



Coffee Creek Informational Meeting & Open House

Thursday, Oct 5, 2017
6-7:30pm

Agenda

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|--------------|--|
| 6:00–6:15 pm | Check in |
| 6:15-6:20 pm | Welcome to Republic Services
<i>Frank Lonergan, Operations Manager</i> |
| 6:20-6:45 pm | Presentations |
| 6:20-6:30 pm | Intro/Economic Development Vision
<i>Jordan Vance, Economic Development Manager</i> |
| 6:30-6:35 pm | Form-based code
<i>Kim Rybold, Associate Planner</i> |
| 6:35-6:45 pm | Garden Acres road improvements
<i>Eric Mende, Engineering Manager</i> |
| 6:45-7:30 pm | Open House |

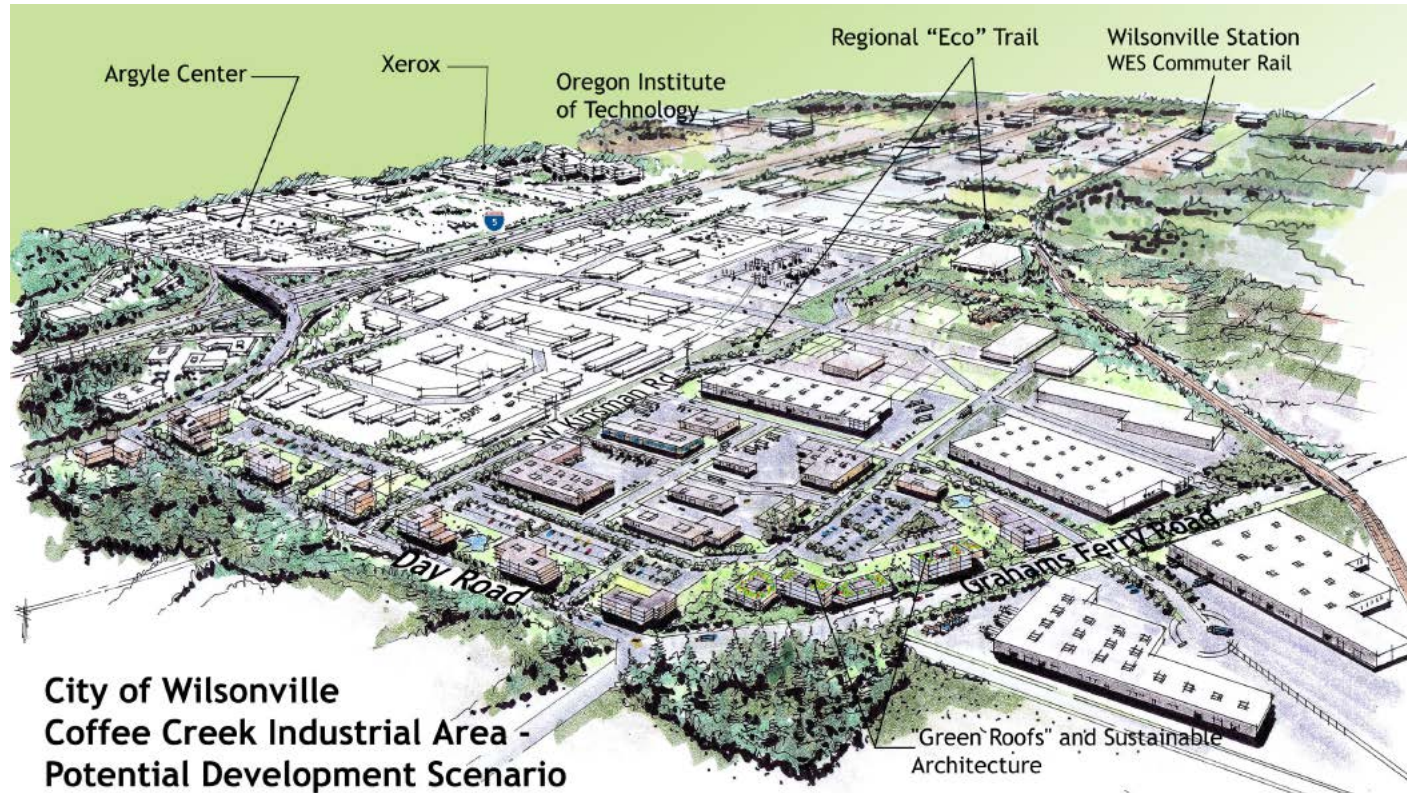
Coffee Creek Economic Development

Jordan Vance,
Economic Development Manager

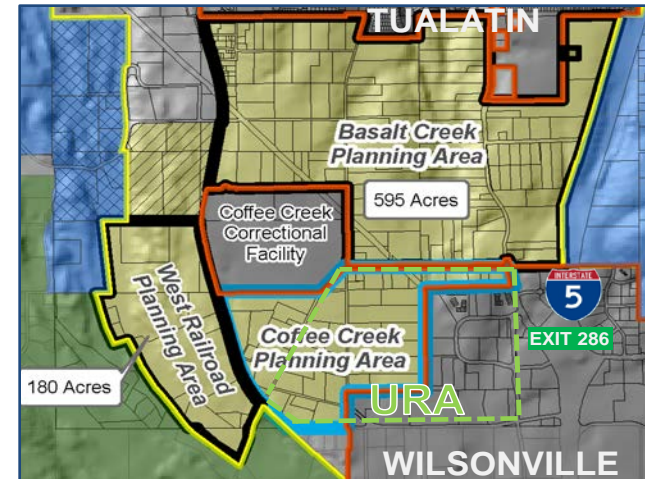
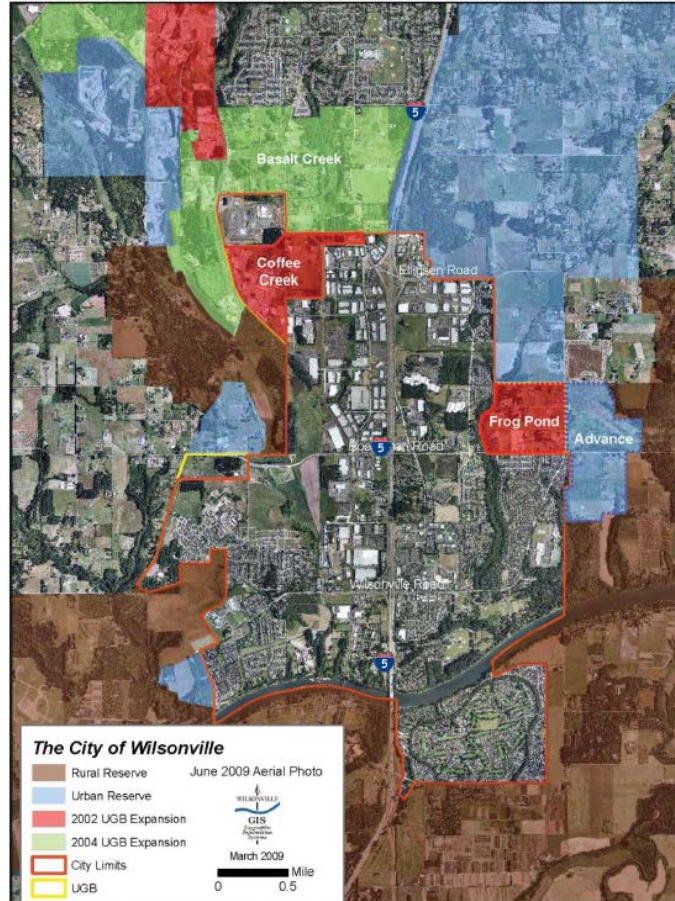
Background



Coffee Creek Regionally Significant Industrial Area (RSIA)



Coffee Creek Industrial Area



How does Urban Renewal work?

- Urban Renewal is not a new tax on property
- Revenue to pay for projects in an URA is generated by growth in assessed property value

