

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, March 6, 2017. Mayor Knapp called the meeting to order at 7:09 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp
Councilor Starr - Excused
Councilor Stevens - Excused
Councilor Lehan
Councilor Akervall

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Barbara Jacobson, City Attorney
Sandra King, City Recorder
Nancy Kraushaar, Community Development Director
Mark Ottenad, Government and Public Affairs Director
Jon Gail, Community Relations Coordinator
Chief Adam Phillips
Jordan Vance, Economic Development Director

Mayor Knapp noted the adoption of the 2017-19 Council Goals and Protocol Manual will be continued to the next meeting.

Motion: Councilor Lehan moved to approve the order of the agenda with the idea that we will be postponing the adoption of the Council Goals and Protocol Manual. Councilor Akervall seconded the motion.

Vote: Motion carried 3-0.

MAYOR'S BUSINESS

A. State of the City Address Presented by Mayor Knapp based upon the theme of "*Wilsonville: Creating a Complete Community for All Ages of Life*"

Mayor Knapp's 2017 State of the City Address is appended to the minutes in its entirety.

The Mayor declared a recess at 7:54 p.m. and reconvened the meeting at 8:15 p.m.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

Susan Hansen, a member of this year's Citizen's Academy thanked Council for supporting the Academy and for the opportunity to learn about the community and local government.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Shawn O'Neil requested the City Council pass an inclusivity resolution. He read from his statement which has been made a part of the record. He noted Yumi O'Neil has also submitted written testimony in support of an inclusivity resolution.

Simon Springall supported adoption of an inclusivity resolution. Mr. Springall gave examples of local Oregon people who have been impacted by ICE actions.

Bobbi Humphries supported Wilsonville becoming a "sanctuary city" by passing a resolution of inclusion and she encourage actions necessary to create a sanctuary City of Wilsonville

Rebecca Bazeley expressed her support for the concept of a resolution of inclusivity. She cited incidents of harassment in the local schools and advocated Wilsonville state this position even if there was little practical the City could do.

Samy Nada advocated for adoption of an inclusivity resolution stating that all are welcome in Wilsonville. He cited examples of fear in the local area.

Jayant D'Souza said he immigrated to the USA thirteen years ago and works locally. He has observed bad examples of fear in other countries, and now that type of behavior is here, the political tenor has changed in the past few months and he supported a resolution of inclusivity.

Courtney Neron thought an inclusivity resolution would be a better tool locally than a sanctuary city. She cited other cities and states that have taken similar actions. Ms. Neron is a high school teacher and she has seen a spike in bullying at school. She felt students and young people needed to hear the message of inclusion and thought if leadership sends the message it would be heard by the most vulnerable.

Kimberly Hester called on local leaders to adopt a declaration of inclusivity since the City sets the example and tone for its citizens. She urged Council to take formal action.

Emily Nazarov felt there is so much anti-immigrant rhetoric now, and she wants to see the City set the tone for the public by supporting an inclusivity resolution.

Mary Closson supported the inclusivity resolution and the comments made by the previous speakers.

Mary Pettenger supports the inclusivity resolution. As a university teacher she hears a lot of fear expressed by students.

Mayor Knapp commented the Council had a discussion at the Council retreat about some of the underlying legalities of Wilsonville's situation and Mr. Cosgrove is working to bring together some of that so the Council can be more fully informed of the legal implications and structure.

Mr. Cosgrove heard two distinct issues in the testimony, one is expanding on the proclamation Council adopted for MLK Day which went beyond a typical MLK proclamation in terms of recognizing some of the issues that are going on in society today. The other issue is the sanctuary City status. He explained the City of Wilsonville does not have its own police department, the City contracts with Clackamas County. If someone is arrested in Wilsonville they are processed and held in Oregon City at the Clackamas County Jail. Mr. Cosgrove is working with Chief Phillips since Clackamas County follows state law. He will bring back to Council suggestions specific to Wilsonville at the next meeting.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mayor Knapp added he heard specific requests about how the City functions in the way it makes decisions or its authority is exercised. The other is the idea that the City should make a statement setting out a philosophy or idea or sets a certain example. The Mayor thought the Council needs to have some discussion about both of these suggestions before they can reach a decision. He recognized there are a lot of strong feelings and there are incidents happening that are different and are not things that would have happened a year ago which would suggest the City has a responsibility that is different than a year ago. He would like to clearly state what direction the Council will take and they are beginning the process.

