City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

*The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.*

## **B. Wilsonville Economic Development Strategy**

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

*The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.*

## **C. Wilsonville Development Code**

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

#### **D. City of Wilsonville Transportation Systems Plan**

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

SW Boones Ferry Road is designated as a collector, a truck route and a bicycle route.<sup>1</sup> The TSP Executive Summary identifies two high priority projects for SW Boones Ferry Road, both relating to pedestrian and bikeway improvements.<sup>2</sup> The road also has a designated cross section deficiency near the Area.<sup>3</sup> SW Boones Ferry Road is served by transit, and there are multiple bus stops near the Area.

*The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW Boones Ferry Road will be used as designated in the TSP. SW Boones Ferry Road is classified as a collector, anticipating truck travel.*

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<sup>1</sup> City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

<sup>2</sup> City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

<sup>3</sup> City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

## APPENDIX A: LEGAL DESCRIPTION

### 29899 SW BOONES FERRY ROAD URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 14, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

**Commencing** at a point common to Sections 14 and 23, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Thence West along the South line of said Section 14, 110 feet, more or less; Thence North, 49 feet, more or less, to the point of intersection with the North right-of-way line of Wilsonville Road, and the East right-of-way line of the Oregon Electric Railroad, also being the Southwest corner of Parcel 2, Partition Plat 2003-082, records of said county, Assessor's Plat 3 1W 14D, and being the **POINT OF BEGINNING**.

1. Thence North along said East right-of-way line, 928 feet, more or less, to the Northwest corner of said Parcel 2
2. Thence East, 1091 feet, more or less, to the Northeast corner of said Parcel 2;
3. Thence South along the East line of said Parcel 2, 146 feet, more or less;
4. Thence Southeast continuing along said East line, 117 feet, more or less, to the point of intersection with said East Line, and the Northwesterly right-of-way line of Boones Ferry Road;
5. Thence Southwest along said Northwestly right-of-way line, 563 feet, more or less;
6. Thence Northwest along the South line of said Parcel 2, 191 feet, more or less;
7. Thence Southwest continuing along said South line of said Parcel 2, 265 feet, more or less;
8. Thence Northwest continuing along said South line of said Parcel 2, 141 feet, more or less;
9. Thence South continuing along said South line of said Parcel 2, 60 feet, more or less;

10. Thence West continuing along said South line of said Parcel 2, 354 feet, more or less;
11. Thence South, 251 feet, more or less, to the point of intersection of the most Southerly Southeast corner of said Parcel 2, and the North right-of-way line of Wilsonville Road;
12. Thence West along said North right-of-way line, 60 feet, more or less, to the **POINT OF BEGINNING.**

The described property, located entirely within the City of Wilsonville, County of Washington, and the State of Oregon, contains **sixteen (16)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

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**REPORT ACCOMPANYING  
29899 SW BOONES FERRY ROAD  
URBAN RENEWAL PLAN**



**Prepared for the City of Wilsonville**

**August 5, 2013**

**REPORT ACCOMPANYING  
29899 SW BOONES FERRY ROAD  
URBAN RENEWAL PLAN**

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## I. INTRODUCTION

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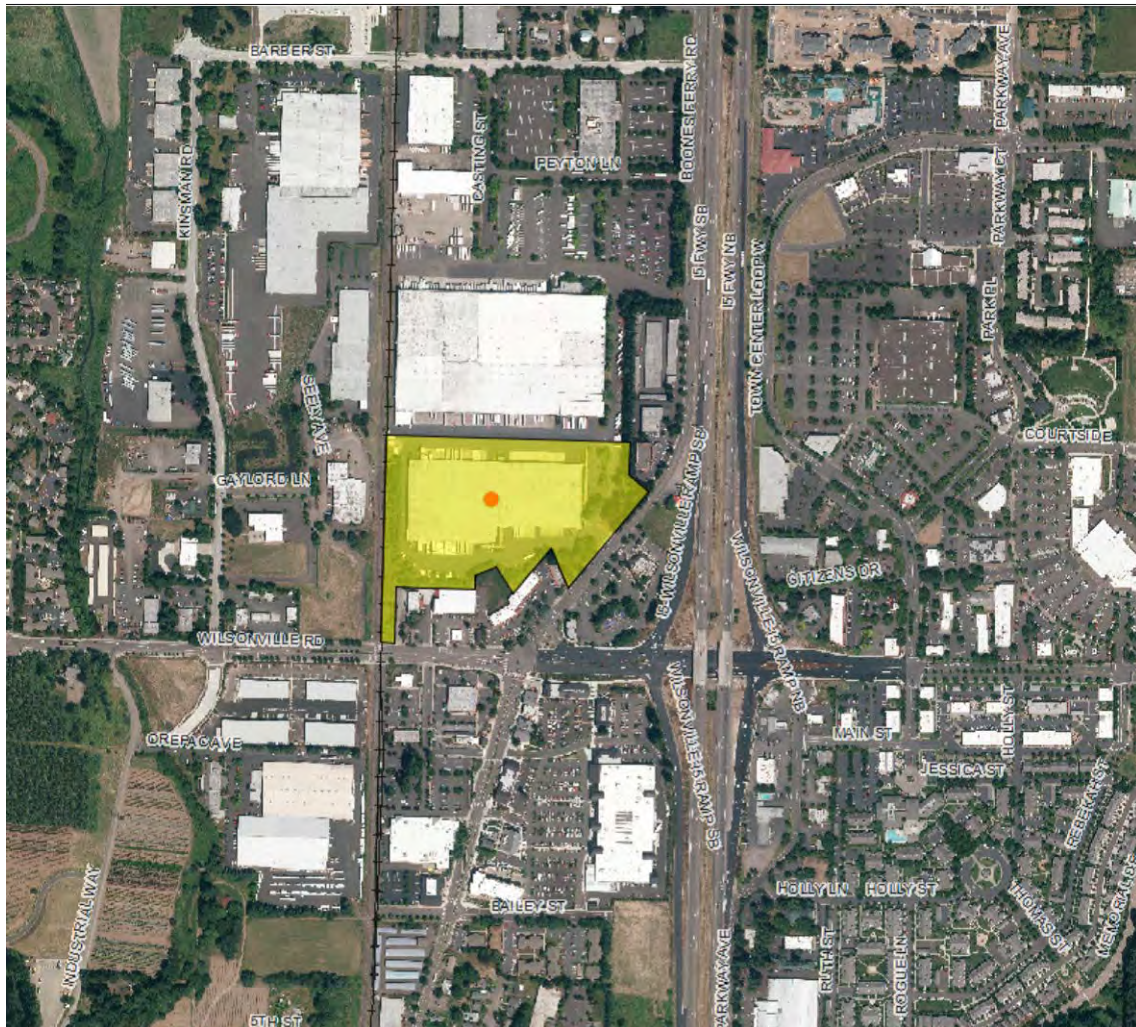
The Report on the 29899 SW Boones Ferry Road Urban Renewal Plan (Report) contains background information and project details that pertain to the 29899 SW Boones Ferry Road Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 29899 SW Boones Ferry Road Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

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Figure 1 – 29899 SW Boones Ferry Road Urban Renewal Plan Area Boundary



Source: City of Wilsonville

## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

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This section of the Report describes existing conditions within the 29899 SW Boones Ferry Road Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

#### *Land Use*

According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 250,650 square feet of building space on 15.40 acres.

#### *Zoning and Comprehensive Plan Designations*

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

## B. Infrastructure: Existing Conditions

### *Infrastructure*

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

#### 1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW Boones Ferry Road, is a collector that is in good condition and meets City standards. SW Boones Ferry Road has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently two priority projects for SW Boones Ferry Road in the Capital Improvement Plan, both relating to pedestrian and bikeway improvements.

#### 2. Water

The water pipe serving the Area is a 1.5" domestic/1.5" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

#### 3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

#### 4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

#### 5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

## 6. Public Parking

There is no public parking in the Area, but there are banks of private head-in parking along the south, west, and east ends of the building that should provide parking for over 100 vehicles.

## 7. Wetlands

There are no wetlands or Significant Resource Overlay Zoning in or immediately around the Area.

## 8. Conditions of Buildings

The building has 250,650 square feet of space. It is currently used for warehousing and is considered underutilized.

## C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

## D. Economic Conditions

### *Taxable Value of Property Within the Area*

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$ 13,505,100. The total assessed value including personal property is \$14,458,913. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$14,458,913.

## E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows



the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

### **III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

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The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

### **IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

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The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

#### **A. Property Tax Rebates**

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

*Existing Conditions:*

*This parcel is currently vacant and/or underutilized. It has 250,650 square feet of building space on 15.40 acres.*

## B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 29899 SW Boones Ferry Road Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

*Existing Conditions:*

*As there is currently no urban renewal program for this Area, these activities do not exist.*

## V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

**Table 1 – Estimated Project Allocations**

TIF Use	Amount
URA Administration	\$141,367
Rebate	\$11,821,851
Total	\$11,963,218

Source: ECONorthwest, TIF: Tax Increment Funds

## VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 29899 SW Boones Ferry Road Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

## VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency.

**Table 2. Investment Schedule**

Year	Investment Amount		
	Schedule 1	Schedule 2	Schedule 3
2013			
2014			
2015	137,000,000		
2016		135,000,000	
2017			135,000,000
2018			

Source: ECONorthwest

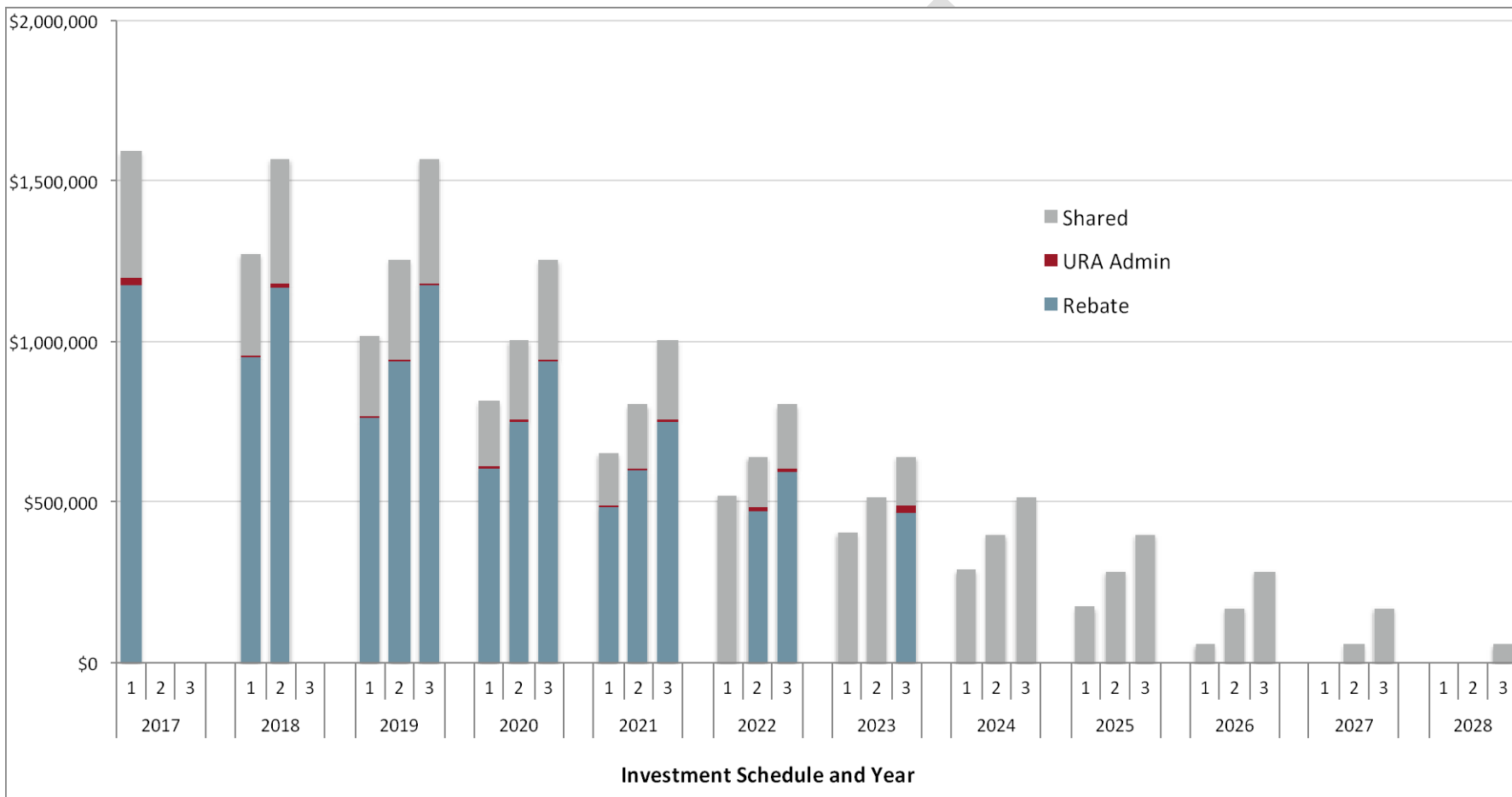
The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions

begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6<sup>th</sup> year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

**Chart 1. Investment, Amortization, and Rebate Schedule**



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

**Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario**

FYE	URA Admin	Rebate	Shared	Total
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	\$28,883	\$1,172,736	\$390,911	\$1,592,530
2018	\$17,390	\$2,119,437	\$706,479	\$2,843,306
2019	\$17,912	\$2,869,511	\$956,504	\$3,843,927
2020	\$18,449	\$2,292,519	\$764,173	\$3,075,141
2021	\$19,002	\$1,830,780	\$610,260	\$2,460,042
2022	\$19,572	\$1,069,956	\$878,472	\$1,968,000
2023	\$20,159	\$466,912	\$1,075,757	\$1,562,828
2024	-	-	\$1,204,211	\$1,204,211
2025	-	-	\$859,716	\$859,716
2026	-	-	\$515,223	\$515,223
2027	-	-	\$228,592	\$228,592
2028	-	-	\$57,192	\$57,192
2029	-	-	-	-
2030	-	-	-	-
Total	\$141,367	\$11,821,851	\$8,247,490	\$20,210,708

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

## VIII. FINANCIAL ANALYSIS OF THE PLAN

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The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

**Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	TIF
2013	\$14,458,913	\$14,458,913	\$0	13.0968	-
2014	\$14,458,913	\$14,458,913	\$0	13.0936	-
2015	\$14,458,913	\$14,458,913	\$0	13.0793	-
2016	\$14,458,913	\$14,458,913	\$0	12.9159	-
2017	\$137,758,913	\$14,458,913	\$123,300,000	12.9159	\$1,592,530
2018	\$234,598,913	\$14,458,913	\$220,140,000	12.9159	\$2,843,306
2019	\$312,070,913	\$14,458,913	\$297,612,000	12.9159	\$3,843,927
2020	\$252,548,513	\$14,458,913	\$238,089,600	12.9159	\$3,075,141
2021	\$204,925,113	\$14,458,913	\$190,466,200	12.9159	\$2,460,042
2022	\$166,829,213	\$14,458,913	\$152,370,300	12.9159	\$1,968,000
2023	\$135,459,213	\$14,458,913	\$121,000,300	12.9159	\$1,562,828
2024	\$107,693,713	\$14,458,913	\$93,234,800	12.9159	\$1,204,211
2025	\$81,021,513	\$14,458,913	\$66,562,600	12.9159	\$859,716
2026	\$54,349,513	\$14,458,913	\$39,890,600	12.9159	\$515,223
2027	\$32,157,413	\$14,458,913	\$17,698,500	12.9159	\$228,592
2028	\$18,886,913	\$14,458,913	\$4,428,000	12.9159	\$57,192
2029	\$14,458,913	\$14,458,913	\$0	12.9159	-
2030	\$14,458,913	\$14,458,913	\$0	12.9159	-
Total					\$20,210,708

Source: ECONorthwest, FYE: Fiscal Year End, TIF: Tax Increment Funds



**Table 5 – Projected Investments and Depreciation Schedules**

Calendar Year	FYE	Investment Schedule 1			Investment Schedule 2			Investment Schedule 3			Total RMV
		Value	Depreciation	RMV	Value	Depr.	RMV	Value	Depr.	RMV	
2013	2015										
2014	2016										
2015	2017	\$137,000,000	10.00%	\$123,300,000						\$123,300,000	
2016	2018		18.00%	\$98,640,000	\$135,000,000	10.00%	\$121,500,000			\$220,140,000	
2017	2019		14.40%	\$78,912,000		18.00%	\$97,200,000	\$135,000,000	10.00%	\$121,500,000	\$297,612,000
2018	2020		11.52%	\$63,129,600		14.40%	\$77,760,000		18.00%	\$97,200,000	\$238,089,600
2019	2021		9.22%	\$50,498,200		11.52%	\$62,208,000		14.40%	\$77,760,000	\$190,466,200
2020	2022		7.37%	\$40,401,300		9.22%	\$49,761,000		11.52%	\$62,208,000	\$152,370,300
2021	2023		6.55%	\$31,427,800		7.37%	\$39,811,500		9.22%	\$49,761,000	\$121,000,300
2022	2024		6.55%	\$22,454,300		6.55%	\$30,969,000		7.37%	\$39,811,500	\$93,234,800
2023	2025		6.56%	\$13,467,100		6.55%	\$22,126,500		6.55%	\$30,969,000	\$66,562,600
2024	2026		6.55%	\$4,493,600		6.56%	\$13,270,500		6.55%	\$22,126,500	\$39,890,600
2025	2027		3.28%	-		6.55%	\$4,428,000		6.56%	\$13,270,500	\$17,698,500
2026	2028					3.28%	-		6.55%	\$4,428,000	\$4,428,000
2027	2029								3.28%	-	\$0
2028	2030										

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation  
 Source: ECONorthwest

## IX. IMPACT OF THE TAX INCREMENT FINANCING

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This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.<sup>1</sup>

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Tables 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

<sup>1</sup> Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

FYE	Clackamas County	Tualatin Valley Fire & Rescue	City of Wilsonville	Port of Portland	Metro	COUNTY EXTENSION & 4-H	COUNTY LIBRARY	COUNTY SOIL CONS	VECTOR CONTROL	Subtotal
2013	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-
2017	(223,673)	(141,896)	(234,502)	(6,522)	(8,987)	(4,652)	(36,972)	(4,652)	(605)	(662,461)
2018	(397,755)	(252,332)	(417,012)	(11,597)	(15,982)	(8,272)	(65,746)	(8,272)	(1,075)	(1,178,043)
2019	(537,473)	(340,967)	(563,494)	(15,671)	(21,595)	(11,178)	(88,841)	(11,178)	(1,453)	(1,591,850)
2020	(430,170)	(272,895)	(450,997)	(12,543)	(17,284)	(8,946)	(71,105)	(8,946)	(1,163)	(1,274,049)
2021	(344,323)	(218,435)	(360,994)	(10,040)	(13,835)	(7,161)	(56,915)	(7,161)	(931)	(1,019,795)
2022	(202,808)	(128,659)	(212,627)	(5,913)	(8,149)	(4,218)	(33,523)	(4,218)	(548)	(600,663)
2023	(90,665)	(57,517)	(95,054)	(2,644)	(3,643)	(1,886)	(14,986)	(1,886)	(245)	(268,526)
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>(2,226,867)</b>	<b>(1,412,701)</b>	<b>(2,334,680)</b>	<b>(64,930)</b>	<b>(89,475)</b>	<b>(46,313)</b>	<b>(368,088)</b>	<b>(46,313)</b>	<b>(6,020)</b>	<b>(6,595,387)</b>

Source: ECONorthwest.

**Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)**

FYE	COM COLL CLACK (perm)	ESD CLACKAMAS	SCH WLINN/WILS (perm)	Education Subtotal	General Government Subtotal	Total
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
2017	(51,932)	(34,302)	(452,927)	(539,161)	(662,461)	(1,201,622)
2018	(92,349)	(60,998)	(805,436)	(958,783)	(1,178,043)	(2,136,826)
2019	(124,789)	(82,425)	(1,088,359)	(1,295,573)	(1,591,850)	(2,887,423)
2020	(99,876)	(65,969)	(871,075)	(1,036,920)	(1,274,049)	(2,310,969)
2021	(79,944)	(52,804)	(697,240)	(829,988)	(1,019,795)	(1,849,783)
2022	(47,087)	(31,102)	(410,677)	(488,866)	(600,663)	(1,089,529)
2023	(21,050)	(13,904)	(183,592)	(218,546)	(268,526)	(487,072)
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
2028	-	-	-	-	-	-
2029	-	-	-	-	-	-
2030	-	-	-	-	-	-
<b>Total</b>	<b>(517,027)</b>	<b>(341,504)</b>	<b>(4,509,306)</b>	<b>(5,367,837)</b>	<b>(6,595,387)</b>	<b>(11,963,224)</b>

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$14,458,913. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are six existing urban renewal areas, as shown in Table 7. These six areas, plus the 29899 SW Boones Ferry Road Area, total 4.94% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 29899 SW Boones Ferry Road Area has 15.40 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other six existing urban renewal areas total 1,073.16 acres. Therefore, 23.10% of the City's acreage is in an urban renewal area, below the 25% state limit.

**Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

Urban Renewal Area	Assessed Value	Acres
29899 SW Boones Ferry Road	\$14,458,913	15.40
27255 SW 95 <sup>th</sup> Avenue	\$16,608,823	26.07
25600 SW Parkway Center Drive	\$7,476,210	10.35
9805 SW Boeckman Road	\$10,879,601	24.98
26755 SW 95 <sup>th</sup> Avenue	\$7,064,499	9.76
Year 2000 Plan	\$44,087,806	546
West Side Plan	\$16,526,288	456
City of Wilsonville	\$2,368,094,165	4,712
Percent of Assessed Value in Urban Renewal	4.94%	
Percent of Acreage in Urban Renewal		23.10%

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

## XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.



City of Wilsonville

## **PLANNING COMMISSION MEETING**

**WEDNESDAY, AUGUST 14, 2013**

**6:00 PM**

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### **VII. PUBLIC HEARING**

- A. **LP13-0005** - Villebois Village Master Plan amendment relating to Future Study Area (Polygon NW, applicant) (Pauly)

**PLANNING COMMISSION  
STAFF REPORT**

<b>Meeting Date:</b> August 14, 2013	<b>Subject:</b> Villebois Village Master Plan Amendment for “Future Study Area”  <b>Staff Member:</b> Daniel Pauly, AICP <b>Contact:</b> 503-682-4960 or pauly@ci.wilsonville.or.us
<b>Property Owner:</b> Northwest Wilsonville Properties, LLC <b>Applicant:</b> Polygon Northwest Company <b>Applicant’s Representative:</b> Pacific Community Design	
<b>Action Required:</b> Conduct Public Hearing, Make Recommendation to City Council	
<b>Staff Recommendation:</b> Recommend approval of the proposed Villebois Village Master Plan amendment to the City Council.	
<b>Recommended Language for Motion:</b> The Planning Commission recommends approval of LP13-0005, proposed Villebois Village Master Plan amendment, to the City Council (with or without specific changes).	

**ISSUE BEFORE THE COMMISSION:**

The currently adopted Villebois Village Master Plan designates an approximately 43 acre site southwest of Arbor Villebois along Grahams Ferry Road as a “Future Study Area.” The request before the Planning Commission, in its legislative advisory role to the City Council, is to review the proposed amendment to the Master Plan. The purpose of this amendment is to enable review of development of the area currently designated as “Future Study Area”; however the Planning Commission must consider the amendments within the context of the Master Plan as a whole, rather than weighing evidence and testimony specific to Polygon’s potential development of the Future Study Area. The specific development proposal will be reviewed by the City’s Development Review Board through the quasi-judicial process.

**EXECUTIVE SUMMARY:**

The Villebois Village Master Plan serves as a key legislative document for the approximately 480 acre Villebois area implementing the Villebois Concept Plan. The Villebois Concept Plan is the foundational policy document adopted by the City Council in 2003. The Concept Plan functions as an update and refinement of the 1997 DATELUP (Dammach Area Transportation and Efficient Land Use Plan). The Villebois Village Master Plan, as an element of the City’s Comprehensive Plan, implements the policies adopted in the Concept Plan including the guiding principles of Connectivity, Diversity, and Sustainability. The Master Plan includes information on land use, parks and open space, utilities, and circulation. The Master Plan includes specific



details such as acreage and number of units for various land uses and acreage, location, and uses in various parks. However, these details are considered preliminary and are subject to substantial refinement during subsequent development review.

### ***Background***

The Future Study Area has an interesting history. Originally developed by the State of Oregon as the Callahan Center for Workman Rehabilitation, it operated as this use until 1986. From the early 1970's until the recent demolition, the Future Study Area housed a substantial institutional development including one large main building, several outbuildings, and 19 stand-alone cottages.

During the process to adopt the Villebois Village Master Plan the then-owners of the Future Study Area, a religious organization called the Living Enrichment Center or "LEC", requested the property be included in the Master Plan. In the end, the LEC property received the Residential-Village Comprehensive Plan designation, potential maximum development of 300 apartments was included in utility calculations, and potential uses were stated as requested by the then property owners who anticipated remaining on the property for some years. As stated in the Master Plan, the potential uses included uses related to the LEC operation, such as expansion of the retreat center, a new teen center and sanctuary, and additional housing and senior care facilities.

In 2004 the Living Enrichment Center ceased operating on the property, which was acquired by entities affiliated with Sunwest, a company focused on retirement and senior living development. In a 2005 amendment to the Master Plan, the term "Living Enrichment Center" was replaced in the Master Plan with "Future Study Area", but the list of possible uses was not changed. The term "Future Study Area" is simply used as a generic term to describe an area rather than indicate any specific future process.

Sunwest subsequently suffered financial trouble and the bank which held the mortgage failed. During this period the property fell into severe disrepair. In 2010, the current owners, NW Wilsonville Properties, LLC, purchased the property and marketed it for reuse of the existing structures. Eventually, after not finding a buyer to use the structures, the owners demolished the structures on the site in preparation for residential development consistent with the Residential-Village Comprehensive Plan designation. Polygon Northwest currently has an option to purchase the property and desires to develop it. Accordingly, Polygon is requesting the Master Plan amendment. As the Master Plan states on page 10, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal."

### **Proposed Amendment**

To summarize, the proposed Master Plan amendment, if approved, would do the following for the Future Study Area, most of which is subject to substantial refinement during future development review processes:

- Preliminarily identify 12.5 acres for development of larger single-family lots (medium sized to estate sized). Number of lots and mix of lot sizes to be determined in future public processes.
- Preliminarily identify 7.1 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets. The street alignment includes the previously planned and City required connection to Villebois Drive South. Exact street alignment will be identified in future public process. A full traffic impact and transportation analysis performed by the City's contract traffic engineering firm, DKS Associates, will be reviewed as part of future applications.
- Continue to show over half the site, approximately 23 of the 43 acres, as preserved open space. Preliminary identify an additional 0.4 acres of parks and open space. Preliminary identify programming for parks and open spaces including trails, play structures, and gathering spaces.
- Identify need to replace current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available for the site.
- Preliminarily identify the site as part of Specific Area Plan (SAP) South which will require develop on the site to use the same architectural and community design guidelines as Arbor Villebois. Amendment of the SAP Boundary would be a future application.
- Preliminarily identify locations of onsite stormwater facilities and rainwater management. Exact location and design to be determined in future public processes.

### *Specific Changes*

Below is a list of the changes to the Villebois Village Master Plan requested by the applicant. Section IIA of the applicant's notebook (Attachment A) includes amendments to Villebois Village Master Plan text and tables, Section IIB includes amendments to Villebois Village Master Plan figures, and Section IIC includes amendments to the Master Plan Technical Appendix. A memorandum from transportation consultants, DKS Associates (Attachment E), and a memorandum regarding a sanitary sewer lift station (Attachment F) include additional Master Plan changes recommended by City staff.

### *Master Plan Text and Tables*

- Cover page: to be updated for adoption date
- Table of Contents: to be updated for ordinance reference title and adoption date upon adoption
- Chapter 2 – Land Use: update text regarding the Future Study Area (pages 5 and 10), Policy 2 (page 14), and Implementation Measure 5 (page 15)
- Chapter 3 – Parks & Open Space / Off-Street Trails and Pathways: update to include OS-3 Forested Wetland Preserve description (see page 28) and update for nature trail length (see page 29)

- Table 1 – Park Programming Matrix: update to include OS-3 Forested Wetland Preserve

#### *Master Plan Figures*

- Figure 1 – Land Use Plan: add land use plan for Future Study Area and update table
- Figure 2 – Neighborhood Concept Diagram: remove Future Study Label
- Figure 3 – Conceptual Specific Plan Boundaries: add new street plan and remove Future Study Area label
- Figure 4 – Conceptual Sequence of Development: add new street plan and remove Future Study Area label
- Figure 5 – Parks and Open Space Plan: remove label and update plan and table (only change is the length of nature trails)
- Figure 5a – Recreational Experiences Plan: remove label and update plan
- Figure 5b – Parks & Open Space Categories: remove label and update plan
- Figure 6a – Onsite Stormwater Facilities: add plan information
- Figure 6b – Onsite Rainwater Management: add plan information
- Figure 7 – Street Plan: add plan information

#### Master Plan Technical Appendix

- Appendix B – Additional DKS Associates memorandum to be added
- Appendix F – Parks Capacity Analysis Drawings: update index sheet and add Feasibility Plan 20.

### **EXPECTED RESULTS:**

The proposed Villebois Village Master Plan amendment will enable development applications to be submitted and reviewed for single-family homes, parks and open space, and supporting streets and other facilities.

### **TIMELINE:**

Once a Master Plan amendment is adopted by City Council, more detailed plans for development of the Future Study Area can be submitted for review by the City’s Development Review Board.

### **COMMUNITY INVOLVEMENT PROCESS:**

The applicant submitted an application for a Villebois Village Master Plan amendment to the City May 31, 2013. The Planning Commission held a work session on July 10, 2013. Polygon Northwest conducted neighborhood meetings with surrounding residents on July 11, 2013 and July 24, 2013. The Planning Commission will hold a public hearing on August 14, 2013. The City Council will also conduct a work session and public hearing, tentatively on September 5, 2013. Quasi-judicial review of development in the Future Study Area will involve additional community involvement.

### **DISCUSSION TOPICS:**

#### *The Three Guiding Principles of Villebois: Connectivity, Diversity, Sustainability*

As expressed in the Villebois Village Concept Plan and Villebois Village Master Plan, Villebois has three guiding principles: connectivity, diversity, and sustainability.

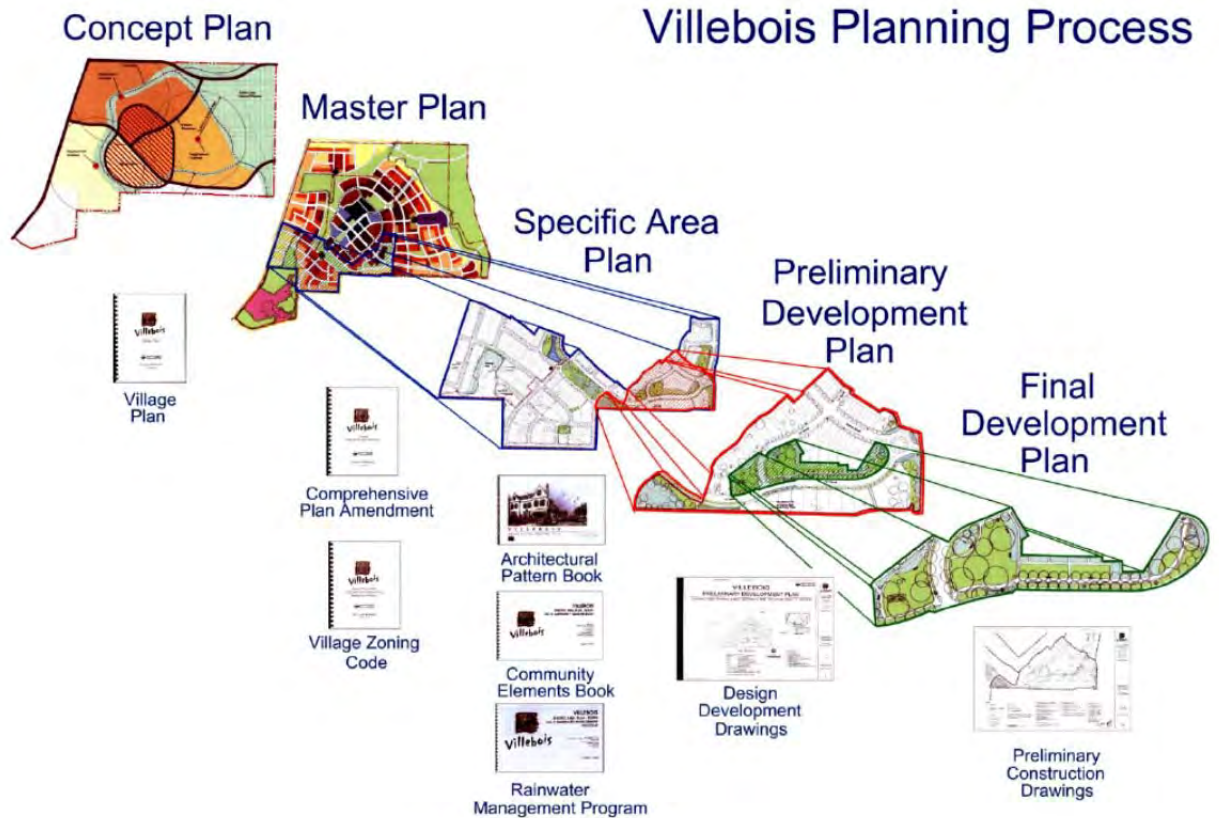
*Connectivity:* The proposed amendment includes the one internal street connection between central Villebois and the Future Study Area, as shown in the currently adopted Master Plan. A series of trails connecting to the end of San Remo Ct. through the preserved forest area and to Graham Oaks Nature Park provide additional connectivity. Additional details about transportation connectivity for different travel modes can be found in the memorandum from DKS Associates, Attachment E. The street connection to the Future Study Area shown in the amended Master Plan is also consistent with the standard in Subsection 4.177 (.02) A. of Wilsonville’s Development Code which states, “All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.”

*Diversity:* The diversity in the adopted Master Plan remains constant. The proposal contains a similar mix of larger single-family lots (Land Use Category medium and above, as defined in Village Zone text) as exists in other edges of Villebois. The requirements for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Villebois Village to help maintain diversity.

*Sustainability:* Sustainability, including preservation of natural resources, compact walkable neighborhood design, and sustainable rainwater features, remain a part of the entire Villebois Village including the Future Study Area.

### ***The Villebois Process and Determining Number of Lots***

The Villebois review process is a multi-level process, which each step giving greater definition. While numbers are used in the Figure 1- Land Use Plan showing 113 single-family lots in the Future Study Area, this number is preliminary and should not be viewed as approval of the development of this many lots. The exact number will be determined during future development review processes. Upcoming review of a Specific Area Plan amendment will define a narrow range of each lot type for each block. The subsequent review of a Preliminary Development Plan will make the final determination of the number of lots.



### *Number of Houses/Density*

The preliminary lot type mix is comparable to other areas on the edges of Villebois. Other areas on the edges of Villebois with a similar pattern of lots include the adjacent area of Arbor Villebois, the area adjacent to the Tooze Rd./Grahams Ferry Rd. intersection, and the southeast corner adjacent to existing neighborhoods. All these areas have large or standard lots on the outer edge, with a mixture of lot types ranging from small to large on the immediate interior of the outer edge. Nothing in the Master Plan indicates density less than these edge areas in the Villebois Village. Additionally, the Future Study Area is unique in that over fifty percent of the area is within the City's Significant Resource Overlay Zone (SROZ). In other residential zones in the City this allows for additional density in the developable portion of the site by transferring a portion of the zoned density from the SROZ.

### *Traffic Impacts*

Many comments have been received regarding concerns about the impact of traffic from development on the subject site on Villebois Drive and Normandy Lane, as well as Grahams Ferry Road and other nearby streets.

On a Master Plan level, the proposal continues to meet applicable transportation policies. A discussion of transportation related aspects of the amended Master Plan, including the importance of connectivity, prepared by DKS Associates can be found in Attachment E. Specific

findings related to transportation impacts of development in the Future Study Area will be reviewed during subsequent quasi-judicial development review.

### ***Quality of Architectural Details and Courtyards***

Concerns have been raised by surrounding residents about certain design elements such as quality of architectural details and the inclusion of courtyards. These details are out of the scope of the current Master Plan amendment, but will be addressed in detail during future development review processes. Interested parties are encouraged to contact City staff regarding specific design concerns or potential conditions of approval regarding construction and design, for consideration during the future development review process to permit a specific development proposal.

### ***Natural Resources and Tree Preservation***

In general, the proposed Master Plan amendment continues to show preservation of trees and open space, including the areas designated as Open Space 3 in the area currently labeled as Future Study Area. When a specific development is proposed, it will be reviewed for compliance with open space, tree preservation, and resource protection. This future review may change the layout of the development. Master Plan figures include a note that reads, “The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ (Significant Resource Overlay Zone) regulations. Encroachments within the SROZ 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.”

## **ATTACHMENTS**

- A. Applicant’s Notebook (under separate cover)
  - Section I) General Information
    - IA) Introductory Narrative
    - IB) Signed Application Form
    - IC) Copy of Check for Application Fee
    - ID) Copy of Mailing List for Public Notice *staff note: later revised*
  - Section II) Proposed Master Plan Amendments
    - IIA) Amendments to Master Plan Text & Tables
    - IIB) Amendments to Master Plan Figures
    - IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings
  - Section III) Supporting Findings
    - A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, “Sanitary Sewer Pump Station Requirements”
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)

- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14<sup>th</sup> will be made available at the Public Hearing.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area.

**CONCLUSIONARY FINDINGS**

The Villebois Village Master Plan was found to be consistent with the applicable criteria in City of Wilsonville Ordinances 556, 566, 594, 609, 681 (see also Planning Case Files 02PC07B, 04PC02, LP-2005-02-00006, LP-2008-12-00012, and LP10-0001). The findings below are related to the proposed legislative amendment to the Villebois Village Master Plan. Unless a specific change is discussed, it is assumed the Master Plan’s conformity with a specific criteria has not changed.

<b>COMPREHENSIVE PLAN COMPLIANCE</b>
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**Standards for Approval of Plan Amendments**

***In order to grant a Plan amendment, the City Council shall after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:***

***a. Conformance with Other Portions of the Comprehensive Plan***

- CP1. **Review Criteria:** “The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.”  
**Finding:** These criteria are satisfied.  
**Explanation of Finding:** The proposed amended Master Plan has been found to be in conformance with the Comprehensive Plan. See Findings CP2 through CP37 below.

***b. Amendment is in the Public Interest***

- CP2. **Review Criterion:** “The granting of the amendment is in the public interest.”  
**Finding:** This criterion is satisfied.  
**Explanation of Finding:** Development Code Subsection 4.198 (.01) A. implements this standard. As stated in Finding PL7 below: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an

implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

### ***c. Public Interest and Timing of Amendment***

CP3. **Review Criterion:** “The public interest is best served by granting the amendment at this time.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The public interest stated in Finding CP2 above is best realized at the time a developer anticipating development of the Future Study area comes forward and makes a request as reflected in the Villebois Village Master Plan. Under the discussion of the Future Study Area on page 10 of the Master Plan it states, “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal.” The request had been brought forward by Polygon Northwest, who has an option to purchase the property and plans on pursuing the necessary development approvals to develop the property.

### ***d. Adequately Addressing Specific Factors***

CP4. **Review Criteria:** “The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:**

*Suitability of the Various Areas for Particular Land Uses and Improvements* - The Comprehensive Plan designates the appropriate land use for this property to be Residential-Village. As stated in Finding VB2, the uses proposed for the Future Study area in the proposed amended Master Plan are consistent with the Villebois Village Master Plan and Villebois Concept Plan, and thus the Residential-Village Comprehensive Plan Map designation adequately addresses this factor.

*Land Uses and Improvements in the Area* - In proposed Figure 1, the majority of the development on the Future Study Area site is concentrated on the site of former institutional uses and structures. Public utility improvements are available to serve the area. The neighboring developed area has similar land uses as shown for the Future Study area in the proposed Figure 1.

*Trends in Land Improvement* - The amended Master Plan continues and expands the trends in land improvement reflected in the currently adopted Master Plan including preservation of natural areas; providing bike, ped, and pedestrian connectivity; compact development, sustainability including rainwater management, etc. This factor has been adequately addressed.

*Density of Development* - The density for the Villebois Village continues to exceed the minimum requirement of 2300 planned units. The proposed Figure 1 shows larger lot single-family development on the edges of the Villebois Village consistent with the currently adopted Figure 1. This factor has been adequately addressed.



*Property Values* - As development of the Villebois Village has previously been found to increase property values in Area of Concern B, the continuation of Villebois Development as shown in the proposed Master Plan amendment is expected to support property values in the area. This factor has been adequately addressed.

*The Needs of Economic Enterprises in the Future Development of the Area* - The Villebois Village Center includes built and planned commercial space. Additional increase in housing units shown in proposed Figure 1 will help support enterprises that may choose to locate here, in addition to supporting economic enterprises elsewhere in Wilsonville, especially on the west side. This factor has been adequately addressed.

*Transportation Access* - The amended Master Plan continues to provide for multi-modal transportation access including bike and pedestrian facilities throughout the development including the Future Study Area. This factor has been adequately addressed.

