

Theme: “Wilsonville: Creating a Complete Community”

1. Introduction – Welcome & thank you

- City Council members – different perspectives, better outcomes
 - Councilor Scott Starr, Council President
 - Councilor Susie Stevens
 - Councilor Charlotte Lehan
 - Councilor Kristin Akervall
 - Recognize any other elected officials in the room
- City Council Long-Term Objectives and 2017-19 Goals / Themes
 - Good Community Design and Connectivity
 - Social connections - neighborhoods, public spaces, institutions
 - Access to nature and Willamette River
 - Opportunities to walk, outdoor recreation
 - Phys. Connect: roads, sidewalks, pathways, bikeways, transit
 - Thoughtful Land Use-Planning-People, jobs, industry, amenities
 - Planning & managing inevitable growth
 - Protecting farm & forest lands, enviro. resources, stewardship
 - Reinvesting and reinvigorating community
 - Community Amenities – library, schools, rec areas, commercial
 - Parks and recreational programming, Master plans (BF park)
 - Design matters – What is built, where, and how it relates
 - Community/Economic Development – good jobs & housing options
 - people at all stages of life, differing needs & interests
 - Inclusive, Welcoming Community
 - WV a community of people from many backgrounds and walks of life
 - Council adopted resolution, like many other cities, proclaiming our inclusivity
- City government works well: high-level of community engagement
 - Volunteers are key to making city work well – Thank you.
 - Professional level, quality City Staff – SERVICE orientation

2. Planning for managed growth, engaging the community and providing top-quality public services help to create a complete community.

So, how are we doing on these goals & objectives?

- WV is in demand: houses selling quickly, prices continue to climb
 - Some struggle to keep up with housing cost increases.
 - Lack of housing, both owned and rental, at affordable prices.

- How to incentivize more housing to fill in the gaps in what is now available?
- A strong community needs to work for All our citizens:
 - young people, single parents, families, empty nesters, and prized “Senior Citizens”, too.
- We need to be a community where everyone can be included:
 - our teachers, retail workers, students, our emergency responders, the people who work in our coffee shops, hair salons, pizza shops, and yes, in our city government.
- Business growth is robust: We now host 21,000+ jobs, with \$1.1 Billion payroll.
 - Growth continues to challenge our commitment to maintain or attractive, amenity rich community.
 - Planning for employment in Coffee Creek and Basalt Creek areas continues to absorb a lot of time and focus from both Staff and Elected officials.
 - We need to aggressively study, discuss, & debate growth patterns, trends, and ideas.
 - Growth will happen to us, and we will either find a consensus and guide those patterns; or
 - We will have to react to unexpected development that may not align with our vision and hopes for WV.
 - External constraints have thrown us some curve balls, as collaboratively planned, WV approved employment and industry have not all received necessary approvals from the state and region.
- Traffic from external growth and the Regional transportation system has become a major impact on our community.
 - I-5 loads are at major congestion levels through WV on a daily basis.
 - City streets unable to absorb I-5 loads;
 - Work with Regional planning efforts to prioritize and fund major transportation improvements.
 - How to build out a grid network of surface street connections to give people multiple options for moving through our community; and
 - figure out how to sequence and pay for the additional connections we need.
 - Support TRANSIT, both our own SMART system and the regional Tri-Met system.
 - As congestion continues, alternate ways of moving around the region will become more and more critical for our local people and all employees.

3. Wilsonville Residential Living

- Villebois completion: Nearing build-out (~2 years remaining) on nearly 500 acres
 - Wider range of housing types and prices — “urban village” of 3 neighborhoods.
 - loop park system, trails, recreational spaces throughout
 - Built on idea of connectivity- Boeckman & Barber bridges and safe walking routes
 - 2,566 total housing units expected, with neighborhood piazza commercial center.
- Frog Pond West
 - Area plan adopted November 2015.
 - Future school site confirmed — expected social center like Lowry
 - Traditional suburban SF homes —help balance city portfolio of housing

- 571 units planned on lots of 4K to 12K (West neighborhood)
- Cost of new pipes & roads mean these will NOT be inexpensive homes
- o Walkable, connected, Grid street system, limited entries on Boeckman, Stafford
- o Designed to be a Connected neighborhood — for PEOPLE
- o Future regional trail & park along Boeckman Creek corridor, well connected
- Frog Pond East and South
 - o Applying to Metro for 2018 UGB inclusion
 - o New Meridian Creek Middle School in South neighborhood becomes an integral part of Frog Pond neighborhoods.