Councilor Lehan thanked everyone for coming and for giving very moving testimony. Personally the Councilor felt strongly on the issue and that the Council should take the strongest position they can on a practical side and legal side. As individuals, we can take an even stronger position in terms of inclusivity and making it clear what our values are. As a child development specialist, the Councilor said children have a very hard time functioning or learning if they do not feel safe, or that their families are safe. Safety is very important as a mental framework for children to develop properly. As a practical standpoint for the City, we are just launching the Town Center Master Plan, and there are many minority, international owned businesses in Town Center, and those business owners need to feel safe to participate in the planning process.

Councilor Akervall thanked the public for coming and speaking tonight, and she hoped as the dialogue continues they stay engaged in the conversation. One of the comments made during the joint meeting between the Council and West Linn-Wilsonville School Board was about celebrating the diversity in the City and an example of that is the dual language program in the schools which would not be possible without the diversity in Wilsonville. She assured the audience Council was listening to their comments.

Mr. Cosgrove indicated the speakers would be notified of any future agenda items.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Councilor Lehan reminded the public the Boones Ferry Wilsonville Historical Society will be meeting Tuesday evening to begin the reorganization process. She announced that Park Facilities rentals will begin March 13.

Councilor Akervall announced the upcoming DRB board meetings as well as the Town Center Master Plan kick off meeting.

CONSENT AGENDA

Ms. Jacobson read the Consent Agenda into the record.

A. Minutes of the February 23, 2017 Council Meetings.

Motion: Councilor Lehan moved to approve the Consent Agenda. Councilor Akervall seconded the motion.

Vote: Motion carried 3-0.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

NEW BUSINESS

Motion: Councilor Lehan moved to continue adoption of the 2017-19 City Council Goals and Protocol Manual to the March 20, 2017 Council meeting when all councilors will be present. Councilor Akervall seconded the motion.

Vote: Motion carried 3-0.

A. Adopt 2017-19 Council Goals

CITY MANAGER'S BUSINESS

Mr. Cosgrove reminded Council of the mid-year budget review meeting scheduled for March 15th.

LEGAL BUSINESS – No report.

ADJOURN

Mayor Knapp adjourned the meeting at 8:59 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

2017 State of the City Address

Mayor Knapp, well thank you everyone for coming out tonight. I appreciate your showing up. I have tried to give a little bit of an address on State of the City every year and sometimes I've gone too long, so I've tried to do a little shorter outline this year, and we will see if I can make that happen.

First of all I want to introduce to anyone who doesn't know Councilor Lehan, if you would stand or wave. And Councilor Akervall our newest member, and interestingly a representative of a new generation of Council which we are very pleased to have on board. And certainly along with Councilors Stevens and Starr we have quite a diverse group that has different perspectives and I think that lends strength to our Council that we don't always see in other City Councils where we have quite different view points and perspectives and that helps us make better decisions, I think, in the long run.

Are there any other elected folks in the room that I would want to recognize? Mr. Gordon Hovies from Tualatin Valley and Fire department.

We work together as a group and we recently met as our plan is normally after each election year, we start the New Year with a goal setting session. And we have done that recently all together, and have come up with some general approaches to goals for the coming two year cycle 2017-2019.