*Natural Resources* The proposed amended Master Plan enables the preservation and enhancement of natural areas including mature upland forests and wetlands including Open Space 3. This factor has been adequately addressed.

*Public Need for Healthful, Safe and Aesthetic Surroundings and Conditions* The Villebois Village Master Plan helps to implement a vision of a healthful, safe, and aesthetically pleasing mixed-use development on and around the site of the former Dammasch State Hospital. The proposed amended Master Plan extends the tenets of the Master Plan to the Future Study Area to continue the healthful, safe, and aesthetic surroundings created in Villebois. This factor has been adequately addressed.

#### ***e. Conflict with Metro Requirements***

CP5. **Review Criteria:** “Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Findings MT1 through MT3 analyzed the proposed changes for compliance with Metro regulations and demonstrate that conflicts do not exist.

#### **Citizen Involvement**

***Goal 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.***

#### ***Policy 1.1.1: Wide Range of Public Involvement***

CP6. **Review Criterion:** “The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** An extensive public involvement process was held for the adoption of the original Villebois Concept Plan and Villebois Village Master Plan. The Planning Commission and City Council are holding public work sessions and public hearings to review the proposed amendments. In addition, the applicant has voluntarily held neighborhood meetings.

### ***Implementation Measure 1.1.1.a. Early Public Involvement***

CP7. **Review Criterion:** “Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The City staff and the applicant’s representative received feedback early in the planning process which was incorporated into the proposed amendments. The input came from the Planning Commission Work Session, various email correspondence, and neighborhood meetings.

### ***Goal 1.2: For Wilsonville to have an interested, informed, and involved citizenry.***

#### ***Policy 1.2.1: User Friendly Information***

CP8. **Review Criterion:** “The City of Wilsonville shall provide user-friendly information to assist the public in participating in the City planning programs and processes.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The City has produced user-friendly notices for the project, as well as provided other information, including explaining the difference between this legislative process and subsequent quasi-judicial processes.

### ***Implementation Measures 1.2.1.a.-c. Clarification, Publicity, and Procedures for Public Involvement***

CP9. **Review Criteria:** These measures address the City’s responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The City has produced user-friendly notices for the project, as well as provided other information, provides additional explanation to clarify process including explaining the difference between this legislative process and subsequent quasi-judicial processes, and is following established procedures to allow access to information.

### ***Policy 1.3.1/ Implementation Measures 1.3.1.b. Clarification, Publicity, and Procedures for Public Involvement***

CP10. **Review Criteria:** “The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.” “Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Metro, as a neighboring property owner, is being notified of the proposal. Other public agencies and utilities will be notified and given opportunity to comment as the project moves into the quasi-judicial review for land use entitlements which is the appropriate time given the lack of detail provided for in the master plan. The City of Wilsonville, as provider

of sewer and water and the local road authority is aware of and reviewing the proposed Master Plan amendments.

### **Urban Growth Management**

***Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.***

#### ***Policy 2.1.1. Support Development of Land Consistent with Comprehensive Plan Designation***

CP11. **Review Criterion:** “The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designation of the Comprehensive Plan.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** By processing this application, and working with the developer and neighbors, the City continues to support development of property within the City and the Villebois Village, except the open space areas, consistent with the land use designation of Residential-Village in the Comprehensive Plan.

#### ***Implementation Measure 2.1.1.a. Allow Development Consistent with Zoning and Comprehensive Plan***

CP12. **Review Criterion:** “Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The only zoning designation available consistent with the Comprehensive Plan Map designation of Residential-Village is the Village Zone. Any property within the Villebois Village not currently zoned Village is expected to do so through a quasi-judicial process at the time of a development proposal. This report demonstrates compliance with requirements of the comprehensive plan.

#### ***Implementation Measure 2.1.1.b. Accommodate Workers Employed Within the City***

CP13. **Review Criterion:** “Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The Villebois Village Master Plan was previously found to support this implementation measure. The provision of additional housing units as indicated in the proposed Figure 1 further supports the implementation measure.

#### ***Policy 2.2.1. Plan for Urbanization***

CP14. **Review Criterion:** “The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The area covered by the Villebois Village Master Plan is within the Urban Growth boundary and adoption of the plan to provide necessary plan components for the entire area supports this policy.

### ***Implementation Measure 2.2.1.b. Fair Share to Increase Development Capacity***

CP15. **Review Criterion:** “The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** By anticipating potential development throughout the Villebois Village and sizing utilities accordingly the City has helped enable development capacity of the land in the Villebois Village within the Metro UGB.

### **Public Facilities and Services**

#### ***Policy 3.1.2. Concurrency***

CP16. **Review Criterion:** “The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** It is anticipated all facilities and services will be provided at the time of development consistent with the requirements of the City’s Development Code. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan.

#### ***Policy 3.1.3. Payment for and Benefits from Facilities and Services***

CP17. **Review Criterion:** “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The City will continue its existing policies to ensure expanded facilities and services for by development.

### ***Implementation Measures 3.1.4.b.-c. Sanitary Sewer Capacity***

CP18. **Review Criteria:** “The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.” “Based on the service capacity and the permit monitoring program, the City shall plan and appropriately schedule future expansions of the wastewater treatment plant.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village. One change related to sewer capacity clarified in the amended Master Plan is clarification on the pump station requirements in the southwest portion of property for the area formerly labeled “Future Study Area.”

#### ***Policy 3.1.5. Water Service Capacity***

CP19. **Review Criteria:** “The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village.

### **Parks/Recreation/Open Space, Environmental Resources and Community Design**

#### ***Policies 3.1.11., 4.1.5. and Implementation Measures 3.1.11.a. ,4.1.5.d.-g.,aa. . Conservation of Natural, Scenic, and Historic Areas***

CP20. **Review Criteria:** These policies and implementation measures require and encourage conservation of natural resources, as well as scenic and historic areas.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Master Plan amendment continues to show preservation of natural resource areas, including the newly identified Open Space 3. Subsequent Specific Area Plan review requires a Historic/Cultural Resource Inventory, Significant Resource Impact Report, and Tree inventory be reviewed. These components of the Specific Area Plan process identify resources and enable conversation.

#### ***Implementation Measure 3.1.11.b. Adequate Diversity and Quantity and Active and Passive Recreation***

CP21. **Review Criterion:** “Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The Villebois Village Master Plan has previously been found to have adequate diversity and quantity. The addition of trails, play areas, preserved open space adding additional recreational opportunities, both passive and active, as shown in the proposed Figures 5, 5A, and 5B as well as the additional Park Capacity Drawings in Appendix F add to both the diversity and quantity.

#### ***Implementation Measure 3.1.11.e. Small Neighborhood Parks and Ownership***

CP22. **Review Criterion:** “Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Small neighborhood park areas maintained by the homeowners association are shown are shown throughout residential areas in the proposed amended Master Plan. See Figure 5B.

#### ***Implementation Measure 3.1.11.g. Development Contributing to Open Space***

CP23. **Review Criterion:** “Where appropriate, require developments to contribute to open space.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The policy of requiring developments to contribute to open space continues and is reflected in the additional open space, pocket park, and linear greens shown in the proposed amended Master Plan. See Figure 5B.

***Implementation Measure 3.1.11.i.and 4.1.5.k. Limited Access Natural Areas***

CP24. **Review Criterion:** “Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.” “Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Limited access natural areas continues to be a design consideration of the Villebois Village. The largest limited access natural area continues to be the Coffee Lake Natural Area.

***Implementation Measure 3.1.11.j, 4.1.5.l. Natural Area Access and Knowledge***

CP25. **Review Criterion:** “Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.” “Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Where, appropriate natural area access continues to be provided, especially in Open Space 2 and 3.

***Implementation Measure 3.1.11.p. New Developments and Usable Open Space***

CP26. **Review Criterion:** “New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The amended Master Plan figures continue to show open space beyond what is required by the Development Code.

***Implementation Measure 4.1.5.j. New Developments and Usable Open Space***

CP27. **Review Criterion:** “Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The amended Master Plan show open space beyond what is required by the Development Code. The open space conforms to the characteristics of the land by

incorporating upland forests and wetlands that are desirable to preserve, including the newly labeled Open Space 3. See Figure 5B.

#### ***Implementation Measure 4.1.5.gg. On-Site Drainage Design***

CP28. **Review Criterion:** “Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The requirements in the Villebois Village for on-site drainage, preserving natural drainage channels, and innovate rainwater components remain a requirement and are incorporated throughout the Master Plan area. See Figure 6A and 6B.

#### ***Implementation Measure 4.1.5.ii. Architectural and Community Design***

CP29. **Review Criterion:** “The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The architectural and community design standards contained in the Architectural Pattern Book and Community Elements Book as well as the Village Zone standards continue to be applied throughout Villebois to ensure quality architectural and community design.

### **Transportation**

***Goal 3.2: To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principle reliance upon any one mode of transportation.***

#### ***Policy 3.2.1. and Implementation Measures 3.2.1.a.- b. Safe, Well-connected, and Safe Transportation Network***

CP30. **Review Criterion:** “Provide a safe, well-connected, and efficient system of streets and supporting infrastructure for all travel modes.” “Plan and implement a well-connected network of streets and supporting improvements for all applicable travel modes.” “Provide safe and efficient multi-modal travel between the connecting roadways (and the surface street network, if applicable).”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Streets and trails are shown in the proposed Master Plan amendments supporting a variety of travel modes with multiple connections. Details of safety and capacity will be reviewed in more detail in subsequent quasi-judicial applications.

***Goal 3.3: To achieve adopted standards for increasing transportation choices and reducing reliance on the automobile by changing land use patterns and transportation systems so that walking, cycling and use of transit are highly convenient and so that, on balance, people need to and are likely to drive less than they do today.***

***Policy 3.3.1. and Implementation Measures 3.3.1.c. Increased Access to Alternative Modes***

CP31. **Review Criterion:** “The City shall provide facilities that allow people to reduce reliance on single occupant automobile use, particularly during peak periods.” “Plan for increased access to alternative modes of transportation, such as bicycling, transit and walking.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to allow people to reduce reliance on single occupant automobiles. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

**Land Use and Development: General Development**

**Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land uses.**

***Policy 4.1.1. Land Use and Planning Activities to Achieve Goal 4.1***

CP32. **Review Criteria:** “The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:**

***Attractive:*** The entirety of the Villebois Village will continue to be required to meet design standards, assuring an attractive area of the community. In addition to the European-inspired design of the houses, the incorporation of so many trees and open space into the Village adds to the aesthetic value.

***Functional:*** Sewer and water capacity are available or planned for the entire Village, the entire Village is being planned with facilities to enable adequate pedestrian, bicycle, and vehicle circulation. Parks are being provided consistent with City standards. All other functional requirements of the City’s development standards will be applied to development on the site.

***Economically Vital:*** The continued development of the Villebois Village will create construction jobs, help support future and current commercial enterprises, and add housing to support continued demand.

***Balance of Different Types of Land Uses:*** As shown in the proposed Figure 1 and wide mix of land uses consistent with the mixed-use Village Zone continue to be provided.

**Land Use and Development: Residential Development**

***Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.***

***Implementation Measure 4.1.4.b.,d.,j., and o. Variety and Diversity of Housing Types***



CP33. **Review Criteria:** “Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.” “Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.” “The City shall have a diverse range of housing types available within its City limits.” “The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The currently adopted Master Plan provides for sufficient utilities to service the entirety of the Villebois Village. The Villebois Village provides a variety of housing types with, generally speaking, the denser housing types toward the center of the project, with less dense single-family development around the edges. The proposed mix of housing for the area currently designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge. A variety of housing continues to be provided in Villebois Village.

#### ***Implementation Measure 4.1.4.c. Safe, Convenient, Healthful, Attractive, Encouraging Planned Developments and Clusters***

CP34. **Review Criteria:** “Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan helps to implement a vision of a safe, convenient, healthful, and attractive mixed-use development on and around the site of the former Dammasch State Hospital. The amended Master Plan continues to enable the use of planned developments and cluster housing. If the Future Study Area was not included in the Master Plan it could be developed separately and not follow the same vision as the neighboring Villebois Village.

#### **Residential-Village**

##### ***Policy 4.1.6. Residential-Village to Create Livable, Sustainable Areas***

CP35. **Review Criteria:** “Require the development of property designated “Residential-Village” on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amended Master Plan maintains and expands those components supporting Villebois as a livable, sustainable urban area. These components include preservation of significant natural areas and trees, accommodating multi-modal transportation, and using innovative rainwater management.

***Implementation Measure 4.1.6.a. Residential-Village Map Areas Guided by Villebois Village Concept Plan***

CP36. **Review Criteria:** “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** By using a mix and pattern of uses similar to other area of the Villebois Village for the Future Study Area the proposed amended Master Plan generally follows the Village Concept Plan. The proposed amended Master Plan is being reviewed using the relevant policies and implementation measures of the Comprehensive Plan and the Villebois Village Master Plan. Subsequent quasi-judicial review of development within the Villebois Village will be further reviewed for compliance with the Comprehensive Plan, the Villebois Village Master Plan, the “Village Zone District, and other applicable provisions of the Planning and Land Development Ordinance.

***Implementation Measure 4.1.6.b. Villebois Village Master Plan Components***

CP37. **Review Criteria:** “The Villebois Village Master Plan shall contain the following elements:

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.
4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amended Master Plan continues to include all of these components.

<b>COMPLIANCE WITH ADOPTED VILLEBOIS VILLAGE MASTER PLAN</b>
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***2.2 Villebois Village Master Plan Implementation***

**General- Land Use Plan**

***Goal: Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.***

***Policy 1 Complete Community, Range of Choices, Minimum Amount of Housing***

VB1. **Review Criteria:** “The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amended Master Plan continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed amended plan also facilitates mode choice in transportation with facilities for bicycles and pedestrians in addition to vehicles. Commercial areas continue to be concentrated around the Village Center.

***Policy 2 Components of Development, Future Study Area Uses***

VB2. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed legislative amendment provides the proposed uses for the area formerly labeled as “Future Study Area” in the amended *Figure 1 – Land Use Plan*. The Future Study Area is proposed to be added to SAP South as shown on the amended *Figure 3 – Specific Area Plan Boundaries*. The uses proposed within the Future Study Area are residential and include parks and open spaces, all of which are consistent with the types of uses shown in the *Villebois Village Concept Plan* and the *Villebois Village Master Plan*. The Future Study Area is not being considered as a neighborhood plan.

***Policy 3 Civic, Recreational, Educational and Open Space Opportunities***

VB3. **Review Criteria:** “The Villebois Village shall provide civic, recreational, educational and open space opportunities.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Civic and educational opportunities continue to be provided where designated in the currently adopted Master Plan. The proposed amended Master Plan adds additional recreational and open space opportunities. See Figure 5B.

#### ***Policy 4 Requirement for Public Services***

VB4. **Review Criteria:** “The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amended Master Plan continues to include all of the listed public services.

#### ***Policy 5 and Implementation Measure 4 Finance Plan and Development Agreement***

VB5. **Review Criteria:** “Development of Villebois shall be guided by a Finance Plan and the City’s Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City’s concurrency requirements (see Implementation Measure 4, below).” “The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All city requirements for concurrency and Development Agreements remain in effect and will be applied at the appropriate time in the subsequent development requests.

#### ***Implementation Measure 5 Future Study Area Compliance***

VB6. **Review Criteria:** “The Specific Area Plan (SAP) for the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The applicant, who aims to develop the Future Study Area, has applied for the necessary Master Plan amendments. During legislative review of the amended Master Plan as well as during subsequent quasi-judicial reviews compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan, the Planning and Land Development Ordinance, Metro Rules and Regulations, and State Goals, Statutes, and Administrative Rules.

#### **Residential Neighborhood Housing**

***Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.***

### ***Policy 1 Housing Options in Each Villebois Neighborhood***

VB7. **Review Criteria:** “Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Each of Villebois’s neighborhoods continues to offer a variety of housing options as previously approved. The proposed mix of housing for the area formerly designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

### ***Policy 2 Affordable Opportunities for Rental and Purchase of Homes***

VB8. **Review Criteria:** “Affordable housing within Villebois shall include rental and home ownership opportunities.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain. The proposed mix of housing for the area formerly designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

### ***Policy 3 Mix of Housing and Density***

VB9. **Review Criteria:** “The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** With or without the proposed Master Plan amendment the average density of planned and constructed units for Villebois as a whole will continue to exceed this standard.

### ***Policy 4 Overall Number of Residential Units in Villebois***

VB10. **Review Criteria:** “The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** With or without the proposed Master Plan amendment the number of planned or constructed dwelling units for Villebois as a whole will continue to exceed the 2,300-unit minimum requirement.

### ***Policy 5 Mix of Housing: Each Neighborhood and Street***

VB11. **Review Criteria:** “The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A variety of housing types are enabled in the area where land uses are added with the proposed amended Master Plan. See Figure 1.

### ***Policy 7 Governor’s Quality Development Objectives and Livability Initiative***

VB12. **Review Criteria:** “The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor’s Quality Development Objectives and the Governor’s Livability Initiative.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Governor’s Quality Development Objectives (QDO’s), part of the Oregon Initiative adopted in 1997, have guided the design and development of Villebois. The Development Objectives promote the building of strong livable communities, economic growth and the efficient use of public resources, and are listed as follows:

- Promote compact development within urban growth boundaries.
- Give priority to a quality mix of development that addresses the economic and community goals of a community and region.
- Encourage mixed-use, energy efficient development.
- Support development that is compatible with community and regional environmental concerns and available natural resources.
- Support development for a balance of jobs and affordable housing within the community.
- Promote sustainable local and regional economies.

The Villebois Village Concept Plan, the Villebois Village Master Plan and the Village zone were developed, and have all been adopted, to guide the creation of a community that is consistent with these objectives. The proposed legislative amendment does not alter any of these circumstances. The amended Figure 1 – Land Use Plan continues to meet these objectives as demonstrated by the other findings in this report.

### ***Policy 8 Neighborhood Design to Increase Transportation Options***

VB13. **Review Criteria:** “Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to be pedestrian friendly and increase transportation options. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

### ***Policy 10 Natural Features Incorporated into Neighborhood Design***

VB14. **Review Criteria:** “Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Wetlands and forested areas are incorporated into the design of the Villebois Village creating views and providing access including the addition of Open Space 3. See Figure 5B and Findings C20 and C25.

### ***Implementation Measures 1. and 2. Pattern Book***

VB15. **Review Criteria:** “Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.” “Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Pattern Books will continue to be used throughout the Villebois Village in support of this implementation measure.

### **Chapter 3 Parks & Open Space/Off-Street Trails & Pathways**

***Goal The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.***

#### ***Policy 1 Preserving Existing Trees and Planting New Trees***

VB16. **Review Criteria:** “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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Parks and open space continue to incorporate existing trees and the planting of new trees, including enabling preservation and planting of trees in the additional parks and open space shown in the amended Master Plan.

#### ***Policy 2 Interconnected Trail System***

VB17. **Review Criteria:** “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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Interconnected trails continue to be provided throughout the Villebois Village. Additional trail connections to are shown in proposed Figures 5, 5A, and 7 in the Future Study Area.

#### ***Policy 3 and Implementation Measure 15 Variety of Age-Oriented Facilities***

VB18. **Review Criteria:** “Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.” “Each child play area shall include uses suitable for a range of age groups.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A variety of play areas continue to be shown throughout the Villebois Village including in the Future Study Area. Proposed Pocket Park 16 includes both a play structure and creative play. Proposed Open Space 3 also includes a creative play structure. Trails are also provided throughout Open Space 3. These features are expected to provide for a variety of age-oriented facilities.

#### ***Policy 4 Wildlife Habitat***

VB19. **Review Criteria:** “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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Open Space 3 in the Future Study Area shown in the proposed Figure 5B enable the opportunities listed in this policy, which will be further reviewed during subsequent quasi-judicial development review process.

#### ***Policy 5 Gathering Areas with Layers of Activity***

VB20. **Review Criteria:** “Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Pocket Park 16 proposed in the Future Study Area is stated to create a gathering spot for the surrounding residents, which will be further reviewed during subsequent quasi-judicial development review process.

#### ***Policy 6 and Implementation Measure 13 Compliance with SROZ Regulations***

VB21. **Review Criteria:** “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.” “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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries, which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications for approval to develop the site.

#### ***Policy 9 Flexibility and Adaptation of Parks***

VB22. **Review Criteria:** “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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The park and recreation spaces shown in the amended Master Plan allow for appropriate flexibility in the final design of the parks not yet constructed, as well as changes over time.

#### ***Policy 11 No On-Street Parking Adjacent to Parks and Open Space***

VB23. **Review Criterion:** “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.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Figures 7 and 9B show the appropriate street types adjacent to parks and open space not allowing parking.

### ***Implementation Measure 3 Incorporating Native Vegetation, Landforms, and Hydrology***

VB24. **Review Criterion:** “Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The open spaces shown as being preserved in the Future Study Area on the proposed amended Master Plan figures incorporates native forest areas and wetlands.

### ***Implementation Measure 5 Artwork Encouraged in Parks***

VB25. **Review Criterion:** “Artwork is encouraged to be incorporated into parks.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Artwork in parks is not precluded by the proposed amended Master Plan. Placement of any artwork will be reviewed during subsequent development review.

### ***Implementation Measure 6 Interface with Graham Oaks Nature Park***

VB26. **Review Criterion:** “The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The proposed amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. The subject area will provide trail connections to the Graham Oaks Natural Area on the east and south sides of the Future Study Areas. Trail connections and interface features with the Graham Oaks Natural Area will be designed and implemented in coordination with Metro.

### ***Implementation Measure 9 Retention of “Good” and “Important” Trees***

VB27. **Review Criterion:** “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.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Overall, location of open space in the Future Study Area shown in the proposed Master Plan figures show potential for preservation of a significant amount of native trees. Review of the retention of individual trees and groves will be reviewed during subsequent applications.

### ***Implementation Measure 14 Park Lighting Plan***

VB28. **Review Criterion:** “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).”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Appendix H shows lighting along the major pathways and at neighborhood commons and other major park amenities like the dog park and amphitheater. Playgrounds and minor pathways are not lit. The additional trails and park areas shown in the amended Master Plan do not necessitate lighting.

### ***Implementation Measure 18 Park Completion***

VB29. **Review Criterion:** “The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Subsequent development review will condition park completion prior to occupancy of the 50% of the housing units in particular phases.

## **Chapter 4 Utilities**

### **Sanitary Sewer**

**Goal:** *The Villebois Village shall include adequate sanitary sewer service.*

#### ***Policy 1 and Implementation Measures 1.-4. Sanitary Sewer Service***

VB30. **Review Criterion:** This policy and the associated implementation measures require the sewer system for Villebois to meet City standards.

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan including the Future Study Area for which 300 multi-family units were assumed to ensure sewer capacity. One proposed change related to sewer capacity is clarification of the pump station requirements in the southwest portion of property for the area currently labeled “Future Study Area.”

### **Water**

**Goal:** *The Villebois Village shall include adequate water service.*

#### ***Policy 1 and Implementation Measures 1.-2. Water Service***

VB31. **Review Criterion:** This policy and the associated implementation measures require the water system for Villebois to meet City standards.

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan, including the Future Study Area for which 300 multi-family units were assumed to ensure water capacity.

### **Storm Drainage**

***Goal: The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.***

#### ***Policy 1 Storm Water System Meeting City Standards***

VB32. **Review Criterion:** “The on-site storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The amended land use plan, Figure 1, and stormwater shows sufficient area accommodate on-site storm water system designed to City standards for future development.

#### ***Policies 2 and 3 Rainwater Management***

VB33. **Review Criterion:** “Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.” “Villebois Village shall integrate rainwater management systems into parks and open space areas.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The amended Onsite Rainwater Management, Figure 6B shows rainwater management systems integrated throughout the Villebois Village.

#### ***Implementation Measure 3 City Stormwater Master Plan Policies and Facilities***

VB34. **Review Criteria:** “Implement the following list of City Stormwater Master Plan policies and facilities:

- Policies: 9.1-9.6
- Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate storm system capacity.

### ***Implementation Measure 4 Rainwater Management Program***

VB35. **Review Criteria:** “Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality, detention, and infiltration into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90<sup>th</sup> percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Rainwater Management Programs will continue to be required for all SAP’s or areas added to SAP’s to meet the stated goals.

### **Chapter 5 Circulation**

***Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.***

#### ***Policy 1 Encouraging Alternative Modes of Transportation***

VB36. **Review Criterion:** “The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** As shown in the proposed amended Master Plan figures, including Figure 7, bicycle, pedestrian, automobiles and trucks, and other modes will continue to be accommodated throughout the Villebois Village.

#### ***Implementation Measure 5 Curb Extensions***

VB37. **Review Criterion:** This implementation measure sets standards and approval process for curb extensions in Villebois.

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The principles of curb extension remain constant throughout Villebois.

#### ***Implementation Measure 6 Street and Pathway Alignment and SROZ***

VB38. **Review Criterion:** “Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain are shown for illustrative purposes only in the Master Plan. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans.

## COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE

### *Section 4.003 Consistency with Plans and Laws*

- PL1. **Review Criterion:** “Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.”  
**Finding:** This criterion is satisfied.  
**Explanation of Finding:** Consistency with the Comprehensive Plan applicable state laws are being reviewed.

### *Section 4.008 General Application Procedures*

- PL2. **Review Criterion:** “The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:  
H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;”  
**Finding:** This criterion is satisfied.  
**Explanation of Finding:** Adoption of the amendment to the Villebois Village Master Plan is being reviewed pursuant to Section 4.198.

### *Subsection 4.009 (.02) Who Can Initiate Application*

- PL3. **Review Criterion:** “Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.”  
**Finding:** This criterion is satisfied.  
**Explanation of Finding:** The application has been signed by Bo Oswald a member and manager of Northwest Wilsonville Properties, LLC, the property owner.

### *Subsection 4.032 (.01) B. Authority of Planning Commission*

- PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”  
**Finding:** This criterion is satisfied.  
**Explanation of Finding:** The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of the amended Master Plan as a whole.

### *Subsection 4.033 (.01) B. Authority of City Council*

- PL5. **Review Criterion:** This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”  
**Finding:** This criterion is satisfied.

**Explanation of Finding:** Final action will be taken by the City Council following a recommendation from the Planning Commission.

***Subsection 4.125 (.01) Village Zone Purpose***

PL6. **Review Criterion:** The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

1. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
2. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.
3. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

**Finding:** This criterion is satisfied.

**Explanation of Finding:** All areas of the Villebois Village currently within the City limits have a Comprehensive Plan designation of Residential Village, including the area currently labeled Future Study Area. For properties not yet developed future applications are anticipated to rezone the property to Village consistent with its Comprehensive Plan Map designation. Future land use reviews will ensure any development will be consistent with this purpose statement.

***Subsection 4.198 (.01) A. Comprehensive Plan Changes: Public Need***

PL7. **Review Criterion:** “That the proposed amendment meets a public need that has been identified;”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

***Subsection 4.198 (.01) B. Comprehensive Plan Changes: Meets Public Needs As Well As Other Options***

PL8. **Review Criterion:** “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** A myriad of options conceptually exist for Master Plan components for the area currently labeled Future Study Area. The Villebois Village Master Plan states “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.” This is understood to mean that the City will consider the merits of a master plan amendment submitted by a developer rather than proactively plan the property prior to a development proposal. In this situation the City must consider if the amendment proposed by the developer satisfies the relevant review criteria, and if so approve the amendment. As shown by the other findings in this report the proposed amendment meets to relevant review criteria and thus should be accepted by the City as meeting the public need at least as well as other potential amendments.

#### ***Subsection 4.198 (.01) C. Comprehensive Plan Changes: Statewide Planning Goals***

PL9. **Review Criterion:** “That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and;”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** Please see Compliance with Statewide Planning Goals section below.

#### ***Subsection 4.198 (.01) D. Comprehensive Plan Changes: Conflict with Other Portions of the Comprehensive Plan***

PL10. **Review Criterion:** “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** As shown in the Findings for the Comprehensive Plan above the proposed change to the Villebois Village Master plan will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

<b>COMPLIANCE WITH METRO URBAN GROWTH FUNCTIONAL PLAN</b>
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#### ***Title 1: Requirements for Housing and Employment Accommodation***

MT1. **Review Criteria:** The purpose of this title is to ensure that there is an adequate supply of land for housing and employment within the regional urban growth boundary (UGB) over a 20 year planning horizon. Metro has enacted provisions in Title 1 intended to maintain or increase the capacity for development of land within the UGB.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amendments to the Villebois Village Master Plan add housing units in the Future Study Area to Wilsonville’s planned capacity. This increase complies with the Title 1 requirement to maintain or increase housing capacity.

#### ***Title 2: Regional Parking Policy***

MT2. **Review Criteria:** The State's Transportation Planning Rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. This title also calls for more

compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality.

Cities and counties were required to establish specific performance standards to address the intent of Title 2. Section 4.155 of Wilsonville's Planning and Land Development Ordinance addresses parking, loading and bicycle parking.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Village Zone parking standard, which will be applied through the Villebois Village comply with the City of Wilsonville's parking requirements, which are consistent with Title 2. The proposed amended land use plan, Figure 1, continues to show compact pedestrian-oriented development throughout the Villebois Village.

### ***Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation***

MT3. **Review Criteria:** The intent of Title 3 is to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities, protecting life and property from dangers associated with flooding and working toward a regional coordination program of protection for Fish and Wildlife Habitat Areas.

Title 3 developed water quality performance standards designed to protect and improve water quality to support the designated beneficial water uses as defined in Title 10 and to protect the functions and values of the Water Quality Resource Areas. These standards include: providing a vegetated corridor to separate protected water features from development; maintain natural stream corridors, minimize erosion, nutrient and pollutant loading; filtering, infiltration and natural water purification; and stabilizing slopes.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The City's SROZ regulations, as well as Villebois rainwater management, will be applied throughout the Villebois Village to ensure compliance with Title 3. The proposed amended Master Plan lays the foundation these policies to be applied in subsequent development applications for areas not yet developed.

## **COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS**

### ***Statewide Planning Goals***

#### ***Goal 1 Citizen Involvement***

OR1. **Review Criterion:** "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The adoption process for the proposed amendment includes duly noticed public hearings before the Planning Commission and the City Council, consistent with Goal 1. In addition, the developer held multiple neighborhood meetings with surrounding residents early in the process.

#### ***Goal 2 Part I Land Use Planning***



OR2. **Review Criterion:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed legislative amendment does not alter these circumstances.

### ***Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces***

OR3. **Review Criterion:** “To protect natural resources and conserve scenic and historic areas and open spaces.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The proposed amendment complies with local and regional policies and requirements to implement this goal. A significant amount of natural area and open space is shown preserved in the Villebois Village, including Open Space 3 identified in the amended Master Plan. See Figure 5B.

### ***Goal 6 Air, Water and Land Resource Quality***

OR4. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed legislative amendment of the Villebois Village Master Plan remains consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan continues to protect water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed legislative amendment does not alter these conditions.

### ***Goal 7 Areas Prone to Natural Disasters and Hazards***

OR5. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in the Future Study Area.

### ***Goal 8 Recreational Needs***

OR6. **Review Criteria:** “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Recreational amenities are shown in the amendment throughout the Villebois Village including the Future Study Area. The amenities include a variety of play areas, trails, and gathering spots. In addition, access is provided to the regional Graham Oaks Nature Park and the regional Ice Age Tonquin Trail.

### *Goal 10 Housing*

OR7. **Review Criteria:** “To provide for the housing needs of citizens of the state.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed amendments comply with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois have been met.

### *Goal 11 Public Facilities and Services*

OR8. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The amended Master Plan is consistent with the applicable provisions of the City’s various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). Development in the Villebois Village Master Plan area will be done in coordination with the City’s Capital Improvement Program and the Finance Plan.

### *Goal 12 Transportation*

OR9. **Review Criteria:** “To provide and encourage a safe, convenient and economic transportation system.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Master Plan, as amended, provides plans (the amended Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System (not amended by this request)) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections (not amended by this request)) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. Street sections have not been altered by this request. By encouraging the use of multiple modes of transportation, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips.

### *Goal 13 Energy Conservation*

OR10. **Review Criteria:** “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The amended Master Plan

continues to provide for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The amended Master Plan also continues to provide for a substantial number of energy-efficient smaller sized and attached residential units.

### ***Goal 14 Urbanization***

OR11. **Review Criteria:** “To provide for an orderly and efficient transition from rural to urban land use.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed legislative amendment of the Villebois Village Master Plan is intended to be consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The amended Master Plan continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The amended Master Plan continues to provide more detailed plans for the urbanization of an area already determined to be within the City’s urban growth boundary.

### ***OAR 660-012-0060 Transportation Planning Rule for Plan and Land Use Regulation Amendment***

OR12. **Review Criteria:** Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:

- (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
  - (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
  - (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
  - (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.
- (2). A plan or land use regulation amendment significantly affects a transportation facility if it:
- (a) Changes the functional classification of an existing or planned transportation facility;
  - (b) Changes standards implementing a functional classification system;
  - (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
  - (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City’s Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed legislative amendment of the Villebois Village Master Plan does not propose any new amendments to the TSP. The amended Figure 7 – Street Plan illustrates a street system that is updated to reflect the land use plan for the Future Study Area and maintains connectivity

consistent with the TSP as expressed in the DKS Memorandum, Attachment E. The recommendations in this memorandum are being incorporated into the amended Master Plan. The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003. An update to the TSP was adopted by Council June 17, 2013.

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a hierarchical system of streets and trails that will connect users of the various modes to the major activities inside and outside the community. Figure 7 - Street Plan (as amended) of the Villebois Village Master Plan shows the planned transportation system for Villebois. Figure 8 – Proposed Arterial & Collector System (not amended by this request) of the Villebois Village Master Plan shows the planned arterial and collector street system, and Figures 9A & 9B – Street & Trail Sections show the cross-sections for the streets and trails.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change the functional classification of an existing facility or one planned in the TSP. Villebois Village includes a range of street sections that fall within the functional classifications of the City's TSP. Table 5 of the Villebois Village Master Plan lists and compares each relevant TSP street section with the correlating street sections proposed in Villebois. The Villebois Village Master Plan street sections are depicted on Figures 9A and 9B – Street & Trail Sections which includes notes to reference the relevant TSP figure. The locations where the Villebois Village Master Plan street sections are planned to be used are illustrated on the amended Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

The City has adopted traffic concurrency standards which will be applied to development in the Future Study Area during subsequent development review to ensure levels of travel and access are not inconsistent with the functional classification of a transportation facility and maintain performance standards adopted in the TSP.

**CITY OF WILSONVILLE**

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**PLANNING DIVISION**  
Application for Legislative Action

Date Filed: \_\_\_\_\_  
File No. \_\_\_\_\_  
File Name: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT**

Name: Polygon Northwest Company; Fred Gast, President Property Owner: Northwest Wilsonville Properties, LLC  
City Department or Company: Polygon Northwest Company  
Address: 109 E 13th Street, Vancouver, WA 98660 Property Owner Address: PO Box 230819, Tigard, OR 97281  
Telephone: (503) 314-0807 FAX: (360) 693-4442  
Email Address: fred.gast@polygonhomes.com  
Signature of Responsible Person: (Property Owner Signature)  member/mgr

Request/Project Description:  
Master Plan Amendment for Future Study Area proposed development plan

Property or Area Affected: Tax Lots 2800 & 2890 on Clackamas County Tax Map 3S 1W 15

**Office Use Only**

DLCD Notification Y/N Date \_\_\_\_\_  City Wide (BM 56) Notification Y/N Date \_\_\_\_\_  
Planning Commission Hearing Date(s) \_\_\_\_\_ City Council Hearing Date(s) \_\_\_\_\_

Planning Commission Action (recommendation to City Council)

Yes  No Date: \_\_\_\_\_ Planning Commission Resolution No. \_\_\_\_\_

City Council Adoption:

Yes  No Date: \_\_\_\_\_ City Council Resolution/Ordinance No. \_\_\_\_\_

Fee amount paid \$ \_\_\_\_\_ Check No. \_\_\_\_\_  Cash

Signature for receipt of money \_\_\_\_\_ Date: \_\_\_\_\_

**Draft**

**PLANNING COMMISSION  
WEDNESDAY, JULY 10, 2013  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**Minutes Excerpt**

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**I. CALL TO ORDER - ROLL CALL**

Vice Chair Postma called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Eric Postma, Ray Phelps, Marta McGuire, and Al Levit. Peter Hurley and Phyllis Millan arrived after roll call. Ben Altman and City Councilor Julie Fitzgerald were absent.

City Staff: Katie Mangle, Barbara Jacobson and Daniel Pauly

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**II. WORK SESSIONS**

- A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (former LEC site, Polygon NW, applicant) (Pauly)

**Daniel Pauly, Associate Planner**, briefly presented the Staff report via PowerPoint, noting the location of the Future Study Area, reviewing the Villebois planning process and overviewing the proposed Master Plan amendments. A public hearing was scheduled for the August Planning Commission meeting.

Jim Lange, Pacific Community Design, 12564 SW Main St, Tigard, OR thanked the Planning Commission for taking the time to have the work session. The Applicant had done a substantial amount of work and believed sharing that work with the Commission in an informal setting might make for a more productive public session. He presented the proposed Villebois Village Master Plan amendments with these key comments:

- He briefly presented the background on the Villebois site as a whole, noting its framework, overall layout, features and general densities. Based on the framework, the Future Study Area was expected to be less dense than the rest of the Villebois project
- He displayed an aerial photograph, noting the key features of the existing site, including parking lots, the main facility, temporary housing, etc. Tunnels also connected various site features.
- Figure 1, dated July 3, 2013, was the proposed update to the Master Plan, which included a combination of medium alley-loaded product and standard, front-loaded product for 122 units.
  - He indicated the Significant Resource Overlay Zone (SROZ) and explained how the footprint and density of the site were chosen. Referencing the aerial photograph, he noted that the site plan essentially laid over the existing parking lot, hospital site, parking, maintenance facilities and housing. The density corresponded to what the Applicant believed was consistent with the Master Plan goals. The Applicant was involved with a prior attempt on the same site by a different developer that desired front-loaded lots. That proposal never reached formal application as it was considered inconsistent with the pedestrian-oriented theme of the rest of the development.

- The site was complicated and had lots of resources, so the Applicant had engaged in a process with Staff to walk the site, flagging wetlands and the SROZ, which had been established on a very rough level. A detailed audit with an arborist was also completed of all the trees in close proximity to the development footprint, which influenced the layout. The layout evolved after various visits to the site and discussions with Staff
  - Staff had provided input about a drainage condition and preferred consolidating the drainage facilities as much as possible into one facility, which the Applicant had been updated in the plan.
  - As encouraged by Staff, the Applicant was able to preserve a grove of trees located outside the SROZ, which they had not anticipated.
- After submitting the Master Plan, Staff also suggested eliminating the small lots in the development, so the Master Plan amendment application was resubmitted with all the small lots removed and only alley-loaded medium and front-loaded standard lots proposed.
- Half of the approximately 43-acre site would remain as parks and open space. The overall density was 2.8 dwelling units per acre, which was not very dense. He compared the proposed lot types to those in applications adjacent to this development and to prior Polygon applications (Slide 5: Type Distribution Comparison Table) as follows:
  - The proposed application had 38% large or standard lots, 62% were medium lots and no small lots.
  - Arbor Phase 4, which wraps around the site, had 35% large or standard lots, 9% medium and 56% small lots, so it was more skewed to small lots and row homes as opposed to medium lots.
  - The Tonquin applications, which he indicated on the Figure 1 (Slide 3), were closer to the Village core and had a much higher concentration of smaller lots. Phase 6, the first piece with which Polygon was involved, was a bit more toward the east side, but still had a predominance of the smaller product.
  - The Zion piece involved little parts of the Village Center, included row homes, and was denser. He corrected that the last column in the table reflected the Fasano/Lund piece, not Tonquin, which captured a denser part of the Master Plan.
    - Mr. Pauly stated it was Tonquin Meadows, the first column was Tonquin Woods.
- After calculating actual lot area sizes and the number of lots, the average lot size of the proposed application for the subject site exceeded any other within the functional classification. The proposed lots would be the largest lots of any other application, including PDP4 South, the Arbor project that this proposal abutted.

Commissioner Hurley arrived at 6:26 p.m.

Commissioner McGuire:

- Believed the two tables were a bit misleading, as there were seven PDP areas. Mr. Pauly had a table with the actual numbers by housing size as well as estates lots that should be entered into the exhibit. She believed his table was a better representation than percentages and combining the two lot sizes in the second graph to indicate the distribution of standard lot sizes.
  - Mr. Lange said Mr. Pauly's table came from the Applicant and was used to create the tables he presented, so the tables should be consistent with his table. Percentages were used because the Applicant believed it might be simpler to understand.
- Believed that as a Villebois resident, she had a better understanding of the sense of the plan and space. The Applicant had done a good job describing how the Master Plan was set up with the Village Center as the densest portion of the development and that development would become less dense moving away from the center. The Master Plan noted that larger lot sizes would be on the perimeter of the development along Grahams Ferry Rd, including the Future Study Area, so she was surprised to see medium/standard lots continuing along the edge into the Future Study Area. The comparisons should be made from the big picture of the Master Plan.

