

Frog Pond Crossing Planned Unit Development

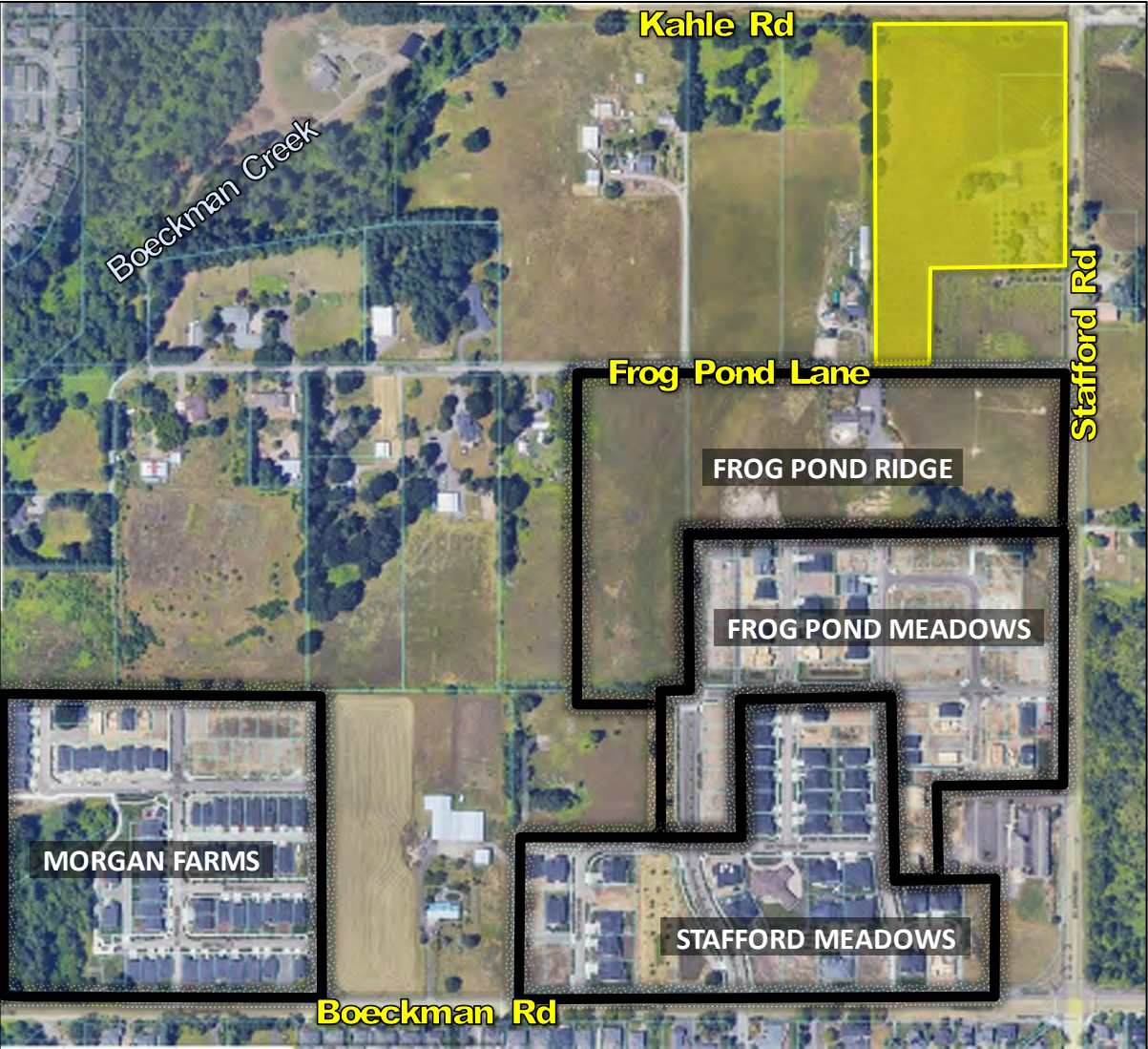
City of Wilsonville Development Review Board
February 14, 2022



