



PLANNING COMMISSION

WEDNESDAY, NOVEMBER 12, 2020

II. WORK SESSIONS

- A. Town Center Streetscape Plan (Bradford) (45 minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: November 12, 2020		Subject: Town Center Streetscape Plan	
		Staff Member: Philip Bradford, Associate Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To: <i>[Identify which goal(s), master plans(s) your issue relates to.]</i>			
<input checked="" type="checkbox"/> Council Goals/Priorities Town Center Plan Implementation		<input checked="" type="checkbox"/> Adopted Master Plan(s) Town Center Plan	
		<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION: Staff will provide an update on the Town Center Streetscape project. The project team will present initial public outreach feedback and seek additional input from Commissioners regarding initial design concepts and styles to include in the first draft of the Streetscape Plan.

EXECUTIVE SUMMARY:

In 2019, the Wilsonville City Council adopted the Wilsonville Town Center Plan, establishing a vision for a vibrant, walkable community hub that inspires people to come together and socialize, shop, live, and work. The Plan envisions a mixed-use development pattern that will result in a walkable and vibrant Town Center, home to active parks, civic spaces, and amenities that provide year-round, compelling experiences.

The intent of the Town Center Streetscape Plan project is to create a document that contains sidewalk and street cross-sections that clearly define widths, amenity zones, and landscaping zones along with selecting specific street furniture, lighting, and materials to create a distinct visual appearance for Town Center, including streetscape treatments specific to the Main Street District. The Streetscape Plan will also further refine design elements and street cross-sections for specific projects contained in the Town Center Plan such as the Parklets, Festival Street, and components of the Emerald Chain.

Since the Streetscape Plan was introduced to the Planning Commission at the March work session, staff selected a consultant, SERA Architects, conducted a site visit to familiarize the project team with the site, and began developing plans for public outreach throughout the project. The first of these outreach opportunities is an online community forum on November 10, 2020, scheduled as two individual sessions from noon to 1 PM and from 6 to 7 PM. The forums will provide an opportunity for attendees to learn more about the project, ask questions, and provide input on important streetscape elements to consider in developing the plan. Feedback from the forum will be included in the work session presentation. Additionally, the project team will utilize the Ideas Tool on Let's Talk, Wilsonville! to gather input on what streetscape elements the public would most like to see in Town Center.

As a starting point in developing initial design concepts, the project team has reviewed input from several plans and projects that will influence the Streetscape Plan, including the I-5 Bike and Pedestrian Bridge, Signage and Wayfinding Plan, and Bike and Pedestrian Connectivity Plan. Attachment 1 includes excerpts from the design-related components of these and other plans relevant to this project. Based on this information, the project team synthesized this prior feedback to create three initial Wilsonville Town Center streetscape design concepts. Based on Planning Commission input and public feedback received during the community forums, these design concepts will be refined prior to the second Public Forum and subsequent Planning Commission and City Council Work Sessions, which are planned for the Spring of 2021.

In order to move forward with refinement of the initial design concepts, the project team seeks feedback on the following questions:

- The Town Center Plan feedback favored a modern / natural design aesthetic and use of wood, stone, glass and brick; do you support these as some of the primary materials in the streetscape?
- Are there designs and key features in the Town Center today that you like and want to build upon for the streetscape?
- Based on the examples of streetscapes shown in the presentation, are there any specific elements you would like us to consider as part of the design concepts for the streetscape?

- Do the three preliminary concepts capture the range of themes and ideas you'd like to see further developed as we continue designing?

EXPECTED RESULTS:

The project team will incorporate Planning Commission feedback along with public input gathered from the November public forums into the three preliminary design concepts.

TIMELINE:

Project work and public engagement activities will continue throughout 2020 and 2021 to further inform the design concepts utilized in the Streetscape Plan. Additional work sessions will be facilitated with the Planning Commission over the course of this project. Draft concepts and the draft plan will be presented in the spring of 2021, with additional public engagement occurring at this time. Adoption of the plan is anticipated during the summer of 2021.

CURRENT YEAR BUDGET IMPACTS:

The adopted budget for FY2020-21 includes \$185,000 for Town Center Implementation Activities in CIP project #3004. The Streetscape Plan is estimated to cost \$50,000, with all of these funds anticipated to be spent in the FY2020-21 budget year.

FINANCIAL REVIEW / COMMENTS: N/A

LEGAL REVIEW / COMMENT: N/A

COMMUNITY INVOLVEMENT PROCESS:

The project team anticipates community outreach will be conducted through Public Forums conducted via Zoom, and other input opportunities on Let's Talk, Wilsonville! Stakeholder interviews are planned along with additional work sessions and public hearings before the Planning Commission and City Council.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

As a result of undertaking the Town Center Plan's implementation activities, including the Streetscape Plan, the City will begin to realize the community's vision for a more commercially vibrant, walkable, mixed-use Town Center.

ALTERNATIVES:

The Planning Commission can recommend additional design elements and aesthetic themes to be considered in development of the Streetscape Plan.

ATTACHMENTS:

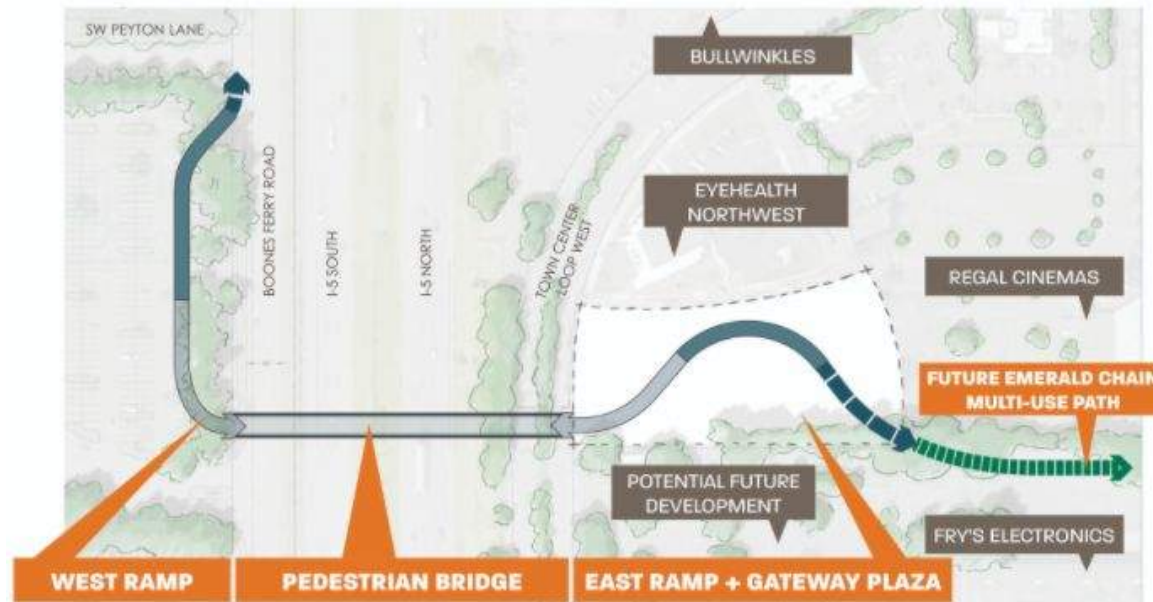
1. Other Influential Plans Handout

Appendix

Other Influential Plans

- I-5 Bridge Design
- Wayfinding and Signage
- Bicycle / Pedestrian Connectivity Plan
- Urban Forestry Plan (underway)
- Tree and Landscape Standards
- Stormwater Standards