- Mr. Lange noted another relevant issue was that a fundamental conflict in use types existed.
  - Alleys did not make a lot of sense when there are big yards. As envisioned in the Master Plan, the lots themselves were smaller and each individual had a little less space on their lot, but the tradeoff was having an extremely heavy network of parks around them. It was a tradeoff in uses.
  - Part of the land-use goal that was established was to make a pedestrian-friendly environment, and one way to do that was to eliminate driveways. So, there was a meshing of goals with removing driveways, making lots smaller and alley-loading them, and having a parks framework around them. This was difficult to do around the edge, so front-loaded lots were developed, and there were fewer people walking, so it seemed like a good balance.
  - In the proposed area, all the lots could be front-loaded, but that would not make it consistent with the rest of the project by not having driveways. During the pre-application meeting, the Applicant also received feedback from Staff that approach would not be consistent with the Master Plan.
- While beyond the detail of the Master Plan, he explained the Applicant tried to have an entry road with a 10-ft wide, planted median in the middle and houses fronting on it, creating an eyes-on, pleasing entryway without a cluster of driveways, parked cars and garage doors.
  - The Applicant also tried to maintain consistency with the Parks pattern, namely, the connectivity of the open space with the lots. He described how a normal front-loaded development pattern would move the road over, back a series of lots up to the open space. However, that did not feel consistent with the rest of development nor the goals for the Master Plan.
- Agreed shared open spaces were one guiding principle of the Master Plan. However, another tenet was diversity of housing, which meant diversity of sizes and types. While she was a proponent of small houses, the people who had bought into the Villebois Master Plan had done so because it was a planned community with certain expectations, including a range of housing sizes and types. The land-use table showed that Villebois was heavy on small houses, primarily built by Polygon, and not many estate large and standard lots exist.
  - Although the area had been designated as a Future Study Area in the Master Plan, it was identified as a unique area that would not be the status quo of development. The area presented an opportunity to do something different, especially because of the wooded wetlands.
- Agreed the front-loaded houses should not go in, but asked about other alternatives, such as having fewer houses and larger lots with the ability to preserve additional trees in that area that could still have the alley in back.
  - Mr. Pauly reminded that when the Master Plan was developed, the owners of the Living Enrichment Center had not anticipated losing the property the following year, which was part of the reason it was a Future Study Area. The owners wanted to keep their options open and therefore become involved in the Master Planning process.
  - Stacey Connery, Pacific Community Design, stated that Page 10 of the Master Plan under the Future Study Area outlined the uses anticipated by the Living Enrichment Center. They had not anticipated residential uses at that time, so this was in addition to what was done previously.

Mr. Lange continued with his presentation as follows:

- He displayed early draft elevations of some medium homes. Like everything else in Villebois, the Pattern Book served as the baseline that had to met, so there would be a variety of types and elevations, and control on adjacency rules. That pattern was ingrained into everything and the Applicant did not propose any change to it.
- Polygon had worked hard to overcome some big unresolved issues in this project and was very pleased to get some of those issues resolved. The Applicant was also happy with their ability to have the marketplace



accept what they had done. The amount of development being proposed reflected how strongly they believed in the vision of this project.

- Polygon had pressure from the City to innovate, however, Polygon's own success also created pressure. They were working hard to diversify the product lines they could bring to the marketplace, which was reflected in the series of other proposals that have been presented, with varying lot sizes and new product lines that were introduced.
- The Pattern Book lumped lot sizes into different lot sizes, but there were ranges, so the changes taking place on Tonquin North, for example were lost. In the Zion project, where the area was more dense, there was a row home product and small cottages. The one-story grade relief between the street and alley was also resulting in an entirely different product line.
- This property was part of the Applicant's solution of bringing new products to the marketplace. Subsequent applications would include and detail Polygon's larger lots and higher end product.
- The goal was for the mediums to be 2,200 to 2,600 sq ft houses that would sell from the upper \$300,000s to the lower \$400,000s. Standard homes would range from 2500 to at least 3200 sq ft and would sell from the mid \$400,000s up to over \$500,000. (Slide 17)
- The products themselves were still under development so no architecture was available to show, but he wanted to share the Applicant's intent.
- He noted that making a large lot alley-loaded would be a bit strange. As far as providing an opportunity to save additional trees on the property, he explained that the project needed to pencil out, so if many lots were lost, there would have to be a new deal.

Vice Chair Postma asked the Applicant to provide a context regarding their current plans and an estimate on how many trees were expected to be lost, but noted the Commission would save their questions until the end.

- He clarified the Commission might be able to receive citizen comments or encourage people to provide information or questions via email.

Mr. Lange continued his presentation with these comments:

- Part of the Specific Area Plan (SAP) process was to do an on-the-ground SROZ refinement, which had been done and was included in the SAP application being submitted. Due to the block depth, the development encroached on 5%, or slightly less than one acre, of the 19 acres of SROZ on the site, which required 2.5 acres of mitigation. However, the Applicant proposed 4.5 acres of mitigation. (Slide 12)
  - The reason the Applicant almost doubled their mitigation was because the project site had oaks, which were part of what Grahams Oak Park was trying to reestablish. The Applicant wanted to expand what the park was doing into their site and provide a healthy habitat for the park to abut, although that required a larger area than the Applicant was required to mitigate.
  - Mitigation involved dealing with some invasive species, such as ivy and conifers that were shading the oak trees and causing them to grow unhealthily. Natural Resource Staff advised that it would be best to girdle the conifer trees, cut a line around them to kill them and leave them standing as habitat.
- Approximately 1,800 trees had been counted, although not every tree within some of the massive groves were not included. About 600 trees would be removed, leaving two-thirds of the 1800 trees remaining. (Slide 13) Many trees in the hospital area were ornamentals. The Applicant's tree mitigation would add more trees than were being removed.

The Applicant sought feedback from the Commission on several items. Mr. Lange posed the following questions and addressed questions while the Commissioners provided comments and feedback as noted:

- Grahams Ferry Rd was originally planned as a minor arterial in the Transportation System Plan (TSP). City Council had asked that an interim road section be built with the phases developed north of the subject

site. The Applicant presumed that matching that section would be appropriate for the road section adjacent to the subject site, but asked if something different was preferred.

- Katie Mangle, Manager of Long-Range Planning, said she was unsure, but noted the new TSP allowed for a more flexible design, so some of the specific actions that had to be taken by Council would not be required any longer. At this point, the type of roadway or urban design was a matter of opinion.
- Mr. Lange understood from the traffic input regarding the singular access to Grahams Ferry Rd so far that not even a turn lane would be necessary, therefore it would not rise to the warrants of a roundabout.
- The same improvements done on Grahams Ferry Rd to the north, adjacent to the development in Tonquin North, should extend down because it was all part of the back of the neighborhood; otherwise the proposed project would be a wholly independent development as only one tie in existed to the rest of Villebois.
  - Mr. Pauly noted that a prior Master Plan, when uses were unknown, Villebois Drive was shown as access to this property in Figure 7 of the Master Plan.
  - Mr. Lange did not believe the functional classification changed in the TSP update, so it seemed the Applicant would do that same interim section.
  - He clarified that any improvements would begin at the south end of the existing improvements down to the south end of the proposed lots. The next section of road got twisty and would be difficult to upgrade. The Applicant believed this section of road should match the section to the north.
- The next question regarded the Parks Plan. Mr. Lange displayed a Villebois SAP South - Plan Area 2 map (Slide 7) which featured key Villebois park components, as well as major and minor trail routes. He noted the proposed trails for the project, which totaled more than a mile in length, and key connections to existing Villebois and Grahams Oak trails. The Applicant worked with Staff to figure out where and what type of park elements to include. He asked for feedback about the locations of two proposed play area which he described as follows (Slide 8):
  - An older child play area in a clearing amongst the trees that was visible from the street and close to one of the most active trails, which would connect to the Grahams Ferry Road Multi-Modal Path.
  - A tot play area centrally located outside the woods.
  - He clarified that the sidewalk along Grahams Ferry Rd would be on the lots side and an attempt would also be made to get pedestrians onto the trails. The width of the blocks was approximately 200 ft long and the long streets would be 450 to 500 ft, so the development was easily walkable.
  - Too often, the City placed young children's play areas too close to roads without good barriers. The older child and tot play areas should be switched to get them farther away from the roads. Sidewalks help provide a bit of a barrier between play areas and roads.
    - The Applicant believed they could deal with the proximity to the road given the proposed location of the older child play area, and liked the idea of eyes-on, though they had debated it themselves.
  - Barriers could address the issue. Bushes were planted between the water park and Wilsonville Rd at Murase Plaza after the project was completed to deter children from darting over to Wilsonville Rd, which had a lot of high-speed traffic. The hope was to avoid the same situation where nice open spaces are created and then barriers installed because no one thought about toddlers playing within 25 ft of a road.
  - The tot play area could be moved to the northeast, behind Lots 117 through 120, which could provide better access for homes to the north. The older child play area could move closer to the center of the development, on the other side of the trail and between the proposed trails to provide more equal access.

- Mr. Lange responded that area had been the Applicant's second preferred spot; SROZ was nearby, so they were balancing things. The proposed area had oaks with a clearing, while the secondary spot had more deciduous tall trees and was a bit darker.
- The proposed entrance would be new. The street would have a nice landscaped median with houses fronting it without driveways and garages. The Applicant liked the clean, walkable entryway with a nice terminating vista. The Applicant considered having two entrances, but liked the very strong entry and there were technical issues regarding access spacing standards. Mr. Lange requested input about the idea of one or two entrances into the development.
  - A single access was preferred because it created a sense of community and would provide traffic dampening. Having more than one access would provide a bypass way to get to the rest of Villebois.
- Concern was expressed because shared spaces or common areas for people to gather that were found in other parts of Villebois were not included in the proposed plan.
- The line of proposed houses on the northeast corner seemed to encroach on the existing homes, which had green space in their backyards. What was the distance between the proposed and existing homes and how would the proposal impact existing properties?
  - Mr. Lange provided a sense of scale, indicating the distance between Lot 4 and the northern boundary was 50 ft, so the distance between the back of the homes was probably about 130 ft. He noted the SROZ would remain SROZ. An existing fence line and a strip of trees planted as hedges were located on the northeast boundary. The bigger trees would be retained, but others that were not as healthy would probably be removed. The area behind Lots 4 through 8 would not be touched. The road and alley connections would need to be completed. The distance between the existing and proposed houses would be approximately 170 ft apart with trees in between as well.
- During the tree audit had the arborist discussed the survival rate of trees during development?
  - Mr. Lange replied that a lot of detail would be included in subsequent applications. The trees would be functionally classified as important, good, fair and poor, and then decisions would be made about which trees would be removed or saved, depending on the health of the tree, safety, etc. If there was any question about the ability to save a tree, it was put into the questionable category and dealt with during grading.
  - Mr. Pauly added that as reviewers, they had experience with trees that were soggy underneath from irrigation in mid-August. Staff was a lot more aware of such things going into future phases and making sure irrigation systems and tree rings around the drip lines were more appropriate to have a higher survival rate, including that seen in Phase 4.
- The last question regarded Polygon opportunity to do a Street of Dreams on the property, which they were interested in doing and the Master Plan could be refined with subsequent applications. In the PDP, the Applicant would like to have an approved alternative for the southeast area, removing Lot 121 to allow for open space and appropriate entry monument, and changing Lots 101 through 104 and Lots 120 through 117 [1016 1:55] from 50 ft by 100 ft lots to 100 ft by 100 ft lots, potentially making the area the 2015 Street of Dreams.
  - Mr. Pauly confirmed the size change would make them estate lots, which were larger than the large lots. Estate lots would need to be added to the SAP South Pattern Book.
  - Mr. Lange added there were challenges even with the architecture. The Pattern Book could not be amended to anticipate the buildings that might be built in that scenario today, because Street of Dreams homes could be really different and that kind of creativity could be difficult to anticipate. There were many challenges, but the Applicant wanted to preserve the opportunity and see what the Planning Commission thought.
  - Additional consideration would be needed; the decision could not be based on the potential that it may or may not happen.

- Mr. Lange responded that was why it had been flagged today as opposed to in a hearing, where the Commission would have to make a decision. The concept was not necessarily wrapped up in the application; however, the Applicant was preserving flexibility to get there with each one.
- Mr. Pauly noted in the Villebois process, land uses were defined in the Master Plan on a conceptual level. In subsequent land use applications, the refinement process allowed an adjustment of approximately 10%. The refinements allowed for two aggregate land use categories. The first category consisted of medium and larger lots, and the second consisted of small lots, the condo, Village Center, and row homes. Flexibility existed from estate to medium in that they could be discussed during a subsequent land use application.
- Hearing about it now was appreciated given the public forum and because it gave the Commission a heads up. Again, it was difficult to make a determination now on a “potential”.
- Had or would the Applicant consider increasing lot sizes of the lots proceeding the 100 ft by 100 ft Street of Dreams area?
  - Mr. Lange replied that touched on the problem Polygon had in figuring out how to address this; the ripple could prevent them from doing anything. Polygon was very anxious to get this piece done as it was an important part of bringing different things to the marketplace that the Applicant believed would be successful. If Polygon had to wait on the Street of Dreams, they would likely choose to not participate. Therefore, the best the Applicant could do would be to provide the 100 ft by 100 ft lots, but the rest of the pattern needed to be locked in so it could commence.
- Mr. Lange confirmed that if the scale was increased, the interior lots would go from medium lots to large or estate lots, and the lots at end would be extra-large estate lots. This was one reason Polygon believed this would be the right kind of entrance and that portion of the site would be entirely compatible.
- A neighborhood meeting was scheduled for tomorrow night to communicate with the neighbors surrounding the new addition. The Applicant fully expected to engage with the neighboring community. He clarified the Applicant was not asking for a decision today but for a conversation.

Vice Chair Postma understood, but noted the difficult timeline in trying to get the project approved by August, which meant the first time some of the homeowners' concerns or comments would be heard was at the public hearing, when decisions would be made. He believed it was important for the Planning Commission to hear what neighboring residents thought and the Applicant's responses to those comments before making a decision in August.

Comments and questions from the Commission regarding the proposal were addressed by the Applicant and Staff as follows:

- Mr. Lange confirmed the existing fence line on the eastern side of the former Living Enrichment Center property would be retained. He believed the fence was erected from the home construction and assumed it was on their lot so they would not mess with it. The chain link fence along the southwest side of the site had holes in it.
- The trail connection to Graham Oaks was an obvious pathway and the area was pretty flat. The southern access trail was an existing game trail. The trail connections would require Metro's approval. The Applicant assumed the Commission wanted them to make the connections, if possible.
  - The connections would be worthwhile for the neighboring residents.
- Although the property was difficult to utilize, concern was expressed about the property being separate from the Villebois community. There was no way to connect the property to Villebois, given the SROZ and the existing homes.

- Mr. Pauly clarified that the degree of encroachment into the SROZ was considered on a SAP basis. The applications were being grouped so that the SAP amendment, which was essentially the Stage 1 Master Plan, and the SROZ amendments and redefinition of the SROZ boundary based on what Natural Resource Program Manager Kerry Rappold has observed, was one package. The PDP, FDP for the parks and Tentative Plat and Zone changes, were part of another package.
  - While no specific information was available regarding the SROZ encroachment, language specific to the SROZ stated that things may have to change if resources were found. Referencing Figure 1, he noted that in Phase 3 East, a wetland was initially thought to be insignificant, so a road was planned right through it. As part of the refinement and SAP approval, the road section was removed and the wetland was preserved.
  - Impacts upon the SROZ would be addressed in more detail at a later phase. Language in the Master Plan acknowledged there were unknowns about the SROZ now and that changes may have to be made.
- How had the density numbers shown in Figure 1 (Slide 3) with regard to small lots, medium lots and estate lots changed over time? The perception seemed to be that development was becoming denser. It was important for the Commission to know if the density had generally stayed on track with what was envisioned years ago, especially for those who purchased homes in Villebois with the mindset of what was going to look like ten years from now.
  - Mr. Pauly replied he did not have the numbers at the moment. The numbers in the table on Figure 1 included the Future Study Area. There had been a number of iterations, as this was the fourth or fifth Master Plan amendment and previous iterations of the maps had not included the area. The figures from the prior iterations could be used to do a side-by-side comparison to the density numbers in Figure 1, which he would bring to the next meeting to provide the Commission with some context.
  - Mr. Lange stated he had been involved with the Villebois project since 2001. Getting the Master Plan approved laid the foundation for the SAPs, which had now been approved for everything, except the Future Study Area. SAP South and SAP North were on the average of the anticipated densities and SAP East was a little on the higher end of the anticipated density. The Village Core was in the middle or slightly higher and further changes could occur there. So far, there had been little shifts, but the macro density was as it was anticipated.
  - More information would be provided regarding the densities.

Vice Chair Postma:

- Reiterated the Commission's dilemma of hearing public comments for the first time in August and asked how people wanting to speak at tonight's meeting could, although the City had not noticed the meeting as a public hearing.
  - Ms. Mangle agreed it would be great to have a general public comment, noting that while not a public hearing, general public comments were welcome.
  - Barbara Jacobson, Assistant City Attorney, added it was important for those present to know that this was not a public hearing. Although hearing from those present would be helpful, she noted that they must testify at the actual public hearing if they wanted to be on the record and preserve their legal rights.
- Noted it was informative for the Applicant and to the Commission but was not determinative for the sake of the record and those commenting tonight may need to provide something at a later date.
  - Mr. Pauly stated that in addition to providing things for the legislative record, many of the comments might be related to what the DRB would hear. People in attendance should be aware that their comments might need to be repeated later.

- Mr. Lange added the Applicant would keep extensive notes from the neighborhood meeting and provide them to Staff early next week. He also provided his email address, [jim@pacific-community.com](mailto:jim@pacific-community.com), and office phone number, (503) 941-9484, so people could contact him directly.
- Thanked Mr. Lange and reiterated he simply wanted a mechanism so the Applicant could get their desired approval within an efficient timeframe.

Ms. Jacobson clarified that although this was a work session, the Commission could open the meeting up to public comment to help the Commission learn more about the project and any concerns. Because it was not a public hearing, no public notice was required. She reiterated that the citizens must understand they were providing comments to help the Commission tonight, but in order to have legal significance, they would need to make their comments again at the public hearing or submit their comments in writing for the public record. Nothing stated tonight would have any legal bearing.

Commissioner Phelps said he wanted to be sure he could use what he heard tonight. He did not want to be precluded from using it if he did not get it in an official record. He confirmed that he could use the information or comments provided by the individuals tonight as he wished.

**Commissioner McGuire moved to open the work session for public comment. Commissioner Levit seconded the motion, which passed unanimously.**

Ms. Jacobson reiterated the public hearing would provide another opportunity for citizens to provide public comment if anyone was not prepared to comment this evening. Written materials were also welcome.

The Commission took a brief recess. The meeting was reconvened at 7:50 p.m.

Vice Chair Postma reiterated that the meeting was not a public hearing and it was incumbent upon those speaking tonight to find a mechanism to make sure whatever they indicated tonight became part of the record via written comments to Staff and/or public comment on August 14, 2013. The Commission was opening it up for comment because it would be constructive to get additional community input.

Buu Huynh, 11968 SW Lausanne St, Wilsonville, OR, stated his house backed up to the green space facing the development. He was concerned about the proposed block of houses in the upper northeast area that appeared to be overlaying some of the green space. There were large trees he could view from his home and he wanted to know which trees could be saved and which would have to be removed.

Andy James, 11976 SW Lausanne, Wilsonville, OR, said his home also abutted the green space. He said was struggling to understand the differences between the working session and public hearing process, and believed it was important to communicate that and how to submit public comments to the neighborhood. He was also struggling to know what an SROZ is, what it means and what the process was for refinement from the Master Plan and SAP. He was also concerned about the houses that impinged on the SROZ and suggested putting a park in the upper northeast area, which might possibly draw things together.

Commissioner Millan arrived at 8:54 p.m.

Vice Chair Postma explained that work sessions were not traditionally opened for public comment, but allowed the Commission to receive and discuss information provided from Staff. The public hearing was scheduled for

August 14, 2013, where there would be further presentations by Staff as well as the Applicant, public comment would be received, followed by Commission discussion, and an eventual vote.

- Ms. Mangle stated more information about the application could be found a few weeks before the hearing on the City of Wilsonville's website under Community Development, then Planning Department and then clicking "Projects around the City". All the neighbors would also receive a notification in the mail of the hearing with the time and directions. Those who could not participate could send comments in writing to Staff via email or postal mail. Staff would be glad to assist those with questions or concerns.
- Mr. Pauly added this was different than a typical Villebois process, making it understandably odd and confusing. He requested Mr. James' contact information to provide material that would explain the process, which he also hoped to provide at tomorrow night's neighborhood meeting. He believed a handout explaining the process could be really helpful for the neighbors.
  - He briefly described the process, noting there were two parts. Currently, the Commission was addressing the overall policy, and then another panel of citizens would serve as judges to determine whether or not specific criteria had been met. The Commission, with the recommendation to City Council, would establish the policy that would serve as guiding principles for development in the area. In the coming months, there would be another process where evidence would be provided to a panel of citizens who decide whether the application met the criteria and possibly recommend specific things must happen for the project to meet the criteria.

Mr. James requested timeframes on things such as when the streets would be constructed, the parks would be built, the trees would be selected, etc.

- Mr. Pauly confirmed legislative notice would be sent to all neighborhood property owners within 500 ft from any given point of the project. The quasi-judicial notice for the actual land use hearing would be sent to property owners within 250 ft. The City Council had to approve the Commission's recommendation, so there would be another opportunity for public comment before City Council.
- He explained that SROZ were natural areas, namely wetland areas, areas next to streams with a lot of vegetation, called riparian areas, and upland forests which have a dense forest habitat with many creatures.

Mr. James clarified his question about the SROZ was focused more around the process of definition. He understood the SROZ boundaries laid out right now were only done aurally and that a refinement process would follow.

- Mr. Pauly responded there was a citywide effort years ago to identify where potential resources might exist. When a project was proposed, it provided opportunity to see what was actually on the ground besides what was seen roughly from the air. In this case, Mr. Rappold, who managed the SROZ Program, visited the property numerous times with Mr. Lange, his staff and City Staff to see what was there, what made sense and what was creating habitat and needed to be preserved versus what did not provide as much benefit to animals.
- A tree removal plan would be one of the applications presented before the panel of citizens in the upcoming DRB process, when specific criteria in the City Code would be reviewed to determine whether a tree could be removed. At that time, the review would involve consideration of each tree. There would be a total of approximately five public hearings before the actual construction drawings for the project were created.

Commissioner McGuire noted the Master Plan amendment being discussed today essentially laid the foundation for the project by determining lots sizes, what the green spaces, trails and streets and major

elements would look like. The more refined details, such as trees, would go through the DRB later. She believed this was a critical point because what was decided at the Commission would define everything else.

- Mr. Pauly added that minor changes could be made to what was approved in the Master Plan at the DRB, so that if they realized something should have been done differently, there would not need to be another five public hearings. Certain limits set in the Code restricted how much the project could be changed from the Master Plan.

Janelle Beals, 11964 SW Lausanne St, Wilsonville, OR, said she was glad to see the area being developed and believed there was potential to have wonderful things that would enhance the neighborhood. Like others, her concern regarded the string of lots in the northeast section that abut the existing fence line and impact all the houses on Lausanne St.

- She hoped the development would respect the existing homes and consider how decisions would impact them. Those were some of the larger homes in Villebois and were sold at a premium with significant lot fees added due to the nature of their location and being able to face the green space and trees in the LEC area. When purchasing their lot, it had been explained that while the area had the potential to be developed, those trees would be respected in that development.
- From Lot 4 down to the entrance into the neighborhood from Villebois Dr had a significant band of large, old growth trees, which was a beautiful border for that corner of the neighborhood that she felt enhanced some of the philosophy of Villebois, which was to respect old growth trees and not cut everything down. The number of old growth trees throughout the neighborhood set Villebois apart in many regards.
- The deep and significant band of trees could be seen over the fence where the lots faced driving down Villebois Dr onto Normandy. She struggled to understand how that feature of the neighborhood could be retained in any significant way with the lots in that location, knowing they were on the smaller side and houses could not be built there without significantly removing the vast majority of the trees.
  - She noted comments that the distance between the lot and existing home was about 150 ft, which seemed significant at an angle, however, removing the trees and building houses would significantly change the nature of the existing homes; rather than looking at trees, residents would look onto a series of backyards because the development was quite close. The corner did hit some of the existing lots.
- She hoped that somehow those lots could be redistributed or eliminated to minimize the impact of the new development on the existing development. People did move there with the expectation that those trees would remain. The people on the other side of Normandy also benefited from the shade the trees provided during the late afternoon.
- She noted the T at the end of the road near Lot 4 on Slide 4 and asked if the map reflected all future development or if there was potential for future growth.

Vice Chair Postma suspected that when a road ended with a cut out like that, it provided opportunity for people to turn around or backup. The shape allowed for less hardscape while still providing the turnaround opportunity normally found in a cul-de-sac. He asked Ms. Beals if the existing building in the upper northeast corner of the property could actually be seen.

- Ms. Beals answered she could see a very tiny sliver of the building from her upper floor, but it was mostly masked by the band of trees. Without the trees, the view would be like any other development where houses backed up to one another.

Commissioner Phelps urged the citizens to get comments into the City, the developer, etc. as quickly as possible in order to have the biggest impact on the process. The longer they waited, the less influence they would have because of the practicality of achieving what they might want to accomplish. Getting comments in



as early as possible would allow for them to be digested and, if clarification was needed, Mr. Pauly or the developer could contact them. Waiting too long might result in one's recommendation to be abbreviated or not accomplished.

Commissioner McGuire thanked the homeowners for attending tonight's meeting. She agreed it was a good idea to remove the five lots in the upper northeast corner and potentially make the area a park, which might address some of the issues raised by the existing homeowners. She liked the idea of having a shared common space that might connect the new development with the rest of the neighborhood, reiterating that neighborhood commons were found throughout Villebois.

- She asked Polygon to consider, if at all possible, incorporating a couple larger lots into the medium and standard setup because there were so many additional larger lots along Grahams Ferry Rd, so it would be more consistent with the Villebois land use pattern. Looking at Figure 1 and the colors indicating lot sizes, it was apparent that additional variation was necessary to be consistent with the Master Plan.
- In general, she was concerned about the public hearing in August and preferred to have an additional work session, so the Commission could discuss any changes the Applicant might decide to make after tomorrow's meeting with the homeowners. It was difficult to have a homeowner meeting and then go straight into a public hearing. The project was significant, being that it was a future designated area, a large number of houses, as well an amendment to the Master Plan that could not be redone; therefore, she did not want to rush through the process. At a minimum, it warranted two work sessions, the standard public process for public comment, and an opportunity for the Applicant to revise their proposal and talk with the Commission again.

Commissioner Levit agreed about having another work session, if possible, because it was difficult to go from this potential change into a public hearing. Knowing in advance what would be presented was preferable.

Vice Chair Postma agreed public input was useful and important for the Commission when making decisions. He echoed Commissioner Phelps' comments that the earlier citizens engage in the process the more helpful it would be. He did not have a firm opinion on having another work session, but if no second work session was held before the public hearing in August, citizens should be sure to be heard early in the process so both Staff and the Applicant could address their issues at the hearing and hopefully alleviate any new issues coming before the Commission at public hearing.

- He understood the comments made regarding the lots in the upper northeast corner of the development, but noted for the record that there was already an older building there, so they would be going from one building to potentially other buildings, not that the area was better for homes or for a park. Having that context was important and, to his recollection, the building was visible from the road and some homes.
- He asked if the Applicant wanted to address any questions of comments that were made.

Mr. Lange displayed an aerial photograph and clarified where the road came in as well as the existing building and parking lot locations. He noted he and his team came to the work session to engage and listen and would review their notes to see what could be done. The Applicant wanted to be open but there were also things that Polygon needed to accomplish. The challenge was always to mesh everyone's goals together. Although not necessary or required, this work session and the upcoming neighborhood meeting were something the Applicant desired to do. They were having a dialogue to gain feedback and do their best to address it.

Commissioner Phelps complimented Mr. Lange on the Applicant's attempt to engage and listen to the homeowners, which reiterated his suggestion of the citizens giving their feedback earlier in order for the Applicant to have an opportunity to meet their concern.

Commissioner McGuire inquired about the process for requesting another work session.

- Ms. Mangle answered the Planning Commission could make the request and Planning Director Chris Neamtzu would make the call. As a legislative application that was coming in, it was a bit more complicated. It did not include a statutory timeframe they needed to fulfill. She recommended a motion be made regarding the request and then Mr. Neamtzu would take it from there.

Vice Chair Postma asked Mr. Lange's opinion as to whether holding another work session was workable.

- Mr. Lange replied he would have to talk with his client, but he could get back to Staff, possibly tomorrow.
- Ms. Mangle noted public hearings could be continued, so a decision did not always have to be on the same night.

Mr. Lange said the Applicant had discovered through this and other projects that after receiving input from a neighborhood meeting, some things could be resolved and some things could not due to differences of opinion or approach and someone needed to make a call. Following the neighborhood meeting and tonight's meeting, the Applicant would sift through their notes and decide if they were on a good path or had strayed somehow, and what could be done about it, which would lead to the next step. Sometimes, the only option was to take the hard vote. He hoped the Applicant had demonstrated a pattern of being flexible when possible and being clear where no flexibility existed and addressed the issue openly.

Vice Chair Postma encouraged the Applicant to talk with Staff after tomorrow's neighborhood meeting about whether there should be a public hearing or a work session in August.

- Mr. Lange responded they strived not to have surprises and the only way to do so was to communicate.
-

## MEMORANDUM

**DATE:** August 7, 2013

**TO:** Planning Commission

**CC:** Steve Adams, PE, Development Engineering Manager  
Eric Mende, PE, Capital Projects Engineering Manager

**FROM:** Daniel Pauly, AICP, Associate Planner

**SUBJECT:** **Sanitary Sewer Lift Station in Villebois Village Master Plan Amendment**

---

City Staff makes the following recommendations for additional changes to the Villebois Village Master Plan to incorporate the need for a Public Sanitary Sewer Lift Station to replace the existing Private Pump Station in the Future Study Area.

- On page 35 under 4.1.1 Sanitary Sewer Introduction/Proposal in the first paragraph before the sentence beginning “City Wastewater Master Plan Table 4.3” add a sentence reading, “The private pump station will be replaced with a public sanitary sewer lift station at the time of development.”
- In Figure 6-Conceptual Composite Utilities Plan change label reading “Existing Pump Station for LEC” to “Existing Private Pump Station to be replaced with Public Sanitary Sewer Lift Station.”
- On page 42 under Sanitary Sewer implementation measures add Implementation Measure 5 to read “At time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station built consistent with Technical Appendix I.”
- Attach Technical Appendix I to the Master Plan (attached)

Villebois Master Plan Amendment  
Sanitary Sewer Lift Station

**Pump Station Building**

Pump stations shall have building enclosures that contain all electrical panels, instrumentation, control systems, generator, and other components are required by the City. Exterior walls shall meet building code structural requirements and meet the Villebois Village Architectural pattern book. The generator shall have its own room with an appropriately sized louver for ventilation. The roof shall be constructed with fire proof materials and have a minimum of 10 feet of clear space above the floor.

**Access**

Design specifications shall incorporate all applicable and reasonable efforts to maximize close and efficient access for removal, replacement and maintenance of all major and minor equipment. This includes but is not limited to adequate clearances, sufficient anchorage, hoists, hatches and platforms.

**Design Capacity**

Wetwells and force mains shall be designed and sized to accommodate full buildout within the identified basin(s) contributing to the pump station, unless otherwise approved by the City.

Service area shall include all land that can be provided with gravity wastewater collection service. Service area shall also include basins, which may discharge wastewater into the subject basin, as identified in the City's master plan and/or by City staff. Design population shall be determined per the City's master plan and with additional guidance provided by the City. For facilities being constructed to serve new developments, design population should be based on planned build-out densities.

**Design Flow**

Pumping stations and related components shall be designed to discharge the Peak Hourly Flow (PHF) with criteria as approved by the City, based on approved master plans.

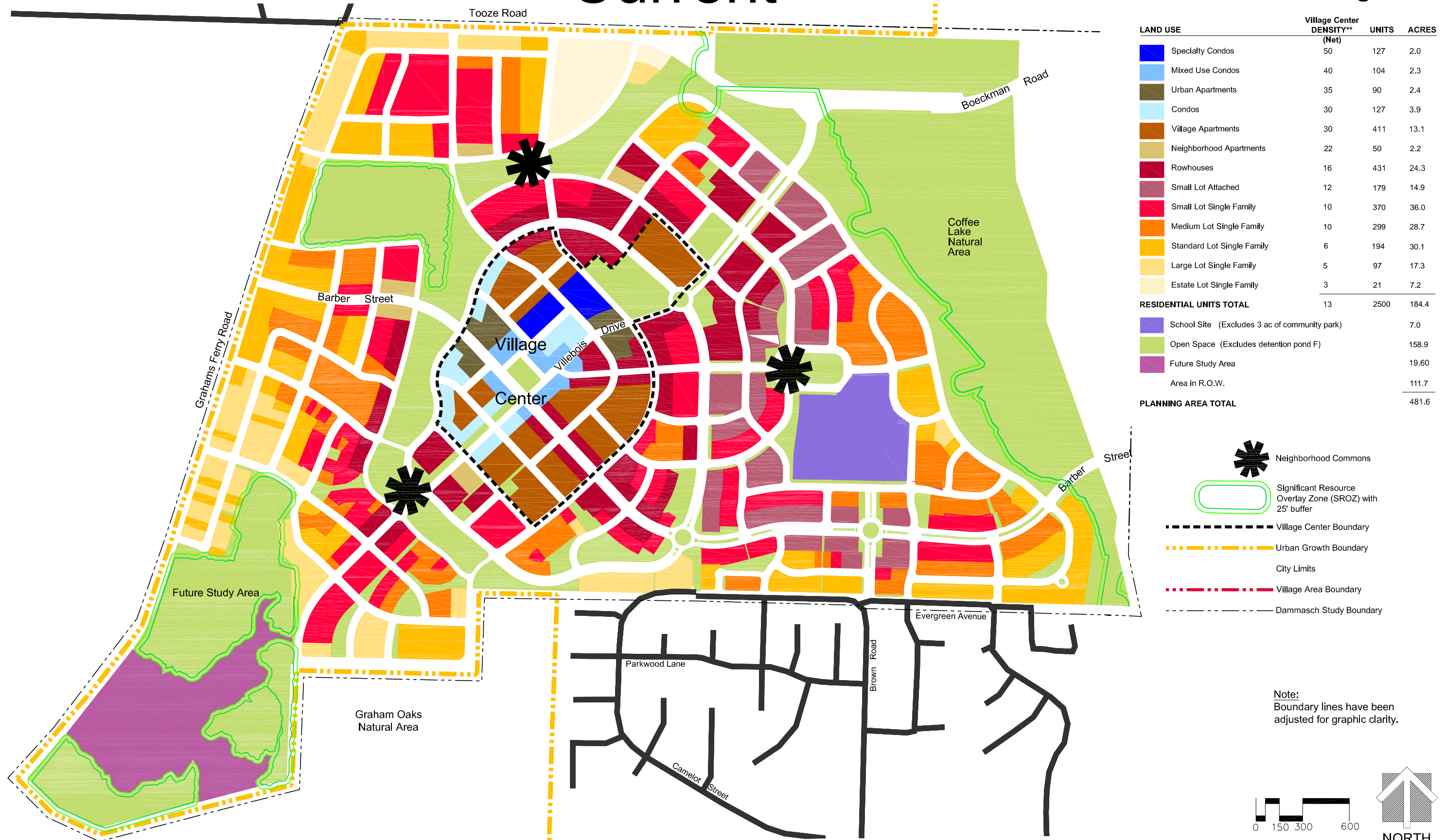
Project Engineer shall also review the City's master plans and the DEQ's guidelines.

**Receiving System**

Project Engineer shall evaluate the downstream sanitary sewer system to determine the impacts of the increase in flow (e.g. peak pumping capacity) from the proposed pump station.

Figure 1

# Current

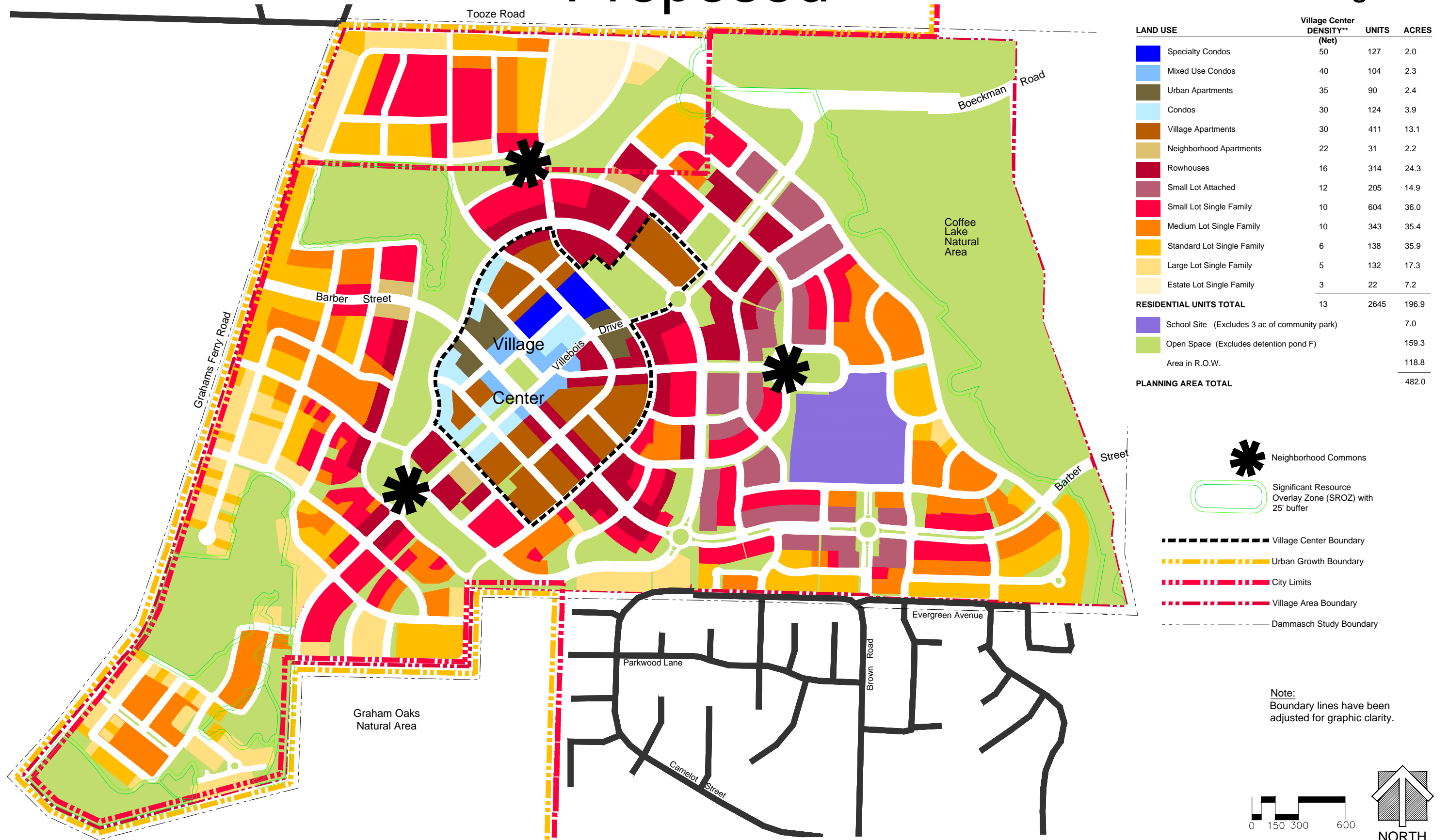


NOTES:  
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments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

\*\* An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

# Proposed

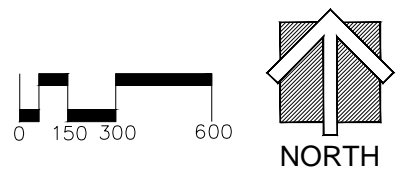
## Figure 1



**NOTES:**  
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ 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.

\*\* An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

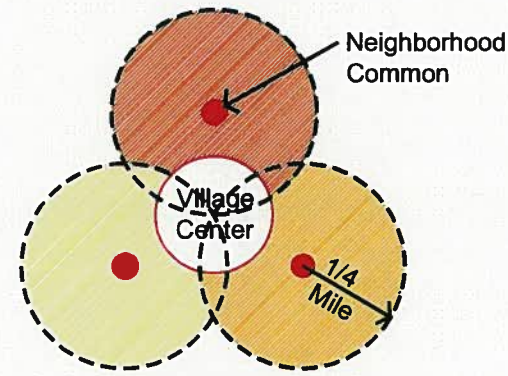
**Note:**  
 Boundary lines have been adjusted for graphic clarity.