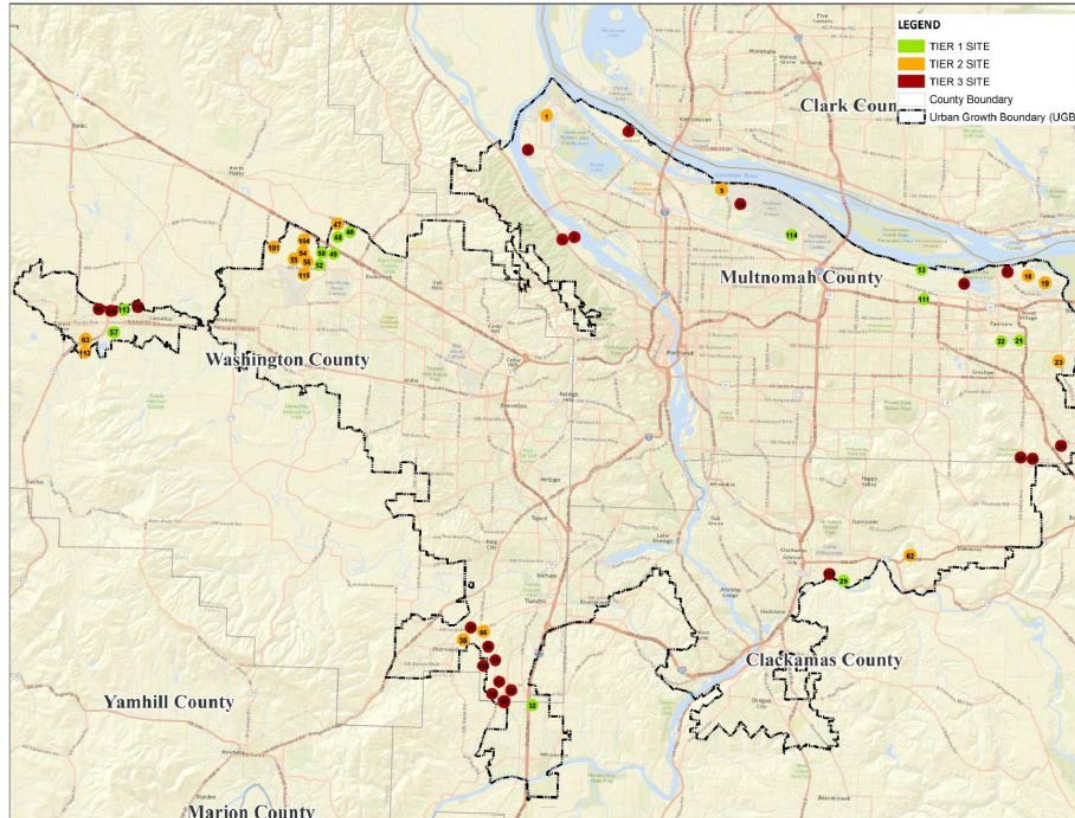


What are the boundaries of the proposed urban renewal area?

The anticipated district boundary measures approximately 259 acres and generally includes the area south of Day Road, east of Grahams Ferry Road, north of Ridder Road, and west of 95th Avenue.

Regional Industrial Land Inventory

Regional Map of Tier 1, 2, and 3 Sites



Note: Additional maps are available in Appendix B of this report.

Source: Mackenzie



Contact Us!

Jordan Vance

Economic Development Manager

vance@ci.wilsonville.or.us

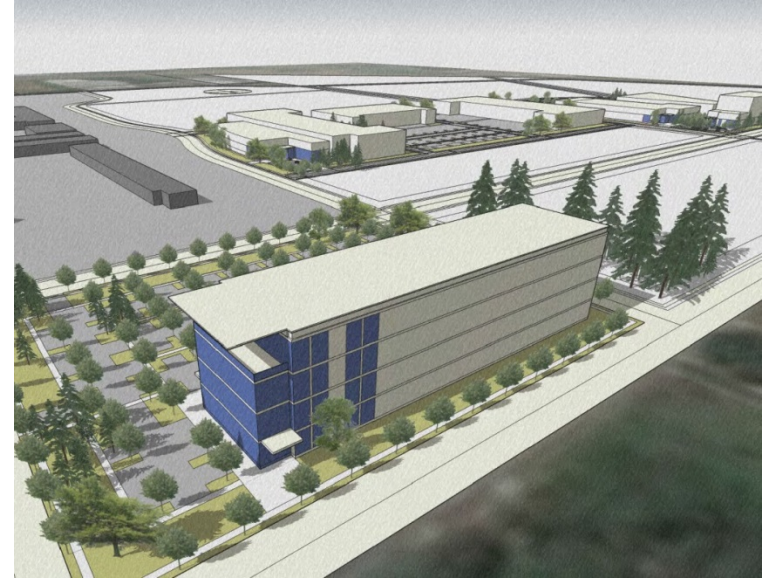
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Coffee Creek Industrial Form-based Code