Project Team

- » Venture Properties, Inc. - Applicant
 - » Kelly Ritz
 - » Al Jeck
 - » Scott Newcombe
- » AKS Engineering and Forestry, LLC - Civil Engineering, Land Use Planning, Natural Resources
 - » Maria Miller, AICP
 - » Cody Street, EI
 - » Mimi Doukas, AICP, RLA

VICINITY MAP: *FROG POND WEST NEIGHBORHOOD*



SITE CHARACTERISTICS

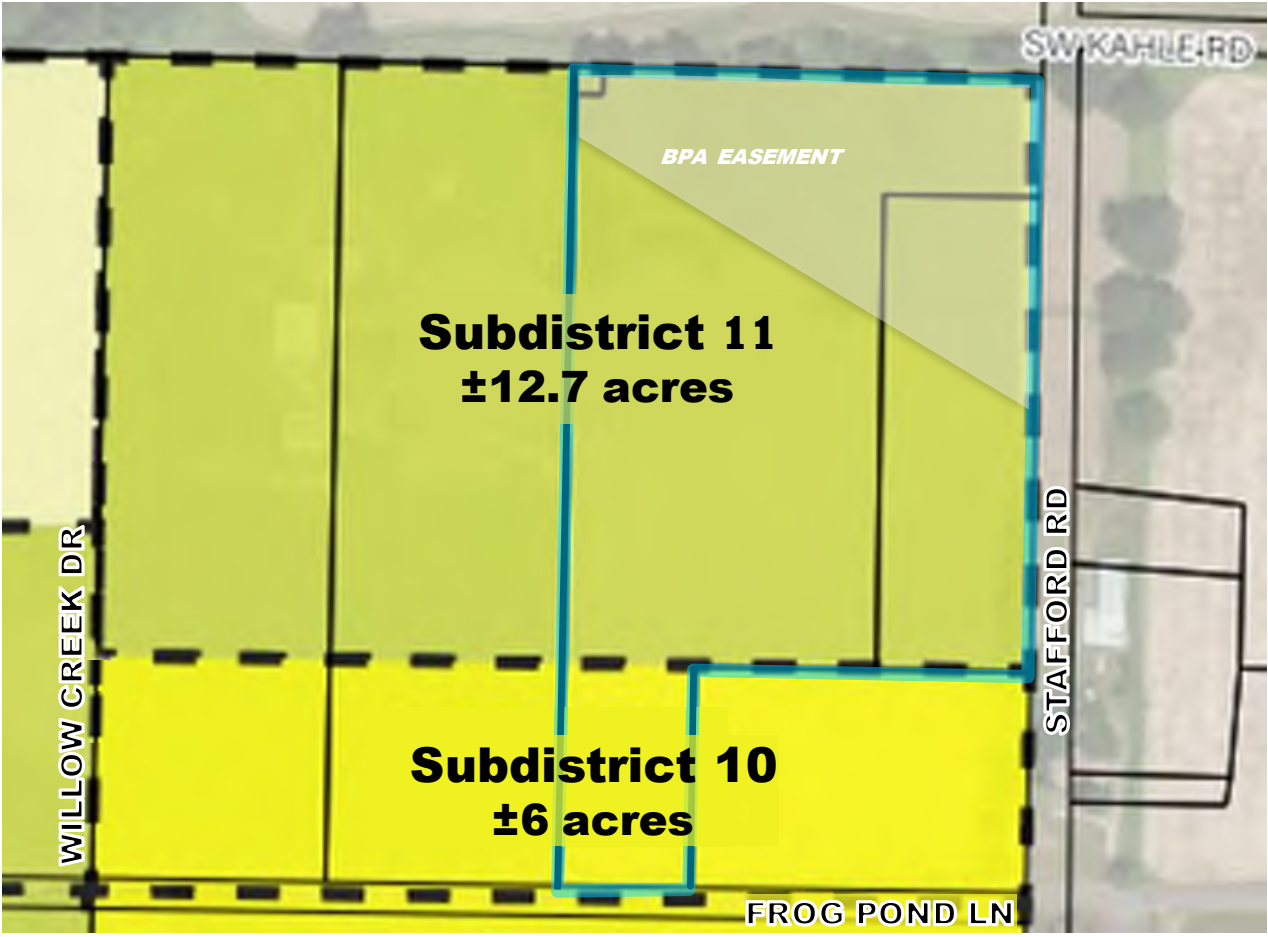
- » Total site area: ± 8.46 acres
 - » BPA transmission easement: ± 2.5 acres
 - » Buildable site area: ± 6 acres
- » Natural Resources
 - » Wetland: ± 1.34 acres
 - » 13 mature Oregon White Oaks