I-5 BRIDGE INFLUENCES



I-5 BRIDGE CONCEPT: AUGUST 2020 SURVEY

OVERVIEW



This symbol indicates questions where virtual open house polling results have been combined with online survey results

- Q1** Which of these bridges do you think would be an iconic or defining structure for Wilsonville?
- Q2** Based on identified themes of harmony with nature, family friendly, Willamette River/Boones Ferry, and inclusive and welcoming, could these bridge designs evoke Wilsonville?
- Q3** Rank the bridge designs in order of preference.
- Q4** Standard Bridge Customization Options. All bridge concepts have the potential to incorporate the following examples of customized features. Choose up to three:
- Q5** Based on identified themes of harmony with nature, family friendly, Willamette River/Boones Ferry, and inclusive and welcoming, could these plaza concepts evoke Wilsonville?
- Q6** Rank the plaza concepts in order of preference.
- Q8** Sustainable Features. Which of the following sustainable features are most important (choose up to three)?
- Q9** Shade/Rain Shelter. Which of the following shelter options are most important for the gateway plaza (choose one)?
- Q10** Trees and Plantings. Which of the following characteristics reflects the type of planting you would like to see in the gateway plaza area (select all that apply)?
- Q11** Gathering. What kind of gathering spaces are most important to include in the final design (choose up to two)?
- Q12** Art. What form of art would you like to see around the plaza area (choose up to three)?
- Q13** Open Ended Question: Are there specific elements that are missing from these bridge and plaza concepts?
- Q+A** Virtual Open House Wall Graphic

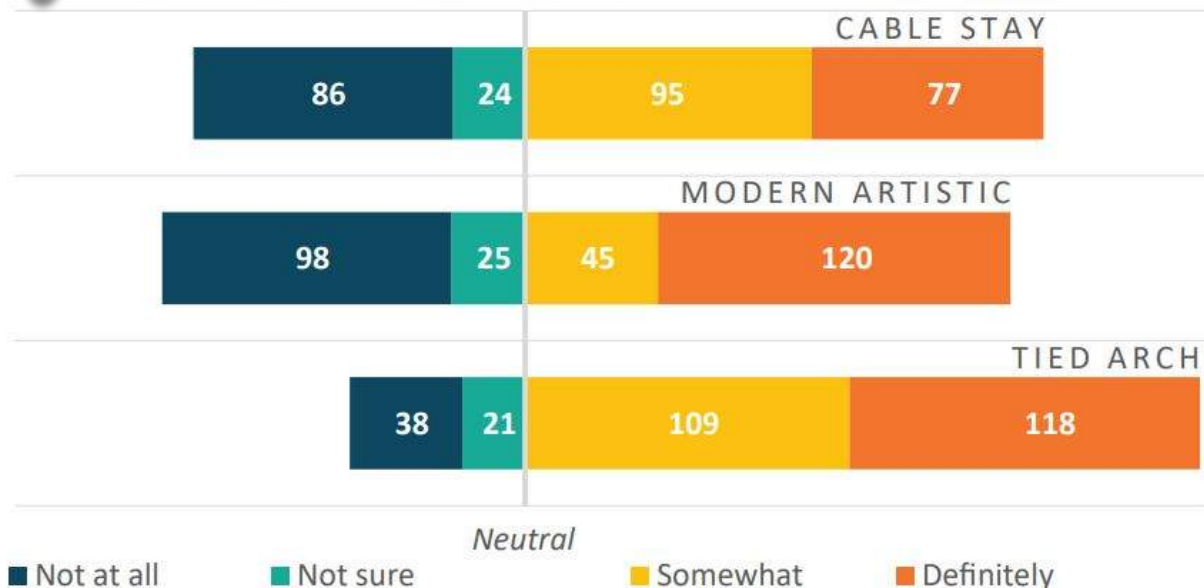
I-5 BRIDGE CONCEPT: AUTUMN 2020 DECISION

Results comparison.



I-5 BRIDGE CONCEPT: AUTUMN 2020 DECISION

Q1 Which of these bridges do you think would be an **iconic or defining structure for Wilsonville?**



I-5 BRIDGE CONCEPT: AUTUMN 2020 DECISION

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Top ranking plaza components comparison.



1. Interactive and Functional
2. Multiple, Small Installations
3. Murals or Mosaics



1. Planting for Biodiversity
2. Climate Adapted Planting
3. Enhanced Stormwater



1. Tree Allée
2. Formal Planting
3. Green Walls



1. Tree Canopy
2. Modern, Artistic Shelter



1. Multiple Smaller Spaces
2. Transitional Spaces



1. Whichever ramp provides the most **sound and visual buffering** from **I-5** for visitors using the surrounding plaza space
2. Long **swooping ramp on a sloping land form with planting** to soften the edges of the ramp

BICYCLE / PEDESTRIAN CONNECTIVITY PLAN (2018)

WILSONVILLE CONNECTS VIA PEOPLE POWER



The City is working to make sure it gets easier to get around, especially as Wilsonville grows. We have a plan, and the City is Committed to making the most of public and private investments to implement the plan and connect the community

CONNECTIVITY PROJECTS

ONGOING PROGRAMS

- Bike SMART
- Walk SMART
- Annual bicycle/pedestrian counts
- Trail Maintenance
- Safe Routes to School
- Walk Friendly Community designation
- Wilsonville Bike and Walk Map
- Enforcement of pedestrian crossings
- Personalized, one-on-one bus travel training
- SMART website information
- Annual road maintenance (includes bike lane sweeping)
- Walk at Lunch every Wednesday (April-September)
- Wilsonville Wheelers
- SMART Central bike parking

- | | |
|--|--|
| 1 Advance Road sidewalk and bike lanes | 14 Toozie Road upgrade (110th to Grahams Ferry Road) |
| 2 Boeckman Road signalized intersection | 15 Wilsonville Road enhanced crossing |
| 3 Canyon Creek Road enhanced pedestrian crossing | 16 Arrowhead Creek Planning Area Ice Age Tonquin Trail extension |
| 4 Costa Circle—Villebois extension | 17 Wilsonville Road ADA ramp upgrade |
| 5 Graham Ferry Road improvements and pathway | 18 Kinsman/5th Street extension |
| 6 Barber Street extension from Kinsman Road to Coffee Lake Drive | 19 Garden Acres Road sidewalk and bike lane |
| 7 Boones Ferry Park Trail upgrade to meet ADA standards | 20 Improved pedestrian crossings |
| 8 Ice Age Tonquin Trail additions | 21 Frog Pond West |
| 9 Charbonneau ADA ramp upgrade | 22 Boeckman Road Upgrade Phase 1 & 2 |
| 10 Kinsman Road extension from Barber Street to Boeckman Road | 23 Parkway west side bike lane |
| 11 Northern Villebois addition | 24 French Prairie Bicycle/Pedestrian Bridge |
| 12 Villebois Drive extension | 25 I-5 Bicycle-Pedestrian Crossing |
| 13 Tonquin Trail segment along Coffee Lake Drive | 26 Boeckman Creek Trail |