Some of the themes that run through our goals are ones that we have been working on for some years and those include items like valuing good community design and connectivity. Connectivity meaning several things, there is the physical aspect of what roads and sidewalks and pathways and bike ways we are building and how do they interconnect our community. What is our transit system, does it provide a means for people to get around without having to be in their cars, does it join all the places that it needs to join – neighborhoods and commercial centers and employment centers – and also the social connections. How do our neighborhoods work? Do they connect people together in their neighborhoods? How do our public spaces work, how do our social institutions work, our library and our service clubs and our schools and all these other pieces. Part of this whole idea of connectivity engages all these different ideas.

We also have a lot of people in our community that highly value our access to nature, our position on the Willamette River that we continuously hear people would like a better way to engage in it, to see and feel and be around the river, it is such a significant feature in Oregon. Opportunities to walk, whether it is along the river or elsewhere, pathways in the community, ways to enjoy the outdoors, to have recreational opportunities, those are all high value pieces when we talk about good community design.

It also involves the concept of thoughtful land use planning. That is planning for where people will be, where jobs will be, where industry will locate, what kinds of amenities we want to have in the community. All of this has to happen within the context of what we know will be ongoing growth because there is no way that we draw a line and close up the borders. Our community is a desirable place to be and we expect people will continue to want to come here. So how are we going to continue to value these different components as that happens.

Protecting our natural areas, our natural resources, and our stewardship of those is a major component that has a long history in Wilsonville that our current Council values and we think will continue to value. How those pieces play, we have farmlands on our borders that have been, at times, threatened with urbanization, and we are active in regional plans to decide how growth should occur, where it should occur and what those components are. Because we are right on the edge of the urban/rural divide, we are front and center in some of those debates.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Community amenities are an important part of the whole idea of what our community is, and you get into the social institutions also. What is our library like, not only physically but also what programs does it offer to our community and to people of all different ages in our community. How do our schools work? How are they fulfilling their mission, are they providing opportunities for young folks at all different levels, increasingly we have the university level. We have several different institutions that are here that are working very aggressively to provide job training, provide career training, provide professional training and I think that is a big asset that we are only starting to realize in our community.

We have a great parks and recreational program and we are continuing to work on that. The Council purchased a piece of riverfront property last year adjacent to Boones Ferry Park on the west side of the freeway that adds multiple acres. We are going to re-envision that whole parks concept along the river and what that means. Again, as a way of helping people relate to the river and relate to the natural resources around us.

Ultimately we want to have opportunities for a variety of different housing options and a variety of different jobs and all of the things that people need at all different stages in their lives. When I was 21 years old I lived in an apartment by myself and had a different need. Eventually I got married and needed a house, and had kids and needed a bigger house, all these things happen. Now I'm an empty nester and most people follow some arc of different changes throughout their lives. The question is, can we build a community where all of these stages of people's lives are a valued part of the community and they feel like they belong in the community as they transition from one stage to the next. No matter what those stages are, I think it enriches our community to have ways for those people to be part of our community, no matter which stage they are in in their lives.

Also then the design of our community, how we physically build the structure that is our community has a relationship to whether it is welcoming to people at all these different stages. Whether it provides the amenities that they want to have and that make it a desirable place to live throughout their lives. So we need to be thinking about all of these different components.

Certainly not last, but I want to mention that City government that works is important to making all of these things happen well. And I am very pleased to report that Wilsonville City government is working very positively in many, many ways. I see different communities across the region when I go to different events where we are collaborating with other cities and I know, based on stories that I've heard, and comments that I have heard made, that Wilsonville is doing very well and is widely respected in the region and is achieving influence beyond its size perhaps, given its geographic location and given all the different issues that we are involved in.

A large part of that goes to recognition of two components, that we have a tremendous set of volunteers in our community that work very hard and add all kinds of value to our community on many different levels where they volunteer throughout our community, and we want to continue that. We continue to put together task force programs where we have certain specific questions to answer; we have ongoing programs in the library and in many other places where people are involved also.