4. Community Life: Shopping/Entertainment/Recreation

- Successful Argyle Plaza and Old Town Square brought new shopping opportunities.
 - o Brought Wilsonville many new shopping, dining and entertainment venues, including McMenamins Old Church & Pub at the site of the Old Methodist Church
- A new vision: our Town Center Plan
 - o Community-driven vision to ‘re-imagine’ our town center.
 - o Town Center originally designed in the auto-centric era.-1970s-1980’s
 - o 100-acre project area around/within Town Center Loop includes:
 - Clackamas Community College Wilsonville Campus
 - Town Center shopping center, including Fry’s Electronics & Regal Cinemas
 - Adjacent businesses along freeway.
 - o Consider strategies for more attractive, commercially vibrant, mixed-use district
 - easily accessible and pedestrian friendly.
 - o Integrate urban and natural environments:
 - Create an attractive, accessible place for visitors and residents of all ages to shop, eat, live, work, learn, and play.
 - o Community workshops and events are being held throughout the planning process.
 - o We are benefitting from a HIGHLY engaged Task Force of citizens & stakeholders!

5. Employment: Family-Wage Jobs

- Wilsonville focus is providing the infrastructure that cultivates high-wage jobs that can support a family.
- Today, Wilsonville hosts over 21,000 jobs (in a community of 24,000)
 - o HALF of WV jobs are in high-wage sectors manufacturing, engineering, computer programming and wholesale distribution
 - o Aggregate WV annual payroll in excess of \$1.1 Billion
- City working on NEW opportunities to attract high-wage jobs..
- Coffee Creek Employment Area
 - o UGB in 2002 – Concept planning done in 2007 – Infrastructure planning in 2012

- 200-acre Regionally Significant Industrial Area
- Envisioned as high quality attractor for good jobs- present & future.
- Coffee Creek to host 1,800 jobs with \$55 Million annual payroll
- o Urban Renewal Area established in 2016, after a favorable community vote 2015.
 - New businesses help pay for needed, pipes, roads,
 - Prepare Coffee Creek to invite PRIVATE investment
 - Attract companies that:
 - Offer high-quality employment
 - Pay the taxes that support City services and amenities
- o Form Base Code: Optional streamlined development option
 - For Developers who use the pre-approved building forms and design principles
 - Can result in faster development and readiness to market
 - First time used in U.S. for industrial development;
 - used previously for mixed-use commercial
 - Developers who seek custom design can still use standard development-review process

6. Transportation: Mobility and Connectivity

- Addressing traffic congestion is a top priority for City Council
- Wilsonville operates SMART to provide better transit option for commuting employees and residents.
 - o 29 years in operation – over 300,000 rides last year
 - o Assists employment – 10 minutes from WES to workplace door
 - o Operates one of the most environmentally-friendly fleet of buses in Oregon
 - o 2017 State Transportation Investment package will fund increase in transit services starting in 2019
- City working on solutions:
 - o Southbound I-5 Congestion Study:
 - Aux Lane - Wilsonville Road past Charbonneau to Canby/Hubbard Hwy 551
 - o Strategic spot improvements
 - Boone Ferry left turn onto WV Rd
 - New third stacking lane on I-5 SB on-ramp
 - F/M driveway improvement
 - No turn on red during rush hour from Old Town onto WV Road
 - o Advocating for larger I-5 Corridor Transportation Study
 - How can transit such as WES be better utilized for commuters?
 - How can freight movement be better served?
 - Where can incremental changes like additional merge & aux lanes help?
 - o French Prairie Bike-Ped-Emergency Bridge part of strategy

- Emergency-service bridge when needed
 - Access to Charbonneau when I-5 congested
 - Incident response for second-tier emergency responders
 - Redundant connection to Boone Bridge; Improves I-5 resiliency
- Alternative transportation option & a Tourism attraction
- Connect Portland metro area Ice Age Tonquin Trail with Willamette Valley Scenic Bike Route
- o Keep building our interconnected grid
 - Barber w/Bridge, Vlahos, Canyon Creek, Kinsman/Boeckman to Barber;
 - Coming: Brown Rd to 5th Street connection “Old Town Escape”; Garden Acres, Boeckman ‘Dip’ Bridge

7. Conclusion

- METRO projections are that another 500,000 people will call our Region home by 2040: another ½ million people!
- Council goals: Continue to set quality long-term direction for City:
 - o A Connected, Complete Community
 - o Environmental Stewardship valued and incorporated throughout
 - o Thoughtful land use planning – maintaining a high QUALITY community
 - Strong, high quality, amenity rich, interconnected neighborhoods, commercial centers, employment areas
 - o Responsible Economic Development for economic stability
 - Good Jobs, Diverse sectors, variety of skills & skill levels
 - Goods & services we need are available locally
 - Choices for living, working, playing at all stages of our lives
 - o Healthy, active living – attractive public spaces & recreation opportunities where people WANT to be
- Challenges facing us:
 - o Encouraging diverse housing types and price levels - that meets needs of all WV
 - o Continuing to build employment environment that attracts quality, family wage jobs both now and into the future (as unknown as that is 20 or 30 years from now!)
 - o Developing the transportation systems and connections to enable multiple options for how we move through our city and the region.
- The ONGOING Goal, and the overarching Challenge:
 - o Create a safe, desirable, aesthetically pleasing community, which nurtures, sustains, and connects us ALL.
 - o We need all of WV citizens to join in this work, if our combined efforts are to yield the future we envision. Will you join in?