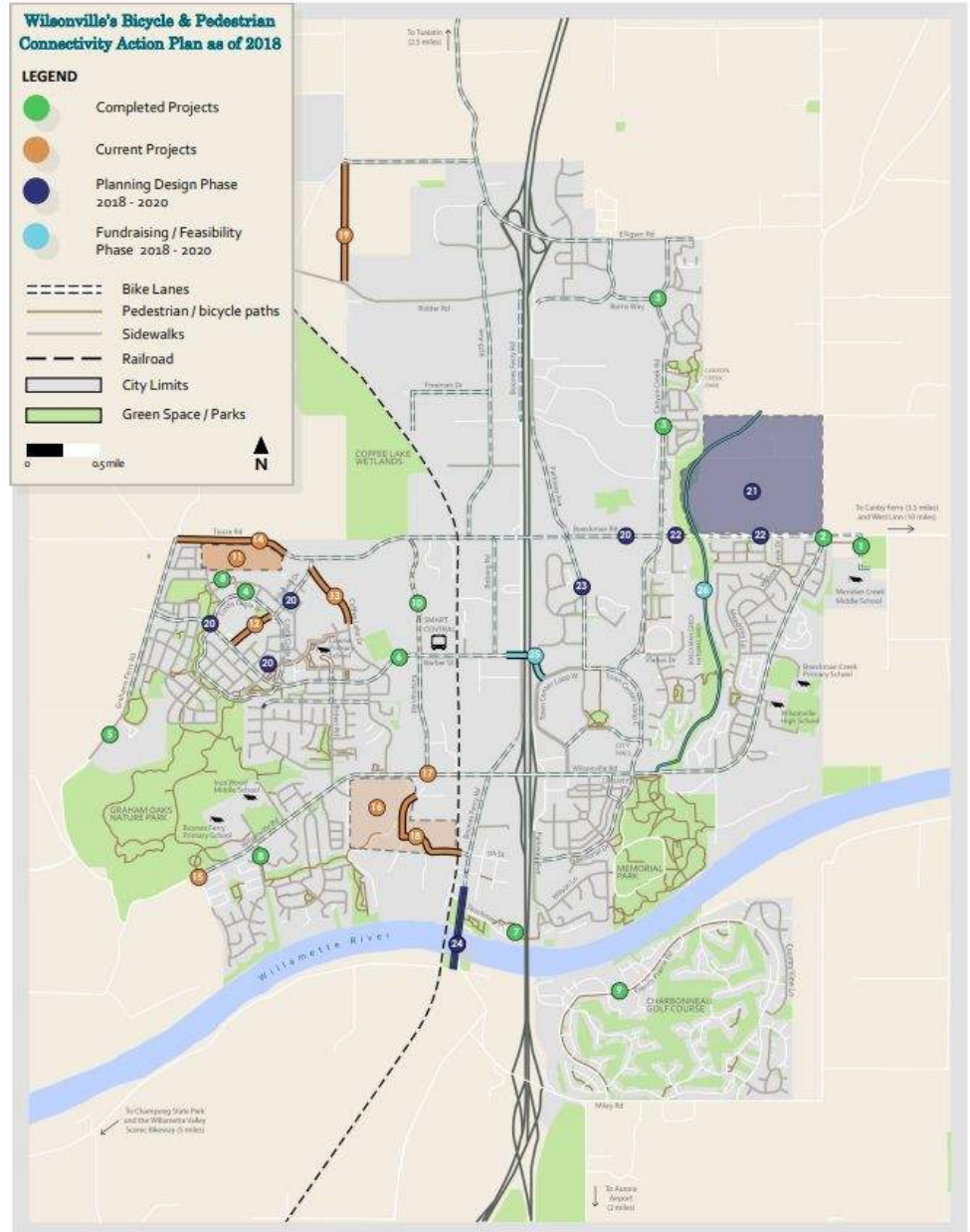
CITYWIDE PROJECTS

- City wide wayfinding signage
- Improving sidewalk access to bus stops
- ADA compliance inventory and improvements: parks and trails
- Ice Age Tonquin Trail wayfinding signage

WHAT'S THE DIFFERENCE BETWEEN A PROJECT AND A PROGRAM?

Projects cover a wide range of capital infrastructure investments to improve walking and bicycling. Programs are education, encouragement, and outreach efforts that increase awareness, participation, and safety for all roadway users.

Wilsonville funds the projects and programs listed on this page through a variety of sources, including grants, payroll and property taxes, fees on private development, and urban renewal.



URBAN FORESTRY PLAN INFLUENCES

Plan is currently in progress:

PROJECT STAKEHOLDERS

City of Wilsonville Departments: Natural Resources, Community Development, Engineering, GIS & Mapping, Information Systems, Parks & Recreation, Public Works, Urban Renewal

Consultants: **PlanIT Geo, LLC**

PROJECT TIMELINE

- Information Discovery & Research: June – August 2020
- Tree Inventory: July 2020
- City Operations & Workflows Workshop: September 2020
- Existing Conditions Analysis: September 2020
- Benchmarking Research: September 2020
- Community Meeting #1: September 15, 2020
- Community Meeting #2: October, 2020
- Community Meeting #3: January 2021
- Public Survey #1: September 2020
- Public Survey #2: November – December 2020
- UFMP Draft: December 2020
- Presentations to Planning Commission/City Council: November 2020/January 2021
- Final UFMP: January 2021

PLANT PALETTE INFLUENCES

List of example projects with “hardy native” plant palettes:

Supporting Documents:

Wilsonville’s streets, parks and public spaces include a colorful palette of hardy native and ornamental plants. The following maps provide examples of hardy plants to observe throughout the seasons. The plants are listed by species, and cultivar, if necessary, and colored coded to aid in identifying.

A special thanks to Juncus Landscape Architecture Green Infrastructure and Habitat Landscape Design for their contributions.