The other component to that is that we have a very professional staff in Wilsonville. And they are continuing to develop their expertise as years go by, they are very astute and very aware of trends and developments throughout the country and the region and their ability to assimilate that kind of change in information and bring us choices and recommendations that make the most sense are very positive. All of that is going well.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

To say right up front that we've got some challenges is certainly true, and that won't be a surprise to anyone that traffic is one of our major challenges at this point in time. Council is extremely aware of this and talks about traffic issues frequently. Essentially we are a victim and a beneficiary of our geographic location right on I-5. Wilsonville's roads can accommodate Wilsonville traffic, when the freeway jams up and it dumps all of I-5 traffic on our surface streets we can't accommodate that, and there is no way we are going to be able to build to accommodate that.

Originally we were located on a farm to market road where farmers took their goods to market and went back home. When things started developing we built little housing developments that came off of a driveway on the side of the market road, and you'd have some houses, which eventually became a whole subdivision that would build off the market road, but really didn't increase the traffic flow capability. As things have happened overtime we have had to shift our understanding to the idea that we need to have a grid, we need to have multiple connections so people have choices of more than one way to go. We have continued to work on this idea of having multiple connections as much as we can to try to accommodate when there is overflow situations.

As we develop more housing, we want to have multiple points not just one point where a whole subdivision funnels onto Wilsonville Road or Boones Ferry Road from one driveway. We want to have the ability to get in and out, but we don't want to overpower the roads with too many driveways, so it is a balance question again.

Another component of our traffic mitigation is our transit system, our SMART busses. We have been in business now, 28 years with the SMART system. The first year we gave about 4,000 rides. This past year we gave about 317,000 rides. We are still a small system, but it provides value to the community. As we continue to have these congestion issues it will be more and more important.

One of the promises we have made to our employers is that if their workers will commute in on the WES rails that we will meet all of the trains as they come in and we will get people to their place of employment within 10 minutes of when their trains arrive. WES trains started in 2009 and so far we have been able to maintain that commitment, and we encourage our employers to talk to their employees and to work toward avoiding more congestion if they can by using the commuter rail.

I-5 has seen more and more frequent slowdowns in the last couple of years, and we see more people spilling out onto the surface streets and using surface alternatives. That is a challenge that we have to try to accommodate but as I said earlier, we are not going to try or be able to build a network that will take all of that freeway capacity when that happens.

What are we doing? Well we are doing a variety of things to try to accommodate that. Some of our solutions include lobbying regionally to gain support for the idea for a south bound auxiliary lane on I-5 from Wilsonville Road that would cross the river down to the Charbonneau exit and be an additional lane on the freeway. The problem is the bridge as it currently exists is not wide enough to add that, so that would require significant construction.

We are planning some short term spot improvements throughout the community, especially in the congested areas adjacent to the freeway. Some of those are on Boones Ferry Road and on the Wilsonville Road southbound onramp, and near the Fred Meyer driveway on Boones Ferry Road. Several of these areas where we think we can improve traffic flow by reconfiguring what is on the ground. That is in the works and staff is pushing forward with those.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

We are advocating throughout the region for a study looking at the whole I-5 south corridor and what it means, how it is used, how it serves the region. Questions that need to be answered with that kind of study are: are there ways in which WES commuter rail system could be better utilized, how would we achieve that if it could be. How is freight being serviced and how well freight is being moved on our system as it currently exists and are there better ways that we could make that happen. Are there places that we can do incremental changes like merge lanes or auxiliary lanes that would help traffic flow where it bottlenecks and look at those not just in Wilsonville, but on a region wide basis. We would like to see that kind of study be done on a broad region wide basis.

We are working on a plan for a bridge across the Willamette River that is being called the bicycle/pedestrian emergency bridge and it would serve all of those functions. One of its primary purposes would be to enable catastrophic incidents to be responded to more quickly. It would be something that if the Boone Bridge were to jam up completely – which has happened from time to time – there would be another way to get across the freeway for emergency responders. Sometimes that involves needing to move heavy equipment to clear wreckage or move fire trucks in order to open up the freeway again as quickly as possible.