FROG POND WEST SUBDISTRICTS

- » **Subdistrict 11**
 - » R-7 Medium Lot Single Family
 - » 6,000 – 8,000 sq. ft.
 - » Up to 58 lots

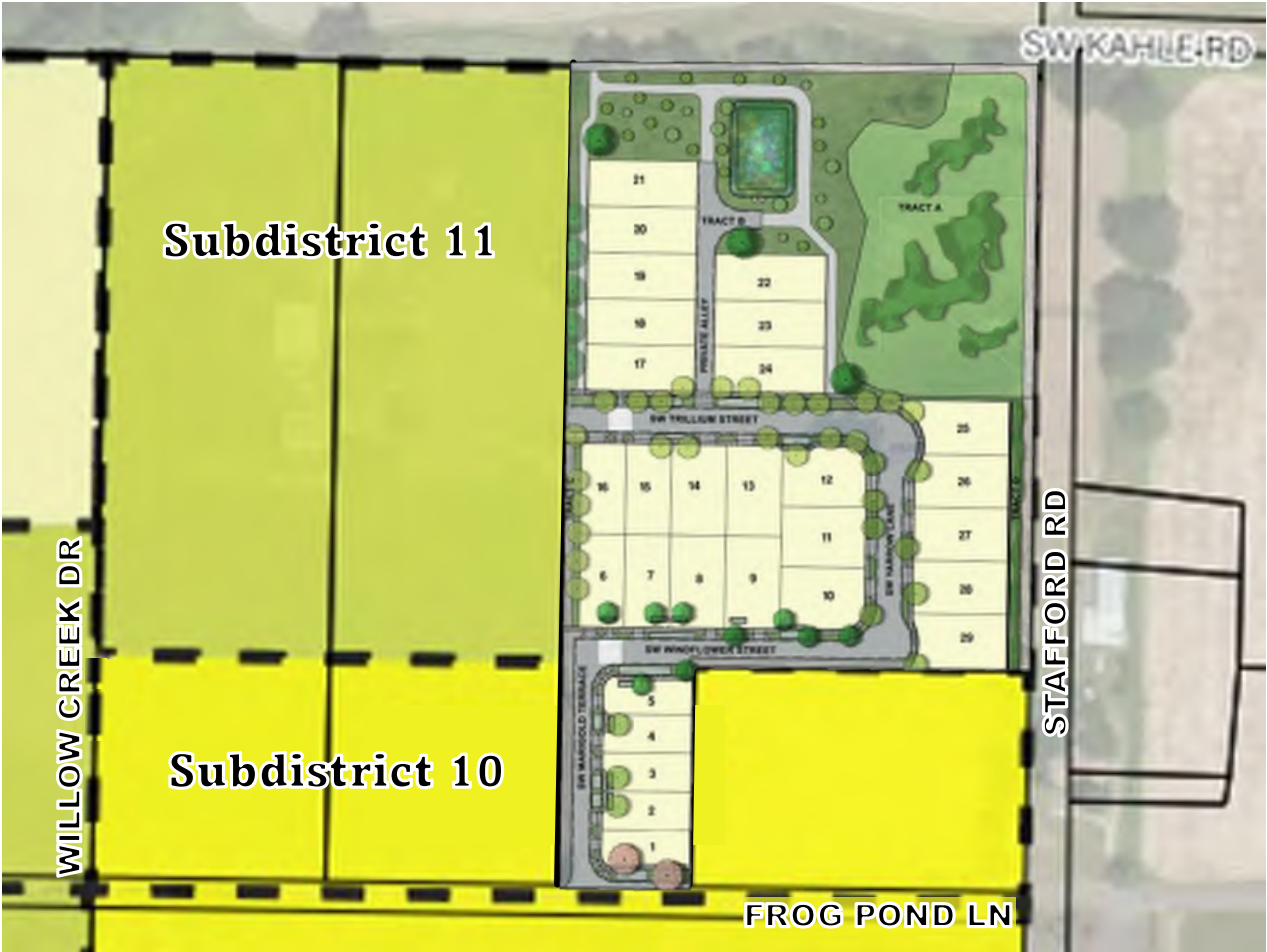
- » **Subdistrict 10**
 - » R-5 Small Lot Single Family
 - » 4,000 – 6,000 sq. ft.
 - » Up to 38 lots