Supporting Documents

-  [Kinsman Rd. Roundabout](#) (341 KB)
-  [Wilsonville Rd. & Wagner Rd](#) (192 KB)
-  [Wilsonville Rd Interchange](#) (339 KB)
-  [Wilsonville Wastewater Treatment Plant -- North](#) (618 KB)
-  [Wilsonville Wastewater Treatment Plant -- Central](#) (521 KB)
-  [Wilsonville Wastewater Treatment Plant -- South](#) (452 KB)

Source: <https://www.ci.wilsonville.or.us/natural/page/hardy-plants>

Invasive plant resource:

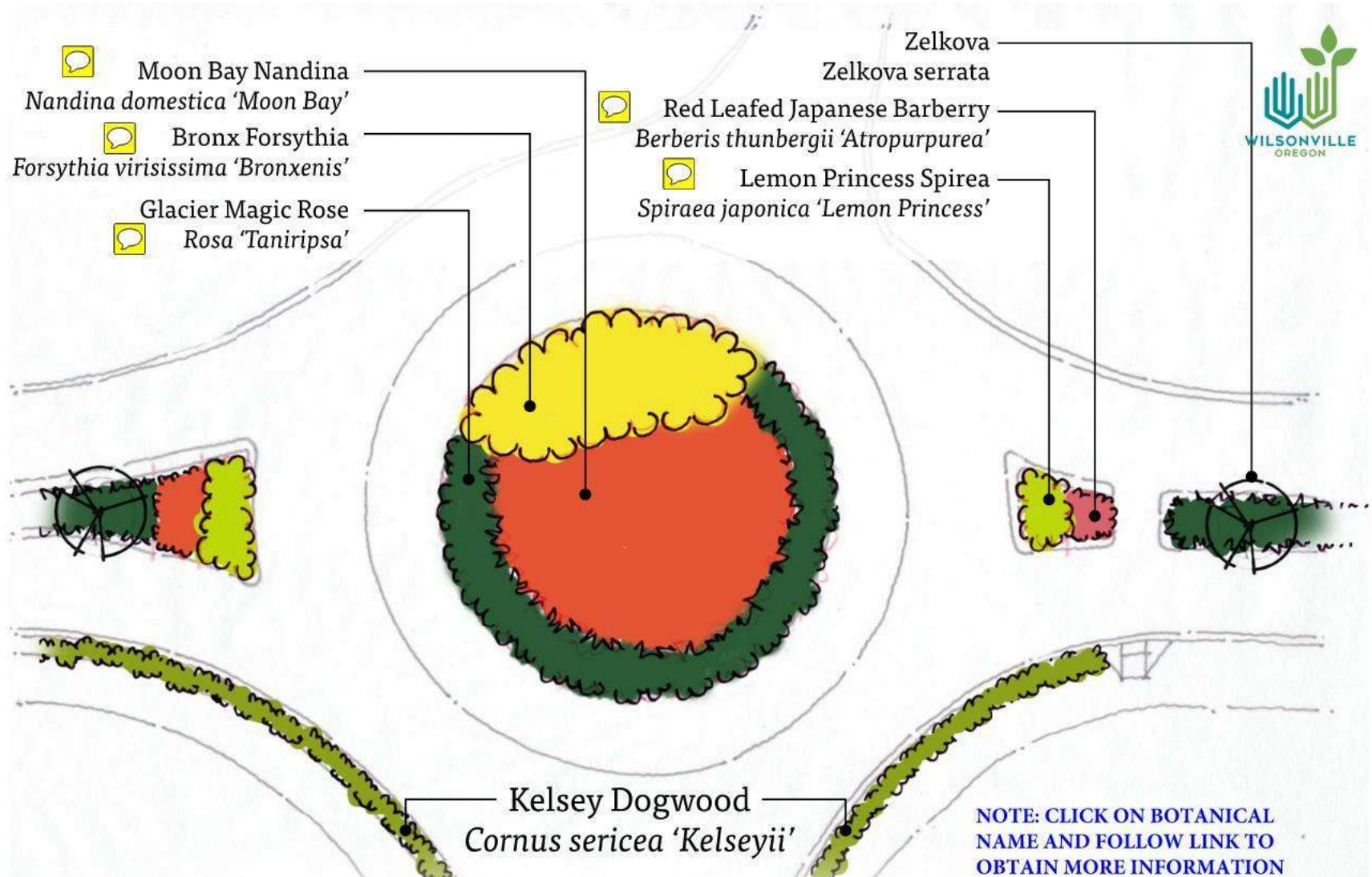
For more information about Oregon Invasive Species, go to the Oregon Invasive Species Council web page <https://www.oregoninvasivespeciescouncil.org/>. Their mission is to protect Oregon's natural resources and economy by planning and leading a coordinated and comprehensive campaign to prevent the introduction of invasive species and eradicate, contain or manage existing invasive species in Oregon.