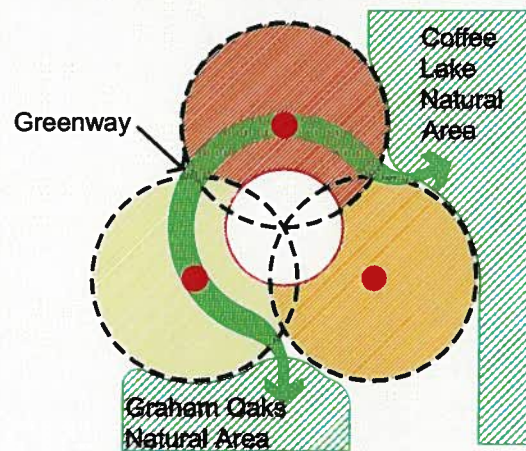
**Land Use Plan**  
 JULY 26, 2013

# Current

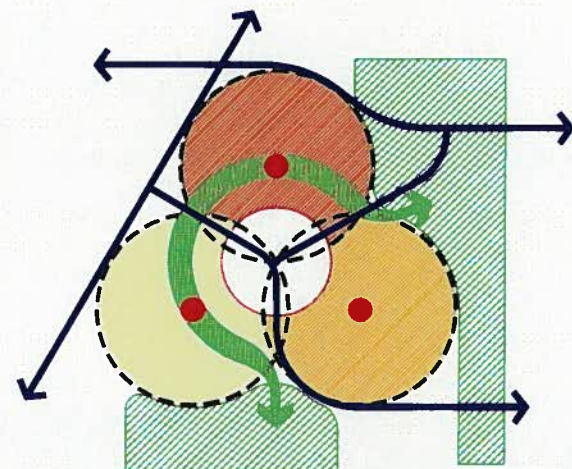
Figure 2



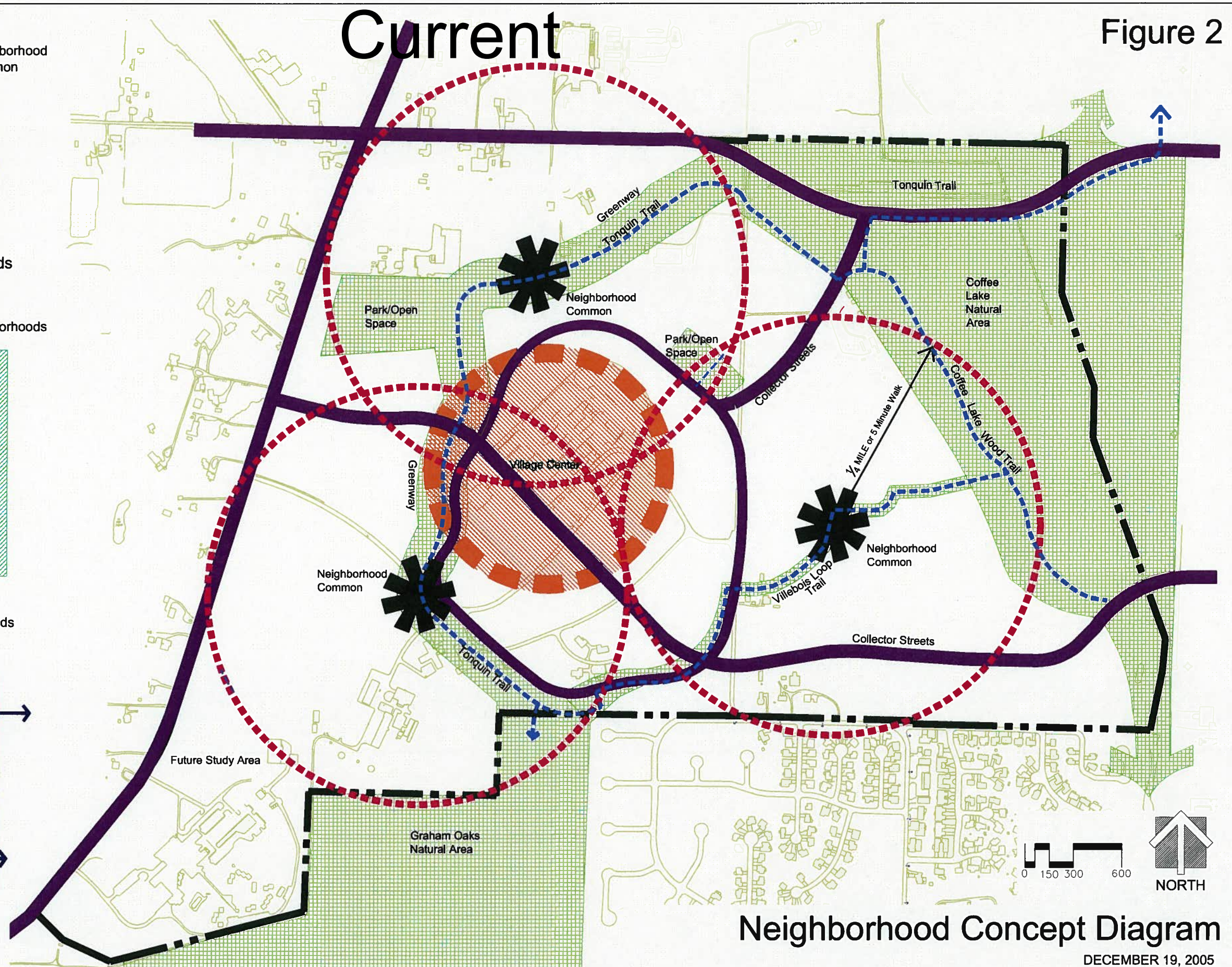
**Conceptual Diagram - Neighborhoods**  
 - 1/4 mile radius neighborhood = 5 minute walking distance  
 - Commons at neighborhood center  
 - Village Center at the confluence of neighborhoods



**Conceptual Diagram - Greenway**  
 - Connection to adjacent open spaces  
 - Open space linkage between neighborhoods



**Conceptual Diagram - Roadways**  
 - Roadway system defines neighborhood edges

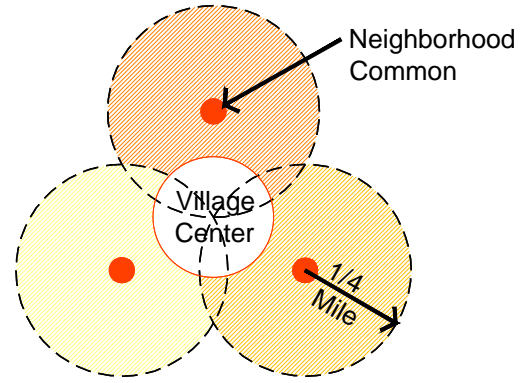


**Neighborhood Concept Diagram**

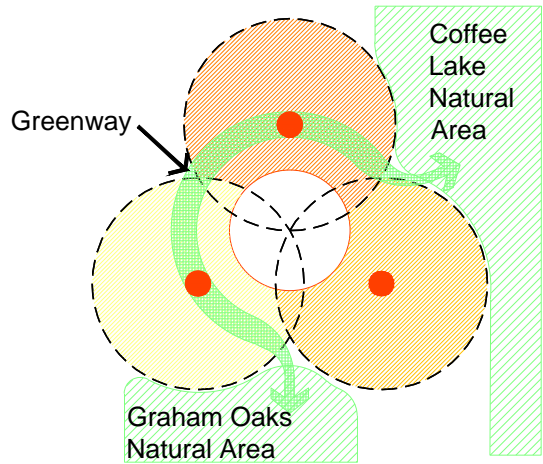
DECEMBER 19, 2005

# Proposed

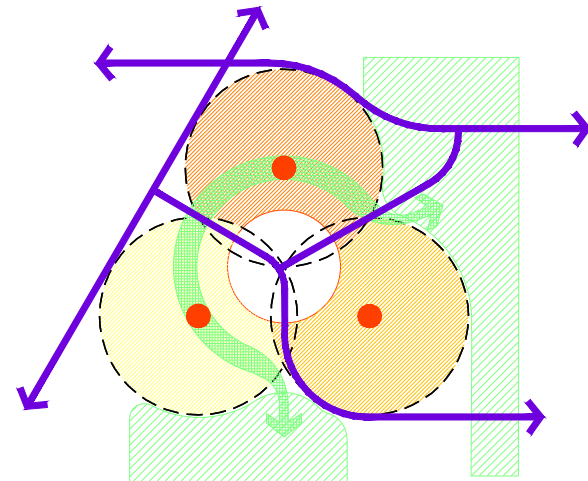
Figure 2



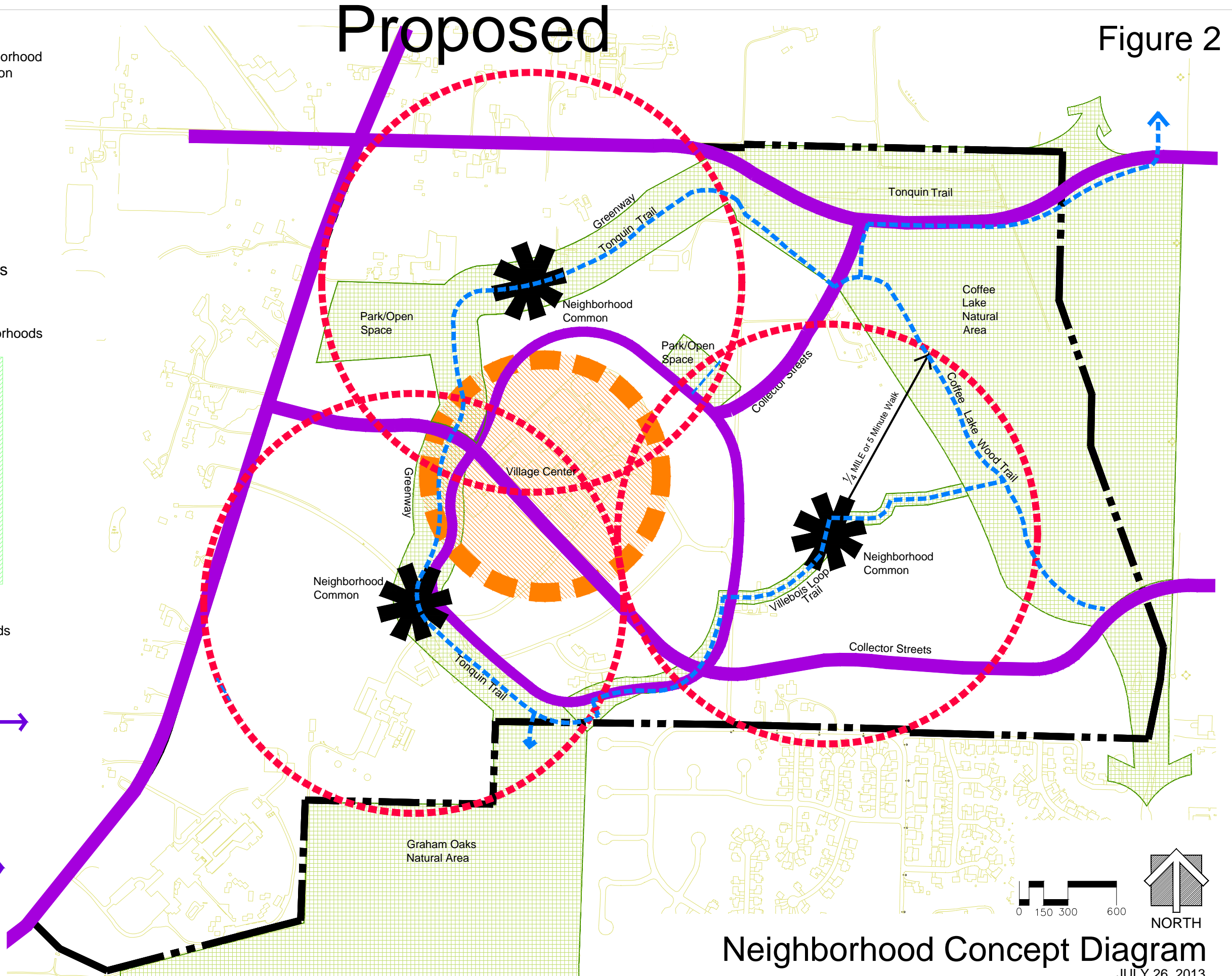
- Conceptual Diagram - Neighborhoods**
- 1/4 mile radius neighborhood = 5 minute walking distance
  - Commons at neighborhood center
  - Village Center at the confluence of neighborhoods



- Conceptual Diagram - Greenway**
- Connection to adjacent open spaces
  - Open space linkage between neighborhoods



- Conceptual Diagram - Roadways**
- Roadway system defines neighborhood edges

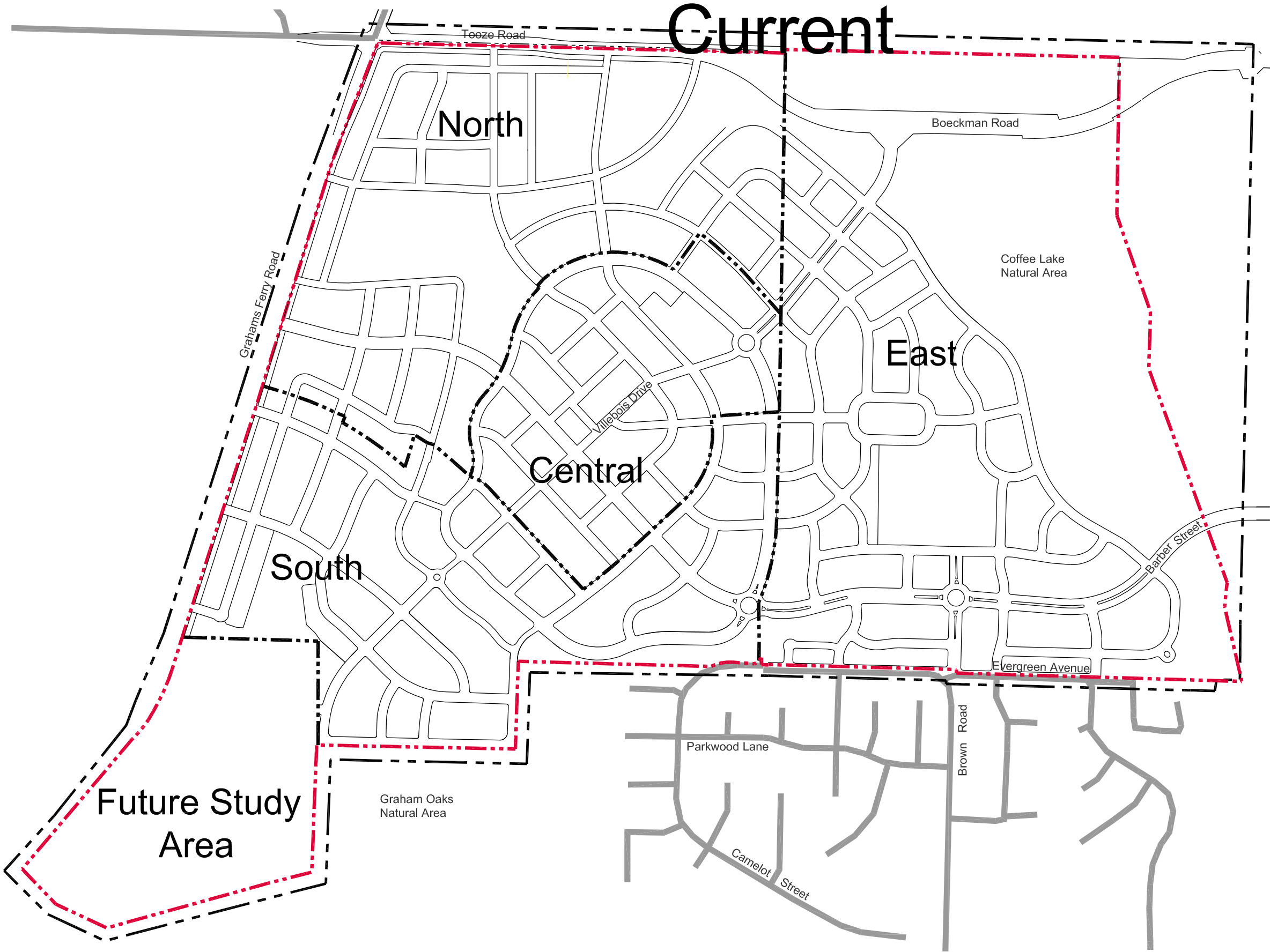


**Neighborhood Concept Diagram**

JULY 26, 2013



Figure 3



**Legend**

- S.A.P Boundary
- - - - - Village Area Boundary
- Dammasch Study Boundary

**Note:**  
Boundary lines have been adjusted for graphic clarity.

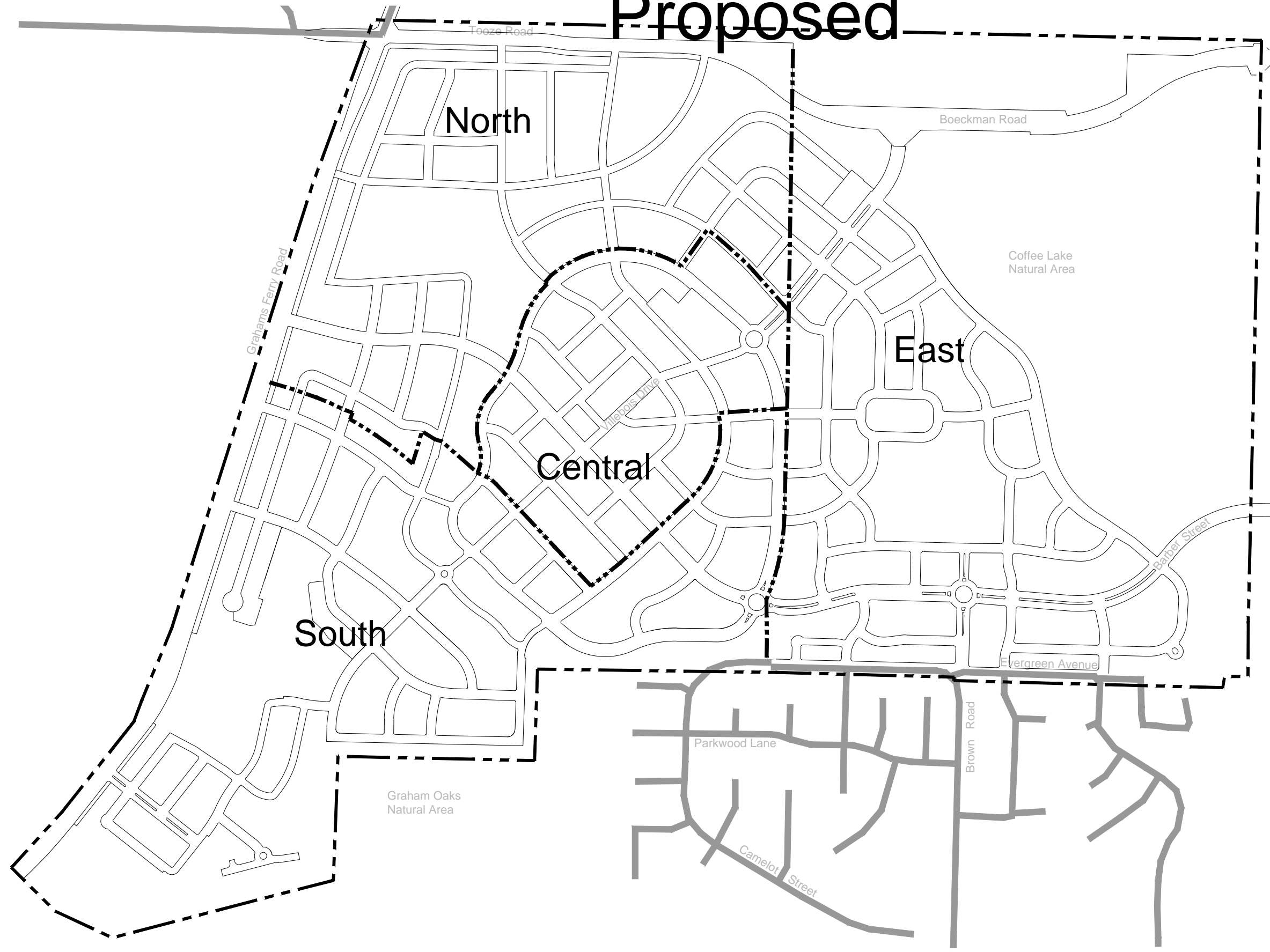
0 150 300 600

NORTH

Conceptual Specific Area Plan Boundaries

# Proposed

Figure 3



**Legend**

- S.A.P. Boundary
- Village Area Boundary
- Dammasch Study Boundary

**Note:**  
Boundary lines have been adjusted for graphic clarity.

0 150 300 600

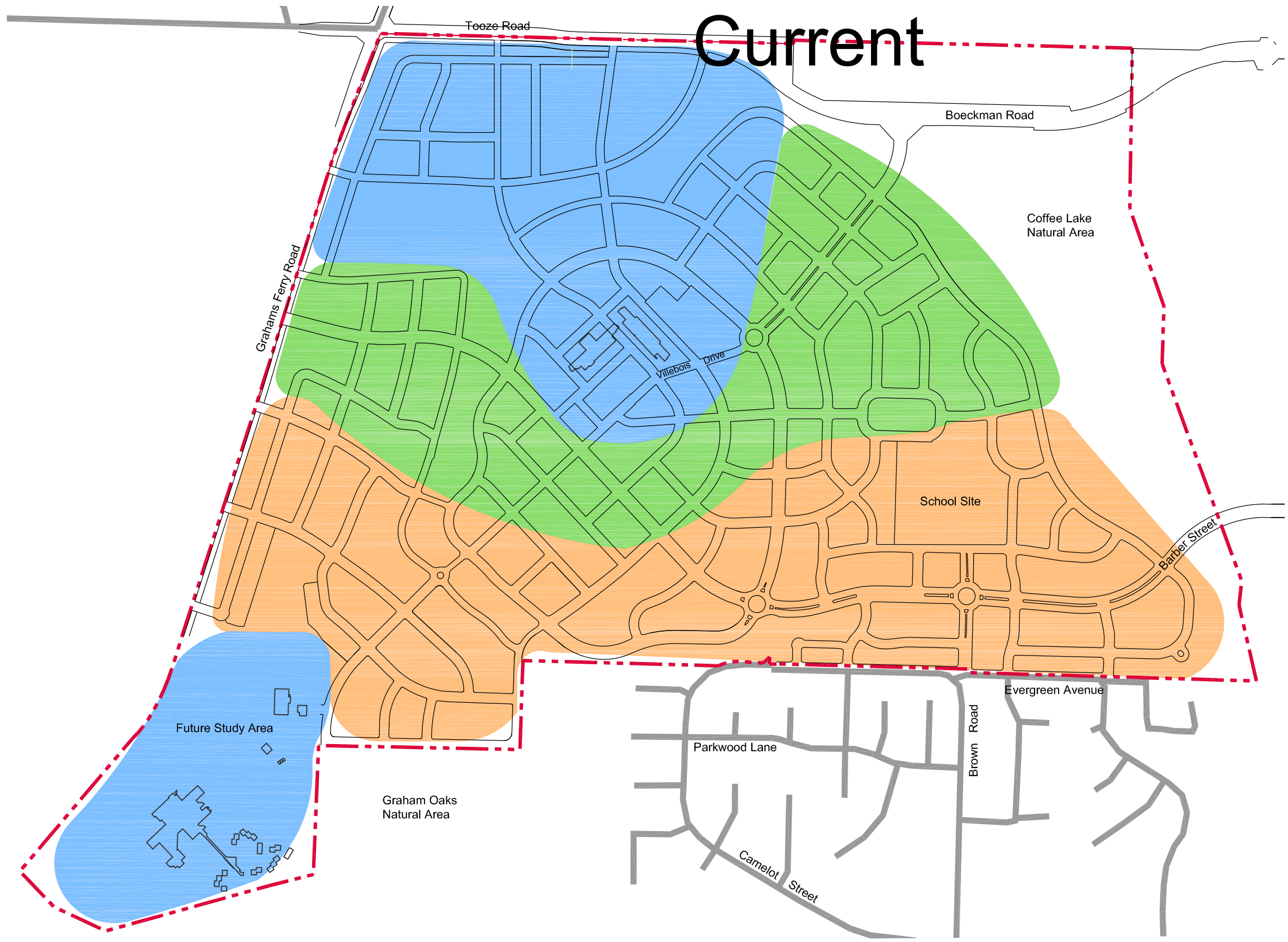
NORTH

## Conceptual Specific Area Plan Boundaries

JULY 26, 2013

Figure 4

# Current



**Legend**

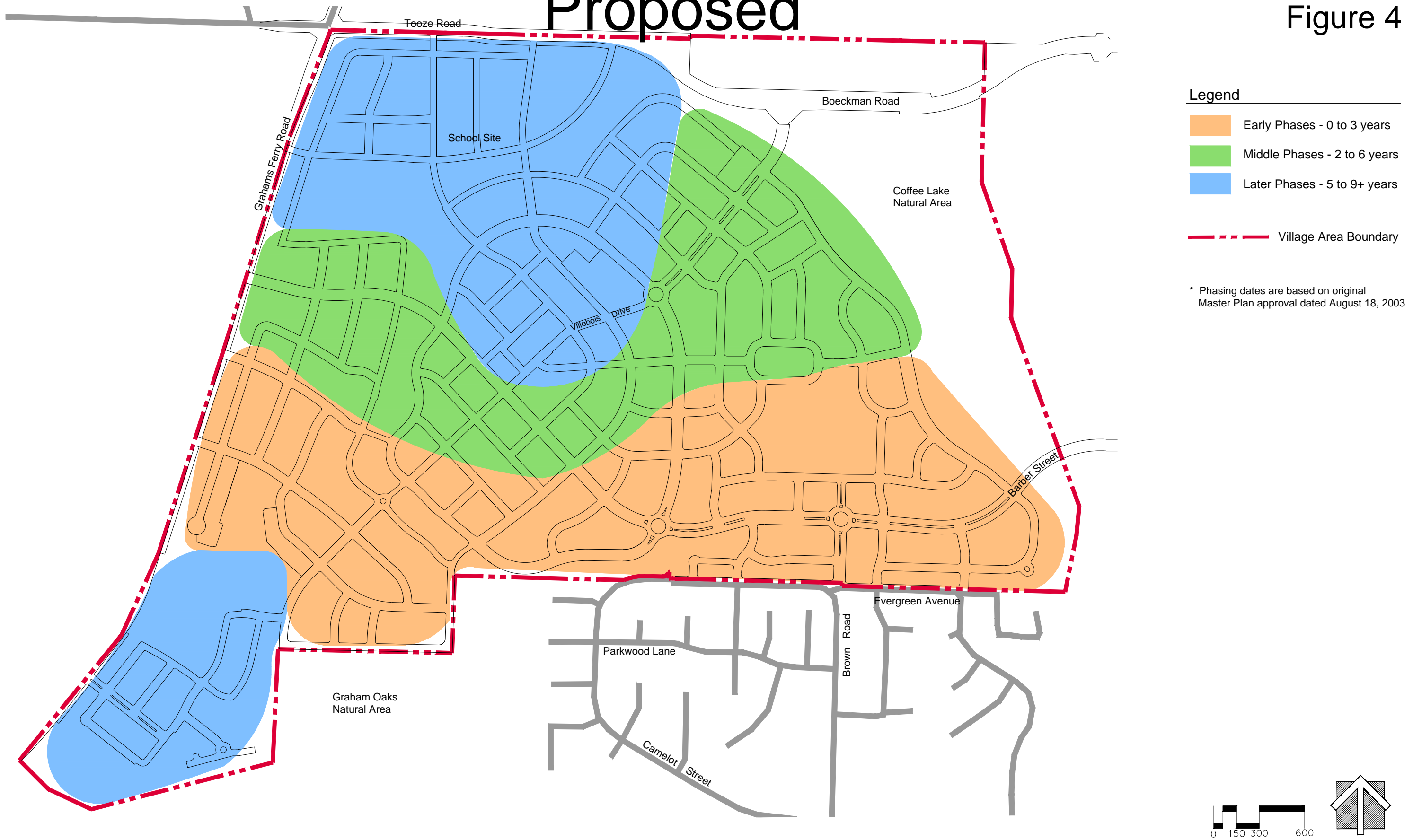
- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years
- Village Area Boundary

\* Phasing dates are based on original Master Plan approval dated August 18, 2003

**Conceptual Sequence of Development**  
 MAY 12, 2010

# Proposed

Figure 4



- Legend**
- Early Phases - 0 to 3 years
  - Middle Phases - 2 to 6 years
  - Later Phases - 5 to 9+ years
  - Village Area Boundary

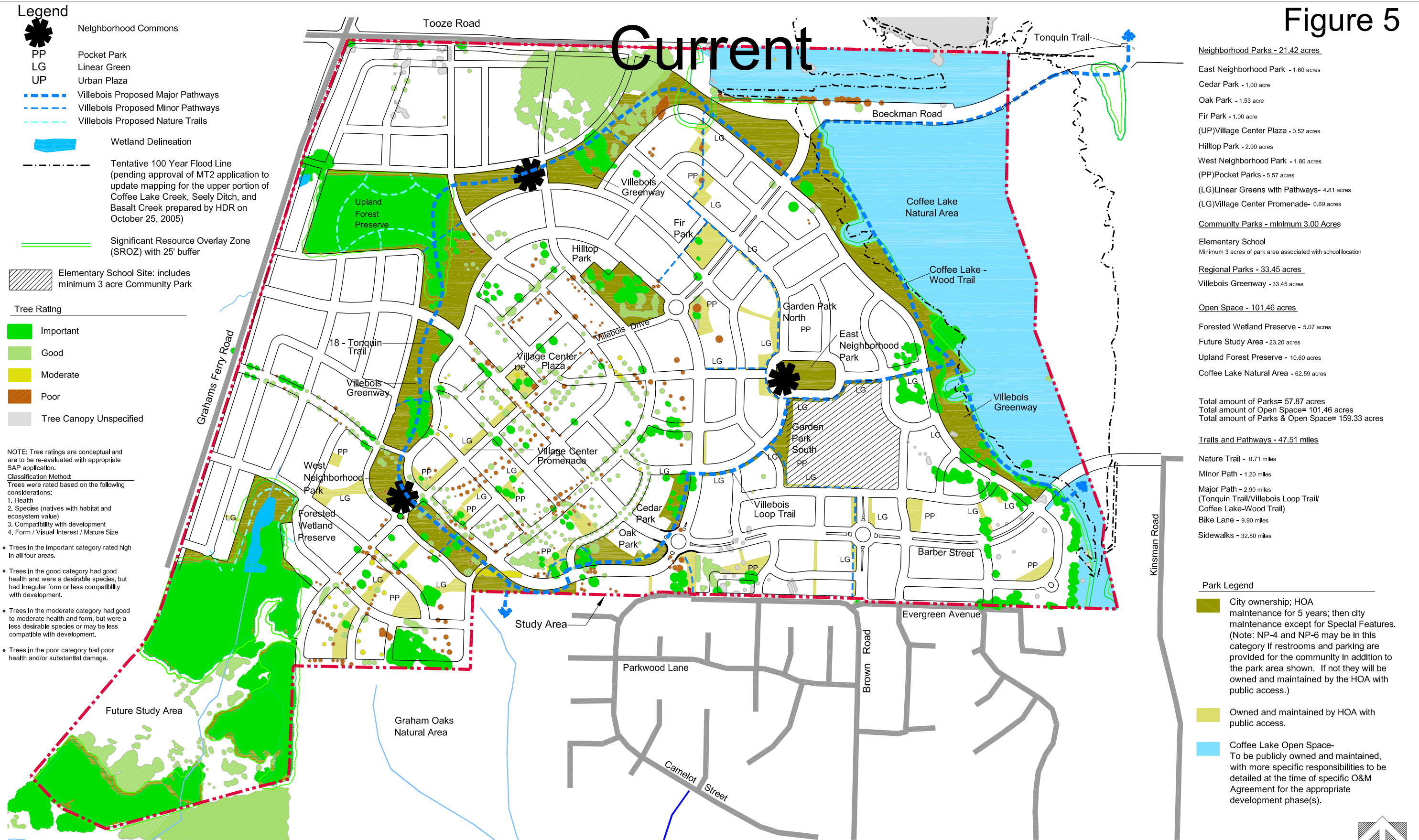
\* Phasing dates are based on original Master Plan approval dated August 18, 2003

## Conceptual Sequence of Development

JULY 26, 2013

Figure 5

Current



- Legend**
- Neighborhood Commons
  - PP Pocket Park
  - LG Linear Green
  - UP Urban Plaza
  - Villebois Proposed Major Pathways
  - Villebois Proposed Minor Pathways
  - Villebois Proposed Nature Trails

- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)

Significant Resource Overlay Zone (SROZ) with 25' buffer

Elementary School Site: includes minimum 3 acre Community Park

- Tree Rating**
- Important
  - Good
  - Moderate
  - Poor
  - Tree Canopy Unspecified

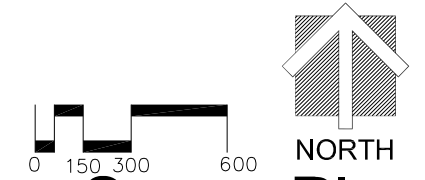
NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.  
 Classification Method:  
 Trees were rated based on the following considerations:  
 1. Health  
 2. Species (natives with habitat and ecosystem value)  
 3. Compatibility with development  
 4. Form / Visual Interest / Mature Size

- Trees in the important category 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.

- Neighborhood Parks - 21.42 acres
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.57 acres
- (LG)Linear Greens with Pathways - 4.81 acres
- (LG)Village Center Promenade - 0.69 acres
- Community Parks - minimum 3.00 Acres
- Elementary School  
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres
- Villebois Greenway - 33.45 acres
- Open Space - 101.46 acres
- Forested Wetland Preserve - 5.07 acres
- Future Study Area - 23.20 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks = 57.87 acres
- Total amount of Open Space = 101.46 acres
- Total amount of Parks & Open Space = 159.33 acres
- Trails and Pathways - 47.51 miles
- Nature Trail - 0.71 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 32.80 miles

- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
  - Owned and maintained by HOA with public access.
  - Coffee Lake Open Space - To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).











**NOTES:**  
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# Proposed






## Figure 5

### Legend

-  Neighborhood Commons
-  Pocket Park
-  Linear Green
-  Urban Plaza
-  Villebois Proposed Major Pathways
-  Villebois Proposed Minor Pathways
-  Villebois Proposed Nature Trails
-  Wetland Delineation
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
-  Significant Resource Overlay Zone (SROZ) with 25' buffer

 Elementary School Site: includes minimum 3 acre Community Park

### Tree Rating

-  Important
-  Good
-  Moderate
-  Poor
-  Tree Canopy Unspecified

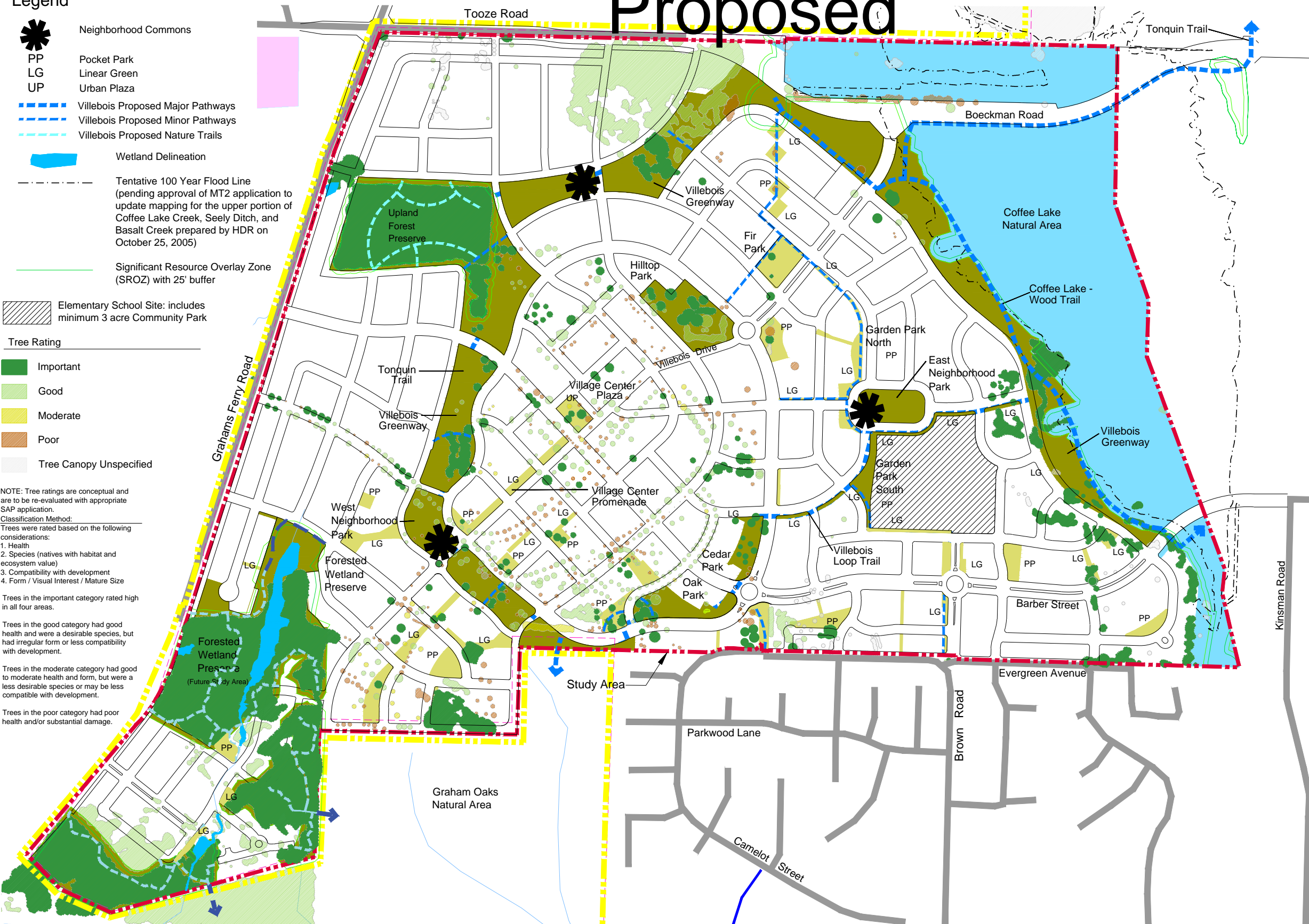
NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.  
Classification Method:

- 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 in the important category 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.
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- Trees in the poor category had poor health and/or substantial damage.