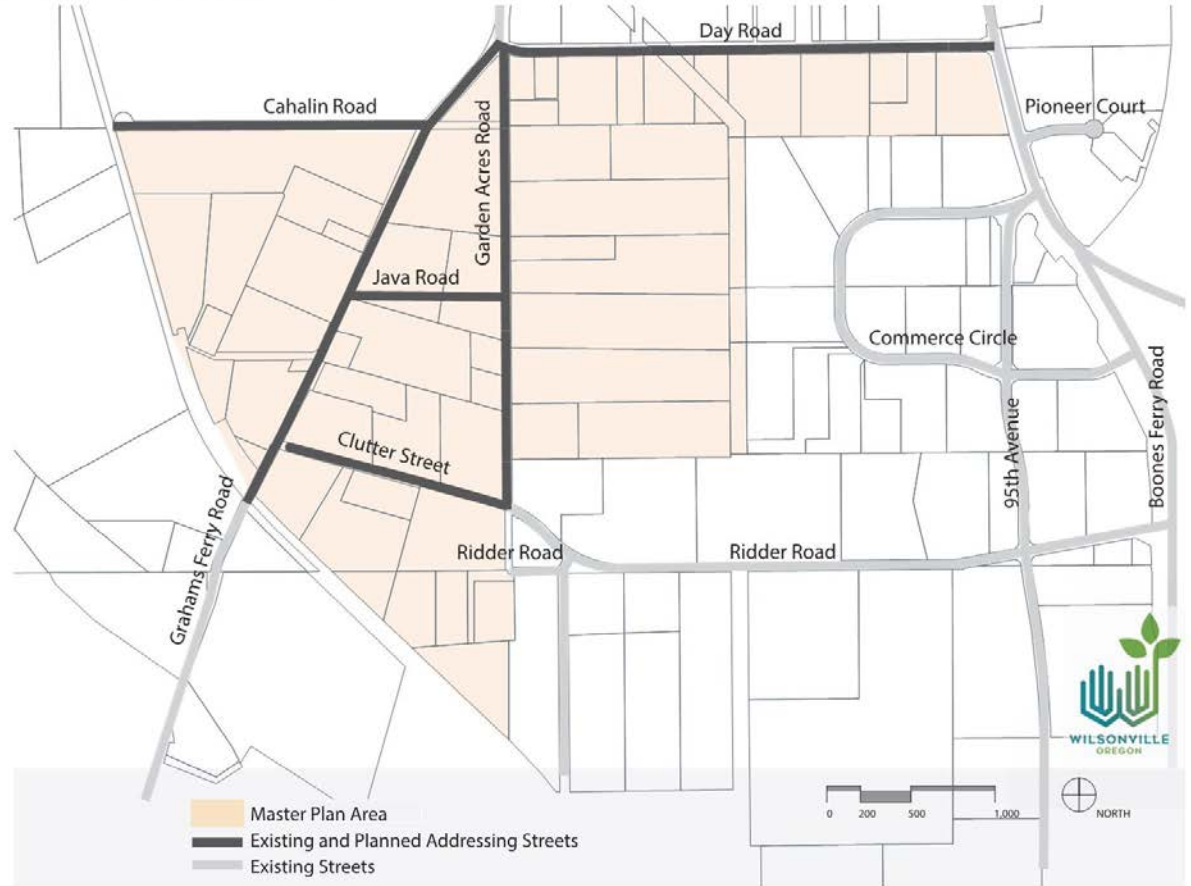
Kimberly Rybold, AICP
Planning Division

What FBC is and How it Works

- **Form-based:** Development regulations focus on form and function of new industrial development
- Goal is to create a connected, campus-like atmosphere with high-quality design
- Clear and objective development standards are utilized



Coffee Creek Industrial Area



Proposed Regulating Plan

How FBC Affects You

- No zone map changes at time of Form-based Code adoption
 - Land remains unincorporated with Washington or Clackamas County zoning
- Form-based Code applies at the time of annexation and development
 - Apply Wilsonville's PDI-RSIA zoning



Next Steps

- Planning Commission Work Session in December
- Public Hearings – Early 2018
- Questions? Comments?

www.ci.wilsonville.or.us/formcode

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503-682-4960

Coffee Creek Road Improvements

Eric Mende,
Engineering Manager

Existing



PROPOSED IMPROVEMENTS

GARDEN ACRES ROAD WIDENING PROJECT





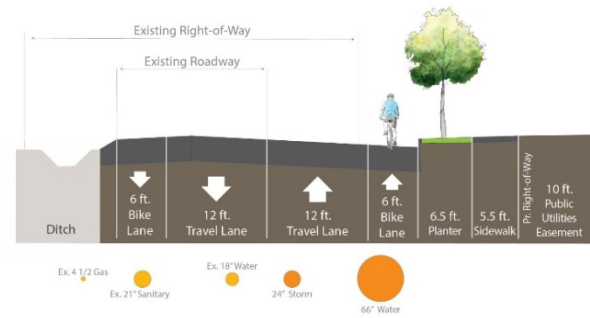
TYPICAL SECTION

GARDEN ACRES ROAD WIDENING PROJECT

Garden Acres Road
Full Width Section



Garden Acres Road
Near Term Section



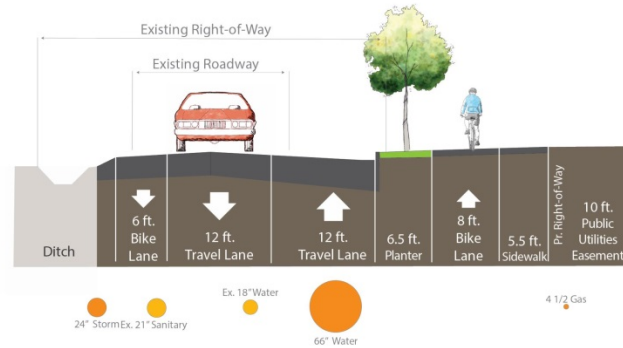
TYPICAL SECTION

GARDEN ACRES ROAD WIDENING PROJECT

Garden Acres Road
Separated Bike Lane
Full Width Section



Garden Acres Road
Separated Bike Lane
Near Term Section



Coffee Creek Area Concepts

Preliminary Design Subject to Change
Date: November 4, 2013