Source: <https://www.ci.wilsonville.or.us/natural/page/invasive-plant-control>

PLANT PALETTE INFLUENCES



PLANT PALETTE INFLUENCES

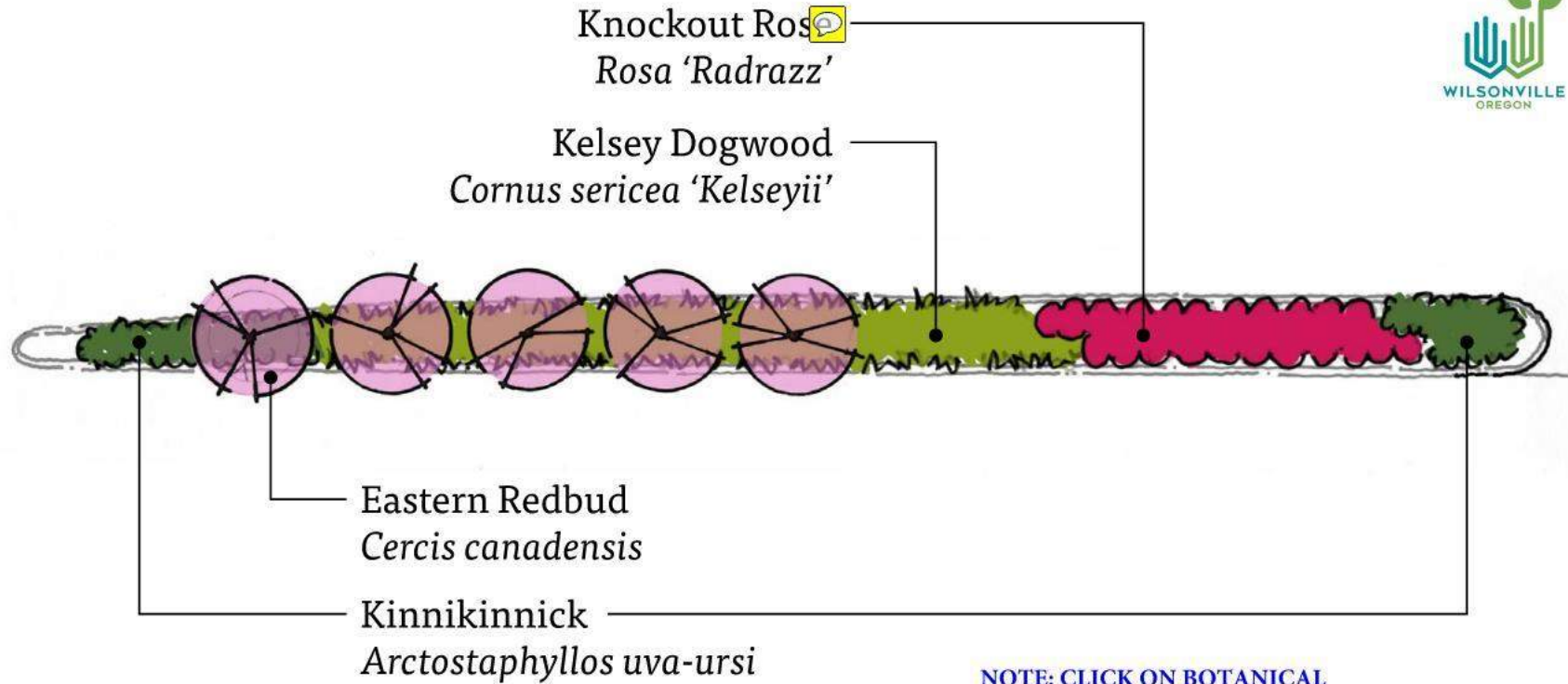


KINSMAN RD. ROUNDABOUT

Wilsonville Community Plant Guide



PLANT PALETTE INFLUENCES

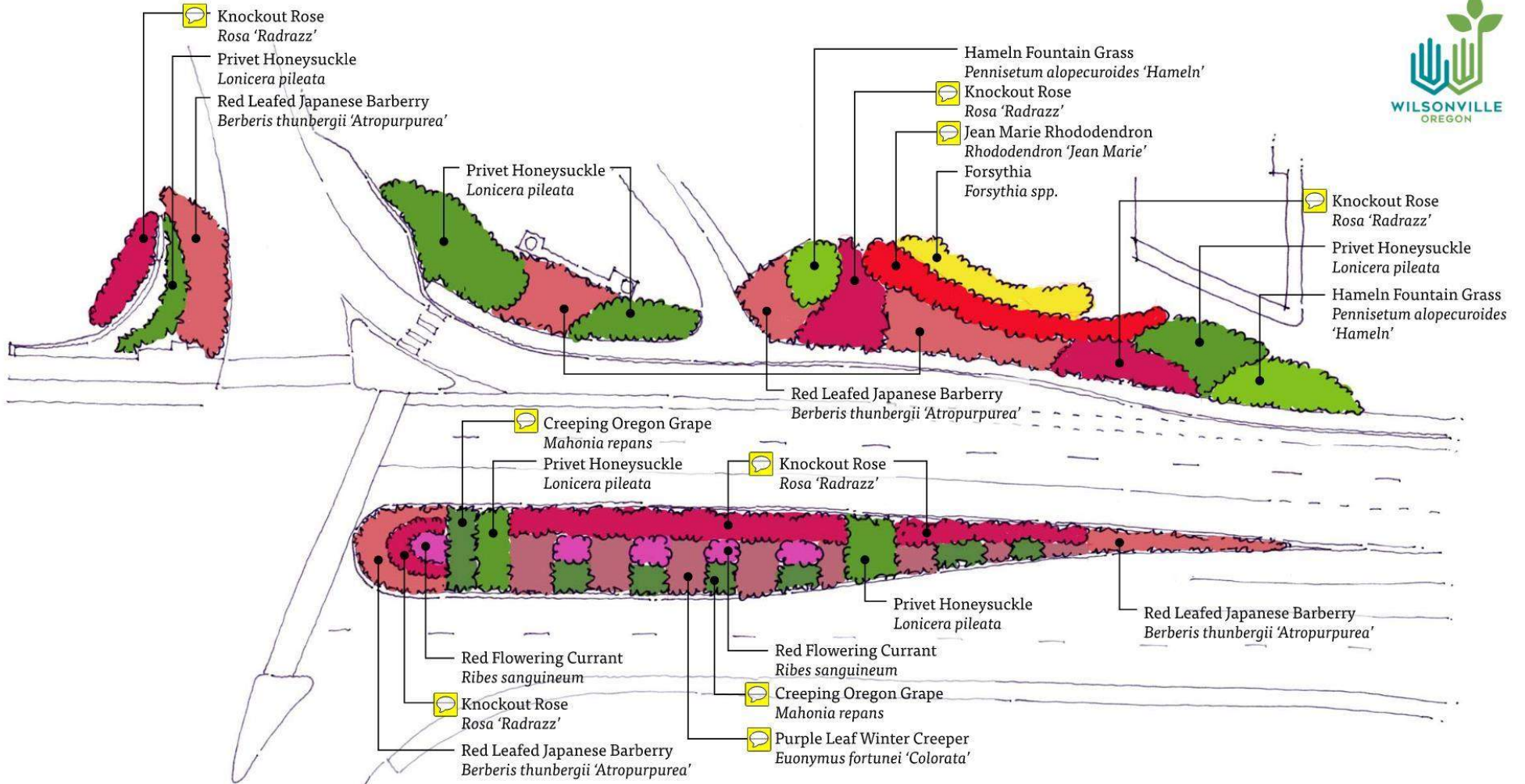


NOTE: CLICK ON BOTANICAL NAME AND FOLLOW LINK TO OBTAIN MORE INFORMATION

WILSONVILLE ROAD & WAGNER ROAD

Wilsonville Community Plant Guide

PLANT PALETTE INFLUENCES



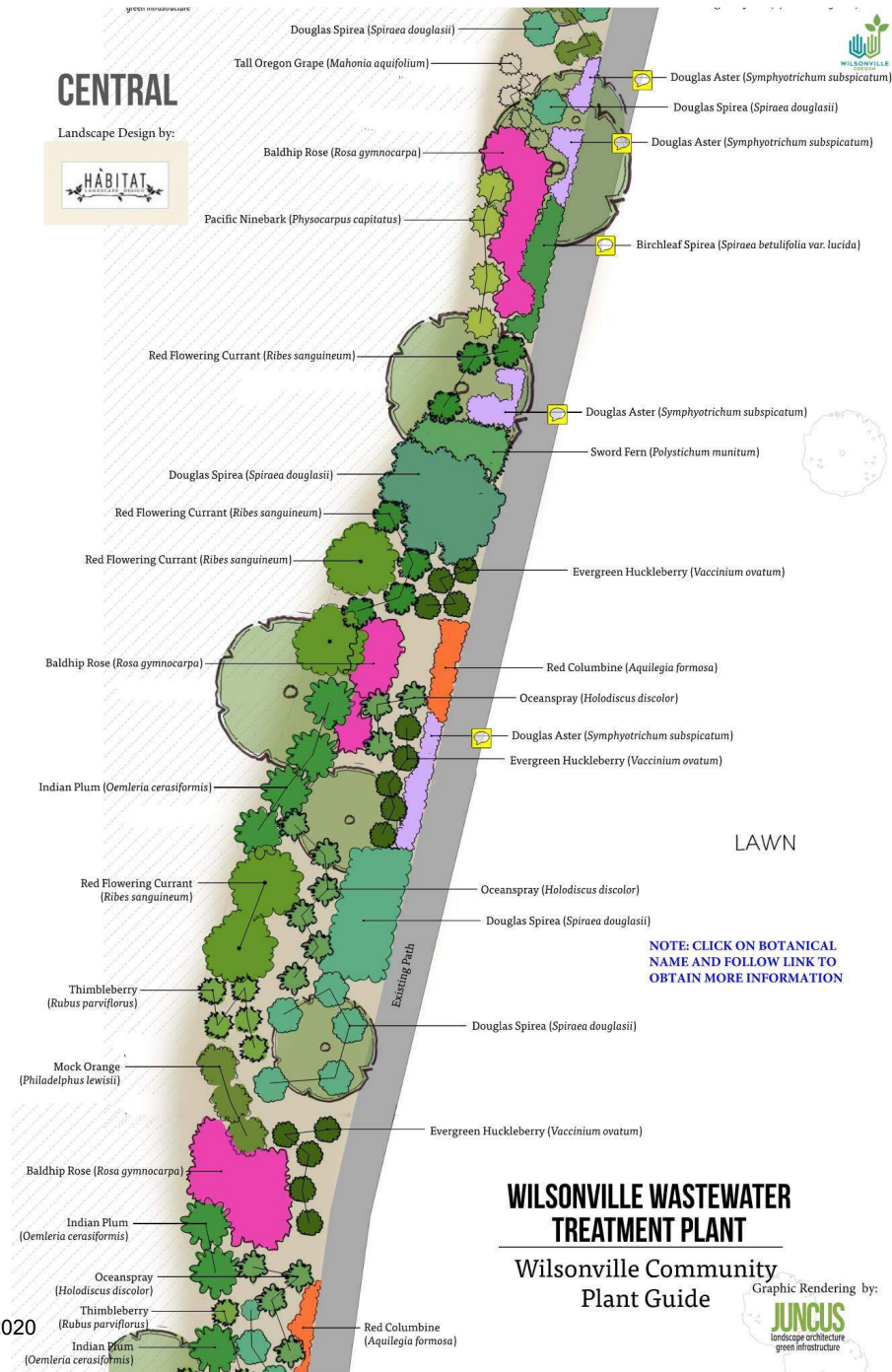