FROG POND WEST SUBDISTRICTS

SUBDISTRICT 11		
	Entire Subdistrict	Frog Pond Crossing
Site Area	±12.7 acres	±5.2 acres (41%)
Number of Lots	58 lots	24 lots

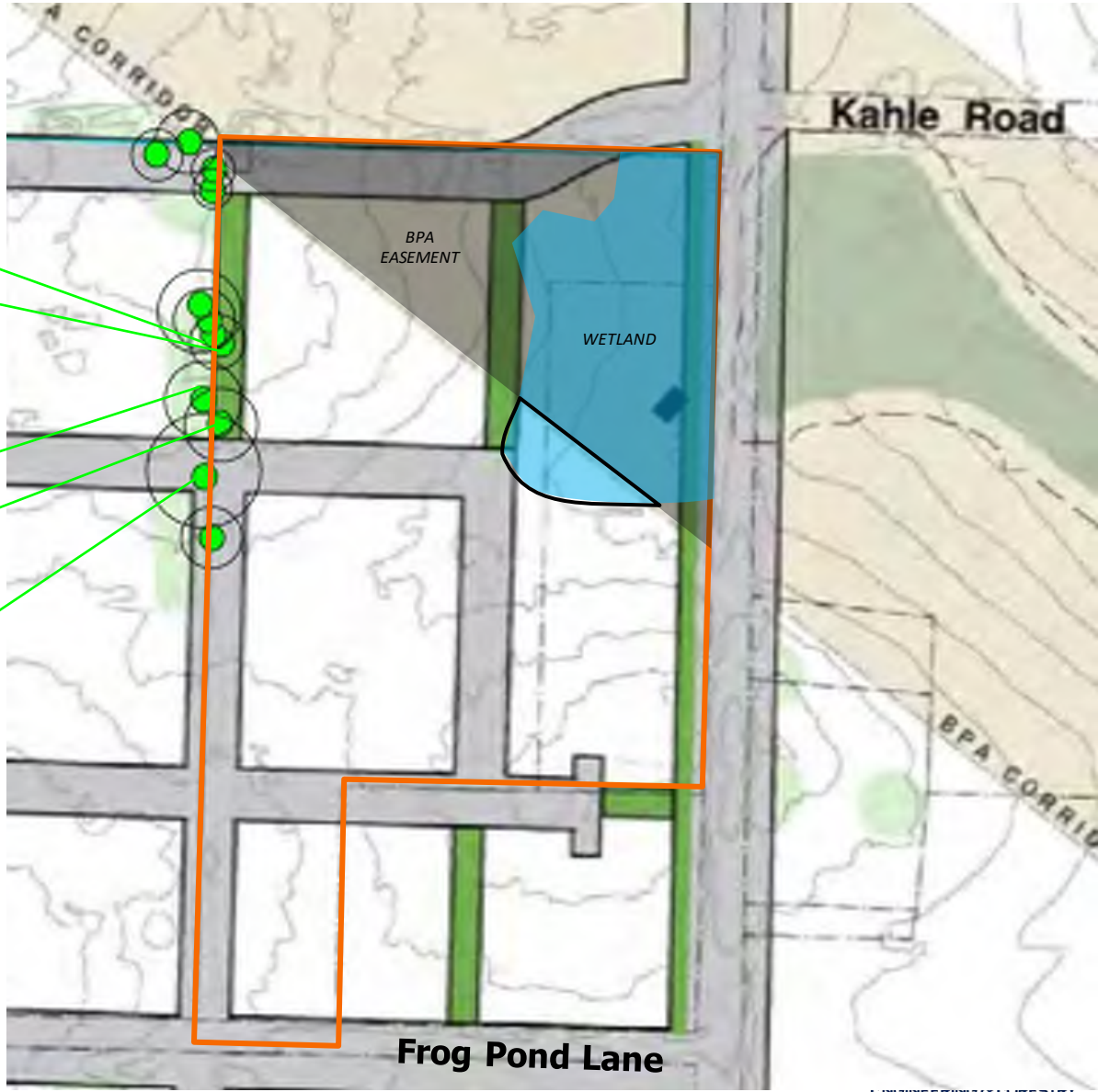
SUBDISTRICT 10		
	Entire Subdistrict	Frog Pond Crossing
Site Area	±6 acres	±0.8 acres (14%)
Number of Lots	±38 lots	5 lots