All of those are pieces of things we are working on for traffic congestion solutions, and we keep building our grid of streets, all of those multiple connections that I talked about a little bit ago. We opened Barber Street to Villebois with a new bridge recently which is carrying quite a bit of traffic. We opened Vlahos Street up to Canyon Creek and a south extension of Canyon Creek coming out near the post office, so that has been done. Pretty soon we will be working on a north south piece out of Garden Acres in the Coffee Creek area, we'll be working on Kinsman Road from Barber up to Boeckman, and we are working on improvements near Frog Pond and the new school on the corner of Boeckman and Advance. All of these are components of the system that we are working on that we are trying to achieve a better traffic flow. No one solution is going to solve everything. They are all small contributors to the overall system. We think those are reasonable and appropriate approaches to the traffic congestion issue.

The Bike/Ped Bridge I would like to talk about a little more. This has been a long term goal going back 24 years, in the early 1990s this was a component that was put into the Bicycle/Pedestrian Master Plan. In 2006 there was quite a bit of study done, and choices looked at. Could you cantilever a bike/ped lane off of the freeway bridge. Could something be added to the railroad bridge across the river? Could you put in a ferry boat across the river from Boones Ferry Park? Ultimately looking at all of the choices and in doing some analysis it was really decided that a stand-alone bridge structure would be most productive, really give the most return for a way to get across the river.

We are working on a study to analyze the engineering issues, the cost issues, the locational issues, and those kinds of questions at this point in time using a grant we got from Metro. We have been waiting 4-5 years for the money to come after we were told we would get it, and so we are working on that now, that will be about a year and a half study.

This kind of a bridge from the bicycle side would connect the greater Portland metropolitan region to the Willamette Valley, and that is an opportunity in many ways. It would enable Charbonneau residents to get back and forth to some commercial services without having to get into a car and drive across the freeway, which could be a very good outcome.

If the freeway does congest, then access to Charbonneau is another issue. If you have a catastrophic event on the freeway we need to be able to get back and forth to that part of our community, emergency responders need to be able to get south of the river and get back and forth, so that is important.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

But then you have the overall issue of the Cascadia earthquake event that is talked about so much. If we have a major catastrophe like that, there is no north south crossing of the Willamette River all the way from Oregon City on the east to Newberg on the west. And that's about 30 miles. The idea is that this bridge could be built to earth quake standards and it would be much more up to date than what the Boone Bridge on the freeway is built to. So you would have a redundant piece that could provide resiliency to the whole I-5 corridor because cutting off at the Willamette River would be a major catastrophe when we're dealing with recovering from a significant earthquake.

The opportunity for this bridge to have the emergency component to it, it has the access for our residents back and forth on a daily basis as a bicyclist or pedestrian, and it also has the potential for being an economic development component. In some parts of the world bicycle tourism is a huge component and people spend a lot of money to do bicycle touring. As the end of the WES commuter rail line, we have a scenario where somebody from another country could fly into the Portland airport, get on MAX come out to Beaverton, get on WES come to Wilsonville, get a hotel and could set off on a bike tour for a week down the Willamette Valley, taking in vineyards, scenic areas, the river itself, all of that, enjoy a real slice of the northwest and then reverse their trip and fly out and never have to rent a car or anything like that. This is not as farfetched as you might think; it is done all over the world. There are places in France, Europe and other places where this is a very common thing and there are international tourism companies that promote this kind of thing. I think it is not farfetched to suggest the scenery in the Willamette Valley is such that it would attract some of that kind of interest. So I think that we have not scratched the surface on what those opportunities are so there are many different ways the bridge could be an asset to our local community.