### NOTES:

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- Neighborhood Parks - 21.83 acres**
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.80 acres
- (LG)Linear Greens with Pathways- 4.99 acres
- (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School  
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 100.66 acres**
- Forested Wetland Preserve - 5.07 acres
- Forested Wetland Preserve (Future Study Area) - 22.4 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres

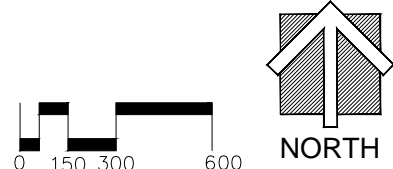
Total amount of Parks= 58.28 acres  
Total amount of Open Space= 100.66 acres  
Total amount of Parks & Open Space= 158.94 acres

### Trails and Pathways - 50.38 miles

- Nature Trail - 1.85 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles  
(Tonquin Trail/Villebois Loop Trail/  
Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 34.53 miles

### Park Legend

-  City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
-  Owned and maintained by HOA with public access.
-  Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

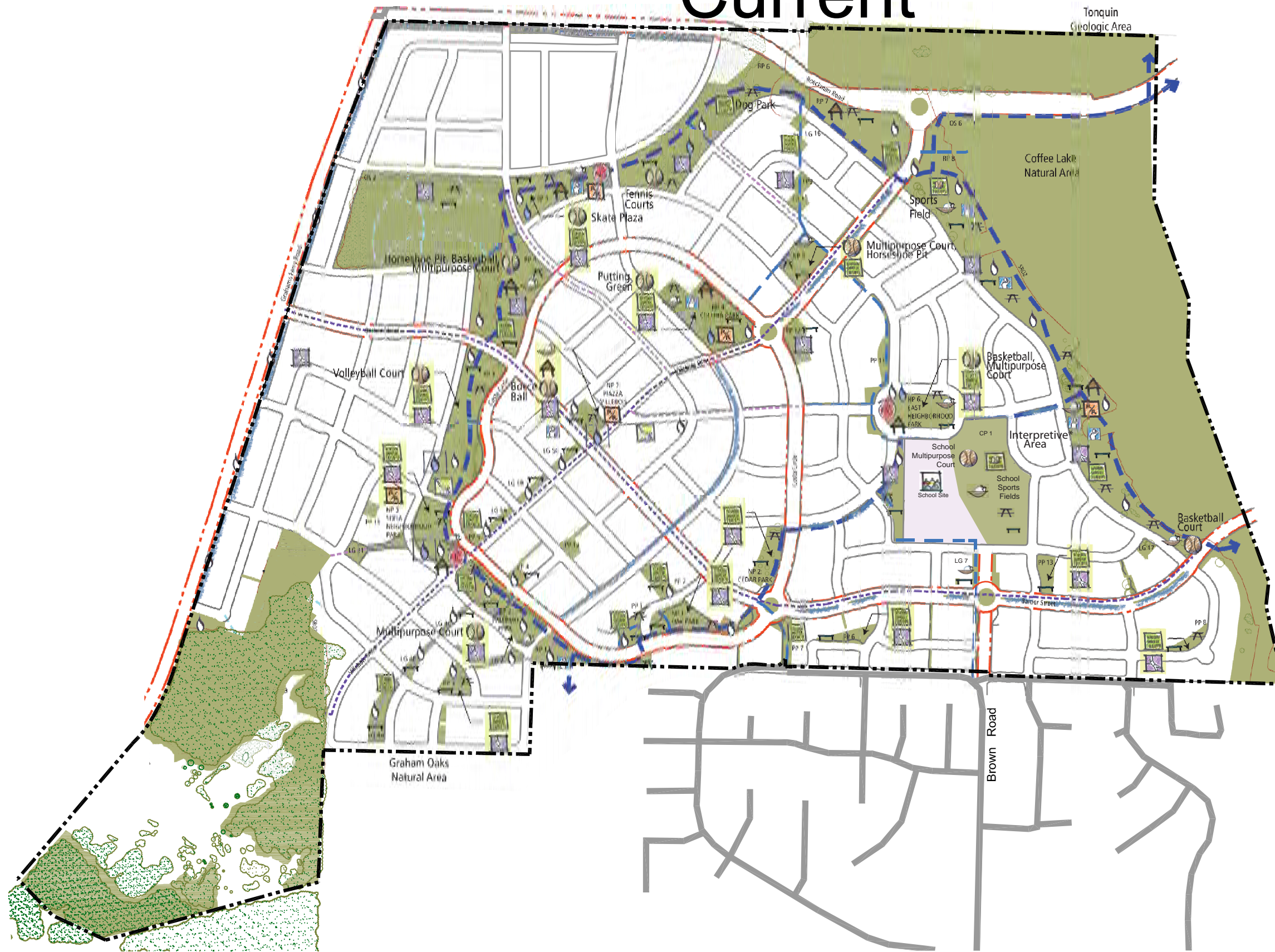


# Parks and Open Space Plan

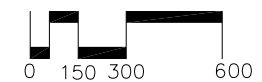
JULY 26, 2013

Figure 5A

# Current



- Legend**
- Stormwater/Rainwater Feature: Pond, Swale
  - Minor Water Feature
  - Major Water Feature
  - Shelter
  - Restrooms
  - Overlook
  - Private Recreation: Pool, Weight Room, Meeting Room
  - School Gym: Meeting Room
  - Drinking Fountain
  - Bench
  - Picnic Table
  - Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
  - Child Play: Creative Play, Play Structures
  - Lawn Play: Lawn Areas, Dog Park
  - Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
  - Neighborhood Commons: Transit Stop, Plaza/Gathering
  - Existing Trees
  - Parks & Open Space
  - SR02
- Circulation**
- Major Path
  - Minor Path
  - Nature Trail
  - Major Pedestrian Connections
  - Minor Pedestrian Connections
  - Sidewalks
  - On Street Bike Lane



## Recreational Experiences Plan

MAY 12, 2010

# Proposed

Figure 5A



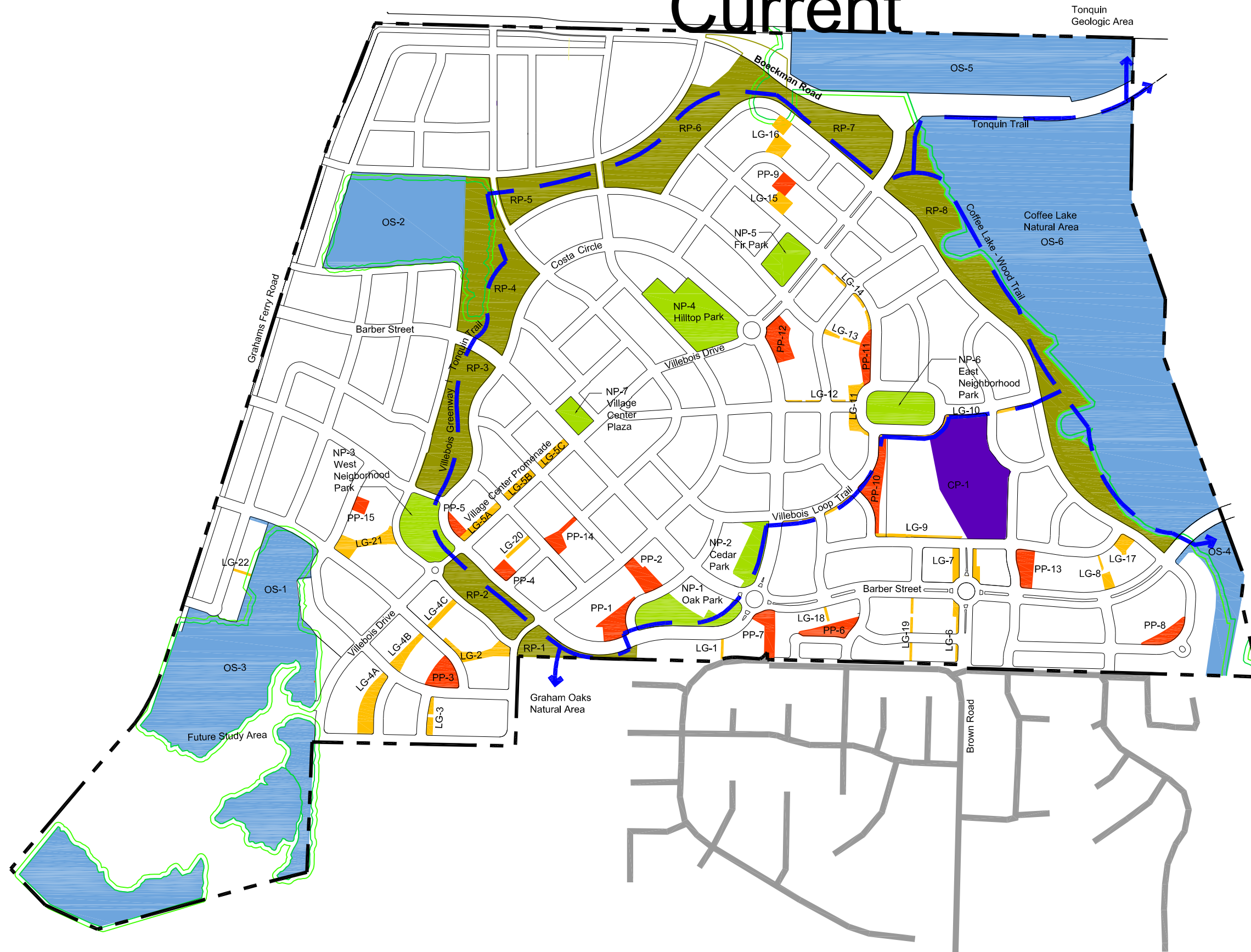
## Recreational Experiences Plan

JULY 26, 2013



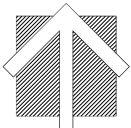

Figure 5B

# Current



**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

 NORTH  


## Parks & Open Space Categories

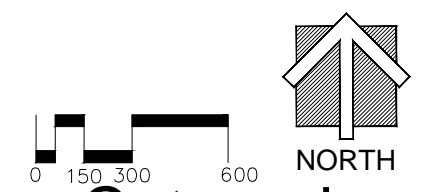
MAY 12, 2010

# Proposed

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

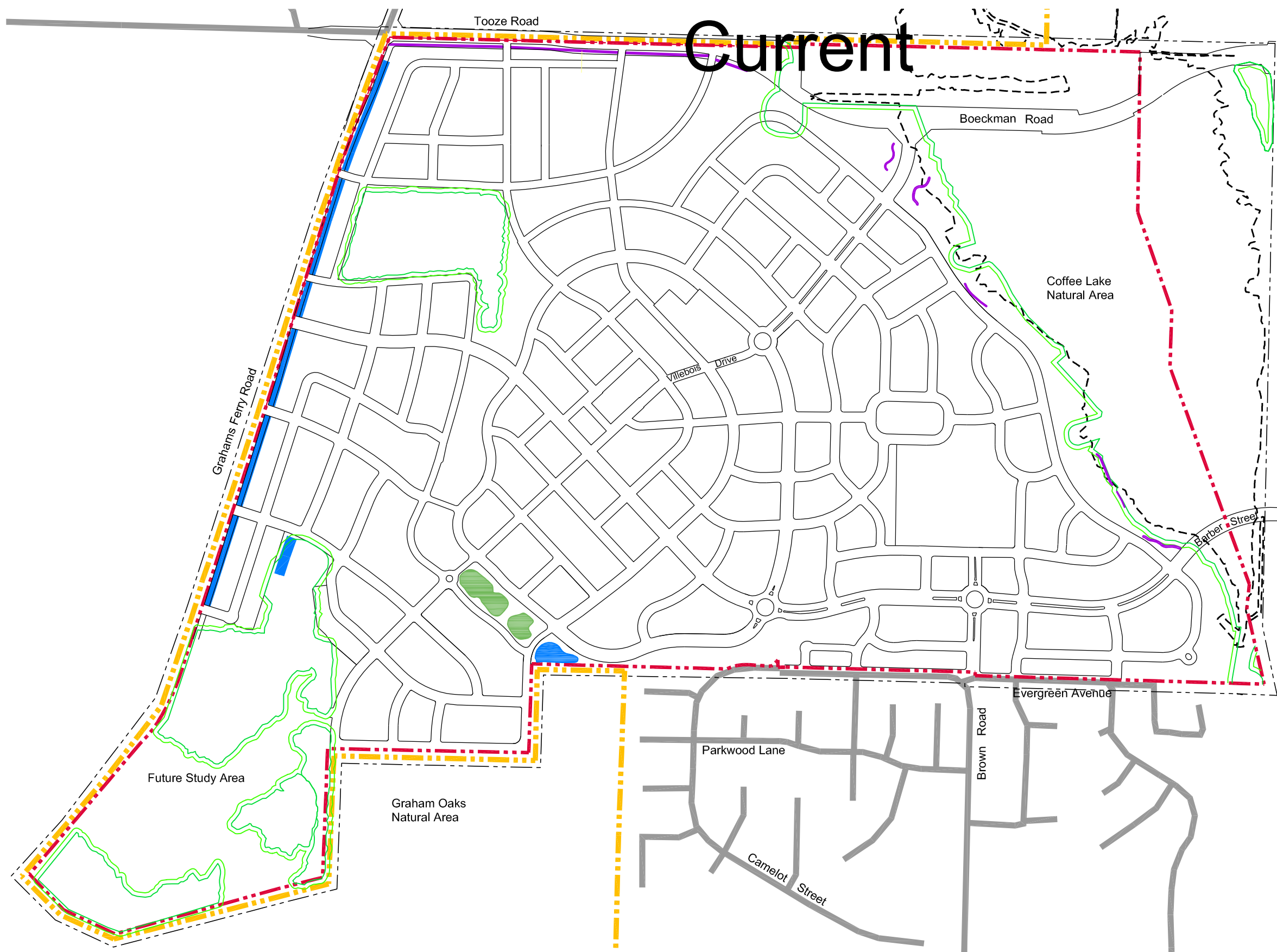


## Parks & Open Space Categories

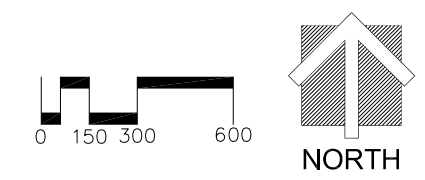
JULY 26, 2013

Figure 6A

# Current



- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)



**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 exemptions 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.

## Onsite Stormwater Facilities

MAY 12, 2010

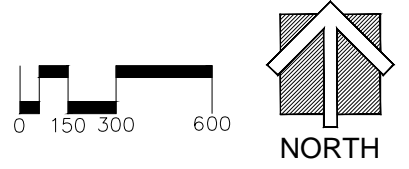
# Proposed

Figure 6A



- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)

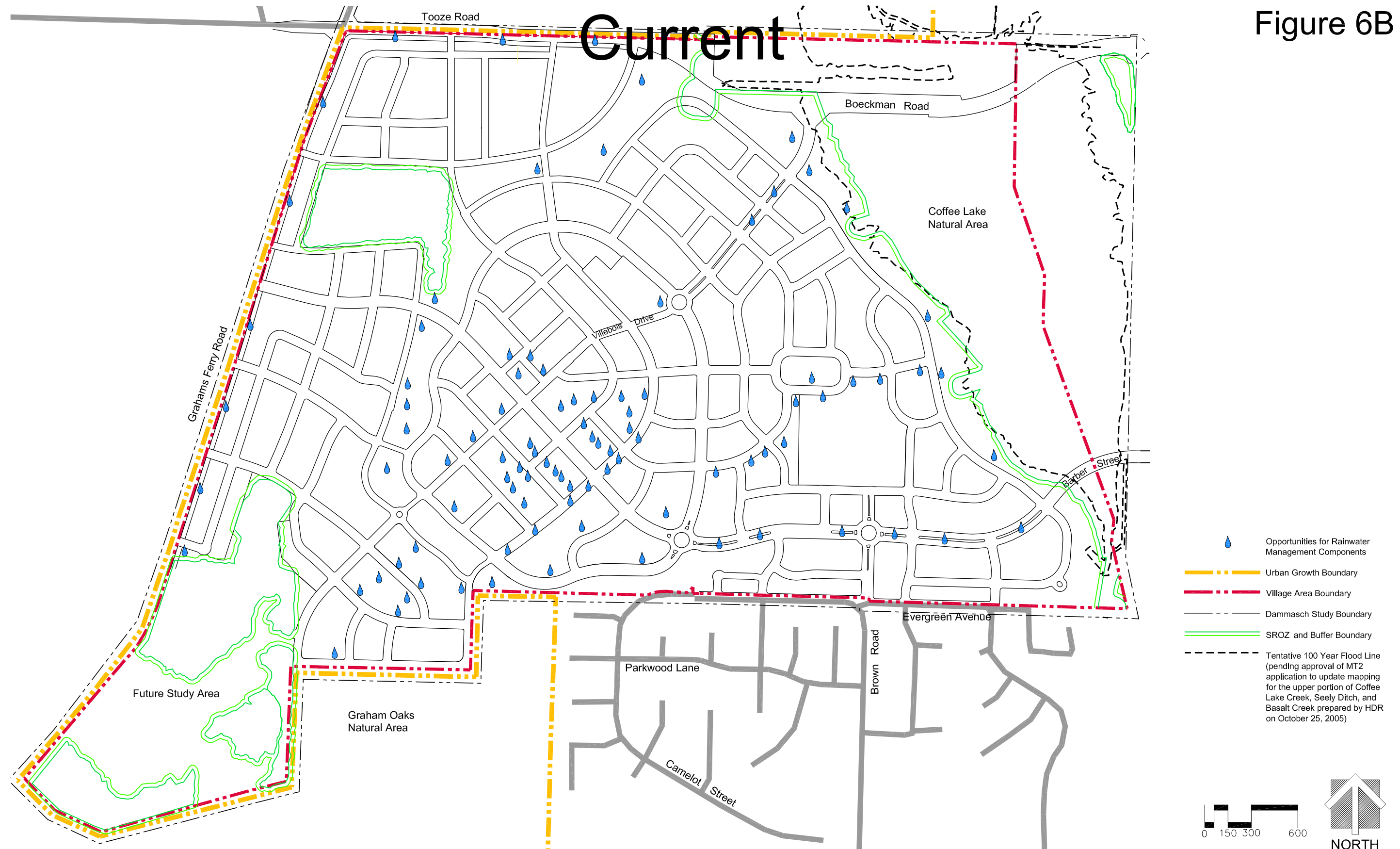
**NOTES:**  
 The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect 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.



## Onsite Stormwater Facilities

JULY 26, 2013

Figure 6B



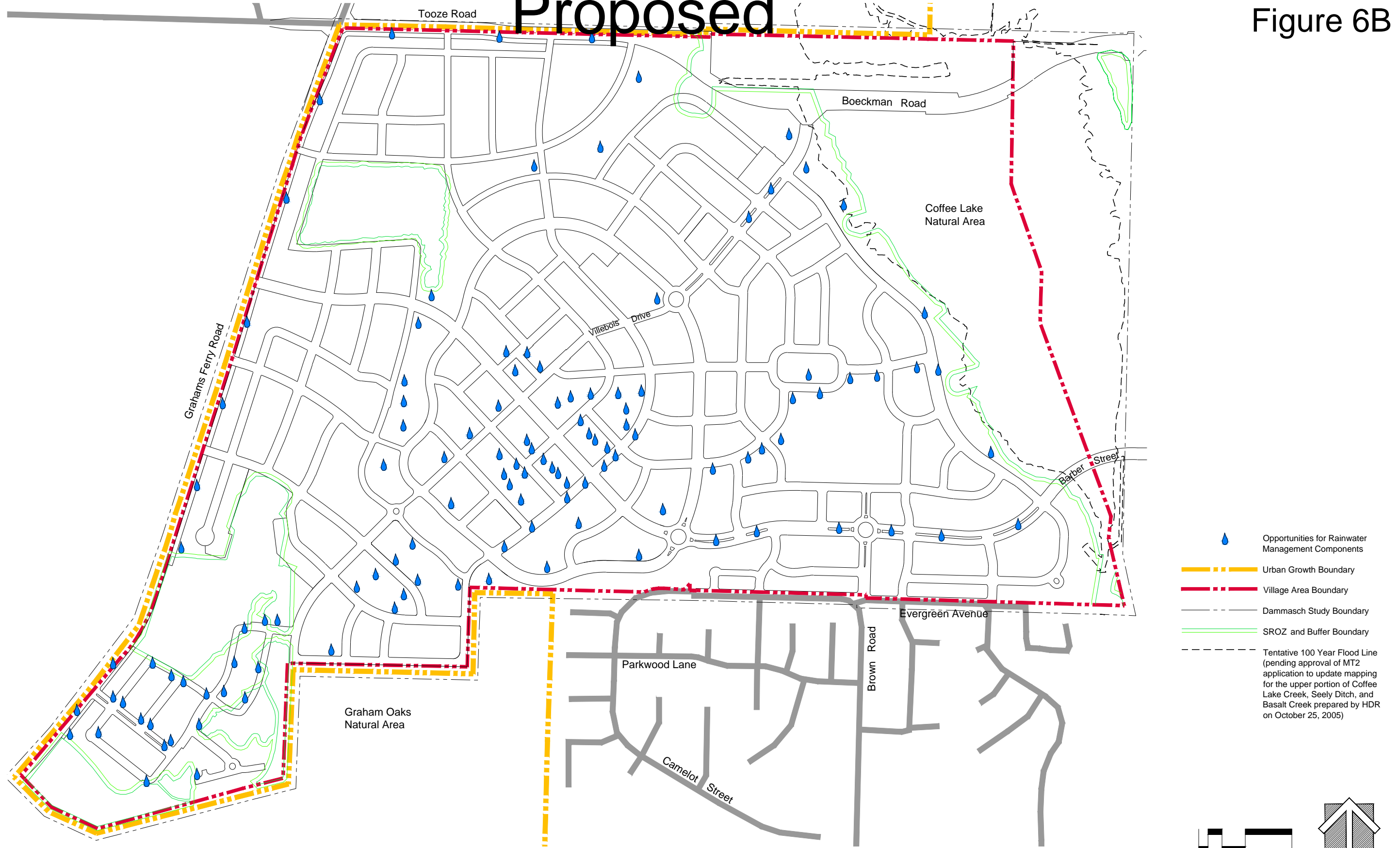
**NOTES:**  
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# Onsite Rainwater Management

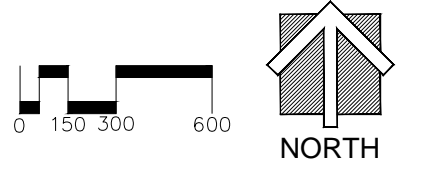
MAY 12, 2010

# Proposed

Figure 6B



**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 exemptions 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.

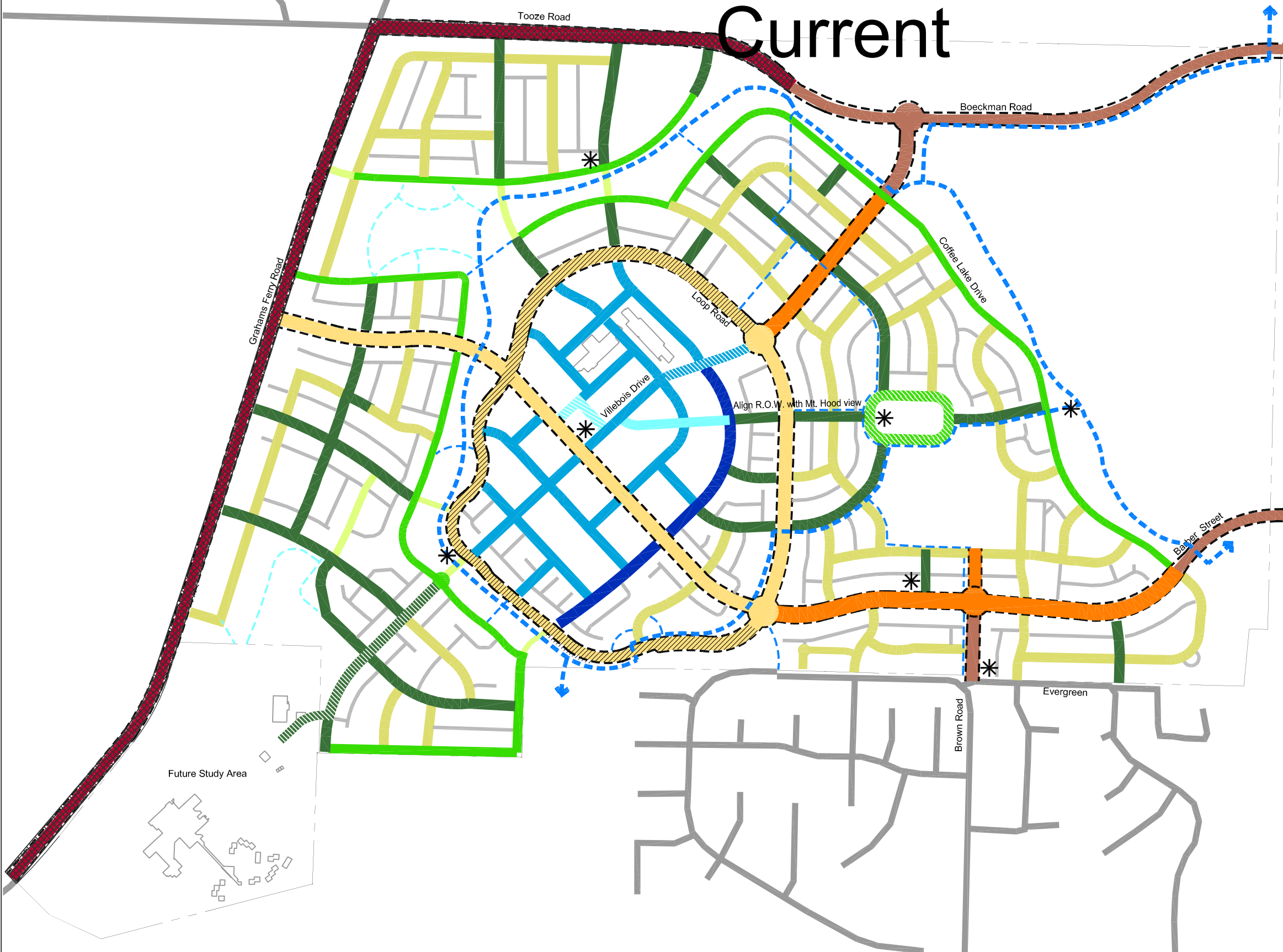


## Onsite Rainwater Management

JULY 26, 2013

Figure 7

# Current

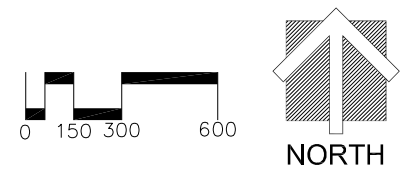


### Street Types

- 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 (cross-hatched box)
- 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.

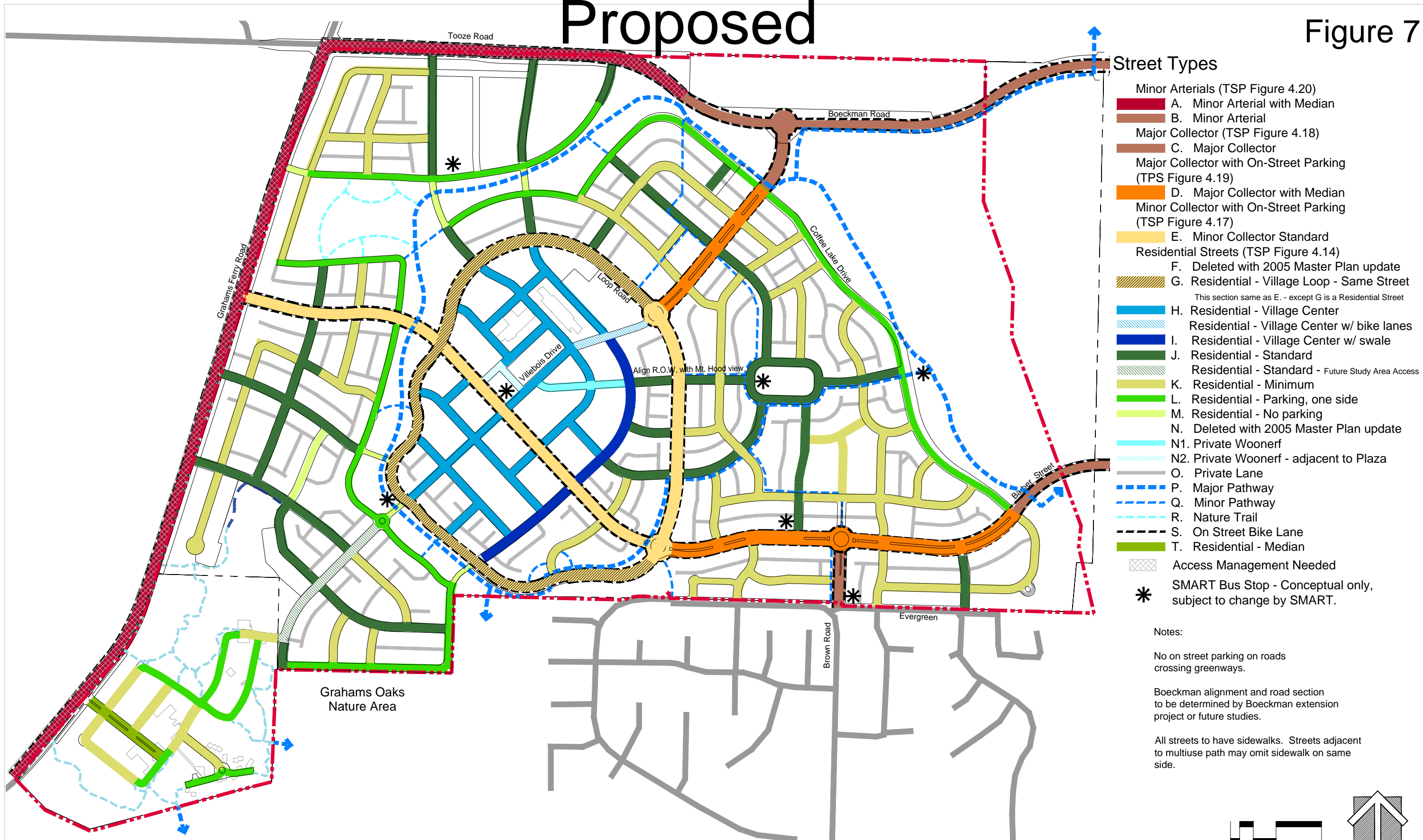


NOTES:  
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## Street Plan

# Proposed

Figure 7



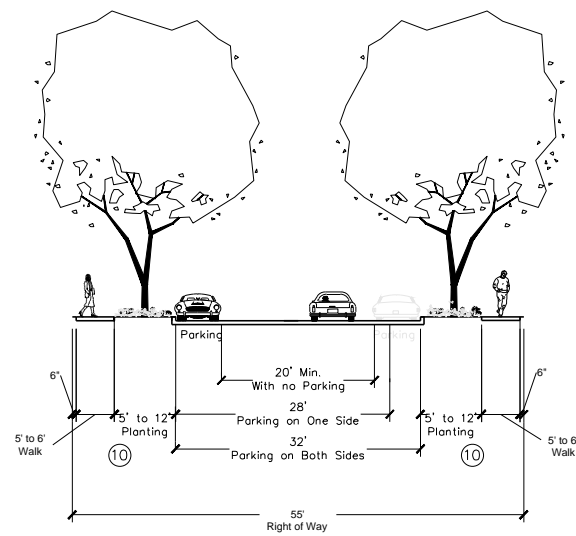
- Street Types**
- Minor Arterials (TSP Figure 4.20)
    - A. Minor Arterial with Median
    - B. Minor Arterial
  - Major Collector (TSP Figure 4.18)
    - C. Major Collector
    - D. Major Collector with Median
  - Major Collector with On-Street Parking (TSP Figure 4.19)
    - E. Minor Collector Standard
  - Minor Collector with On-Street Parking (TSP Figure 4.17)
    - F. Deleted with 2005 Master Plan update
    - G. Residential - Village Loop - Same Street  
This section same as E. - except G is a Residential Street
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    - J. Residential - Village Center w/ swale
    - K. Residential - Standard
    - L. Residential - Standard - Future Study Area Access
    - M. Residential - Minimum
    - N. Deleted with 2005 Master Plan update
  - Residential Streets (TSP Figure 4.14)
    - O. Private Lane
    - P. Major Pathway
    - Q. Minor Pathway
    - R. Nature Trail
    - S. On Street Bike Lane
    - T. Residential - Median
  - 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.

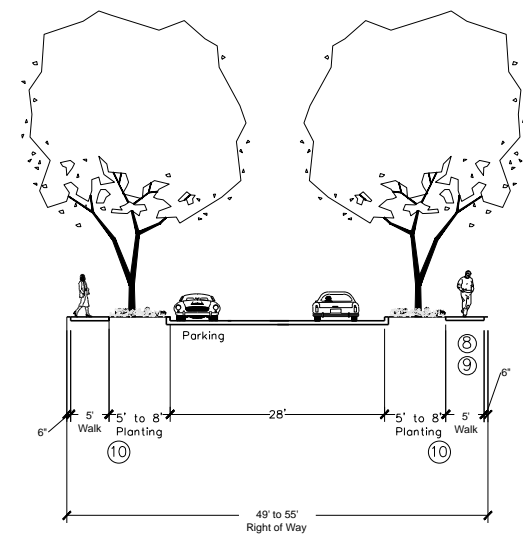
NOTES:  
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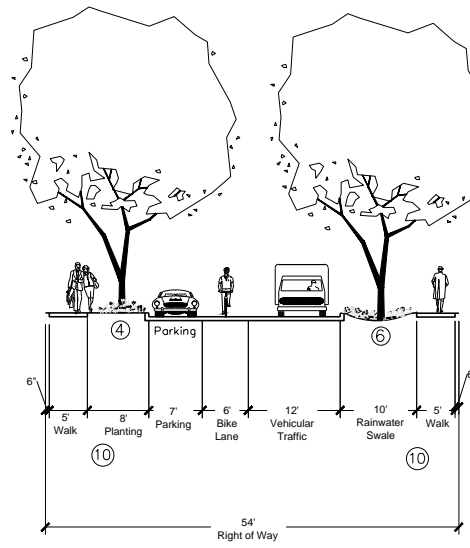
**K. Residential - Minimum**

Not To Scale  
(TSP Figure 4.14)



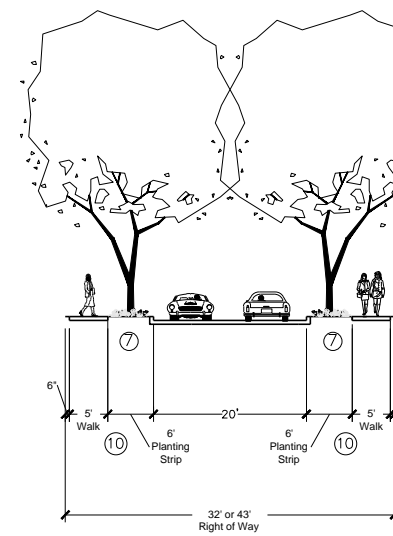
**L. Residential - Parking One Side**

Not To Scale  
(TSP Figure 4.14)



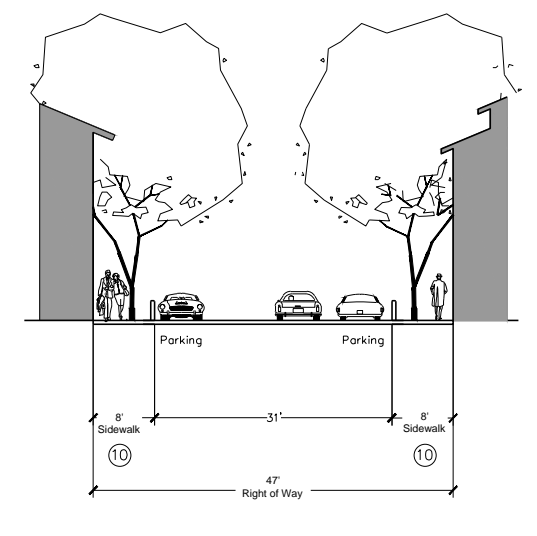
**L. Residential - Parking One Side, One-way Traffic**

Not To Scale  
(TSP Figure 4.14)



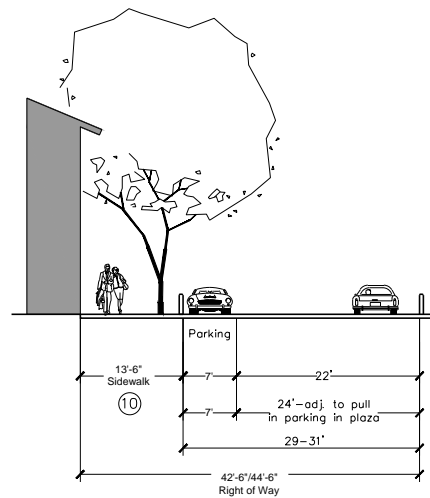
**M. Residential - No Parking**

Not To Scale  
(TSP Figure 4.14)



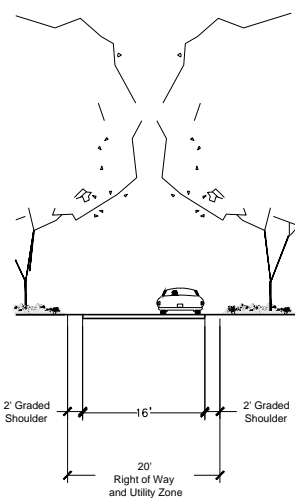
**N1. Private Woonerf**

Not To Scale



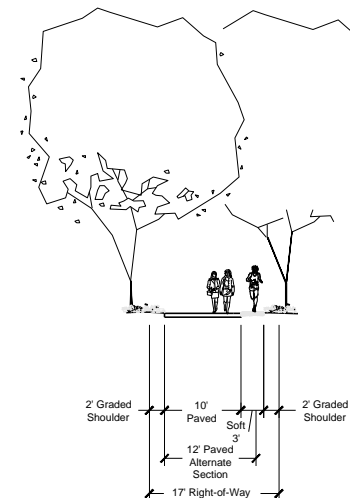
**N2. Private Woonerf - adjacent to Plaza**

Not To Scale



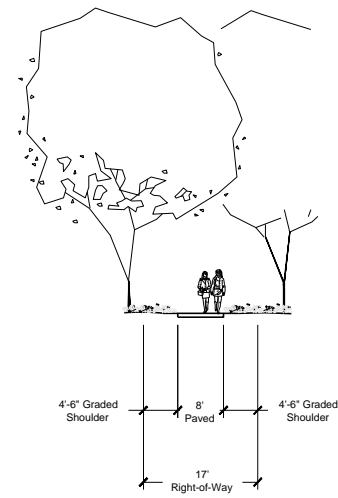
**O. Private Lane**

Not To Scale



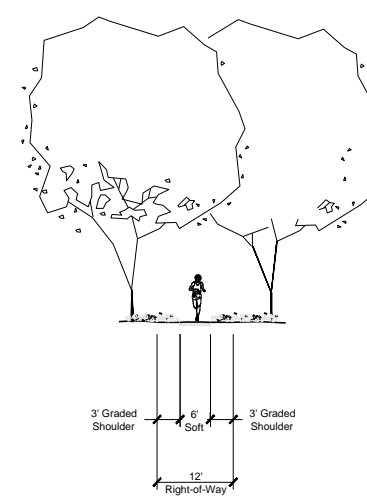
**P. Major Pathway**

Not To Scale



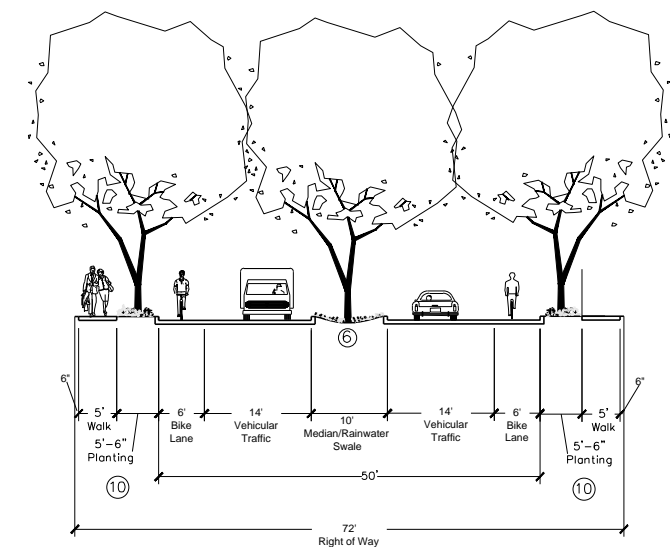
**Q. Minor Pathway**

Not To Scale



**R. Nature Trail**

Not To Scale



**T. Residential - Median**

Not To Scale

NOTES:

- No parking where turn lanes are required at intersections or at Graham's Ferry Road.
- Rainwater swales are not required for streets with grades in excess of 8%.
- Section to be determined by Boeckman extension project or future studies.
- In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
- Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
- See 06A Submission for swale locations.
- No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
- Walkway and planting strip optional when adjacent to multi-use trail.

- The Right of Way shall be reduced to 12" behind face of curb where adjacent to open spaces.
- Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
- 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
- Continuous turn lane at Graham's Ferry Road.
- 46' width when adjacent to Linear Green.
- Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
- Section F deleted with 2005 Master Plan update.
- Section N deleted and replaced with Sections M, P, Q, R, S, T, U, V, W, X, Y, Z.



117 Commercial Street NE  
Suite 310  
Salem, OR 97301  
503.391.8773  
www.dksassociates.com

**MEMORANDUM**

**DATE:** August 7, 2013  
**TO:** Steve Adams, P.E., City of Wilsonville  
Chris Neamtzu, City of Wilsonville  
Dan Pauly, City of Wilsonville



**FROM:** Scott Mansur, P.E., PTOE *Sm*

**SUBJECT:** Villebois Urban Village Master Plan Amendment Transportation Summary P13003-013

The purpose of the memorandum is to evaluate transportation related aspects of the revised Villebois Village Master Plan dated August, 2010 as they relate to integrating the Polygon Northwest Proposal to include the 42.8 acres of the former Living Enrichment Center (LEC) that was previously considered as a "Future Study Area". The transportation review addresses the following items:

- Street connectivity
- Nature trail connectivity
- Street and trail section update
- Parking adjacent to SROZ areas
- North/south connectivity
- Enhanced pedestrian crossings

The following section provides a detailed review and associated comments in regards to the Villebois Master Plan document as they relate to the LEC expansion.

**Street Connectivity [Chapter 5, page 69, Continuity of Streets and Trails and Figure 7]**

Street connections are of utmost importance when considering future connectivity to the LEC property for all modes of travel. The current adopted Street Plan Figure 7 identified Villebois Drive as the access road to the LEC property and showed a street stub off of it in the southwest corner of Villebois. The applicant shows this connection on their site plan via SW Amalfi Lane as well as their revised Villebois Master Plan Figure 7 dated July 26, 2013. This street connection will be critical to provide connectivity between Villebois Village and the LEC property for all modes. The City's adopted Transportation System Plan identified the need for Local Street spacing of 300 to 500 feet.



**Recommendation:** *Figure 7 should be updated to show the planned connectivity as identified by the applicant. Add a second paragraph to the Continuity of Streets and Trails subsection in Chapter 5 as follows:*

*Provide local/residential street connections within Villebois every 300' to 500' to improve access between neighborhoods to encourage use of all modes of travel.*

### Nature Trail Connectivity [Chapter 5, page 69, Continuity of Streets and Trails and Figure 5]

Nature trail connection stubs from SW Grenoble Street and SW San Remo Court were shown on the currently adopted Parks and Open Space Plan (Figure 5) that are located north of the LEC property. The applicant shows these nature trail connections in their revised Figure 5 dated July 26, 2013. This revised plan also shows east and south connections from the internal Villebois nature trail to the Coyote Way Trail that is adjacent to the LEC property which is appropriate. We recommend one additional connection of the Villebois nature trail to the sidewalk on SW Normandy Lane. This additional connection is shown in the Appendix.

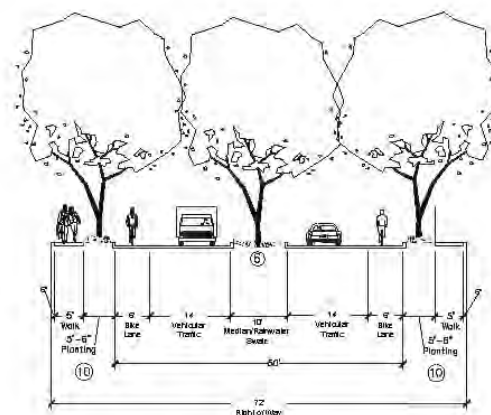
**Recommendation:** *Figure 5 should be updated to show the planned nature trail connectivity as identified by the applicant with the addition of a trail connection to SW Normandy Lane. Add a third paragraph to the Continuity of Streets and Trails subsection in Chapter 5 as follows:*

*Provide nature trail connections between the LEC property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the LEC property to the Coyote Way Trail within Grahams Oak Nature Park.*

### Street and Trail Section- Residential Median Street "T" [Chapter 5, Figure 9B]

The applicant has recommended the addition of a Residential Median Street "T" that would include a 10' center median, 14' travel lanes and six foot bike lanes. DKS has reviewed this street section as shown and finds it acceptable. The 20' of pavement between median and curb (14' travel lane plus six foot bike lane) would meet the Uniform Fire Code requirements.