PROJECT OVERVIEW: FROG POND CROSSING

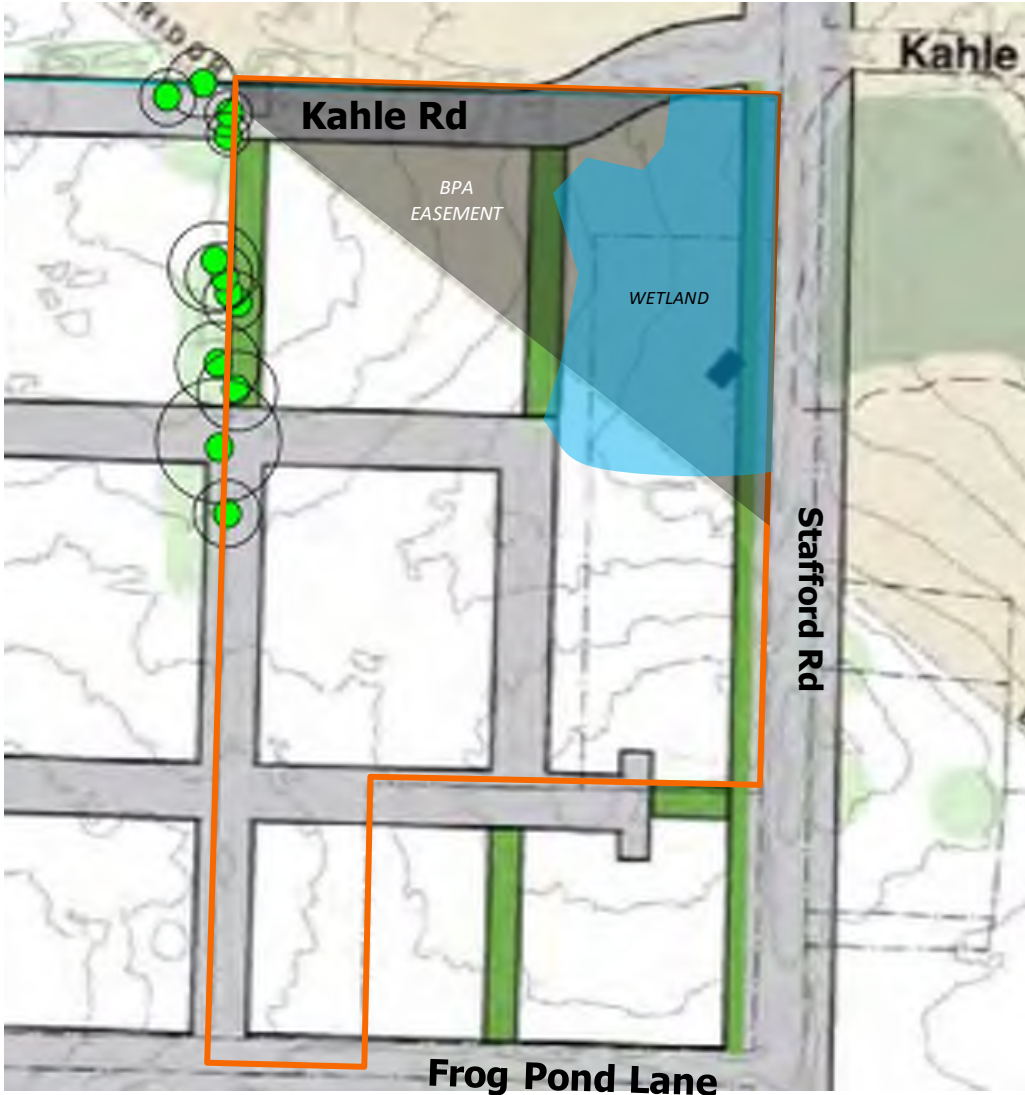


NATURAL RESOURCE PRESERVATION



FROG POND WEST STREET DEMONSTRATION PLAN

Master Plan Street Demonstration Plan with Tree Overlay

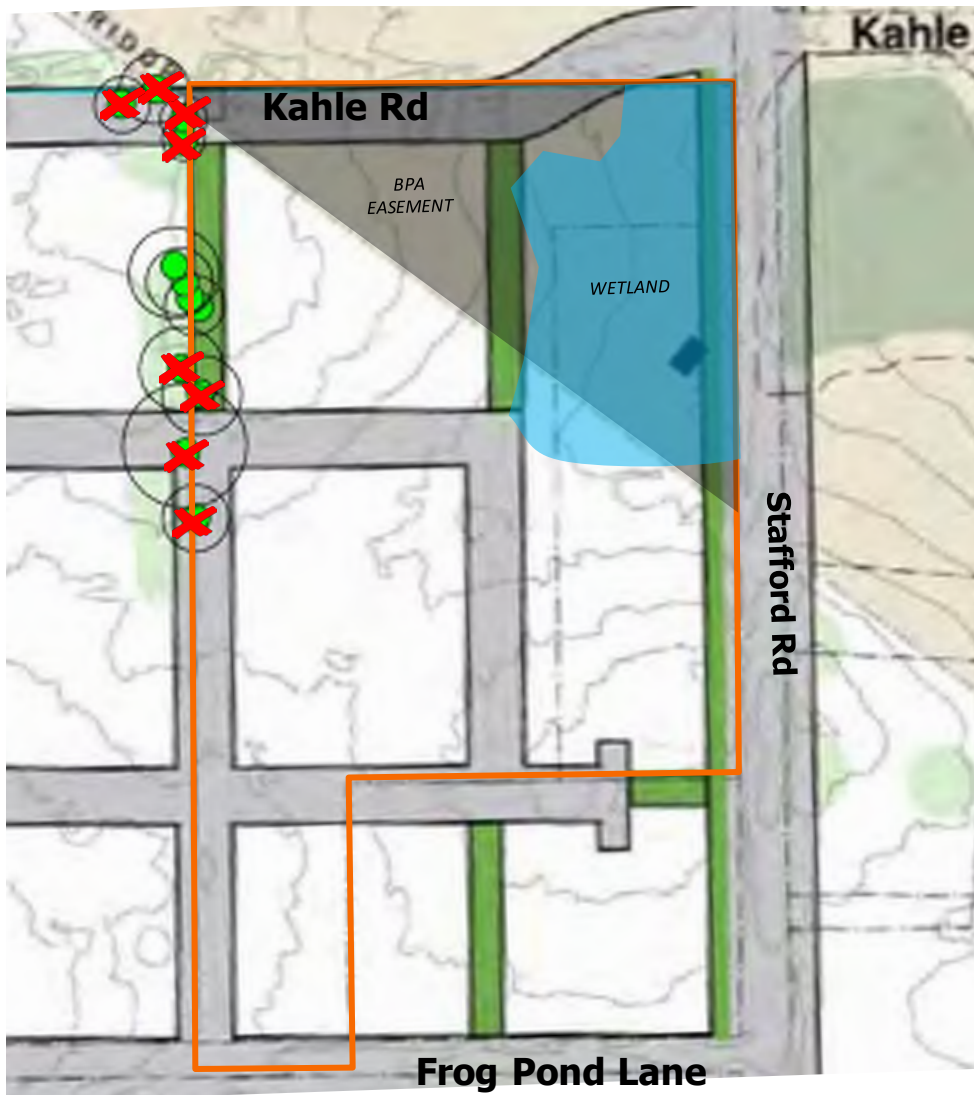


Site Layout Compliant with the Master Plan Street Concept

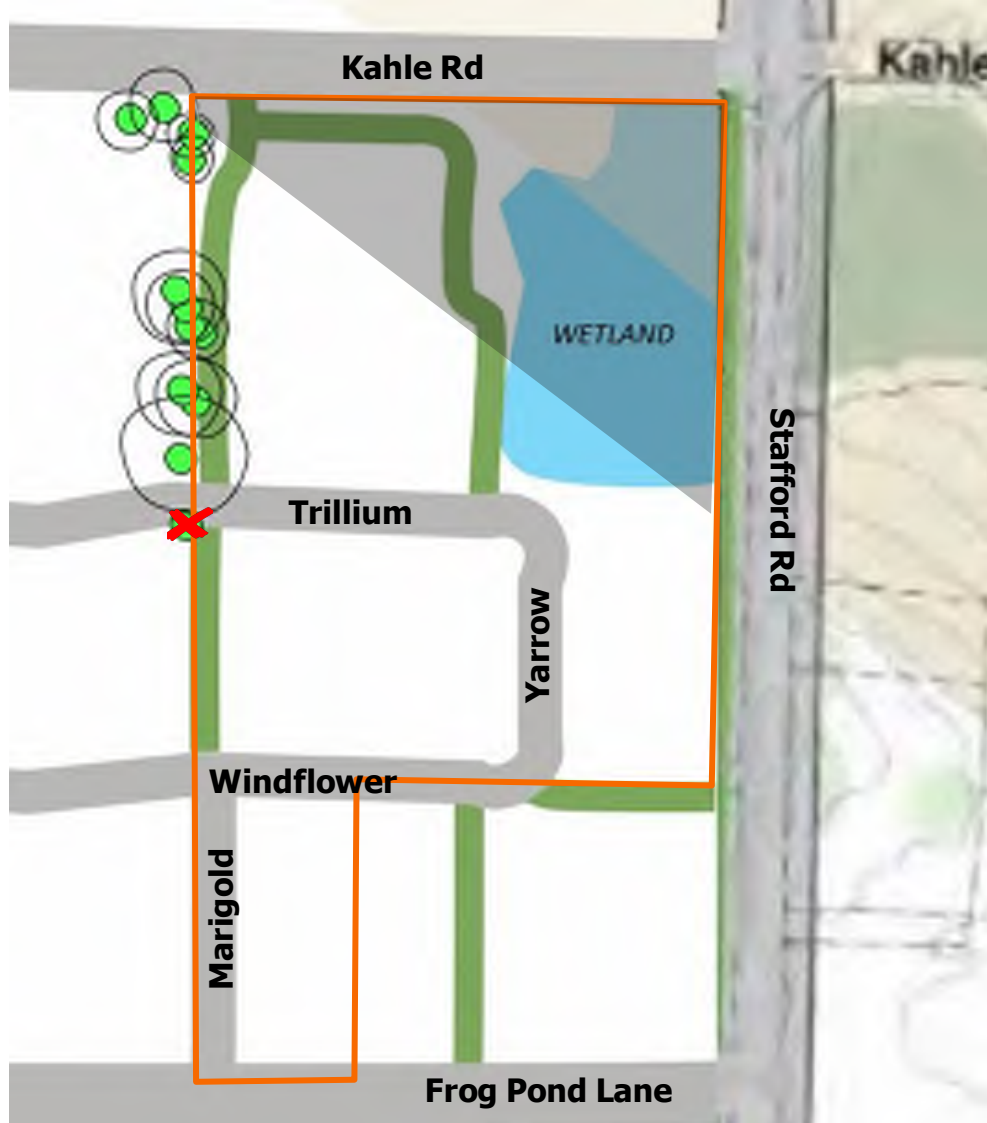


FROG POND WEST STREET DEMONSTRATION PLAN

Master Plan Street Demonstration Plan with Tree Overlay



Proposed Site Layout



LOT SIZE REDUCTION TO PRESERVE THE OAK GROVE NORTH OF TRILLIUM STREET

Willsonville Code Sec. 4.127(.08)D: Neighborhood Zone Lot Development Standards			
<i>Zone</i>	<i>Min. Lot Size (sq. ft.)^A</i>	<i>Min. Lot Depth</i>	<i>Min. Lot Width</i>
<i>R-7 Medium Lot:</i>	6,000 sq. ft.	60 feet	35 feet
<i>80% Reduction Permitted:</i>	4,800 sq. ft.		
<i>Proposed Reduction for 4 lots:</i>	4,842 – 5,044 sq. ft.	100 feet	48 feet

- Notes:
- ^A **Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons:**
- (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space,**
 - (2) lots designated for cluster housing (Frog Pond West Master Plan),
 - (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.