NOTE: CLICK ON BOTANICAL NAME AND FOLLOW LINK TO OBTAIN MORE INFORMATION

WILSONVILLE ROAD INTERCHANGE

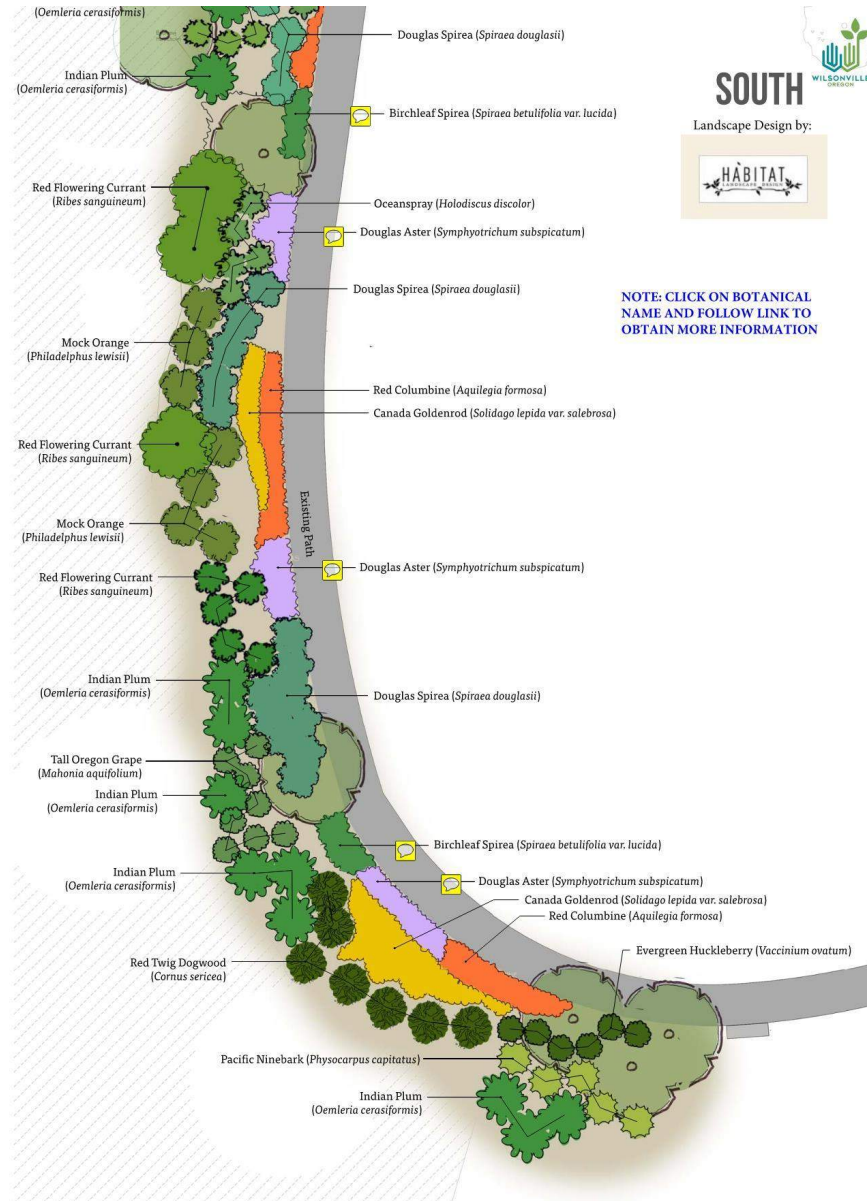
Wilsonville Community Plant Guide

Planning Commission Meeting - Nov. 12, 2020
Town Center Streetscape Plan

PLANT PALETTE INFLUENCES



PLANT PALETTE INFLUENCES



Landscape Design by:



NOTE: CLICK ON BOTANICAL NAME AND FOLLOW LINK TO OBTAIN MORE INFORMATION

WILSONVILLE WASTEWATER TREATMENT PLANT

Wilsonville Community Plant Guide

Graphic Rendering by:



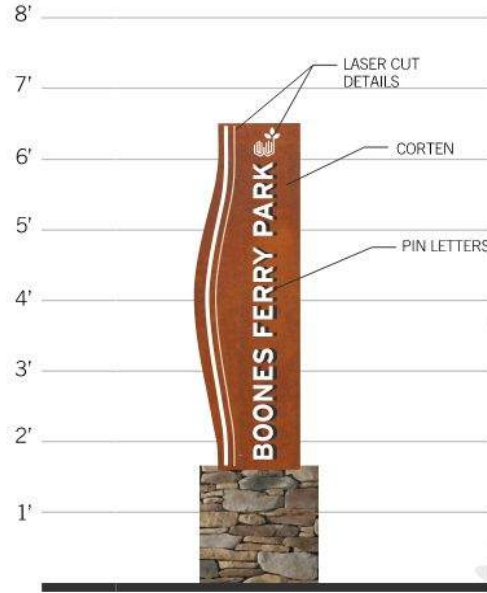
WAYFINDING AND SIGNAGE PLAN INFLUENCES

PREFERRED DESIGN

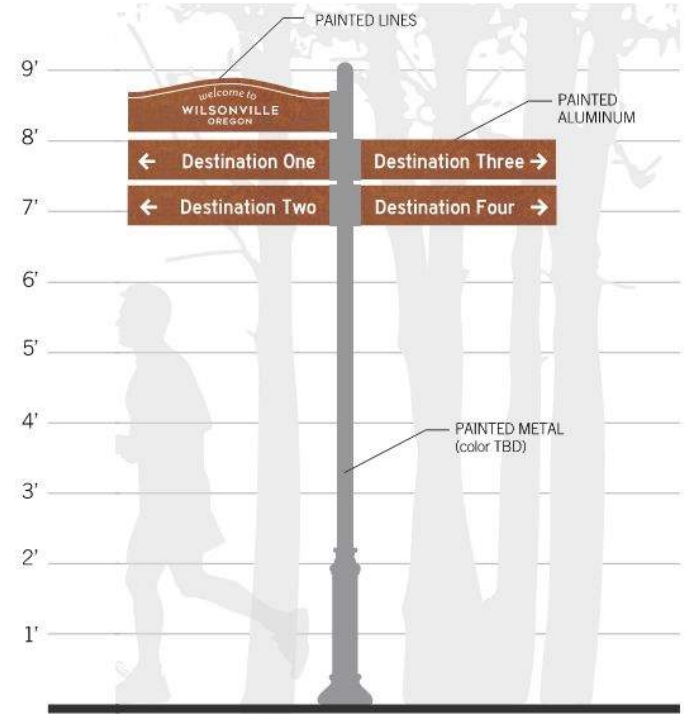


Kiosk

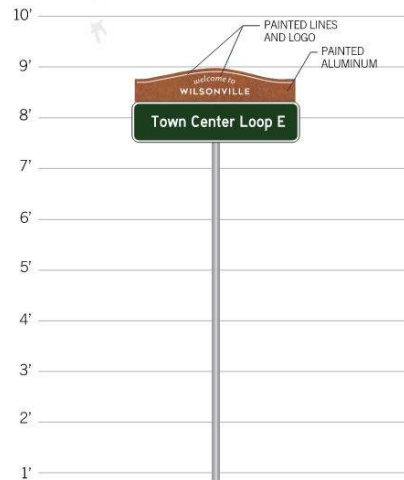
Kiosk Side View



Park Sign



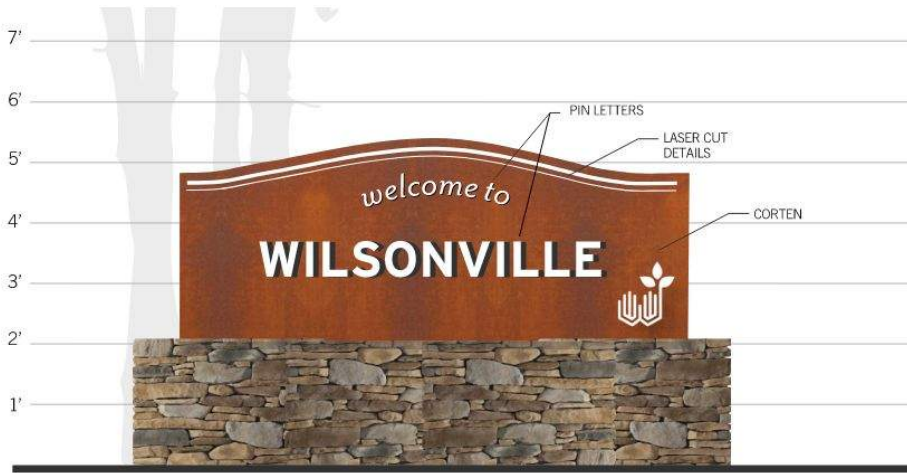
Pedestrian Fingerboard



Large Park or City Building Sign

WAYFINDING AND SIGNAGE PLAN INFLUENCES

PREFERRED DESIGN



Welcome Sign

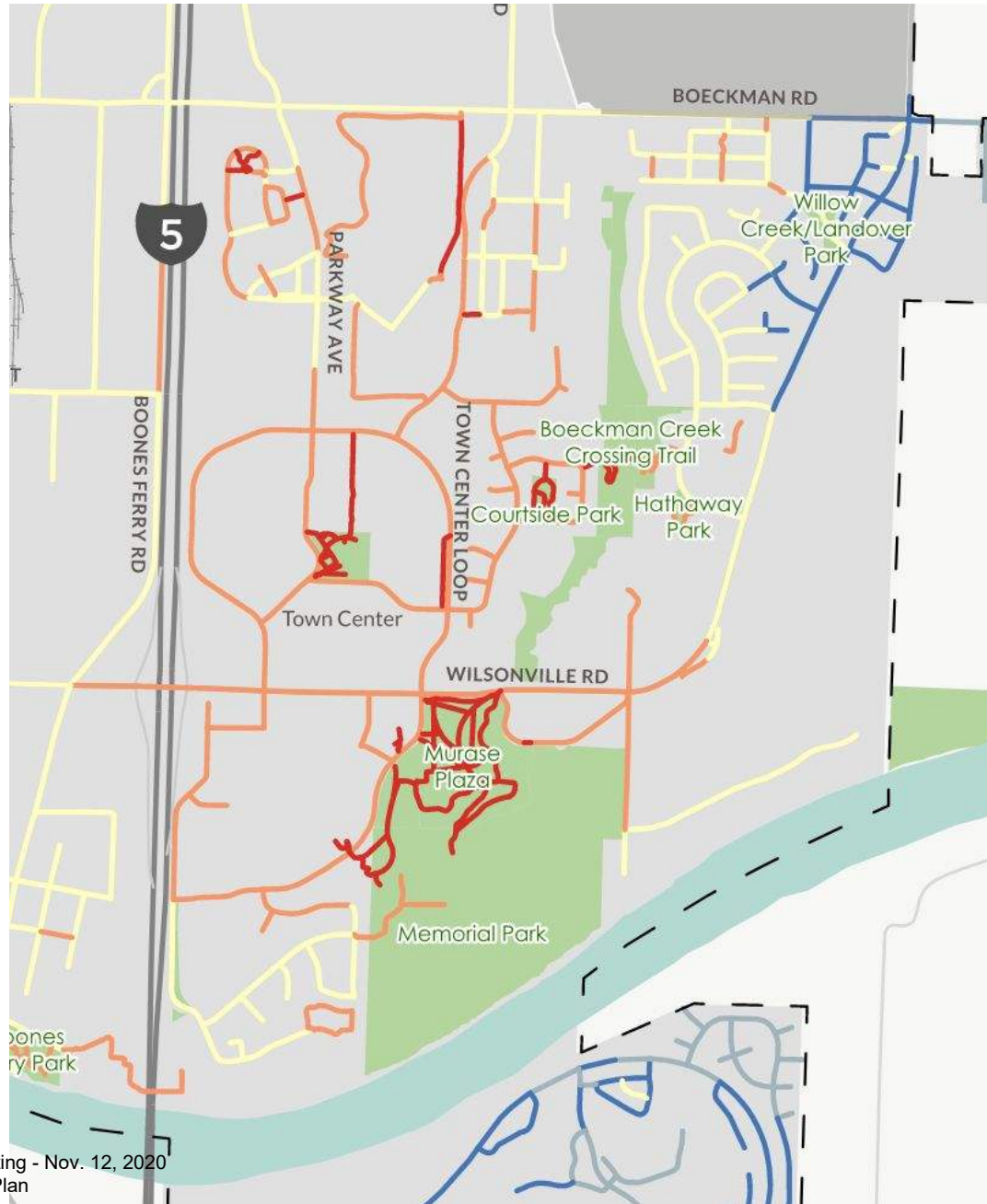


Gateway Sign



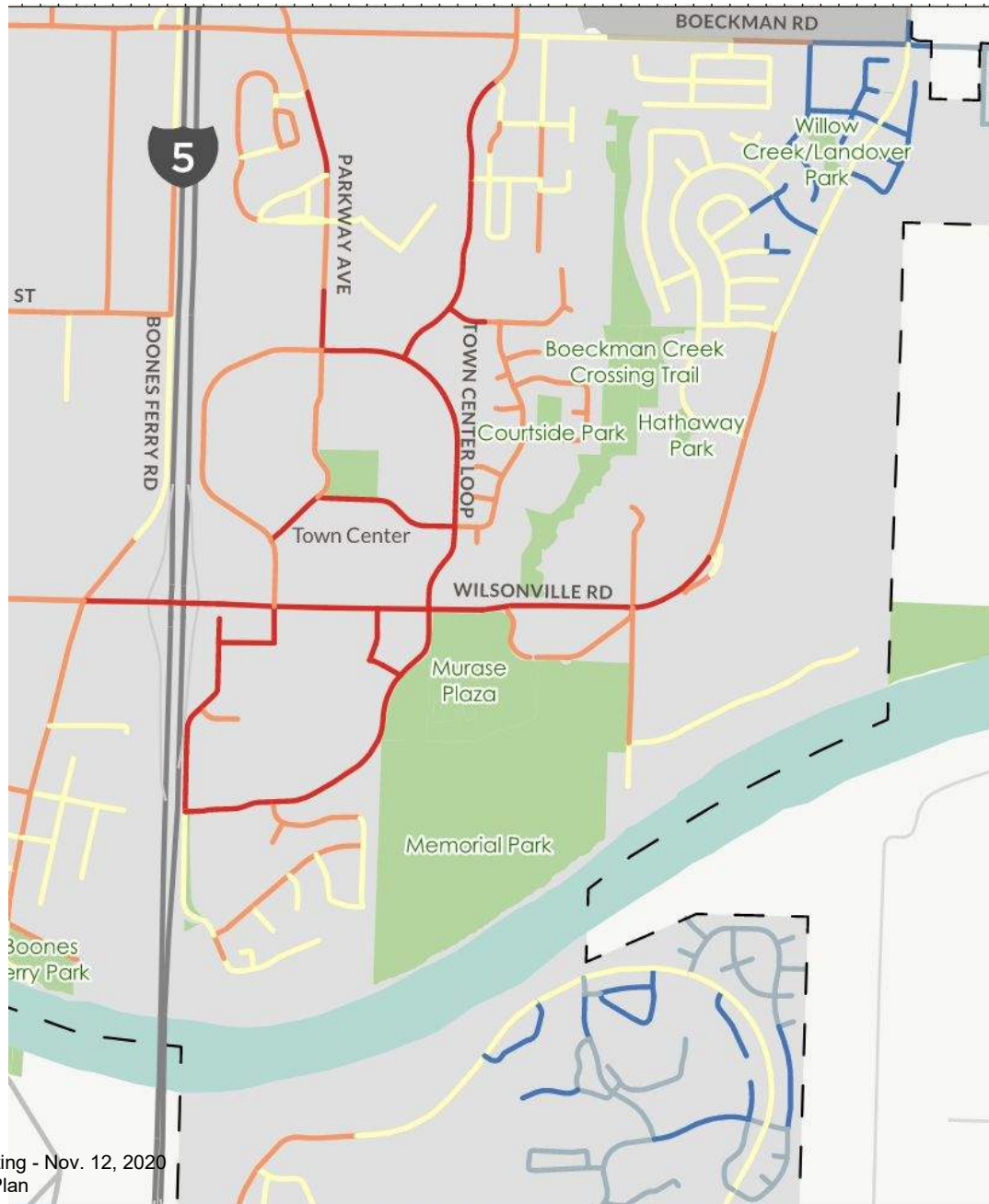
WAYFINDING AND SIGNAGE PLAN INFLUENCES

PEDESTRIAN ROUTE PRIORITIZATION



WAYFINDING AND SIGNAGE PLAN INFLUENCES

VEHICLE ROUTE PRIORITIZATION



PRIORITIZATION SCORE

- 0 - 5
- 5 - 10
- 11 - 15
- 15 - 20
- 21 - 30
- URBAN BOUNDARY

WAYFINDING AND SIGNAGE PLAN INFLUENCES

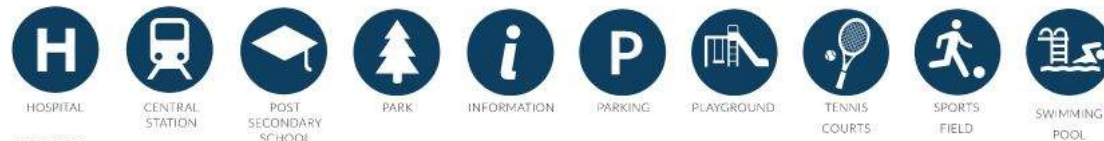
GRAPHIC STANDARDS