**Recommendation:** *Figure 9B should be updated as identified by the applicant to include Residential Median*



T. Residential - Median

Not To Scale

*Recommended Residential Street "T"*



*Street "T".*

### **Parking Adjacent to Significant Resource Overlay Zones (SROZ) [Chapter 5, Section 3]**

In order to protect visibility of the adjacent natural open spaces, on-street parking should be restricted on a portion of the public street that is directly adjacent to SROZ areas. For example, parking is not currently allowed on the south side of SW Normandy Lane that is directly adjacent to the Grahams Oak Nature Park. Parking is allowed on the north side that is adjacent to residential houses.

***Recommendation: Add an additional bullet on page 73 of Section 5.3 as follows:***

- *In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to the Grahams Oak Nature Park.*

### **Villebois Drive North/South Connectivity [Chapter 5, Compliance Analysis]**

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. The Villebois street network was planned in a way to minimize traffic volumes on Villebois Drive (by providing parallel alternative routes) while still maintaining north/south and east/west neighborhood connectivity. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design treatments that would discourage neighborhood connectivity should not be considered.

***Recommendations: Add an additional bullet to the METHODOLOGY section on page 63 and add additional section to the end of the Compliance Analysis subsection on page 70 as follows:***

*Methodology (add bullet to end of page 63)*

- Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road

*North/South Neighborhood Connectivity (page 70)*

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.

## Enhanced Pedestrian and Bicycle Crossings [Chapter 5, Compliance Analysis]

Where trails and pathways cross public streets, street crossings can create barriers in the transportation system for pedestrians and bicycles. Enhanced pedestrian crossings (medians, curb extensions, raised pedestrian crossing, signing and markings) should be considered where applicable to facilitate safe bicycle and pedestrian movements.

**Recommendation:** *Add the following to the COMPLIANCE ANALYSIS section after the Continuity of Streets and Trails subsection in Chapter 5 as follows:*

### **Enhanced Pedestrian and Bicycle Crossings**

*Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.*

*Implementation: Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.*



*Enhanced Pedestrian and Bicycle Crossing Example*



**APPENDIX:**

Legend

- Neighborhood Commons
- PP Pocket Park
- LG Linear Green
- UP Urban Plaza
- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails
- Wetland Delineation

Tentative 100 Year Flood Line  
(pending approval of MW2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Bassett Creek, prepared by HDR on October 26, 2005)

Significant Resource Overlay Zone  
(SRQZ) with 25' buffer

Elementary School Site, includes minimum 3 acre Community Park

Tree Rating

- Important
- Good
- Moderate
- Poor

Tree Canopy Unspecified

NOTE: The project will occur and be reviewed within the appropriate SRQZ application. The project will be reviewed with appropriate funding and/or staff on the following considerations:

- Species analysis with respect to existing conditions.
- Species analysis with respect to proposed tree removal and development.
- Elementary School Site
- Elementary School Site

Tree in the appropriate category (see pp 10-11 for trees)

- Tree in the good category, but good health and some shade: Assess but not retain.
- Tree in the fair category, but good health and some shade: Assess but not retain.
- Tree in the poor category and good health: Assess and retain.



NOTES

The Village Master Plan shall comply with the City of Wilsonville SRQZ regulations. Encroachments within the SRQZ 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 SRQZ areas. Adjustments in plan, street alignments, and interconnections as well as rainwater facilities and pathways will be made to comply with SRQZ regulations. Flood Insurance Rate Map 410025-004-C dated February 19, 1987 shows the northern limit of the detailed study area having an elevation of 143 feet (NGVD). This elevation has been used to approximate the flood plain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.

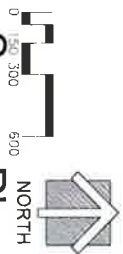
Figure 5

Neighborhood Parks - 21.89 acres	Elementary School Museum - 3 acres of site area associated with school location
East Neighborhood Park - 1.80 acre	
Cedar Park - 1.30 acre	
Oak Park - 1.53 acre	
PP Park - 1.10 acre	
(UP)Village Center Plaza - 0.23 acre	
Hilltop Park - 2.30 acres	
West Neighborhood Park - 1.70 acre	
(PP)Pocket Parks - 5.00 acres	
(LG)Linear Greens with Pathways - 4.69 acres	
(LGV)Village Center Promenade - 0.89 acres	
Community Parks - minimum 3.00 Acres	
Open Spaces - 100.89 acres	
Forested Wetland Preserve - 5.07 acres	
Forested Wetland Preserve (4 acre Study Area) - 22.14 acres	
Upland Forest Preserve - 10.86 acres	
Coffee Lake Natural Area - 13.35 acres	
Total amount of Parks - 59.28 acres	
Total amount of Forested Wetland Areas - 15.07 acres	
Total amount of Parks & Open Spaces - 159.94 acres	
Trails and Pathways - 50.38 miles	
Nature Trail - 1.93 miles	
Minor Path - 1.20 miles	
Major Path - 2.66 miles	
(Torquain Trail/Village Loop Trail)	
Coffee Lake (Wood Trail)	
Bike Lane - 0.80 miles	
Sidewalks - 21.55 miles	

**Park Legend**

- City ownership; HOA maintenance for 5 years, then city maintenance except for Special Feature (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access)
- Owned and maintained by HOA with public access
- Coffee Lake Open Space: To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s)

**Parks and Open Space Plan**  
JULY 26, 2013



### Note on Attached Testimony.

A number of the following public comments contain site specific comments outside the scope of the Planning Commission's legislative review of the proposed Villebois Village Master Plan amendments. The Planning Commission review focuses on the Villebois Village Master Plan as a whole, as proposed to be amended, and its conformance with City, Regional, and State policies. In this review the Commission does not consider evidence and testimony specific to the development of a specific site or subdivision. Issues related to specific development proposals will be reviewed by the Development Review Board at a future time.



---

**From:** Marta McGuire <marta.mcguire@gmail.com>  
**Sent:** Tuesday, July 09, 2013 3:32 PM  
**To:** Pauly, Daniel  
**Subject:** Fwd: Polygon's newest development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Daniel,

Can you respond to the concerns below either before or at the meeting?

Thanks!

Marta

Sent from my iPhone

Begin forwarded message:

**From:** Lorie Jaraba <[Lorie.Jaraba@managementtrust.com](mailto:Lorie.Jaraba@managementtrust.com)>  
**Date:** July 9, 2013, 3:21:54 PM PDT  
**To:** "Marta McGuire ([marta.mcguire@gmail.com](mailto:marta.mcguire@gmail.com))" <[marta.mcguire@gmail.com](mailto:marta.mcguire@gmail.com)>  
**Subject:** FW: Polygon's newest development

Hello Marta,  
Everett asked that I forward the below email to you for Thursday night's meeting.  
Thanks,

Lorie Jaraba, CMCA | Senior Community Manager  
The Management Trust  
PO Box 23099 • Tigard, Oregon 97281  
P: (503) 670-8111 x 253 | T: (877) 852-8100 | F: (503) 670-0775

-----Original Message-----

From: [Lorie.Jaraba@managementtrust.com](mailto:Lorie.Jaraba@managementtrust.com)  
To: [erlapp@comcast.net](mailto:erlapp@comcast.net)[gary@kona-m.com](mailto:gary@kona-m.com)[carl.hocevar@frontier.com](mailto:carl.hocevar@frontier.com)[james.paris@gmail.com](mailto:james.paris@gmail.com)[craigs.red.house@gmail.com](mailto:craigs.red.house@gmail.com)[ronald.g.larson@gmail.com](mailto:ronald.g.larson@gmail.com)[joecarol@fibersphere.net](mailto:joecarol@fibersphere.net)  
Cc:  
Sent: 2013-07-09 13:08:52 GMT  
Subject: FW: Polygon's newest development

Hello Board,  
Please see below per John Danahy's request. Thanks,

Lorie Jaraba, CMCA | Senior Community Manager The Management Trust PO Box 23099 \*  
Tigard, Oregon 97281

-----Original Message-----

From: John Danahy [<mailto:danahy.john@gmail.com>]

Sent: Tuesday, July 09, 2013 12:55 PM

To: Lorie Jaraba

Subject: Polygon's newest development

Hi Lorie, could you pass this message on to the board? Thank you. John

We have received notice of a community meeting Thursday night regarding Polygon's plans for the next development south and west of Arbor Villebois Phases 3 and 4. Unfortunately I will not be able to attend. We should be concerned about the border between us and the new development. Specifically, the fence behind the houses on Villebois Drive and Lusanne that not only marks the individual property lines, but also the HOA property line. This area is filled with large old trees that, if kept, need a lot of trimming to stay healthy. We need to know what Polygon is planning along that border. Also, the border south of San Remo CT should be a concern. That border appears to be ill-defined, with a some what haphazard broken down wire fence. Our concern here is also with the trees, and with what Polygon is planning to do about the occasional drainage from the city mandated storm water facility. The HOA owns a small batch of large trees between the back side of San Remo homes and the back side of Lusanne homes. The area needs brush clearing and tree trimming, if trees are kept. The HOA should also carefully monitor the survey of lot lines along the border. I have no confidence that Arbor did things correctly, and we could find ourselves having to either move the fence or maintain a strip down the outside. Overall, I welcome Polygon's development of that area, but recognize that there will be issues to resolve. John Danahy

Sent from XFINITY Connect Mobile App

---

**From:** Marta McGuire <marta.mcguire@gmail.com>  
**Sent:** Wednesday, July 10, 2013 10:58 AM  
**To:** Pauly, Daniel  
**Subject:** Fwd: LEC concern

Comments on Polygon proposal.

----- Forwarded message -----

**From:** Janell Beals <janell@isabellaandmax.com>  
**Date:** Tue, Jul 9, 2013 at 10:03 PM  
**Subject:** LEC concern  
**To:** Marta McGuire <marta.mcguire@gmail.com>

Hi Marta,

The one big concern I have about the proposed development is the string of lots that butt up adjacent to the property lines of the existing homes on Villebois Drive. (Beginning with the group home.) Looking at that area on the map I don't understand how homes could be built there without cutting down a great deal of the trees that line this corner of the hood at Villebois and Normandy. These trees are large old growth and are also seen from all the backyards of the homes on Lausanne St. It also appears the proposed street in front of this line of lots does not end, as it is not shown as a cul-de-sac but rather a road that could be extended in two directions, moving further into the rim of old growth trees that run around the perimeter of the LEC. I am not against development, but would hope the integrity of the land would be respected with growth.

You did say to forward any questions/concerns! Those are mine and many of my neighbors. Thanks, Janell

Sent from my iPhone

---

**From:** janel@isabellaandmax.com  
**Sent:** Thursday, July 11, 2013 11:13 AM  
**To:** jim@pacific-community.com; Pauly, Daniel  
**Subject:** Villebois Resident Concerns with Polygon's LEC plan proposal

To Whom it May Concern:

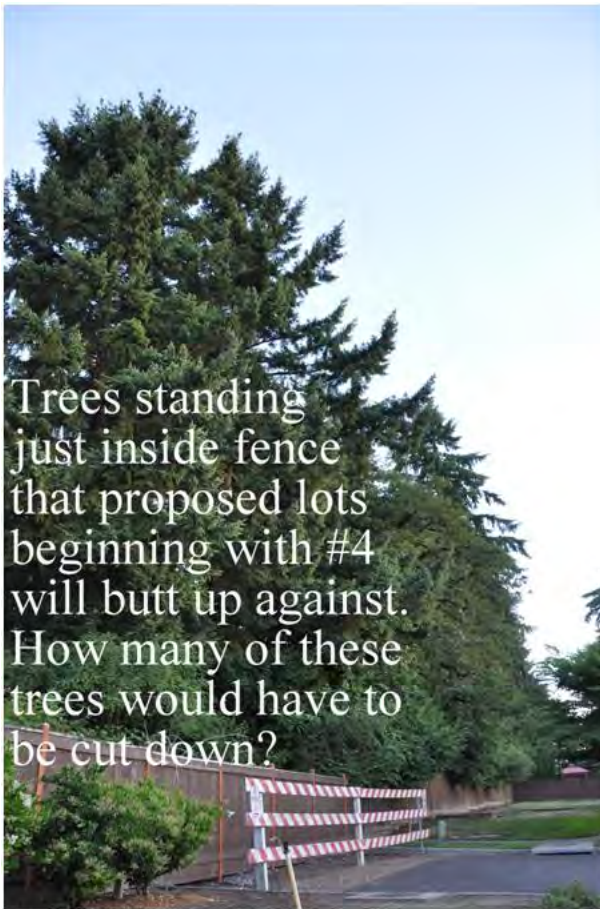
I am one of the Villebois homeowners who attended the Work Session on July 10th regarding the proposed LEC development by Polygon.

I appreciate and approve of the LEC land being developed as it has the potential to further enhance Villebois as a desirable place to live. I know from conversations I've heard over the last couple of months among residents of Villebois and the community of Wilsonville that there is a demand for the larger lots and homes. I've spoken with two people in the last week who have wanted to purchase a "manor" home in Villebois, but there is simply no inventory available. Including homes in the 2500 to 3200 square foot range will meet this need and ensure the original intent for there to be diversity in the housing options available in the community of Villebois, and Wilsonville as a whole. I also think the potential for a future Street of Dreams is an attractive concept, if the Polygon homes in the LEC include enough architectural detail so as to create a blend between the Polygon homes and the homes built for the Street of Dreams. It would also be important to include front yard courtyards on many of the rear loading homes in the LEC, a characteristic missing from the homes built by Polygon in the other phases of Villebois to date. This feature has proven to be a very key aspect of the community in fostering gathering of neighbors in their front yards and how that has encouraged people getting to know one another as the community has grown.

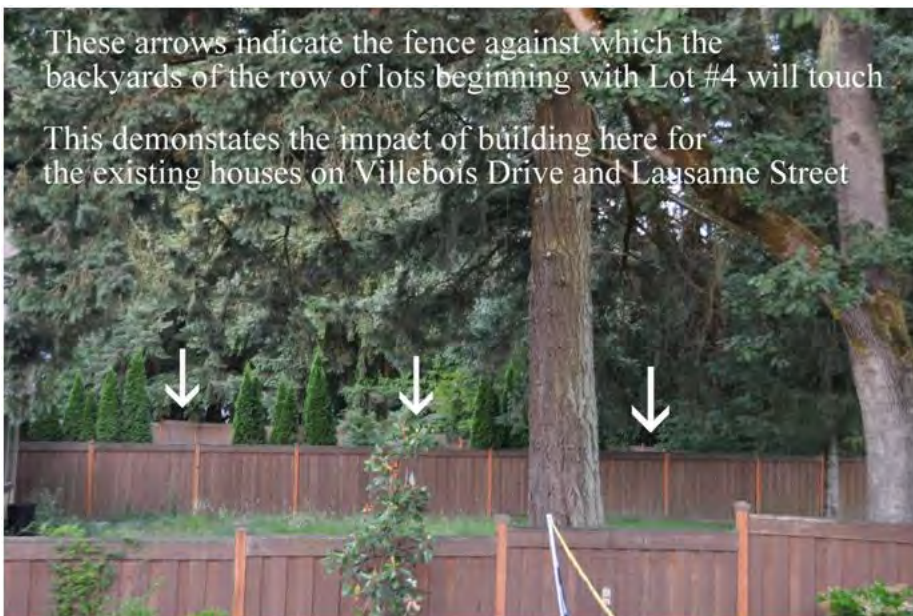
My concerns with the plan as it was presented at the City Work Session are as follows:

1. Minimizing the Impact on Existing Homes:

It is important for this development to respect the rights of Villebois homeowners who purchased and live in the homes along the outer edges of the LEC, so as to not negatively impact the value of their homes. It will be key to maintain the existing buffer of trees between these existing lots and the proposed new development, as promised to the homeowners when purchasing their homes. We were told the LEC land could be developed in the future, but that future homes would be placed behind the existing band of trees behind our homes and that those trees would remain as they currently exist. I believe much of the plan as it was presented does this with the exception of the string of lots at the upper northeast corner of the plan, beginning with lot #4 and moving south. This particular area of development will encroach upon the bank of trees that were presented as valuable features to the residents living along Villebois Drive and Lausanne St. when purchasing their homes, with a significant lot premium attached to their lots. The families living along the area boarding the LEC chose their homes in large part because of the attributes these trees provide.



If you are unfamiliar with this corner of the neighborhood I would urge you to walk the property. Looking just inside the fence along Villebois Drive seen above, where these proposed lots sit, see for yourself the expanse of old growth trees including many large fir trees that sit right in the middle of these proposed lots. It is hard to understand how this strip of land can be built upon without significantly altering the landscape of this corner of the neighborhood. This beautiful and lush band of trees frame this corner of the neighborhood, providing beauty, shade and privacy to those living along this area of Villebois. The trees are so tall that they also create an attribute that can be seen from many other vantage points throughout the community, including as far away as the community center and the two entries into the neighborhood from Boones Ferry Road.



3. The Northernmost Trees Create a Buffer Between Past Development and New Development:

I was asked after providing my comments in the meeting on July 10th whether or not I (and my neighbors along the street of Lausanne and Villebois Drive) can see the existing building on the northern portion of the LEC from our yards. I answered yes, a little sliver. This answer, the idea that we could already see the building from our homes, was then brought up as an argument for building on these lots. Since we could already see the building it wouldn't have that much impact if new homes were built on Lots #4 through #8. What was not made clear in my answer was that yes, if you squint and walk up and down the land of our homes, you may be able to catch a glimpse of what appears to be structure between the dense trees. But if you didn't know what you were looking for, you would never know a building did exist beyond the trees. I've pasted below an aerial view showing the location of our lots in relationship to the existing LEC building, as well as the photo above and below taken from a backyard on Lausanne Street facing the existing LEC building to demonstrate more accurately what can and can not be seen from the yards of the existing homes due to the presence of the trees currently in jeopardy.

There is not an issue with building homes on the land where the current northern building on the LEC sits, the problem exists with clearing trees north and east of it, developing the northern most lots beginning with #4. This row of homes would sit very close and be very visible to the homes on Villebois Drive and Lausanne Street.





#### 4. Protecting the Health of Old Growth Trees On Existing Homeowner's Land

Many of the homes along Villebois Drive and Lausanne Street that boarder the LEC land have old growth fir and oak trees on their property. These trees are an extension of the trees that fill the band of land where the proposed lots beginning with #4 sit. These trees sway significantly in wind and storms, and my and other homeowner's concerns are if the trees in the southern portion of this band are removed to make way for homes on these lots, what is the possible long term repercussion of the health of the remaining trees located on our lots?



#### 5. Group Home Adjacency

Is Polygon aware that the row of lots beginning with #4 and moving south would line up directly against the backyard fence line of the Group Home located at the end of Villebois Drive? This home was placed here as it sits on a large lot creating distance between it and its neighbors. As to be expected there are occasional issues that come along with having a group home located in the community and this might want to be taken into consideration when determining if it is in the best interest of everyone to place new homes directly behind it. The most recent issue has arisen with a change in code that does not allow the residents to smoke within their home, and now they do so in this strip of land adjacent to the proposed lots. It is something I would think Polygon would want to consider, as a consideration to both the residents of this Group Home and the future purchasers who would occupy those proposed homes on Lot #4 and down and share a fence with these residents.

Thank you for your consideration and I look forward to answering any questions you may have.

Janell Beals  
11964 SW Lausanne St  
503-481-4559

Janell Beals  
Founding Editor - House of Fifty  
Read the [House of Fifty Anniversary Issue!](#)

[janell@isabellaandmax.com](mailto:janell@isabellaandmax.com)  
<http://blog.houseoffifty.com> - A Lifestyle Blog  
[www.houseoffifty.com](http://www.houseoffifty.com) - Online Magazine  
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**From:** Jennie Hill <designerjennie@yahoo.com>  
**Sent:** Friday, July 12, 2013 12:13 PM  
**To:** jim@pacific-community.com; Pauly, Daniel  
**Subject:** Polygon proposal for developing the LEC property adjacent to Graham Oaks

Hi guys,

I wanted to write and express my concerns about the proposed plans for developing the former LEC property as part of the Villebois Master Plan. As much I want to see Villebois grow have this area developed, we need to make sure the right proposal is approved so that it will be something that will enhance the Villebois neighborhood and align with the concepts and selling points of the original master plan. A homeowner at the meeting yesterday, who previously worked for the city when the Villebois Master Plan was developed, said this area was **never intended to be 100+ homes**, it was originally supposed to be at most 60 cottages that were tailored around the natural area. I believe that 121 homes is too many, and that preserving the wetlands should be a high priority. I believe that the impact of developing this area and how it will negatively impact existing homes and lots should be a major consideration. Many Arbor homeowners bought homes along the trees because they were led to believe that would be their view indefinitely. Although I am encouraged to learn that the homes planned for that area will be larger, I also hope that they will incorporate the concept of outdoor living that was part of the original Villebois plan, and is markedly missing from the Polygons homes that have been built already. Additionally, the valid concerns about the **major traffic impact** both on Grahams Ferry and on the narrow streets of Villebois Dr and Normandy need to be taken very seriously. Both for the quality of life and safety of existing Villebois residents, as well as marketability of the proposed new homes.

Those of us that already live in Villebois appreciate what Polygon has done to spur growth and help the master plan continue to grow. However, it is crucial that Polygon prepare and present further plans with more than just their bottom line in mind. Thank you for your consideration.

Jennie Hill  
503.708.1409

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**From:** Marta McGuire <marta.mcguire@gmail.com>  
**Sent:** Friday, July 12, 2013 11:28 AM  
**To:** Straessle, Linda; Neamtzu, Chris; Pauly, Daniel; Mangle, Katie; Amy Dvorak  
**Cc:** Albert Levit (levitrehberg@frontier.com); Ben Altman (baltman@sfadg.com); Eric Postma (espostma@comcast.net); Peter Hurley (pkhurley1@gmail.com); Phyllis Millan (phyllmikey@frontier.com); Ray Phelps  
**Subject:** Villebois Homeowner meeting

Hi all,

I attended the homeowner meeting on the Polygon proposal yesterday. There were around 50 homeowners in attendance. Fred Gast, Polygon President and the consultants from Community NW presented. There were no city staff present. They presented the proposal on a 2 x 3 board and there were no handouts provided to attendees of what as being proposed.

Major concerns, comments and questions voiced a the meeting:

-Remove the 5 lots that are proposed to go on Villebois Drive, which butt up against Lausanne homes and the group home on Villebois Drive. It was suggested that the space be a park or common space instead of housing to better connect the housing to the rest of the neighborhood, and not impede as much on the existing homes. Fred asked who supported this idea and everyone raised their hand.

-Reduce the overall number of lots in the proposal. They were a number of people that raised concerns about the number of houses and cars that would be introduced as a result of the development. Both Normandy and Villebois Drive are narrow streets that have on street parking on both sides. Homeowners were concerned about both safety and nuisance. Homeowners that purchased lots facing Graham Oaks paid a premium for both the lots and homes and now are faced with being a congested street with cars accessing the new homes. People were also concerned about the increased traffic coming down Grahams Ferry. Fred mentioned a traffic study that was done. Can this be posted on the city's website so homeowners can read it?

-There was lot of confusion and concern around the SROZ boundary. Homeowners did not understand how the area was defined, specifically the habitat portions, and how city was letting Polygon put so many homes in the area. A number of folks felt this was significant habitat for trees and animals and that more of it should be preserved as green space/parks versus homes.

-Lots of questions about how Fred came up with putting in 121 homes. He conveyed this was "density requirement" that came down from Metro and the city. *(note: Chris/Katie- Can you clarify this for me? Is the city requiring them to have this area developed at a certain density? My understanding was that Villebois was exceeding its density targets.)*

-There was a lot of comments about Polygon's home lack of front porches and courtyards. Almost none of the new Polygon homes have this element and it has taken away from the aesthetic of Villebois and the Polygon homes do not fit in. Additionally, the lack of front porches, drives people to their backyard, which goes against the philosophy of the neighborhood. Everyone at the meeting raised there hands that this become a standard feature in all homes going forward and encouraged Fred to address this issue with the homes he is currently building.

-Jim Benard's wife attended the meeting (sorry I forgot her name), who mentioned she worked for the city when the Villebois Master Plan was being developed and said the area was never intended to be 100+ residential homes. That this proposal was not consistent with the idea behind developing that area. That originally it was supposed to be an extension of the LEC facilities or if anything small cottages that were tailored around the forested areas (60 cottages at most).

-Other comments from several homeowners supported her statement, including the area was too many houses, too grid like, lacked the green space and design of the rest of Villebois, the area was already deattached from the rest of the neighborhood and questioned if this was the right proposal for it, the area should be larger lot sizes to be more consistent with the master plan and having the large and estate lots on the outer rim, and the proposal did not support the villebois tenant of diversity of houses due to the lack of variation of lots and should be increases the amount of large lots in the neighborhood, which currently there are a limited number.

-Other question/comment was if the new homes would have access to the swim center.

I'm hoping the consultant took notes as well and will share that with us, but I thought I would forward this along. The general consensus from the meeting is that there is not support from homeowners for this proposal in its current form. Fred said he would take in all the feedback and then consider next steps.

## **Straessle, Linda**

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**From:** Neamtzu, Chris  
**Sent:** Friday, July 12, 2013 2:57 PM  
**To:** Gary Templer  
**Cc:** Pauly, Daniel; Straessle, Linda  
**Subject:** RE: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

Mr. Templer,

The city is in receipt of your comments. They will be made part of the public record for the Planning Commission's consideration as part of the public hearings on the applicant's proposal. There will be information contained in the staff report (available one week prior to the 8.14. public hearing) that will address many of your concerns. In the meantime, please feel free to contact Daniel Pauly, Associate Planner (503-682-4960, or via email at [pauly@ci.wilsonville.or.us](mailto:pauly@ci.wilsonville.or.us)) if there are additional questions.

Thank you for taking time to offer your comments.

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Gary Templer [mailto:gt95969@yahoo.com]  
**Sent:** Friday, July 12, 2013 1:08 PM  
**To:** Talk2PC  
**Subject:** To: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

To: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I wish to express some concerns and make comments which I will submit in more detail in a signed letter to Chris Neamtzu.

It is my understanding that Polygon does not own the property put has an option to purchase.

The City of Wilsonville I would hope would 1st of all represent the interests of current property owners in making decisions for Wilsonville.

My past experiences have led to conclude that because of the revenue potential from developments cities and developers have a common interest and too often ignore input from current property owners. I hope that will not be the case on this proposal.

It appears that the property site is a sensitive environmental area. Every effort should be made to evaluate this site. I would like to see an independent environmental study done by a neutral 3rd party.

A 2nd issue is the roadway access to and from this site. There is one road stub near the end of Villebois Dr. So. and it is the only direct access to Villebois. It does not seem that the original general plan anticipated a development of 120+ home sites on that LEC parcel.

The Arbor neighborhood is residential and was not designed as a thru way to a large subdivision. The streets leading to the stub off of Villebois Dr. So. have heavy parking that limits driving width. A couple of street widths without parking are dangerous for 2 vehicles to pass and to pedestrians.

Having an entrance off of Grahams Ferry to the proposed subdivision is on the Polygon plan. But drivers headed to the grammar school or Wilsonville Rd. from the proposed subdivision will likely use the access to Villebois Dr. as it is a shorter distance.

3rd, I have a concern about the lots up against the Graham Oaks Nature Park area. This area is environmentally sensitive and is having difficulty establishing it self. Having homes right up on the property line could have a negative impact on the park. Those homes will likely be visible from the park.

Lastly are the lots on the property line that parallels Villebois Dr. Extensive tree cover and vegetation will have to be permanently removed to develop those lots. We are a City of Trees.

Please consider my input as I know many other homeowners have my concerns but may not have the time to contact you.

Gary Templer

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**From:** Gary Templer <gt95969@yahoo.com>  
**Sent:** Friday, July 12, 2013 1:08 PM  
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**From:** Bob and Gina Nikkel <bgnikkel@gmail.com>  
**Sent:** Saturday, July 13, 2013 10:32 AM  
**To:** Pauly, Daniel  
**Cc:** jim@pacific-community.com  
**Subject:** Polygon proposal re Villebois

Daniel,

I am one of the many neighbors in Villebois who will be affected by Polygon's proposed subdivision near my house at 11984 SW Lausanne.

My objections to the current proposal is as follows:

The subdivision is too large. The proposed 121 lots should be reduced to about 80. The lots that should be eliminated are those closest to the north of the other proposed lots.

The proposed road arrangement which goes through Normandy and will also likely affect Villebois St should be abandoned in favor of a second entry from Grahams Ferry Road. The connectivity concern can be ameliorated by a wide sidewalk into the remaining Villebois neighborhood.

While not directly affecting our neighborhood, the proposed configuration of lots is completely rectangular and out of character with the remainder of Villebois. Also there are no pocket parks as in the remainder of our model community.

As you are hearing from all the other neighbors, I won't elaborate but simply say that there is great concern among all of us that the current Polygon proposal is unacceptable and needs significant revisions.

Bob Nikkel  
11984 SW Lausanne



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**From:** jeff williams <jporterw@gmail.com>  
**Sent:** Monday, July 15, 2013 12:10 PM  
**To:** jim@pacific-community.com; Pauly, Daniel  
**Cc:** Jeff Williams  
**Subject:** Polygon LEC development proposals

Jim and Daniel,

My name is Jeff Williams, a resident of Wilsonville in the Villebois community, and I wanted to contribute my inputs and response to the recent Polygon proposed use for the LEC area. I have several significant concerns on the proposal, and at this point object to the planned development plans in place with Polygon. My objections include:

- 1) The current plan calls for the removal of a significant cluster of trees in order to accommodate homes. These trees provide a natural greenscape for current residents on both sides of Villebois Dr (by/around the group home) as well as a few homes on Lausanne St. As Wilsonville prides itself on being "Tree City USA" it seems counter-productive to remove so many healthy trees. Further, these trees do in fact host a wide variety of wildlife including owls, deer, coyotes, rabbits, etc. My residence backs up to the greenspace, and I have seen these all first hand. Lastly, the tree area to be removed had been considered a SROZ all along by the city, so I dont know why they would be removed.
- 2) The number of homes proposed is excessive, with lot/home sizes that are inconsistent with the concept of the master plan of this community. The intent of this community is to have larger homes/lots as you move away from the center. The LEC area is a remarkable area, and to force 121 homes of the proposed sizes is inconsistent with the flow of the neighborhood. My home, and those of my neighbors, are all well in excess of 3,000 square feet. While Polygon is proposing some homes of this size, they are also including a significant number of much smaller homes.
- 3) Polygons math of density, as they presented it to us at the community meeting last week was, at best, irrelevant. The comparisons were to other segments/phases of the community as well as to prior applications for use of this space. Both measures are meaningless as compared to the approved vision and concept within the master plan. Bigger homes on bigger lots as you move outwards...and the current LEC proposed development simply does not do this.
- 4) With 121 homes proposed for this space, or even 112 if the 9 homes in the NE corner of the area were removed due to tree issues, will create a substantial traffic issue on Normandy and Villebois. If the use was more consistent with the master plan, the number of homes would be substantially lower, as would the subsequent traffic impact.
- 5) The proposed plan is effectively the traditional "big square grid" that you would expect in other cities that simply do not care about the flow/feel of their areas. Wilsonville, and Villebois in particular, have done a tremendous job in creating meandering streets with ample greenspaces and parks....and this proposed use is not consistent with that. There are no common area parks or greenspaces in this location, nor anything to tie that part of the community together. Its simply an over populated area of inconsistent home types.

Simply put, this space has the potential to be something truly special and unique for the City of Wilsonville and the residents of Villebois. We in the community are eager to see this area developed, but we want to see this done in the right way. I truly believe that Polygon as a builder does not share in the same vision as the residents

with regards to this space, and I would like to see the city reject the proposed plans in lieu of plans that are consistent with the master plan that we have all (the city included) have invested into.

I am available any time for questions or discussions on this, and I appreciate your time on this.

Sincerely,

Jeff Williams  
503-706-7931

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**From:** Neamtzu, Chris  
**Sent:** Monday, July 15, 2013 9:03 AM  
**To:** Marta McGuire; Straessle, Linda; Pauly, Daniel; Mangle, Katie; Amy Dvorak  
**Cc:** Albert Levit (levitrehberg@frontier.com); Ben Altman (baltman@sfadg.com); Eric Postma (espostma@comcast.net); Peter Hurley (pkhurley1@gmail.com); Phyllis Millan (phyllmikey@frontier.com); Ray Phelps; Pauly, Daniel  
**Subject:** RE: Villebois Homeowner meeting

Good Morning Commissioner McGuire,

Thank you for the notes, they are very helpful.

The City has not set any minimum density requirements for the LEC site.

Please let me know if there are any other questions.

See you tonight,

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

**From:** Marta McGuire [mailto:marta.mcguire@gmail.com]

**Sent:** Friday, July 12, 2013 11:28 AM

**To:** Straessle, Linda; Neamtzu, Chris; Pauly, Daniel; Mangle, Katie; Amy Dvorak

**Cc:** Albert Levit (levitrehberg@frontier.com); Ben Altman (baltman@sfadg.com); Eric Postma (espostma@comcast.net); Peter Hurley (pkhurley1@gmail.com); Phyllis Millan (phyllmikey@frontier.com); Ray Phelps

**Subject:** Villebois Homeowner meeting

Hi all,

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Major concerns, comments and questions voiced a the meeting:

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-Reduce the overall number of lots in the proposal. They were a number of people that raised concerns about the number of houses and cars that would be introduced as a result of the development. Both Normandy and Villebois Drive are narrow streets that have on street parking on both sides. Homeowners were concerned about both safety and nuisance. Homeowners that purchased lots facing Graham Oaks paid a premium for both the lots and homes and now are faced with being a congested street with cars accessing the new homes. People were also concerned about the increased traffic coming down Grahams Ferry. Fred mentioned a traffic study that was done. Can this be posted on the city's website so homeowners can read it?

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-Other question/comment was if the new homes would have access to the swim center.

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**From:** Sonimar Poppe <sonimar\_fd@yahoo.com>  
**Sent:** Tuesday, July 16, 2013 5:02 PM  
**To:** jim@pacific-community.com; Pauly, Daniel  
**Subject:** Polygon's proposal for the development of the LEC land

Hi:

My name is Sonimar Poppe, a resident of Wilsonville in the Villebois community. I would like to make sure that you are aware of my main concerns regarding the proposal. My main concerns are the following:

1- The amount of traffic that 120+ house will generate in Villebois and Normandy lane. With the cars parked in both sides of the Villebois street and the limited space on each end of Normandy (specially when cars are parked) makes it an already dangerous situation with the current traffic in both streets. Also the narrow space when turning from Costa Circle to St Tropez (next to basketball court) makes it extremely dangerous when cars are coming in both direction or kids are playing/walking on the side of the road. In many occasions I have turned into that street and there is a car coming the other direction in the middle of the road with barely time for the two cars to react (lack of visibility when turning contributes).

2- The trees that will be removed for this project specifically the trees considered SROZ. The removal of these tree will have a big impact on the wildlife of the area that is already stressed by the development around them and the impact of quality of life of residents. I feel taking those trees down would go against everything Villebois and Wilsonville stands for.

3- I would like the area to follow the original Villebois plan with bigger houses away from the center and encouraging residents to spend time in front of their house instead of backyard.

I would like to see the property develop and I am grateful that Polygon took this initiative but I would like to see it done the right way following the Villebois way!

Thank you!

Sonimar

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**From:** Justine Keith <justinesemail@gmail.com>  
**Sent:** Wednesday, July 17, 2013 2:12 PM  
**To:** jim@pacific-community.com; Pauly, Daniel  
**Subject:** Proposed Polygon Development for the LEC Property.

Good afternoon,

I wanted to send a response to the meeting I attended at the Water Treatment Center last week (June 11th) for the proposed Polygon development for the LEC property. We live on San Remo Ave. and a big concern for our family is the increased flow of traffic on Grahams Ferry Rd., as well as through Villebois.

We were told that a traffic flow test was conducted. When was this done and where can I view this information?

Are the homes along Grahams Ferry aware of this potential build of 121 homes (with an average of 2 cars per home = 240 car increase?)

It was suggested the new phase would flow through Villebois by using Villebois Dr. Are you aware that street is basically a one way street due to the homes on both sides parking along that street? It could potentially become very dangerous, plus you are suggesting these 121 homes to drive through the major "park zone" of the neighborhood. And if drivers aren't fond of Villebois Dr., they will more than likely speed down Normandy, which will again be of great danger.

Other concerns we have is the look and feel of the potential new development. Currently Polygon is building homes that are taking away from what the focus of this neighborhood was built on. It was designed to create community...front porches and courtyards to greet one another. As it stands today many of the Polygon homes don't even offer a front porch or courtyard to blend in with the rest of the community, thus setting them apart. The point of Villebois was to create a look and feel that brought people together. How can this happen when the builder isn't creating the opportunity to do so?

And lastly please explain why there needs to be 121 homes built? Villebois is expected to grow toward Tooze street and we already have met the "density" levels of homes. So besides wanting to make money can you please explain to me why we would need 121 more homes planted in the midst of the lovely oak trees, a natural habitat for a plethora of birds, owls, coyotes and such?

Thank you for your time and reading through my concerns. Please know that I love this community, it is something very special to my family, friends and neighbors. Many of us are open to change and development, but we are protective of what we have and want to be sure that the intentions of this neighborhood stay in tack. Seeing as though the builders have strayed from the path a bit it make it difficult to watch from the sidelines, so again I appreciate your time.

Justine Keith  
503-780-4123

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**From:** Nathan Knight <nathan.knight.mail@gmail.com>  
**Sent:** Wednesday, July 17, 2013 11:43 PM  
**To:** Pauly, Daniel; jim@pacific-community.com  
**Subject:** Development of LEC property near Villebois  
**Attachments:** Villebois\_Park\_Master\_Plan\_med.jpg

July 17, 2013

RE: LEC land development

Dear Jim and Dan,

I would like you to carefully consider what is currently being proposed by Polygon LLC for the former LEC property. From what I understand in reading the document City Staff published prior to the Planning Commission meeting under *Policy 2* of the Villebois Village Master Plan the indication is that the Future Study Area shall not be treated as a neighborhood plan as it is addressed through a Specific Area Plan. Therefore, the land use plan for the Future Study Area is distinct from certain uses and design characteristics of the neighborhood areas, including, but not limited to, a neighborhood center/commons and distance to the Village Center at the confluence of neighborhoods. The proposal given by Polygon seems to be similar to what they have already built in the neighborhood. After reading this excerpt highlighted above it seems as though we have a real opportunity to create something unique to the City of Wilsonville and to the neighborhood of Villebois.

In my findings, the original intent was for this parcel of land to be a "unique" area according to the report in 2003 with these recommendations from the former property owners: New sanctuary New teen center Chapel and Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities. I am not confident that the current proposal adheres to any type of unique qualities that the natural landscape affords.

The many homes being proposed on this site would significantly impact the traffic circulation on the neighborhood streets: 121 proposed homes = at least 242 cars. According to the plans it looks like there is one small road connecting this property to Normandy and Villebois drive with other access points on Grahams Ferry Road. Villebois Drive in particular is a very narrow street lined with cars on both sides. Traffic will be greatly impacted if 121 standard homes are allowed.

Homeowners that live on the border of this property will be significantly impacted. Neighbors have maps given to them by Arbor Homes that showed the conceptual intent of the property when they purchased their homes. (See Attached). It would be interesting to see how this promise for green space by the developer at the time compares to the current Polygon proposal. The conceptual map appears to be mostly green space, but the Polygon proposal appears to be mostly small homes on a fairly straightforward grid.

The uniqueness of this property gives us a great opportunity to enhance our neighborhood and the City. We, the City of Wilsonville and it's residents, should be driving this decision and making decisions on what our vision for this parcel should be. If we follow the current Villebois Master Plan concept the homes should at the very least be larger estate homes since they are farthest away from the urban core. If we go away from the current Master Plan Concept as, according to the highlighted text above, we have the ability to then we should be looking to do something unique with this property.







I would be happy to discuss any options with the City of Wilsonville and the Planning Commission. I do encourage you to carefully consider the possibilities of this development as it relates to the natural surroundings, the existing Villebois neighborhood, and the adjacent Graham Oaks Nature Park. You all have done an amazing job in creating a fantastic City for all of us to enjoy and we greatly appreciate your efforts.