R-5 SMALL LOT SUB-DISTRICT OPEN SPACE LOCATION

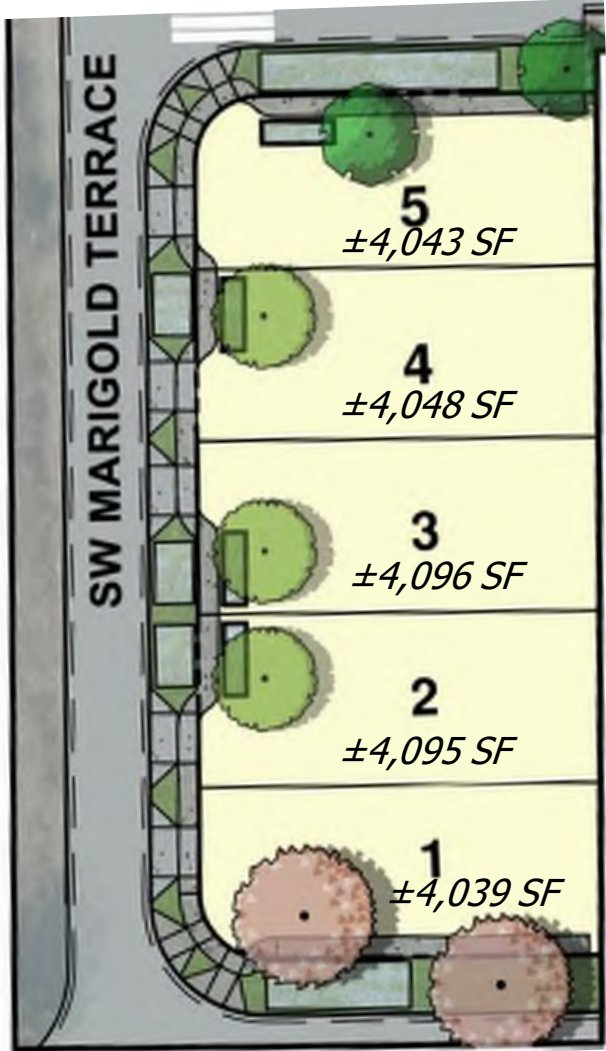
Wilsonville Code Sec. 4.127(.09)B.2: R-5 Small Lot Sub-districts, Open Space Area			
	<i>Standard</i>	<i>Required</i>	<i>Provided</i>
Open Space Area:	10% of net developable area	±0.05 acres (±2,089 sq. ft)	±3 acres (127,000 sq. ft)
Usable Open Space	50% of Open Space	±0.0.25 acres (±1,045 sq. ft.)	±1 acre (±57,846 sq. ft.)

Frog Pond Crossing R-5 Sub-District

- » ±0.8 acres gross area/±0.5 acres net area
- » ±4,000 sq. ft. minimum size lots
- » 45-ft dedication along Marigold Terrace
- » 21.5-ft dedication along Frog Pond Lane

Open Space Location

- » A 2,000-sq. ft. minimum area within the Sub-district boundary is not available
- » A large uninterrupted open space is provided instead one block north



Benefits of Project

- » **Provides needed housing**
 - » 29 lots for future single-family homes
- » **A neighborhood with walkable and active streets**
 - » Landscaped pedestrian connections
 - » 26 new street trees
- » **Visual and physical access to nature**
 - » Preserves a wetland in open space tracts
 - » Provides a connection to Boeckman Trail
- » **Retains mature native trees**
 - » 13 Oregon White Oaks
- » **Provides a high-quality, cohesive community design**
 - » Coordinated Stafford Road theme wall with a landscaped buffer tract
 - » Collector /Local/Pedestrian Connection street tree hierarchy
 - » Uniform lighting
- » **Transportation system improvements**
 - » 10-foot right-of-way dedication along Stafford Road
 - » 12-foot right-of-way dedication along Kahle Road
 - » New 52-foot-wide public streets
- » **System Development Charges**
 - » Provides funds for future off-site public improvements in the City of Wilsonville

QUESTIONS?