Another area that we are working on aggressively is to talk about what type of community we want. We've called together a task force recently to do some visioning on our town commercial center, Town Center Plan. This Town Center originally dates from a vision created in 1973. At that point there was no loop road around the Town Center, there was a vision that there could be a commercial area that would wind around that loop and there would be a lake in the middle of the area. The lake would have been where the Town Center Park now is, so that was changes. Originally there was not going to be any road bisecting this town center loop, and now you can cut through and have access to the interior. All of those things have evolved out of the original plan. The region was designated our town center as a recognized commercial center in Metro's 2040 Growth Concept Plan. Wilsonville has since seen new shopping centers develop at Argyle Square and some on the west side of town where the Fred Meyer Center is. All of these have drawn away in some sense from our original singular town center. This is about a 100 acre area which includes Clackamas Community College Wilsonville Campus, the commercial stores Fry's Electronics, the Regal Theater Cinema and several other small businesses. The whole question is can we develop a strategy to make the area more attractive, more commercially vibrant to bring more mix of uses into this area, can we make it more accessible and attractive to people to want to come, and get out of their cars and walk around and participate in some of these commercial services in a social way also.

Integrating urban and natural environments to create a more attractive place is high on the list of things that are happening across the country in other places and seem to be very well received. Putting together some mix of attractors and building an environment where people want to be and want to enjoy themselves whether they are eating, or shopping, or socializing with friends, is something that could change the whole tone of the Town Center.

The task force just kicked off and they've had initial meetings. There will be community workshops and events throughout the next 18 months. The group that was called together in that initial meeting was highly engaged and very enthusiastic so I'm looking forward to seeing how this whole process works and what kind of vision and outcome they are going to come up with at completion of the process.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Another area in the community that we are working on is the Coffee Creek employment area. This is in the northwest quadrant of the City and this is about 200 acres that was designated by the Metro Region to be brought into the Urban Growth Boundary in 2002. We did initial concept planning that was completed by 2007 and the whole vision for this would be a place to provide an attractive place for industry to locate with good jobs.

As we look forward, one of the questions that we have is what does a good employment area look like in 2035? It's a question that no one has an answer to, and yet it takes that long for an area to build up and we have to set a direction now so that we come out with something positive when we get there. But it is a challenge. The City Council put this to an advisory vote of the citizens in 2015 and we received positive support that we should create an urban renewal district here to help bootstrap incoming businesses to help pay for the cost of the infrastructure that is needed. That means that the taxes of future businesses will help pay for the pipes, roads, sidewalks, and storm water facilities that we have to put in now to enable those businesses to come.

We have two developments that are on the cusp at this point. We have a proposal from Universal Health Services to build a \$32 million behavioral hospital that would employ about 190 full time professionals. It would set a very high standard. It also builds on the history of Wilsonville as the home to the Dammasch Hospital and our commitment to mental health services that has been with Wilsonville as long as Wilsonville has been here.

The other one is for the SORT Bioenergy anaerobic digester. This would be a facility adjacent to our Ridder Road Republic Services facility that collects our trash. It is an idea to take the food stuffs and the wet refuse and put it through a process that would turn it into methane gas. Eventually the idea is to use the gas to convert to compressed natural gas that they would use to run their trash trucks and the estimates are they would produce more than they could use for that purpose, and they would run generators with the balance and produce electricity they could sell back to the grid. This is a very forward thinking modern kind of concept; it would be the first in our region. It is dependent upon Metro government who runs the trash collection services and oversees it all for the region and of guaranteeing that they could provide enough input to justify the millions of dollars in costs to build this kind of facility. It is another case where Wilsonville would be way out front of what is happening across the region if this can go forward. The people and companies that are involved in it are all lined up and are enthusiastic to go on it; Republic has purchased a fleet of compressed natural gas trash trucks already. They are moving in that direction even though this hasn't been approved. It's an exciting thing for Wilsonville to be in the forefront on.

We're looking at these kinds of example businesses to set a standard for the Coffee Creek Industrial Area and look at high quality, well-paying jobs, modern technologies and we think all of this is possible. The master plan suggests the Coffee Creek area – those 200 plus acres – could host about 1,800 jobs that would produce a payroll of \$55 million annually. This is a process that doesn't happen overnight and yet we have started down this road. The Urban Renewal District has been established which will help us in bonding and put in some of the infrastructure that then enables the private sector to come in and invest and build their facility here.