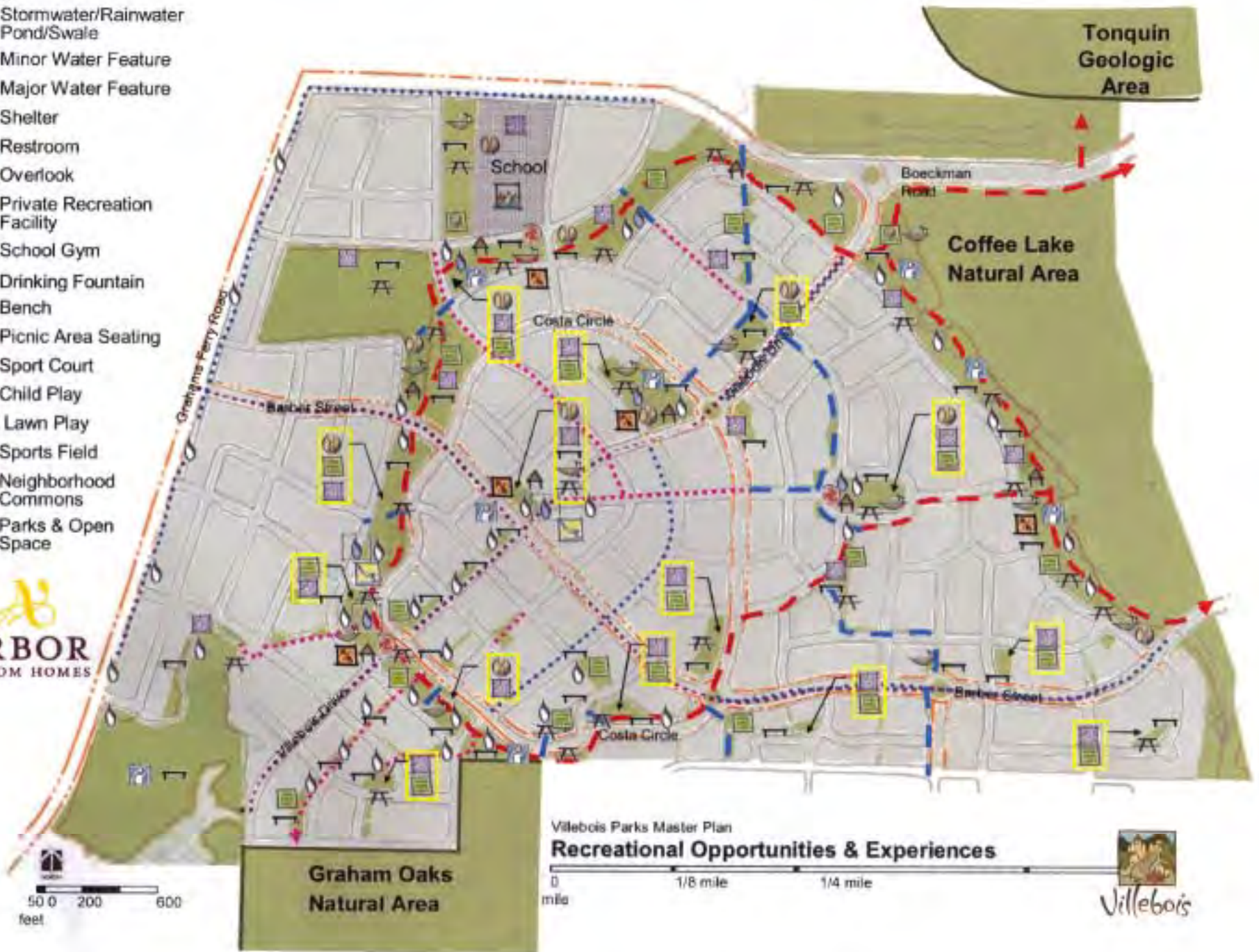
Thank you for your time and consideration,

Nathan Knight, Arbor Villebois Homeowner



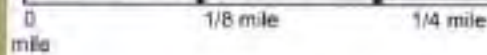
**Legend**

-  Stormwater/Rainwater Pond/Swale
-  Minor Water Feature
-  Major Water Feature
-  Shelter
-  Restroom
-  Overlook
-  Private Recreation Facility
-  School Gym
-  Drinking Fountain
-  Bench
-  Picnic Area Seating
-  Sport Court
-  Child Play
-  Lawn Play
-  Sports Field
-  Neighborhood Commons
-  Parks & Open Space



Villebois Parks Master Plan

**Recreational Opportunities & Experiences**



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**From:** GT <gt97504@gmail.com>  
**Sent:** Monday, July 22, 2013 9:43 AM  
**To:** Pauly, Daniel  
**Subject:** Re: Explanation of Villebois process of LEC

Dear Mr. Pauly,

Thank you for taking the time to talk with me.

If I understood you correctly the street stub off Villebois Dr. to the proposed subdivision and the streets leading to that stub were constructed with no decision on the maximum number of residents that design would serve.

I hope I misunderstood you.

It would now be unfortunate to local homeowners if legally the streets can handle the increase in traffic but in reality will increase safety issues for drivers and pedestrians.

Gary Templer

On Monday, July 22, 2013, Pauly, Daniel wrote:

Please see attached. Any additional questions let me know.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | 29799 SW Town Center Loop East Wilsonville OR 97070  
Phone 503.682.4960 | [pauly@ci.wilsonville.or.us](mailto:pauly@ci.wilsonville.or.us)

Disclosure: Messages to and from this E-mail address may be subject to Oregon Public Records Law.

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**From:** Vanessa Olson <vkolson@gmail.com>  
**Sent:** Monday, July 22, 2013 10:38 AM  
**To:** Pauly, Daniel; Jim@pacific-community.com  
**Subject:** Polygon development of LEC area

Good morning Paul and Jim,

I appreciate that you are available for input of the proposed development. As a homeowner near the proposed development, I would like to express my concerns.

First, I would like to see some larger homes in the plan to keep consistent with the original Villebois development. I would like to see more of a mix of sizes of homes.

Second and most important to me, is the affect on traffic throughout the neighborhood. Specifically, I am concerned about the mostly quiet street we live on (Normandy Lane). There are cars that already zip by at high speeds. When my husband and I purchased our home last year, we called the city to see if Normandy and Graham Oaks could be changed. We purchased because we are planning on having children, and wanted a quiet street. We were told it is protected, so we did not worry. Now, I am concerned there would be increased traffic on Normandy due to the size of the development. Normandy is a narrower road than most. What I would like to see is: another access to Graham's Ferry. Also, I would like to see the traffic flow have the traffic diverted away from Normandy Lane and towards the larger streets. Speed bumps may be a good idea on Normandy Lane as well.

Thank you for the opportunity for me to share my thoughts.

Sincerely,

Vanessa Olson

11765 SW Normandy Lane

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**From:** Chris Olson <crizo22@gmail.com>  
**Sent:** Wednesday, July 24, 2013 9:18 AM  
**To:** Pauly, Daniel; Jim@pacific-community.com  
**Subject:** Polygon LEC development in wilsonville

Good morning Paul and Jim,

To start off, I would like to say I appreciate you being receptive of input on this matter. As a homeowner near the proposed development, I would like to share some of my concerns based on the preliminary meetings and docents provided this far.

1) The density of homes and the size of them concerns me. I would like to see some larger homes in the plan to keep consistent with the original Villebois development.

2) Most important to me, is the affect on traffic throughout the neighborhood. Specifically, I am concerned about the mostly quiet street we live on (Normandy Lane) that borders Graham Oaks natural area. Prior to buying on Normandy Ln we called the city to see if Normandy and Graham Oaks could be changed. This kind of development, although not in the natural area, certainly affects it. We purchased because we are planning on having children, and wanted a quiet street. We were told it is protected, so we did not worry. Now, I am concerned there would be increased traffic on Normandy due to the size of the development. If hundreds of houses are in the LEC area, and Normandy is connected, Normandy could become a main arterial road, just like Costa Cir became, connecting Sherwood to Wilsonville. We used to live on Costa Cir and in short time, that road became very busy. If you watch traffic flow through Costa Cir, its quite obvious that much of that traffic is just "passing through", headed to Newberg, Sherwood, or the hills. What I would like to see is more/better access to Graham's Ferry for this new development. It should be designed so this new development's traffic flows around Villebois, not through it.

Thank you for the oppportunity for me to share my thoughts.

Sincerely,  
Chris Olson  
11765 SW Normandy Lane

---

**From:** David Balin <d\_balin@msn.com>  
**Sent:** Monday, July 29, 2013 8:08 PM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel

Dear Mayor et al,

My wife and I oppose the Polygon development plan for the Living Enrichment Center (LEC) at Villebois. We believe that the plan to build high density housing will diminish the character of the planned community of Villebois. We purchased a home in Wilsonville in Villebois because the plan called for a carefully planned balance and diversity of high, medium and low density housing, open space, and services for people of varying income levels. The Polygon plan will disturb this delicate balance and ruin the character of the neighborhood that brought us to Wilsonville by creating too many high density and low income homes. We do not oppose high density, low income housing which was already a part of the original Costa Pacifica Villebois Master Plan. In fact, the variety of housing was part of the appeal of Villebois. However, the Polygon plan goes too far.

Please do not approve the current Polygon plan.

Tami and David Balin

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**From:** Brittany Turco <brittany.m.turco@gmail.com>  
**Sent:** Monday, July 29, 2013 7:12 PM  
**To:** Mayor; richardgoddard2010@gmail.com; scottstarr97070@gmail.com; Fitzgerald, Julie; Stevens, Susie  
**Subject:** Concerns for LEC Property Plans

Dear Wilsonville City Council Members,

I am a Villebois resident and long-time Wilsonville member of the community. We love our town and Villebois community, which is the reason I write to you today.

It has come to my attention that Polygon Homes is proposing a plan for the former Living Enrichment Center (LEC) property.

Polygon has already built a substantial amount of homes in the neighborhood and I am concerned that this new proposal is steering away from the original master plan that we fell in love with when we purchased our home nearly 6 months ago.

My concerns are:

- Number of homes: Well over 100 homes on standard-sized lots. This is a lot of homes. I would like to see more large/estate-sized lots to balance what is already existing in the area.
- Traffic: That many homes is going to bring a tremendous amount of traffic through our close-knit community and along Grahams Ferry Road, which is a rural, "country" road and not intended to be a high traffic area.
- Builder: As you know, we already have a large portion of Polygon homes in the neighborhood and I would love to see another builder have an opportunity to build.

My hope is that this proposal will be denied and that we can give others a chance to bring a new and better proposal.

Thank you,  
Brittany Turco

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**From:** Jeanie Williams <jeanie@thedaretodreamteam.com>  
**Sent:** Monday, July 29, 2013 10:27 PM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Stevens, Susie; Pauly, Daniel  
**Subject:** LEC Development plans from Polygon

All,

My name is Jeanie Williams, a home owner in Villebois for the past 5.5 years. I have had the opportunity to review the plans submitted by Polygon, and I would like to urge all of you to reject this proposed plan for the Living Enrichment Center. Villebois was founded on a diversity of home builders, with a lot of open spaces and parks, neighborhoods that are not the typical grid designs, and that flows together. The plans from Polygon are not consistent with the Master Plan. Their proposal includes far too many homes for that space, are home sizes that are not consistent with with the flow of the existing homes. Further, there has been no effort to truly integrate this space into the existing community, and the traffic impacts from so many homes would be a nightmare to us existing residents.

The LEC area is such a unique space, it would be a shame to see the city waste it on a generic development. I urge you to reject their plans, and let us find a more suitable home builder who can deliver a quality product to a remarkable part of our great city.

Sincerely,

***Jeanie Williams***

Unit Manager, lia sophia Jewelry  
503-706-1802

[jeanie@thedaretodreamteam.com](mailto:jeanie@thedaretodreamteam.com)

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**From:** jeff williams <jporterw@gmail.com>  
**Sent:** Monday, July 29, 2013 10:53 AM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel  
**Cc:** janet keuper; Lisa Scott; Sonimar Poppe; Sherine Beltran; John Gurnick; Susy Dunn; Wei Zou; Mary Pettenger; Dianne Knight; juma chaud; d\_balin@msn.com; Bob Nikkel; adrien levin; Tianne Call; Nicole Case; bikingb97070@gmail.com; inara.scott@yahoo.com; Wendy Clausen; Kraig Sproles; schroederd@rocketmail.com; Janell Beals; Jeanie Williams  
**Subject:** Development of the Living Enrichment Center (LEC)

All,

My name is Jeff Williams, and I am a resident of the Villebois community here in Wilsonville. I am emailing you today to state my opposition to the current Polygon development plan for the LEC area. I believe their plans are inconsistent with the overall concept of this great community, and believe that this unique site is deserving of a development plan that will create a truly remarkable addition to our city. Sites like this one do not come up often, if ever, and thus I believe that Wilsonville has a tremendous opportunity to create something remarkable. The Polygon plan will not do this.

1) Even with their reduced proposal of 113 homes, this is far too many homes for this space. They make density claims to show that this is not over building, but even if they were to base this only on the developable land, practicality would argue against them. Polygons model is to create overly dense communities of lower quality homes, with only a focus on their financial results. By submitting plans for 113 homes without ample green spaces or pocket parks to maintain consistency to the Master Plan, they are demonstrating a focus on building as many homes as possible and NOT on creating a sustainable and vibrant community. We are "Tree City USA", so should our communities and development plans thus not be rich in open spaces, pocket parks, meandering streets and full of trees? The entire neighborhood up to this point is filled with focal points, destinations, and sites of interest. The Polygon proposal is inconsistent with this, and is inconsistent with the Master Plan that we have all invested into.

2) Given the 113 homes, traffic impacts throughout Villebois will be tremendous. With an estimated 50% of traffic routing through the existing neighborhood, the streets will be simply over crowded with traffic. This is particularly shameful given the vast efforts that have gone into the revitalization of the Grahams Oaks area.

3) Polygon, through its current development, has demonstrated an inconsistency with the overall aesthetics of the Villebois plan. Homes are being built without courtyards, color schemes are abysmal, and the build qualities are substantially sub par for the rest of the existing community. Wilsonville is creating one of, if not the most unique community in the entire Portland metro area. To further fill this with low end, low quality, overly dense homes would cause significant damage to the functionality of this community.

4) Our schools, particularly Lowrie, can not handle an additional 113 homes of new families. Again, overbuilding this community will only serve to harm our already fragile infrastructure.

5) Their current proposal is to create an isolated pocket of development, with no real attachment to the existing community. I have heard they are even giving this development its own name, a Grande Point at Villebois. By not having this be simply an extension of Villebois further demonstrates this lack of connectivity. This site is indeed grand....their proposed plans are not.



I urge you to please reject the development of the LEC space by Polygon, so as to allow for a truly unique, special, and more deserving addition to our great community and the City of Wilsonville. This site is one of a kind...lets find a developer who embraces this, who is aligned with all of our goals, and encourage them to transform the LEC site into a crown jewel for our city....not just another over crowded and dense development.

Thank you for your time and consideration. I am happy to discuss this further with any of you, should you choose.

Sincerely,

Jeff Williams  
503-706-7931

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**From:** Lisa Scott <lisascott04@gmail.com>  
**Sent:** Monday, July 29, 2013 6:42 PM  
**To:** Mayor  
**Subject:** LEC property in Wilsonville

**Please consider the following in my opposition to the current building plan Polygon has for the LEC.**

- 1. Over Density:** The LEC was originally marked to be an area of approximately 60 homes, and any plan should not exceed that number significantly so as to not stress the substructure of the community. The current plan nearly doubles this original intent.
- 2. Traffic issues:** The reduction of 8 homes from Plan 1 to Plan 2 is insignificant and no real plans to address additional traffic were provided.
- 3. School Overcrowding:** In response to this concern, Fred Gast stated a new school is earmarked for the Frog Pond area of Wilsonville. However, planning and bond measures for that school have not even begun and any new schools would be a good 10 years out. Lowerie is said to reach capacity in just 2 years.
- 4. Introducing a "New Product" to the market:** The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.
- 5. No Pocket Parks, Winding/Meandering Streets:** To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
- 6. Connectivity:** There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
- 7. Lack of innovation:** The plan does not take advantage of the unique natural characteristics of the site.
- 8. Question of additional housing options, such as single story homes:** Yes, Fred said they would entertain a single family home, but a single family home is more expensive to build with less return on investment for lot size. It would be smart not to make the assumption there will be single family home options built unless specifically stated in the plan.
- 9. Lack of commitment to retain any significant trees on lots or within the main footprint of the development:** When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois.

Do we really want the all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later

another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thanks,  
Lisa Scott  
Villebois resident

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**From:** Sonimar Poppe <sonimar\_fd@yahoo.com>  
**Sent:** Monday, July 29, 2013 5:48 PM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com  
**Subject:** LEC proposed development

Hi:

I am extremely opposed and concerned regarding the LEC proposed development. I have been a resident of Villebois for 6 years. I felt in love with the initial concept of the neighborhood. It was so different than anything else in the metro area. I left my box next to box neighborhood in which we spent a lot of our free time in our backyard and hardly knew our neighbors and bought a beautiful house from Arbor Homes. The concept of having so many parks around for our then 1 year old, the opportunity to spend time with our neighbors in the front yard and walking to stores was so amazing to me. Sadly, the recession took a toll on the neighborhood. I think there were changes but everything was guided by a master plan. This LEC area was not well defined/planned in that original plan and now is putting in jeopardy the great plan of Villebois. Luckily, in this wonderful city the residents are heard and with that hope in mind I am writing this email.

There is one house between my house and the LEC property. I have learned to love and appreciate the beauty of that property and looking at the plan to develop it saddens me. First of all it does not take advantage of the uniqueness of this piece of property. The amount of houses that is planned for the area is too high. It brings density to a city that needs more bigger housing development. The amount of smaller houses (the only ones that were selling during the down turn) and apartment in the city of Wilsonville in the last few years has been incredible. I honestly don't think the city can support the development of this many additional houses in this neighborhood. The traffic and schools will be hit the hardest. The amount of traffic and speed inside and outside our neighborhood is big issue in the city for years. The brand new school that opened this year and created because of overcrowding in Boones Ferry will be at capacity in around 3 years. This is not what the master plan asked for either. The density is supposed to decrease the farther the area is from the center and no the other way around.

In addition I still think that too many trees will be lost in the "new" plan. The 5 lots removed from the northeastern corner of the plan were moved to the southwestern lower edge of the plan, where trees currently stand. (Away from homeowners that will complain about the tree removal.) It is important the footprint of any accepted plan be smaller to minimize the impact not only on the trees, but the wildlife they support. And the lack of significant open areas is also alarming. This development pushes people to the backyard instead into the front yards and parks.

Thank you so much for taking the time to read this email.

Best Regards,

Sonimar

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**From:** Susy Dunn <susy.dunn@hotmail.com>  
**Sent:** Monday, July 29, 2013 8:28 PM  
**To:** Mayor; Fitzgerald, Julie; scottstar97070@gmail.com; richardgoddard2010@gmail.com  
**Subject:** Reject Polygon LEC Proposal - Need More Impact Studies

I am writing in opposition to Polygon's proposal to build on the former Living Enrichment Center property adjacent to Villebois. I have been a resident of Villebois since Phase 2 in 2006. I strongly recommend the city reject the proposal in it's entirety in order to do a more comprehensive study of this area for how it will impact the community, city and schools.

I have participated in both open neighborhood sessions facilitated by Fred Gast of Polygon homes. While I appreciate him listening to homeowner feedback, I do not believe this is in the best interest for Villebois or Wilsonville. My core issues are:

**Overdensity problems with Traffic on SW Villebois Drive:** I live on the corner of SW Villebois Drive and Grenoble Street. We have had longstanding issues with cars speeding down the street to access residents near the proposed building area. We have a five year old son and are greatly concerned about his safety and the other children who ride bikes along this street. This street can not handle the impact of adding over 100 homes to the proposed land. In peak hours it is a single lane street with poor visibility due to the volume of parked cars blocking line of sight with alley ways.

**Lack of builder diversity:** Villebois needs a new high quality product on the market that will bring back the uniqueness of our wonderful neighborhood. Polygon's current development has been a major disappointment from the low quality aesthetic of their homes, lack of front courtyards, lack of consistency in their fencing standards, high gloss paint and an overall low quality architecture. Villebois looks like two distinct neighborhoods with a clear Arbor vs Polygon differentiation. Our home continues to assess well under what we paid in 2006 and we are greatly concerned about how long it will take to finally break even.

I do not support Polygon building any more homes in the neighborhood as our Master plan is built around diversity in builders as well as diversity in homes. We need more estate and large lots, no more standard or small lots in the neighborhood. Polygon does not have the appeal or reputation of a high end builder. And with their 'bait and switch' tactics to make shortcuts on core elements of our architecture, how can we trust they would build with integrity on this land?

I would STRONGLY support a high end builder and/or the Street of Dreams to occupy this property. Our focus on sustainability and connectivity should be a huge draw for a very unique neighborhood that would command high priced homes. This would benefit our community and Wilsonville as a whole. With the land being so close to the high end equestrian area along Wilsonville drive, it should command a discerning buyer. We have long wanted to upgrade our 2600 sq ft home for a high quality estate lot within Villebois but Polygon's plan would eliminate that.

**School Overcrowding:** Lowrie Elementary is already faced with overcrowding concerns. Our son is entering Kindergarden and on the current trajectory, we have been told by Principal Meigs that modular buildings will likely be needed before he reaches the 4th grade. That was before the proposal from Polygon. Our schools

CAN NOT support 100 more homes to this neighborhood, especially with the volume of starter homes with families that have already been added by Polygon.

**Lack of Sustainability:** Villebois was an innovator in our sustainability and Polygon is clear that is not their primary driver. When asked about sustainability, the response is that they meet Energy Star compliance. Arbor sold sustainability as their top priority and it drew us specifically to this neighborhood. It is critical that we bring in a new builder with a core focus on sustainability that will bring back the differentiation. The other huge concern is the impact to the trees in this area. We have owls, deer, and other wonderful wildlife that is integrated to our community. We need more time to study the impact of what 100 homes would do to the wildlife.

Finally, the crime level in our community has increased significantly since the apartments and Polygon homes have come into the neighborhood. The volume of rental properties has also significantly increased. I do not want yet another conduit in and out of the neighborhood for criminals to access.

Please reject the Polygon proposal and conduct more in depth studies on this land. I am a huge proponent of development, but thoughtful development is essential in order to preserve the integrity, sustainability, and livability of Villebois.

Thank you,  
Susy Dunn  
11796 SW Grenoble Street, Wilsonville Oregon 97070.

---

**From:** Straessle, Linda  
**Sent:** Tuesday, July 30, 2013 9:59 AM  
**To:** Pauly, Daniel  
**Subject:** FW: Concerns for LEC Property Plans

See below. I will check these emails against the interested people list and add them if they are not there already.

*Linda Straessle*  
Administrative Assistant  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville OR 97070  
(503) 570-1571  
[straessle@ci.wilsonville.or.us](mailto:straessle@ci.wilsonville.or.us)

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**From:** Neamtzu, Chris  
**Sent:** Tuesday, July 30, 2013 9:02 AM  
**To:** Straessle, Linda  
**Subject:** FW: Concerns for LEC Property Plans

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Mayor Tim Knapp  
**Sent:** Monday, July 29, 2013 11:25 PM  
**To:** Cosgrove, Bryan  
**Cc:** Kraushaar, Nancy; Neamtzu, Chris  
**Subject:** Fw: Concerns for LEC Property Plans

FYI/TK

*Sent from my Verizon Wireless Droid*

-----Original message-----

**From:** Brittany Turco <[brittany.m.turco@gmail.com](mailto:brittany.m.turco@gmail.com)>  
**To:** Mayor <[Mayor@ci.wilsonville.or.us](mailto:Mayor@ci.wilsonville.or.us)>, "richardgoddard2010@gmail.com" <[richardgoddard2010@gmail.com](mailto:richardgoddard2010@gmail.com)>, "[scottstarr97070@gmail.com](mailto:scottstarr97070@gmail.com)" <[scottstarr97070@gmail.com](mailto:scottstarr97070@gmail.com)>, "Fitzgerald, Julie" <[fitzgerald@ci.wilsonville.or.us](mailto:fitzgerald@ci.wilsonville.or.us)>, "Stevens, Susie" <[stevens@ci.wilsonville.or.us](mailto:stevens@ci.wilsonville.or.us)>

**Sent:** Tue, Jul 30, 2013 02:12:30 GMT+00:00

**Subject:** Concerns for LEC Property Plans

Dear Wilsonville City Council Members,

I am a Villebois resident and long-time Wilsonville member of the community. We love our town and Villebois community, which is the reason I write to you today.

It has come to my attention that Polygon Homes is proposing a plan for the former Living Enchichment Center (LEC) property.

Polygon has already built a substantial amount of homes in the neighborhood and I am concerned that this new proposal is steering away from the original master plan that we fell in love with when we purchased our home nearly 6 months ago.

My concerns are:

- Number of homes: Well over 100 homes on standard-sized lots. This is a lot of homes. I would like to see more large/estate-sized lots to balance what is already existing in the area.
- Traffic: That many homes is going to bring a tremendous amount of traffic through our close-knit community and along Grahams Ferry Road, which is a rural, "country" road and not intended to be a high traffic area.
- Builder: As you know, we already have a large portion of Polygon homes in the neighborhood and I would love to see another builder have an opportunity to build.

My hope is that this proposal will be denied and that we can give others a chance to bring a new and better proposal.

Thank you,  
Brittany Turco



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**From:** Erik Scott <escott.oregon@gmail.com>  
**Sent:** Tuesday, July 30, 2013 11:56 AM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel  
**Subject:** Development of Living Enrichment Center

All,

My name is Erik Scott, and I am a resident of the Villebois community here in Wilsonville. I am emailing you today to state my OPPOSITION to the current Polygon development plan for the LEC area. I believe the proposed plan is inconsistent with the overall concept of this great community, and believe that this unique site is deserving of a development plan that will create a truly remarkable addition to our city. Sites like this one do not come up often, if ever, and thus I believe that Wilsonville has a tremendous opportunity to create something remarkable. The Polygon plan will not do this.

The proposed plan includes includes 113 homes which is a greater density of homes than currently exists in the adjoining areas. The 113 is approximately 50% more homes than in the area to the northeast (Normandy to Grenoble to Villebois Dr). The master plan provides guiding principles for the development of this "future study area" as "The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center." The master plan envisioned larger Manor homes and Estate homes on the periphery of the neighborhood with greater density of homes near the Village Center. **The proposed plan does not comply with this vision.**

Additionally, the plan does not respect the preexisting design standards of open space within the confines of the neighborhood, instead proposing a single pocket park on the periphery of the neighborhood. We are "Tree City USA", so should our communities and development plans thus not be rich in open spaces, pocket parks, meandering streets and full of trees? The entire neighborhood up to this point is filled with focal points, destinations, and sites of interest. The Polygon proposal is inconsistent with this, and is inconsistent with the Master Plan that we have all invested into.

Given the 113 homes, traffic impacts through the adjoining neighborhood through the Villebois Dr access point will be tremendous. With an estimated 50% of traffic routing through the existing neighborhood, the streets will be simply over crowded with traffic. This is especially concerning given the current design and poor sight lines that exist at Normandy Ln/St Tropez, Normand Ln/SW Villebois Dr, and St Tropez/Costa Circle. This is particularly shameful given the vast efforts that have gone into the revitalization of the Grahams Oaks area. Further impact should be evaluated on cyclists that access Graham Oaks by avoiding Costa Circle and using Villebois Dr/Normandy Ln to access Graham Oaks trail through to Wilsonville Rd.

Polygon, through its current development, has demonstrated an inconsistency with the overall aesthetics of the Villebois plan. Homes are being built without courtyards, color schemes are abysmal, and the build qualities are substantially sub par for the rest of the existing

community. Wilsonville is creating one of, if not the most unique community in the entire Portland metro area. To further fill this with low end, low quality, overly dense homes would cause significant damage to the functionality of this community.

The current proposal is to create an isolated pocket of development, with no real attachment to the existing community. I have heard they are even giving this development its own name, a Grande Point at Villebois. By not having this be simply an extension of Villebois further demonstrates this lack of connectivity. This site is indeed grand....their proposed plans are not.

**I urge you to please reject the proposed project**, so as to allow for a truly unique, special, and more deserving addition to our great community and the City of Wilsonville. This site is one of a kind...lets find a project that embraces this, that is aligned with all of our goals, and transform the LEC site into a crown jewel for our city....not just another over-crowded and dense development.

Thank you for your time and consideration. I am happy to discuss this further with any of you, should you choose.

Sincerely,

Erik Scott

971-263-6100

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**From:** Inara Scott <inara.scott@yahoo.com>  
**Sent:** Tuesday, July 30, 2013 11:17 AM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel  
**Subject:** Development of the Living Enrichment Center (LEC)  
**Attachments:** IMG\_1951.jpg; IMG\_1952.jpg; IMG\_1955.jpg; IMG\_1961.jpg

All,

My name is Inara Scott, and I am a resident of the Villebois community. It is my understanding that the current plan for the development of the LEC area, as submitted by Polygon Homes, does not make any attempt to preserve any existing trees, and would likely result in a clear cut of the beautiful, irreplaceable stand of mature Douglas Fir and oak trees on the current boundary between the existing Villebois homes and the undeveloped property. This breaks my heart, and I am writing to ask you to strongly consider adding a requirement that any development in this area preserve existing stands of mature, native trees.

As we all know, development provides economic benefits to our communities as well as necessary housing for new residents. These new residents will certainly bring additional vibrancy to our neighborhood. But these benefits and this increase in population does not have to come at the expense of the landscape and habitat for people and nature. The Wilsonville city webpage states, "Wilsonville has been recognized as a Tree City, USA for almost a decade. The community strives to maintain its natural beauty while accommodating new residents and businesses." How can this claim be made if we do not require developers to maintain our existing tree cover? Mature oaks and firs cannot be replaced. Please look at the attached photos to see what is likely in store for this area, should Polygon be given the green light to clear cut these trees. I have included images of both the sickly, unhealthy trees on the edge of a small pocket park on Grenoble Street, and the small, unhealthy trees planted on the edge of the open space on Lausanne in the current Polygon development. Presumably, Polygon would do more of this type of landscaping after cutting down the existing giants. As we have seen in the Villebois neighborhood, soil that has been damaged by construction makes new growth difficult, and the builders do not want to pay to plant and maintain the large, slow-growing species that are native to this area, and so beautifully represented on the LEC property. For contrast, I have also included pictures of the stand of trees we will be losing.

Preserving mature trees provides many aesthetic, health and financial benefits. These benefits include improvements in energy efficiency of homes, reduction in carbon dioxide emissions and pollution, reduced stormwater runoff, and increased property values (and associated tax revenues). I urge you to review the following publication, which describes and calculates these benefits relative to costs, resulting in net annual benefits. Of course, the benefits run to the city, the tax payers, and the residents of Wilsonville. They do not run to the developer, which is precisely why we cannot expect Polygon to maintaining and preserving mature existing trees, unless required to do so.

[http://www.fs.fed.us/psw/programs/uesd/uep/products/cufr\\_164.pdf](http://www.fs.fed.us/psw/programs/uesd/uep/products/cufr_164.pdf)

You have a difficult position, and I know community, economics, and jobs matter to all of you. Please remember this is not a short term decision; cutting down a decades old tree is something you can never undo. While it may seem more economic in the short run to clear cut trees in favor of roads, grass, and shrubs, in the long run this type of planning will cost our citizens, city, and community quite a bit more.

Thank you for your time and consideration.

Sincerely,

Inara Scott  
503-333-2553





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**From:** janell@isabellaandmax.com  
**Sent:** Tuesday, July 30, 2013 9:13 AM  
**To:** Pauly, Daniel  
**Subject:** Objection to the Polygon Development of the LEC

Hello Daniel,

I wanted to take a moment to write and let you know I have written the four city councilors expressing my objection to the plan Polygon has presented to develop the LEC land. I have written you previously, but I wanted to send you a copy of what I communicated to them. I'm sure you have received many messages, so I thank you for taking the time to review and take into consideration yet again my thoughts on this matter:

I am a resident of Villebois and have attended the City Works meeting, as well as the two neighborhood meetings hosted by Polygon. After carefully reviewing the plan I have found significant issues with it as it currently stands. Villebois is a community that has seen success through a mindset of going above and beyond to build something special, and this plan in no way embraces those attitudes.

Below are my main concerns with the LEC development plan as presented by Polygon:

**1. Over Density:** While the plan was amended to include a number of Large lots, the majority of the plan is still made up of lots intended to build high density housing. There are many areas of the Villebois Development that embrace high density housing, and it is needless for this unique parcel of land to do so as well. Here lies an opportunity for larger lots as well as fewer lots than the proposed 113, providing the opportunity to build a type of home that would offer yet another housing option within Villebois and the city of Wilsonville.

**2. Traffic Problems:** The traffic study cited by Polygon indicates 50% of the traffic will be routed through the southern portion of Villebois, on Villebois Drive and Normandy, streets not designed to carry a significant amount of traffic. Villebois Drive typically has cars parked on each side, in essence leaving a single lane for traffic. Normandy is connected to Costa Pacific Circle via the very narrow and winding St. Tropez street, a street which has two blind spots including a 45 degree angle where it turns into Normandy. Many people bike on these streets to access Graham's Oak and I personally have experienced a near miss head on collision with a car taking one of the turns on St. Tropez too fast while positioned in the middle of the narrow street.

**3. School Overcrowding:** Lowrie is said to be at capacity in just two years, with no specific plans and dates to have future schools in the city built anytime soon. We should be very mindful of growth and how the schools can adequately support these additional children. Wilsonville has a very good reputation for providing a strong education - one of the reasons I moved my family here from Tualatin - and it is important we not overtax the system.

**4. Lack of Connectivity:** The Polygon plan offers no creative or effective plan to build connectivity between the LEC and the existing community. A park set near the feeder street on Villebois and Normandy Drive could promote connectivity if it hosted a unique characteristic not featured in parks elsewhere throughout Villebois. One idea I have, fully embracing the sustainable tenant of Villebois, would be to create a community garden. This would be a wonderful addition to Villebois and have the effect of drawing residents throughout the community of Villebois into the LEC area in a way that is positive and enriching. This is only one of any number of creative solutions that could be determined with the correct mindset on developing this land.

**5. Lack of Pocket Parks/Meandering Streets:** The Polygon planned is obviously laid out to maximized return on investment, with it's basic grid layout and lack of any pocket parks placed within the grid of

homes. Again, this is not in keeping with the Master Plan and a significant departure from what has been built in Villebois to date.

**6. Lack of Intent to Build around Trees:** When I asked whether or not Polygon would be willing to retain any significant trees identified within the footprint of the proposed development, on specific lots or within the grid, in keeping with many beautiful sections seen and enjoyed throughout Villebois, the response was: "unlikely."

**7. Lack of a Creative Vision for Maximizing the Unique Characteristics of the LEC Land:** How does this plan take advantage of the natural characteristics of this special piece of land adjacent to Graham's Oak nature preserve? Due to the high density of the plan there is no room left to fully take advantage of the beauty this piece of land holds to create something special that could be a strong addition to Villebois and the city of Wilsonville as a whole. There is a great opportunity here to offer yet another housing option to draw in yet another buyer into Villebois and the city. Larger lots with a range of home sizes that could include some single story housing options for an older demographic would be things to consider, as well as homes built with distinction by a builder with a reputation for quality homes. (To be frank, I am concerned with how the Polygon homes will hold up with age, and have already heard of some homeowners experiencing issues within their new Polygon homes.)

**8. Group Home:** The community does include group homes and other housing options for citizens that need assistance in their daily living. This plan does not include a group home, I would like to see that option available if there was a need stated.

**9. Need for Diversity in Builders Involved with the Completion of Villebois:** It would be a detriment to the final product of Villebois if one builder were allowed to built out the majority of the remaining land in Villebois. The Master Plan never intended for one builder to develop the majority of the land, and it is important - particularly with the beginning of a turn in the housing industry - that this vision be upheld.

Finally, if this plan were to be rejected it has been suggested that a neighborhood study be conducted to gather feedback on what the resident's vision for the development of the LEC land is. This information would be valuable in assisting the creation of a guide for those builders that will follow Polygon in their interest to obtain this land. It would be very important, in my opinion, that the study part for this "Future Study Area" be allowed to occur before the building part commences.

Thank you very much for you time and consideration. Please let me know if you have any questions, Janell

Janell Beals  
Founding Editor - House of Fifty  
Read the [House of Fifty Anniversary Issue!](#)

[janell@isabellaandmax.com](mailto:janell@isabellaandmax.com)  
<http://blog.houseoffifty.com> - A Lifestyle Blog  
[www.houseoffifty.com](http://www.houseoffifty.com) - Online Magazine  
[Facebook](#) [Twitter](#)



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**From:** Katharine Glauner <riverlong9@msn.com>  
**Sent:** Tuesday, July 30, 2013 7:59 PM  
**To:** Pauly, Daniel  
**Subject:** Polygon Development

As a resident of Villebois, I urge you to vote no on Polygon's plan for development of the LEC property. This community does not need any more high density housing, increased traffic issues, over crowded schools or environmental destruction. I chose Villebois and Wilsonville to live because of the viability of the area which was reported to be concerned about the environment and types of and density of housing. With the Polygon plan, this does not appear to be the case.

Please vote no on the proposed Polygon plan.

Kate Glauner  
29363 SW Villebois Drive S  
Wilsonville

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**From:** Neamtzu, Chris  
**Sent:** Wednesday, July 31, 2013 9:46 AM  
**To:** Straessle, Linda; Pauly, Daniel  
**Subject:** FW: LEC development plan concerns

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

**From:** Mayor Tim Knapp  
**Sent:** Tuesday, July 30, 2013 6:29 PM  
**To:** Cosgrove, Bryan  
**Cc:** Kraushaar, Nancy; Neamtzu, Chris  
**Subject:** Fw: LEC development plan concerns

FYI/TK

*Sent from my Verizon Wireless Droid*

-----Original message-----

**From:** Katie Hamm <[katie\\_hamm@hotmail.com](mailto:katie_hamm@hotmail.com)>  
**To:** Mayor <[Mayor@ci.wilsonville.or.us](mailto:Mayor@ci.wilsonville.or.us)>  
**Sent:** Tue, Jul 30, 2013 23:30:33 GMT+00:00  
**Subject:** LEC development plan concerns

Hello Mayor Knapp:

I wanted to write you this note to voice my concerns about what the proposed LEC development. I grew up in Wilsonville, went to Wilsonville High School, and moved back to Wilsonville, specifically Villebois, with my husband 6 and a half years ago. I was so energized by the opportunities that the Villebois development had in making Wilsonville a really unique, special place to live. I think that vision was shared by many in Wilsonville at that time, but maybe has been forgotten in a time of limited city revenues.

The original, master plan for Villebois estimated 60 homes in the LEC area, and the new plan calls for almost double that. I see a lot of negative impacts on our whole community with that. First and foremost, we need to be thinking about what we're doing to our schools. Lowrie will be reaching capacity soon, and the strenght of our schools defines the strenght of our community.

I live on Milano Lane, and very occassionally use Normany/Villebois drive to get home. The way that this street was built makes it clear that this should not be a throuroughfare for a large number of homes.

On Milano Lane, we lost a huge, beautiful tree last year. The fact that we have large, beautiful trees keeps up our property values. We live in Oregon in part because it's beautiful here. In my opinion, it should be a major concern to us that the developer who is given the opportunity to develop such an amazing peice of land have the environment in mind. We need to demand to hear from a developer exactly what their plan is, from what trees are staying up, to exactly what kinds of homes (SFR versus townhomes versus duplexes) they will be putting in.

Please, Mayor Knapp, help us to keep Wilsonville on track to becoming the wonderful city that we know it can be.

Sincerely,

Katie Hamm  
503-705-6751

---

**From:** Straessle, Linda  
**Sent:** Tuesday, July 30, 2013 10:00 AM  
**To:** Pauly, Daniel  
**Subject:** FW: LEC property in Wilsonville

See below.

*Linda Straessle*  
Administrative Assistant  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville OR 97070  
(503) 570-1571  
[straessle@ci.wilsonville.or.us](mailto:straessle@ci.wilsonville.or.us)

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**From:** Neamtzu, Chris  
**Sent:** Tuesday, July 30, 2013 9:02 AM  
**To:** Straessle, Linda  
**Subject:** FW: LEC property in Wilsonville

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

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**From:** Mayor Tim Knapp  
**Sent:** Monday, July 29, 2013 11:24 PM  
**To:** Cosgrove, Bryan  
**Cc:** Kraushaar, Nancy; Neamtzu, Chris  
**Subject:** Fw: LEC property in Wilsonville

FYI/TK

*Sent from my Verizon Wireless Droid*

-----Original message-----

**From:** Lisa Scott <[lisascott04@gmail.com](mailto:lisascott04@gmail.com)>  
**To:** Mayor <[Mayor@ci.wilsonville.or.us](mailto:Mayor@ci.wilsonville.or.us)>  
**Sent:** Tue, Jul 30, 2013 01:41:43 GMT+00:00  
**Subject:** LEC property in Wilsonville

**Please consider the following in my opposition to the current building plan Polygon has for the LEC.**

- 1. Over Density:** The LEC was originally marked to be an area of approximately 60 homes, and any plan should not exceed that number significantly so as to not stress the substructure of the community. The current plan nearly doubles this original intent.
- 2. Traffic issues:** The reduction of 8 homes from Plan 1 to Plan 2 is insignificant and no real plans to address additional traffic were provided.
- 3. School Overcrowding:** In response to this concern, Fred Gast stated a new school is earmarked for the Frog Pond area of Wilsonville. However, planning and bond measures for that school have not even begun and any new schools would be a good 10 years out. Lowerie is said to reach capacity in just 2 years.
- 4. Introducing a "New Product" to the market:** The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.
- 5. No Pocket Parks, Winding/Meandering Streets:** To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
- 6. Connectivity:** There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
- 7. Lack of innovation:** The plan does not take advantage of the unique natural characteristics of the site.
- 8. Question of additional housing options, such as single story homes:** Yes, Fred said they would entertain a single family home, but a single family home is more expensive to build with less return on investment for lot size. It would be smart not to make the assumption there will be single family home options built unless specifically stated in the plan.
- 9. Lack of commitment to retain any significant trees on lots or within the main footprint of the development:** When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois.