COLOR PALETTE (FROM CITY OF WILSONVILLE BRAND COLORS)



MPC MATTHEWS PAINT TO BE APPLIED TO SIGN SURFACES USING COLOR SPECIFICATIONS THAT CONFORM TO THE CITY OF WILSONVILLE'S CURRENT GRAPHIC STANDARDS. ALL PAINT TO BE COATED WITH 3M UV, GRAFFITI RESISTANT CLEAR COAT. THE PROPOSED USE SHALL CONSIDER AND ADHERE TO GUIDANCE FOR THOSE AFFECTED BY COLOR BLINDNESS INCLUDING BUT NOT LIMITED TO PROTANOPIA, DEUTERANOPES, AND TRITANOPES.

ICONOGRAPHY



FONTS

GEOMETOS ROUNDED

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ABCDEFGHIJKLMNOPQRSTUVWXYZ

FOR ADDITIONAL LOGOS NEEDED BEYOND THE SCOPE OF THIS DESIGN INTENT PACKAGE PLEASE REFERENCE USDOT AIGA. ADDITIONAL ICONS ARE AVAILABLE FROM THE NATIONAL PARK SERVICE AT WWW.NPS.GOV/HFC/CARTO/MAP-SYMBOLS.CFM



YOU ARE HERE MARKER



NORTH MARKER



SCALE BAR