Ultimately we expect that this will provide high quality employment in Wilsonville and that employment as industry throughout our community helps pay the taxes to support the amenities we all enjoy and the services we expect from local government.

We are not just working on employment and industrial areas. We are working on residential also. If employment and jobs continue to grow in the area the transportation demand suggests that people need to

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

have opportunities to live nearby instead of having to commute across the region in order to work at those new jobs and employers. Having housing options is an important piece.

We have two primary areas to talk about. Frog Pond West, as it's shown on the map up there, is the newest area that hasn't really kicked off. This is at the corner of Stafford and Boeckman roads. The initial part will be the northwest quadrant of that intersection. That part is about 180 acres; this was brought into the urban growth boundary some years ago. There's also an area on the east side of Stafford Road that has not yet been brought into the urban growth boundary, but we expect likely will be in the next few years that will complement the west area.

The area plan for this was adopted in November 2015. Just a couple of weeks ago we heard from the School District that they have announced that they will build an elementary school in this west neighborhood and that's really good news in a lot of ways.

As those of you that have followed the Villebois experience when we built Lowries Primary School in the Villebois area it quickly became a social center for families in that area and provides a lot of value. We expect that this school site will function much the same in the Frog Pond area and provide a social center for this whole community.

The west Frog Pond neighborhood is designed to be all single family homes to help balance our mix of multi-family to single-family that we currently have. It will be laid out on a grid network as a more traditional neighborhood; it will have a variety of lot sizes available, from 12,000 square feet lots on the upper end, down to about 4,000 on the lower end. The plan calls for about 571 total units, all of those might not be built but our standards say we need to build at least 80% plan density. The concept is that this would be a walkable neighborhood with connected blocks. Some would be green connections where people walked through but cars did not drive. There would be entry ways both off of Boeckman Road and off of Stafford Road and provide good connectivity to the street system. But we really want the neighborhood to be designed for people, to be inviting to be someplace people want to be with their families and with their friends and have activities that pull them out of their private houses and engage in the whole neighborhood.

There is a proposed trail system that would run up the Boeckman Creek Corridor. In this area there is a strong capability for us to put in a trail system that allows nature access and walking trails and connections in this neighborhood, and that is a very significant amenity that can be there. The way that the plan is laid out there will be numerous connections to the natural area throughout the neighborhood and multiple different greenways as well as streets.

This is one type of neighborhood that we are proposing that we haven't built in Wilsonville for a while. The other one that we have is Villebois which has been going on for some years now, and we are nearing completion on Villebois. And it will be about three years to completion. It's a development of about 500 acres, there's a wider range of housing types and prices perhaps, than what we're planning for Frog Pond. There is a choice of a lot of different types of homes, single family, multi-family, town homes, and some apartments. Villebois is built with three interconnected neighborhoods so there is a triangle of the three neighborhood centers, and where the three neighborhoods overlap in the center there is an idea to have a commercial area in the middle where they will have a piazza where there will be some commercial services, some shops, an open square for public events, music festivals, wine tasting, or a beer festival, different kinds of events that would call people from the community to come join in on that.

The whole idea behind Villebois includes this concept of connectivity where it has a park system that forms a ring around all three neighborhoods; all of those parks when completed will interconnect so

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

people can walk around the entire community in a way that provides opportunities that we don't always have in our neighborhoods.

We have been working on road connectivity; the Barber Street connection that I mentioned earlier is part of that connectivity to join Villebois to the rest of the community. We also built the Boeckman Bridge when we extended Boeckman Street across the wetlands areas and it's quite a long connection but that also links up that whole residential area. All of these connections also provide safe routes for people to walk and bicycle and this whole idea of having the school there as a social community center and the idea that we want safe walking routes for kids to get to and from schools is an important component of that whole design.