Do we really want the all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thanks,  
Lisa Scott  
Villebois resident

---

**From:** Lisa Scott <lisascott04@gmail.com>  
**Sent:** Tuesday, July 30, 2013 2:59 PM  
**To:** Pauly, Daniel  
**Subject:** Opposition to Polygons Plan for Building in the LEC Wilsonville

**Please consider the following in my opposition to the current building plan Polygon has for the LEC.**

**1. Over Density:** The LEC was originally marked to be an area of approximately 60 homes, and any plan should not exceed that number significantly so as to not stress the substructure of the community. The current plan nearly doubles this original intent.

**2. Traffic issues:** The reduction of 8 homes from Plan 1 to Plan 2 is insignificant and no real plans to address additional traffic were provided.

**3. School Overcrowding:** In response to this concern, Fred Gast stated a new school is earmarked for the Frog Pond area of Wilsonville. However, planning and bond measures for that school have not even begun and any new schools would be a good 10 years out. Lowerie is said to reach capacity in just 2 years.

**4. Introducing a "New Product" to the market:** The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

**5. No Pocket Parks, Winding/Meandering Streets:** To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.

**6. Connectivity:** There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.

**7. Lack of innovation:** The plan does not take advantage of the unique natural characteristics of the site.

**8. Question of additional housing options, such as single story homes:** Yes, Fred said they would entertain a single family home, but a single family home is more expensive to build with less return on investment for lot size. It would be smart not to make the assumption there will be single family home options built unless specifically stated in the plan.

**9. Lack of commitment to retain any significant trees on lots or within the main footprint of the development:** When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois.

Do we really want the all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later

another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thanks,  
Lisa Scott  
Villebois resident

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**From:** Robert Nikkel <bobnikkel@gmail.com>  
**Sent:** Tuesday, July 30, 2013 9:26 AM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Pauly, Daniel; jiim@pacific-community.com  
**Cc:** jporterw@gmail.com; janell@isabellaandmax.com  
**Subject:** Objections to Polygon proposal

I am one of the many neighbors in Villebois who will be affected by Polygon's proposed subdivision near my house at 11984 SW Lausanne.

My objections to the current proposal are as follows:

1. The subdivision is too large. The proposed 121 lots should be reduced to about 60. The lots that should be eliminated first are those closest to the north of the other proposed lots.
2. The proposed road arrangement which goes through Normandy would add an unacceptable level of traffic through what is now a quiet residential street with a view of Graham Oaks Nature Park. The proposed plan will also affect Villebois St because the flow of traffic would likely spill over because of the proposed entry road into Polygon's proposal.
3. The proposed configuration of lots is completely rectangular and out of character with the remainder of Villebois. There are no pocket parks as in the remainder of our model community. This demonstrates to me that Polygon has no real appreciation or understanding of the unique nature of Villebois.
4. Trees must be protected for many reasons--ecological, aesthetic, and in concert with neighbors who purchased homes here with the expectation that the forested areas would remain intact.

The current Polygon proposal is completely unacceptable and should be rejected so that other developers can work in good faith with our neighborhood. Acceptable developers should demonstrate first that they appreciate and understand the unique nature of our neighborhood.

Bob Nikkel  
(503) 929-9346



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**From:** Sonimar Poppe <sonimar\_fd@yahoo.com>  
**Sent:** Tuesday, July 30, 2013 2:06 PM  
**To:** Pauly, Daniel  
**Subject:** Fw: LEC proposed development

Hi:

I am extremely opposed and concerned regarding the LEC proposed development. I have been a resident of Villebois for 6 years. I felt in love with the initial concept of the neighborhood. It was so different than anything else in the metro area. I left my box next to box neighborhood in which we spent a lot of our free time in our backyard and hardly knew our neighbors and bought a beautiful house from Arbor Homes. The concept of having so many parks around for our then 1 year old, the opportunity to spend time with our neighbors in the front yard and walking to stores was so amazing to me. Sadly, the recession took a toll on the neighborhood. I think there were changes but everything was guided by a master plan. This LEC area was not well defined/planned in that original plan and now is putting in jeopardy the great plan of Villebois. Luckily, in this wonderful city the residents are heard and with that hope in mind I am writing this email.

There is one house between my house and the LEC property. I have learned to love and appreciate the beauty of that property and looking at the plan to develop it saddens me. First of all it does not take advantage of the uniqueness of this piece of property. The amount of houses that is planned for the area is too high. It brings density to a city that needs more bigger housing development. The amount of smaller houses (the only ones that were selling during the down turn) and apartment in the city of Wilsonville in the last few years has been incredible. I honestly don't think the city can support the development of this many additional houses in this neighborhood. The traffic and schools will be hit the hardest. The amount of traffic and speed inside and outside our neighborhood is big issue in the city for years. The brand new school that opened this year and created because of overcrowding in Boones Ferry will be at capacity in around 3 years. This is not what the master plan asked for either. The density is supposed to decrease the farther the area is from the center and no the other way around.

In addition I still think that too many trees will be lost in the "new" plan. The 5 lots removed from the northeastern corner of the plan were moved to the southwestern lower edge of the plan, where trees currently stand. (Away from homeowners that will complain about the tree removal.) It is important the footprint of any accepted plan be smaller to minimize the impact not only on the trees, but the wildlife they support. And the lack of significant open areas is also alarming. This development pushes people to the backyard instead into the front yards and parks.

Thank you so much for taking the time to read this email.

Best Regards,

Sonimar

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**From:** Straessle, Linda  
**Sent:** Tuesday, July 30, 2013 9:56 AM  
**To:** Pauly, Daniel  
**Subject:** FW: Reject Polygon LEC Proposal - Need More Impact Studies

Chris is forwarding all the emails he has received regarding the LEC property. If I don't see your name in list of who they went to originally, I will forward them to you. See below.

*Linda Straessle*  
Administrative Assistant  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville OR 97070  
(503) 570-1571  
[straessle@ci.wilsonville.or.us](mailto:straessle@ci.wilsonville.or.us)

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**From:** Neamtzu, Chris  
**Sent:** Tuesday, July 30, 2013 9:02 AM  
**To:** Straessle, Linda  
**Subject:** FW: Reject Polygon LEC Proposal - Need More Impact Studies

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Mayor Tim Knapp  
**Sent:** Monday, July 29, 2013 11:29 PM  
**To:** Cosgrove, Bryan  
**Cc:** Kraushaar, Nancy; Neamtzu, Chris  
**Subject:** Fw: Reject Polygon LEC Proposal - Need More Impact Studies

FYI/TK

*Sent from my Verizon Wireless Droid*

-----Original message-----

**From:** Susy Dunn <[susy.dunn@hotmail.com](mailto:susy.dunn@hotmail.com)>  
**To:** Mayor <[Mayor@ci.wilsonville.or.us](mailto:Mayor@ci.wilsonville.or.us)>, "Fitzgerald, Julie" <[fitzgerald@ci.wilsonville.or.us](mailto:fitzgerald@ci.wilsonville.or.us)>, "[scottstar97070@gmail.com](mailto:scottstar97070@gmail.com)" <[scottstar97070@gmail.com](mailto:scottstar97070@gmail.com)>, "[richardgoddard2010@gmail.com](mailto:richardgoddard2010@gmail.com)"

[<richardgoddard2010@gmail.com>](mailto:richardgoddard2010@gmail.com)

**Sent:** Tue, Jul 30, 2013 03:27:43 GMT+00:00

**Subject:** Reject Polygon LEC Proposal - Need More Impact Studies

I am writing in opposition to Polygon's proposal to build on the former Living Enrichment Center property adjacent to Villebois. I have been a resident of Villebois since Phase 2 in 2006. I strongly recommend the city reject the proposal in its entirety in order to do a more comprehensive study of this area for how it will impact the community, city and schools.

I have participated in both open neighborhood sessions facilitated by Fred Gast of Polygon homes. While I appreciate him listening to homeowner feedback, I do not believe this is in the best interest for Villebois or Wilsonville. My core issues are:

**Overdensity problems with Traffic on SW Villebois Drive:** I live on the corner of SW Villebois Drive and Grenoble Street. We have had longstanding issues with cars speeding down the street to access residents near the proposed building area. We have a five year old son and are greatly concerned about his safety and the other children who ride bikes along this street. This street can not handle the impact of adding over 100 homes to the proposed land. In peak hours it is a single lane street with poor visibility due to the volume of parked cars blocking line of sight with alley ways.

**Lack of builder diversity:** Villebois needs a new high quality product on the market that will bring back the uniqueness of our wonderful neighborhood. Polygon's current development has been a major disappointment from the low quality aesthetic of their homes, lack of front courtyards, lack of consistency in their fencing standards, high gloss paint and an overall low quality architecture. Villebois looks like two distinct neighborhoods with a clear Arbor vs Polygon differentiation. Our home continues to assess well under what we paid in 2006 and we are greatly concerned about how long it will take to finally break even.

I do not support Polygon building any more homes in the neighborhood as our Master plan is built around diversity in builders as well as diversity in homes. We need more estate and large lots, no more standard or small lots in the neighborhood. Polygon does not have the appeal or reputation of a high end builder. And with their 'bait and switch' tactics to make shortcuts on core elements of our architecture, how can we trust they would build with integrity on this land?

I would STRONGLY support a high end builder and/or the Street of Dreams to occupy this property. Our focus on sustainability and connectivity should be a huge draw for a very unique neighborhood that would command high priced homes. This would benefit our community and Wilsonville as a whole. With the land being so close to the high end equestrian area along Wilsonville drive, it should command a discerning buyer. We have long wanted to upgrade our 2600 sq ft home for a high quality estate lot within Villebois but Polygon's plan would eliminate that.

**School Overcrowding:** Lowrie Elementary is already faced with overcrowding concerns. Our son is entering Kindergarten and on the current trajectory, we have been told by Principal Meigs that modular buildings will likely be needed before he reaches the 4th grade. That was before the proposal from Polygon. Our schools CAN NOT support 100 more homes to this neighborhood, especially with the volume of starter homes with families that have already been added by Polygon.

**Lack of Sustainability:** Villebois was an innovator in our sustainability and Polygon is clear that is not their primary driver. When asked about sustainability, the response is that they meet Energy Star compliance. Arbor sold sustainability as their top priority and it drew us specifically to this neighborhood. It is critical that we bring in a new builder with a core focus on sustainability that will bring back the differentiation. The other huge

concern is the impact to the trees in this area. We have owls, deer, and other wonderful wildlife that is integrated to our community. We need more time to study the impact of what 100 homes would do to the wildlife.

Finally, the crime level in our community has increased significantly since the apartments and Polygon homes have come into the neighborhood. The volume of rental properties has also significantly increased. I do not want yet another conduit in and out of the neighborhood for criminals to access.

Please reject the Polygon proposal and conduct more in depth studies on this land. I am a huge proponent of development, but thoughtful development is essential in order to preserve the integrity, sustainability, and livability of Villebois.

Thank you,  
Susy Dunn  
11796 SW Grenoble Street, Wilsonville Oregon 97070.

To: Chris Neamtzu, Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

This is an additional signed letter that I wish to be made a part of the public record for the Planning Commission's consideration.

Please retain this letter for the next phase of the approval process as well.

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I understand that the City will insist on the development of the Villebois Dr. So. near the Normandy St. intersection.

Polygon NW has now submitted their "Final Lot Plan" of 113 lots.

City Planning is going to approve the amendment.

#### Comment #1

It is my humble opinion that the approval of the proposed development amendment will violate the street plan and neighborhood concept of the Villebois Master Plan.

**By directing a substantial amount of vehicle traffic through a new intersection off of the end of Villebois Dr. South the concept of local streets for neighborhood use will be violated.**

The proposed subdivision should be a new and separate neighborhood (circle #4), even if the planning dept. reasons otherwise. They state that there are an "inadequate number of homes". This is a very separate area.

The Villebois Plan street concept is that traffic on local residential neighborhood streets will flow into the Village's Common streets or to arterial roads, not on to a local street in an adjoining neighborhood.

Traffic should not flow from the new neighborhood #4 onto a local street, Villebois Dr. So., and then have vehicles travel to reach Costa Circle, a community street.

Therefore, all vehicle traffic for the proposed neighborhood #4 should be directed to Grahams Ferry Road, an arterial road.

Connectivity in this instance is not a great idea.

Redesigning the neighborhood concept diagram to include this parcel is a worse idea.

#### Comment #2

The Master Plan contained no scenario of a large development on the LEC property. So apparently DKS Associates did not analyze the potential traffic increase onto Villebois Dr. South.

Street design changes may have been recommended by DKS that would have altered street design in the South Arbor area. What is their opinion now?

The ITE trip generation rates seem to indicate that the proposed subdivision will generate about 1100 average daily trips per a weekday. The range is 4 to 22 trips per weekday from a single-family residence.

The peak hour trips could exceed 80 trips on Villebois Dr. South when combined with current traffic.

The Walkscore is about 20 (car dependent) in that area.

Home sizes in the development will start at 2200 sq. ft.

Those trips could be higher than 1100 with perhaps 50% of the trips through the new Villebois Dr. So. intersection.

A Traffic Impact Report may show that the additional traffic impact is legal, but safety is another issue.

**The stub off the end of Villebois Dr. So. should not be opened. It can be an emergency exit or for Fire Dept. use, but should be left closed otherwise.**

Comment #3

Many homeowners have expressed concerns that construction vehicles, which could weigh as much as **80,000 lbs.**, will travel on the south Arbor Villebois area residential streets creating a safety hazard and vehicle noise.

**I am requesting that the City provide some type of construction vehicle traffic restrictions on south Arbor area streets during the entire Polygon NW LEC property development.**

The city should not leave the enforcement up to Polygon. They have not done a good job of that on their development around west Barber St.

Since Lennar Homes will very shortly complete construction on all remaining lots in the south Arbor Villebois area there will be no conflict in adapting restrictions.

Signed,

 7-31-13

Gary Templer

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**From:** Neamtzu, Chris  
**Sent:** Thursday, August 01, 2013 5:31 PM  
**To:** Straessle, Linda; Pauly, Daniel  
**Subject:** FW: LEC At Villebois

Chris Neamtzu, AICP  
Planning Director  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070  
503.570.1574  
[neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us)

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**From:** Cosgrove, Bryan  
**Sent:** Thursday, August 01, 2013 5:06 PM  
**To:** Neamtzu, Chris  
**Subject:** FW: LEC At Villebois

Bryan Cosgrove,  
City Manager

503.570.1504 (work)  
503.754.0978 (cell)  
[cosgrove@ci.wilsonville.or.us](mailto:cosgrove@ci.wilsonville.or.us)  
29799 SW Town Center Loop  
Wilsonville, Oregon 97070

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***“I was gratified to be able to answer promptly, and I did. I said I didn’t know.”***

- **Mark Twain**

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**From:** Robert Rodkey [<mailto:rrodkey@frontier.com>]  
**Sent:** Thursday, August 01, 2013 3:55 PM  
**To:** Cosgrove, Bryan  
**Subject:** LEC At Villebois

What are the plans for handling the additional traffic load that will come from the new homes that will be built at the site of the old LEC? Villebois streets are not capable of safely handling this additional load. Then, what happens when the area that is not vacant but was initially assigned to Legends gets built out? Do you really think that the narrow streets of Villebois can handle this load let alone the demand that will be put on Brown Road. Come on you guys. Start thinking and quit this nonsense of unbridled growth. Over 50% of Wilsonville is multi-family units. They suck up services but pay no taxes. Now we have Polygon building their Tinker Toy homes with zero lot lines. Give us residents that bought into the City of Trees legend a break. Help stop the damage – preserve the value of our investments and way of life.

Stop this nonsense now.

Robert & Donna Rodkey  
11988 SW Lausanne St.  
Wilsonville, OR 97070



To: Chris Neamtzu, Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

This is an additional signed letter that I wish to be made a part of the public record for the Planning Commission's consideration.

Please retain this letter for the next phase of the approval process as well.

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I understand that the City will insist on the development of the Villebois Dr. So. near the Normandy St. intersection.

Apparently, Polygon NW has now submitted their "Final Lot Plan" of 113 lots for future consideration.

City Planning is going to approve the amendment. I do not know what the amendment will stipulate.

Comment #1:

I will assume my other written and verbal comments have not been received with acceptance. So I will suggest that the city do a very comprehensive design of the future study area as part of the amendment.

That the area be declared a neighborhood or assigned some type of designation so the City can do a complete analysis as they did with Villebois proper keeping in mind that parcel's unique qualities.

The maximum number of lots would be defined.

The property owner as a condition of zoning change would have to accept that very specific design.

Any sub divider would have to accept that very specific design in an application for development.

Comment 2:

It would appear, based upon my contacts with City Planning, that the City failed to show foresight in the design of the streets of the south Arbor area as it relates to the future study area. Please advise me if I misunderstood.

Apparently, the City made no scenario as to what would be the largest acceptable development in the future study area and design the south Arbor area to accommodate the potential traffic impact.

If that is the case, then the amendment should include a stipulation as to the use of the street stub at the end of Villebois Dr. South near Normandy.

That street stub should only be open to traffic if the number of lots in the future study area remain below a level to be determined by a study that decides safety not just the legality of the use of Villebois Dr. South.

I am concerned that at peak rate times there will be a safety issue on Villebois Dr. South for pedestrians and drivers.

Signed,

*Gary Templer 8-2-13*

Gary Templer

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**From:** John Gurnick <gurnick@gmail.com>  
**Sent:** Friday, August 02, 2013 9:35 PM  
**To:** Fitzgerald, Julie  
**Cc:** Pauly, Daniel  
**Subject:** Fwd: A concerned Villebois resident opposed to the Polygon LEC proposal

Hello Julie:

As one of your neighbors I wanted to reach out to you directly regarding the proposed Polygon LEC development in the Villebois neighborhood and my opposition to this moving forward. As you know, we have lived in Villebois for five years on Lausanne Street. What I love about Villebois is its original vision and those elements that are throughout our community. I like the variety of the neighborhood and the openness and sense of connectivity you have when you travel through Villebois.

This development seems to be focused on building too many houses in an area where the approach should be thought out. I also feel like there is a need to slow down and consider the best option for land use for the entire community.

My specific concerns are:

1. **Over Density**- The LEC was originally marked to be an area of approximately 60 homes and this plan greatly exceeds that number.
2. **Protecting the Existing Trees** - There is a lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois and every effort should be made to keep the trees in place.
3. **A need for Pocket Parks and Winding/Meandering Streets** - To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
4. **Potential Traffic issues** - This corner of the neighborhood at this time is not equipped to handle such a large increase in traffic
5. **Connectivity to Villebois** - There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
6. **Considering Larger Higher Quality Homes** - The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in

Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

7. **A Rush to commit with a lack of innovation** - The plan does not take advantage of the unique natural characteristics of the site. Why does this have to happen so fast? Does all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thank you for taking the time to hear my feedback and consider what is best for Wilsonville and Villebois going forward. I really do love it here and hope the best decision can be made for all people keeping in mind what was envisioned for Villebois.

Appreciate your time and consideration,

John

John Gurnick

[gurnick@gmail.com](mailto:gurnick@gmail.com)

cell: [503-481-6887](tel:503-481-6887)

Please consider the environment before printing

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**From:** John Gurnick <gurnick@gmail.com>  
**Sent:** Friday, August 02, 2013 9:46 PM  
**To:** richardgoddard2010@gmail.com  
**Cc:** Pauly, Daniel  
**Subject:** Fwd: A concerned Villebois resident opposed to the Polygon LEC proposal

Hello Richard:

I am reaching out directly regarding the proposed Polygon LEC development and my opposition to this project moving forward. I have lived in Villebois for five years on Lausanne Street. What I love about Villebois is its original vision and those elements that are throughout our community. I like the variety of the neighborhood and the openness and sense of connectivity you have when you travel through Villebois.

This development seems to be focused on building too many houses in an area where the approach should be thought out. I also feel like there is a need to slow down and consider the best option for land use for the entire community.

My specific concerns are:

1. **Over Density**- The LEC was originally marked to be an area of approximately 60 homes and this plan greatly exceeds that number.
2. **Protecting the Existing Trees** - There is a lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois and every effort should be made to keep the trees in place.
3. **A need for Pocket Parks and Winding/Meandering Streets** - To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
4. **Potential Traffic issues** - This corner of the neighborhood at this time is not equipped to handle such a large increase in traffic
5. **Connectivity to Villebois** - There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
6. **Considering Larger Higher Quality Homes** - The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current

formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

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**ush to commit with a lack of innovation** - The plan does not take advantage of the unique natural characteristics of the site. Why does this have to happen so fast? Does all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thank you for taking the time to hear my feedback and consider what is best for Wilsonville and Villebois going forward. I really do love it here and hope the best decision can be made for all people keeping in mind what was envisioned for Villebois.

I a  
ppreciate your time and consideration,

John

John Gurnick  
[gurnick@gmail.com](mailto:gurnick@gmail.com)  
cell: [503-481-6887](tel:503-481-6887)

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**From:** John Gurnick <gurnick@gmail.com>  
**Sent:** Friday, August 02, 2013 9:42 PM  
**To:** scottstarr97070@gmail.com  
**Cc:** Pauly, Daniel  
**Subject:** A concerned Villebois resident opposed to the Polygon LEC proposal

Hello Scott:

As a resident of Villebois, I am reaching out directly regarding the proposed Polygon LEC development and my opposition to this moving forward. I have lived in Villebois for five years on Lausanne Street. What I love about Villebois is its original vision and those elements that are throughout our community. I like the variety of the neighborhood and the openness and sense of connectivity you have when you travel through Villebois.

This development seems to be focused on building too many houses in an area where the approach should be thought out. I also feel like there is a need to slow down and consider the best option for land use for the entire community.

My specific concerns are:

1. **Over Density**- The LEC was originally marked to be an area of approximately 60 homes and this plan greatly exceeds that number.
2. **Protecting the Existing Trees** - There is a lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois and every effort should be made to keep the trees in place.
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Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

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Thank you for taking the time to hear my feedback and consider what is best for Wilsonville and Villebois going forward. I really do love it here and hope the best decision can be made for all people keeping in mind what was envisioned for Villebois.

I appreciate your time and consideration,

John

John Gurnick  
[gurnick@gmail.com](mailto:gurnick@gmail.com)  
cell: [503-481-6887](tel:503-481-6887)

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**From:** Chris Olson <crizo22@gmail.com>  
**Sent:** Monday, August 05, 2013 11:39 AM  
**To:** Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Pauly, Daniel; Stevens, Susie  
**Subject:** comment on Villebois LEC polygon proposal

Dear City Council Members,

First, I thank you for your time in taking public input on the proposed Polygon development of the LEC area in Villebois. I would like to comment on one aspect of the proposal: the traffic impact that this will have on Villebois Dr/Normandy Lane.

At one of the meetings, a Polygon representative displayed a traffic impact study with this distribution:

50% north on Grahams Ferry

25% on Villebois Dr.

15% south on Grahams Ferry

10% on Normandy

I spoke with a veteran ODOT engineer and he expressed some concerns with these numbers and how they were obtained:

- 1) Was the study performed by an external consulting firm, or by software? He said that ODOT always hires a firm to study traffic based on current usage. It would be great to get secondary input on the traffic impact.
- 2) Do we know what peak traffic currently is on Villebois Dr and was this considered in the impact?
- 3) Have traffic recorders been used in the neighborhood to measure current traffic (I've never seen them)?

Lastly, as I think about which path I would take if I lived in the proposed LEC area, I'm almost certainly taking the shortest route to the freeway (given that Wilsonville is a bedroom community). Grahams ferry would be very much out of the way which leaves Villebois Dr and Normandy Ln. As a resident near Villebois Dr, I don't think this road can take much more traffic, and especially not 25%. This is a very dense area, and with garages that fit one vehicle at best, everyone parks on the street(both sides). Also, Normandy Lane is against a natural area; I'm concerned what affect such an increase in traffic would have on it.

I thank you for your time and considering my comments,  
Chris Olson  
Wilsonville



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**From:** Richard J Shebitz <wds503@msn.com>  
**Sent:** Monday, August 05, 2013 8:40 AM  
**To:** Pauly, Daniel  
**Subject:** FW: Villebois and Polygon Home development proposal

**Importance:** High

Mr. Pauly...Please read attached

Tahnk You!

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From: wds503@msn.com  
To: mayor@ci.wilsonville.or.us  
CC: fitzgerald@ci.wilsonville.or.us; scottstarr97070@gmail.com; richardgoddard2010@gmail.com  
Subject: Villebois and Polygon Home development proposal  
Date: Mon, 5 Aug 2013 08:36:13 -0700

Attn: Mayor Tim Knapp Council Members

Mr. Knapp, Ms Fitzgerald, Mr. Starr, Mr. Goddard

I am writing to you regarding my concerns for future plans to develop the LEC area that are currently being considered by you and the fellow city council members. After reviewing the proposed plans presented by the 'Polygon' builder I am extremely dismayed on how the original plans for this area have been distorted and magnified in both scope and density. How it is now shown can only be described as 'grotesque' in size and completely different from the original concept of LEC development. A lack of vision, of parks, 'pocket parks', standard street designs for the area and non-conformity of the Villebois 'look and feel'. Polygon has saturated this area with small, dense, cheaply constructed homes. We do not need more of the same. Villebois is a stunning example of how a community should be. Parks, winding streets, roundabouts for traffic controls to reduce speeding, community centers, a lovely new school and many walking/riding trails. This neighborhood is a joy to be in and I believe should continue to be so. Not just from a financial investment perspective but mostly a livability approach. With this current plan being put forth by Polygon we can only look forward to a high density area overbuilt for its environment, school overcrowding, heavy traffic through our community, more of the

same type homes (which will have a negative impact on the current dwellings), what appears to be a lack of any innovative concept and a overall loss to the Wilsonville area. PLEASE, we do not need to become another Beaverton or Tualatin! We have yet to realize the impact of the current homes being built in this area by Polygon (144) and the potential 300 plus automobiles driving through this development, the impact to the streets of Wilsonville and traffic impacts on the I-5 on/off ramps, which at this time are beginning to 'back up' now. Another large development can only be detrimental to the livability of this beautiful community and city. I believe the LEC can be developed successfully without having to resort to high density cheap homes within a 'could be anywhere' footprint. Let's seek another developer(s) that are willing to accommodate the original plans and visions and bring in quality homes without having a negative impact on the beauty and livability of this area. We are all hopeful that you and the council members will hold to the vision we all bought into to live in Wilsonville!

Thank you for your time and considerations,

Richard & Susan Shebitz  
29245 SW Charlotte lane  
Wilsonville, Oregon

## **Attachment G:**

Minutes and Available Materials from Past Planning  
Commission Meetings Regarding the Future Study Area

is available electronically only, including at  
[www.ci.wilsonville.or.us/swvillebois](http://www.ci.wilsonville.or.us/swvillebois)

### Proposed Amendment to Villebois Village Master Plan (Future Study Area) Neighborhood Meeting Notes July 11, 2013

There were roughly 24+ people in attendance. Attendees' names and addresses are noted on the attached sign-in sheet. The meeting was held at the Water Treatment Plant Conference Room, 10350 SW Arrowhead Creek Lane in Wilsonville, OR. The meeting started at approximately 6:40 p.m. and ran until 8:30 p.m.

Fred Gast with Polygon Northwest Company welcomed the attendees and provided an introduction and overview of Polygon Northwest, the project and the purpose of the Neighborhood Meeting. Jim Lange with Pacific Community Design then summarized the history of the property, the guiding principles of Villebois and the plan's framework, and provided a description of how the plan for the Future Study Area was developed and some comparisons with adjacent and recent phases. Questions from the audience are summarized below.

Neighbors questioned the proposed lots in the northeast corner of the project and expressed concerns about the trees in this area. Neighbors asked how the SROZ is defined and how it can be determined to be different than shown on maps. Neighbors would like to see the trees in the northeast corner retained as they provide a visual buffer and shade from the afternoon sun in the summer time. Neighbors are concerned about partial removal of trees in the northeast corner and, if this occurs, would want the retained trees evaluated for health and stability following tree removal. A large amount of interest was shown for this topic. Fred asked for a show of hands for who would like to see trees retained in the northeast corner; the majority of attendees raised their hands. Fred indicated the plan for the northeast corner of the site would be reevaluated.

Discussion occurred regarding the SROZ, subsequent review processes and mitigation proposed for SROZ encroachments. Some concerns were expressed about proposed girdling of conifer trees to promote the health of oak trees. Neighbors were concerned about potential for trees falling during storms. Once it was clarified that the mitigation area is in the south and southeastern portions of the project, and not in the northeast corner, the concern seemed to be alleviated.

Neighbors asked about proposed home sizes. Fred shared that Polygon has been building homes in the range of 1,400 SF to 1,850 SF and that this project will include alley loaded homes from 2,400 SF to 2,600 SF and front loaded homes from 2,600 SF to 3,200 SF.

A question was raised about the prior owner, Living Enrichment Center, and who exactly it was that said this property would be for housing. It was explained that the property was identified as a Future Study Area during the Master Plan process as the property owner was not ready at the time to finalize land uses and that the City was involved in that decision to include the property into Villebois.

Neighbors questioned the number of units proposed (121), the number of access points (two), and whether the traffic impacts will be studied. It was explained that the traffic impacts are

currently being reviewed. Where can they find the study? It will be available for review with the application review.

A number of people expressed concern about increased traffic on Normandy, which was characterized as a quiet street. Neighbors asked whether the farms across Grahams Ferry Road had been notified (yes, 500' notification radius). Neighbors asked whether the City has bought off on the application. It was explained that we've had numerous meetings with the City leading to this application which is now being reviewed by the City.

Neighbors asked why the project has to connect to Villebois Drive. The need for connectivity and a second access point for fire and life safety were explained. Neighbors asked whether there could be 2 points of access on Grahams Ferry Road and expressed concerns about the speed of traffic on Villebois Drive and the narrowness of Villebois Drive when cars are parked on the street. It was explained that the Master Plan included this access from Villebois Drive to the site and that there are access spacing standards on Grahams Ferry Road, as well as the SROZ areas, that limit placement of access point to Grahams Ferry Road. It was also explained that the Traffic Study will evaluate potential impacts from proposed access points and proposed land uses.

A neighbor offered her perspective on the prior concept for development in relation to the SROZ, which encourages clustering smaller homes together with the resource areas protected. In regard to the northeast corner of the site, a suggestion was made to move lots 1-4 instead of having these homes up against existing homes to the north and east. A concern was also expressed about the design concept of encouraging people to spend time in their front yards. She's concerned the house designs are forcing people into their back yards and would prefer to see larger porches, front yard fencing and courtyards to encourage greater community interaction. Fred indicated there have been conversations with the City on this topic and that Polygon is building it into homes that are now in construction.

Neighbors expressed that they are happy to see this site develop. While the property has been vacant, there have been ongoing trespass concerns with the site and they welcome relief from these concerns.

The turnaround in the northeast portion of the site was questioned as to whether the street would be extended in the future. It was explained that this is just a turnaround design that minimizes impacts to resource areas and the turnaround is not for future street extensions.

An opinion was expressed that the project should have more large homes. It was explained that the plan was arrived at through a process of trying to balance a variety of objectives and still reach a viable project. Neighbors then pressed for where the requirement for density comes from - who can tell them how many houses are required. It was suggested that neighbors contact Chris Neamtzu with the City.

Neighbors asked whether this project would be part of the Association and would have access to the clubhouse. Fred relayed that Polygon would consult with the HOA prior to deciding whether to pursue this.

Neighbors expressed appreciation of front yard maintenance in existing phases of the project and asked whether this would be continued with this project. It was confirmed that the same maintenance program would be in place.

Neighbors asked whether the project would be part of Villebois. This was confirmed. Neighbors asked about the price point. Fred relayed that their conservative estimate is starting alley loaded homes at the high \$300,000's to low \$400,000's and the front loaded homes starting at the high \$400,000's to the low \$500,000's.

Neighbors expressed some concerns about this area being situated so that it seems separate from the rest of Villebois. It was suggested that removing homes in the northeast corner of the project near the access from Villebois Drive could provide a community gathering space that would draw the areas together.

A neighbor asked whether this project would include any assisted living. The response was no, this phase will not, but this is likely in future Villebois phases.

Neighbors expressed desire to see trees retained on lots where safe to do so. They asked for a description of how trees are protected during construction. Fred explained the process of valuing trees prior to site design and reviewing the plan to make adjustments to preserve important and good trees, establishing the drip line for trees to be preserved and the placement of tree protection fencing (chain link fence) and signage to remain in place throughout construction.

Neighbors expressed appreciation for the meeting and that they would like to see the property developed. A neighbor expressed that she feels the site is not intended to have 122 homes and she sees this as the reason the plan struggles to meet the Villebois goals. She encouraged removing lots to place a park in the northeast corner, providing more shared space and providing larger lots.

A neighbor expressed the desire to see senior housing included in Villebois and concern over the grid street shown in the plan. She enjoys the meandering streets in earlier phases of the project and feels that they enhance the space so that the smaller lots do not feel small.

Proposed Amendment to Villebois Village Master Plan (Future Study Area)  
Neighborhood Meeting #2 Notes  
July 24, 2013

There were roughly 24+ people in attendance. Attendees' names and addresses are noted on the attached sign-in sheet. The meeting was held at the Water Treatment Plant Conference Room, 10350 SW Arrowhead Creek Lane in Wilsonville, OR. The meeting started at approximately 6:45 p.m. and ran until 8:30 p.m.

Fred Gast with Polygon Northwest Company welcomed the attendees, polled how many people were at the last meeting (roughly 20) and how many were new (roughly 10), and explained that the purpose of this second meeting is to share responses to comments received at the last neighborhood meeting. He then reviewed a checklist of the comments and described how the plan has been advanced to respond to these comments. The following is a brief summary of this.

The northeast corner of the prior plan showed 8 lots and a street. In response to neighbors' comments, this portion of the plan now reflects 3 lots and no street. The trees are retained within additional open space areas.

A park closer to existing residents to encourage community gathering between the two areas was suggested at the last meeting. The new plan was reviewed, which includes additional open space areas and trail connections in the northeast corner and a pocket park at a central corner area internal to the project. The trail connections with exiting phases were described.

Fewer lots and larger lots were also requested at the last meeting. The plan now has 113 lots in total and now has more Large lots. The location of the Large lots was described around the perimeter of the project and was compared with Phase 4 South. The same number of Large lots is proposed in this phase as exists in Phase 4 South, but is a larger percentage of this project.

A neighbor requested that the roads have more wiggle to them to create greater street interest. The new plan was described to characterize the entry street from Grahams Ferry Road as having a boulevard feel with the median and how the streets are configured to provide view corridors into the surrounding open space areas. Wiggles have been added to the streets where it was feasible to do so. The street system also includes a small roundabout which serves to enhance the street character.

Several neighbors requested courtyards at the last meeting. Fred relayed that Polygon will be building more courtyards in this project and is adding them into other current phases in construction.

Access to Grahams Ferry Road was discussed at the last meeting with some neighbors requesting that two (2) access points to Grahams Ferry Road be provided. This option was reviewed and found to not impact trip distribution. The plan retains the one (1) access to Grahams Ferry Road.

At the last meeting, several neighbors asked if the connection to Villebois Drive could be eliminated. The significance of this street in providing connectivity both in terms of circulation and neighborhood connections was described. It was also noted that this request was discussed with the City, who has confirmed that they will require this connection to assure neighborhood connectivity is provided.

Traffic on Normandy was also discussed at the last meeting. An exhibit prepared by DKS to illustrate anticipated trip distribution was shared. Some potential traffic calming measures that could be applied to Normandy were also described.

Inclusion in the Swim Center/Community Center was also discussed at the last meeting. Fred noted that he has heard the neighbors express that they do not want to add any additional areas to the Swim Center/Community Center because there is not additional capacity available. He indicated that he would not pursue inclusion of this project without consulting the current membership and based on the feedback he has been receiving he will not indicate that membership is included in this project.

The meeting was then opened up for questions. Neighbors expressed some concerns about the added trips to Barber Street through Villebois Drive and questioned whether some traffic calming measures could be added to Barber Street. It was noted that Barber is a collector street and is not intended to be like a residential street. It was also noted that as full build-out along Barber is completed, the additional homes along the street will serve to alter the feel of the street and will likely reduce travel speeds. If this is a problem over time, neighbors can work with the City to consider traffic calming options.

Neighbors questioned whether the Villebois Drive access would be used for construction access and whether it could remain closed for most of the site construction. Fred indicated that Grahams Ferry Road would likely be used for construction access and that they would do what they can to limit use of the Villebois Drive access during construction. He indicated that there's a point during construction when this access will be required by the City to be open and available. They asked about construction hours and control over contractors' activities. Fred indicated that they do specify hours of construction activity in their contracts with contractors and take steps to try to minimize impacts from construction on the existing neighborhood.

Many neighbors expressed thanks for the responses to their comments from the last meeting.

Some concerns were expressed about vehicles speeding along Villebois Drive and Grenoble. There was some discussion about ways to encourage reduced speeds. Many neighbors stated they do not want speed bumps. They asked whether a 4-way stop sign could be installed at some point.

Neighbors asked about the build-out plan and timeframe. Fred indicated that this is still being worked out, but described a general scenario with model homes and potential phasing.

A neighbor asked about the size of the lots along Graham Oaks Park. These are Large lots, which are 60' by 90'-100'. Neighbors asked whether the Street of Dreams option was still being considered and how this would meet the Master Plan. Fred indicated that, if this occurs, the Street of Dreams builders would be required to meet the Pattern Book.



Neighbors asked about this new Large product. Fred indicated that it would be a different price point and a different square footage than the homes currently being built and described Polygon's approach to building homes. He indicated the Large homes will allow master on the main to be included, which will appeal to a broader base of people and expand Polygon's suite of homes. A neighbor asked the percentage of single-level homes. Fred indicated that this was not known yet, depends on demand.

A neighbor asked whether the forested area south of San Remo would be left alone. Yes, the only tree removal that would occur would be if a tree is identified as a problem tree due to health conditions. Mitigation plans include removal of ivy and blackberries, both of which are invasive species.

Neighbors asked whether Polygon's other development areas in Villebois would continue the footprints currently being built, specifically the Cottages. Fred indicated yes and that the home products will evolve overtime and continue to fit within the context of the Pattern Book.

Neighbors asked for more explanation of the terms shown on the Traffic Distribution exhibit - peak versus daily trips. A neighbor questioned what was estimated/planned for on this site with the Master Plan. The original assumption of 300 apartment units was explained.

Trail surface was questioned. It was noted that the trails would be natural. Bikes would use the streets? Yes.

A neighbor expressed preference to have a park in the northeast corner that would include something of significance not elsewhere in the project that would draw residents to this area (remove the 3 remaining lots). Other neighbors stated they do not want a park in the northeast corner that would draw people into the area near their back yard. Several neighbors expressed the preference that this area be a natural area instead of a developed park area.

A neighbor suggested that the area be used to put in a 2<sup>nd</sup> swim center/community center, saying that it may be a good revenue source. Fred indicated no, it's not worth the cost of developing and operating for the number of homes here.

A neighbor questioned the size of homes on the Medium lots on the south side of the entrance road from Villebois Drive and whether the density could be reduced by placing larger homes here. Fred indicated he'd look at this, but the intent is to provide a pedestrian oriented street with alley-loaded homes. The larger lots would add driveways to this street and would be contrary to this intent.

Neighbors asked if additional trees could be planted in the open space in the northeast corner to enhance the buffering and screening for the existing homes. It was indicated this would be looked at.

Neighbors asked what was next, would the 8/14 date be held. Yes, we're proceeding with the 8/14 Planning Commission Hearing.

Neighbors asked if the plans were available on a website. No, not yet - literally just printed prior to meeting. Neighbors asked if copies could be sent to them. Yes.

Some discussion occurred regarding school impacts and plans for the elementary school in Villebois. The fact that the school currently has kids from outside areas attending, which is planned to be phased out overtime as Villebois residents are able to provide for full attendance, was discussed. A neighbor questioned the 2,300 units noted in the Master Plan. It was noted that this is a minimum and the master planning process to analyze and provide for the project was described again (300 apartment units analyzed for this site in the background analysis for public facilities).



City of Wilsonville

## **PLANNING COMMISSION MEETING**

**WEDNESDAY, AUGUST 14, 2013**

**6:00 PM**

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### **VIII. OTHER BUSINESS**

- A. 2013 Planning Commission Work Program

## 2013 Annual Planning Commission Work Program

DATE	AGENDA ITEMS		
	Informational	Work Sessions	Public Hearings
<b>August 14</b>	Basalt Creek Concept Plan update Frog Pond update Advance Road UGB update	Goal 10 Housing Needs Analysis Tax Increment Financing (TIF) Zones	Villebois Master Plan Amendments relating to the former LEC site
<b>September 11</b>		Goal 10 Housing Needs Analysis	Tax Increment Financing (TIF) Zones Contd. Villebois Master Plan Amendments (?)
<b>October 9</b>	Industrial Form Based Code	Basalt Creek Concept Plan	
<b>November 13</b>		Goal 10 Housing Needs Analysis	
<b>December 11</b>			

### **2013**

- 1 **5-year Infrastructure Plan**
- 2 Asset Management Plan
- 3 **Basalt Creek Concept Planning**
- 4 Community Investment Initiative
- 5 Climate Smart Communities (Metro)
- 6 **Development Code amendments related to density**
- 7 Advance Road/Frog Pond Concept Planning
- 8 **Goal 10 Housing Plan**
- 9 **Old Town Code Amendments**
- 10 Parks & Rec MP Update - Rec Center/Memorial Park Planning
- 11 **Villebois Master Plan Amendments for former LEC site**
- 12 French Prairie Bike/Ped Bridge
- 13 **Density Inconsistency Code Amendments**

\*Projects in bold are being actively worked on in preparation for future worksessions