The entire project is expected to be about 2500 dwellings, and right now there have been about 1640 built out of that, so it's about 64% built out. Almost all of the un-built land has been through the planning process and the owners have received their vested entitlements to go forward with construction of the rest of those homes. So we're not that far away from really finishing out Villebois which then starts to say we need to be prepared for the next step and that should be the Frog Pond area as we continue to work to provide housing options for our people in town.

Those are a few examples of the types of things that the Council works on consistently. Some of them seem esoteric or not all immediate physical things that are happening, some of them are longer range and working on concepts over a longer period of time. Those concepts do draw on our long term view of wanting to create a connected community and also what planners call a "complete community". A complete community is one where you can find all of the things you need in your daily lives here in the community. You can buy the things you need to buy; you can have connection to the institutions that you want, to your schools, to your work, to your home. All of these components exist within the local community so you don't have to get into your car and drive down the road every time you need this or that.

Our proactive forward looking planning tends to use careful land use planning to build neighborhoods and commercial centers and employment areas that are strong, high quality, amenity rich, interconnected, all of these things help create the kind of community we want to live in.

The other component is responsible economic development. If we don't have responsible economic development we don't have economic stability in our community. We know from experience through the downturn that it can be very difficult when you don't have economic stability. Wilsonville came through the 2008, '09, '10 downturn better than many communities. We want to continue to work to build opportunities for good jobs in diverse sectors of the economy using a variety of different skill levels and skill sets so people have opportunities to work in their own community. We want to continue to encourage development that provides the goods and services that people need in their lives here so that they can shop in the local community. And we want to have choices for living, and working, and playing at all different times in our lives within our community so people don't feel as they reach a certain age or a certain point in their life that they have to go elsewhere to get what they need for their lives at that point.

We want to have a community where healthy, active living is a built in component. Part of that is building attractive places for people to recreate outside; part of it is building connections between different places so people can move back and forth. Recreational opportunities to provide chances for people to meet and socialize in high quality public places. All of those are important components.

That is the ongoing goal that this Council has had, it is also the challenge. Can we create a safe, desirable, ascetically pleasing community which nurtures and sustains and connects all of us at all of the

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

different points in our lives? So that's what Council has been working on, I've described a few of the projects that we have under way on the macro level and I can assure you the Council will continue working forward on all of those different fronts in the next couple of years. It's an exciting time to be in Wilsonville and we have very positive results in many ways, not to say we don't have challenges, but we will continue to work on those also.

That's my State of the City; at this point in time I would be happy to answer any questions if people have something they would like to ask.

Question: unidentified speaker from the audience asked if the United Health Hospital will be coming into Wilsonville.

Answer: There is a state licensing process and they did not grant the state license during the first round. There are several different levels of appeal process after that so it sends them back to the drawing board to work on their application and document what is needed and how they would meet that need, is how I would describe it. I would have to say that I had the opportunity to talk to Governor Brown here in Wilsonville when she came to meet with us for the Mentor Graphics that has been purchased by Siemens or is in the process of being purchased by Siemens and this topic came up and I said "it was hard for me to envision that we don't need mental health services more than we have in the south I-5 corridor." And she interrupted me by saying "Yeah, or anywhere else in the Portland metropolitan area either". So I have to think that her viewpoint suggests that this is something that should be done. How it gets there, there is more process that has to happen. I certainly have not given up on it, and yes, they do need a state license to proceed, and they will be working on that I am very, very confident.

Question: unidentified speaker from the audience.

Answer: The Tonkin Ice Age Trail is mostly in other people's jurisdictions. They are not in Wilsonville. The trail in Wilsonville will come down through Villebois; we already have significant portions of that built, also down through Graham Oaks Park, which is also a park that we have built. Ultimately we hope that it would come down and connect to the French Prairie Bridge and go across the river and go on south. Our neighbors to the north have not built all those connections to get us hooked up. Ultimately it should all get built and hook up Wilsonville to a trail system that would go all of the way up the west side of the metropolitan area and through Beaverton. That would be a major amenity and there are people throughout the region that are working on that. We're a little ahead of them, but I think that will happen also.

Thank you all for coming.